MOVED BY COUNCILLOR …..MITCHELL....................................................

SECONDED BY COUNCILLOR ........................................................................

10.1 Grandfathering of Site at the southwest quadrant of QEW and Fifty Road

Whereas the application for development for this site at the southwest quadrant of QEW and Fifty Road was deemed a complete application on October, 31, 2005

Whereas the development project has evolved to include substantial benefits to the community and the City;

Whereas given the date of the application, it would be an undue burden on proponent to incur delays as a result of completing the employment lands study and official plan update;

Whereas the application preceded the adoption of Places to Grow: Growth Plan for the Greater Golden Horseshoe and therefore the Growth Plan's employment policies do not apply to this development;
Whereas the recent (May 2008) employment lands background paper from the Ontario Ministry of Public Infrastructure Renewal’s Ontario Growth Secretariat recognizes that major retail constitutes important employment opportunities;

Whereas the development does not convert employment lands to non employment uses or residential;

Whereas the project now includes plans for a potential transportation hub to be located on the site offering new transit opportunities for local and city-wide residents, a future vital connection between the Niagara-Hamilton-Toronto corridors and a key transportation anchor attracting business, employment and retail growth and prosperity.

Now be it resolved that:

The City exempt the site at the southwest quadrant of QEW and Fifty Road from the City’s employment lands study and employment land bank and that the site be deemed to permit a mix of land uses including commercial uses.