

Authority: Item 10, Economic Development
and Planning Committee
Report: 07-009 (PED07143)
CM: May 16, 2006

Bill No. 171

CITY OF HAMILTON

BY-LAW NO. 07-171

To Adopt:

Official Plan Amendment No. 136 to the former City of Stoney Creek Official Plan;

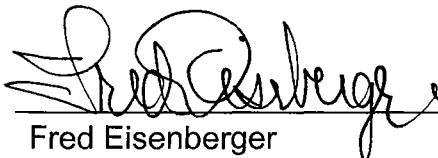
Respecting:

2247 Rymal Road East (former City of Stoney Creek)

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. Amendment No. 136 to the Official Plan of the Former City of Stoney Creek Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted and approved.

PASSED and ENACTED this 30th day of May, 2007.



Fred Eisenberger
Mayor



Rose Caterini
Acting City Clerk

Amendment No. 136

to the

Official Plan for the former City of Stoney Creek

The following text together with Schedule "A", General Land Use Plan and Schedule "A3", Secondary Plan - West Mountain Planning District, Heritage Green Section, of the Official Plan of the former City of Stoney Creek, attached hereto, constitute Official Plan Amendment No. 136.

Purpose:

The purpose of this Amendment is to redesignate the subject lands from "Highway Commercial" to "General Commercial" on Schedule "A", General Land Use Plan and, to redesignate the subject lands from Highway Commercial" to "General Commercial" on Schedule "A3", Secondary Plan West Mountain Planning District Heritage Green Section, in order to permit a commercial building with retail on the ground floor and offices on the second floor, as well as a free-standing bank/financial institution.

Location:

The lands affected by this Amendment are known municipally as 2247 Rymal Road East in Stoney Creek.

Basis:

The intent of the Amendment is to permit the development of a commercial building with retail on the ground floor and offices on the second floor as well a free standing financial institution. The basis for the redesignation is as follows:

- This proposed amendment is consistent with the Provincial Policy Statement as it allows for a mix and range of employment and makes use of existing services;
- The proposed development is considered to be compatible with the surrounding area and will create a commercial corridor along an important arterial road; and,
- The proposed Amendment will allow for more appropriate uses to cater to the surrounding residential areas.

Actual Changes:

1. Schedule "A", General Land Use Plan, be revised by redesignating the subject lands from "Highway Commercial" to "General Commercial", and identifying the subject lands as OPA No. 136 as shown on the attached Schedule "A" to this Amendment.
2. Schedule "A3", Secondary Plan West Mountain Planning District Heritage Green Section, to be revised by redesignating the subject lands from "Highway Commercial" to "General Commercial", and identifying the subject lands as OPA No. 136 as shown on the attached Schedule "B" to this Amendment.

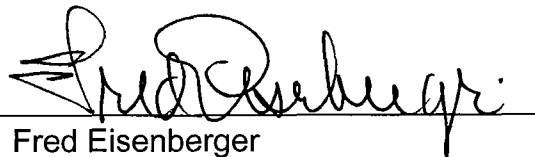
Implementation:

An implementing Zoning By-Law Amendment will give effect to the intended use on the subject lands.

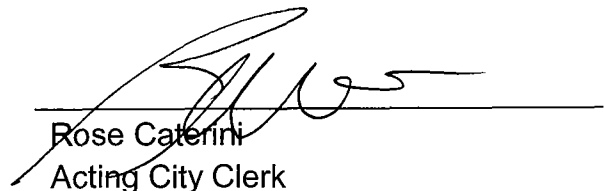
This is Schedule "1" to By-law No. 07-171 , passed on the 30th day of May, 2007.

The

City of Hamilton




Fred Eisenberger
Mayor



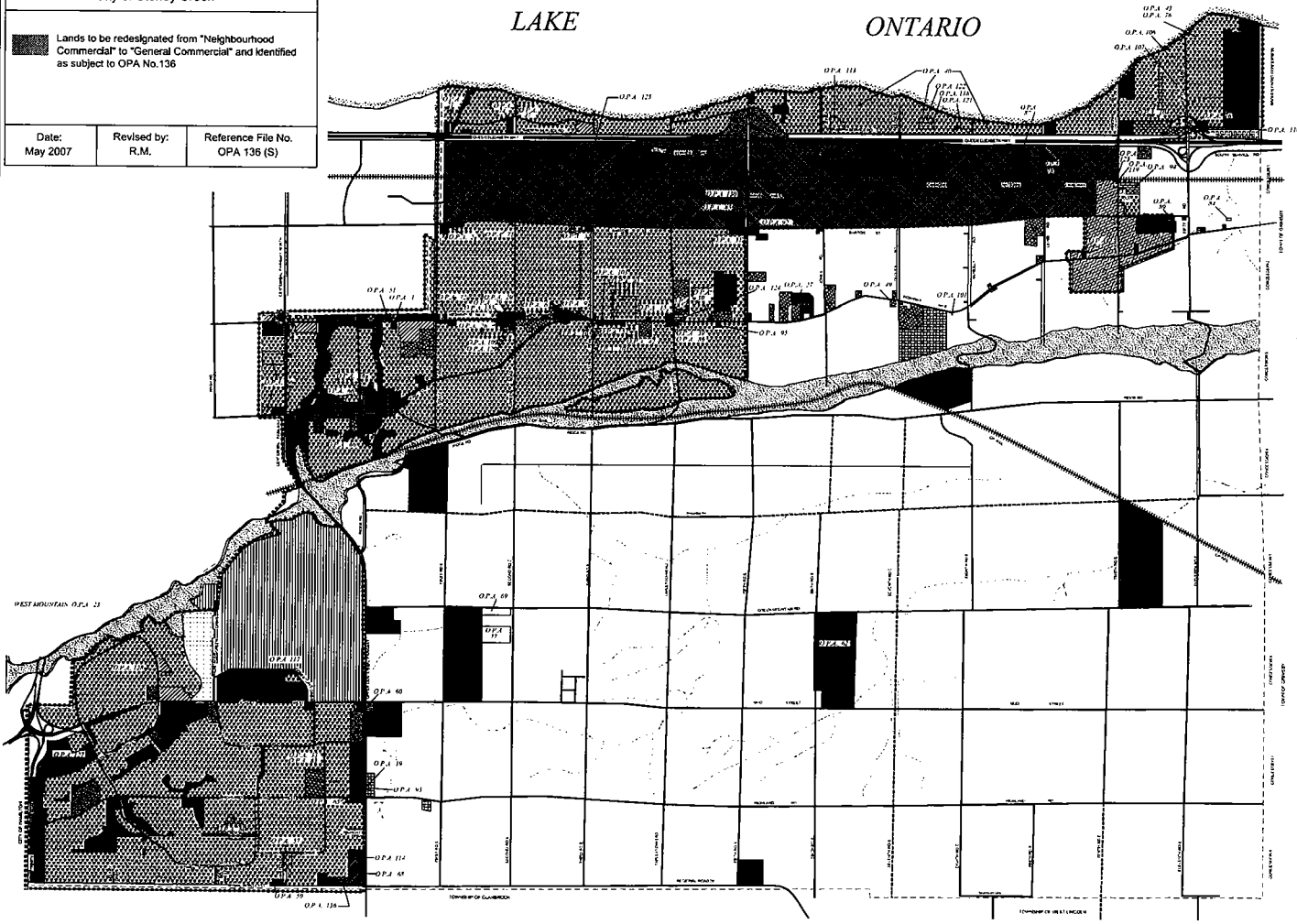
Rose Caterini
Acting City Clerk

Schedule A
Amendment No.136
To the Official Plan of the former
City of Stoney Creek




























 Lands to be redesignated from "Neighbourhood Commercial" to "General Commercial" and Identified as subject to OPA No.136

Date: May 2007	Revised by: R.M.	Reference File No. OPA 136 (S)
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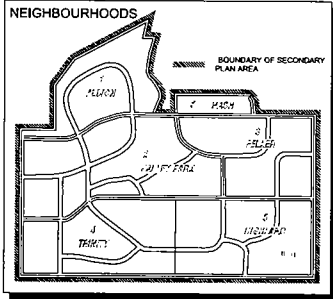
LAKE ONTARIO



CITY OF STONEY CREEK OFFICIAL PLAN Schedule "A" General Land Use Plan

- Legend**
- Land Use Designations**
- | | |
|--|--|
|  Residential |  Medium Density Residential |
|  Central Area |  Special Policy Area 'A' |
|  Shopping Centres |  Special Policy Area 'B' |
|  General Commercial |  Municipal Boundary |
|  Highway Commercial |  Business Improvement Area (B.I.A.) |
|  Service Commercial |  Provincial Highway |
|  Industrial - Business Park |  Regional Road |
|  Institutional |  Municipal Road |
|  Winona Urban Community |  Railway |
|  Open Space |  Water Course |
|  Escarpment Natural Area |  Urban Policy Area |
|  Agricultural |  O.P.A. Official Plan Amendment |
|  Rural Industrial |  Sub-Regional Centre |
|  Rural Lakeshore | |

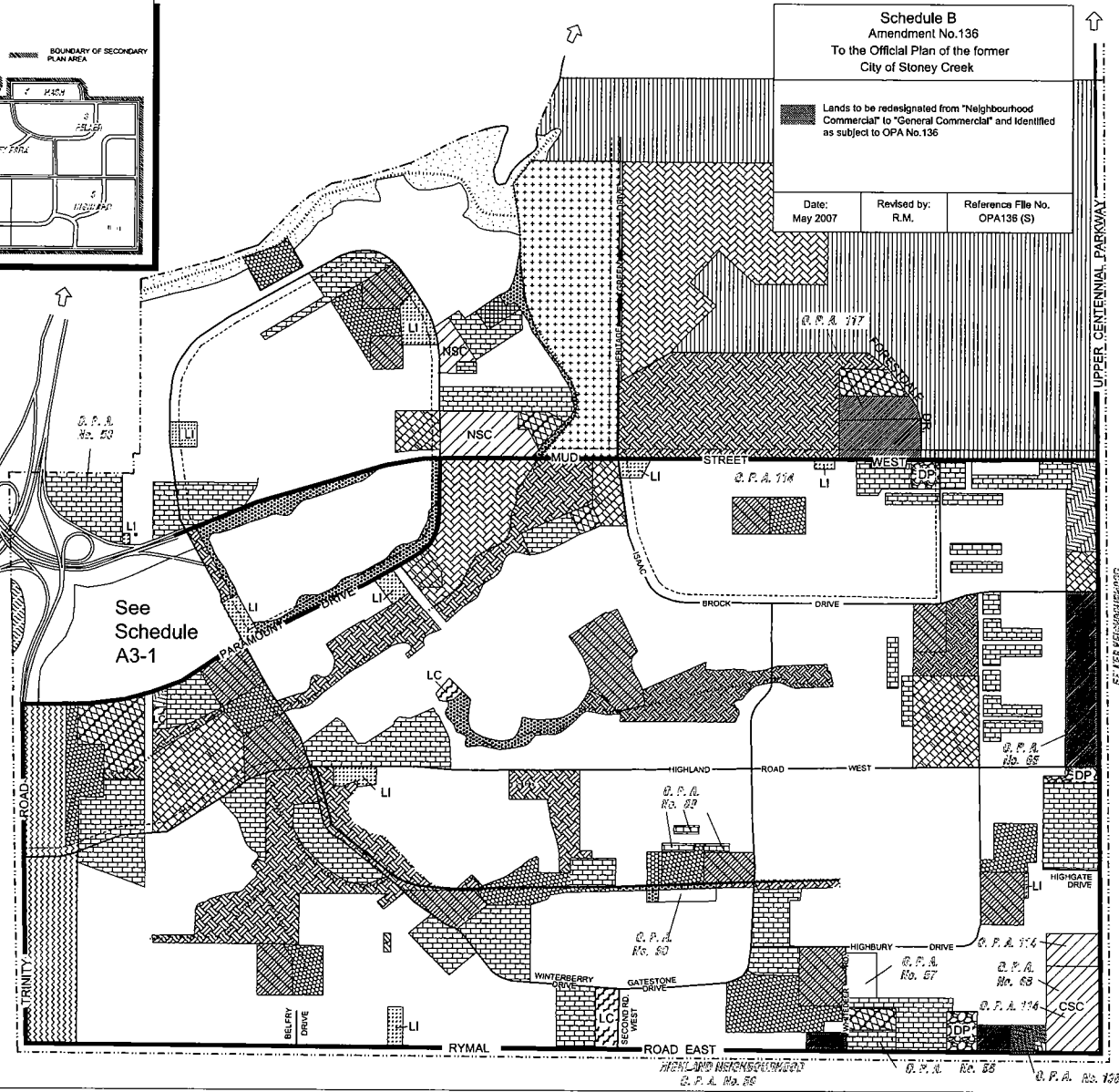




Schedule B
Amendment No.136
To the Official Plan of the former
City of Stoney Creek

Lands to be redesignated from 'Neighbourhood Commercial' to 'General Commercial' and Identified as subject to OPA No.136

Date: May 2007	Revised by: R.M.	Reference File No. OPA136 (S)
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CITY OF STONEY CREEK OFFICIAL PLAN

Schedule "A3" Secondary Plan West Mountain Planning District (Heritage Green)

Legend 500 0 500m

- Land Use Designations**
- | | |
|-------------------------------|-----------------------------------|
| Community Shopping Centre | Low Density Residential |
| Neighbourhood Shopping Centre | Medium Density Residential |
| General Commercial | Medium - High Density Residential |
| Local Commercial | Local Institutional |
| Highway Commercial | Institutional |
| Service Commercial | Escarpment Natural Area |
| Elementary School | Parkette |
| DP - Detention Pond | Community Park |
| Neighbourhood Park | General Open Space |
| Special Policy Area 'A' | City Wide Park |
| Special Policy Area 'B' | District Boundary |
| Special Policy Area 'D' | Arterial Road |
| | Collector Road |
| | Off Street Bikeway and/or Walkway |
| | On Street Bikeway |



APPROVED AS O. P. A. No. 23 AND AMENDMENTS THERE TO
January 2007