

**Bill No. 113**

**CITY OF HAMILTON**

**BY-LAW NO. 13-113**

**To Adopt:**

**Official Plan Amendment No. 175 to the former City of Stoney Creek Official Plan**

**Respecting:**

**Lands located on the north side of Highway No. 8, known municipally as 303  
Highway No. 8, Stoney Creek**

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

1. Amendment No. 175 to the Official Plan of the former City of Stoney Creek consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 24<sup>th</sup> day of April, 2013.

\_\_\_\_\_  
R. Bratina  
Mayor

\_\_\_\_\_  
R. Caterini  
City Clerk



**Amendment No. 175**  
**to the**  
**Official Plan of the City of Stoney Creek**

The following text, together with Schedule "A" - General Land Use Plan and Schedule "B" (Schedule "A1" - Secondary Plan Western Development Area), attached hereto, constitutes Official Plan Amendment No.

**Purpose:**

The purpose of this Amendment is to re-designate the subject lands from "Residential" and "Medium Density Residential" to "General Commercial", in order to permit commercial uses on the subject lands.

**Location:**

The lands affected by this Amendment, being approximately 0.147ha, are located at 303 Highway No. 8, on the north side of Highway No. 8, east of Green Road and west of Ellington Avenue, in the City of Stoney Creek.

**Basis:**

- It is consistent with the Provincial Policy Statement, and conforms to Places to Grow and the Hamilton-Wentworth Official Plan;
- The proposal is compatible with the existing commercially zoned and designated property to the west, and completes an existing commercial node at the northeast corner of Highway No. 8 and Green Road; and,
- The proposal is compatible with adjacent townhouse developments to the east and north, and provides appropriate landscaping and streetscape improvements, while providing ample parking.

**Actual Changes:**

**Schedule Changes**

1. Schedule "A" - Land Use Concept - be revised by changing from the "Residential" designation to the "General Commercial" designation, as shown on the attached Schedule "A" to this Amendment; and,
2. Schedule "A1" - Secondary Plan Western Development Area - be revised by changing from the "Medium Density Residential" designation to the "General Commercial" designation, as shown on the attached Schedule "B" to this



Amendment.

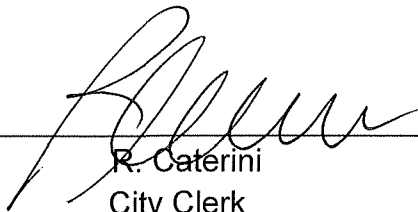
**Implementation:**

An implementing Zoning By-law Amendment and Site Plan Application will give effect to the intended uses on the subject lands.

This is Schedule "1" to By-law No. 13-113, passed on the 24th day of April, 2013.

**The City of Hamilton**

  
\_\_\_\_\_  
R. Bratina  
Mayor

  
\_\_\_\_\_  
R. Caterini  
City Clerk



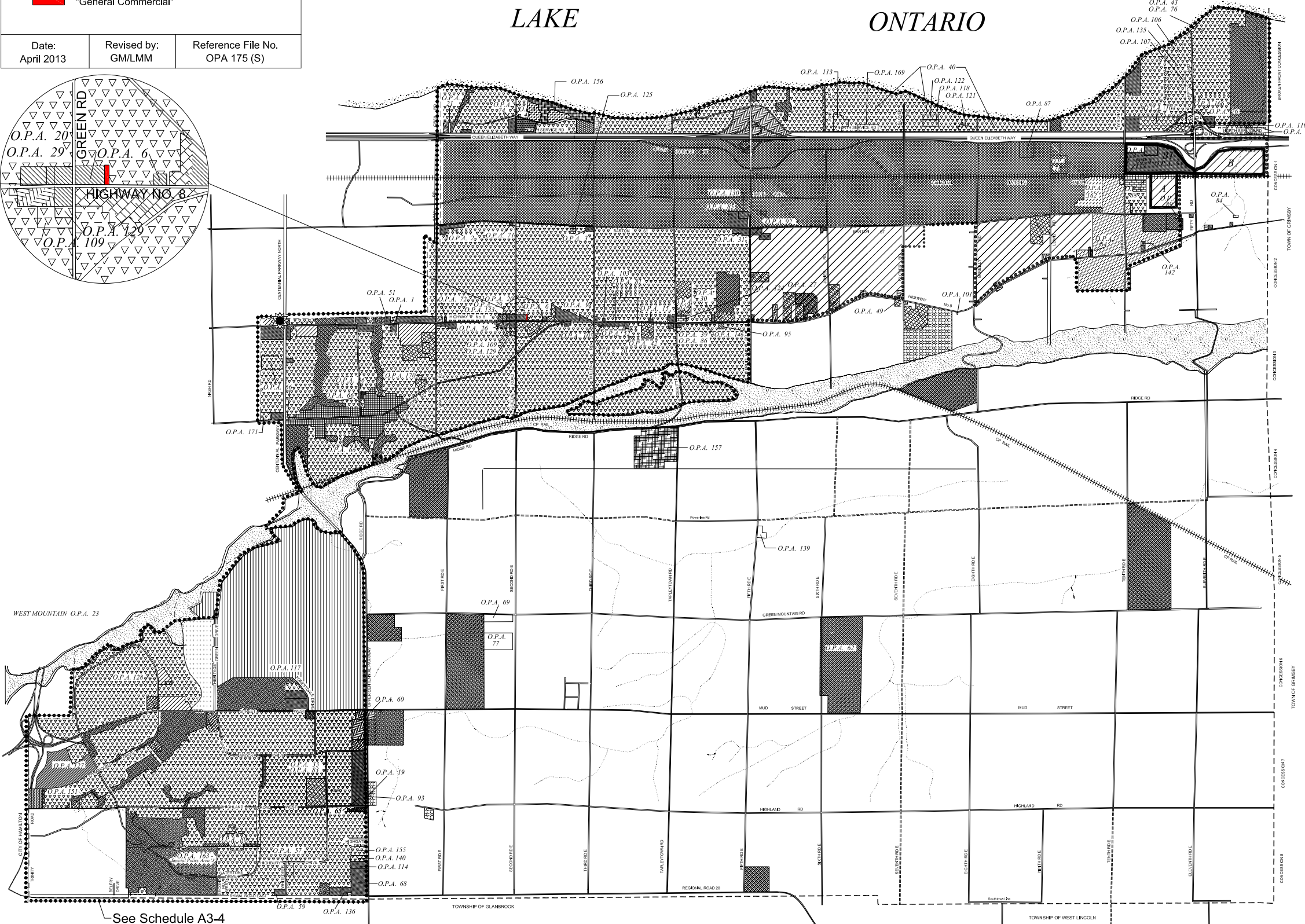
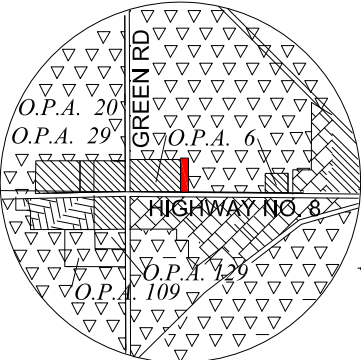
Schedule A  
Amendment No. 175  
To the Official Plan  
for the  
former City of Stoney Creek

Change in designation from "Residential" to  
"General Commercial"

Date:  
April 2013

Revised by:  
GM/LMM

Reference File No.  
OPA 175 (S)



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

Legend

Land Use Designations

Residential

Medium Density Residential

Downtown

Shopping Centres

General Commercial

Highway Commercial

Service Commercial

Industrial - Business Park

Institutional

Winona Urban Community

Open Space

Escarpment Natural Area

Agricultural

Rural Industrial

Rural Lakeshore

Special Policy Area 'A'

Special Policy Area 'B'

Special Policy Area 'F'

Special Policy Area 'G'

Special Policy Area 'H'

Special Policy Area 'I'

Special Policy Area 'J'

A

Area subject to Policy A.12.6c

B

Area subject to Policy A.12.6.2

B1

Area subject to Policy A.12.6.2

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Municipal Boundary

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Business Improvement Area (B.I.A.)

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Provincial Highway

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Regional Road

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Municipal Road

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Railway

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Water Course

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Urban Policy Area

O.P.A.

Official Plan Amendment

Sub-Regional Centre



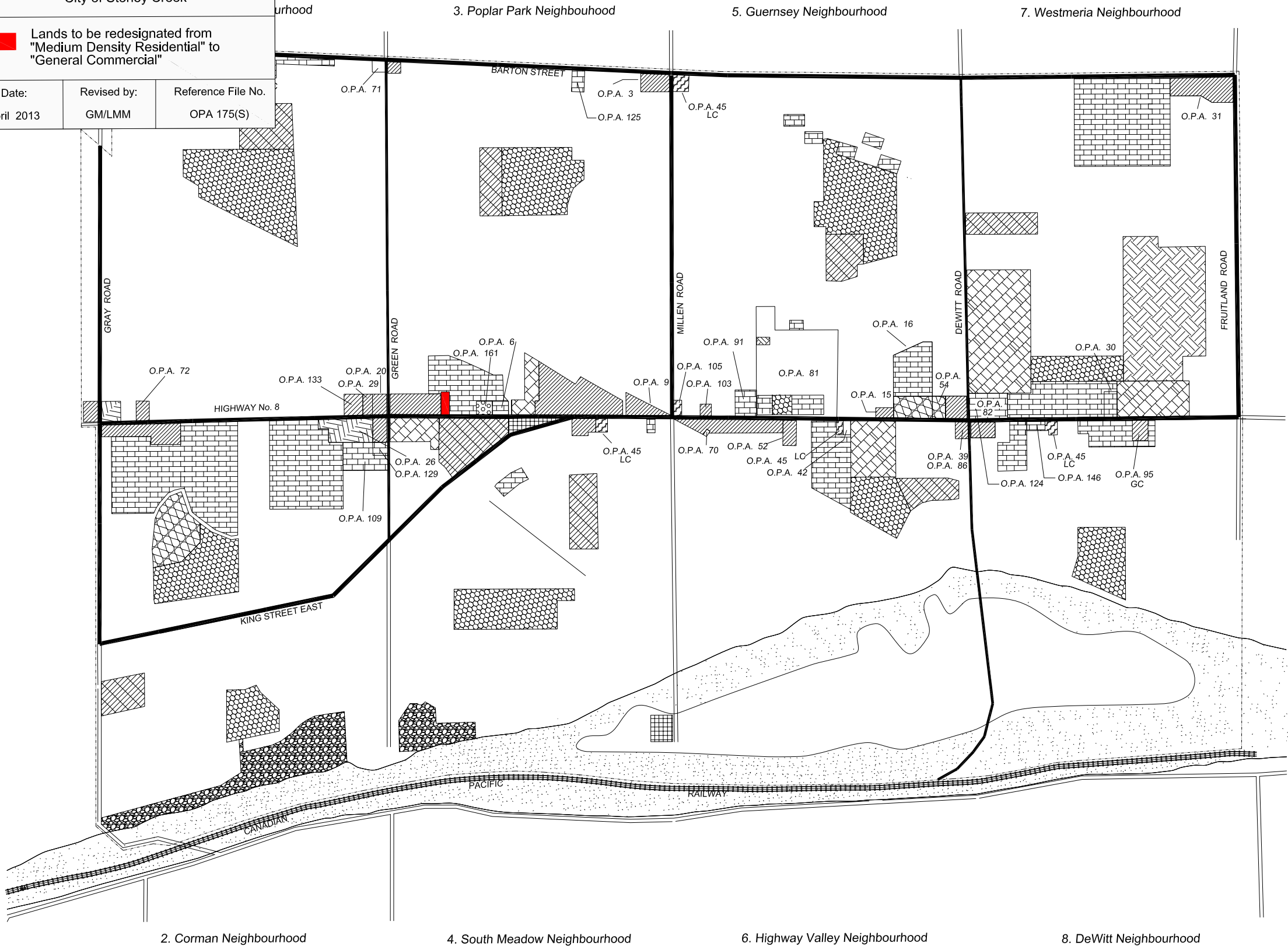
Schedule B  
Amendment No. 175  
to the Official Plan for the former  
City of Stoney Creek

Lands to be redesignated from  
"Medium Density Residential" to  
"General Commercial"

Date:  
April 2013

Revised by:  
GM/LMM

Reference File No.  
OPA 175(S)



CITY OF STONEY CREEK

OFFICIAL PLAN

Schedule "A1" Secondary Plan

Western Development Area

Legend

500000

0

500m

Land Use Designations

Community Shopping Centre

Low Density Residential

General Commercial

Medium Density Residential

Local Commercial

Medium - High Density Residential

Highway Commercial

High Density Residential

Community Park

Elementary School

Neighbourhood Park

Institutional

Parkette

Escarpment Natural Area

Natural Open Space

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District Boundary

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Arterial Road

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Collector Road

O.P.A.

Official Plan Amendment