CITY OF HAMILTON

BY-LAW NO. 04-216

To Adopt:

Official Plan Amendment No. 110 to the former City of Stoney Creek Official Plan;

Respecting:

Lands located at the intersection of Baseline Road and North Service Road, south of Baseline Road and east of Fifty Road, within the Fifty Point Neighbourhood.

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

1. Amendment No. 110 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.

2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED AND ENACTED this 15th day of September, 2004

MAYOR

CLERK
Amendment No. 110
to the

Official Plan for the former City of Stoney Creek


Purpose:

The purpose of this Amendment is to bring the subject lands into conformity with the Regional Official Plan by:

• Including the lands within the Urban Policy Area;

• Adjusting the southerly boundary of the Urban Lakeshore Secondary Plan to add the subject lands to the Urban Lakeshore Secondary Plan and Fifty Point Neighbourhood Plan; and,

• Redesignating the subject lands from “Rural Lakeshore” to “General Commercial”.

Location:

The lands affected by this Amendment are approximately one (1) acre in size and are located at the intersection of Baseline Road and North Service road, south of Baseline Road and east of Fifty Road, within the Fifty Point Neighbourhood. These lands form part of an area that was originally included as part of the Urban Lakeshore Secondary Plan and Fifty Point Neighbourhood Plan (OPA 43), but later excluded from the area due to a proposed future realignment of the North Service Road.

Basis:

The intent of the Amendment is to permit the realignment of the access road to the North Service Road and to add a remnant parcel of land designated “Rural Lakeshore” to a parcel of land designated “General Commercial”. The basis for this Amendment is as follows:

• It complies with the Hamilton-Wentworth Official Plan;

• It is consistent with existing and planned development in the neighbourhood;
• It will facilitate comprehensive development of the subject lands in conjunction with the adjacent commercial property; and,

• It is an appropriate development that will make efficient use of existing services in the area.

**Actual Changes:**

1) Schedule “A”, General Land Use Plan, be revised by:

   (i) Identifying the subject area as OPA No. 110
   (ii) Adding the subject lands into the Urban Policy Area; and,
   (iii) Redesignating the subject lands from “Rural Lakeshore” to “General Commercial”

   as shown on the Schedule “A” attached to this Amendment.

2) Schedule “A4”, Secondary Plan Urban Lakeshore Area, be revised by:

   (i) Identifying the subject lands as OPA No. 110;
   (ii) Adjusting the southerly boundary to include the subject lands in the Secondary Plan Urban Lakeshore Area and the Fifty Point Neighbourhood; and,
   (iii) Designating the subject lands as “General Commercial”;

   as shown on the Schedule “B” attached to this Amendment.

**Implementation:**

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

This is Schedule "1" to By-law No. 04-216, passed on the 15th day of September, 2004

The

City of Hamilton

[Signatures: Mayor, City Clerk]