CITY OF HAMILTON

BY-LAW NO. 05-078

To Adopt:

Official Plan Amendment No. 114 to the former City of Stoney Creek Official Plan;

Respecting:

Lands Located at the North West Corner of Upper Centennial Parkway and Rymal Road East, Stoney Creek.

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

1. Amendment No. 114 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 13th day of April, 2005

MP

MAYOR

CLERK
Amendment No. 114

to the

Official Plan for the former City of Stoney Creek

The following text together with Schedule “A”, General Land Use Plan and Schedule “B”, 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. 114.

Purpose:
The purpose of this Amendment is to redesignate a portion of the subject lands from “Residential” to “Shopping Centre” on Schedule A, General Land Use Plan, to redesignate a portion the subject lands from “Low Density Residential” to “Community Shopping Centre”; to redesignate the portion of lands on which the expanded Fortinos retail store is located from “Neighbourhood Shopping Centre” to “Community Shopping Centre” on Schedule “A3”, Secondary Plan West Mountain Planning District, Heritage Green Section; and to permit the expansion the Fortinos existing retail store, from its present maximum allowable gross leasable floor area of 14,000 sq.m to a maximum of 19,341 sq. m leasable space to allow for greater commercial uses.

Location:
The lands affected by this Amendment are Part of Lot 25, Concession 8, with an area of approximately 9.3ha, located at the northwest corner of Upper Centennial Parkway and Rymal Road East, former City of Stoney Creek.

Basis:
The intent of the Amendment is to permit the expansion of the commercial uses on the subject lands. The basis for permitting this Amendment is as follows:

- The proposed development is compatible with existing and planned development in the area;

- The proposed expansion has been justified through the submission of a Market Study and confirmed through a Peer Review;
The proposed development is consistent with the policies of the Provincial Policy Statement, and the applications conform with the policies of the Hamilton-Wentworth Official Plan; and

The proposed expansion of the Fortinos Store and associated gas bar and car wash can be properly accommodated within existing capacity of municipal services.

Actual Changes:

1. Schedule “A”, General Land Use Plan, be revised by identifying a portion of the subject lands as “Shopping Centre” and identifying the lands as OPA No. 114 as shown on the attached Schedule “A” to this Amendment.

2. Schedule “A3 Secondary Plan West Mountain Planning District, Heritage Green Section be revised by redesignating the subject lands from “Neighbourhood Shopping Centre” to “Community Shopping Centre” and from “Low Density Residential” to “Community Shopping Centre” and identifying the subject lands as OPA No. 114 as shown on the attached Schedule “B” to this Amendment.

3. Schedule “A3” Secondary Plan West Mountain Planning District, Heritage Green Section be revised by adding “Community Shopping Centre” land use designation to the legend 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. 05-078, passed on the 15th day of April, 2005

The

City of Hamilton

Mayor

City Clerk
Schedule A
Amendment No. 114 to the
Official Plan for the former
City of Stoney Creek

<table>
<thead>
<tr>
<th>Date</th>
<th>Revised by</th>
<th>Reference File No.</th>
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<tr>
<td>April 7, 2005</td>
<td>A.M.</td>
<td>OPA 114(S)</td>
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Lands Subject to OPA 114
Lands to be redesignated from
"Residential" to "Shopping Centre"

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

Legend
Land Use Designations
- Residential
- Medium Density Residential
- Commercial Area
- Special Policy Area A
- Shopping Centre
- Special Policy Area B
- General Commercial
- Special Policy Area C
- Municipal Boundary
- Highway Commercial
- Special Policy Area D
- Service Commercial
- Business Improvement Area (B.I.A.)
- Industrial - Business Park
- Provincial Highway
- Institutional
- Regional Road
- Watershed Urban Community
- Municipal Road
- Open Space
- Railway
- Environment Natural Area
- Water Course
- Agricultural
- Urban Policy Area
- Rural Industrial
- D.P.A. - Official Plan Amendment
- Rural Lakeshore
- Sub-Rural Centre
CITY OF STONEY CREEK
OFFICIAL PLAN
Schedule "A3" Secondary Plan
West Mountain Planning District
Heritage Green Section

Legend
Land Use Designations

APPROVED AS D.P.A. No. 23 AND AMENDMENTS THERE TO
UPDATED December 31, 2000