

Authority: Item 11, Planning and Economic
Development Committee Report
05-005 (PD05076)
CM: April 13, 2005

BILL NO. 078

CITY OF HAMILTON

BY-LAW NO. 05-078

To Adopt:

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

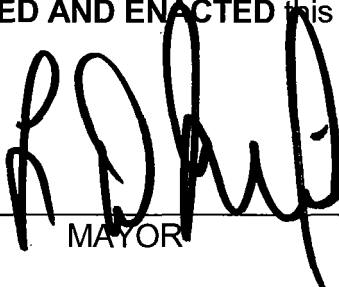
Respecting:

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



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 14,000sq.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 13th day of April, 2005

**The
City of Hamilton**





Mayor



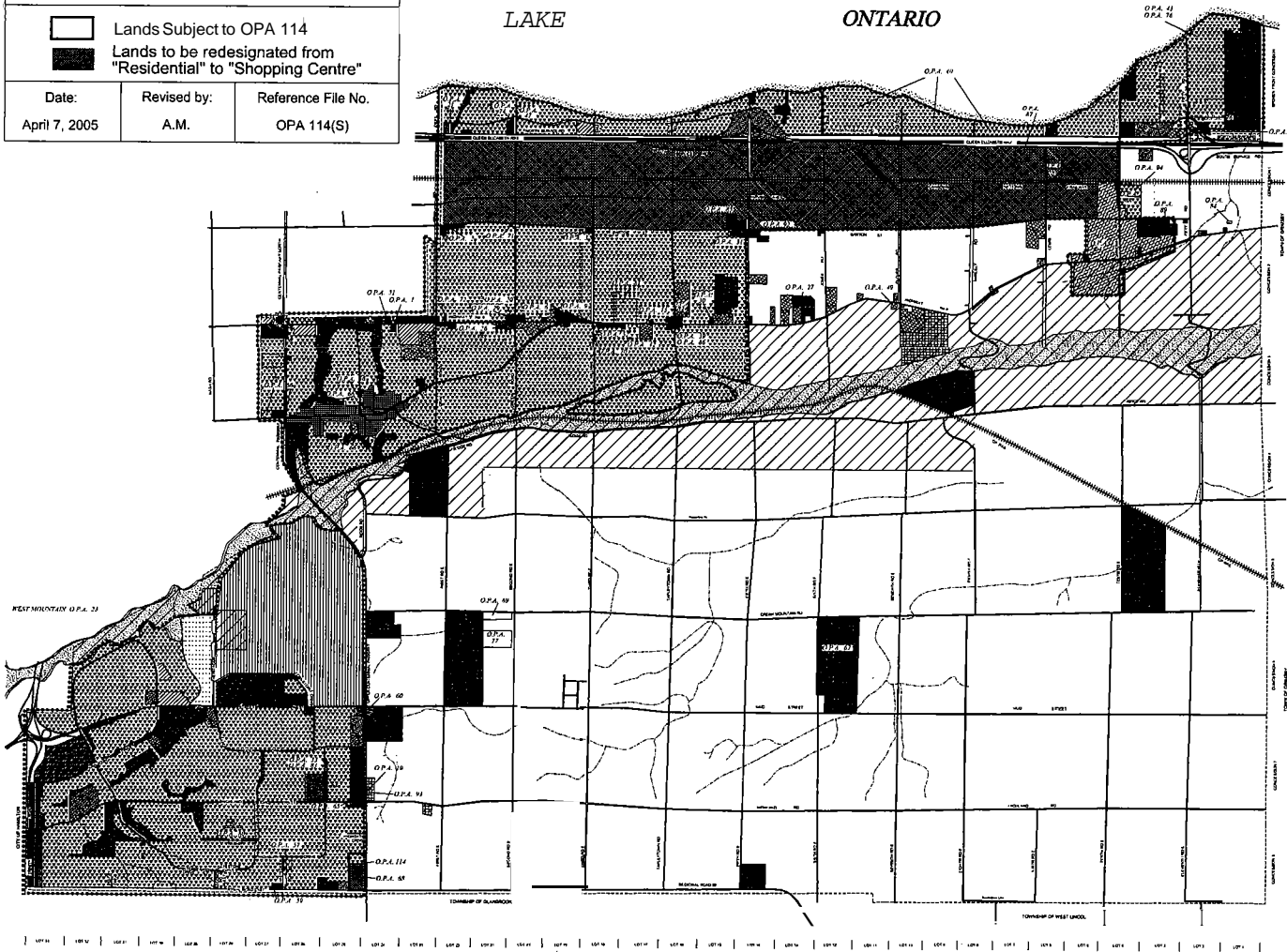
City Clerk

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

-  Lands Subject to OPA 114
-  Lands to be redesignated from "Residential" to "Shopping Centre"

Date: April 7, 2005	Revised by: A.M.	Reference File No. OPA 114(S)
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LAKE ONTARIO































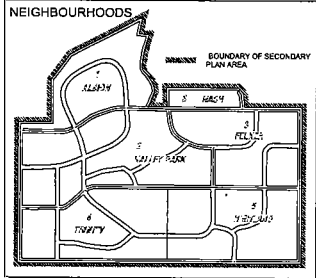
CITY OF STONEY CREEK OFFICIAL PLAN

Schedule "A" General Land Use Plan

Legend

Land Use Designations

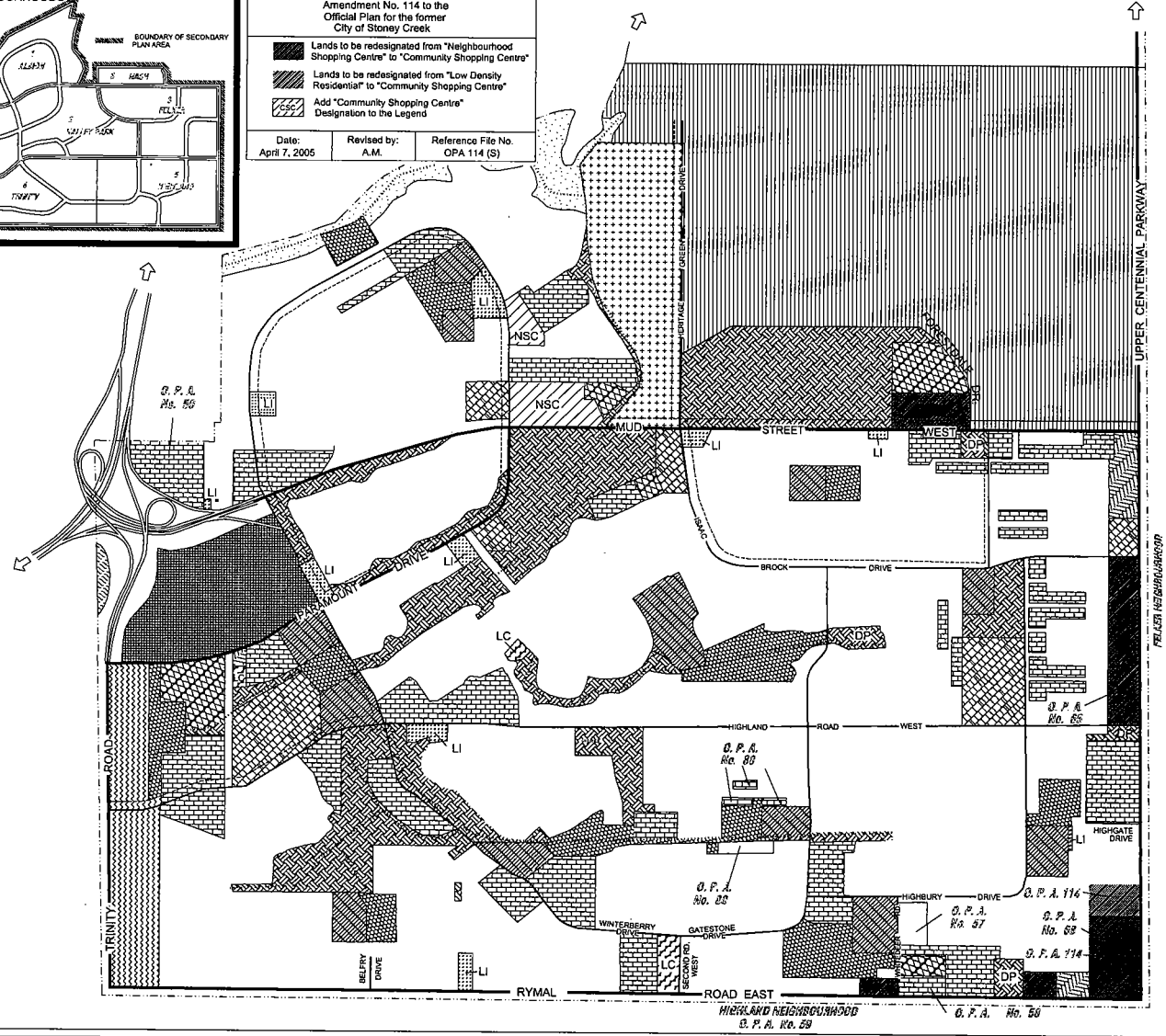
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|  Residential |  Medium Density Residential |
|  Central Area |  Special Policy Area 'A' |
|  Shopping Centres |  Special Policy Area 'B' |
|  General Commercial |  Special Policy Area 'C'
(West Mountain Core Area) |
|  Highway Commercial |  Municipal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



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

Lands to be redesignated from "Neighbourhood Shopping Centre" to "Community Shopping Centre"
 Lands to be redesignated from "Low Density Residential" to "Community Shopping Centre"
 Add "Community Shopping Centre" Designation to the Legend

Date: April 7, 2005 Revised by: A.M. Reference File No. OPA 114 (S)



CITY OF STONEY CREEK OFFICIAL PLAN

Schedule "A3" Secondary Plan West Mountain Planning District Heritage Green Section

Legend

100 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	Arterial Road
Open Space - Community Park	Collector Road
DP - Detention Pond	OT Street Bikeway and/or Walkway
Neighbourhood Park	On Street Bikeway
Special Policy Area 'A'	
Special Policy Area 'B'	
Special Policy Area 'C' (West Mountain Core Area)	
Special Policy Area 'D'	

CITY OF STONEY CREEK
 PLANNING DEPARTMENT
 APPROVED AS O.P.A. No. 23 AND AMENDMENTS THERE TO
 UPDATED December 13th, 2000