

Authority: Item 16, Planning & Economic  
Development Committee  
Report: 05-016(PD005057)  
CM: July 13,2005

**Bill No. 210**

**CITY OF HAMILTON**

BY-LAW NO. 05-210

To Adopt:

Official Plan Amendment No.117 to the former City of Stoney Creek Official Plan;

Respecting:

**Lands known municipally as 272 First Street West**

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

1. Amendment No. 117 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 13<sup>th</sup> day of July, 2005

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CLERK

**Amendment No. 117**  
**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. 117.

**Purpose:**

The purpose of this Amendment is to redesignate the subject lands from “Residential” to “General Commercial” on Schedule A – General Land Use Plan and from “Medium-High Density Residential” to “General Commercial” on Schedule “A3”, Secondary Plan West Mountain Planning District, Heritage Green Section, - to permit the development of a theatre, retail commercial, restaurants and service commercial uses on the subject lands.

**Location:**

The lands affected by this Amendment are Part of Lot 26, Concession 6, with an area of 5.61 ha, within the Secondary Plan West Mountain Planning District, Heritage Green Section, former City of Stoney Creek.

**Basis:**

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

- The proposed change in land use designation will allow for a comprehensive commercial development to occur on the entire parcel of land.
- The proposed change in land use designation will permit a full range of commercial uses which are considered to be appropriate for the subject lands.
- The proposed change in land use will be compatible with the existing and proposed development in the immediate area and are consistent with Official Plan Policies for the Secondary Plan West Mountain Planning District, Heritage Green Section.

**Actual Changes:**

1. Schedule "A", General Land Use Plan, be revised by identifying the subject lands as OPA No. 117 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 "Medium-high Density Residential" to "General Commercial" and identifying the subject lands as OPA No. 117 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. 05-210, passed on the 13<sup>th</sup> day of July, 2005

**The  
City of Hamilton**



Mayor



Clerk