

**Bill No. 295**

**CITY OF HAMILTON**

BY-LAW NO. 05-295

To Adopt:

**Official Plan Amendment No. 120 to the former City of Stoney Creek Official Plan;**

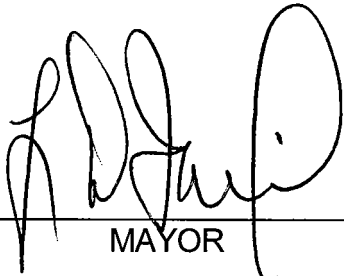
**Respecting:**

**Administrative Amendment to Lands known municipally as 272 First Road West**

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

1. Amendment No. 120 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 12<sup>th</sup> day of October, 2005

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CLERK

**Amendment No. 120**  
**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. 120.

**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 commercial uses on the subject lands. This Amendment will correctly identify the actual size of the lands to be redesignated on Schedules "A" and "A3". **This Amendment does not result in any changes to approved policy, rather its purpose is to effect the corrections identified in the body of this Amendment.**

**Location:**

The lands affected by this Amendment are located to the most northerly portion of the land municipally known as 272 First Road West and is Part of Lot 26, Concession 6, within the Secondary Plan West Mountain Planning District, Heritage Green Section, former City of Stoney Creek.

**Basis:**

This Amendment is required to ensure that the original intent of the Official Plan Amendment No. 117 is maintained and the parcel of land that was subject to the redesignations is correctly identified on Schedules "A" - General Land Use Plan and "A3"- Secondary Plan West Mountain Planning District, Heritage Green Section.

In drafting the Amendment, for OPA 117, a portion of the lands proposed for redesignation was not identified on Schedules "A" and "A3". This error was detected after the expiry of the appeal period. However, the intent of the public notice, staff report and subsequent circulation and identification of the lands for redesignation was clear. Thus, no additional public notice is required for this Amendment.

**Actual Changes:**

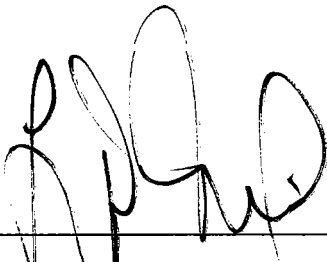
1. Schedule "A", General Land Use Plan, be revised by identifying the subject lands as OPA No. 120, as shown on the attached Schedule "A" to this Amendment.
2. Schedule "A3" Secondary Plan West Mountain Planning District, Heritage Green Section be revised by redesignating the subject lands from "Medium-high Density Residential" to "General Commercial" and identifying the subject lands as OPA No. 120, 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. 295, passed on October 12, 2005

The  
City of Hamilton



\_\_\_\_\_  
Mayor

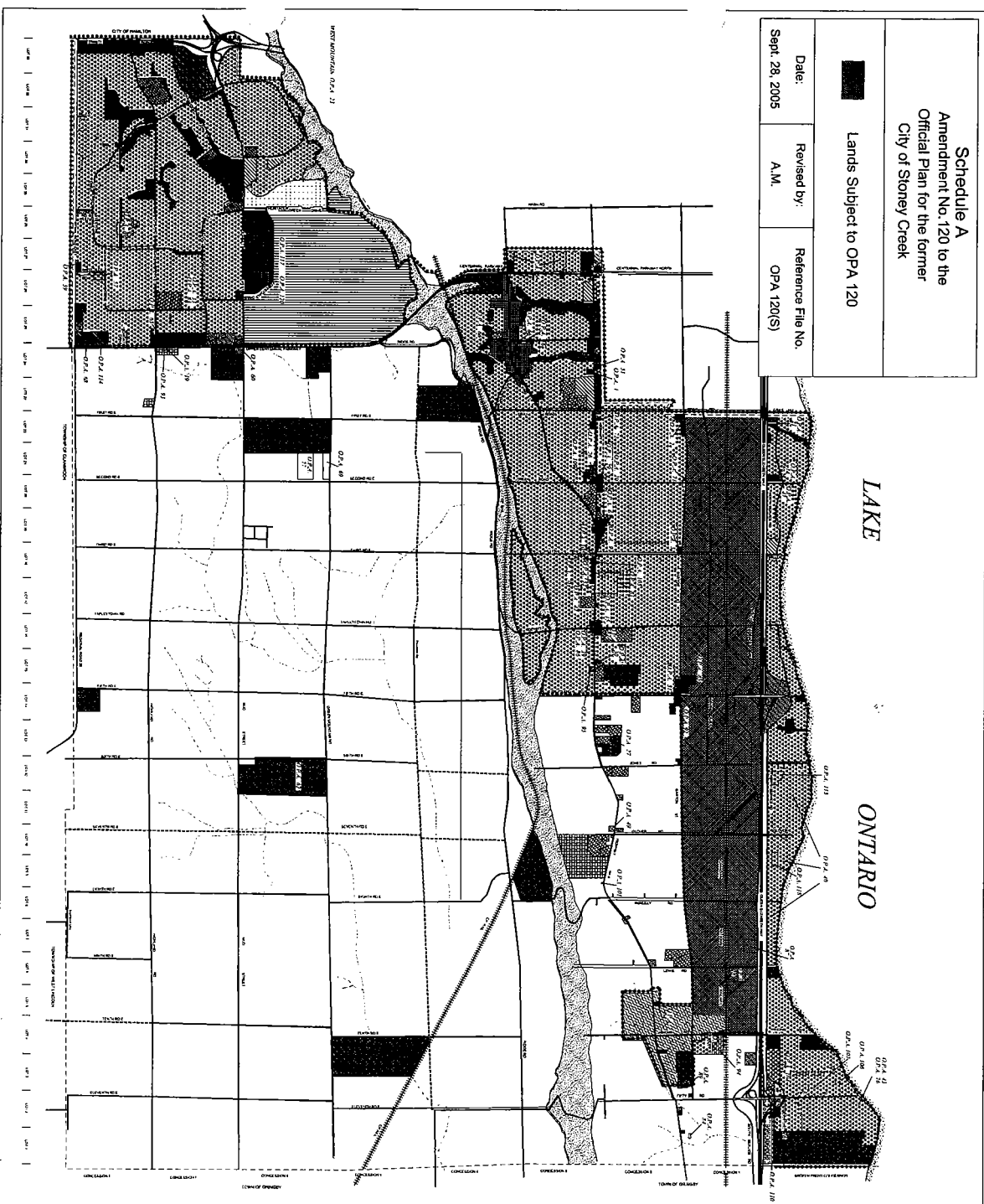


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At Clerk

Schedule A  
Amendment No. 120 to the  
Official Plan for the former  
City of Stoney Creek

Lands Subject to OPA 120

|                |             |                    |
|----------------|-------------|--------------------|
| Date:          | Revised By: | Reference File No. |
| Sept. 28, 2005 | A.M.        | OPA 120(S)         |



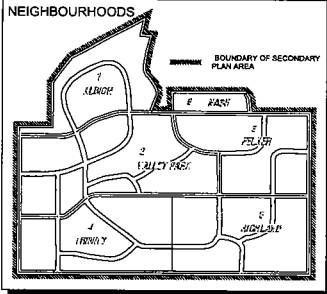
**CITY OF STONEY CREEK  
OFFICIAL PLAN  
Schedule "A"  
General Land Use Plan**

**Legend**

*Land Use Designations*

|  |                            |  |  |
|--|----------------------------|--|--|
|  | Residential                |  | Medium Density Residential                         |
|  | Central Area               |  | Special Policy Area 1'                             |
|  | Shopping Centres           |  | Special Policy Area 1B                             |
|  | General Commercial         |  | Special Policy Area C<br>(West Mountain Core Area) |
|  | Highway Commercial         |  | Municipal Boundary                                 |
|  | Service Commercial         |  | Business Improvement Area<br>(B.I.A.)              |
|  | Industrial - Business Park |  | Provincial Highway                                 |
|  | Institutional              |  | Regional Road                                      |
|  | Winnipeg 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                                |

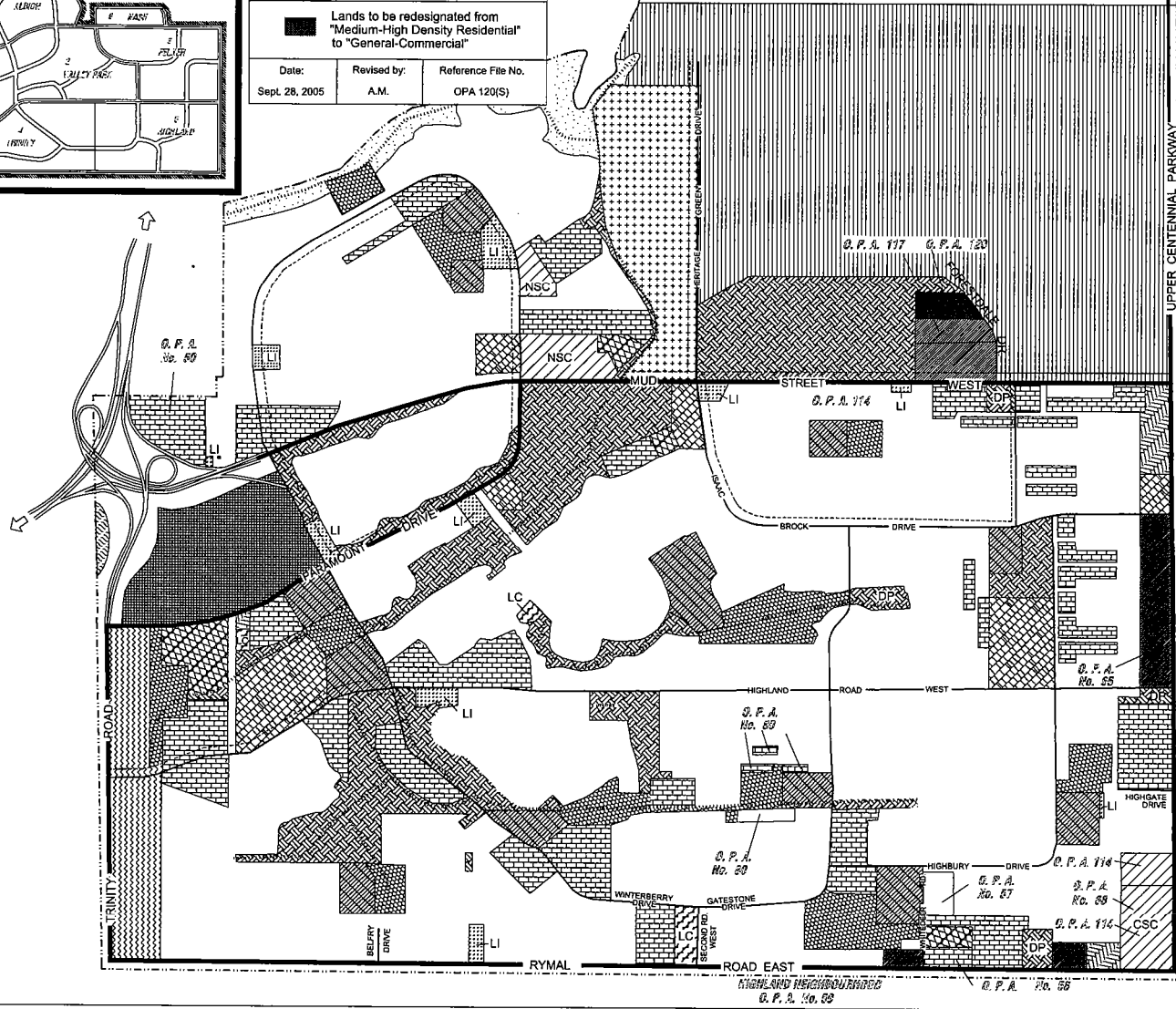
**CITY OF STONEY CREEK  
OFFICIAL PLAN  
September 2005**



**Schedule B**  
Amendment No. 120 to the  
Official Plan for the former  
C 1 of Stoney Creek

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

|                |             |                    |
|----------------|-------------|--------------------|
| Date:          | Revised by: | Reference File No. |
| Sept. 28, 2005 | A.M.        | OPA 120(S)         |



# CITY OF STONEY CREEK OFFICIAL PLAN

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

### Legend <sup>500</sup> 50m

*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                                    |  | District Boundary                    |
|  | Open Space - Community Park<br>DP - Detention Pond   |  | Arterial Road                        |
|  | Neighbourhood Park                                   |  | Collector Road                       |
|  | Special Policy Area 'A'                              |  | Off Street Bikeway<br>and/or Walkway |
|  | Special Policy Area 'B'                              |  | On Street Bikeway                    |
|  | Special Policy Area 'C'<br>(West Mountain Core Area) |  |                                      |
|  | Special Policy Area 'D'                              |  |                                      |