

Authority: Item 12, Planning and Economic
Development Committee
Report: 06-010 (PED06190)
CM: June 28, 2006

Bill No. 231

CITY OF HAMILTON

BY-LAW NO. 06-231

To Adopt:

Official Plan Amendment No. 130 to the former City of Stoney Creek Official Plan;

Respecting:

Lands known municipally as 327 to 333 Fruitland Road

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

1. Amendment No. 130 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 and approved.

PASSED AND ENACTED this 9th day of August, 2006



MAYOR

CLERK

Amendment No. 130**to the****Official Plan for the former City of Stoney Creek**

The following text together with Schedule "A", General Land Use Plan, of the Official Plan of the former City of Stoney Creek, attached hereto, constitute Official Plan Amendment No. 130.

Purpose:

The purpose of this Amendment is to re-designate the subject lands from "Industrial - Business Park" to "General Commercial" on Schedule "A", General Land Use Plan, to permit development of a commercial plaza in conjunction with an adjacent property.

Location:

The lands affected by this Amendment are known municipally as 327 to 333 Fruitland Road. The subject lands are within the Industrial Business Park, former City of Stoney Creek.

Basis:

The intent of the Amendment is to permit the development of a commercial plaza in conjunction with adjacent land. The basis for the re-designation is as follows:

- The proposed Amendment is consistent with the Provincial Policy Statement;
- The proposed development is considered to be compatible with the surrounding area and will create a commercial node at an important intersection from the QEW into Stoney Creek; and,
- The proposed Amendment will allow for a comprehensive and appropriate form of development by "squaring off" the subject lands.

Actual Changes:

Schedule "A", General Land Use Plan, be revised by re-designating the subject land from "Industrial - Business Park" to "General Commercial" and identifying the subject lands as OPA No. 130, as shown on the attached Schedule "A" to this Amendment.


Implementation:

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

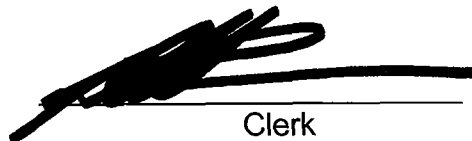
This is Schedule "1" to By-law No. 06-231 passed on the 9th day of August, 2006.

The

City of Hamilton



Mayor



Clerk

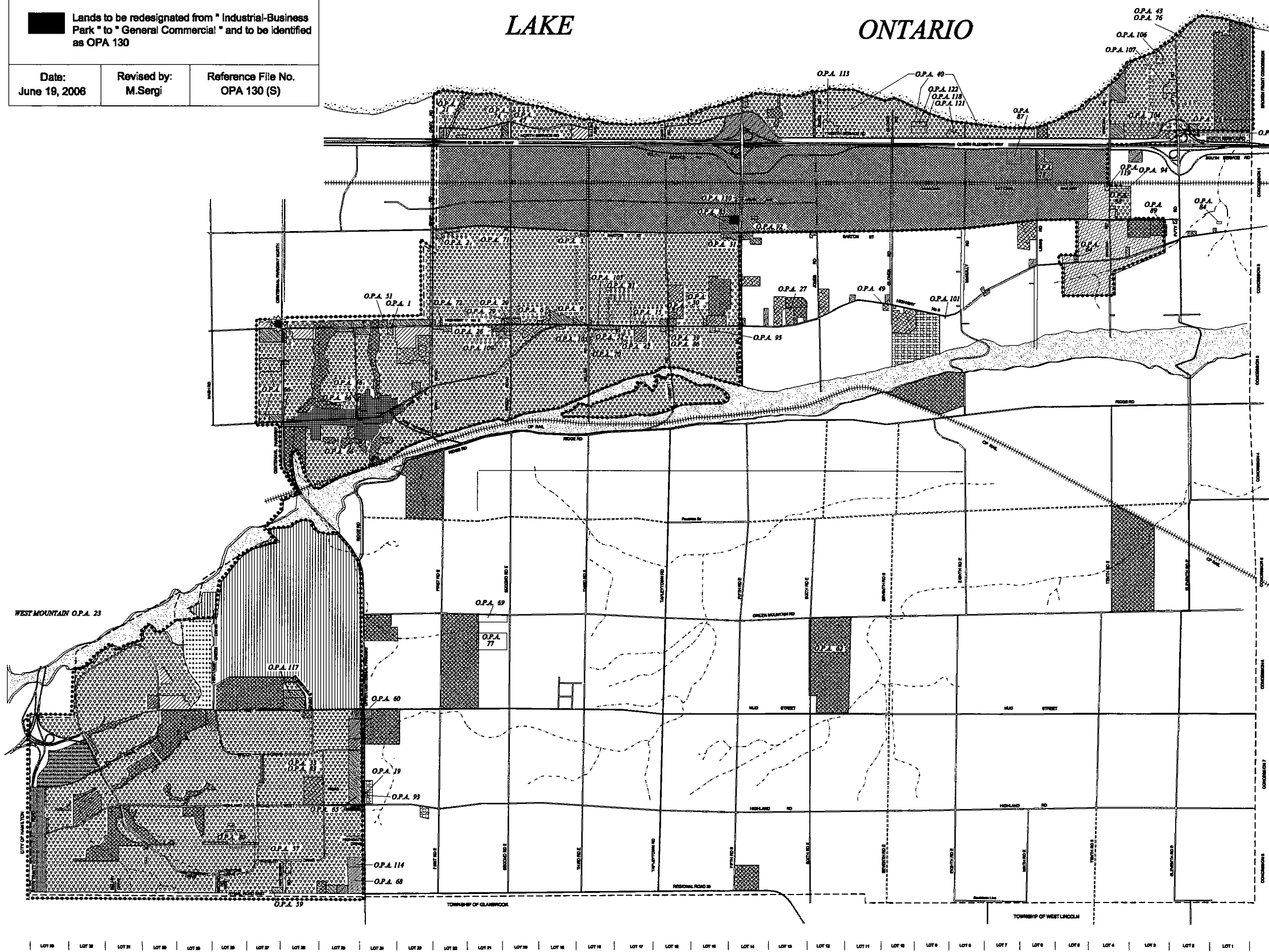
Schedule A
Amendment No.130 to the
Official Plan for the former
City of Stoney Creek

 Lands to be redesignated from "Industrial-Business Park" to "General Commercial" and to be identified as OPA 130





























Date: June 19, 2006
Revised by: M.Sergi
Reference File No. OPA 130 (S)

LAKE ONTARIO

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



Legend

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

