CITY OF HAMILTON

BY-LAW NO. 06-289

To Adopt:

Official Plan Amendment No. 133 to the former City of Stoney Creek Official Plan;

Respecting:

Lands known municipally as 259 and 261 Highway No.8

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

1. Amendment No. 133 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 27th day of September, 2006

MAYOR

CLERK
Amendment No. 133

to the

Official Plan for the former City of Stoney Creek

The following text together with Schedule “A”, General Land Use Plan and Schedule “A1”, Secondary Plan Western Development Area, of the Official Plan of the former City of Stoney Creek, attached hereto, constitute Official Plan Amendment No. 133.

Purpose:

The purpose of this Amendment is to re-designate the subject lands from “Residential” to “General Commercial” on Schedule “A”, General Land Use Plan and, to re-designate the subject lands from “Low Density Residential” to “General Commercial” on Schedule “A1”, Secondary Plan Western Development Area, in order to permit a commercial plaza.

Location:

The lands affected by this Amendment are known municipally as 259 and 261 Highway No.8. The subject lands are located between Green Rd. and Gray Rd. within the Western Development Secondary Plan Area, former City of Stoney Creek.

Basis:

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

- This amendment is consistent with the Provincial Policy Statement as it allows for a mix and range of employment and makes use of existing services;
- The proposed development conforms to the Hamilton-Wentworth Regional Official Plan;
- The proposed development is considered to be compatible with the existing adjacent land uses; and
- The proposed development will provide additional commercial opportunities along Highway No.8.

Actual Changes:

1. Schedule “A”, General Land Use Plan, be revised by re-designating the subject lands from “Residential” to “General Commercial”, and identifying the subject lands as OPA
No. 133 as shown on the attached Schedule “A” to this Amendment.

2. Schedule “A1”, Secondary Plan Western Development Area, to be revised by re-designating the subject lands from “Low Density Residential” to “General Commercial”, and identifying the subject lands as OPA No. 133 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. 06-289, passed on the 27th day of September, 2006.

The

City of Hamilton

[Signatures]

Mayor

Clerk
CITY OF STONEY CREEK
OFFICIAL PLAN
Schedule "A1" Secondary Plan
Western Development Area

Legend

Land Use Designations

- Community Shopping Centre
- Low Density Residential
- General Commercial
- Medium Density Residential
- Local Commercial
- Medium - High Density Residential
- Highway Commercial
- Elementary School
- Open Space - Community Park
- Institutional
- Neighbourhood Park
- Easements Natural Area

--- District Boundary
--- Arterial Road
--- Collector Road

O.P.A. Official Plan Amendment

Schedule B
Amendment No.133 to the
Official Plan for the former
City of Stoney Creek

Lands to be redesignated from "Low Density Residential" to "General Commercial" and to be identified as OPA 133

Date: Sept. 23, 2006
Revised by: M. Serny
Reference File No.
OPA 133 (S)

July 2006