CITY OF HAMILTON

BY-LAW NO. 07-171

To Adopt:

Official Plan Amendment No. 136 to the former City of Stoney Creek Official Plan;

Respecting:

2247 Rymal Road East (former City of Stoney Creek)

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

1. Amendment No. 136 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 30th day of May, 2007.

[Signatures]

Fred Eisenberger
Mayor

Rose Caterini
Acting City Clerk
Amendment No. 136

to the

Official Plan for the former City of Stoney Creek

The following text together with Schedule “A”, General Land Use Plan and Schedule “A3”, 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. 136.

Purpose:

The purpose of this Amendment is to redesignate the subject lands from "Highway Commercial" to "General Commercial" on Schedule “A”, General Land Use Plan and, to redesignate the subject lands from Highway Commercial” to “General Commercial” on Schedule “A3”, Secondary Plan West Mountain Planning District Heritage Green Section, in order to permit a commercial building with retail on the ground floor and offices on the second floor, as well as a free-standing bank/financial institution.

Location:

The lands affected by this Amendment are known municipally as 2247 Rymal Road East in Stoney Creek.

Basis:

The intent of the Amendment is to permit the development of a commercial building with retail on the ground floor and offices on the second floor as well a free standing financial institution. The basis for the redesignation is as follows:

- This proposed 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 is considered to be compatible with the surrounding area and will create a commercial corridor along an important arterial road; and,

- The proposed Amendment will allow for more appropriate uses to cater to the surrounding residential areas.
Actual Changes:

1. Schedule “A”, General Land Use Plan, be revised by redesignating the subject lands from “Highway Commercial” to “General Commercial”, and identifying the subject lands as OPA No. 136 as shown on the attached Schedule “A” to this Amendment.

2. Schedule “A3”, Secondary Plan West Mountain Planning District Heritage Green Section, to be revised by redesignating the subject lands from “Highway Commercial” to “General Commercial”, and identifying the subject lands as OPA No. 136 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. 07-171, passed on the 30th day of May, 2007.

The

City of Hamilton

Fred Eisenberger
Mayor

Rose Catenin
Acting City Clerk
CITY OF STONEY CREEK
OFFICIAL PLAN
Schedule "A3" Secondary Plan
West Mountain Planning District
(Heritage Green)

Legend
Land Use Designations

Community Shopping Centre
Neighbourhood Shopping Centre
General Commercial
Local Commercial
Highway Commercial
Service Commercial
Elementary School
DP/Withdrawal Road
Neighbourhood Park
Special Policy Area "N"
Special Policy Area "W"
Special Policy Area "O"

Low Density Residential
Medium Density Residential
Medium - High Density Residential
Local Institutional
Institutional
Equipment Service Area
Parking
Community Park
General Open Space
City Wide Park
District Boundary
Arterial Road
Collector Road
Off Street Bike Way
On Street Bikeway

APPROVED AS O.P.A. No. 23 AND AMENDMENTS THERE TO
January 2007