CITY OF HAMILTON

BY-LAW NO. 20-261

To Adopt:

Official Plan Amendment No. 141 to the
Urban Hamilton Official Plan

Respecting:

56 Highland Road West
(Stoney Creek)

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

1. Amendment No. 141 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 16th day of December, 2020.

F. Eisenberger
Mayor

A. Holland
City Clerk
Urban Hamilton Official Plan
Amendment No. 141

The following text, together with Appendix “A” – Volume 2, Map B.7.6-1 - West Mountain Area (Heritage Green) Secondary Plan – Land Use Plan attached hereto, constitutes Official Plan Amendment No. 141 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to amend the West Mountain Area (Heritage Green) Secondary Plan – Land Use Plan to permit the development of forty-six (46) block townhouse and maisonette dwellings on the subject lands.

2.0 Location:

The lands affected by this Amendment are known municipally as 56 Highland Road West, in the former City of Stoney Creek.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development will be compatible and complementary with the existing and planned development in the immediate area.

- Adequate servicing and transportation capacity is available for the proposed uses.

- The Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended.
4.0 **Actual Changes:**

4.1 **Volume 2 - Secondary Plans**

Maps

4.1.1 **Map**

a. That Volume 2, Map B.7.6-1 – West Mountain Area (Heritage Green) Secondary Plan – Land Use Plan be amended by redesignating the subject lands from “Low Density Residential 2b” to “Low Density Residential 3c”, as shown on Appendix “A”, attached to this Amendment.

5.0 **Implementation:**

An implementing Zoning By-Law Amendment and Site Plan will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule “1” to By-law No. 20-261 passed on the 16th day of December, 2020.

The City of Hamilton

F. Eisenberger  A. Holland
MAYOR      CITY CLERK
Appendix A
APPROVED Amendment No. 141
to the Urban Hamilton Official Plan

237 Upper Centennial Parkway
Appellant # 14

Date: November 17, 2020
Revised By: TV/NB
Reference File No.: OPA-U-141(S)

Lands to be redesignated from "Low Density Residential 2b" to "Low Density Residential 3c"
(56 Highland Road West, Stoney Creek)

Legend

Residential Designations
- Low Density Residential 2b
- Low Density Residential 3c
- Medium Density Residential 3
- High Density Residential 1

Commercial and Mixed Use Designations
- Local Commercial
- Mixed Use - Medium Density
- District Commercial
- Arterial Commercial

Parks and Open Space Designations
- Neighbourhood Park
- Community Park
- City Wide Park
- General Open Space
- Natural Open Space

Other Designations
- Institutional
- Elementary School
- Employment
- Utility
- Storm Water Management

Other Features
- Area or Site-Specific Area
- On Street Bikeway
- Off Street Bikeway / Walkway
- Proposed Roads
- Secondary Plan Boundary

Urban Hamilton Official Plan
West Mountain Area
(Heritage Green)
Secondary Plan
Map B.7.6-1

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

March 20, 2020

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