

**Authority:** Item 14, Planning and Economic  
Development Committee  
Report: 06-016 (PED06351)  
CM: September 27, 2006

**Bill No. 289**

**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.

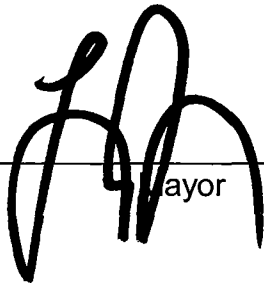
**Implementation:**

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 27<sup>th</sup> day of September, 2006.

**The**

**City of Hamilton**

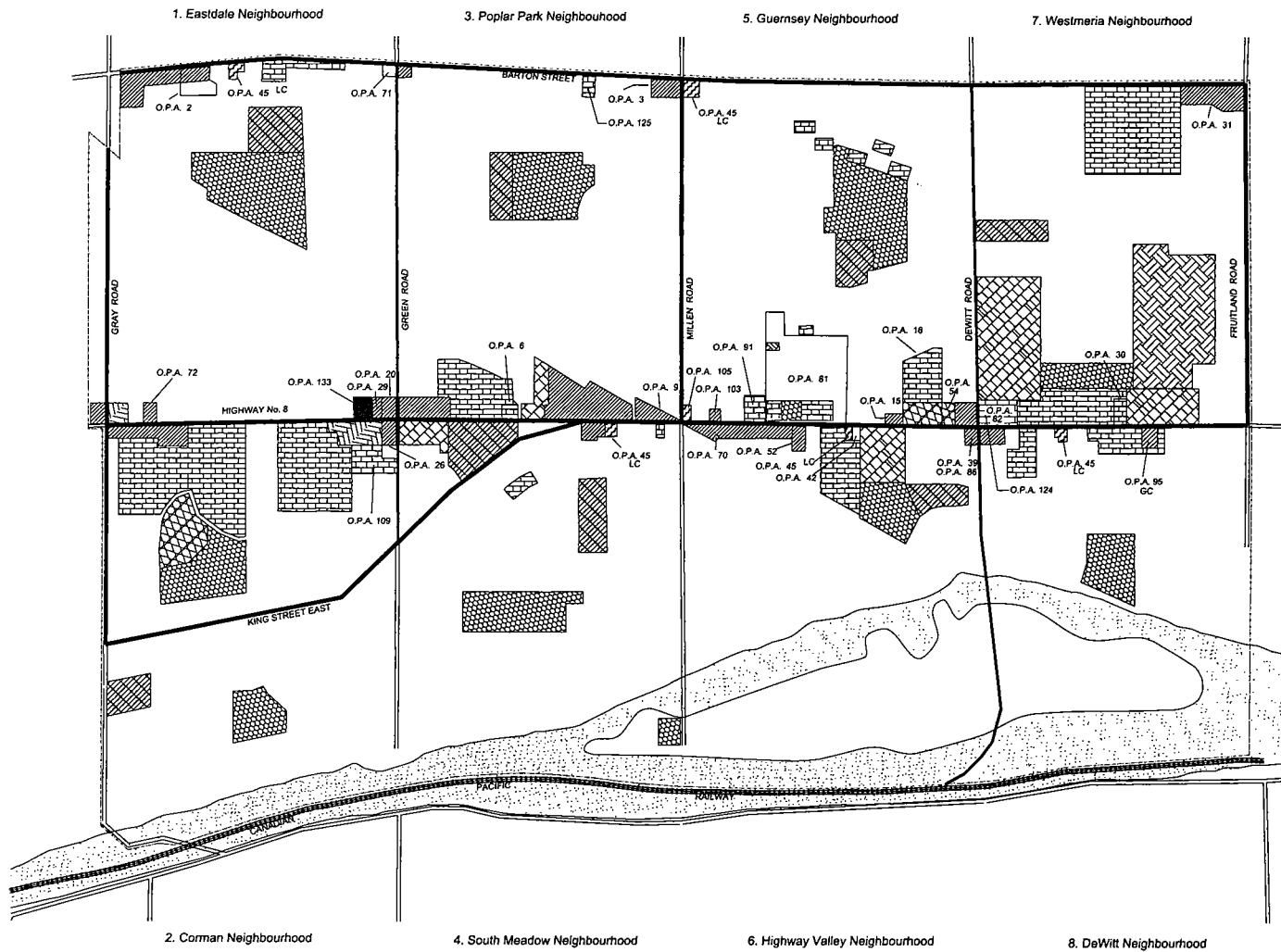


\_\_\_\_\_  
Mayor



\_\_\_\_\_  
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		Escarpment 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. 20, 2006

Revised by:  
M. Sergi

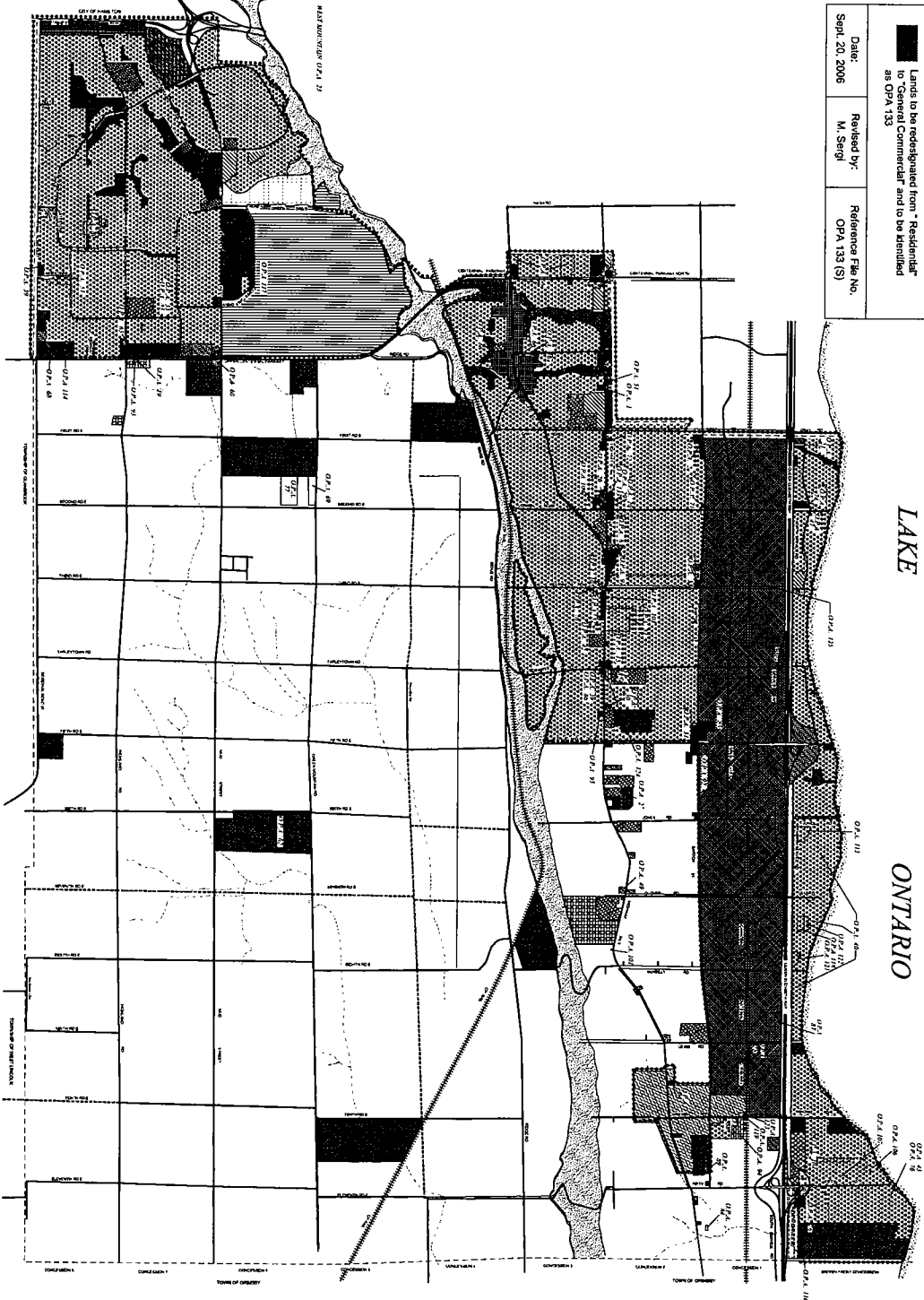
Reference File No.  
OPA 133 (S)



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

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

Date: Sept. 20, 2006  
 Revised by: M. Seigel  
 Reference File No.: OPA 133 (S)

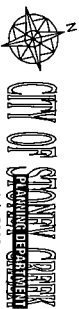


**CITY OF STONEY CREEK  
 OFFICIAL PLAN  
 Schedule "A"  
 General Land Use Plan**

**Legend**

**Land Use Designations**

- |  |                            |  |  |
|--|----------------------------|--|--|
|  | Residential                |  | Medium Density Residential                           |
|  | Central Area               |  | Special Policy Area 'A'                              |
|  | Shopping Centres           |  | Special Policy Area 'B'                              |
|  | 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  |
|  | Winnona Urban Community    |  | Municipal Road                                       |
|  | Open Space                 |  | Railway  |
|  | Escarpment Natural Area    |  | River Course   |
|  | Agricultural               |  | Urban Policy Area                                    |
|  | Rural Industrial           |  | O.P.A. Official Plan Amendment                       |
|  | Rural Lakeshore            |  | Sub-Regional Centre                                  |



July 2005