



Authority: Item 2, Planning Committee
Report: 20-014 (PED20187)
CM: November 25, 2020
Ward: 9

Bill No. 261

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:

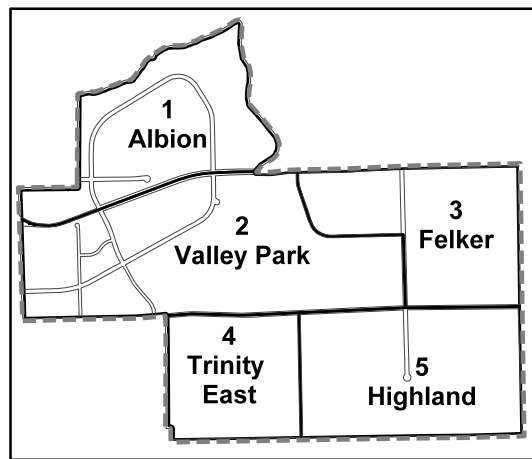
An implementing Zoning By-Law Amendment and Site Plan will give effect to the intended uses on the subject lands.

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
MAYOR

A. Holland
CITY CLERK



Appendix A
APPROVED Amendment No. 141
 to the Urban Hamilton Official Plan

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

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

UHOPA NO. 69 APPEALS - PL171450

★
 237 Upper Centennial Parkway
 Appellant # 14

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
 - ES** Elementary School
 - Employment
 - Utility
 - SWM** Storm Water Management

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

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

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

