

**Authority:** Item 3, Planning Committee  
Report: 13-005 (PED13060)  
CM: April 10, 2013

**Bill No. 113**

**CITY OF HAMILTON**

**BY-LAW NO. 13-**

**To Adopt:**

**Official Plan Amendment No. 175 to the former City of Stoney Creek Official Plan**

**Respecting:**

**Lands located on the north side of Highway No. 8, known municipally as 303  
Highway No. 8, Stoney Creek**

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

1. Amendment No. 175 to the Official Plan of the former City of Stoney Creek consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 24<sup>th</sup> day of April, 2013.

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R. Bratina  
Mayor

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R. Caterini  
City Clerk

**Amendment No. 175**  
**to the**  
**Official Plan of the City of Stoney Creek**

The following text, together with Schedule "A" - General Land Use Plan and Schedule "B" (Schedule "A1" - Secondary Plan Western Development Area), attached hereto, constitutes Official Plan Amendment No.

**Purpose:**

The purpose of this Amendment is to re-designate the subject lands from "Residential" and "Medium Density Residential" to "General Commercial", in order to permit commercial uses on the subject lands.

**Location:**

The lands affected by this Amendment, being approximately 0.147ha, are located at 303 Highway No. 8, on the north side of Highway No. 8, east of Green Road and west of Ellington Avenue, in the City of Stoney Creek.

**Basis:**

- It is consistent with the Provincial Policy Statement, and conforms to Places to Grow and the Hamilton-Wentworth Official Plan;
- The proposal is compatible with the existing commercially zoned and designated property to the west, and completes an existing commercial node at the northeast corner of Highway No. 8 and Green Road; and,
- The proposal is compatible with adjacent townhouse developments to the east and north, and provides appropriate landscaping and streetscape improvements, while providing ample parking.

**Actual Changes:**

**Schedule Changes**

1. Schedule "A" - Land Use Concept - be revised by changing from the "Residential" designation to the "General Commercial" designation, as shown on the attached Schedule "A" to this Amendment; and,
2. Schedule "A1" - Secondary Plan Western Development Area - be revised by changing from the "Medium Density Residential" designation to the "General Commercial" designation, as shown on the attached Schedule "B" to this

Amendment.

**Implementation:**

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

This is Schedule "1" to By-law No. 13-113, passed on the 24th day of April, 2013.

**The City of Hamilton**

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R. Bratina  
Mayor

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R. Caterini  
City Clerk

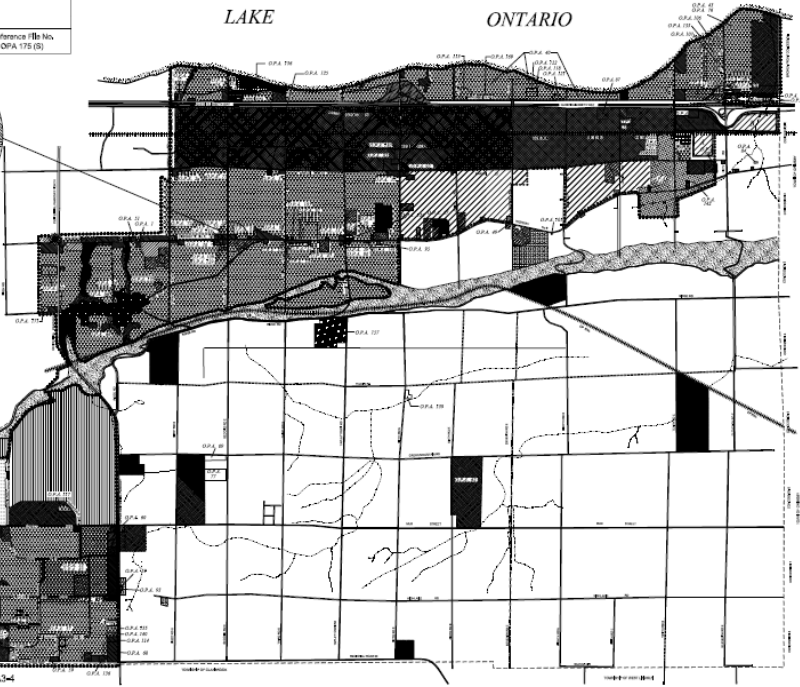
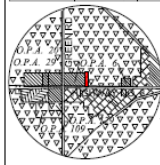
Schedule A  
Amendment No. 175  
To the Official Plan  
For the  
former City of Stoney Creek

Change in designation from "Residential" to  
"General Commercial"

Date:  
April 2012

Revised by:  
GML/AM

Reference File No.  
OPA 175 (B)



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

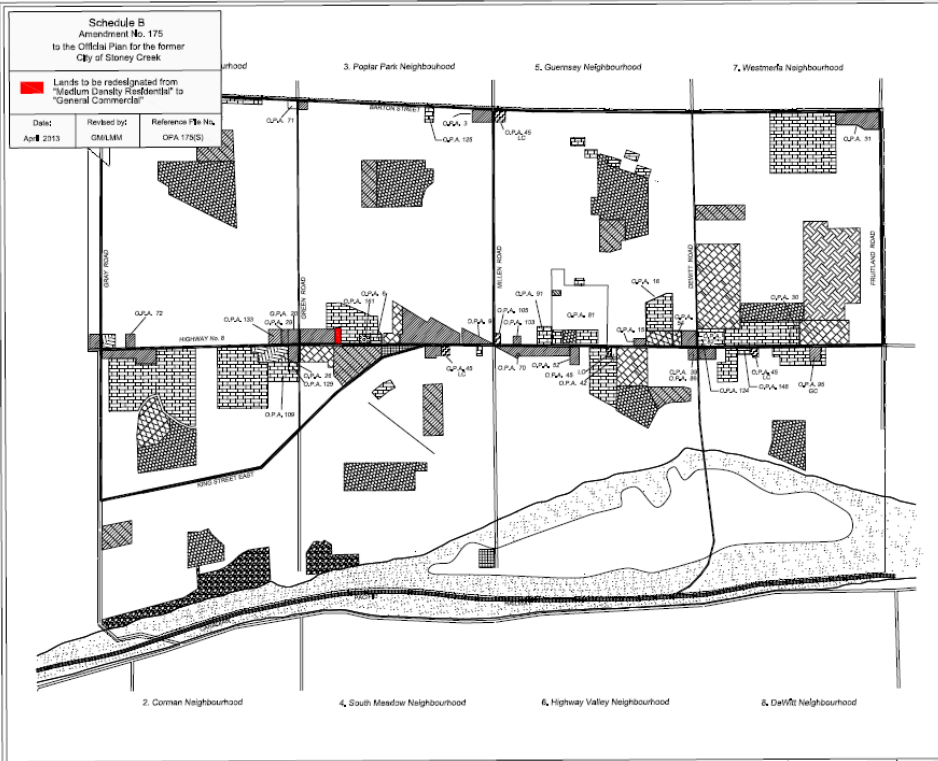
**Legend**

**Land Use Designations**

	Residential		Special Policy Area 'K'
	Medium Density Residential		Special Policy Area 'W'
	Downtown		Special Policy Area 'V'
	Shopping Centres		Special Policy Area 'U'
	General Commercial		Special Policy Area 'T'
	Highway Commercial		Special Policy Area 'S'
	Service Commercial		Special Policy Area 'R'
	Industrial - Business Park		Area subject to Policy A.12.6.1
	Institutional		Area subject to Policy A.12.6.2
	Winona Urban Community		Municipal Boundary
	Open Space		Business Improvement Area (B.I.A.)
	Escarpment Natural Area		Provincial Highway
	Agricultural		Regional Road
	Rural Industrial		Municipal Road
	Rural Lakeshore		Railway
			Water Course
			Urban Policy Area
			O.P.A. - Official Plan Amendment
			Sub-Regional Centre

See Schedule A34

CITY OF STONEY CREEK  
October 2012



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

**Legend**

*Land Use Designations*


District Boundary  
 Arterial Road  
 Collector Road  
 O.P.A. Official Plan Amendment

