

**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-**

**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 16<sup>th</sup> day of December, 2020.

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F. Eisenberger  
Mayor

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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:**

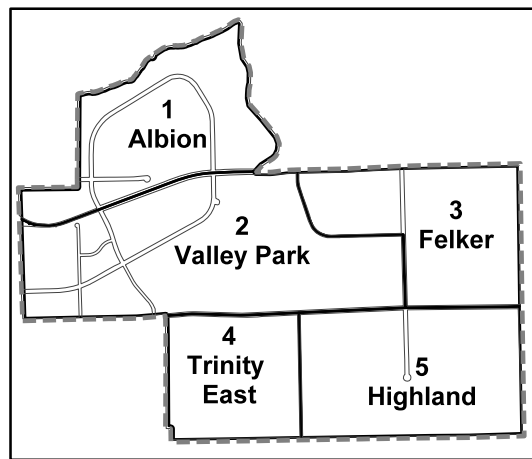
An implementing Zoning By-Law Amendment and Site Plan will give effect to the intended uses on the subject lands.

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

**The  
City of Hamilton**

\_\_\_\_\_  
F. Eisenberger  
MAYOR

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A. Holland  
CITY CLERK



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

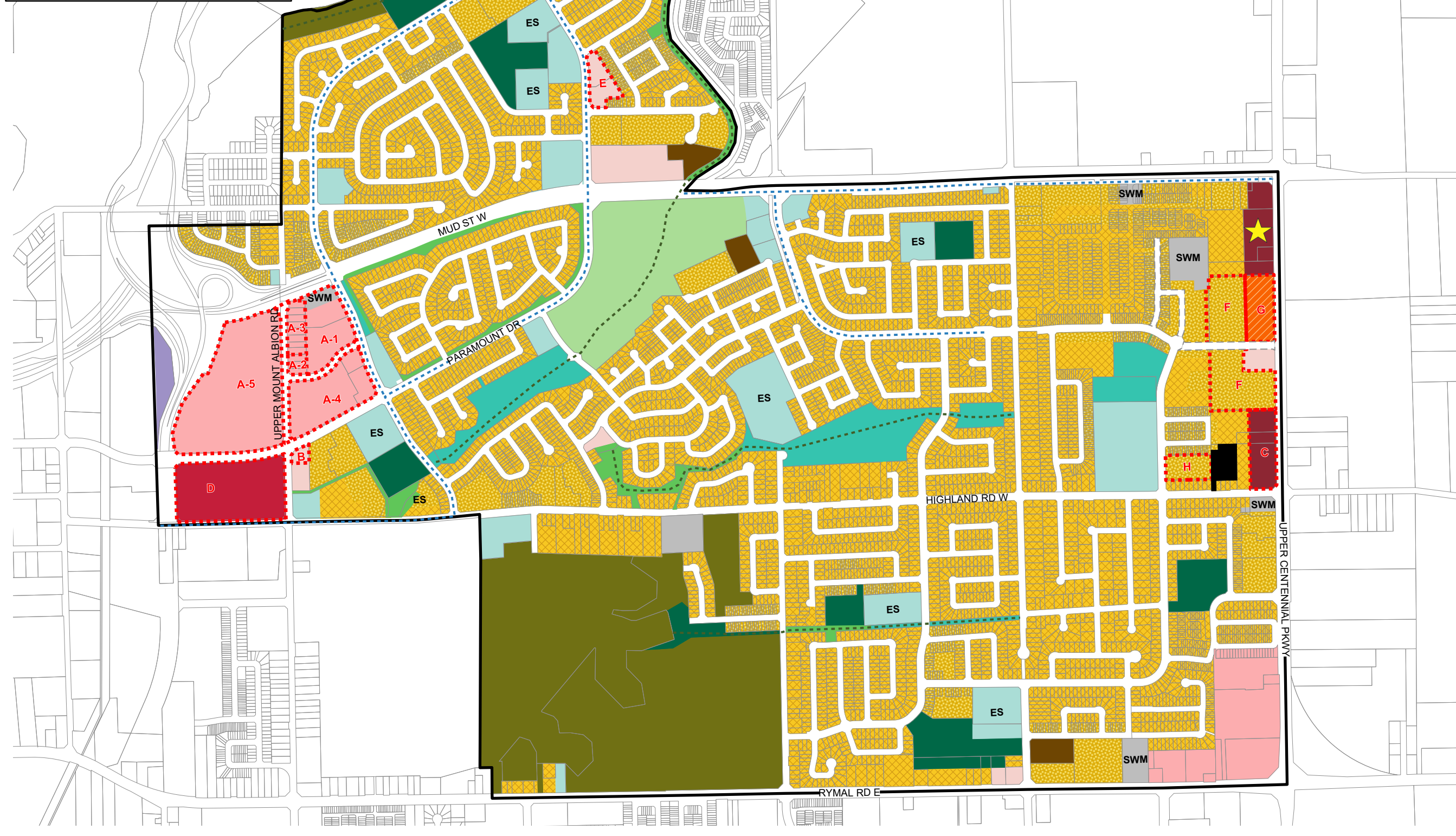
**■** Lands to be redesignated from "Low Density Residential 2b" to "Low Density Residential 3c"  
 (56 Highland Road West, Stoney Creek)

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