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 24th day of April, 2013.

________________________  __________________________
R. Bratina               R. Caterini
Mayor                   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. 175.

**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  R. Caterini
Mayor  City Clerk