

**Authority:** Item 11, Planning and Economic  
Development Committee  
Report: 06-014 (PED06334)  
CM: August 9, 2006

**Bill No. 241**

**CITY OF HAMILTON**

**BY-LAW NO. 06-241**

To Adopt:

Official Plan Amendment No. 129 to the former City of Stoney Creek Official Plan;

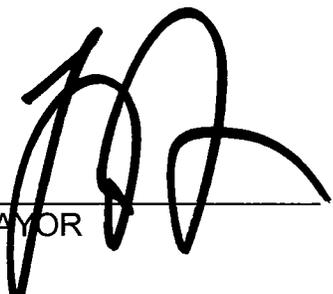
Respecting:

**Lands known municipally as 151 Green Road**

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

1. Amendment No. 129 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 9<sup>th</sup> day of August, 2006

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CLERK

**Amendment No. 129**

**to the**

**Official Plan for the former City of Stoney Creek**

The following text together with Schedule "A", General Land Use Plan and Schedule "B", Winona Urban Community Secondary Plan, of the Official Plan of the former City of Stoney Creek, attached hereto, constitute Official Plan Amendment No. 129.

**Purpose:**

The purpose of this Amendment is to redesignate the subject lands from "Low Density Residential" to "Medium Density Residential" on Schedule "A1" Secondary Plan Western Development Area, to permit the subject land to be developed with townhouses and integrated with an adjacent previously approved townhouse development.

**Location:**

The lands affected by this Amendment are municipally known as 151 Green Road, within the Western Development Area, former City of Stoney Creek.

**Basis:**

The intent of the Amendment is to permit the development of approximately 36 unit townhouse development. The basis for permitting this Amendment is as follows:

- The proposed development is consistent with the principles and policies of the Provincial Policy Statement, in that the proposal implements Policies 1.1.3 and 1.4 pertaining to providing a mix of densities and land uses which efficiently use land and resources, provides for intensification that takes into account existing building stock.
- It conforms with and implements the "Urban Area" designation of the Hamilton-Wentworth Official Plan.
- It conforms with and implements the "Residential" intensification policies of Subsection A.1.2.9 of the City of Stoney Creek Official Plan, which also supports the provision of a full range of housing types and prices.

- The proposed townhouses are an example of an infill residential development supporting the principles of intensification.
- The use is compatible with the residential character of the surrounding land uses.
- The proposed townhouses provide for an integrated development with the previously approved 32 unit townhouses and provide a transition of land uses between commercial development to the north and lower density residential development to the south.

**Actual Changes:**

1. Schedule "A", General Land Use Plan, be revised by identifying the subject lands as OPA No. 129 as shown on the attached Schedule "A" to this Amendment.
2. Schedule "A1" Secondary Plan Western Development Area, be revised by redesignating the subject lands from "Low Density Residential" to "Medium Density Residential" and by identifying the subject lands as OPA No. 129 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. 241, passed on the 9<sup>th</sup> day of August, 2006

The

City of Hamilton



\_\_\_\_\_

Mayor



\_\_\_\_\_

Clerk

Schedule A  
Amendment No.129 to the  
Official Plan for the former  
City of Stoney Creek

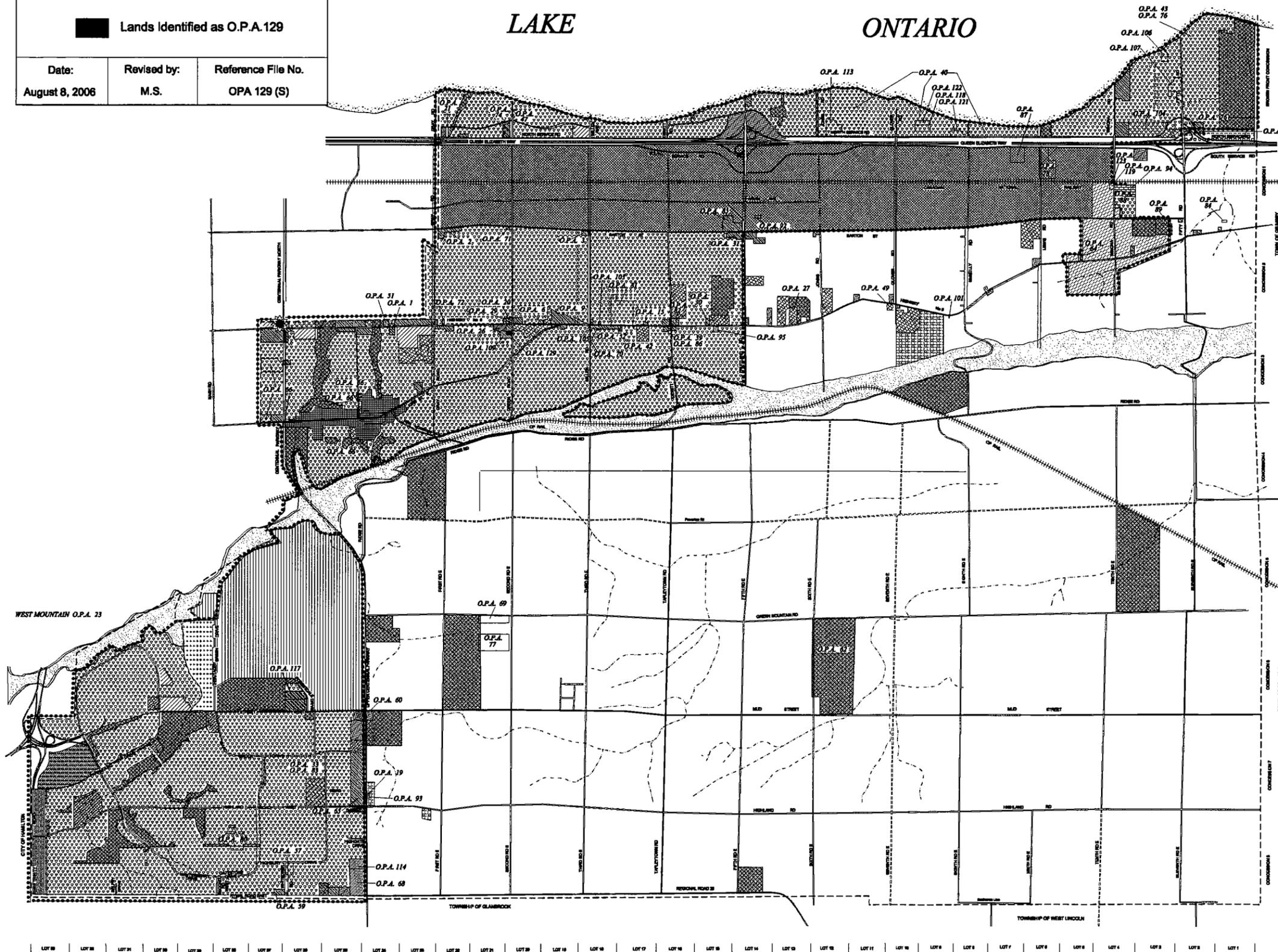
 Lands Identified as O.P.A.129

Date:	Revised by:	Reference File No.
August 8, 2006	M.S.	OPA 129 (S)

LAKE ONTARIO

# CITY OF STONEY CREEK OFFICIAL PLAN

## Schedule "A" General Land Use Plan



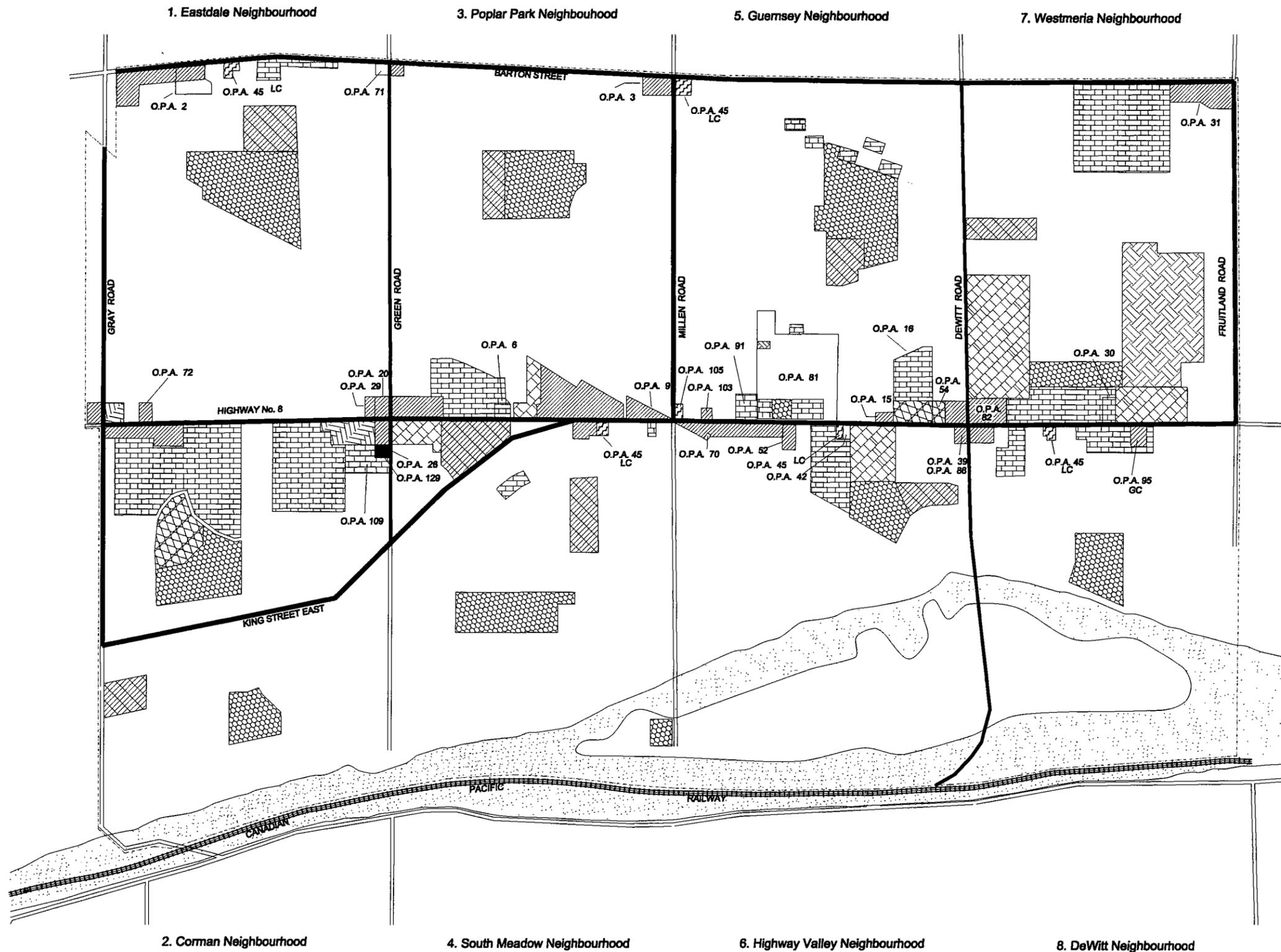
### Legend

#### 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  |
|  | Winona Urban Community     |  | Municipal Road                                       |
|  | Open Space                 |  | Railway  |
|  | Escarpment Natural Area    |  | Water Course   |
|  | Agricultural               |  | Urban Policy Area                                    |
|  | Rural Industrial           |  | O.P.A. Official Plan Amendment                       |
|  | Rural Lakeshore            |  | Sub-Regional Centre                                  |



# 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

<b>Schedule B Amendment No. 129 to the Official Plan for the former City of Stoney Creek</b>		
Lands to be redesignated from "Low Density Residential" to "Medium Density Residential" and identified as OPA 129		
Date: August 8, 2008	Revised by: M.S.	Reference File No. OPA 129 (S)