

Authority: Item 16, Economic Development
and Planning Committee
Report: 09-007 (PED09078)
CM: April 1, 2009

Bill No. 072

CITY OF HAMILTON

BY-LAW NO. 09-072

To Adopt:

Official Plan Amendment No. 146 to the former City of Stoney Creek Official Plan;

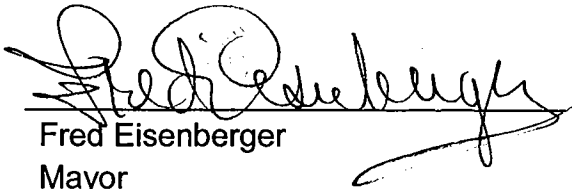
Respecting:

568 Highway No. 8

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

1. Amendment No. 146 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.

PASSED and ENACTED this 15th day of April, 2009


Fred Eisenberger
Mayor


Kevin C. Christenson
City Clerk

Amendment No. 146

to the

Official Plan for the former City of Stoney Creek

The following text together with Schedule "A", Schedule "A" - General Land Use Plan and Schedule "B", Schedule "A1" - Secondary Plan - Western Development Area, of the Official Plan of the former City of Stoney Creek, attached hereto, constitute Official Plan Amendment No. 146.

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 for street townhouses.

Location:

The lands affected by this Amendment are municipally known as 568 Highway No. 8, within the Western Development Area, former City of Stoney Creek.

Basis:

- The proposed Amendment is consistent with the Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe.
- 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.

Actual Changes:

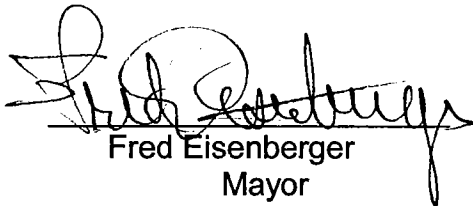
1. Schedule "A", General Land Use Plan, be revised by identifying the subject lands as O.P.A. No. 146, as shown on the attached Schedule "A" to this Amendment.
2. Schedule "A1" Secondary Plan - Western Development Area, be revised by re-designating the subject lands from "Low Density Residential" to "Medium Density Residential", and by identifying the subject lands as O.P.A. No. 146, as shown on the attached Schedule "B" to this Amendment.

Implementation:

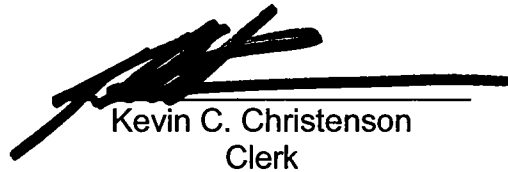
An implementing Zoning By-law Amendment, Plan of Subdivision, and Plan of Condominium will give effect to this Amendment.

This is Schedule "1" to By-law No. 09-072, passed on the 15th day of April, 2009.

The City of Hamilton



Fred Eisenberger
Mayor



Kevin C. Christenson
Clerk

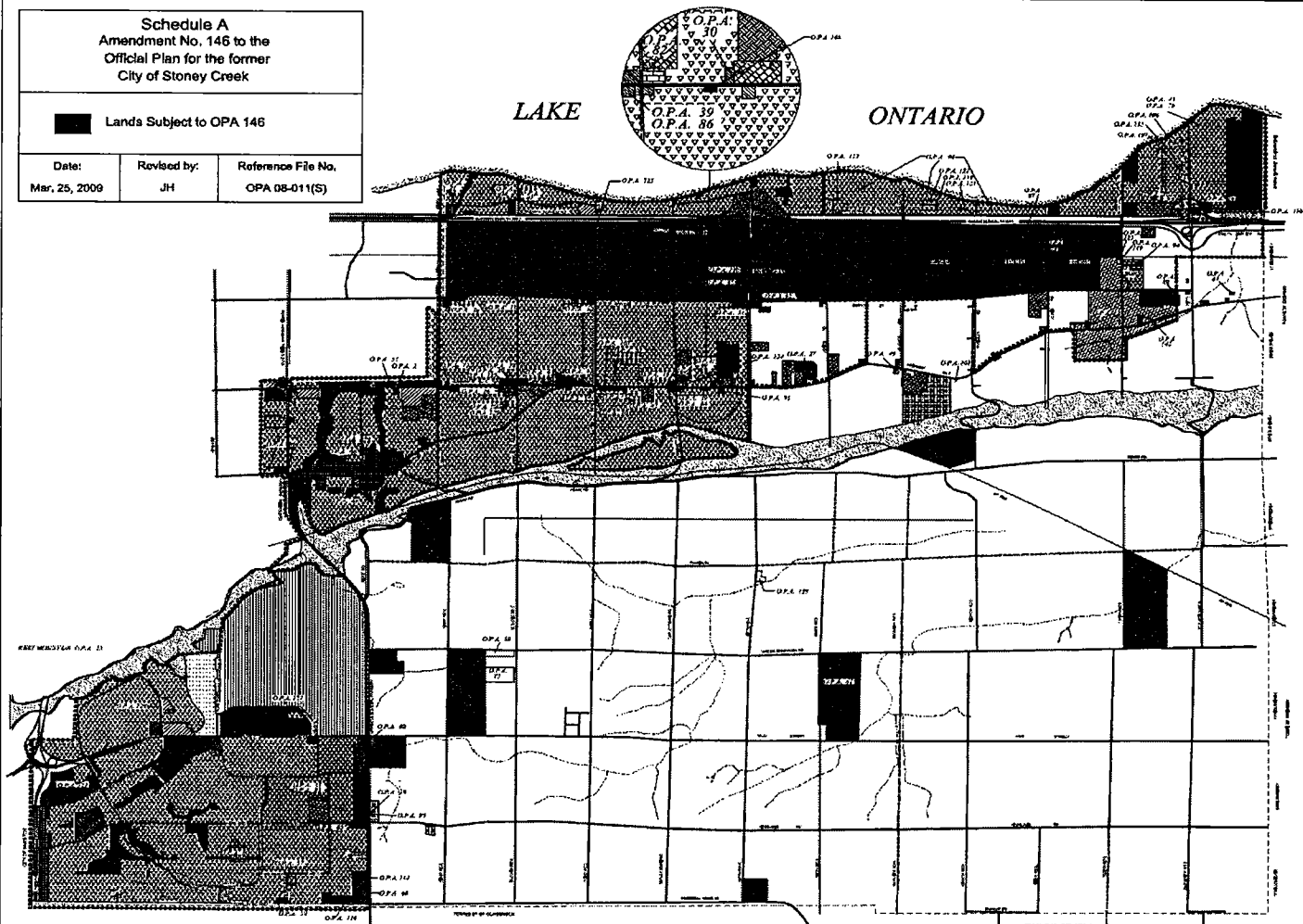
Schedule A
Amendment No. 146 to the
Official Plan for the former
City of Stoney Creek

 Lands Subject to OPA 146

Date: Mar. 25, 2009	Revised by: JH	Reference File No. OPA 08-011(S)
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LAKE




























ONTARIO



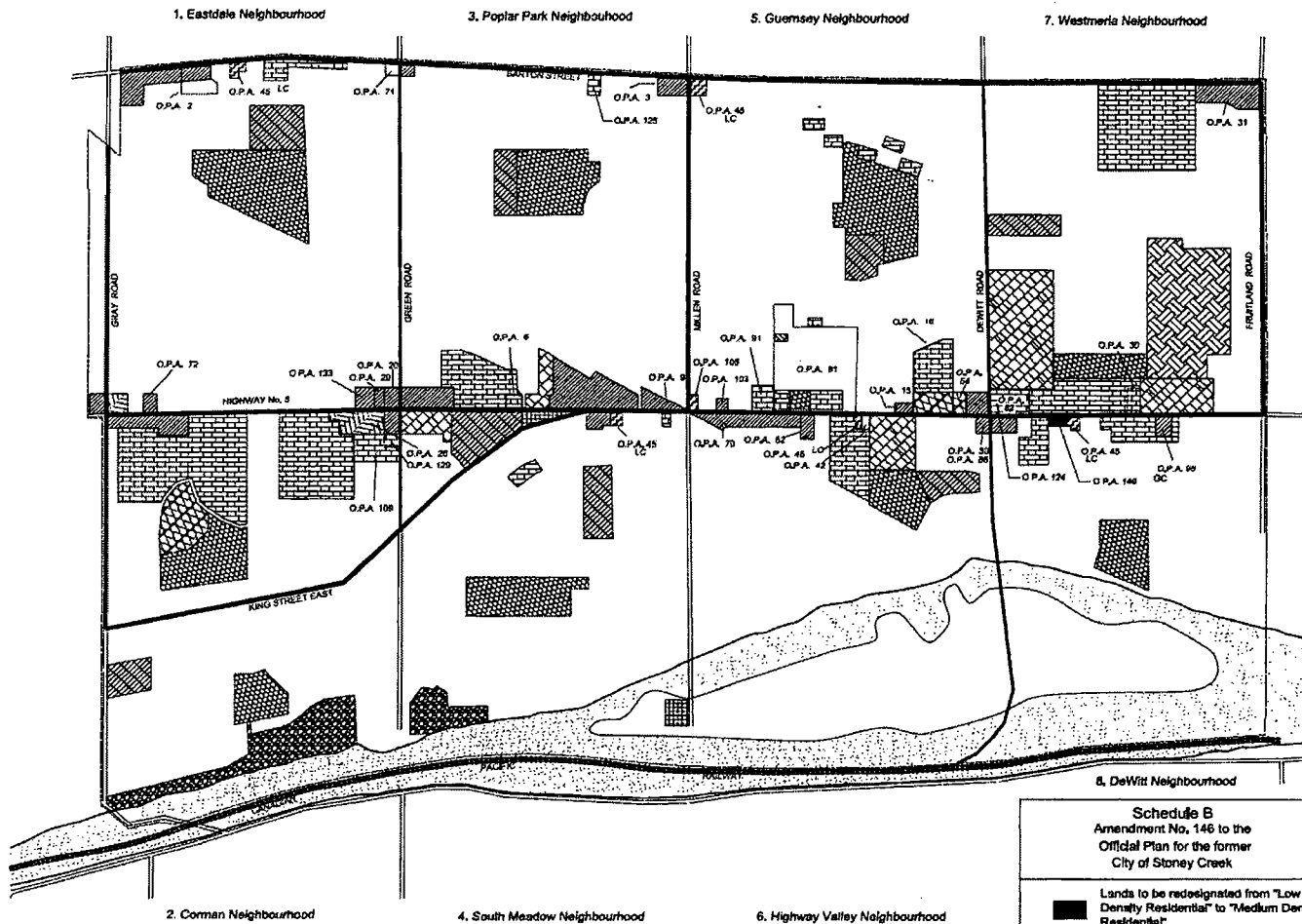
CITY OF STONEY CREEK OFFICIAL PLAN Schedule "A" General Land Use Plan

Legend

Land Use Designations

 Residential	 Medium Density Residential
 Downtown	 Special Policy Area 'A'
 Shopping Centres	 Special Policy Area 'B'
 General Commercial	 Municipal Boundary
 Highway Commercial	 Business Improvement Area (B.I.A.)
 Service Commercial	 Provincial Highway
 Industrial - Business Park	 Regional Road
 Institutional	 Municipal Road
 Winona Urban Community	 Railway
 Open Space	 Water Course
 Escarpment Natural Area	 Urban Policy Area
 Agricultural	 O.P.A. Official Plan Amendment
 Rural Industrial	 Sub-Regional Centre
 Rural Lakeshore	

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 |
| | Community Park | | Institutional |
| | Neighbourhood Park | | Escarpment Natural Area |
| | Parkette | | |
| | Natural Open Space | | |

----- District Boundary

————— Arterial Road

————— Collector Road

O.P.A. Official Plan Amendment

Schedule B
Amendment No. 146 to the
Official Plan for the former
City of Stoney Creek

Lands to be redesignated from "Low Density Residential" to "Medium Density Residential"

Date: March 25, 2009	Revised by: JN	Reference File No. OPA 06-011(S)
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