

Authority: Item 29, Economic Development and
Planning Committee
Report 09-017 (PED09201)
CM: August 13, 2009

Bill No. 198

CITY OF HAMILTON

BY-LAW NO. 09-198

To Adopt:

Official Plan Amendment No. 151 to the former City of Stoney Creek

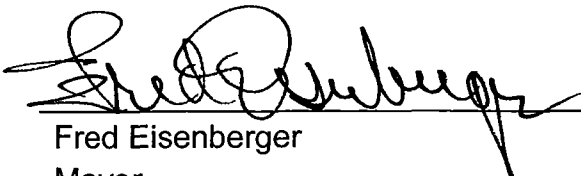
Respecting:


390 Highland Road West

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

1. Amendment No. 151 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 16th day of September, 2009


Fred Eisenberger
Mayor


Kevin C. Christenson
City Clerk

Amendment No. 151

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 A3, Secondary Plan - West Mountain Planning District, Heritage Green), of the Official Plan of the former City of Stoney Creek, attached hereto, constitute Official Plan Amendment No. 151.

Purpose:

The purpose of this Amendment is to re-designate the subject lands on Schedule A, General Land Use Plan as follows:

1. "Open Space" to "Institutional"
2. "Institutional" to "Residential"
3. "Residential" to "Open Space"
4. "Institutional" to "Open Space"

and to redesignate the subject lands on Schedule A.3 Secondary Plan – West Mountain Planning District, Heritage Green as follows:

1. "Community Park" to "Institutional"
2. "Institutional" to "Low Density Residential"
3. "Institutional" to "Medium Density Residential"
4. "Institutional" to "General Open Space"
5. "Elementary School" to "Medium Density Residential"
6. "Elementary School" to "General Open Space"
7. "Elementary School" to "Low Density Residential"

The effect of the amendment will be to permit a residential development of medium and low density residential uses which includes single detached and town homes, in addition to an institutional use of a retirement facility on the site.

Location:

The lands affected by this Amendment are known municipally as 390 Highland Road West in Stoney Creek with an area of 5.69 hectares.

Basis:

The intent of the Amendment is to permit the development of single detached and town home residential units and a retirement home. The basis for the redesignation is as follows:

- The proposed development is consistent with the Provincial Policy Statement;
- The proposed development offers an opportunity for infill development with an increased density consistent with the intent of the Places to Grow Plan;
- The proposed development conforms with the Region of Hamilton-Wentworth Official Plan and the intent of the City of Stoney Creek Official Plan,
- Portions of the site are currently designated for institutional uses which can be developed to allow residential uses, and;
- The proposed development is compatible with the exiting and planned development in the immediate area, and is in keeping with the character for the surrounding neighbourhood.

Actual Changes:

1. Schedule "A", General Land Use Plan, be revised by re-designating the subject lands from:
 - (i) "Open Space" to "Institutional",
 - (ii) "Institutional" to "Residential",
 - (iii) "Residential" to "Open Space" and,
 - (iv) "Institutional" to "Open Space" and identifying the subject lands as OPA No. 151 as shown on the attached Schedule "A" to this Amendment.

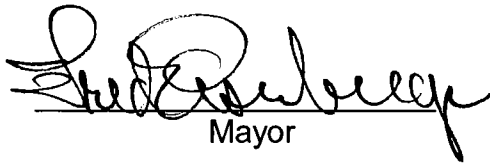
2. Schedule "A3", Secondary Plan West Mountain Planning District Heritage Green Section, to be revised by redesignating the subject lands from:
 - (i) "Community Park" to "Institutional",
 - (ii) "Institutional" to "Low Density Residential",
 - (iii) "Institutional" to "Medium Density Residential",
 - (iv) "Institutional" to "General Open Space",
 - (v) "Elementary School" to "Medium Density Residential",
 - (vi) "Elementary School" to "General Open Space" and,
 - (vii) "Elementary School" to "Low Density Residential", and identifying the subject lands as OPA No. 151 as shown on the attached Schedule "B" to this Amendment.

Implementation:

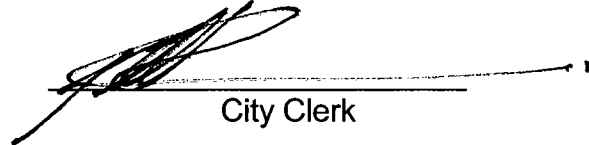
A Zoning By-law amendment and Draft Plan of Subdivision Agreement will give effect to this Amendment.

This is Schedule "1" to By-law No. 09-198, passed on the 16th day of September, 2009.

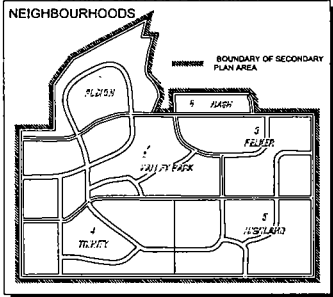
**The
City of Hamilton**



Mayor



City Clerk

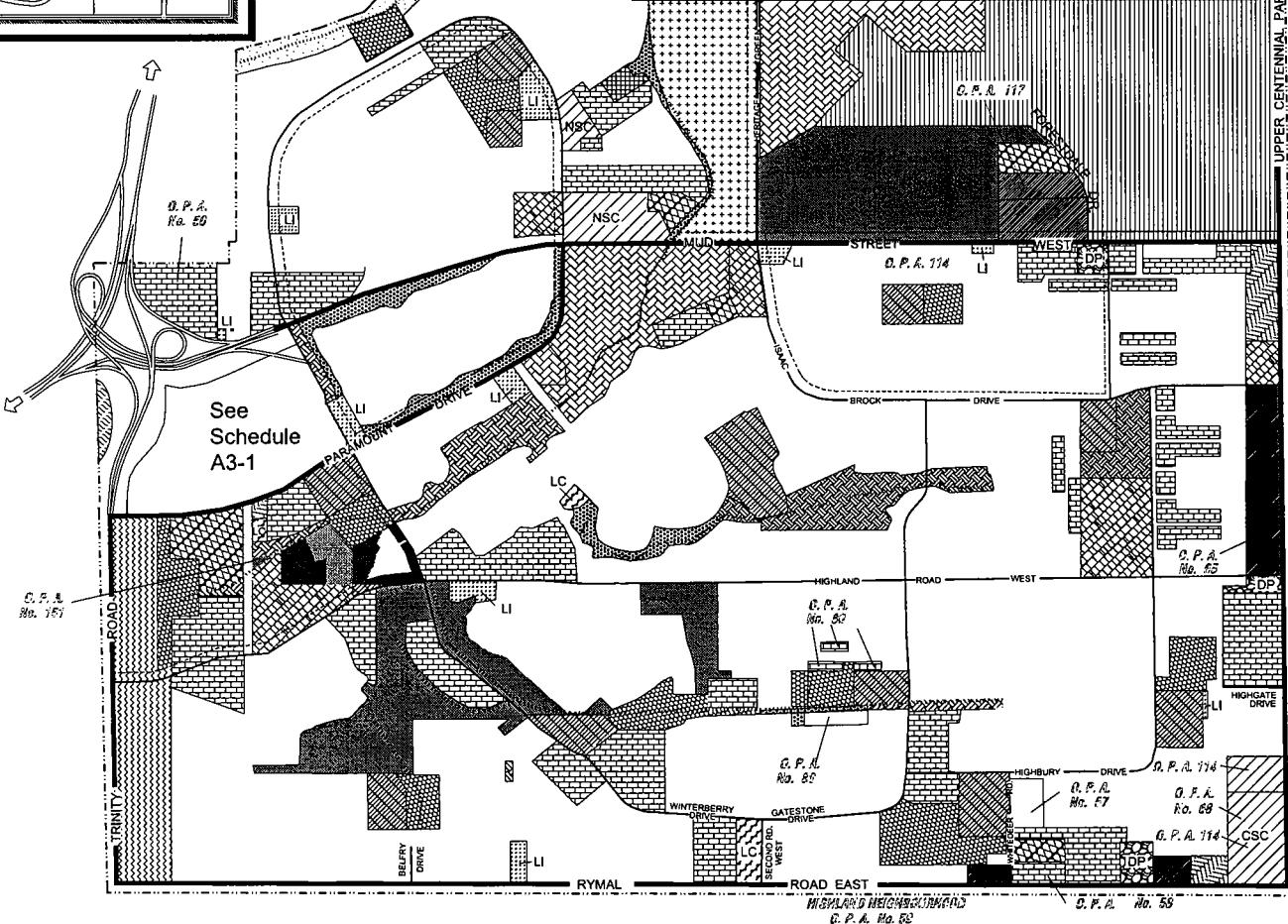


Schedule B
Amendment No. 151
to the Official Plan
for the
former City of Stoney Creek

Legend

Lands to be redesignated from "Elementary School" to "General Open Space"	Lands to be redesignated from "Community Park" to "Institutional"
Lands to be redesignated from "Elementary School" to "Medium Density Residential"	Lands to be redesignated from "Institutional" to "Low Density Residential"
Lands to be redesignated from "Elementary School" to "Low Density Residential"	Lands to be redesignated from "Institutional" to "Medium Density Residential"
	Lands to be redesignated from "Institutional" to "General Open Space"

Date: Aug. 2009	Revised By: RM/MS	Reference File No. OPA 151(S)
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CITY OF STONEY CREEK OFFICIAL PLAN

Schedule "A3" Secondary Plan West Mountain Planning District (Heritage Green)

Legend

500 0 500m

Land Use Designations





Community Shopping Centre	Low Density Residential
Neighbourhood Shopping Centre	Medium Density Residential
General Commercial	Medium - High Density Residential
Local Commercial	Local Institutional
Highway Commercial	Institutional
Service Commercial	Escarpment Natural Area
Elementary School	Parkette
DP - Detention Pond	Community Park
Neighbourhood Park	General Open Space
Special Policy Area 'A'	City Wide Park
Special Policy Area 'B'	District Boundary
Special Policy Area 'D'	Arterial Road
Open Space - Community Park	Collector Road
DP - Detention Pond *	Off Street Bikeway and/or Walkway
* Parkland designations deferred in OPA 126	On Street Bikeway



APPROVED AS O. P. A. No. 23 AND AMENDMENTS THERE TO
May 2007

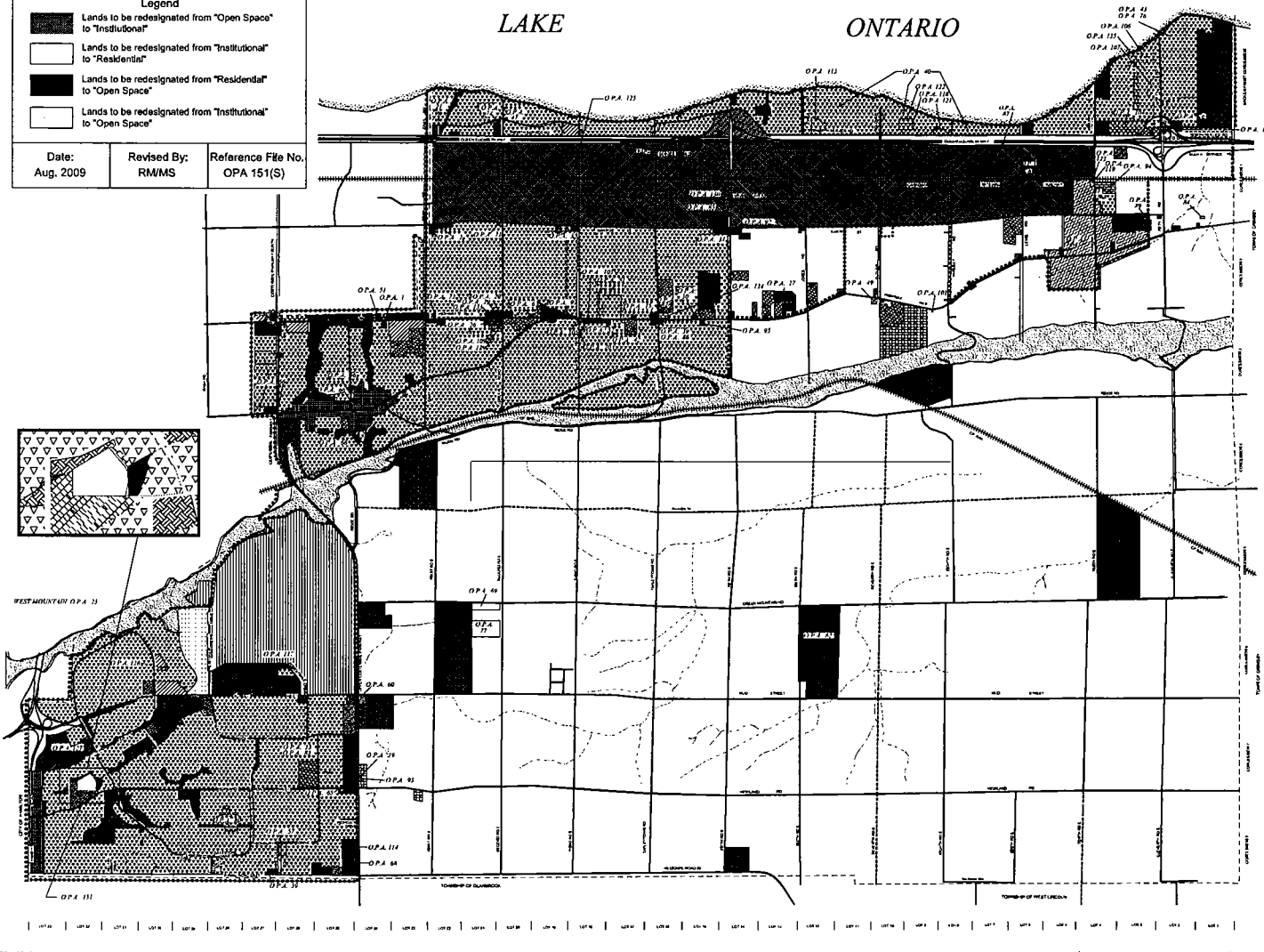
Schedule A
Amendment No. 151
to the Official Plan
for the
former City of Stoney Creek

Legend

-  Lands to be redesignated from "Open Space" to "Institutional"
-  Lands to be redesignated from "Institutional" to "Residential"
-  Lands to be redesignated from "Residential" to "Open Space"
-  Lands to be redesignated from "Institutional" to "Open Space"

Date: Aug. 2009
Revised By: RM/MS
Reference File No. OPA 151(S)




























LAKE ONTARIO



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

Legend

Land Use Designations

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

