

Authority: Item 3, Planning Committee
Report 11- 002 (PED07236(d))
CM February 9, 2011

Bill No. 058

CITY OF HAMILTON

BY-LAW NO. 11-058

To Adopt:

Official Plan Amendment No. 163 to the former City of Stoney Creek Official Plan;


Respecting:

Lands Located at located in the West Mountain Area of the former City of Stoney Creek, south of Highland Road West., north of Rymal Road East. and west of Second Road West.

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

1. Amendment No 163 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 this 9th day of February, 2011



R. Bratina
Mayor



R. Caterini
City Clerk

Schedule “1”

Amendment No. 163

to the

Official Plan for the former City of Stoney Creek

The following text together with:

- Schedule “A”, (Schedule “A” - General Land Use Plan);
- Schedule “B”, (Schedule “A3” - Secondary Plan – West Mountain Planning District {Heritage Green}); and,
- Schedule “C”, (Schedule “B” Stoney Creek Open Spaces & Natural Environment System)

of the Official Plan of the former City of Stoney Creek, attached hereto, constitute Official Plan Amendment No. 163.

Purpose:

The purpose of this Amendment is to redesignate the subject lands from various residential, local commercial and institutional land use designations to a special policy area which allows General Open Space and to refer to the Special Policy Area on Schedule “A” Land Use Plan, Schedule “A3” Secondary Plan West Mountain Planning District (Heritage Green), and on Schedule “B” Stoney Creek Open Spaces & Natural Environment System.

The effect of the redesignations and Special Policy Area will allow open spaces uses on the subject lands and maintain the integrity and protect the Eramosa Karst lands and will set out specific policies that must be addressed prior to considering any future proposed land use change or infrastructure.

Location:

The lands affected by this Amendment are located in the West Mountain Area of the former City of Stoney Creek, south of Highland Road West , north of Rymal Road East. and west of Second Road West.

Basis:

- The proposal is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe

- The proposed special policy area is in conformity with the general intent and objectives of the Region of Hamilton-Wentworth Official Plan.
- The proposed land use will provide protection of a core natural heritage feature.
- The proposed land use is consistent with the adjacent land uses in the area.

Actual Changes:

1. Schedule "A", General Land Use Plan, be revised by redesignating the subject lands from "Residential" to "Open Space" and identifying the subject lands as "Special Policy Area 'J'" and as OPA No. 163, as shown on the attached Schedule "A" to this Amendment.
2. Schedule "A3" Secondary Plan – West Mountain Planning District (Heritage Green), be revised by removing the current designations and designating the subject lands as "Natural Open Space" with the notation "Special Policy Area 'J' ", and identifying the subject lands as OPA No. 163, as shown on the attached Schedule "B" to this Amendment.
3. Schedule "B" Stoney Creek Open Spaces & Natural Environment System. Be revised by adding the annotation "*See Schedule "A-3"*", as shown on the attached Schedule "C" to this amendment.

Text Changes:

1. Subsection A.12 Special Policy Areas is amended by adding Policy 12.10 as follows:

"12.10 Special Policy Area 'J'

12.10.1 Special Policy (SPA) Area 'J' as identified on Schedule 'A', General Land Use Plan and Schedule 'A-3' Secondary Plan West Mountain Planning District (Heritage Green), located south of Highland Road, north of Rymal Road and west of Second Road, shall be used for Open Space subject to the following policies:

- a) Utilities, municipal infrastructure and transportation facilities, corridors and easements, electrical facilities used for generation and distribution of electrical power, natural gas and oil pipelines, and telecommunications facilities shall not be permitted within SPA 'J' unless it can be demonstrated through technical monitoring studies that the proposed undertaking shall not have an adverse impact on the Eramosa Karst.
- b) The following monitoring studies shall be required in addition to any other municipal required study

- i) Streamflow Monitoring;
- ii) Spring Discharge Monitoring;
- iii) Precipitation Monitoring;
- iv) Surface Water Quality Monitoring;
- v) Groundwater Quality;
- vi) Risk of Contamination by surface Streams;
- vii) Downstream Flooding;
- viii) Channel Erosion; and,
- ix) Fluvial Geomorphology Study

Individuals who prepare these studies must have expertise in environmental hydrology and geomorphology, and civil engineering.

- c) In addition to Policy 12.10.1 b) above, a stormwater management report and Environmental Impact Statements shall be required to incorporate the results of the monitoring studies.
- d) Any proposed changes to land use within SPA 'J' shall require an amendment to this plan
- e) In addition to studies required as part of F 11.6 of this plan, technical studies in accordance with policy 12.10.1 b) and c), any proposed change in land use shall be required to demonstrate that there will be no negative impact to the Eramosa Karst prior to processing any amendments. These studies must be submitted as part of a complete application, and must be completed to the satisfaction of the City, and the Conservation Authority.

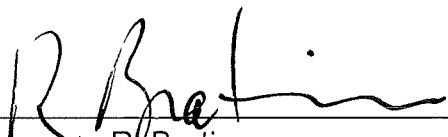
Implementation:

An implementing Zoning By-law Amendment, will give effect to this Amendment.

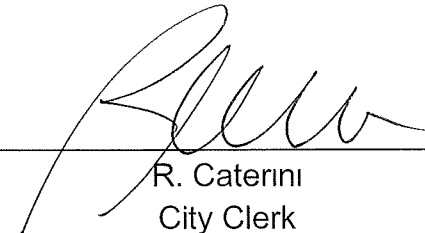
This is Schedule "1" to By-law No 11-058, passed on the 9th day of February, 2011.

The

City of Hamilton



R. Bratina
Mayor



R. Caterini
City Clerk

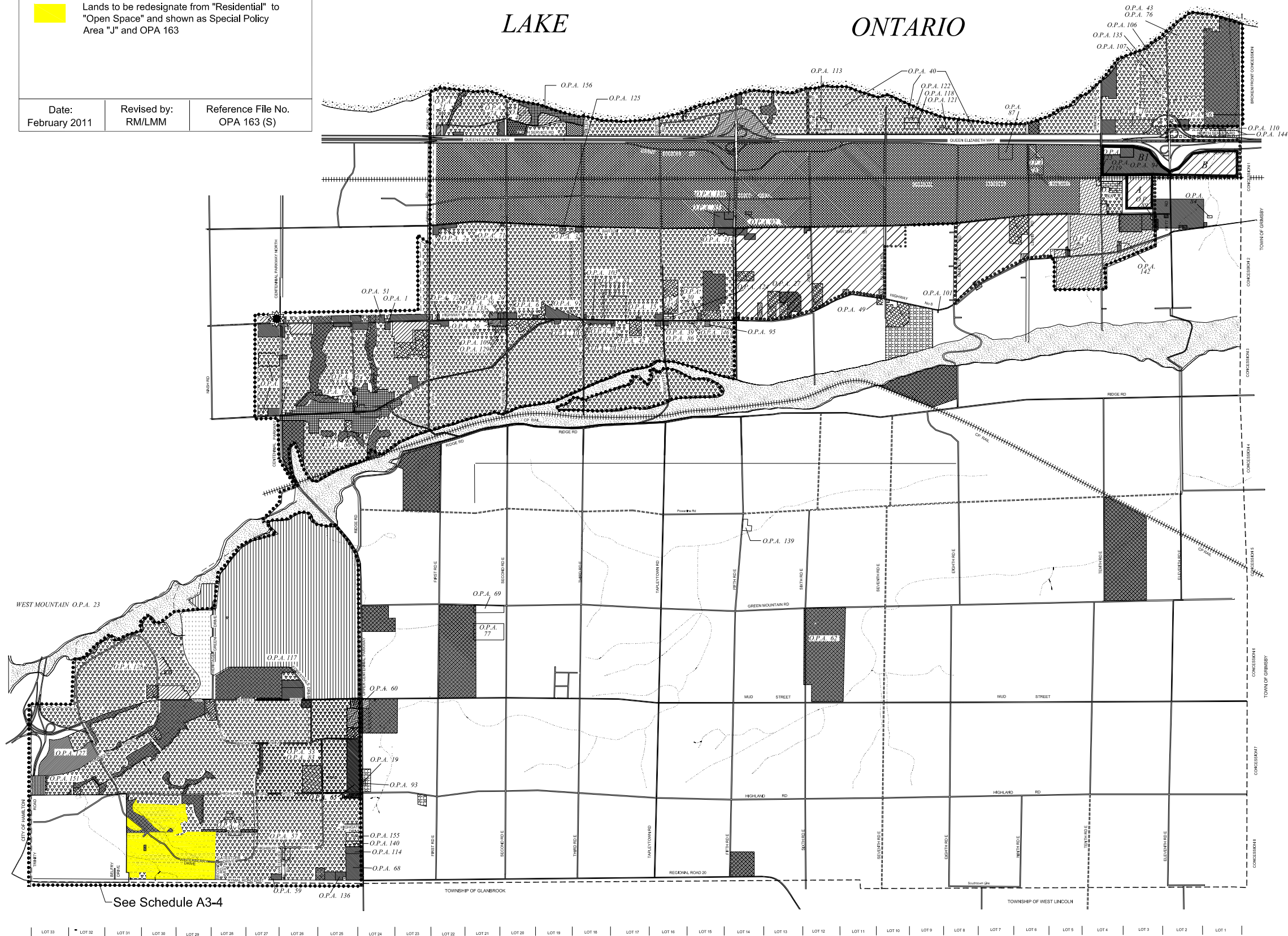
Schedule A
Amendment No. 163
To the Official Plan
for the
former City of Stoney Creek

Lands to be redesignate from "Residential" to
"Open Space" and shown as Special Policy
Area "J" and OPA 163

Date:
February 2011

Revised by:
RM/LMM

Reference File No.
OPA 163 (S)



CITY OF STONEY CREEK OFFICIAL PLAN

Schedule "A" General Land Use Plan

Legend

Land Use Designations

Residential

Downtown

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'

Special Policy Area 'F'

Special Policy Area 'G'

Special Policy Area 'H'

Special Policy Area 'I'

Area subject to Policy A.12.6c

Area subject to Policy A.12.6.2

Municipal Boundary

Business Improvement Area (B.I.A.)

Provincial Highway

Regional Road

Municipal Road

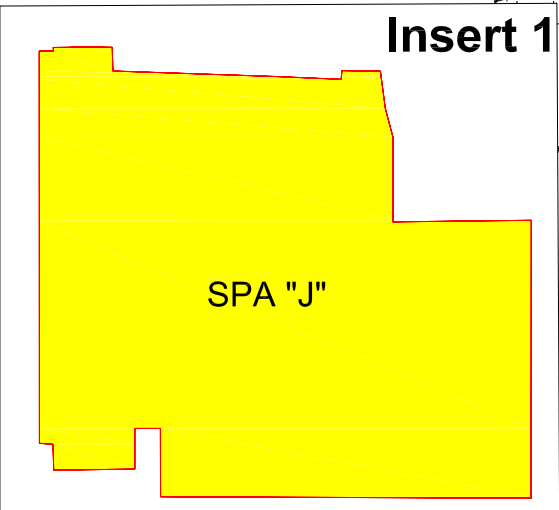
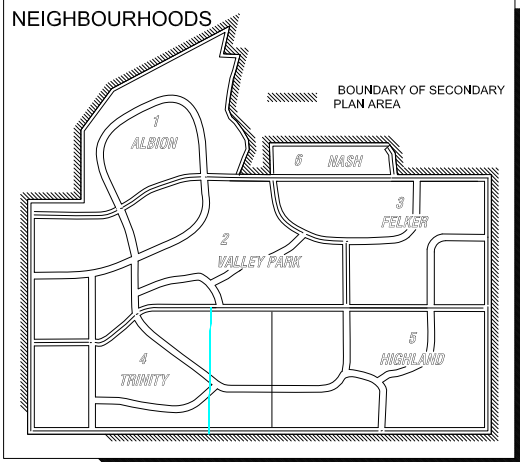
Railway

Water Course

Urban Policy Area

OPA - Official Plan Amendment

Sub-Regional Centre



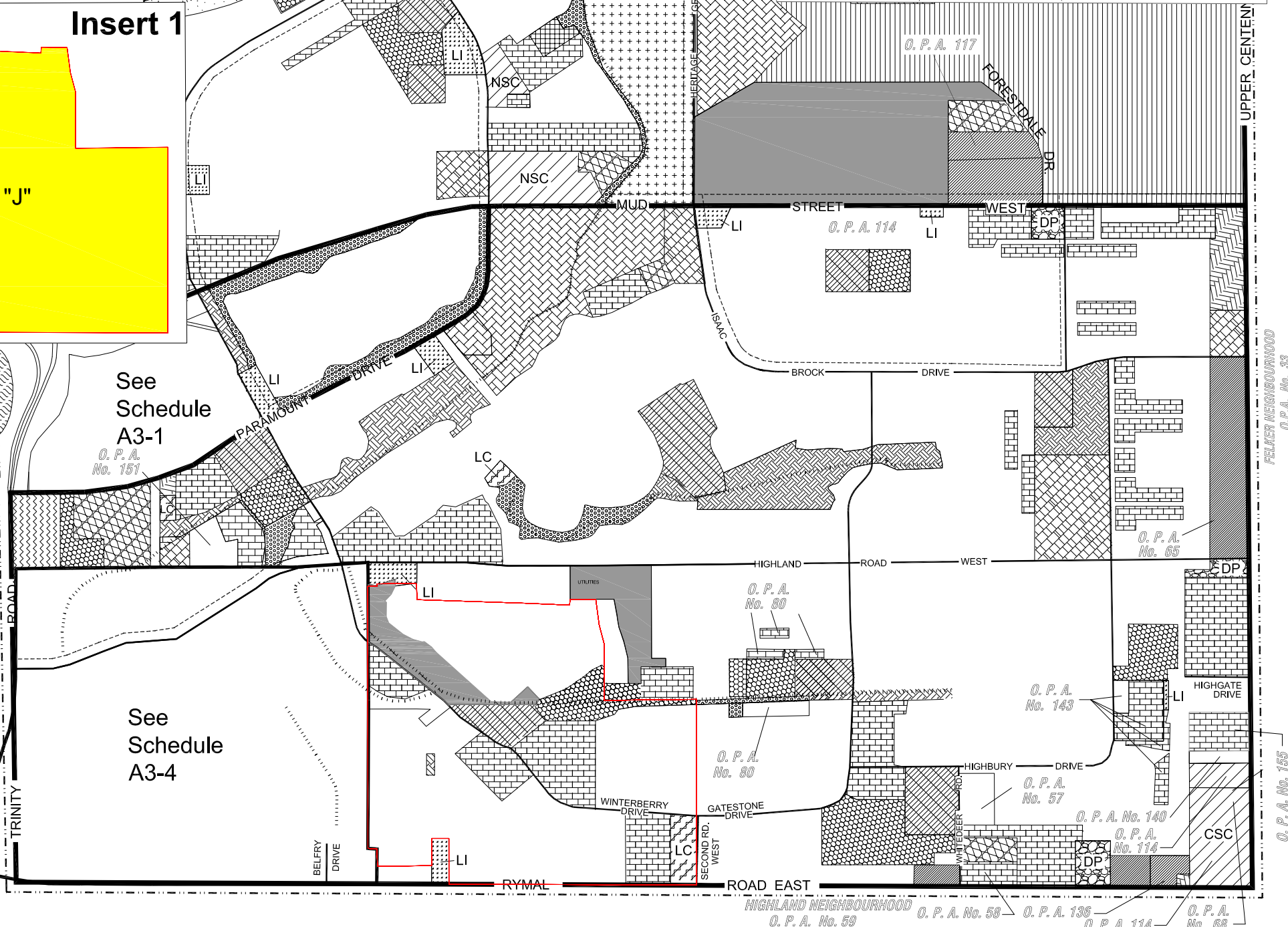
See
Schedule
A3-1
O.P.A.
No. 151

See
Schedule
A3-4

Schedule B
Amendment No. 163
To the Official Plan
for the
former City of Stoney Creek

- Lands to be designated Natural Open Space and shown as Special Policy Area "J" as shown in Insert 1
- Natural Open Space to be added to the legend
- Amend neighbourhood key map as shown

Date: February 2011	Revised by: RM/LMM	Reference File No. OPA 163 (S)
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CITY OF STONEY CREEK OFFICIAL PLAN

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

Legend



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
August 2010


CITY OF STONEY CREEK
OFFICIAL PLAN
Schedule 'B'
Stoney Creek Open Spaces & Natural Environment System


LEGEND


-  Lakeshore Protection Area



 Escarpment Natural Area


 Escarpment Protection Area


 Escarpment Rural Area


 Waste Disposal Assessment Area


 Existing and Licenced Pits and Quarries


 Winona Minor Urban Centre
-  CLASS 1 - Environmentally Significant Areas *


 120 m Wetland Buffer Zone


 CLASS 2 - Core Area *


 Pond Core Area


 CLASS 3 - Rehabilitation Area


 Watercourses - Rehabilitation Areas (min 60m wide)

 CLASS 4 - Open Space and Parks

 Pond


 Municipal Boundary

 Points of Ecological Interest

 50 metre buffer around Class 1 & 2 Areas
- SCALE

500 0 500 1000 1500 metres

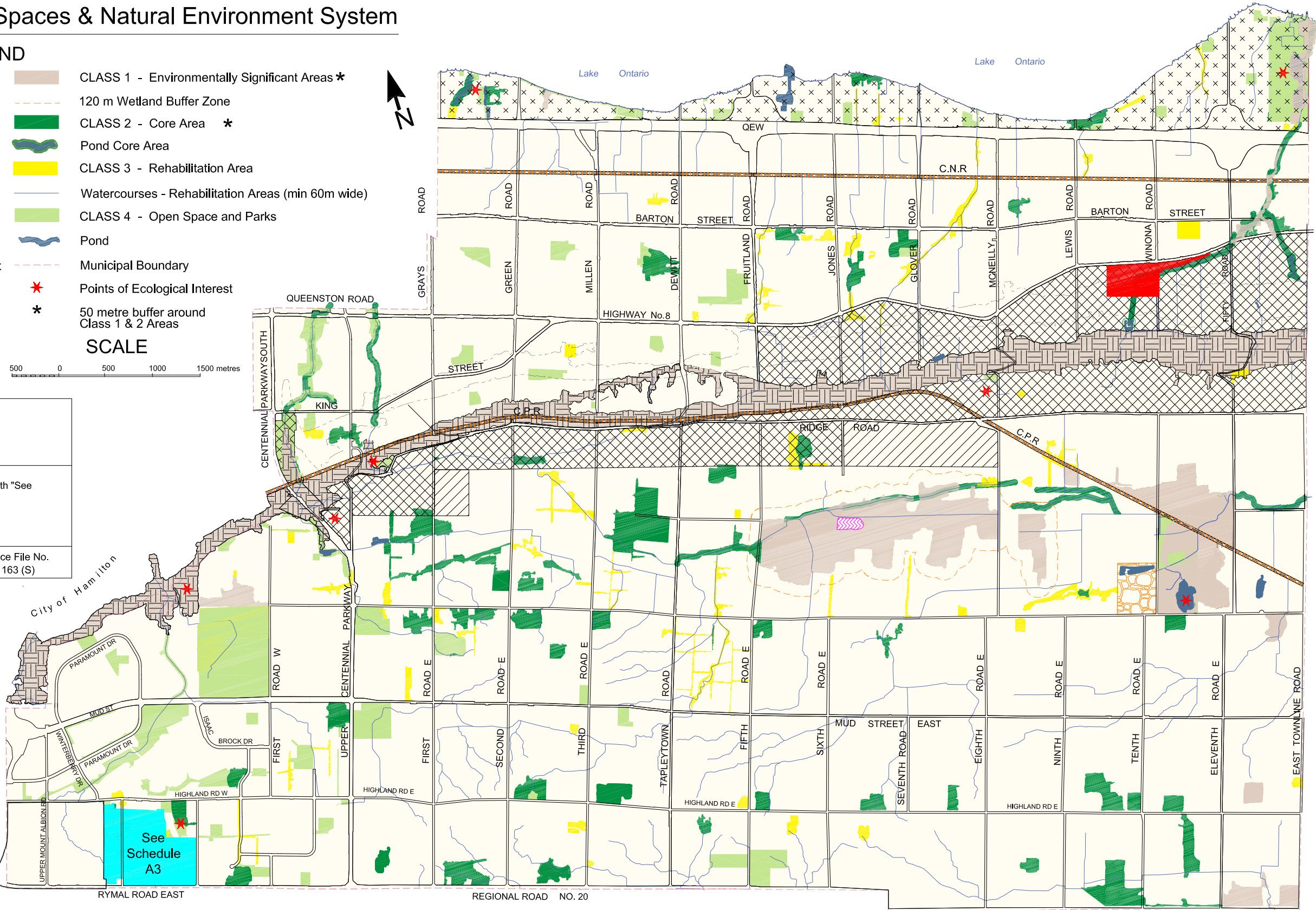
Schedule C
Amendment No. 163
To the Official Plan
for the
former City of Stoney Creek

 Delete Designations and Annotate with "See Schedule A3"

Date: February 2011	Revised by: RM/LMM	Reference File No. OPA 163 (S)
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See
Schedule
A3-5

See
Schedule
A3



Niagara Region - Town of Grimsby

Township of Glanbrook

Township of West Lincoln