

Authority: Item 16, Planning & Economic Development
Committee Report: PD 05-002(PD05017)
CM: January 26, 2005

Bill No. 006

CITY OF HAMILTON

BY-LAW NO. 05 - 006

To Adopt:

Official Plan Amendment No.113 to the former City of Stoney Creek Official Plan;

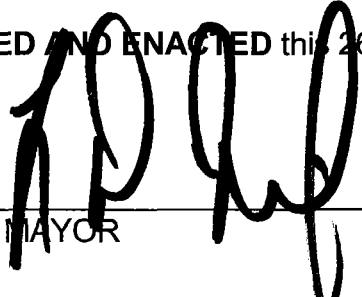
Respecting:

Part of Lands known municipally as 821 North Service Road

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

1. Amendment No. 113 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.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED AND ENACTED this 26th day of January, 2005



MAYOR



CLERK

Amendment No. 113**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" - Secondary Plan Urban Lakeshore Area, attached hereto, constitute Official Plan Amendment No. 113 of the Official Plan of the former City of Stoney Creek.

Purpose:

The purpose of this Amendment is to:

- redesignate a portion of the subject lands from "Low Density Residential" to "Medium Density Residential" to permit street townhouses;
- redesignate a portion of the subject lands from " Low Density Residential" to "Medium-High Density Residential" to allow block townhouses.
- redesignate a portion of the subject lands from " Low Density Residential" to "General Commercial" to allow the development of a commercial site;
- redesignate a portion of the subject lands from " Local Commercial" to "General Commercial" to allow commercial establishments that provide service to both surrounding residents and automobile-bound non-residents.
- modify the road pattern to reflect the current road orientation in the Draft Plan of Subdivision;
- effect various housekeeping changes within the subject lands to align designations with the modified road pattern and the storm water management pond and channels.

Location:

The lands affected by this Amendment are Part of Lots 11 and 12, Broken Front Concession, located on Part of 821 North Service Road with an area of 16.06 hectares (39.69 acres) within the Trillium Neighbourhood. This property is bounded by Glover Road to the west, Trillium Avenue to the east, Bridgeport Drive to the south and Lakeshore Drive to the north. The subject lands are known as "Bridgeport Subdivision".

Basis:

The intent of the Amendment is to permit the development of residential plan of subdivision that will allow the establishment 161 lots of single detached dwellings, 6 blocks of street townhouses, 2 blocks for block townhouses, 1 large commercial block, 1 block for a storm water management pond and 5 blocks for storm water management channels. The basis for permitting this Amendment is as follows:

- The proposed residential redesignations will allow for a variety of housing types and lots sizes in the subject lands. This is consistent with and compatible with existing Official Plan Policies for the Urban Lakeshore Area Planning District;
- The proposed development can be properly accommodated within existing capacity of urban services;
- The proposed development pattern is consistent with and compatible with the existing and planned development in the Trillium Neighbourhood;
- The modification of the local road pattern, lot designations and storm water management ponds in the subject lands will not result in any negative impact on the neighbourhood design or the planned and existing flow of traffic.
- The housekeeping amendments will update the Urban Lakeshore Area Secondary Plan to reflect current land use designations and road pattern in the subject lands.
- The proposed development pattern addresses environmental and natural features of the area; and,
- The proposed development pattern promotes public transit and provides opportunities for local shopping.

Actual Changes:

1. Schedule "A", General Land Use Plan, be revised by identifying the subject lands as OPA No. 113, as shown on the Schedule "A" to this Amendment.
2. Schedule "A4" Secondary Plan Urban Lakeshore Area be revised by redesignating the subject lands from "Low Density Residential" to "Medium Density Residential", from "Low Density Residential" to "Medium-High Density Residential", from "Low Density Residential" to "General Commercial", from "Local Commercial" to "General Commercial" and identifying the subject lands as OPA No. 113 as shown on the attached Schedule "B" to this Amendment.

Implementation:

An implementing Zoning By-Law Amendment and Plan of Subdivision will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 05-006., passed on the 26th day of January, 2005

The


City of Hamilton



Mayor

Clerk

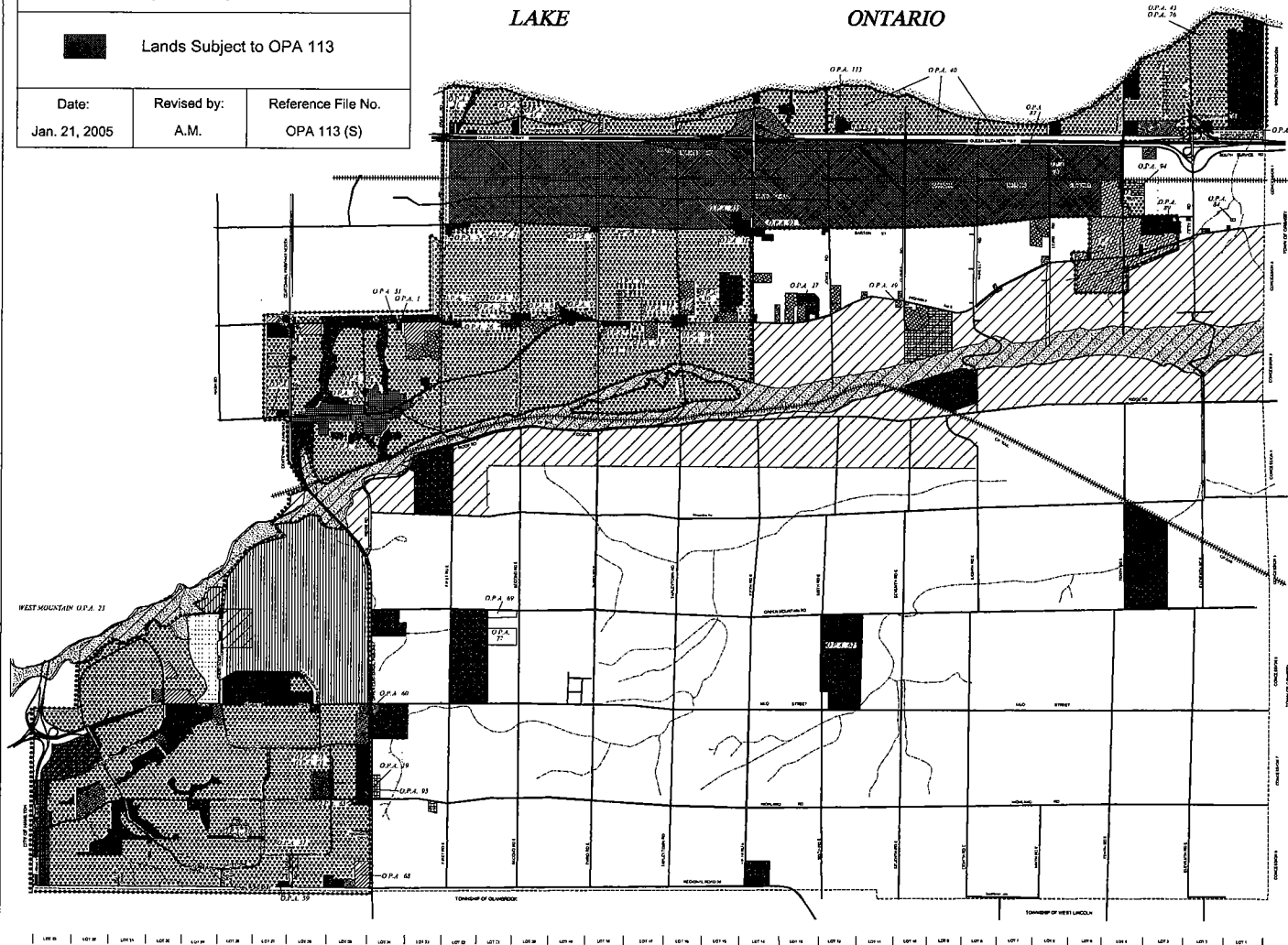
Schedule A
Amendment No. 113 to the
Official Plan for the former
City of Stoney Creek

 Lands Subject to OPA 113

Date: Jan. 21, 2005
Revised by: A.M.
Reference File No.: OPA 113 (S)

LAKE

ONTARIO































CITY OF STONEY CREEK OFFICIAL PLAN

Schedule "A" General Land Use Plan

Legend

Land Use Designations

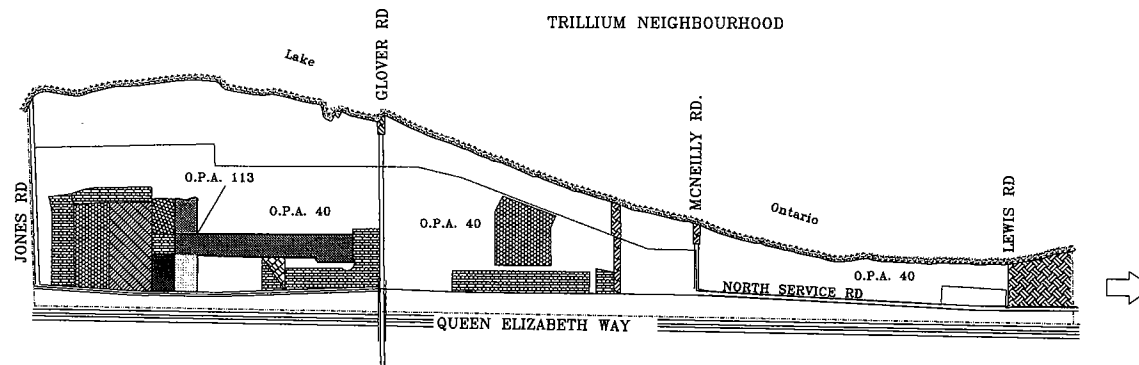
- | | |
|--|---|
|  Residential |  Medium Density Residential |
|  Central Area |  Special Policy Area 'A' |
|  Shopping Centres |  Special Policy Area 'B' |
|  General Commercial |  Special Policy Area 'C' (West Mountain Core Area) |
|  Highway Commercial |  Municipal Boundary |
|  Service Commercial |  Business Improvement Area (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 "A4"

Secondary Plan

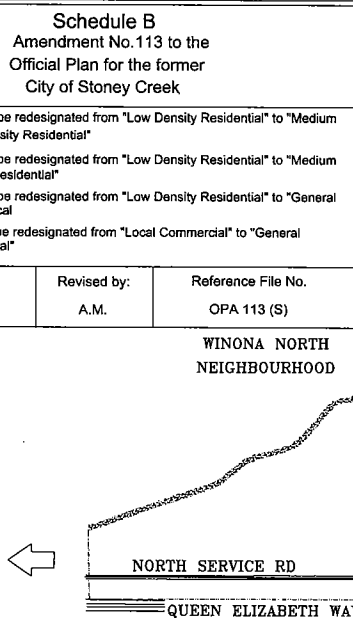
Urban Lakeshore Area







Legend

Land Use Designations

	Low Density Residential		Open Space-Special Park
	Medium Density Residential		Neighbourhood Park
	Medium-High Density Residential		Local Commercial
	Institutional		General Commercial
	Elementary School		Highway Commercial
	Off Street Highway / Walkway		Special Policy Area "E"
	On Street Highway		
	Municipal Boundary		
	District Boundary		
	Collector Road		



Schedule B Amendment No.113 to the Official Plan for the former City of Stoney Creek		
	Lands to be redesignated from "Low Density Residential" to "Medium-High Density Residential"	
	Lands to be redesignated from "Low Density Residential" to "Medium Density Residential"	
	Lands to be redesignated from "Low Density Residential" to "General Commercial"	
	Lands to be redesignated from "Local Commercial" to "General Commercial"	
Date:	Revised by:	Reference File No.
Jan. 21, 2005	A.M.	OPA 113 (S)

WINONA NORTH
NEIGHBOURHOOD



Scale: 1:5000

Updated November 25, 2004