

**Authority:** Item 2, Planning Committee  
Report 13-001 (PED13013)  
CM: January 23, 2013

**Bill No. 040**

**CITY OF HAMILTON**

**BY-LAW NO. 13-040**

**To Adopt:**

**Official Plan Amendment No. 173 to the Stoney Creek Official Plan**

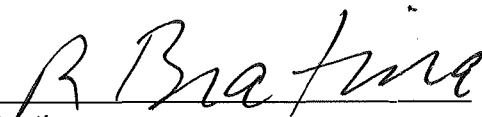
**Respecting:**


**Part of 43 and 47 Mud St W (now 93 and 99 Penny Lane) and 69 to 83 Penny Lane**

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

1. Amendment No. 173 to the Stoney Creek Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 13th day of February, 2013.

  
\_\_\_\_\_  
R. Bratina  
Mayor

  
\_\_\_\_\_  
R. Caterini  
City Clerk

**Amendment**  
**to the**  
**Official Plan of the City of Stoney Creek**

The following text, together with Schedule "A" - Schedule "A3" - Secondary Plan West Mountain Planning District (Heritage Green), attached hereto, constitutes Official Plan Amendment No. 173.

**Purpose:**

The purpose of this Amendment is to redesignate the subject lands from "Low Density Residential" to "Medium Density Residential" in the West Mountain Planning District (Heritage Green) Secondary Plan, in order to permit the development of the lands for street townhouses.

**Location:**

The lands affected by this Amendment are located on the northerly portion of 43 and 47 Mud Street West (now 93 and 99 Penny Lane), and on 69 to 83 Penny Lane, in the City of Stoney Creek.

**Basis:**

The Amendment can be supported for the following reasons:

- It is consistent with the Provincial Policy Statement, and conforms to Places to Grow and the Hamilton-Wentworth Official Plan;
- It provides for efficient, compact development.
- The proposal is compatible with the development pattern approved for the surrounding lands.

**Actual Changes:**

**Schedule Changes:**

1. Schedule "A3" - Secondary Plan West Mountain Planning District (Heritage Green) - be revised by changing from the "Low Density Residential" to the

"Medium Density Residential" designation, as shown on the attached Schedule "A" to this Amendment.

**Implementation:**

An implementing Zoning By-law Amendment will give effect to the intended uses on the subject lands.

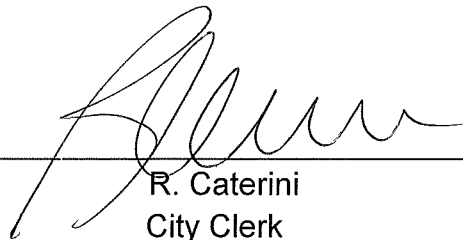
This is Schedule "1" to By-law No. 13-040, passed on the 13th day of February, 2013.

**The City of Hamilton**



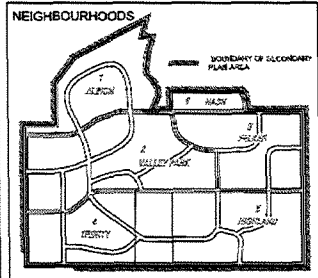
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R. Bratina  
Mayor



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R. Caterini  
City Clerk



Schedule A  
Amendment No. 173  
To the Official Plan for the former City of Stoney Creek

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

Date: January 2013	Revised by: MP/NS	Reference File No. OPA173(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                     |
|  | Special Policy Area 'T' - Natural Open Space |  | Collector Road                    |
|  | Open Space - Community Park                  |  | Old Street Bikeway and/or Walkway |
|  | DP - Detention Pond                          |  | On Street Bikeway                 |
- \* Parkland designations deferred in OPA 126

