

Authority: Item 14, Planning &
Economic Development
Committee Report: 04-012
(PD04156)
CM: June 30,2004

Bill No. 172

CITY OF HAMILTON

BY-LAW NO. 04-172

To Adopt:

Official Plan Amendment No.108 to the Former City of Stoney Creek Official Plan;

Respecting:

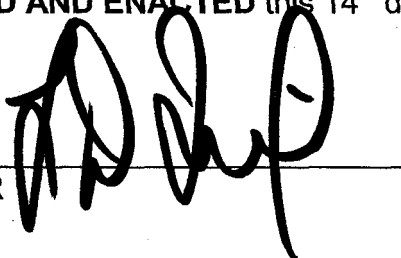
Lands known municipally as 478 Glover Road.

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

1. Amendment No. 108 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 14th day of July 2004

MAYOR



CLERK



Amendment No. 108

to the

Official Plan for the former City of Stoney Creek

The following text together with Schedule “A”, Secondary Plan, Urban Lakeshore Area (Trillium Neighbourhood), attached hereto, constitute Official Plan Amendment No. 108.

Purpose:

The purpose of this Amendment is to redesignate the subject lands from “Low Density Residential” to “Medium Density Residential” to permit the development of a residential plan of subdivision.

Location:

The lands affected by this Amendment have an area of 3.1 hectares, bounded by Glover Road to the west, North Service Road to the south and Glover Access Road to the East and to be known as “Clovervale” development within the Trillium Neighbourhood.

Basis:

The intent of the Amendment is to permit the development of residential plan of subdivision that will allow the establishment of eight (8) street townhouses, 24 block townhouses, 31 single detached dwelling units and an open space block for storm water management. The basis for this Amendment is as follows:

- The proposed development pattern 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; and
- The proposed development pattern is consistent with and compatible with existing and planned development in the Trillium Neighbourhood.
- The proposed townhouse block will provide continuity to of the adjacent medium density residential blocks in the two subdivisions flanking the subject lands to the east and west while the existing low density residential will be buffered from the proposed townhouse blocks by a proposed stormwater management pond.

Actual Changes:

- 1) Schedule “A4” be revised by redesignating the subject land from “Low Density


Residential” to “Medium Density Residential” and by identifying the subject lands as OPA No. 108 as shown on the Schedule “ A attached to this Amendment.

Implementation:

An implementing Zoning By-Law Amendment and subdivision agreement will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No.04-172, passed on the 14th day of July, 2004

**The
City of Hamilton**



A. City Clerk



Mayor

CITY OF STONEY CREEK OFFICIAL PLAN




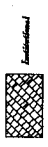








Schedule "A4"





Secondary Plan

Urban Lakeshore Area

Legend

Land Use Designations

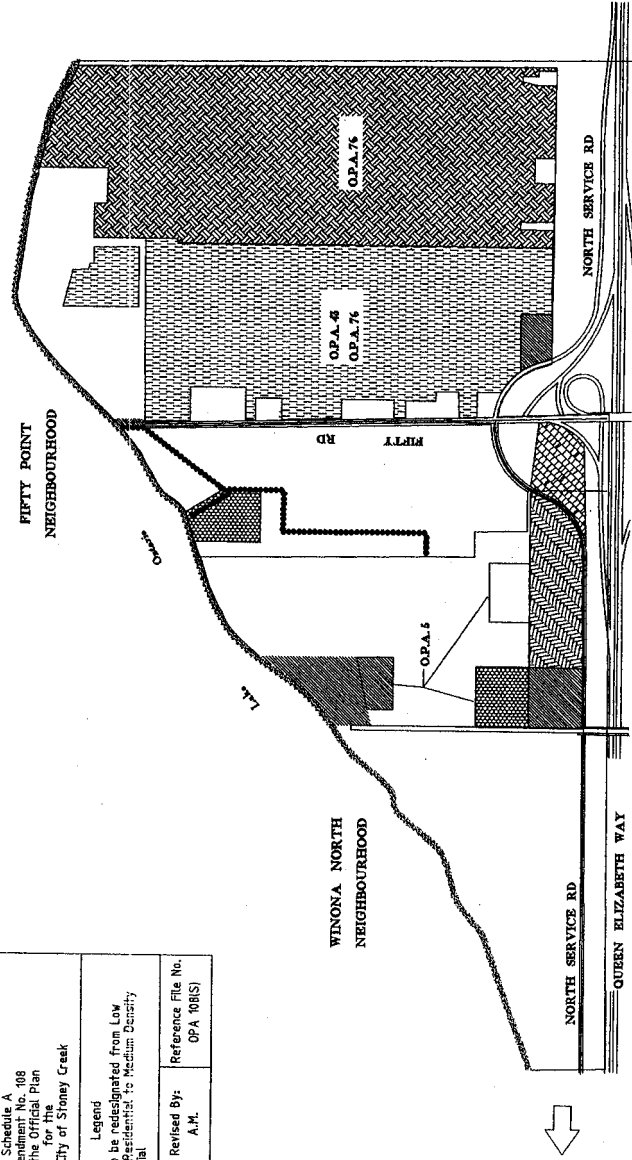
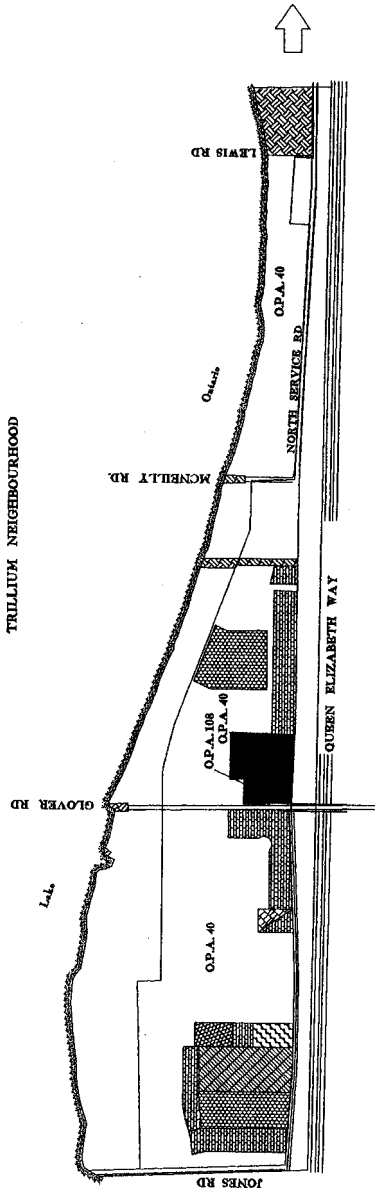
-  Low Density Residential
-  Medium Density Residential
-  Medium-High Density Residential
-  Institutional
-  Elementary School
-  Off Street Bicycle Way
-  Open Space/Park
-  Neighborhood Park
-  Local Commercial
-  General Commercial
-  Highway Commercial
-  Special Policy Area "B"

-  City Street Boundary
-  Municipal Boundary
-  District Boundary
-  Culture Road



CITY OF STONEY CREEK
PLANNING DEPARTMENT

G. J. F. 10000



Schedule A 108
Amended to be added
to the Official Plan
for the
former City of Stoney Creek

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

Date:
June 22, 2004

Revised By:
A.M.

Reference File No.
OPA 108(S)