

Authority: Item 16, Planning & Economic
Development Committee
Report 04-013 (PD04160)
CM: July 14, 2004

Bill No. 190

CITY OF HAMILTON

BY-LAW NO. 04-190

To Adopt:

Official Plan Amendment No. 109 to the Former City of Stoney Creek Official Plan;

Respecting:

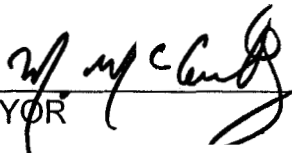
Lands known municipally as 145,147 and 149 Green Road.

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


1. Amendment No. 109 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 12TH day of August, 2004

MAYOR



CLERK



Amendment No. 109

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", Western Development Area Secondary Plan, of the Official Plan of the former City of Stoney Creek, attached hereto, constitute Official Plan Amendment No. 109.

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 thirty (30) townhouse dwellings.

Location:

The lands affected by this Amendment are Part of Lot 21 Concession 3, an area of 0.8 hectares, within the Corman Neighbourhood, on the Western Development Area Secondary Plan, former City of Stoney Creek.

Basis:

The intent of the Amendment is to permit the development of thirty (30) individual rental townhouse units. The basis for permitting this Amendment is as follows:

- The redesignation of the subject lands to "Medium Density Residential" on the Western Development Area Secondary Plan will allow for a townhouse development on a collector road that is compatible with surrounding residential land uses;
- The proposal is an appropriate infill redevelopment that efficiently uses land and resources and provides a transition between the commercial uses to the north and existing and future lower density housing to the south; and
- The proposed 37.5 units per net residential hectare conform with the proposed "Medium Density Residential" Secondary Plan designation that permits a density of 30 to **49** units per net residential hectare.

Actual Changes:

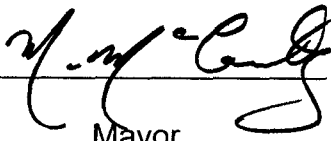
1. Schedule "A , General Land Use Plan, be revised by identifying the subject lands as OPA No. 109 as shown on the attached Schedule " A to this Amendment.
2. Schedule "A1" Western Development Area Secondary Plan be revised by redesignating the subject lands from "Low Density Residential" to "Medium Density Residential" and by identifying the subject lands as OPA No. 109 as shown on the attached Schedule "B" to this Amendment.

Implementation:


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

This is Schedule "1" to By-law No.04-190, passed on the 12th day of August, 2004

The
City of Hamilton



Mayor



City Clerk