

**Bill No. 212**

**CITY OF HAMILTON**

BY-LAW NO. 05-212

To Adopt:

Official Plan Amendment No. 118 to the former City of Stoney Creek Official Plan;

Respecting:

A portion of lands located within "Trillium Estates (Seabreeze Estates) Phase 2",  
Whitefish Crescent (Stoney Creek).

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

1. Amendment No. 118 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 13<sup>th</sup> day of July, 2005

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CLERK

**Amendment No. 118****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", Urban Lakeshore Area Secondary Plan, of the Official Plan of the former City of Stoney Creek, attached hereto, constitute Official Plan Amendment No. 118.

**Purpose:**

The purpose of this Amendment is to:

- redesignate the subject lands from "Neighbourhood Park" to "Low Density Residential" on a Schedule "A4"– Urban Lakeshore Area Secondary Plan (Trillium Neighbourhood) - to allow the development of single family dwellings; and
- effect various housekeeping changes to the lands within the Seabreeze Estates Phase 2 to align designations and the road pattern with those in the approved revised Plan of Subdivision.

**Location:**

The lands affected by this Amendment are Part of Lot 9 and 10, Broken Front Concession, bounded by Glover Road, Seabreeze Crescent, McNeilly Road and the Queen Elizabeth Highway. The subject lands are within the Trillium Neighbourhood, Urban Lakeshore Area Secondary Plan, former City of Stoney Creek.

**Basis:**

The intent of the Amendment is to allow the development of lots for single family dwellings on a portion of land designated for a neighbourhood park within Seabreeze Estates Approved revised Plan of Subdivision Phase 2.

- The proposal conforms with the "Urban Area" designation in the Hamilton-Wentworth Official Plan;
- The proposed reduction of the neighbourhood park to 1 ha in size is sufficient for passive recreational uses;

- The housekeeping amendments will update the Urban Lakeshore Area Secondary Plan to reflect current land use designations and road pattern in the subject lands.

**Actual Changes:**

1. Schedule "A", General Land Use Plan, be revised by identifying the subject lands as OPA No. 118 as shown on the attached Schedule "A" to this Amendment.
2. Schedule "A4" Urban Lakeshore Area Secondary Plan be revised by redesignating the subject lands from Neighbourhood Park to "Low Density Residential" and identifying the subject lands as **OPA** No. 118 as shown on the attached Schedule "B" to this Amendment.

**Implementation:**

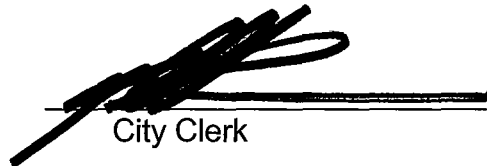
An implementing Zoning By-Law Amendment will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 05-212, passed on the 13<sup>th</sup> day of July, 2005


The

City of Hamilton

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
City Clerk

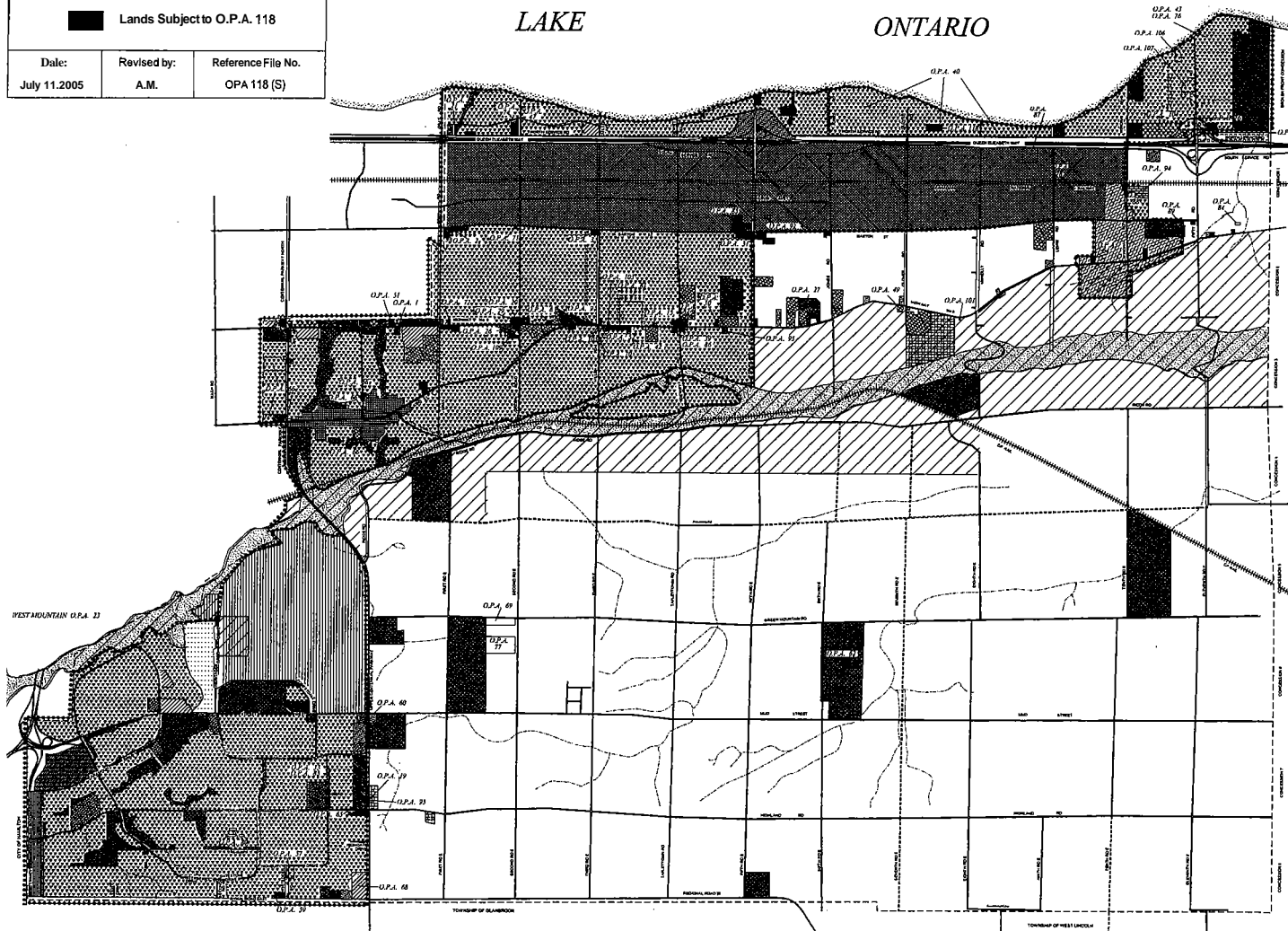
**Schedule A**  
 Amendment No. 118 to the  
 Official Plan for the former  
 City of Stoney Creek

 Lands Subject to O.P.A. 118

Date: July 11, 2005	Revised by: A.M.	Reference File No. OPA 118 (S)
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LAKE












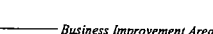

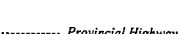

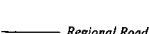

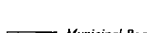

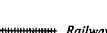



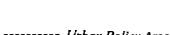

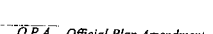


ONTARIO



# 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'<br>(West Mountain Core Area) |
|  Highway Commercial         |  Municipal Boundary                                   |
|  Service Commercial         |  Business Improvement Area<br>(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                                |



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**Schedule B**  
**Amendment No. 118 to the**  
**Official Plan for the former**  
**City of Stoney Creek**

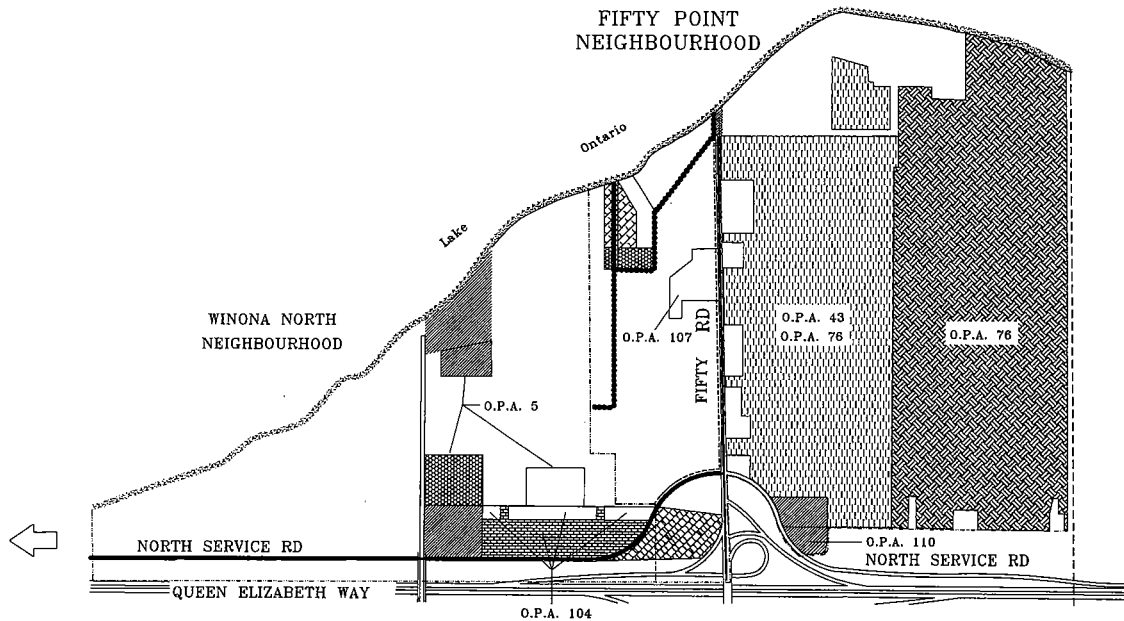
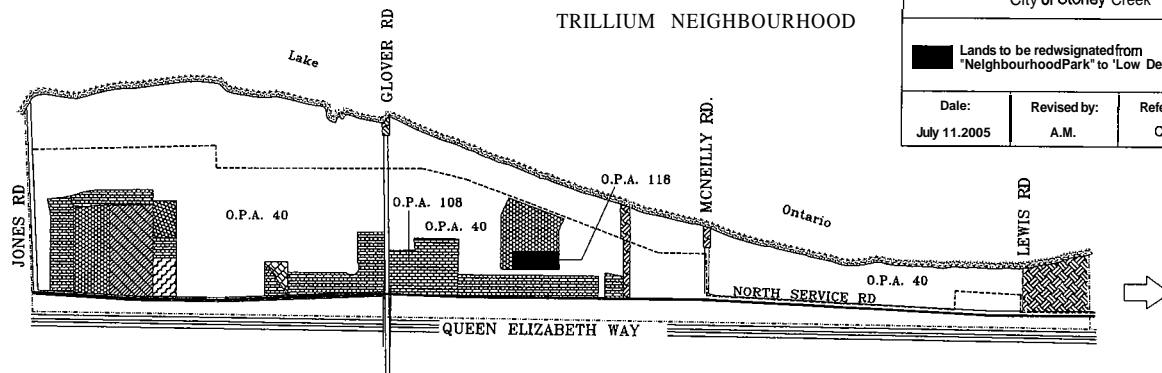
Lands to be redesignated from 'Neighbourhood Park' to 'Low Density Residential'		
Date:	Revised by:	Reference File No.
July 11, 2005	A.M.	OPA 118 (S)

**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 Bikeway / Walkway    |  | Special Policy Area "S"                     |
|  | On Street Bikeway               |  | Open Space - Stormwater Management Facility |
|  | Municipal Boundary              |  |   |
|  | District Boundary               |  |   |
|  | Collector Road                  |  |   |



Scale: 1:5000 July 2005