CITY OF HAMILTON

BY-LAW NO. 06-034

To Adopt:

Official Plan Amendment No. 122 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. 122 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 15th day of February, 2006

MAYOR

CLERK
Draft Amendment No. 122

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. 122.

Purpose:

The purpose of this Amendment is to re-designate 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.

Location:

The lands affected by this Amendment are Lot 15 and Part of Lots 14 and 16, Registered Plan 635 and Part of Lot 9 Broken Front Concession, set back from the north side of Whitefish Crescent. 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; and
- The proposed residential use is compatible with the surrounding land use.

Actual Changes:

1. Schedule “A”, General Land Use Plan, be revised by identifying the subject lands as OPA No. 122 as shown on the attached Schedule “A” to this Amendment.
2. Schedule "A4" Urban Lakeshore Area Secondary Plan be revised by re-designating the subject lands from Neighbourhood Park to "Low Density Residential" and identifying the subject lands as OPA No. 122 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. 06-034, passed on the 15th day of February, 2006

The

City of Hamilton

Mayor

Clerk
CITY OF STONEY CREEK
OFFICIAL PLAN
Schedule "A"
General Land Use Plan

Legend

Land Use Designations

- Residential
- Central Area
- Shopping Centre
- General Commercial
- Highway Commercial
- Service Commercial
- Industrial - Business Park
- Institutional
- Winona Urban Community
- Open Space
- Employment Industrial Area
- Agricultural
- Rail Industrial
- Rural Lakeshore
- Sub-Regional Centre
- Water Course
- Urban Policy Area
- Municipal Road
- Regional Road
- Provincial Highway
- Business Improvement Area (B.I.A.)
- Municipal Boundary
- Railway
- Sub-Regional Centre

November 2005
Amendment No. 122 to the Official Plan for the former City of Stoney Creek

Title:
 Schedule "A4"
 Secondary Plan
 Urban Lakeshore Area

Legend

- Low Density Residential
- Medium Density Residential
- Medium-High Density Residential
- Local Commercial
- Institutional
- Elementary School
- Highway Commercial
- Open Space - Special Park
- Special Policy zone "B"
- Off Street Parking / Wayway
- On Street Parking
- Municipal Boundary
- Section Boundary
- Collector Road