

Authority: Item 8, Planning & Economic
Development Committee
Report: 06-006 (PED06115)
CM: April 26, 2006

Bill No. 107

CITY OF HAMILTON

BY-LAW NO. 06-107

To Adopt:

Official Plan Amendment No. 124 to the former City of Stoney Creek Official Plan

Respecting:

Lands known municipally as 170 Dewitt Road

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

1. Amendment No. 124 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 26th day April, 2006.



MAYOR



CLERK

Amendment No. 124
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", Secondary Plan Western Development Area, of the Official Plan of the former City of Stoney Creek, attached hereto, constitute Official Plan Amendment No. 124.

Purpose:

The purpose of this Amendment is to redesignate the subject lands from "General Commercial" to "Residential on Schedule "A", General Land Use Plan, and "General Commercial" to "Medium Density Residential" on Schedule "A1", Secondary Plan Western Development Area to permit the development of a block of 56 townhouses.

Location:

The lands affected by this Amendment are municipally known as 170 Dewitt Road located at the north-east corner of Dewitt Road and Highway No. 8, within the Western Development Area of the former City of Stoney Creek, with an area of 3.05 acres.

Basis:

The intent of the Amendment is to permit the development of a block of 56 townhouses. The basis for permitting this Amendment is as follows:

- The proposal conforms with the "Urban Area" designation in the Hamilton-Wentworth Official Plan.
- The proposed residential use is compatible with the surrounding land use.
- The subject property is located on the periphery of the residential neighbourhood and along an arterial road, thus meeting the locational criteria for Medium Density residential uses as described in the Residential policies of the Stoney Creek Official Plan.
- The proposal provides appropriate off-street parking and landscaping areas.

Actual Changes:

1. Schedule "A", General Land Use Plan, be revised by redesignating the subject lands from "General Commercial" to "Residential" and by identifying the subject lands as OPA No. 124 as shown on the attached Schedule "A" to this Amendment.
2. Schedule "A1" Secondary Plan Western Development Area be revised by redesignating the subject lands from "General Commercial" to "Medium Density Residential" and by identifying the subject lands as OPA No. 124 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. 06-107, passed on the 26th day of April, 2006

The

City of Hamilton



Mayor



Clerk

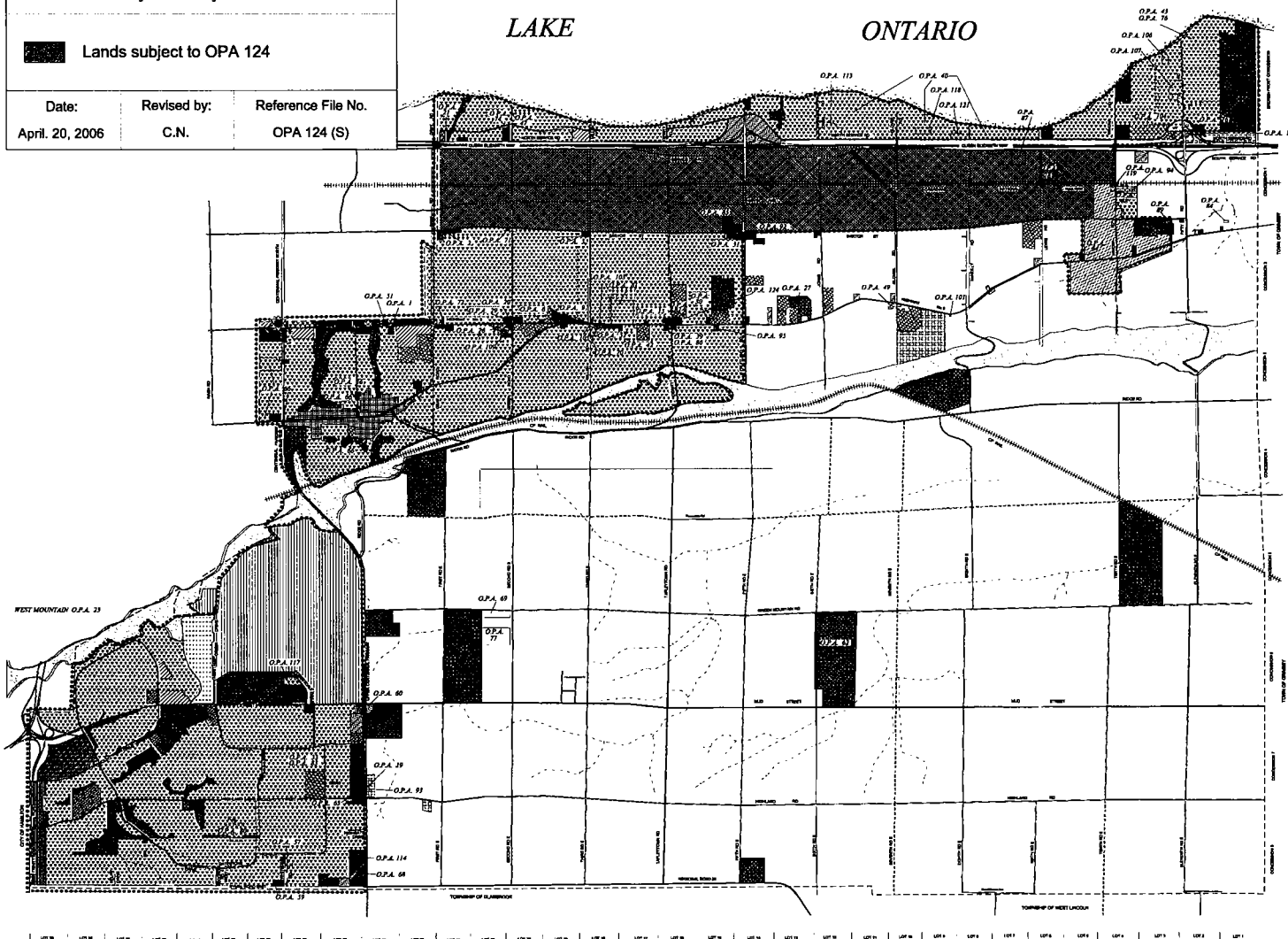
Schedule A
Amendment No. 124 to the
Official Plan for the former
City of Stoney Creek

 Lands subject to OPA 124

Date: April 20, 2006
Revised by: C.N.
Reference File No.: OPA 124 (S)

LAKE





























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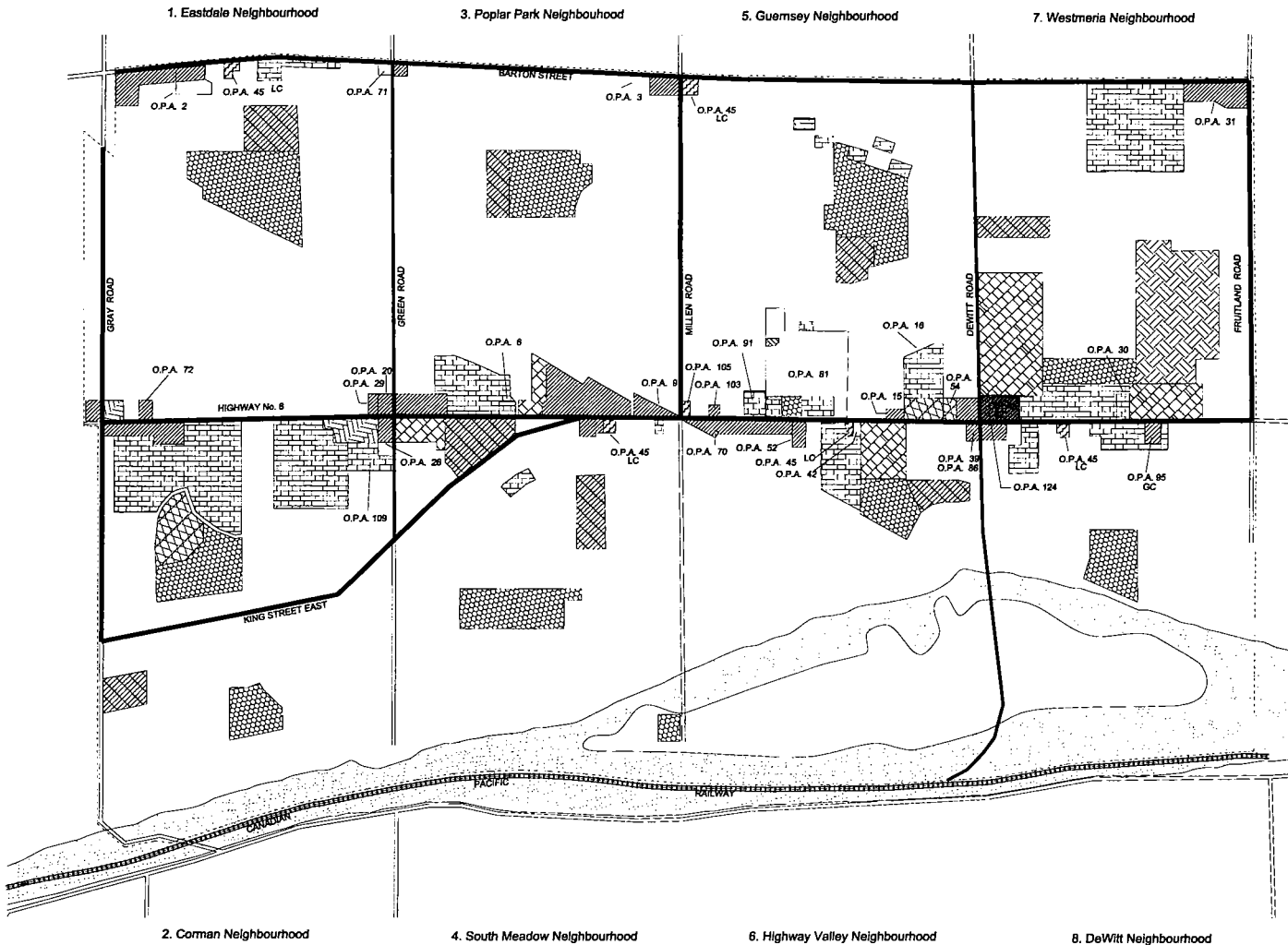
CITY OF STONEY CREEK OFFICIAL PLAN Schedule "A" General Land Use Plan

Legend

Land Use Designations













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|  Residential |  Medium Density Residential |
|  Central Area |  Special Policy Area 'A' |
|  Shopping Centres |  Special Policy Area 'B' |
|  General Commercial |  Special Policy Area 'C'
(West Mountain Core Area) |
|  Highway Commercial |  Municipal Boundary |
|  Service Commercial |  Business Improvement Area
(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 |




CITY OF STONEY CREEK OFFICIAL PLAN Schedule "A1" Secondary Plan Western Development Area




Legend

Land Use Designations

-  Community Shopping Centre
-  General Commercial
-  Local Commercial
-  Highway Commercial
-  Open Space - Community Park
-  Neighbourhood Park
-  Low Density Residential
-  Medium Density Residential
-  Medium - High Density Residential
-  Elementary School
-  Institutional
-  Escarpment Natural Area

-  District Boundary
-  Arterial Road
-  Collector Road
- O.P.A. Official Plan Amendment

Schedule B Amendment No. 124 to the Official Plan for the former City of Stoney Creek		
 Lands to be redesignated from "General Commercial" to "Medium Density Residential"		
Date: April, 20, 2006	Revised by: C.N.	Reference File No. OPA 124 (S)