

**Authority:** Item 16, Planning and Economic  
Development Committee  
Report; 06-010 (PED06167)  
CM: June 28, 2006

**Bill No. 189**

**CITY OF HAMILTON**

BY-LAW NO. 06-189

To Adopt:

Official Plan Amendment No. 128 to the former City of Stoney Creek Official Plan;


Respecting:

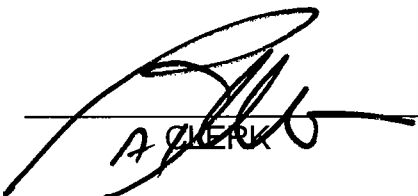
**Lands known municipally as 1050 Paramount Drive**

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

1. Amendment No. 128 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 28<sup>th</sup> day of June, 2006

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CLERK

**Amendment No. 128****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 West Mountain Planning District, Heritage Green Section of the Official Plan of the former City of Stoney Creek, attached hereto, constitute Official Plan Amendment No. 128.

**Purpose:**

The purpose of this Amendment is to redesignate the subject lands from "Shopping Centres" to "Residential" on Schedule A, General Land Use Plan; and from "Neighbourhood Shopping Centre" to "Medium Density Residential" on Schedule "A3", Secondary Plan West Mountain Planning District, Heritage Green Section; to permit the development of eight freehold townhouse units on a portion of the lands at 1050 Paramount Drive.

**Location:**

The lands affected by this Amendment are approximately 1,686.4m sq., located on lands municipally known as 1050 Paramount Drive, former City of Stoney Creek.

**Basis:**

The intent of the Amendment is to permit the development of townhouse units on the subject lands. The basis for permitting this Amendment is as follows:

- It is consistent with the principles and policies of the Provincial Policy Statement, in that the proposal implements Policies 1.1.3 and 1.4 pertaining to providing a mix of densities and land uses which efficiently use land and resources, provides for intensification and redevelopment that takes into account existing building stock.
- It conforms with and implements the "Urban Area" designation of the former Region of Hamilton-Wentworth Official Plan.
- It conforms with and implements the "Residential" intensification policies of Subsection A.1.2.9 of the former City of Stoney Creek Official Plan, which also supports the provision of a full range of housing types and prices.

- The proposed townhouses are an example of an infill residential development supporting the principles of intensification, and provides for a use compatible with the residential character of the surrounding land uses.

**Actual Changes:**

1. Schedule "A", General Land Use Plan, be revised by redesignating the subject lands from "Shopping Centres" to "Residential" and identifying the subject lands as OPA No. 128 as shown on the attached Schedule "A" to this Amendment.
2. Schedule "A3" Secondary Plan West Mountain Planning District, Heritage Green Section be revised by redesignating the subject lands from "Neighbourhood Shopping Centre" to "Medium Density Residential" and identifying the subject lands as OPA No. 128 as shown on the attached Schedule "B" to this Amendment.

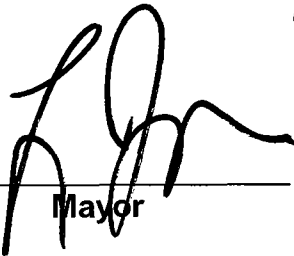
**Implementation:**

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. 06-189, passed on the 28<sup>th</sup> day of June, 2006.

The

City of Hamilton




\_\_\_\_\_  
Mayor



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

Schedule A  
Amendment No.128 to the  
Official Plan for the former  
City of Stoney Creek

 Lands to be redesignated from  
"Shopping Centres" to "Residential"  
and identified as OPA 128

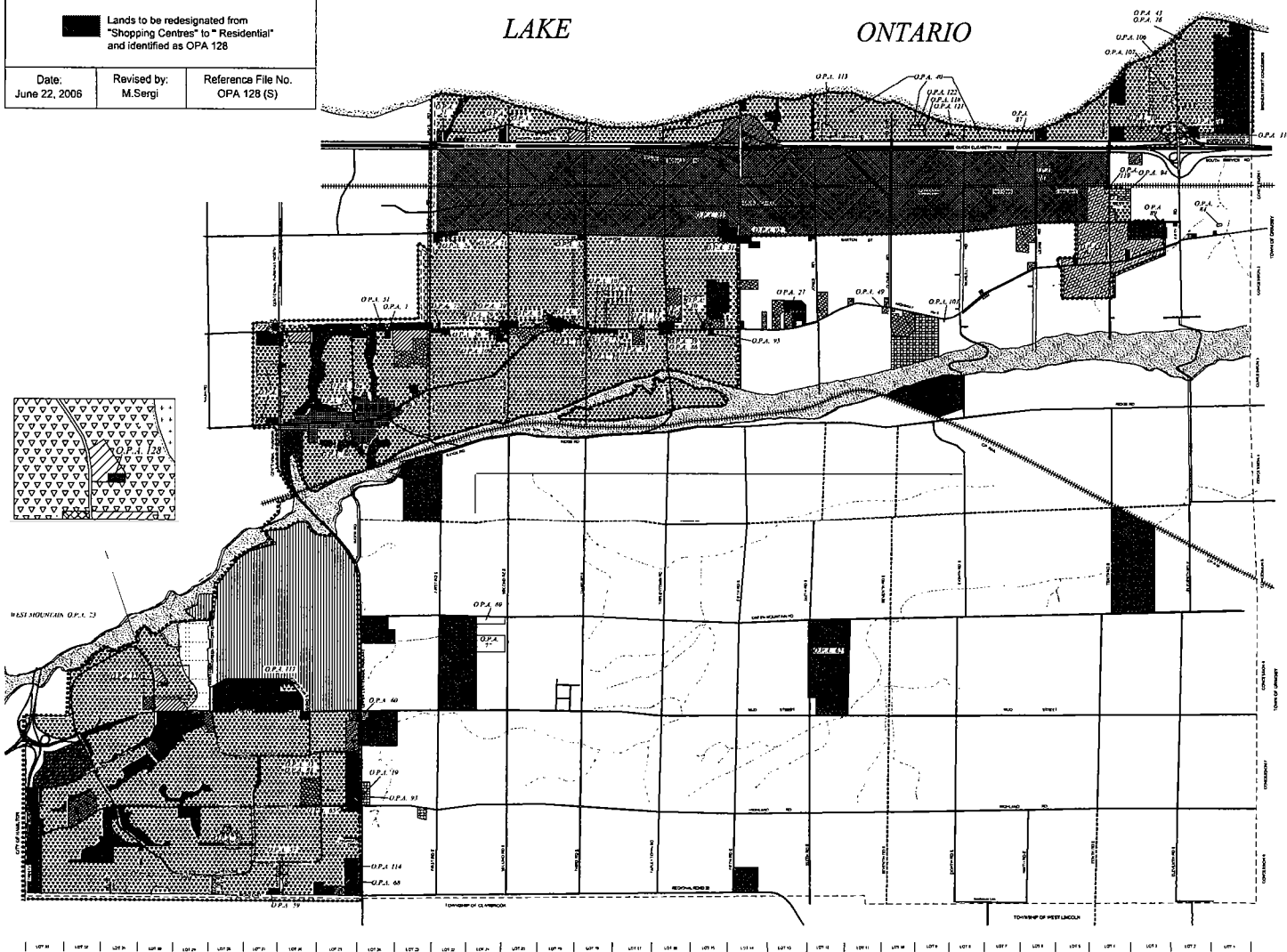
Date:  
June 22, 2006

Revised by:  
M.Sergj

Reference File No.  
OPA 128 (S)

LAKE

ONTARIO































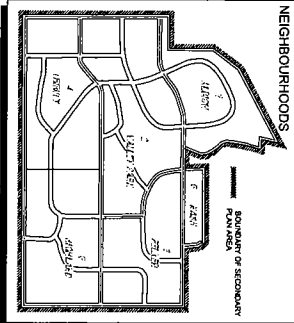
# CITY OF STONEY CREEK OFFICIAL PLAN

## Schedule "A" General Land Use Plan

### Legend

#### Land Use Designations

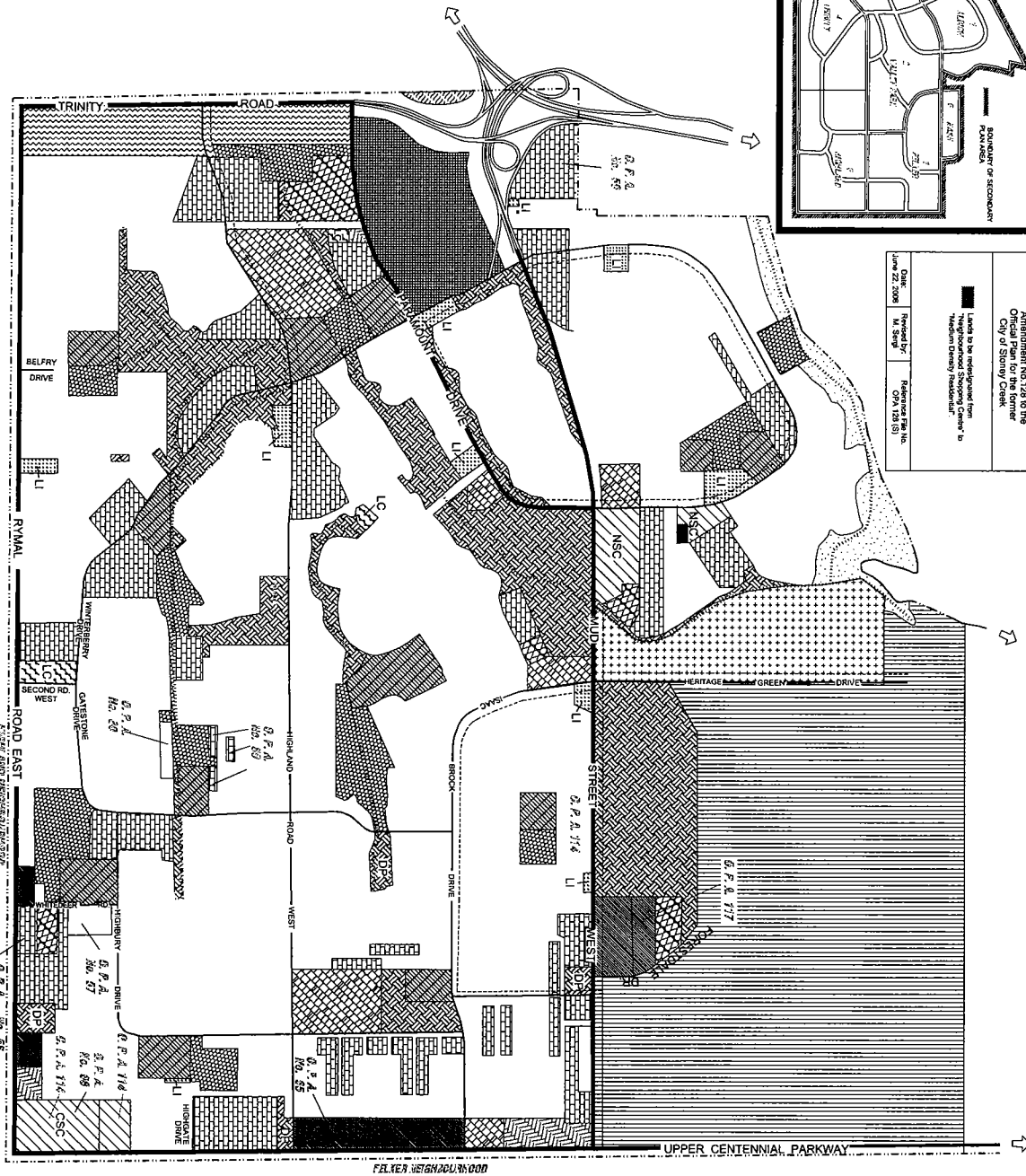
- |   |                            |   |  |
|---|----------------------------|---|--|
|    | Residential                |    | Medium Density Residential                           |
|    | Central Area               |    | Special Policy Area 'A'                              |
|    | Shopping Centres           |    | 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                                  |



**Schedule B**  
 Amendment No. 158 to the  
 Official Plan for the former  
 City of Stoney Creek

Land to be re-zoned from  
 "Medium Density Residential"  
 to  
 "Medium Density Residential"

Date: June 22, 2008  
 Prepared by: M. Singh  
 Reference Plan No.: OPA 128 (S)



# CITY OF STONEY CREEK OFFICIAL PLAN Schedule "A3" Secondary Plan West Mountain Planning District Heritage Green Section



- Legend**
- Land Use Designations**
- Community Shopping Centre
  - Neighbourhood Shopping Centre
  - General Commercial
  - Local Commercial
  - Highway Commercial
  - Service Commercial
  - Elementary School
  - Open Space - Community Park
  - Neighbourhood Park
  - Special Policy Area X1
  - Special Policy Area B1
  - Special Policy Area C1 (West Mountain Core Area)
  - Special Policy Area D1
  - Low Density Residential
  - Medium Density Residential
  - Medium - High Density Residential
  - Local Institutional
  - Institutional
  - Resumption Natural Area
  - District Boundary
  - Aerial Road
  - Collector Road
  - Off Street Bicyway and/or Walkway
  - On Street Bicyway

APPROVED AS O.P.A. No. 23 AND AMENDMENTS THERE TO  
 August 29, 2005

**CITY OF STONEY CREEK  
 PLANNING DEPARTMENT**