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 28th day of June, 2006
Schedule "1"

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 28th 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 Centre" to "Residential"
and identified as CPA 128

Date
June 27, 2005

Revised by
M. Sparks

Reference File No.
CPA 128 (5)

Schedule "A"
OFFICIAL PLAN
General Land Use Plan

Legend

Land Use Designations
- Residential
- Medium Density Residential
- Special Policy Area 'A'
- Special Policy Area 'B'
- Special Policy Area 'C'
- (West Mountain Core Area)
- General Commercial
- Highway Commercial
- Service Commercial
- Business Improvement Area (B.I.A.)
- Industrial - Business Park
- Provincial Highway
- Institutional
- Regional Road
- Winona Urban Community
- Municipal Road
- Open Space
- Railway
- Encroachment Natural Area
- Water Course
- Agricultural
- Urban Policy Area
- Rural Industrial
- CPA - Official Plan Amendment
- Rural Lakeshore
- Sub-Regional Centre

CITY OF STONEY CREEK
April 2006