CITY OF HAMILTON

BY-LAW NO. 06-241

To Adopt:

Official Plan Amendment No. 129 to the former City of Stoney Creek Official Plan;

Respecting:

Lands known municipally as 151 Green Road

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

1. Amendment No. 129 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 and approved.

PASSED AND ENACTED this 9th day of August, 2006
Amendment No. 129
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”, Winona Urban Community Secondary Plan, of the Official Plan of the former City of Stoney Creek, attached hereto, constitute Official Plan Amendment No. 129.

Purpose:
The purpose of this Amendment is to redesignate the subject lands from “Low Density Residential” to “Medium Density Residential” on Schedule “A1” Secondary Plan Western Development Area, to permit the subject land to be developed with townhouses and integrated with an adjacent previously approved townhouse development.

Location:
The lands affected by this Amendment are municipally known as 151 Green Road, within the Western Development Area, former City of Stoney Creek.

Basis:
The intent of the Amendment is to permit the development of approximately 36 unit townhouse development. The basis for permitting this Amendment is as follows:

- The proposed development 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 that takes into account existing building stock.

- It conforms with and implements the “Urban Area” designation of the Hamilton-Wentworth Official Plan.

- It conforms with and implements the “Residential” intensification policies of Subsection A.1.2.9 of the 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.

- The use is compatible with the residential character of the surrounding land uses.
- The proposed townhouses provide for an integrated development with the previously approved 32 unit townhouses and provide a transition of land uses between commercial development to the north and lower density residential development to the south.

**Actual Changes:**

1. Schedule “A”, General Land Use Plan, be revised by identifying the subject lands as OPA No. 129 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 “Low Density Residential” to “Medium Density Residential” and by identifying the subject lands as OPA No. 129 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. 241, passed on the 9th day of August, 2006

---

The City of Hamilton

[Signatures]

Mayor  Clerk
Eastdale Neighbourhood

Revised by: [Date]

M.S.

Reference File No.: OPA 129 (S)

Corman Neighbourhood

Poplar Park Neighbourhood

Guernsey Neighbourhood

Westmeria Neighbourhood

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

Legend

Land Use Designations

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

- District Boundary
- Arterial Road
- Collector Road

O.P.A. Official Plan Amendment

Schedule B Amendment No. 129 to the Official Plan for the former City of Stoney Creek

Lands to be redesignated from "Low Density Residential" to "Medium Density Residential" and identified as OPA 129

Date: August 8, 2005

Reviewed by: M.S.

Reference File No.: OPA 129 (S)

March 2005