

Authority: Item 5, Economic Development and
Planning Report 08-010 (PED08133)
CM: June 25, 2008

Bill No. 162

CITY OF HAMILTON

BY-LAW NO. 08-162

To Adopt:

Official Plan Amendment No. 140 to the former City of Stoney Creek Official Plan;

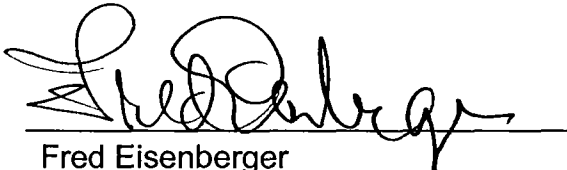
Respecting:

21 Upper Centennial Parkway

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

1. Amendment No. 140 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.

PASSED and ENACTED this 25th day of June, 2008



Fred Eisenberger
Mayor



Kevin C. Christenson
City Clerk

Amendment No. 140

to the

Official Plan for the former City of Stoney Creek

The following text together with Schedule "A", "General Land Use Plan" and Schedule "A3", "Secondary Plan, West Mountain Planning District, Heritage Green" of the Official Plan of the former City of Stoney Creek, attached hereto, constitute Official Plan Amendment No. OPA 140.

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, to redesignate the subject lands from "Community Shopping Centre" to "Low Density Residential" on Schedule "A3", Secondary Plan, West Mountain Planning District, Heritage Green, in order to permit low density residential uses.

Location:

The lands affected by this Amendment are known municipally as 21 Upper Centennial Parkway.

Basis:

The intent of the Amendment is to permit a low density residential development in the form of single detached dwellings. The basis for the redesignation is as follows:

- The proposed development is consistent with the Provincial Policy Statement;
- The proposed development offers an opportunity for infill development within the built-up urban area consistent with the intent of the Places to Grow Plan;
- The proposed development conforms with the Region of Hamilton-Wentworth Official Plan;
- The proposed redesignation relocating the existing interface between commercial and residential uses approximately 36.0 metres further to the south will not compromise the future development of the remaining commercially designated lands to the south while allowing a more efficient use of residentially designated land by providing enough width to develop a crescent road that can be double-fronted by single detached residential building lots.
- The lands will have negligible impact in terms of compatibility with abutting

residential lands to the north and future urban residential and institutional development planned to the west.

Actual Changes:

1. Schedule "A", General Land Use Plan, be revised by redesignating the subject lands from "General Commercial" to "Residential", and identifying the subject lands as OPA No. 140 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 "Community Shopping Centre" to "Low Density Residential", and identifying the subject lands as OPA No. 140 as shown on the attached Schedule "B" to this Amendment.

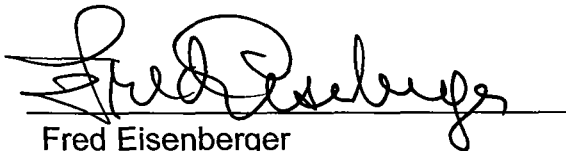
Implementation:

An implementing Zoning By-Law Amendment will give effect to the intended use on the subject lands and a plan of subdivision will be prepared to create each of the individual residential lots and internal public roads

This is Schedule "1" to By-law No. 08-162, passed on the 25th day of June, 2008.

The

City of Hamilton

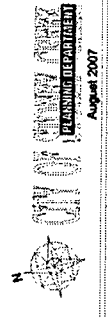
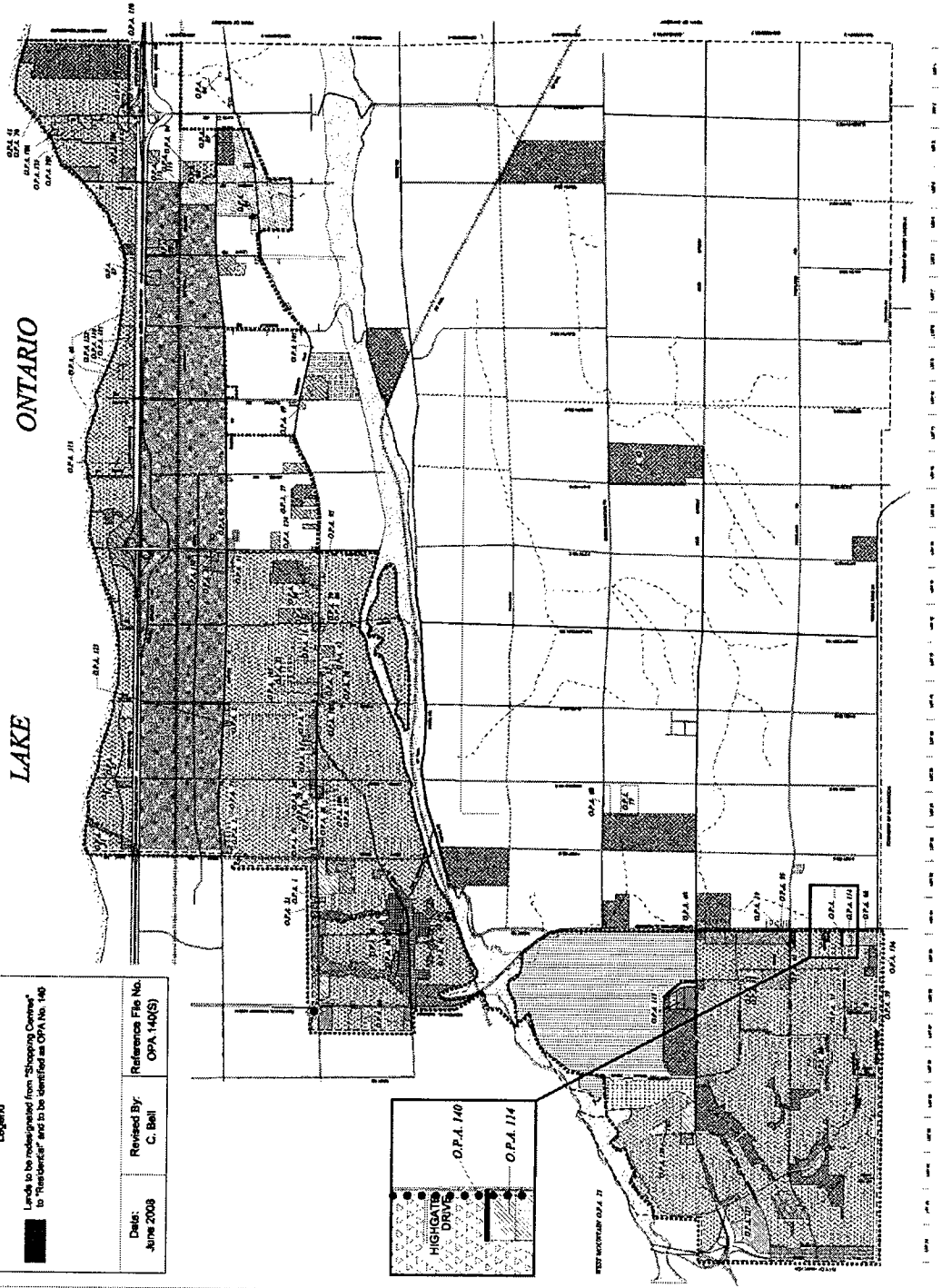
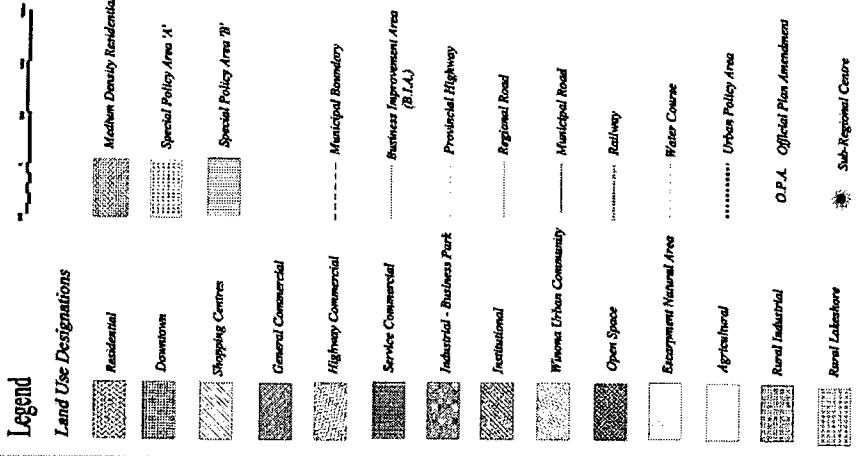


Fred Eisenberger
Mayor



Kevin C. Christenson
City Clerk

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



Schedule A
Amendment No. 140
to the Official Plan
of the
former City of Stoney Creek

Legend

Lands to be redesignated from "Shopping Centres" to "Residential" and to be identified as OPA No. 140

Date: June 2008

Revised By: C. Bell

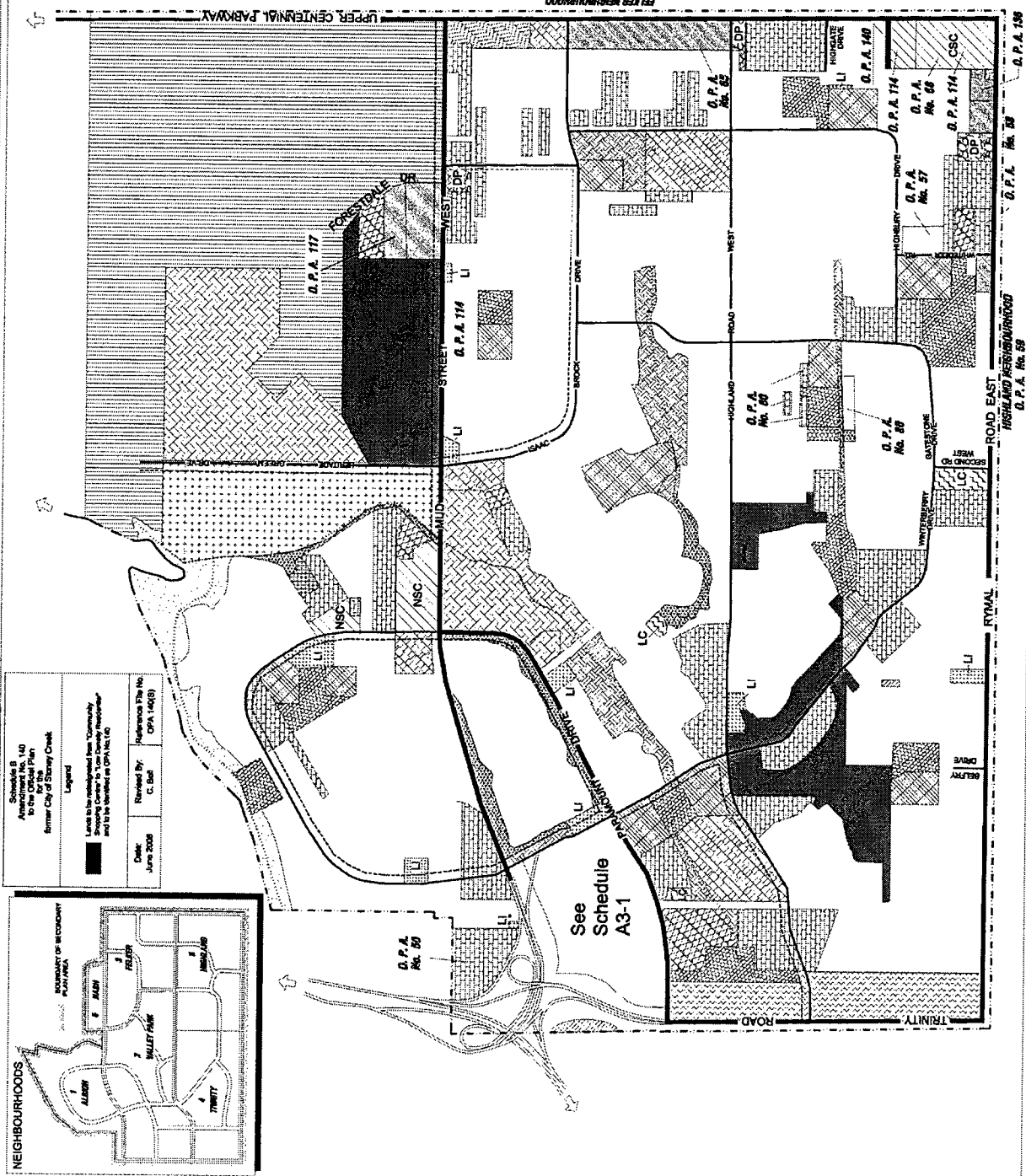
Reference File No. OPA 140(S)

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

Legend

Land Use Designations

	Community Shopping Centre		Low Density Residential
	Neighbourhood Shopping Centre		Medium Density Residential
	General Commercial		Medium-High Density Residential
	Local Commercial		Local Institutional
	Highway Commercial		Institutional
	Service Commercial		Bioscience Natural Area
	Elementary School		Parkette
	DP - Detention Pond		Community Park
	Neighbourhood Park		General Open Space
	Special Policy Area 'A'		City Wide Park
	Special Policy Area 'B'		District Boundary
	Special Policy Area 'D'		Arterial Road
	Open Space - Community Park		Collector Road
	DP - Detention Pond		Off Street Bikeway and/or Walkway
	Parkland designations defined in OPA 126		On Street Bikeway



Schedule B
Amendment No. 140
to the Official Plan
for the
Former City of Stoney Creek

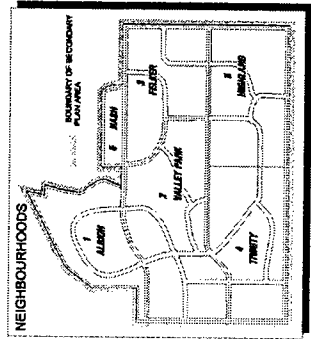
Legend

Land to be reclassified from "Community Shopping Centre" to "Neighbourhood Shopping Centre" and to be rezoned as OPA No. 68

Date: June 2008

Prepared by: C. Ska

Reference File No.: OPA 140(S)



APPROVED AS O. P. A. No. 23 AND AMENDMENTS THERE TO
August 2007

CITY OF STONEY CREEK
PLANNING DEPARTMENT