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