Bill No. 191

CITY OF HAMILTON

BY-LAW NO. 08-191

To Adopt:

Official Plan Amendment No. 142 to the former City of Stoney Creek;

Respecting:

1307 Highway No. 8

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

1. Amendment No. 142 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 7th day of August, 2008

Fred Eisenberger
Mayor

Kevin C. Christenson
City Clerk
Amendment No. 142
to the
Official Plan for the former City of Stoney Creek

The following text together with Schedule “A”, General Land Use Plan and Schedule “A2”, Secondary Plan - Winona Urban Community, of the Official Plan of the former City of Stoney Creek, attached hereto, constitute Official Plan Amendment No. 142.

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 “General Commercial” to “Low Density Residential” on Schedule “A2”, Secondary Plan Winona Urban Community, in order to permit a low density residential development of the rear portion of the subject property.

Location:
The lands affected by this Amendment are known municipally as 1307 Highway No. 8 in Stoney Creek. The effected lands are located to the rear of the property.

Basis:
The intent of the Amendment is to permit a low density residential development in the form of a single detached dwelling on the rear portion of the subject property. The basis for the redesignation is as follows:

- The proposal allows for the consolidation of the subject lands with a remnant parcel and logically extends the “Residential” (Schedule “A”) and “Low Density Residential” (Schedule “A2”) designation along Silverlace Circle; and

- The proposal is compatible with the existing adjacent single detached residential uses in the neighbourhood and represents an opportunity for infill development.

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. 142 as shown on the attached Schedule “A” to this Amendment.
2. Schedule "A2", Secondary Plan Winona Urban Community, to be revised by redesignating the subject lands from "General Commercial" to "Low Density Residential", and identifying the subject lands as OPA No. 142 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. 08-191, passed on the 7th day of August, 2008.

The City of Hamilton

Fred Eisenberger
Mayor

Kevin C. Christenson
City Clerk
CITY OF STONEY CREEK
OFFICIAL PLAN
Schedule "A2" Secondary Plan
Winona Urban Community

Legend
Land Use Designations

- Low Density Residential
- Medium Density Residential
- General Commercial
- Elementary School
- Community Park

District Boundary
Winona Centre Boundary
Collector Road
Arterial Road

* Land use designations apply only to the lands within the Winona Urban Community District Boundary.