

Authority: Item 16, Economic Development  
and Planning Committee  
Report: 09-007 (PED09078)  
CM: April 1, 2009

**Bill No. 072**

**CITY OF HAMILTON**

**BY-LAW NO. 09-072**

To Adopt:

Official Plan Amendment No. 146 to the former City of Stoney Creek Official Plan;

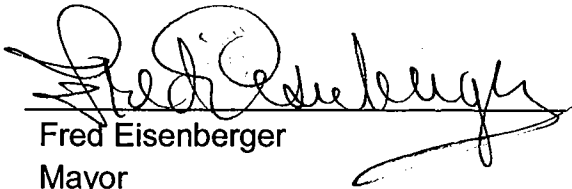
Respecting:

**568 Highway No. 8**

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

1. Amendment No. 146 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 15<sup>th</sup> day of April, 2009

  
Fred Eisenberger  
Mayor

  
Kevin C. Christenson  
City Clerk

**Amendment No. 146**

**to the**

**Official Plan for the former City of Stoney Creek**

The following text together with Schedule "A", Schedule "A" - General Land Use Plan and Schedule "B", Schedule "A1" - Secondary Plan - Western Development Area, of the Official Plan of the former City of Stoney Creek, attached hereto, constitute Official Plan Amendment No. 146.

**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 for street townhouses.

**Location:**

The lands affected by this Amendment are municipally known as 568 Highway No. 8, within the Western Development Area, former City of Stoney Creek.

**Basis:**

- The proposed Amendment is consistent with the Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe.
- 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.

**Actual Changes:**

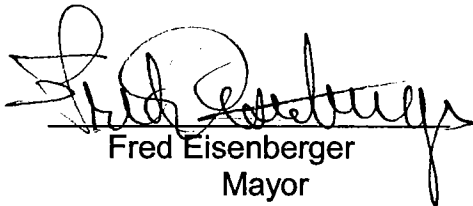
1. Schedule "A", General Land Use Plan, be revised by identifying the subject lands as O.P.A. No. 146, as shown on the attached Schedule "A" to this Amendment.
2. Schedule "A1" Secondary Plan - Western Development Area, be revised by re-designating the subject lands from "Low Density Residential" to "Medium Density Residential", and by identifying the subject lands as O.P.A. No. 146, as shown on the attached Schedule "B" to this Amendment.

**Implementation:**

An implementing Zoning By-law Amendment, Plan of Subdivision, and Plan of Condominium will give effect to this Amendment.

This is Schedule "1" to By-law No. 09-072, passed on the 15<sup>th</sup> day of April, 2009.

**The City of Hamilton**



Fred Eisenberger  
Mayor



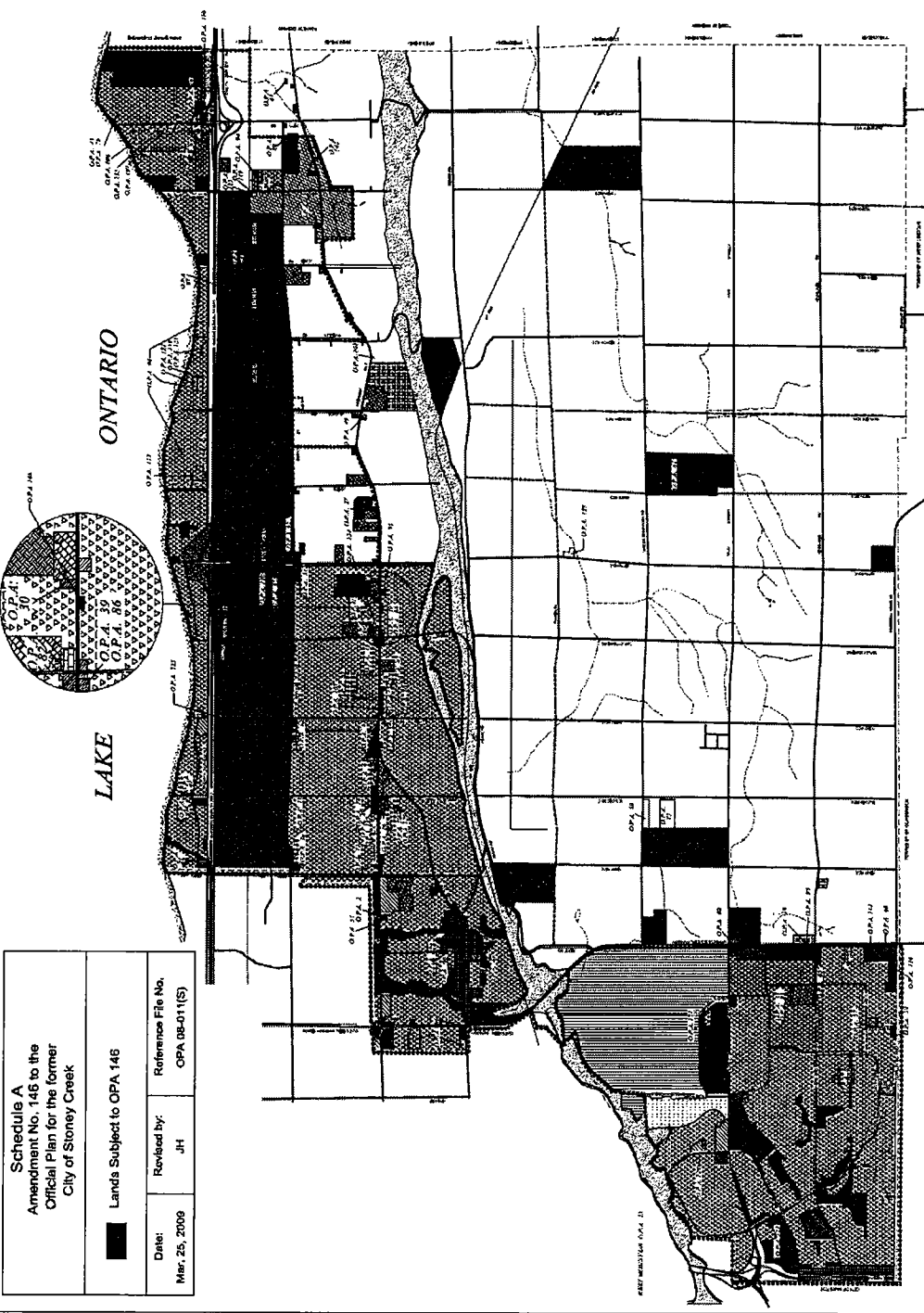
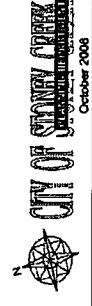
Kevin C. Christenson  
Clerk

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

**Legend**

**Land Use Designations**

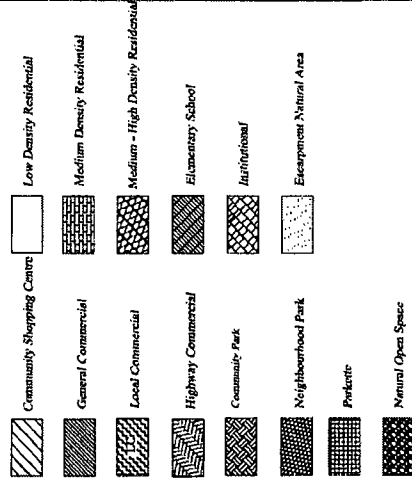
	Residential		Medium Density Residential
	Downtown		Special Policy Area 'A'
	Shopping Centres		Special Policy Area 'B'
	General Commercial		Municipal Boundary
	Highway Commercial		Business Improvement Area (B.I.A.)
	Service Commercial		Provincial Highway
	Industrial - Business Park		Regional Road
	Institutional		Municipal Road
	Winona Urban Community		Railway
	Open Space		Water Course
	Escarpment Natural Area		Urban Policy Area
	Agricultural		Official Plan Amendment
	Rural Industrial		Sub-Regional Centre
	Rural Lakeshore		



Schedule A Amendment No. 146 to the Official Plan for the former City of Stoney Creek	
	Lands Subject to OPA 146
Date: Mar. 25, 2009	Revised by: JH
	Reference File No. OPA 08-01 (S)

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

## Legend Land Use Designations

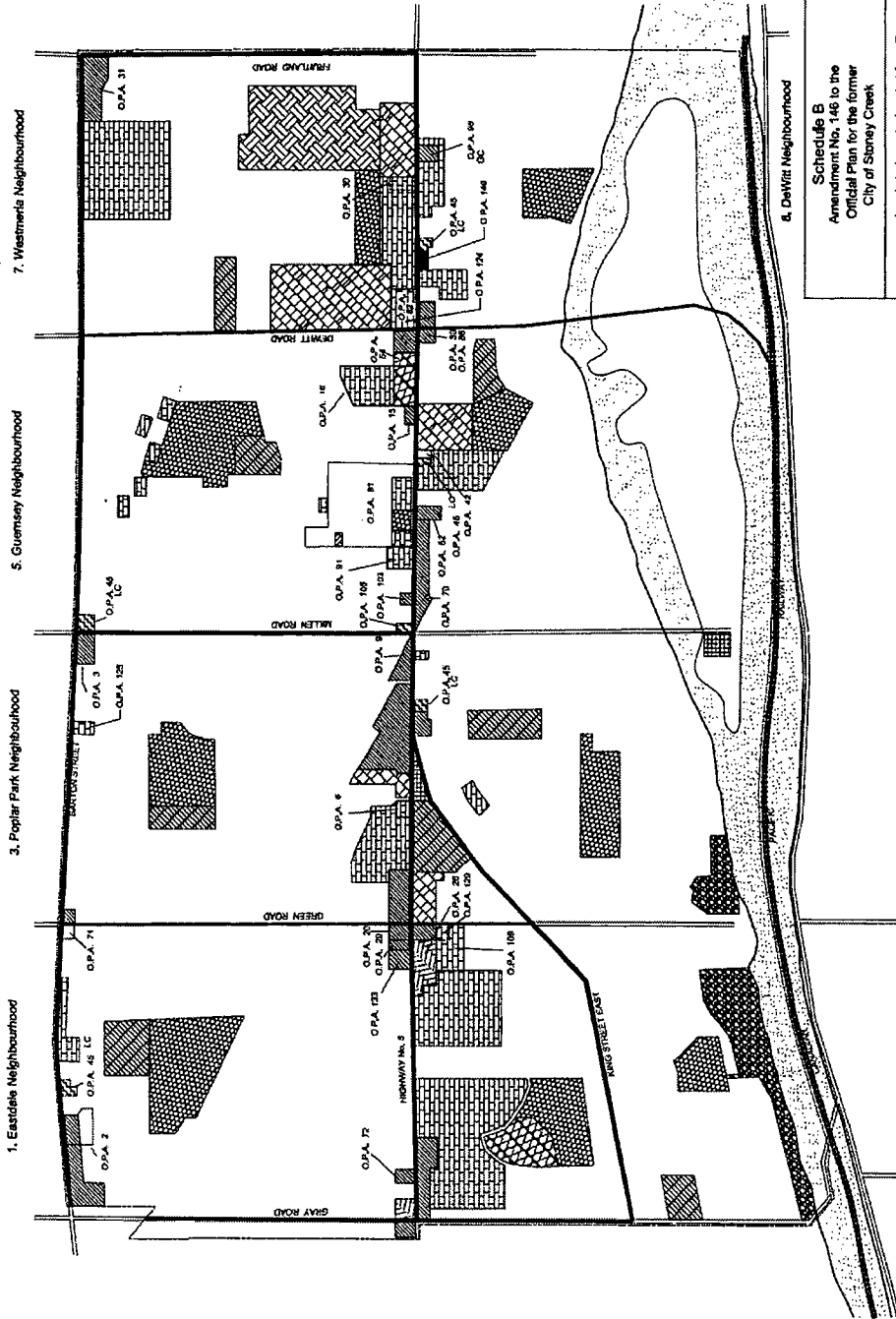
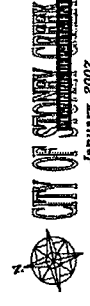


----- District Boundary

----- Arterial Road

----- Collector Road

O.P.A. Official Plan Amendment



<p><b>Schedule B</b> Amendment No. 146 to the Official Plan for the former City of Stoney Creek</p> <p>Lands to be redesignated from "Low Density Residential" to "Medium Density Residential"</p>	
Date:	Revised by:
March 25, 2009	JN
Reference File No.	Reference File No.
O.P.A. 04-C(1)153	O.P.A. 04-C(1)153

1. Eastlake Neighbourhood

3. Poplar Park Neighbourhood

5. Guemsey Neighbourhood

7. Westmeads Neighbourhood

2. Comman Neighbourhood

4. South Meadow Neighbourhood

6. Highway Valley Neighbourhood

8. DeWitt Neighbourhood