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 15th day of April, 2009

Fred Eisenberger
Mayor

Kevin C. Christenson
City Clerk
Amendment No. 146

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 redesignating 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 15th day of April, 2009.

The City of Hamilton

Fred Eisenberger
Mayor

Kevin C. Christenson
Clerk