CITY OF HAMILTON

BY-LAW NO. 09-198

To Adopt:

Official Plan Amendment No. 151 to the former City of Stoney Creek

Respecting:

390 Highland Road West

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

1. Amendment No. 151 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 16th day of September, 2009

Fred Eisenberger
Mayor

Kevin C. Christenson
City Clerk
Amendment No. 151

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 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. 151.

**Purpose:**

The purpose of this Amendment is to re-designate the subject lands on Schedule A, General Land Use Plan as follows:

1. “Open Space” to “Institutional”
2. “Institutional” to “Residential”
3. “Residential” to “Open Space”
4. “Institutional” to “Open Space”

and to redesignate the subject lands on Schedule A.3 Secondary Plan – West Mountain Planning District, Heritage Green as follows:

1. “Community Park” to “Institutional”
2. “Institutional” to “Low Density Residential”
3. “Institutional” to “Medium Density Residential”
4. “Institutional” to “General Open Space”
5. “Elementary School” to “Medium Density Residential”
6. “Elementary School” to “General Open Space”
7. “Elementary School” to “Low Density Residential”

The effect of the amendment will be to permit a residential development of medium and low density residential uses which includes single detached and town homes, in addition to an institutional use of a retirement facility on the site.

**Location:**

The lands affected by this Amendment are known municipally as 390 Highland Road West in Stoney Creek with an area of 5.69 hectares.
**Basis:**

The intent of the Amendment is to permit the development of single detached and town home residential units and a retirement home. 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 with an increased density consistent with the intent of the Places to Grow Plan;
- The proposed development conforms with the Region of Hamilton-Wentworth Official Plan and the intent of the City of Stoney Creek Official Plan,
- Portions of the site are currently designated for institutional uses which can be developed to allow residential uses, and;
- The proposed development is compatible with the exiting and planned development in the immediate area, and is in keeping with the character for the surrounding neighbourhood.

**Actual Changes:**

1. Schedule “A”, General Land Use Plan, be revised by re-designating the subject lands from:
   - (i) “Open Space” to “Institutional”,
   - (ii) “Institutional” to “Residential”,
   - (iii) “Residential” to “Open Space” and,
   - (iv) “Institutional” to “Open Space” and identifying the subject lands as OPA No. 151 as shown on the attached Schedule “A” to this Amendment.

2. Schedule “A3”, Secondary Plan West Mountain Planning District Heritage Green Section, to be revised by redesignating the subject lands from:
   - (i) “Community Park” to “Institutional”,
   - (ii) “Institutional” to “Low Density Residential”,
   - (iii) “Institutional” to “Medium Density Residential”,
   - (iv) “Institutional” to “General Open Space”,
   - (v) “Elementary School” to “Medium Density Residential”,
   - (vi) “Elementary School” to “General Open Space” and,
   - (vii) “Elementary School” to “Low Density Residential”, and identifying the subject lands as OPA No. 151 as shown on the attached Schedule “B” to this Amendment.
Implementation:

A Zoning By-law amendment and Draft Plan of Subdivision Agreement will give effect to this Amendment.

This is Schedule "1" to By-law No. 09-198, passed on the 16th day of September, 2009.

The

City of Hamilton

Mayor

City Clerk
LAND USE DESIGNATIONS

Legend

-  Land Use Designations
  - Community Shopping Centre
  - Neighbourhood Shopping Centre
  - General Commercial
  - Local Commercial
  - Highway Commercial
  - Service Commercial
  - Elementary School
  - DP - Detention Pond
  - Neighbourhood Park
  - Special Policy Area 'A'
  - Special Policy Area 'B'
  - Special Policy Area 'C'
  - Open Space - Community Park
  - DP - Detention Pond
  - Fire Station
  - Access Road
  - Collector Road
  - Off Street Bikeway
  - On Street Bikeway

See Schedule A3-1