

Authority: Item 28, Economic Development
and Planning Committee
Report 09-016 (PED09190)
CM: August 13, 2009

Bill No. 253

CITY OF HAMILTON

BY-LAW NO. 09-253

To Adopt:

Official Plan Amendment No. 154 to the Official Plan of the former City of Stoney
Creek.

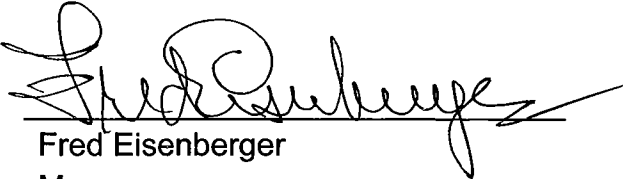
Respecting:

Southeast Corner of Dartmouth Gate and Palacbeach Trail

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

1. Amendment No. 154 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 9th day of December, 2009.


Fred Eisenberger
Mayor


Rose Caterini
Acting City Clerk

Amendment No. 154

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 "A4", Secondary Plan Urban Lakeshore Area (Trillium Neighbourhood) of the Official Plan of the former City of Stoney Creek, attached hereto, constitutes Official Plan Amendment No.154.

Purpose:

The purpose of this Amendment is to amend the City of Stoney Creek Official Plan, and redesignate the subject lands from "General Commercial" to "Medium Density Residential" in order to permit townhouse development.

Location:

The lands affected by this Amendment are located at the southeast corner of Dartmouth Gate and Palacebeach Trail in Stoney Creek.

Basis:

The basis for the redesignation is as follows:

- The proposed development is consistent with the Provincial Policy Statement.
- The proposed development is consistent with the Hamilton-Wentworth Official Plan and the general intent of the City of Stoney Creek Official Plan.
- The proposal is compatible in scale, density, and form with the existing and proposed development in the area.
- The proposal will not jeopardize the future development of the remaining commercial lands.

Actual Changes:

Schedule Changes

1. Schedule "A", General Land Use Plan, be revised by identifying the subject lands as OPA No. 154, as shown on the attached Schedule "A" to this Amendment.

2. Schedule "A4", Secondary Plan Urban Lakeshore Area be revised by:

- (i) Redesignating the subject lands from "General Commercial" to "Medium Density Residential", and identifying the subject lands as OPA No. 154, as shown on the attached Schedule "B" to this Amendment.

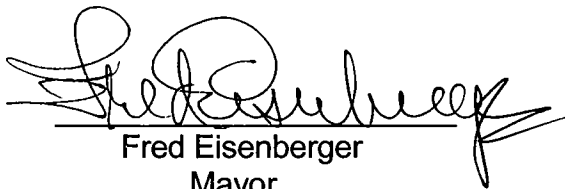
Implementation:

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. 09-253, passed on the 9th day of December, 2009.

The

City of Hamilton



Fred Eisenberger
Mayor

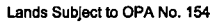


Rose Caterini
Acting City Clerk

OPA-08-016

Schedule A
Amendment No.154 to the
Official Plan for the former
City of Stoney Creek

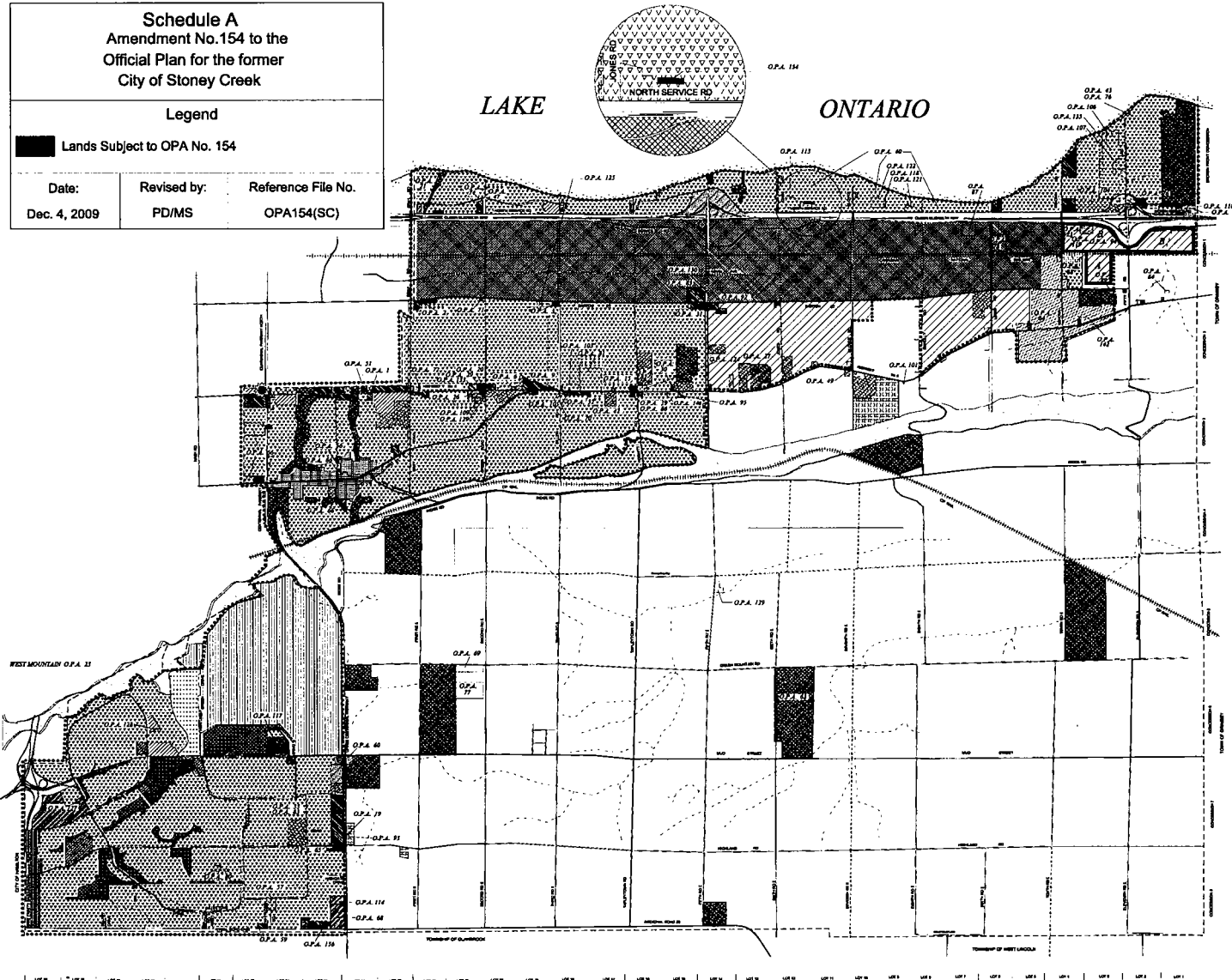
Legend

 Lands Subject to OPA No. 154

Date:	Revised by:	Reference File No.
Dec. 4, 2009	PD/MS	OPA154(SC)

LAKE






























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

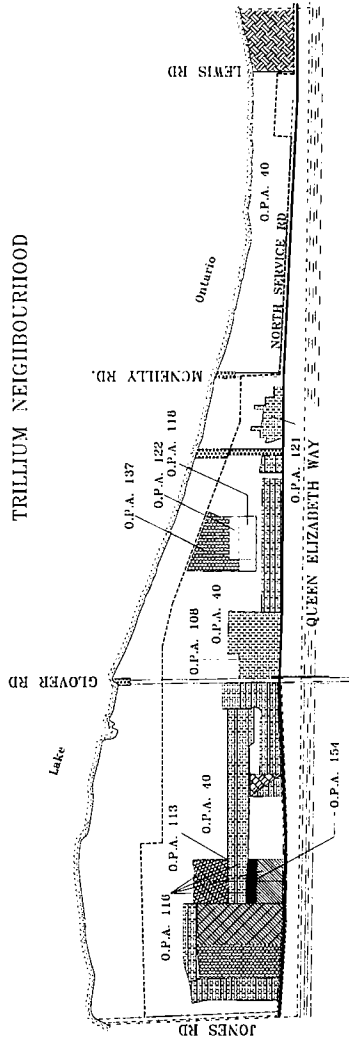
Legend

Land Use Designations

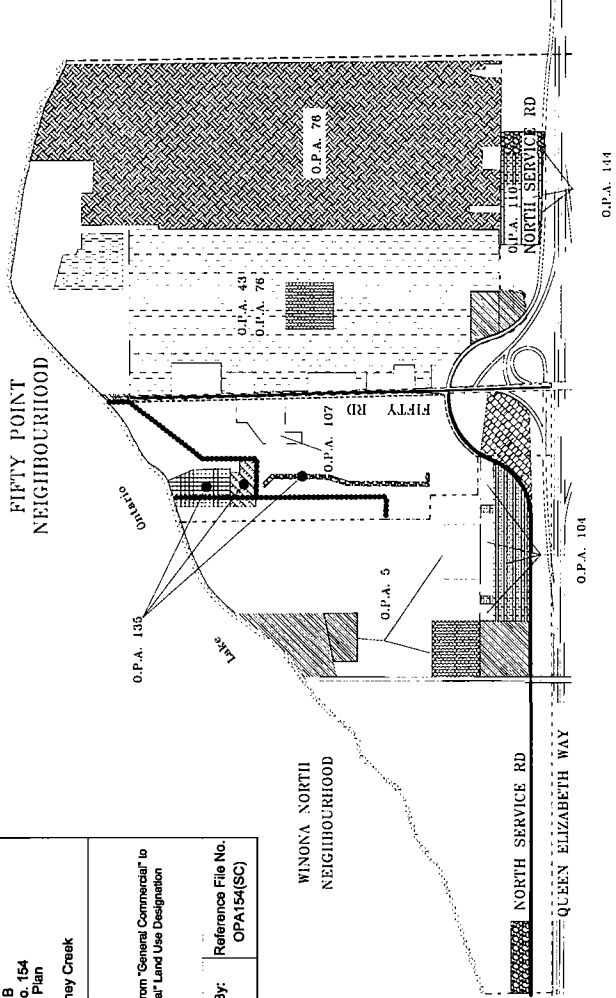
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|--|--|
|  Residential |  Medium Density Residential |
|  Downtown |  Special Policy Area 'A' |
|  Shopping Centres |  Special Policy Area 'B' |
|  General Commercial |  Special Policy Area 'F' |
|  Highway Commercial |  Area subject to Policy A.12.6c |
|  Service Commercial |  Municipal Boundary |
|  Industrial - Business Park |  Business Improvement Area (B.I.A.) |
|  Institutional |  Provincial Highway |
|  Winona Urban Community |  Regional Road |
|  Open Space |  Municipal Road |
|  Escarpment Natural Area |  Railway |
|  Agricultural |  Water Course |
|  Rural Industrial |  Urban Policy Area |
|  Rural Lakeshore |  O.P.A. Official Plan Amendment |
| |  Sub-Regional Centre |

CITY OF STONEY CREEK
 OFFICIAL PLAN
 Schedule "A4"
 Secondary Plan
 Urban Lakeshore Area

TRILLIUM NEIGHBOURHOOD



FIFTY POINT NEIGHBOURHOOD



Schedule B
 Amendment No. 154
 to the Official Plan
 for the
 former City of Stoney Creek

Legend

Lands to be redesignated from "General Commercial" to "Medium Density Residential" Land Use Designation

Date: Dec. 4, 2009

Revised By: PDIMS

Reference File No. OPA154(SC)

Legend

Land Use Designations

