

CITY OF HAMILTON

BY-LAW NO. 05-348

To Adopt:

Official Plan Amendment No. 121 to the former City of Stoney Creek Official Plan;


Respecting:

A portion of lands located at 45 Seabreeze Crescent (Stoney Creek).

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

1. Amendment No. 121 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.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED AND ENACTED this 23rd day of November, 2005



ACTING MAYOR



CLERK

Amendment No. 121**to the****Official Plan for the former City of Stoney Creek**

The following text together with Schedule "A", General Land Use Plan and Schedule "A4", Urban Lakeshore Area Secondary Plan, of the Official Plan of the former City of Stoney Creek, attached hereto, constitutes Official Plan Amendment No. 121.

Purpose:

The purpose of this Amendment is to re-designate the subject lands from "Low Density Residential" to "Medium Density Residential" in order to permit the future development of innovative block townhouses.

Location:

The lands affected by this Amendment are known municipally as 45 Seabreeze Crescent.

Basis:

The basis for permitting the proposed re-designation is as follows:

- the subject lands are located within the "Urban Area" in the Hamilton-Wentworth Official Plan;
- the subject lands are designated for residential purposes within the approved official plan and secondary plan;
- the proposed use is compatible with the existing residential uses in the immediate area;
- the lands can be adequately serviced with municipal infrastructure; and
- the density proposed is higher density than the density currently permitted.

Actual Changes:

1. Schedule "A" – General Land Use Plan, be revised by identifying the subject lands as OPA No. 121 as shown on the attached Schedule "A" of this Amendment; and,
2. Schedule "A4" – Urban Lakeshore Area Secondary Plan, be revised by redesignating the subject lands from "Low Density Residential" to "Medium Density Residential" and identifying the subject lands as OPA No. 121, as shown on the attached Schedule "B" of this Amendment.

Implementation:

An implementing Zoning By-Law Amendment will give effect to this Amendment.

This is Schedule "1" to By-law No. 05-348, passed on the 23rd day of November, 2005

The
City of Hamilton



Acting MAYOR



CITY CLERK

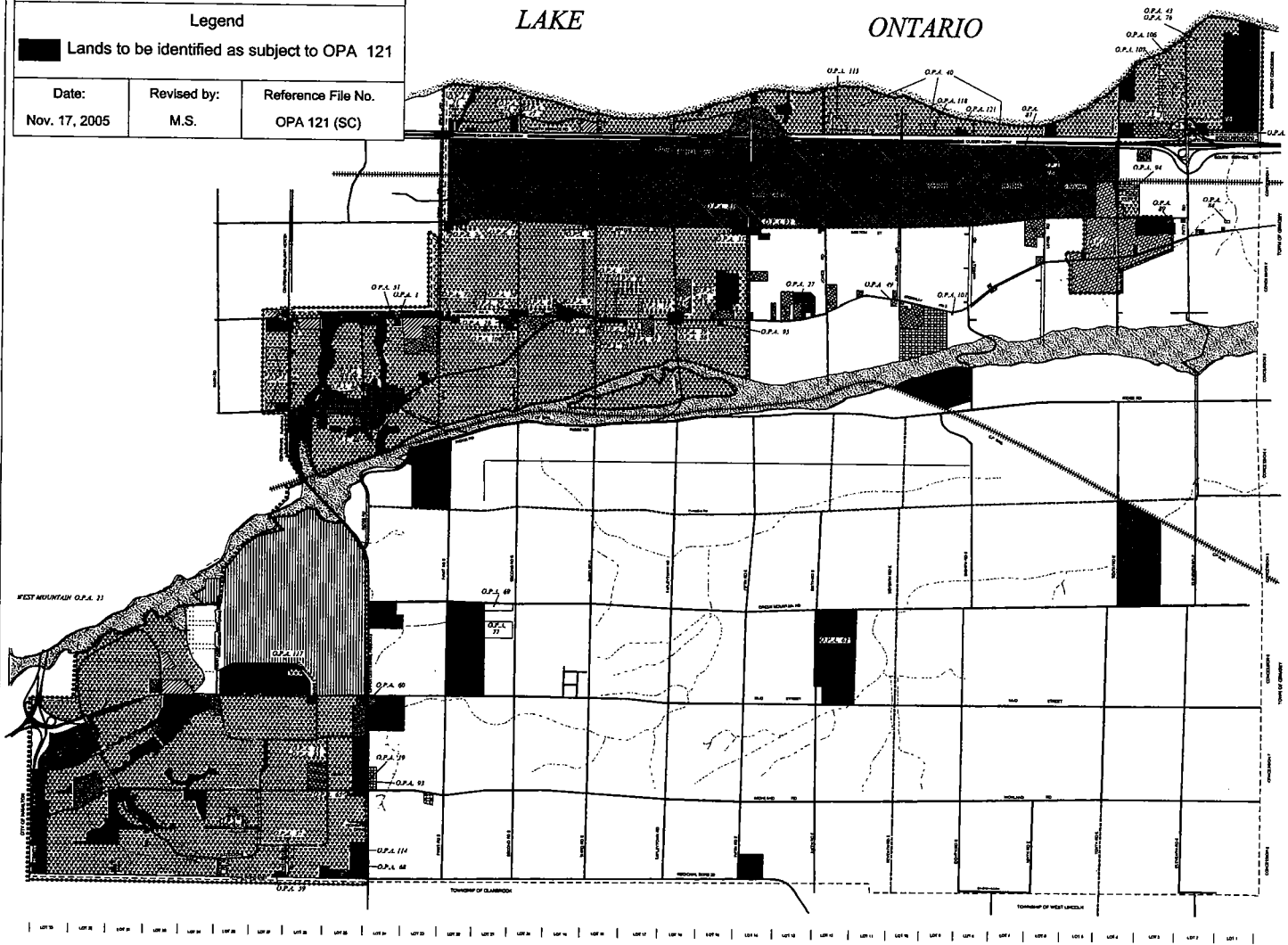
Schedule A
Amendment No. 121 to the
Official Plan for the former
City of Stoney Creek

Legend

■ Lands to be identified as subject to OPA 121

Date:	Revised by:	Reference File No.
Nov. 17, 2005	M.S.	OPA 121 (SC)

LAKE ONTARIO



CITY OF STONEY CREEK OFFICIAL PLAN

Schedule "A" General Land Use Plan

Legend

Land Use Designations

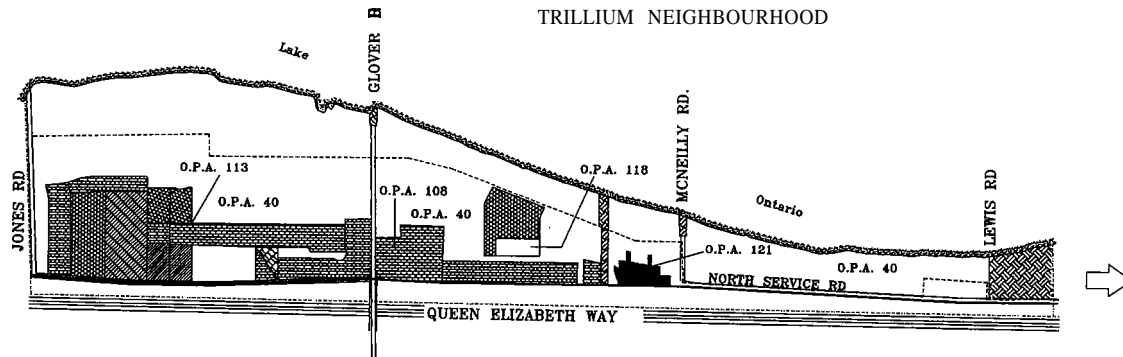
- | | | | |
|--|----------------------------|--|--|
| | Residential | | Medium Density Residential |
| | Central Area | | Special Policy Area 'A' |
| | Shopping Centres | | Special Policy Area 'B' |
| | General Commercial | | Special Policy Area 'C'
(West Mountain Core Area) |
| | Highway Commercial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

CITY OF STONEY CREEK OFFICIAL PLAN

Schedule "A4"

Secondary Plan

Urban Lakeshore Area



Legend

Land Use Designations

- | | | | |
|--|---------------------------------|--|---|
| | Low Density Residential | | Open Space - Special Park |
| | Medium Density Residential | | Neighbourhood Park |
| | Medium-High Density Residential | | Local Commercial |
| | Institutional | | General Commercial |
| | Elementary School | | Highway Commercial |
| | Off Street Bikeway / Walkway | | Special Policy Area "K" |
| | On Street Bikeway | | Open Space - Stormwater Management Facility |
| | Municipal Boundary | | |
| | District Boundary | | |
| | Collector Road | | |

Schedule B
Amendment No. 121 to the
Official Plan for the former
City of Stoney Creek

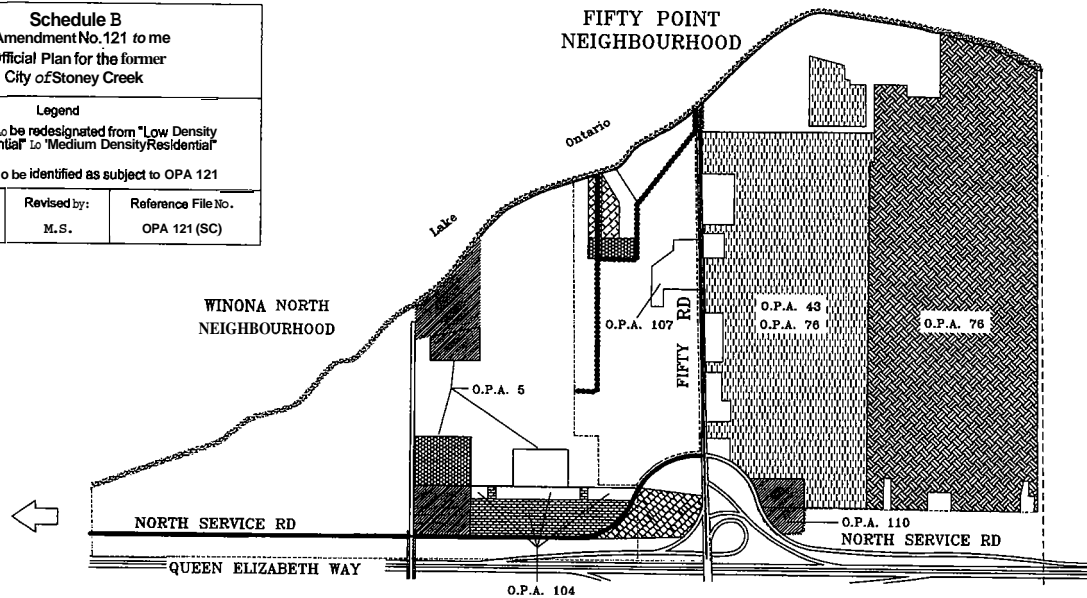
Legend

Lands to be redesignated from "Low Density Residential" to "Medium Density Residential"

Lands to be identified as subject to OPA 121

Date:	Revised by:	Reference File No.
Nov. 17, 2005	M.S.	OPA 121 (SC)

FIFTY POINT NEIGHBOURHOOD



CITY OF STONEY CREEK
PLANNING DEPARTMENT

Scale: 1:5000

September 2005