

Authority: Item 16, Planning & Economic
Development Committee
Report: 06-002 (PED06032)
CM: February 15, 2006

Bill No. 034

CITY OF HAMILTON

BY-LAW NO. 06-034

To Adopt:

Official Plan Amendment No. 122 to the former City of Stoney Creek Official Plan;

Respecting:

A portion of lands located within "Trillium Estates (Seabreeze Estates) Phase 2",
Whitefish Crescent (Stoney Creek).

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

1. Amendment No. 122 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 15th day of February, 2006

MAYOR



CLERK



**Draft
Amendment No. 122**

to the

Official Plan for the former City of Stoney Creek

The following text together with Schedule "A", General Land Use Plan and Schedule "B", Urban Lakeshore Area Secondary Plan, of the Official Plan of the former City of Stoney Creek, attached hereto, constitute Official Plan Amendment No. 122.

Purpose:

The purpose of this Amendment is to re-designate the subject lands from "Neighbourhood Park" to "Low Density Residential" on a Schedule "A4"– Urban Lakeshore Area Secondary Plan (Trillium Neighbourhood), to allow the development of single family dwellings.

Location:

The lands affected by this Amendment are Lot 15 and Part of Lots 14 and 16, Registered Plan 635 and Part of Lot 9 Broken Front Concession, set back from the north side of Whitefish Crescent. The subject lands are within the Trillium Neighbourhood, Urban Lakeshore Area Secondary Plan, former City of Stoney Creek.

Basis:

The intent of the Amendment is to allow the development of lots for single family dwellings on a portion of land designated for a neighbourhood park within Seabreeze Estates Approved revised Plan of Subdivision Phase 2.

- The proposal conforms with the "Urban Area" designation in the Hamilton-Wentworth Official Plan;
- The proposed reduction of the neighbourhood park to 1 ha in size is sufficient for passive recreational uses; and
- The proposed residential use is compatible with the surrounding land use.

Actual Changes:

1. Schedule "A", General Land Use Plan, be revised by identifying the subject lands as OPA No. 122 as shown on the attached Schedule "A" to this Amendment.


2. Schedule "A4" Urban Lakeshore Area Secondary Plan be revised by re-designating the subject lands from Neighbourhood Park" to "Low Density Residential" and identifying the subject lands as OPA No. 122 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. 06-034 , passed on the 15th day of February, 2006

**The
City of Hamilton**




Mayor



Clerk

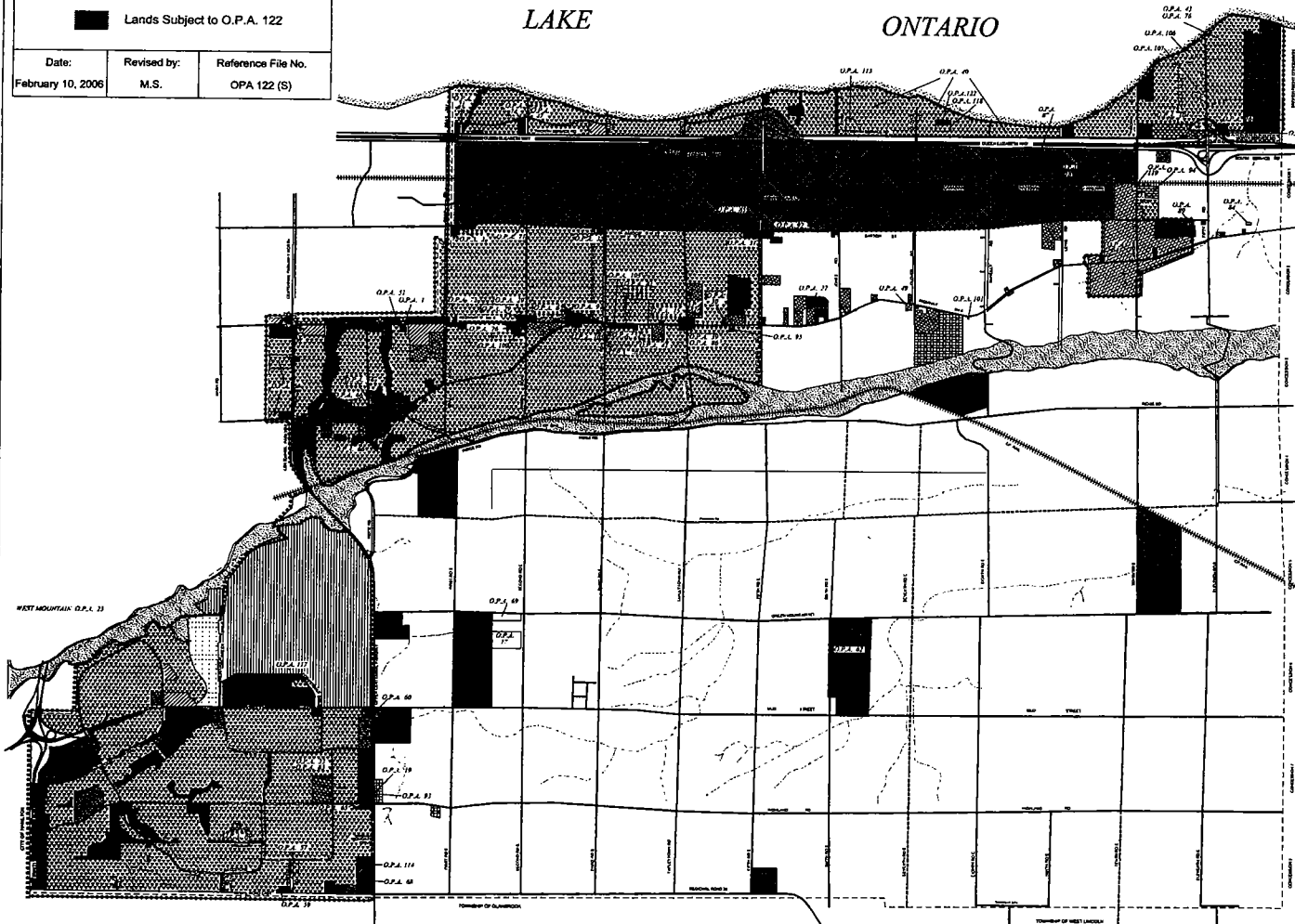
Schedule A
Amendment No.122 to the
Official Plan for the former
City of Stoney Creek

 Lands Subject to O.P.A. 122

Date: February 10, 2006	Revised by: M.S.	Reference File No. OPA 122 (S)
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LAKE










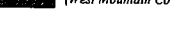



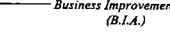

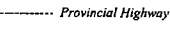












ONTARIO



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

Legend

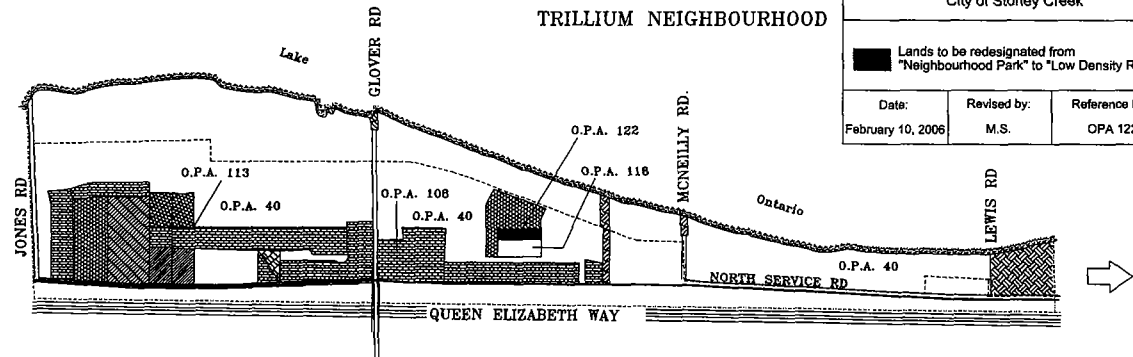
Land Use Designations

- | | | | |
|---|----------------------------|---|--|
|  | 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 |

Schedule B
Amendment No. 122 to the
Official Plan for the former
City of Stoney Creek

■ Lands to be redesignated from
"Neighbourhood Park" to "Low Density Residential"

Date:	Revised by:	Reference File No.
February 10, 2006	M.S.	OPA 122 (S)



CITY OF STONEY CREEK
OFFICIAL PLAN

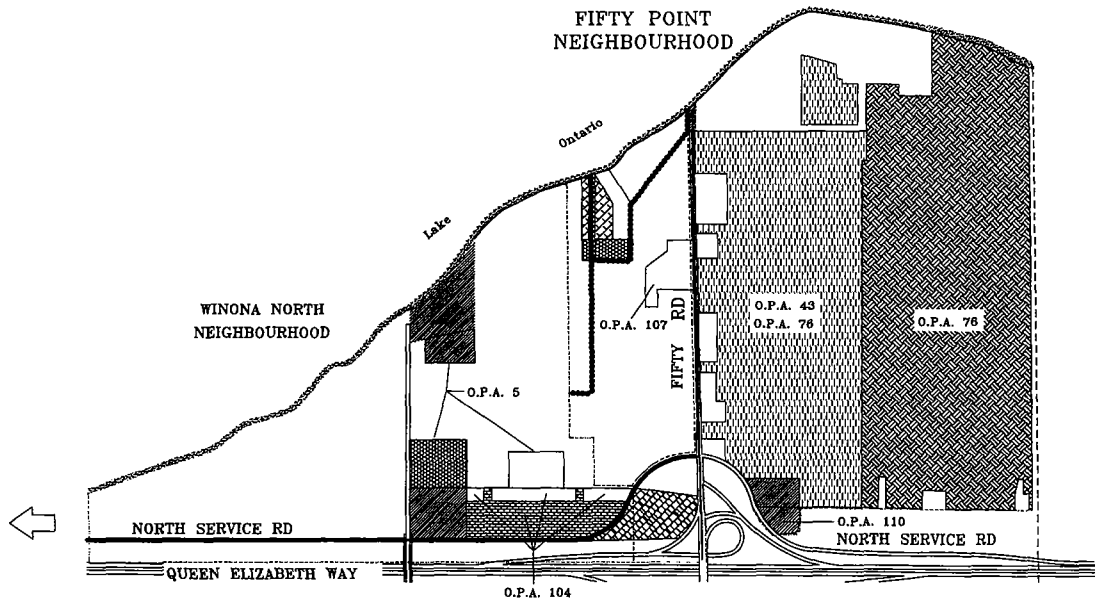
Schedule "A4"
Secondary Plan
Urban Lakeshore Area

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 "E" |
| | On Street Bikeway | | Open Space - Stormwater Management Facility |
| | Municipal Boundary | | |
| | District Boundary | | |
| | Collector Road | | |

FIFTY POINT
NEIGHBOURHOOD



Scale: 1:5000

September 2006