

Authority: Item 2, Planning Committee
Report 13-001 (PED13013)
CM: January 23, 2013

Bill No. 040

CITY OF HAMILTON

BY-LAW NO. 13-040

To Adopt:

Official Plan Amendment No. 173 to the Stoney Creek Official Plan

Respecting:

Part of 43 and 47 Mud St W (now 93 and 99 Penny Lane) and 69 to 83 Penny Lane

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

1. Amendment No. 173 to the Stoney Creek Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 13th day of February, 2013.

R. Bratina
Mayor

R. Caterini
City Clerk

Amendment
to the
Official Plan of the City of Stoney Creek

The following text, together with Schedule "A" - Schedule "A3" - Secondary Plan West Mountain Planning District (Heritage Green), attached hereto, constitutes Official Plan Amendment No. 173.

Purpose:

The purpose of this Amendment is to redesignate the subject lands from "Low Density Residential" to "Medium Density Residential" in the West Mountain Planning District (Heritage Green) Secondary Plan, in order to permit the development of the lands for street townhouses.

Location:

The lands affected by this Amendment are located on the northerly portion of 43 and 47 Mud Street West (now 93 and 99 Penny Lane), and on 69 to 83 Penny Lane, in the City of Stoney Creek.

Basis:

The Amendment can be supported for the following reasons:

- It is consistent with the Provincial Policy Statement, and conforms to Places to Grow and the Hamilton-Wentworth Official Plan;
- It provides for efficient, compact development.
- The proposal is compatible with the development pattern approved for the surrounding lands.

Actual Changes:

Schedule Changes:

1. Schedule "A3" - Secondary Plan West Mountain Planning District (Heritage Green) - be revised by changing from the "Low Density Residential" to the

“Medium Density Residential” designation, as shown on the attached Schedule “A” to this Amendment.

Implementation:

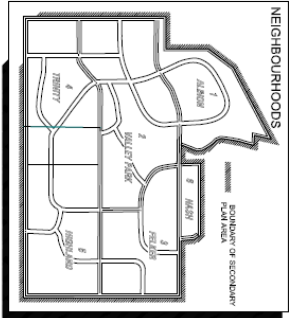
An implementing Zoning By-law Amendment will give effect to the intended uses on the subject lands.

This is Schedule "1" to By-law No. 13-040, passed on the 13th day of February, 2013.

The City of Hamilton

R. Bratina
Mayor

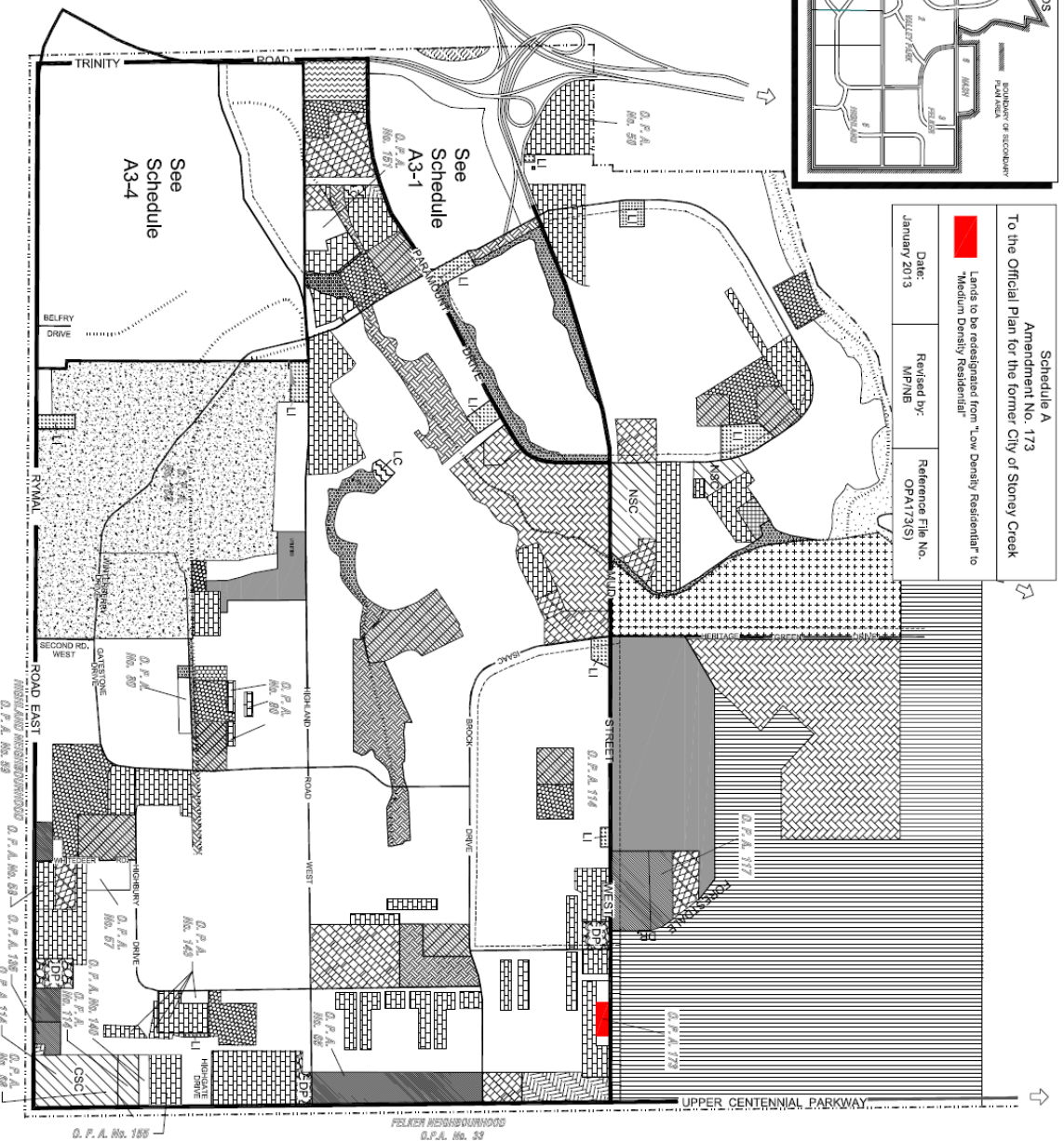
R. Caterini
City Clerk



Schedule A
 Amendment No. 173
 To the Official Plan for the former City of Stoney Creek

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

Date: January 2013
Revised by: M/P/NB
Reference File No.: OPA173(S)



CITY OF STONEY CREEK OFFICIAL PLAN Schedule "A3" Secondary Plan West Mountain Planning District (Heritage Green)

Legend

500 0 500

- 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'
 - Special Policy Area D'
 - Special Policy Area J' - Natural Open Space
 - Open Space - Community Park
 - DP - Detention Pond - *Parkland designations defined in OPA 126
 - Low Density Residential
 - Medium Density Residential
 - Medium - High Density Residential
 - Local Institutional
 - Institutional
 - Esplanade Natural Area
 - Parkette
 - Community Park
 - General Open Space
 - City Wide Park
 - District Boundary
 - Arterial Road
 - Collector Road
 - Off Street Railway and/or Walkway
 - On Street Railway