

Authority: Item 21, Economic Development
and Planning Committee
Report: 08-024 (PED08258)
CM: December 10, 2008

Bill No. 289

CITY OF HAMILTON

BY-LAW NO. 08-289

To Adopt:

Official Plan Amendment No. 144 to the former City of Stoney Creek

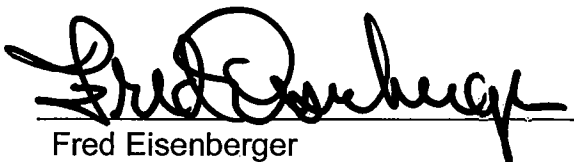
Respecting:

1478 Baseline Road

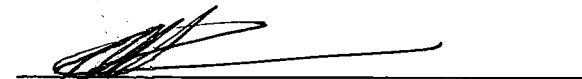
NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. Amendment No. 144 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 10TH day of December, 2008



Fred Eisenberger
Mayor



Kevin C. Christenson
City Clerk

Schedule "1"

Amendment No. 144

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", Secondary Plan Urban Lakeshore Area and Schedule "C" Planning Districts of the Official Plan of the former City of Stoney Creek, attached hereto, constitute Official Plan Amendment No. 144.

Purpose:

The purpose of this application is to redesignate the subject lands from "Rural Lakeshore Area" to "Residential", in order to permit block townhouses.

Location:

The lands affected by this Amendment are known by the municipal address 1478 Baseline Road, in the former municipality of Stoney Creek. The site is located north of the North Service Road, east of Fifty Road and west of the City boundary.

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 Fifty Point Neighbourhood Plan.
- The proposal encourages a compact urban form which enhances the livability of the community, provides for cost efficiencies and supports environmental sustainability.

Actual Changes:

1. Schedule "A", Stoney Creek General Land Use Plan, be revised by redesignating the subject lands from "Rural Lakeshore" to "Residential", and identifying the subject lands as OPA No. 144 as shown on the attached Schedule "A" to this Amendment.
2. Schedule "A-4", Stoney Creek Secondary Plan – Urban Lakeshore Area, be revised by adding the subject lands to the "Fifty Point Neighbourhood" Area and by designating

the subject lands as "Medium Density Residential" as shown on the attached Schedule "B" of this amendment.

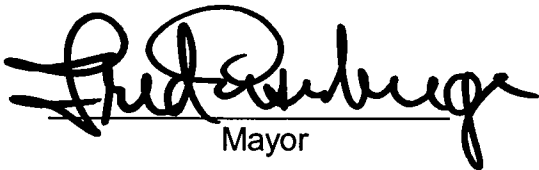
3. Schedule "E", Planning Districts, be revised by adding the subject lands to the "Urban Lakeshore" Planning District as shown on the attached Schedule "C" of this amendment.

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. 08-289, passed on the 10TH day of December, 2008.

**The
City of Hamilton**



Mayor



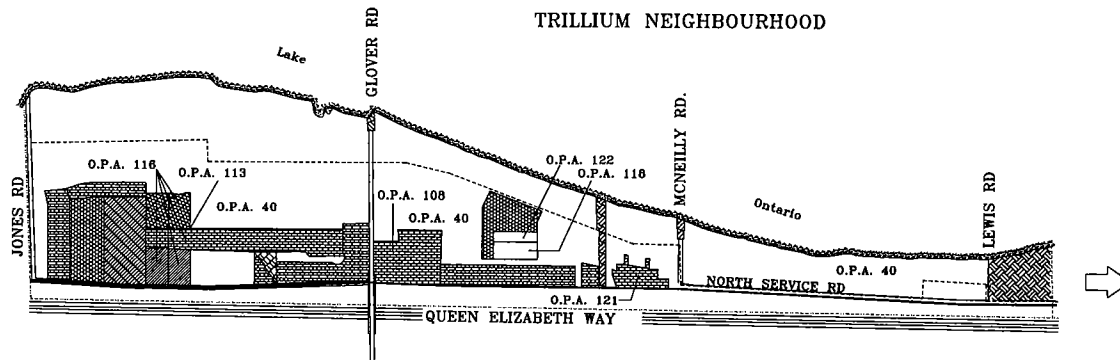
City Clerk

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		Natural Open Space
	District Boundary		
	Collector Road		

Schedule B Amendment No.144 to the Official Plan for the former City of Stoney Creek

 Lands to be designated "Medium Density Residential" and to be added to Fifty Point Neighbourhood.

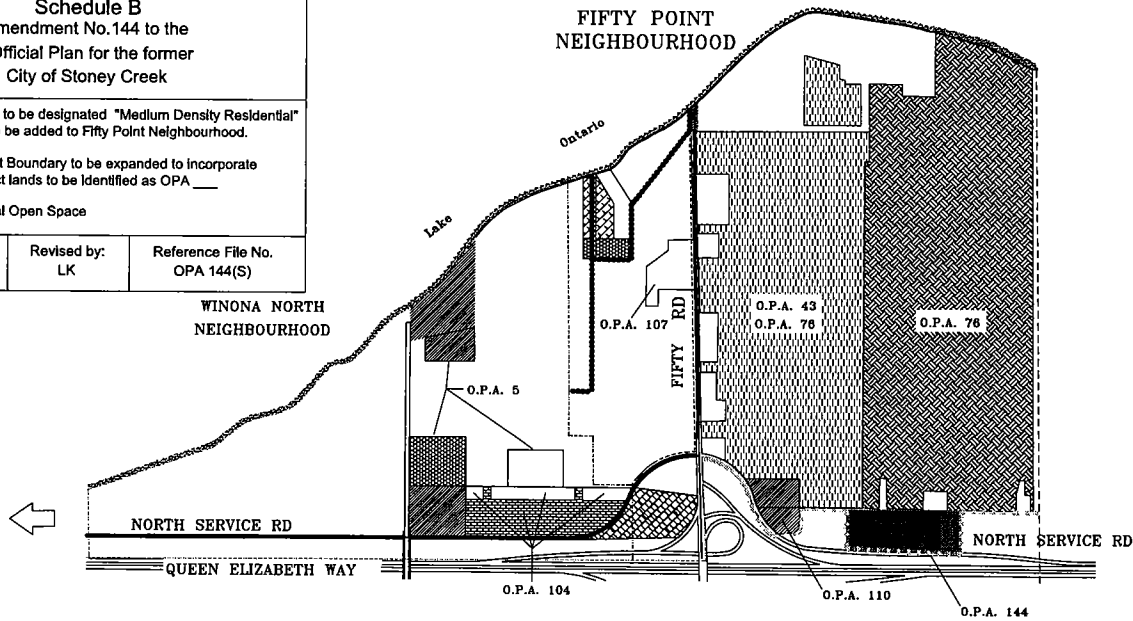
 District Boundary to be expanded to incorporate subject lands to be identified as O.P.A. ____

 Natural Open Space

Date: Dec. 5, 2008	Revised by: LK	Reference File No. OPA 144(S)
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WINONA NORTH
NEIGHBOURHOOD

FIFTY POINT NEIGHBOURHOOD



CITY OF STONEY CREEK
PLANNING DEPARTMENT

Scale: 1:5000

April 2008

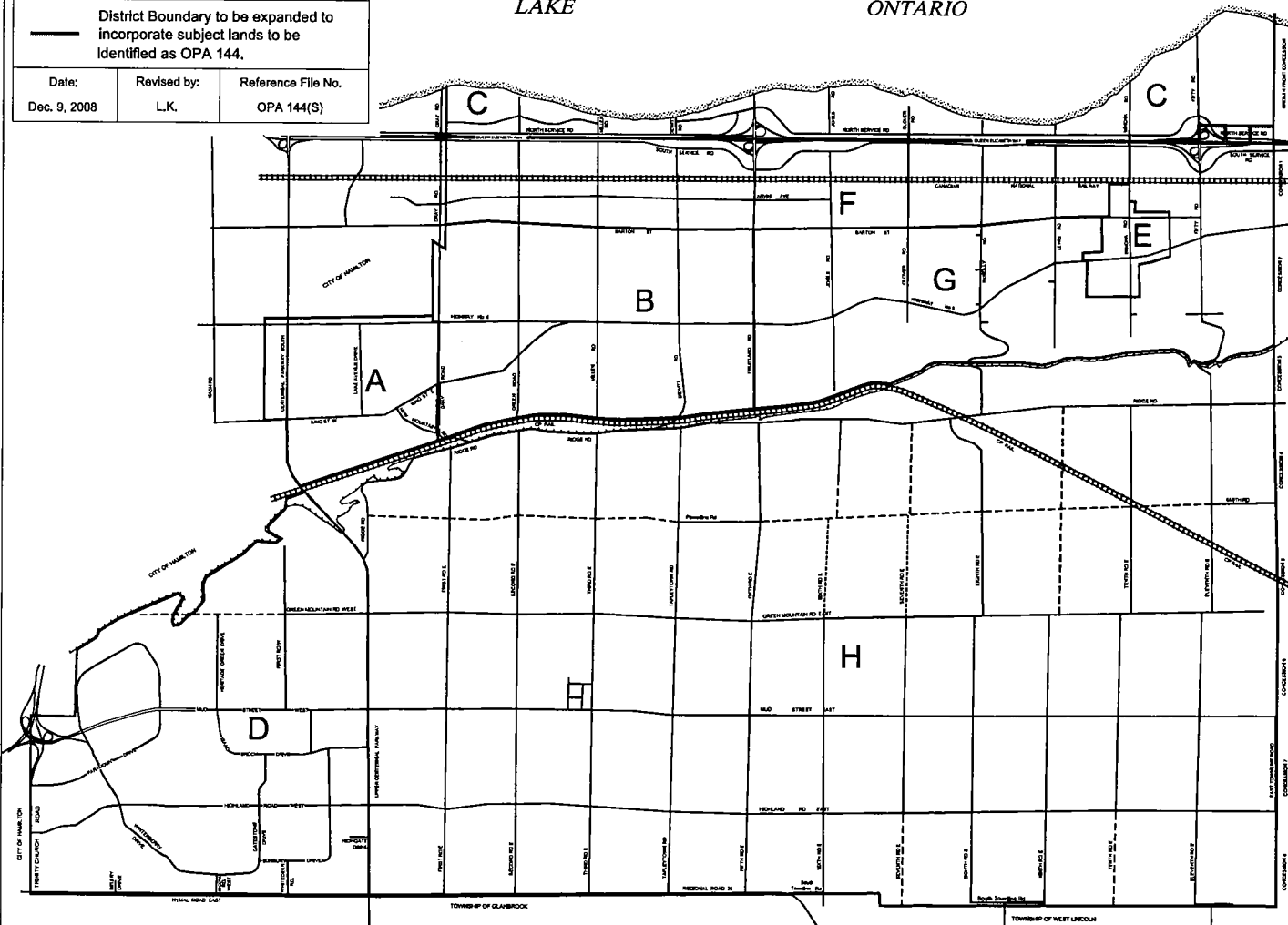
Schedule C
Amendment No. 144 to the
Official Plan for the former
City of Stoney Creek

District Boundary to be expanded to
incorporate subject lands to be
identified as OPA 144.

Date:	Revised by:	Reference File No.
Dec. 9, 2008	L.K.	OPA 144(S)

LAKE

ONTARIO



LOT 30 LOT 29 LOT 28 LOT 27 LOT 26 LOT 25 LOT 24 LOT 23 LOT 22 LOT 21 LOT 20 LOT 19 LOT 18 LOT 17 LOT 16 LOT 15 LOT 14 LOT 13 LOT 12 LOT 11 LOT 10 LOT 9 LOT 8 LOT 7 LOT 6 LOT 5 LOT 4 LOT 3 LOT 2 LOT 1

CITY OF STONEY CREEK
OFFICIAL PLAN
Schedule "E"
Planning Districts

Legend

Planning District Boundary

- A *Olde Town*
- B *Western Development Area*
- C *Urban Lakeshore*
- D *West Mountain Area*
- E *Winona Urban Community*
- F *Industrial Business Park*
- G *Fruitland Area*
- H *East Mountain Area*



UPDATED DECEMBER 15th, 2000