

Authority: Item 6, Planning Committee
Report 12-010 (PED12108)
CM: June 27, 2012

Bill No. 146

CITY OF HAMILTON

BY-LAW NO. 12-146

To Adopt:

Official Plan Amendment No. 167 to the former City of Stoney Creek Official Plan


Respecting:

The rear of 76 Creanona Boulevard (former City of Stoney Creek)

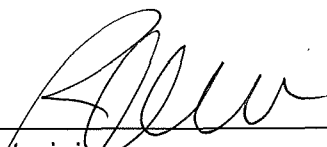
NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. Amendment No. 167 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 and approved.

PASSED this 27th day of June, 2012.



R. Bratina
Mayor



R. Caterini
City Clerk

Schedule "1"

Amendment No. 167 to the former City of Stoney Creek Official Plan

The following text, together with Schedule "A" (Schedule A - Land use Plan) and Schedule "B" (Schedule "A4", Secondary Plan - Urban Lakeshore Area), attached hereto, constitutes Official Plan Amendment No. 167.

Purpose:

The purpose of the proposed Amendment is to permit reduced lot frontages on the subject lands. The effect of the proposed Amendment is to permit the development of three lots for single detached dwellings fronting onto Montreal Circle.

Location:

The lands affected by this Amendment are located at the rear of 76 Creanona Boulevard and front onto Montreal Circle, in the Fifty Point Neighbourhood, in the former City of Stoney Creek.

Basis:

The intent of the Amendment is to permit a moderate increase in residential density. The basis for permitting the proposal is as follows:

- The proposal is consistent with the Provincial Policy Statement, and conforms to the Places to Grow Plan and the Region of Hamilton-Wentworth Official Plan; and,
- The proposal is compatible with and complementary to the existing and planned development in the surrounding residential area.

Actual Changes:

Schedule Changes

1. That Schedule "A" General Land Use Plan be revised by annotating the subject lands as OPA No.167, as shown on the attached Schedule "A" of this Amendment.
2. That Schedule "A4", Secondary Plan - Urban Lakeshore Area be revised by

annotating the subject lands as OPA No. 167, as shown on the attached Schedule "B" of this Amendment.

Text Changes

3. That Policy 13.4.14 be added as follows:

For the lands located at the rear of 76 Creanona Boulevard, as identified on Schedule "A4" of this Plan, notwithstanding its location 500 metres beyond Baseline Road, a minimum lot frontage of 12 metres shall be permitted. The minimum lot area on these lands shall be established by the implementing Zoning By-law."

Implementation:

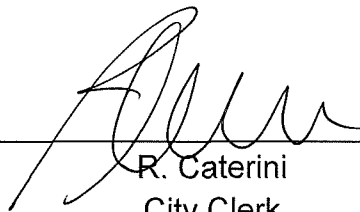
A Zoning By-law Amendment will give effect to this Amendment.

This is Schedule "1" to By-law No. 12-146 passed on the 27th day of June, 2012.

The City of Hamilton




R. Bratina
Mayor



R. Caterini
City Clerk

Schedule A
Amendment No.167
to the Official Plan for the former
City of Stoney Creek

 Lands to be Identified as OPA 167

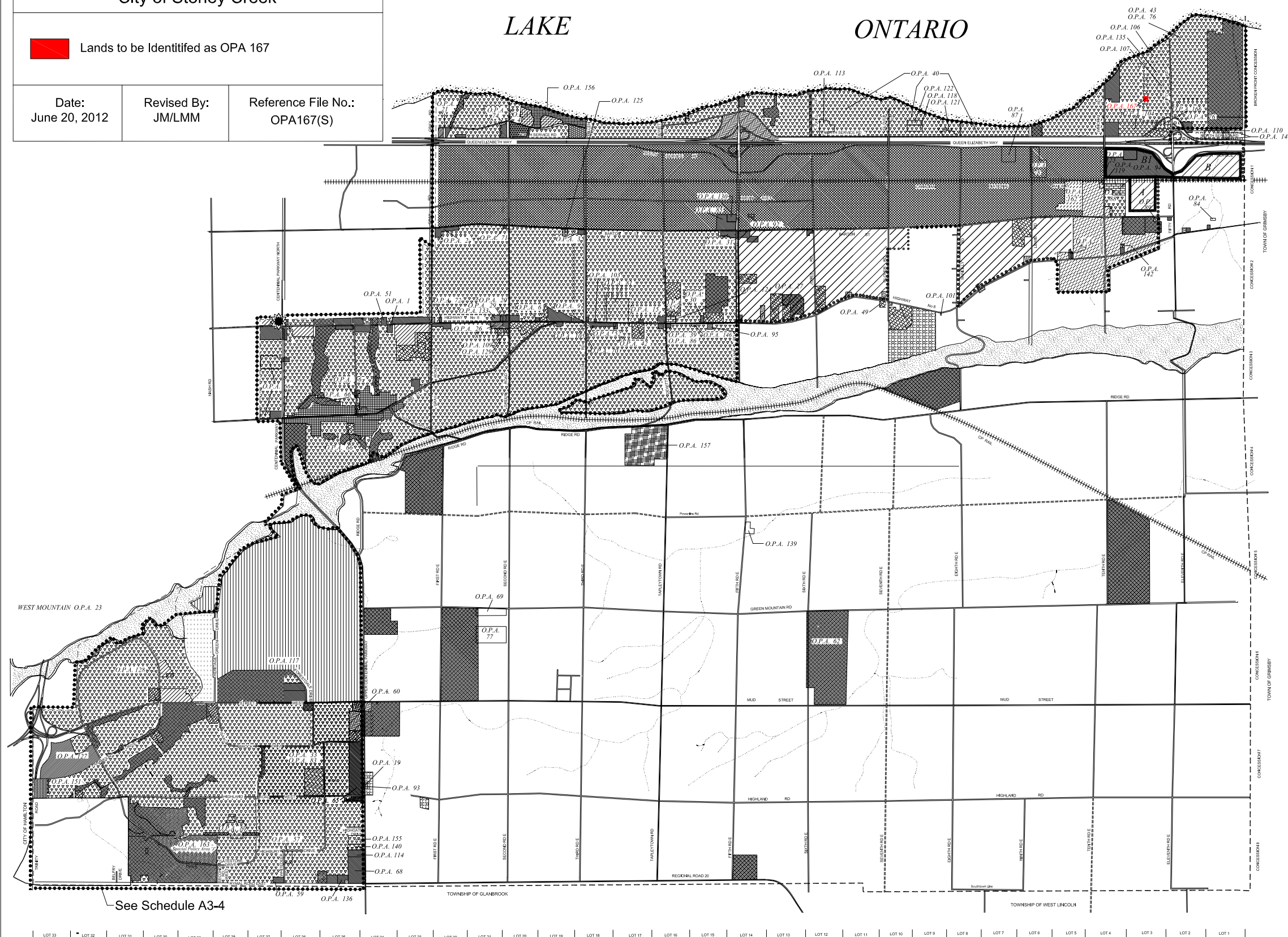
Date:
June 20, 2012

Revised By:
JM/LMM

Reference File No.:
OPA167(S)

LAKE

ONTARIO


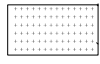
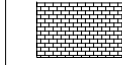
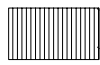



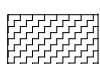













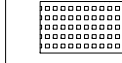
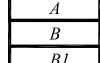
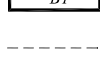

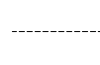
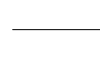
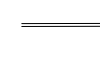


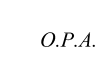





CITY OF STONEY CREEK OFFICIAL PLAN

Schedule "A" General Land Use Plan

Legend

Land Use Designations

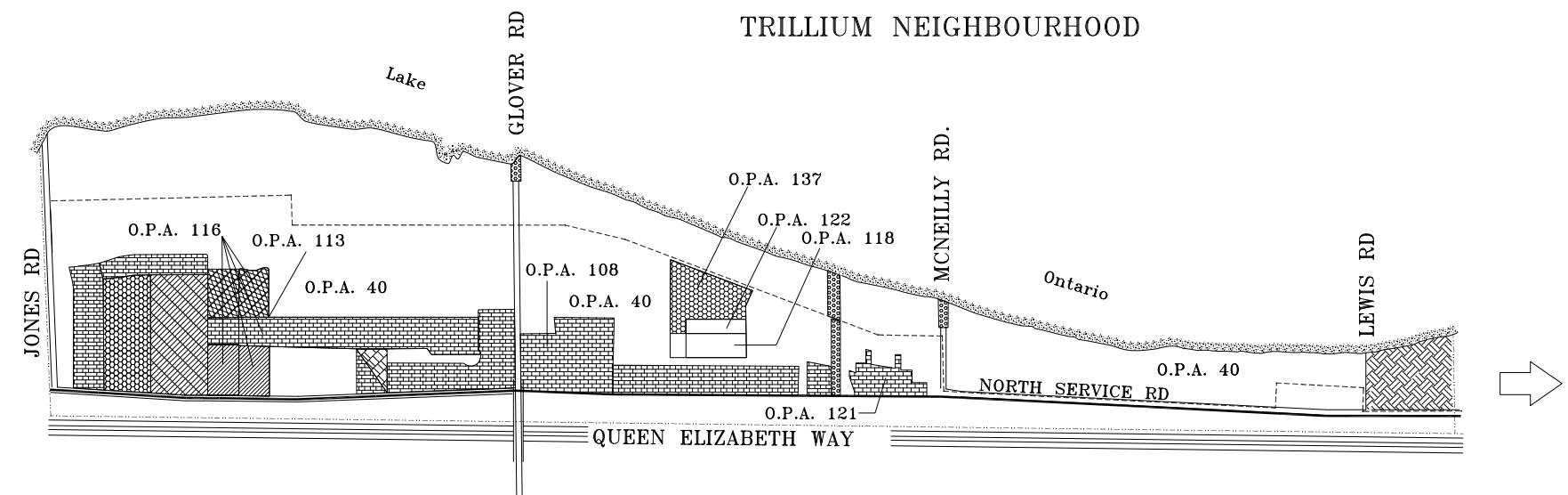
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|---|----------------------------|---|-------------------------|
|  | Residential |  | Special Policy Area 'A' |
|  | Medium Density Residential |  | Special Policy Area 'B' |
|  | Downtown |  | Special Policy Area 'F' |
|  | Shopping Centres |  | Special Policy Area 'G' |
|  | General Commercial |  | Special Policy Area 'H' |
|  | Highway Commercial |  | Special Policy Area 'I' |
|  | Service Commercial |  | Special Policy Area 'J' |
|  | Industrial - Business Park | | |
|  | Institutional | | |
|  | Winona Urban Community | | |
|  | Open Space | | |
|  | Escarpment Natural Area | | |
|  | Agricultural | | |
|  | Rural Industrial | | |
|  | Rural Lakeshore | | |
-
- | | |
|---|------------------------------------|
|  | Area subject to Policy A.12.6c |
|  | Area subject to Policy A.12.6.2 |
|  | Municipal Boundary |
|  | Business Improvement Area (B.I.A.) |
|  | Provincial Highway |
|  | Regional Road |
|  | Municipal Road |
|  | Railway |
|  | Water Course |
|  | Urban Policy Area |
|  | O.P.A. Official Plan Amendment |
|  | 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		Parkette
	Institutional		Natural Open Space
	Elementary School		General Open Space
	Off Street Bikeway / Walkway		Local Commercial
	On Street Bikeway		General Commercial
	Municipal Boundary		Highway Commercial
	District Boundary		Special Policy Area "E"
	Collector Road		Stormwater Management Facility

Schedule B
Amendment No.167
to the Official Plan for the former
City of Stoney Creek

See Policy 13.4.14 of Stoney Creek Official Plan

Date: June 20, 2012	Revised By: JM/LMM	Reference File No.: OPA167(S)
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