

Authority: Item 10, Planning Committee
Report: 12-011 (PED12039)
CM: July 12, 2012

Bill No. 168

CITY OF HAMILTON

BY-LAW NO. 12 - 168

To Adopt:

Official Plan Amendment No. 170 to the former City of Stoney Creek Official Plan

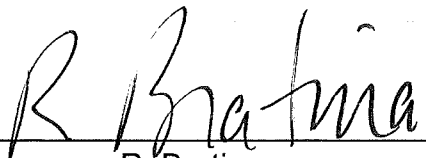
Respecting:

Lands located on the north side of King Street East, east side of Dawson Avenue and south side of Passmore Street, known municipally as 135 and 137 King Street East and 42 Passmore Street, Stoney Creek

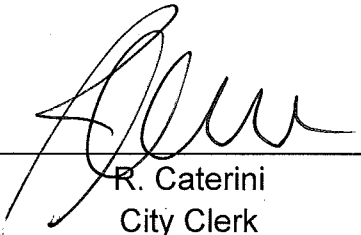
NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. Amendment No. 170 to the Official Plan of the former City of Stoney Creek consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED AND ENACTED this 16th day of August, 2012.



R. Bratina
Mayor



R. Caterini
City Clerk

Amendment No. 170
to the
Official Plan of the City of Stoney Creek

The following text, together with Schedule "A" - General Land Use Plan and Schedule "B" (Schedule "A5" - Secondary Plan Olde Town Planning District), attached hereto, constitutes Official Plan Amendment No. 170

Purpose:

The purpose of this Amendment is to redesignate the subject lands from "General Commercial" and "Residential" to "Institutional", with a Special Policy, in order to permit the development of a retirement home with secondary commercial uses consisting of a restaurant and office space.

Location:

The lands affected by this Amendment, being approximately 1.03ha, are located at 135 and 137 King Street East, and 42 Passmore Street, on the north side of King Street East, east side of Dawson Avenue, and south side of Passmore Street, in the City of Stoney Creek.

Basis:

- It is consistent with the Provincial Policy Statement and conforms to Places to Grow and the Hamilton-Wentworth Official Plan;
- It provides for the redevelopment of the former Stoney Creek Dairy property for an institutional use on an arterial road serving the local and larger community with a housing opportunity to age-in-place, while continuing to provide secondary commercial uses to reflect its historic use; and,
- It is compatible with the range of land uses surrounding the development and in the local area, and has been designed to minimize impacts from overview, preserving escarpment views, and provides all required on-site parking.

Actual Changes:

Schedule Changes

1. Schedule "A" - Land Use Concept - be revised by changing from the "General Commercial" and "Residential" designations to the "Institutional" designation, as shown on the attached Schedule "A" to this Amendment; and,

2. Schedule "A5" - Secondary Plan Olde Town Planning District - be revised by changing from the "General Commercial" and "Low Density Residential" designations to the "Institutional" designation, as shown on the attached Schedule "B" to this Amendment.

Text Changes

3. That a new Policy be added to the City of Stoney Creek Official Plan as Policy No. A.13.5.16:

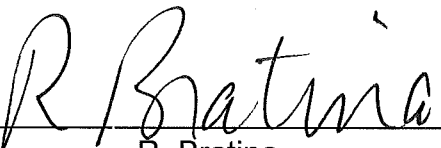
A.13.5.16 On those lands designated Institutional by this Plan and located at 135 and 137 King Street East, and 42 Passmore Street, and also notwithstanding the Institutional policies of Section A.5, secondary commercial uses consisting of a restaurant and office space only in conjunction with an institutional use shall also be permitted under this designation.

Implementation:

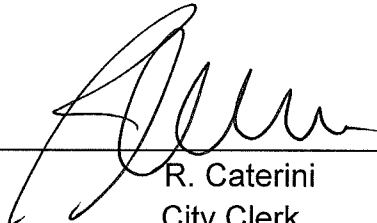
An implementing Zoning By-law Amendment and Site Plan Application will give effect to the intended uses on the subject lands.

This is Schedule "1" to By-law No. **168** passed on the **16th** day of August, 2012.

The City of Hamilton





R. Bratina
Mayor



R. Caterini
City Clerk

Schedule A
Amendment No. 170
To the Official Plan
for the former City of Stoney Creek

LEGEND

-  Lands to be redesignated from "General Commercial" to "Institutional"
-  Lands to be redesignated from "Residential" to "Institutional"

Date: August 2012

Revised by: GM/NB
















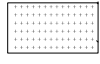







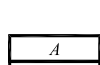
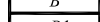
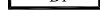




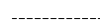



Reference File No. OPA170(S)

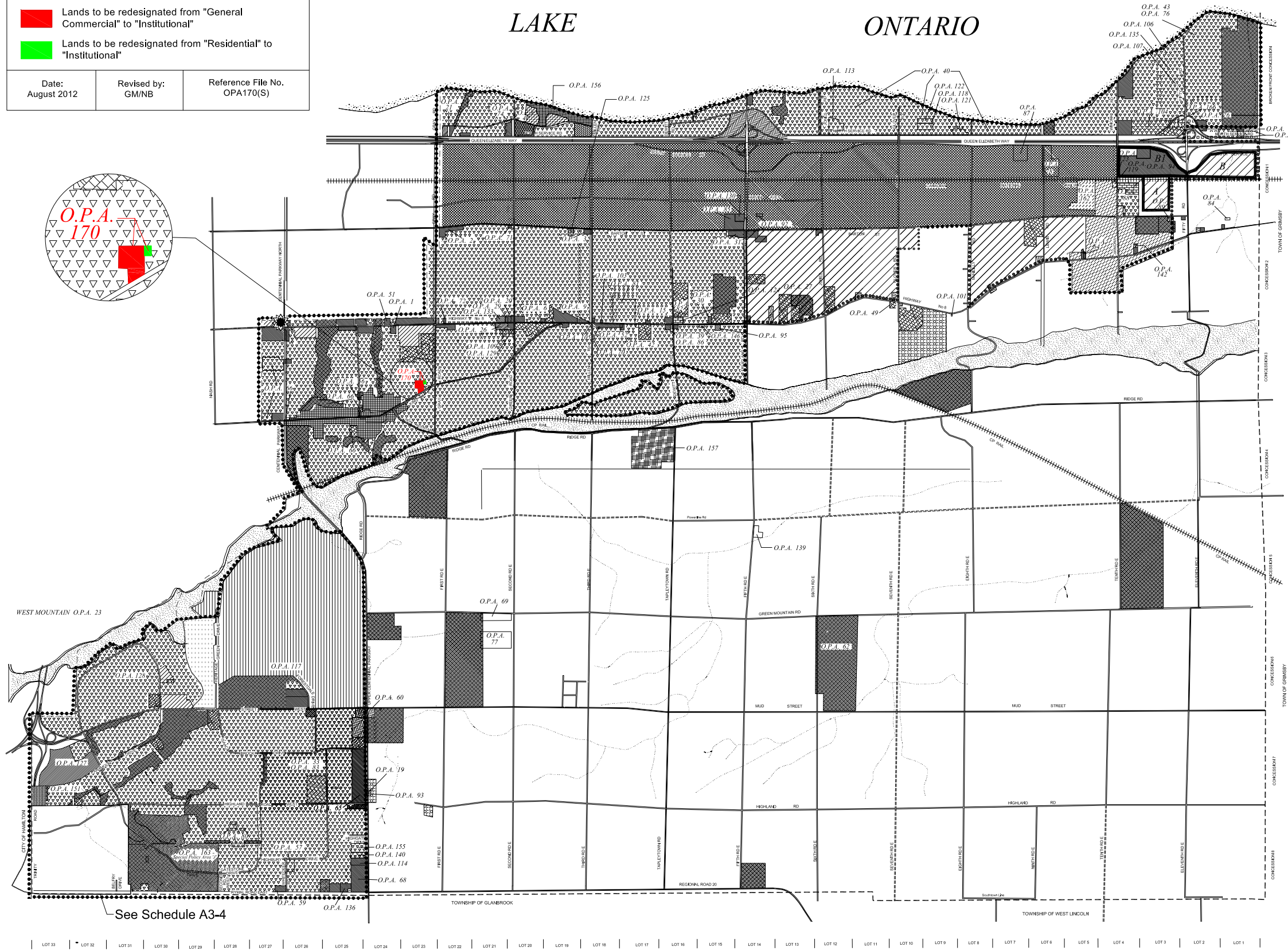
LAKE ONTARIO

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

Legend

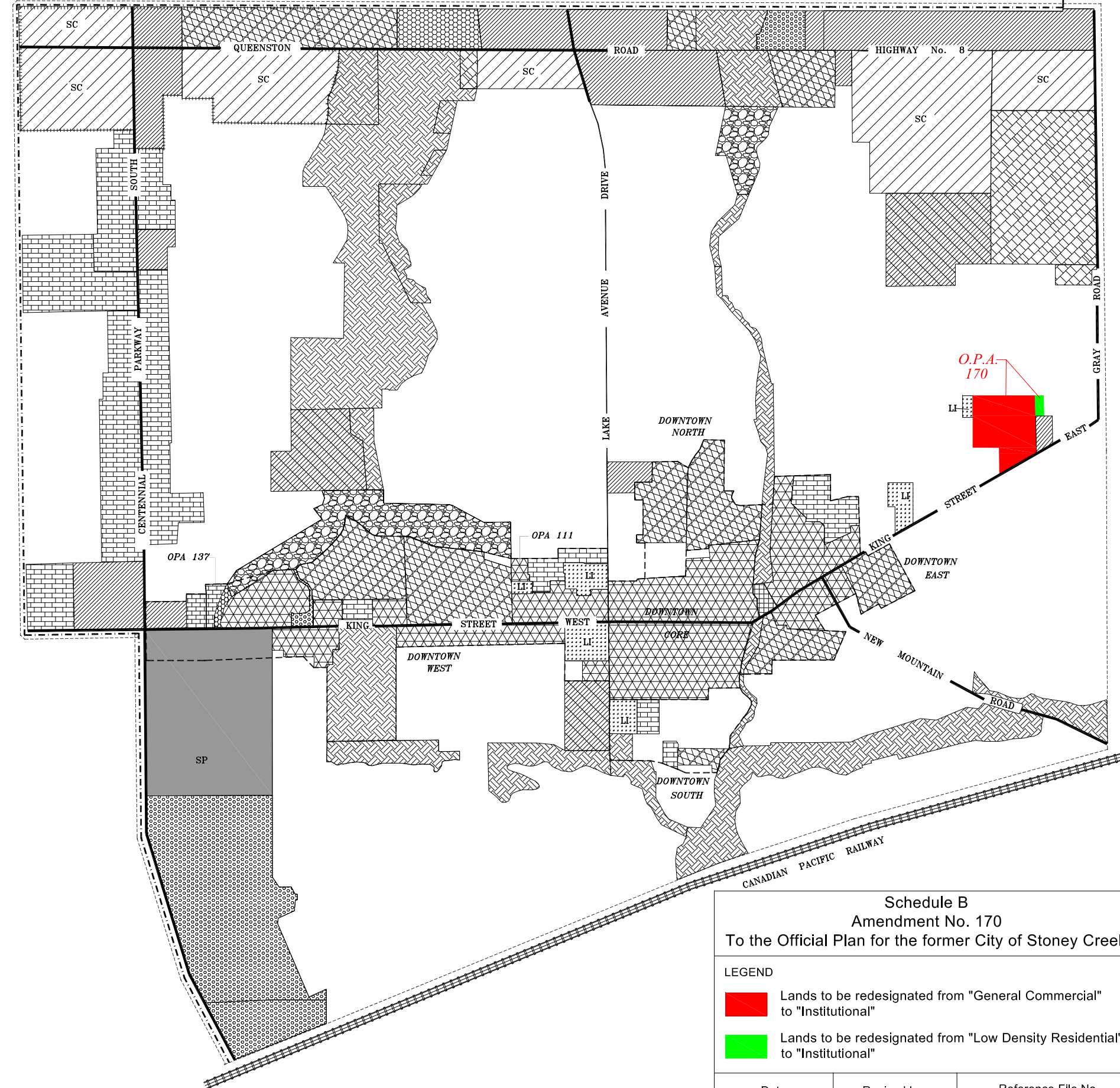
Land Use Designations

-  Residential
-  Medium Density Residential
-  Downtown
-  Shopping Centres
-  General Commercial
-  Highway Commercial
-  Service Commercial
-  Industrial - Business Park
-  Institutional
-  Winona Urban Community
-  Open Space
-  Escarpment Natural Area
-  Agricultural
-  Rural Industrial
-  Rural Lakeshore
-  Special Policy Area 'A'
-  Special Policy Area 'B'
-  Special Policy Area 'F'
-  Special Policy Area 'G'
-  Special Policy Area 'H'
-  Special Policy Area 'I'
-  Special Policy Area 'J'
-  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





See Schedule A3-4

SUB-REGIONAL CENTRE



Schedule B
Amendment No. 170
To the Official Plan for the former City of Stoney Creek

LEGEND

-  Lands to be redesignated from "General Commercial" to "Institutional"
-  Lands to be redesignated from "Low Density Residential" to "Institutional"

Date:
August 2012

Revised by:
GM/NB

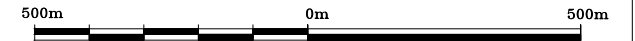
Reference File No.
OPA170(S)

CITY OF STONEY CREEK OFFICIAL PLAN


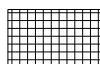
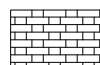
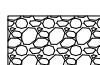






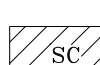










Schedule "A5" Secondary Plan

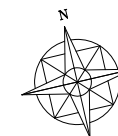
Olde Town Planning District

Legend



Land Use Designations

- | | | | |
|---|----------------------------|---|--------------------------------|
|  | Low Density Residential |  | Parkette |
|  | Medium Density Residential |  | Natural Open Space |
|  | High Density Residential |  | General Open Space |
|  | Local Institutional |  | Municipal Boundary |
|  | Institutional |  | District Boundary |
|  | Shopping Centre |  | Arterial Road |
|  | Downtown Commercial |  | Collector Road |
|  | General Commercial |  | Limits of Downtown Designation |
|  | Elementary School |  | Limits of Sub-Regional Centre |
|  | Community Park | | |
|  | Neighbourhood Park | | |
|  | Open Space - Special Park | | |
- * Parkland designations deferred in OPA 126



CITY OF STONEY CREEK
PLANNING DEPARTMENT

APPROVED AS O. P. A. No. 66 AND AMENDMENTS THERE TO
NOVEMBER 2007