

**Authority:** Item 8, Planning Committee  
Report: 12- 011 (PED12089)  
CM: July 12, 2012

**Bill No. 182**

**CITY OF HAMILTON**

**BY-LAW NO. 12 -182**

To Adopt:

**Official Plan Amendment No. 169 to the Stoney Creek Official Plan**

Respecting:

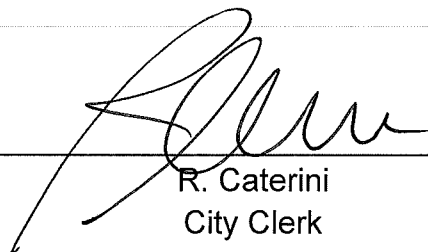
**845 & 857 North Service Road**

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

1. Amendment No. 169 to the Stoney Creek Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 16<sup>th</sup> day of August, 2012.

  
\_\_\_\_\_  
R. Bratina  
Mayor

  
\_\_\_\_\_  
R. Caterini  
City Clerk

**Amendment No. 169**  
**to the**  
**Official Plan for the Former City of Stoney Creek**

The following text, together with Schedule "A", Schedule "A" - General Land Use Plan, and Schedule "B", Schedule "A4" - Secondary Plan - Urban Lakeshore Area, of the Official Plan of the former City of Stoney Creek, attached hereto, constitutes Official Plan Amendment No. **169**.

**Purpose:**

The purpose of this Amendment is to identify the subject lands as subject to Official Plan Amendment No. **169** on Schedule "A" - General Land Use Plan, and to redesignate the subject lands from "Low Density Residential" and "Institutional" to "Medium Density Residential" on Schedule "A4" - Secondary Plan - Urban Lakeshore Area, to permit the development of 20 street townhouse dwelling units fronting onto Palacebeach Trail and 28 freehold townhouse dwelling units fronting a private (condominium) road.

**Location:**

The lands affected by this Amendment are located at 845 and 857 North Service Road, west of Glover Road, in the former City of Stoney Creek.

**Basis:**

- The Amendment is consistent with the Provincial Policy Statement.
- The Amendment conforms to the Growth Plan for the Greater Golden Horseshoe (Places to Grow).
- The Amendment conforms to the "Urban Area" designation of the Hamilton-Wentworth Official Plan.
- The Amendment will permit a form of residential development that will provide for a complete community through a compact, efficient form, and provides for a planned and managed form of growth that supports a strong and competitive economy.

**Actual Changes:**

1. Schedule "A", General Land Use Plan, be revised by identifying the subject lands as subject to OPA No. 169, as shown on the attached Schedule "A" to this Amendment.
2. Schedule "A4" - Secondary Plan - Urban Lakeshore Area, be revised by redesignating the subject lands from "Low Density Residential" and "Institutional" to "Medium Density Residential", as shown on the attached Schedule "B" to this Amendment.

**Implementation:**


An implementing Zoning By-law Amendment, Draft Plans of Subdivision and Condominium, and Site Plan Control applications will give effect to this Amendment.

This is Schedule "1" to By-law No. 12-182, passed on the 16<sup>th</sup> day of August, 2012.

The

City of Hamilton

  
\_\_\_\_\_  
R. Bratina  
Mayor

  
\_\_\_\_\_  
R. Caterini  
City Clerk

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

Schedule B  
Amndment No. 169  
To the Official Plan  
for the  
former City of Stoney Creek

LEGEND

Lands subject to OPA No. 169

Date:  
July 2012

Revised by:  
AC/NB

Reference File No.  
OPA169(S)



Legend

500 0 500 1000 1500m

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

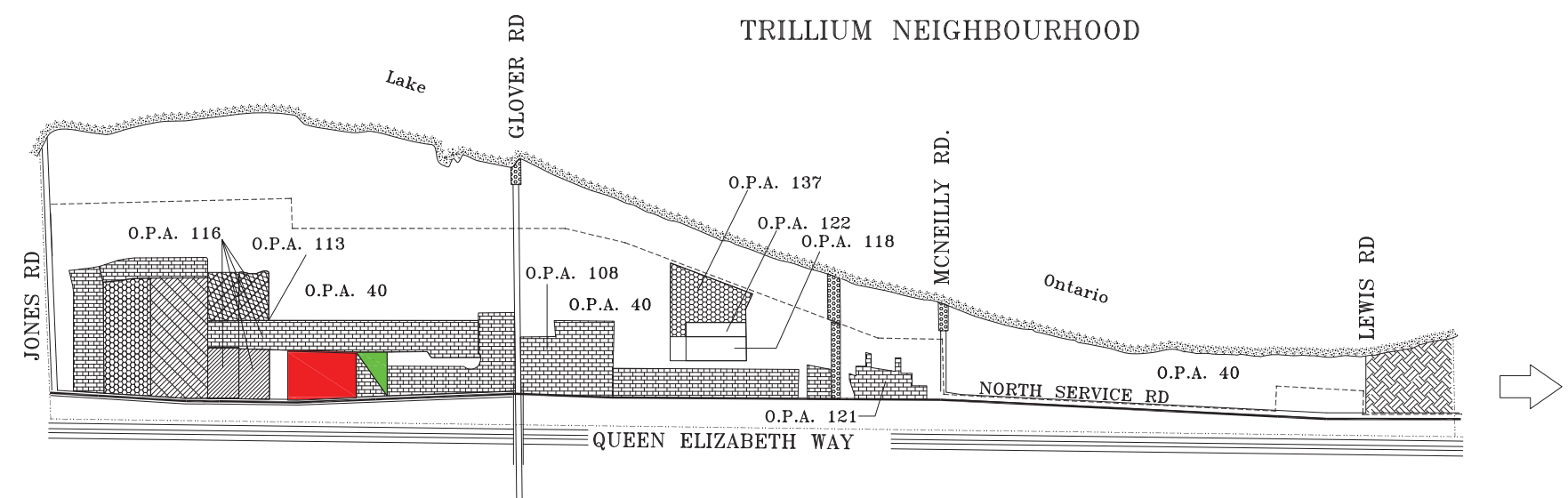


CITY OF STONEY CREEK  
OFFICIAL PLAN

Schedule "A4"

Secondary Plan

Urban Lakeshore Area



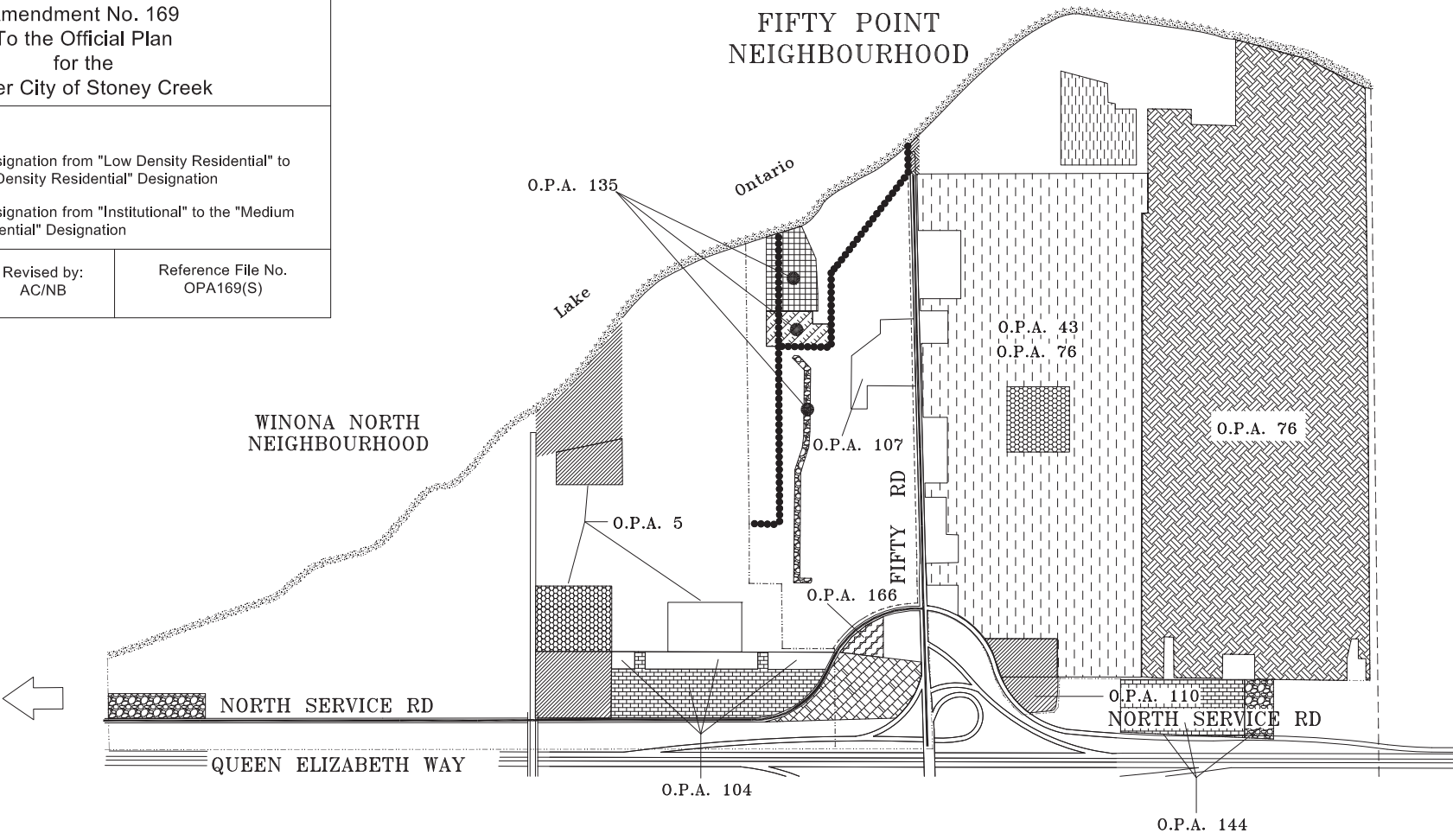
Schedule B  
Amendment No. 169  
To the Official Plan  
for the  
former City of Stoney Creek

LEGEND

Change in designation from "Low Density Residential" to the "Medium Density Residential" Designation

Change in designation from "Institutional" to the "Medium Density Residential" Designation

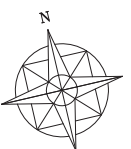
Date: July 2012	Revised by: AC/NB	Reference File No. OPA169(S)
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Legend

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



CITY OF STONEY CREEK  
PLANNING DEPARTMENT

Scale: 1:5000

May 2012