

Authority: Item 5, Planning Committee
Report: 16-007 (PED16093)
CM: April 27, 2016

Bill No. 163

CITY OF HAMILTON

BY-LAW NO. 16-163

To Adopt:

Official Plan Amendment No. 55 to the Urban Hamilton Official Plan

Respecting:

**3 Shippee Avenue
(Stoney Creek)**

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

1. Amendment No. 55 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 8th day of June, 2016.

F. Eisenberger
Mayor

R. Caterini
City Clerk

Urban Hamilton Official Plan Amendment No. 55

The following text constitutes Official Plan Amendment 55 to the Urban Hamilton Official Plan (UHOP).

1.0 **Purpose and Effect:**

The purpose and effect of this amendment is to correct the errors contained within the Urban Lakeshore Secondary Plan to facilitate development of 5 single detached dwellings.

2.0 **Location:**

The lands affected by this Amendment are located at 3 Shippee Avenue, in the former City of Stoney Creek.

3.0 **Basis:**

The basis for permitting this Amendment is as follows:

- The proposed amendment reflects existing land uses and approvals and will more accurately guide future development;
- The proposed amendment is consistent with the Provincial Policy Statement; and,
- The proposed amendment conforms to the Growth Plan for the Greater Golden Horseshoe.

4.0 **Text Changes:**

- a) That Section B.7.3 – Urban Lakeshore Secondary Plan be amended by adding the following Site Specific Policy Area as follows:

**“Site Specific Policy – Area C
Fifty Point Neighbourhood – 3 Shippee Avenue**

- 7.3.6.3 To maintain the unique character of the Fifty Point Neighbourhood, special design features shall be provided on lands located at No. 3 Shippee Avenue and designated Low

Density Residential 2e east of Fifty Road. These lands are shown as an Area Specific Policy – Area C on Map B.7.3 -1 – Urban Lakeshore Area – Land Use Plan and the following policies shall apply:

- a) Notwithstanding Policy 7.3.1.4 b) of this secondary plan, a maximum of 5 dwelling units shall be permitted within the lands shown as Area Specific Policy – Area C on Map B.7.3 -1 – Urban Lakeshore Area – Land Use Plan.
- b) In addition, Policies B.7.3.6.1.b) to h) shall also apply.

5.0 Implementation:

An implementing Zoning By-law will give effect to this Amendment.

This is Schedule “1” to By-law No. 16-163 passed on the 8th day of June, 2016.

**The
City of Hamilton**

F. Eisenberger
MAYOR

R. Caterini
CITY CLERK

Appendix A
APPROVED Amendment No. 55
to the Urban Hamilton Official Plan

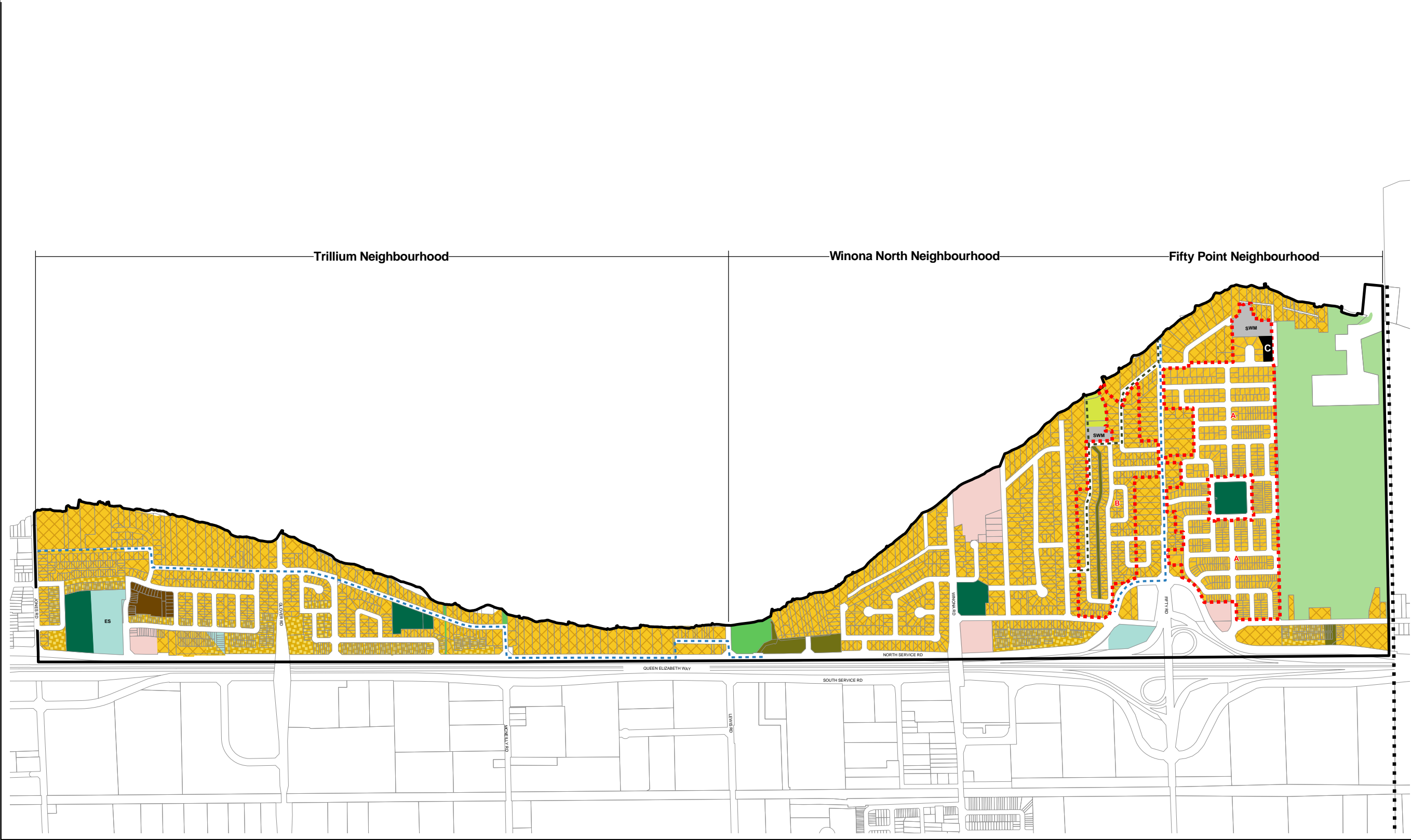
Lands to be identified as Site Specific Policy Area "C"

(3 Shippee Avenue)

Date:
May 24, 2016

Revised By:
MS/NB

Reference File No.:
CI-16-D



Legend

Residential Designations

Low Density Residential 2b

Low Density Residential 2e

Low Density Residential 3c

Medium Density Residential 3

Parks and Open Space Designations

Parkette

Neighbourhood Parl

City Wide Park

General Open Space

Natural Open Space

Other Designations

Local Commercial

Institutional

ES

Elementary School

SWM

Storm Water Management

Utility

Other Features

Area or Site Specific Policy

On Street Bikeway

Off Street Bikeway / Walkway

Municipal Boundary

Secondary Plan Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Urban Lakeshore Area
Secondary Plan
Land Use Plan
Map B.7.3-1

Not To Scale

Date: Aug. 16, 2013

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

© Teranel Land Information Services Inc. and its licensors, [2009]
May Not be Reproduced without Permission. THIS IS NOT A PLAN OF SURVEY

Hamilton