

Authority: Item 11, Planning Committee
Report: 17-013 (PED17124)
CM: August 18, 2017
Ward: 9

Bill No. 185

CITY OF HAMILTON

BY-LAW NO. 17-185

To Adopt:

**Official Plan Amendment No. 82 to the
Urban Hamilton Official Plan**

Respecting:

**440 First Road West
(Stoney Creek)**

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

1. Amendment No. 82 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 18th day of August, 2017.

J. Farr
Deputy Mayor

R. Caterini
City Clerk

Approved Urban Hamilton Official Plan Amendment No. 82

The following text, together with:

Appendix "A" – Nash Neighbourhood Secondary Plan – Land Use Plan – Volume 2:
Map B.7.5-1

attached hereto, constitutes Official Plan Amendment 82 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to add a Site Specific Policy Area that allows individual driveways to directly access the public street for lands within the Nash Neighbourhood Secondary Plan.

2.0 Location:

A portion of the land known municipally as 440 First Road West, in the former City of Stoney Creek, is affected by this Amendment.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed amendment is in keeping with the policies of the Urban Hamilton Official Plan and Nash Neighbourhood Secondary Plan to provide a diversity of housing opportunities that are suitable for different segments of the population and higher density development in order to make the best use of urban lands, especially along a local road.
- The proposed development is considered to be consistent with, and complementary to, the planned and existing development in the immediate area.
- The proposed amendment is consistent with the Provincial Policy Statement (2014) and conforms to the Growth Plan for the Greater Golden Horseshoe (2017).

4.0 Actual Changes:

4.1 Text Changes:

Urban Hamilton Official Plan Volume 2 – Chapter B – Secondary Plans

4.1.1 Volume 2 – Chapter B.7.0 – Stoney Creek Secondary Plans – Section

B.7.5 – Nash Neighbourhood Secondary Plan is amended by adding the following Site Specific Policy:

"Site Specific Policy – Area "G"

7.5.14.7 Notwithstanding Policy B.7.5.4.2 a) vi), for the lands located at 440 First Road West, designated Medium Density Residential 2, and identified as Site Specific Policy – Area "G" on Map B.7.5-1 – Nash Neighbourhood Secondary Plan – Land Use Plan, individual driveways for street townhouse dwellings may be permitted to directly access Bedrock Drive.

4.2 Mapping Changes:

Urban Hamilton Official Plan Volume 2 – Map B.7.5-1, Nash Neighbourhood Secondary Plan

4.2.2 That Map B.7.5-1 – Nash Neighbourhood Secondary Plan Land Use Plan be amended by adding "Site Specific Policy – Area "G" as shown on Appendix "A" attached to this amendment.

5.0 Implementation:

An implementing Zoning By-Law Amendment will give effect to the intended uses on the subject lands.

This is Schedule "1" to By-law No. 17-185 passed on the 18th day of August, 2017.

The
City of Hamilton

J. Farr
ACTING MAYOR

R. Caterini
CITY CLERK

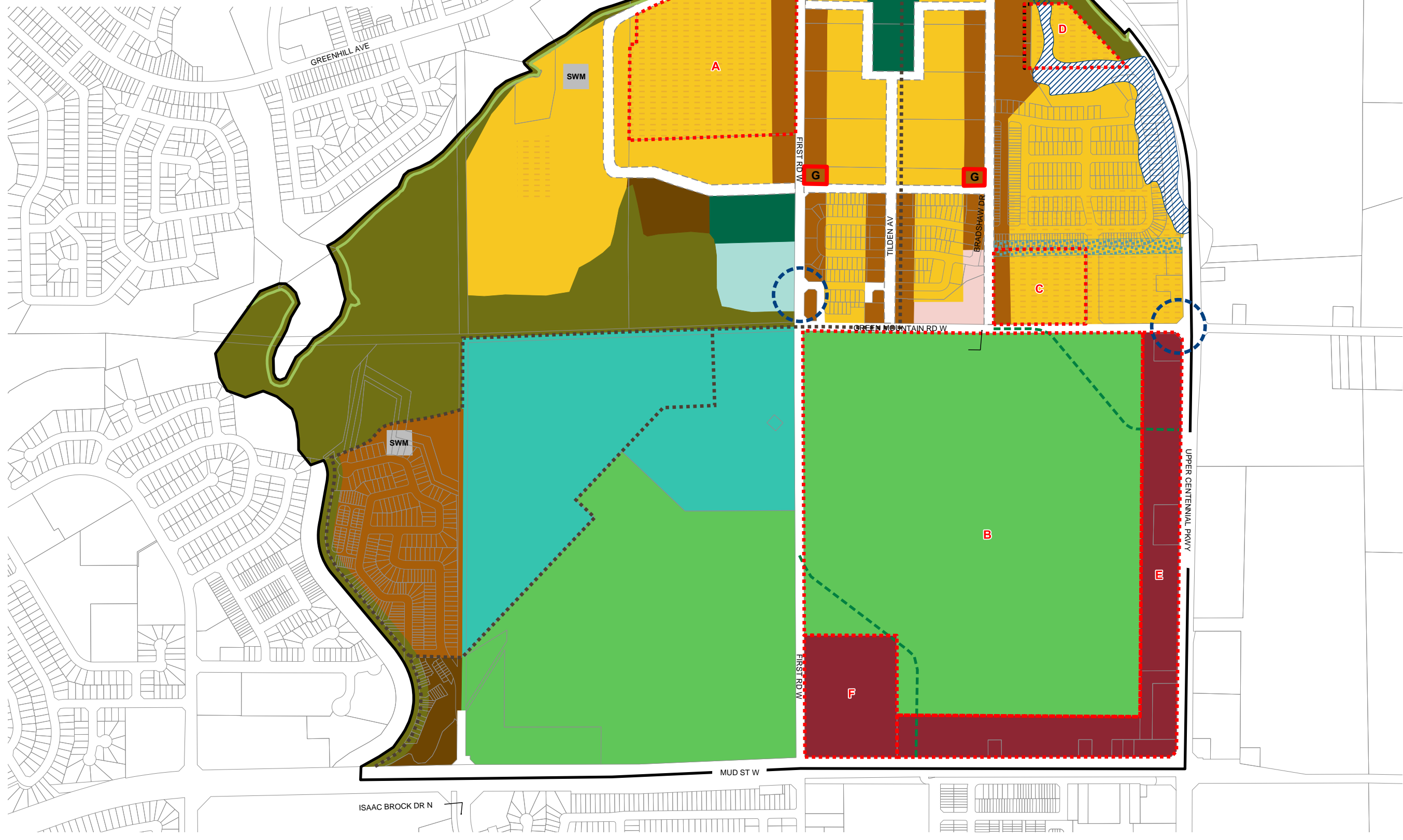
Appendix A
 APPROVED Amendment No. 82
 to the Urban Hamilton Official Plan

G Site Specific Policy Area "G" to be added
 (440 First Road West, Stoney Creek)

Date:
 August 17, 2017

Revised By:
 RC/VS

Reference File No.:
 UHOPA-16-22



Legend

- Residential Designations**
- Low Density Residential 2
 - Low Density Residential 2h
 - Medium Density Residential 2
 - Medium Density Residential 3
- Commercial and Mixed Use Designations**
- Local Commercial
 - Arterial Commercial
- Parks and Open Space Designations**
- Neighbourhood Park
 - Community Park
 - General Open Space
 - Natural Open Space
- Other Designations**
- Institutional
 - Utility
- SWM** Storm Water Management
- Other Features**
- Area or Site Specific Policy
 - Flood Plains
 - Hedge Row
 - Gateway
 - Trail Links
 - Proposed Road Realignment
 - Escarpment
 - Proposed Roads
 - Secondary Plan Boundary

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

Urban Hamilton Official Plan
Nash Neighbourhood
Secondary Plan
 Land Use Plan
 Map B.7.5-1

