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                               R. Caterini
Mayor                                        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 R. Caterini
MAYOR 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-10-D

Legend
Residential Designations
- Low Density Residential 2b
- Low Density Residential 2c
- Low Density Residential 3c
- Medium Density Residential 3

Parks and Open Space Designations
- Parks
- Neighbourhood Park
- City Wide Park
- General Open Space
- Natural Open Space

Other Designations
- Local Commercial
- Institutional
- ES Elementary School
- SWM Storm Water Management
- Utility

Other Features
- Lands to be identified as Site Specific Policy Area "C"
- On Street Bikeway
- Off Street Bikeway / Walkway
- Municipal Boundary
- Secondary Plan Boundary