

Authority: Item 14, Economic Development
and Planning Committee
Report 07-004 (PED07067)
CM: March 28, 2007

Bill No. 099

CITY OF HAMILTON

BY-LAW NO. 07-099

To Adopt:

Official Plan Amendment No. 135 to the former City of Stoney Creek Official Plan; and

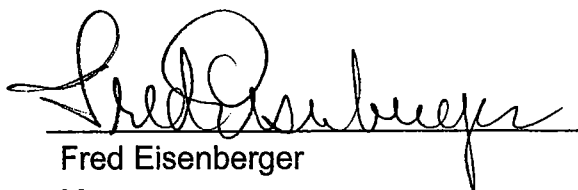
Respecting:

**1353, 1357, 1427 Baseline Road and Part of 22 Falcon Road (former City of Stoney
Creek)**

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

1. Amendment No. 135 to the Official Plan of the Former City of Stoney Creek Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted and approved.

PASSED and ENACTED this 28th day of March, 2007.



Fred Eisenberger
Mayor



Kevin C. Christenson
City Clerk

Amendment No. 135
to the
former City of Stoney Creek Official Plan

The following text together with Schedule "A", General Land Use Plan and Schedule "A4", Secondary Plan – Urban Lakeshore Area, attached hereto, constitutes Official Plan Amendment No. 135.

Purpose:

The purpose of this Amendment is to add a site-specific policy to permit increased residential density, a wider variety of residential unit types and to require architectural controls and urban design guidelines. For administrative purposes and clarification, the second paragraph of policy 13.4.9 as added by OPA 107 will be deleted.

Location:

The lands affected by this Amendment are located in Part of Lot 3, Broken Front Concession and known municipally as 1353, 1357, 1427 Baseline Road and part of 22 Falcon Road in the Fifty Point Neighbourhood in the former City of Stoney Creek with an area of approximately 17.6 hectares (43.3 acres).

Basis:

The intent of the Amendment is to permit a moderate increase in residential density and requires the application of architectural controls. The basis for permitting the proposal is as follows:

- The proposal is consistent with the Provincial Policy Statement and conforms to the former Region of Hamilton-Wentworth Official Plan;
- The proposal provides for a wider range of residential types and lot sizes; and
- The proposal provides for a moderate increase in residential density which will compliment the surrounding residential area.

Actual Changes:

1. That Schedule "A" General Land Use Plan be revised by annotating the subject lands as OPA 135 as shown on the attached Schedule "A" of this Amendment.

2. That Schedule "A4", Secondary Plan - Urban Lakeshore Area be amended by repealing and replacing the land use designations associated with the subject lands and annotating the subject lands as OPA 135, as shown on the attached Schedule "B" of this Amendment.
3. That Policy 13.4 be amended by:
 - a) deleting the second paragraph in policy 13.4.9; and
 - b) adding policy 13.4.14 as follows:

"13.4.14 For the lands located in Part Lot 3, Broken Front Concession and known municipally as 1353, 1357, 1427 Baseline Road and part of 22 Falcon Road the following policies shall apply:

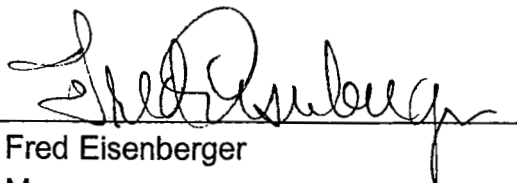
 - a) Notwithstanding policy A.1.2.12 a) and A.13.4.9, the maximum density on the subject land shall be 32 units per Net Residential Hectare. A wide variety of dwelling types including single detached, semi-detached and townhouse units are permitted.
 - b) Architectural and Urban Design Guidelines shall be required for any Plan for Development and shall be prepared to the satisfaction of the City."

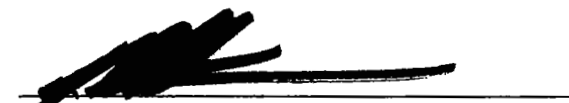
Implementation:

A Zoning By-law amendment and Draft Plan of Subdivision Agreement will give effect to this Amendment.

This is Schedule "1" to By-law No. 07-099, passed on the 28th day of March, 2007.

The City of Hamilton


Fred Eisenberger
Mayor

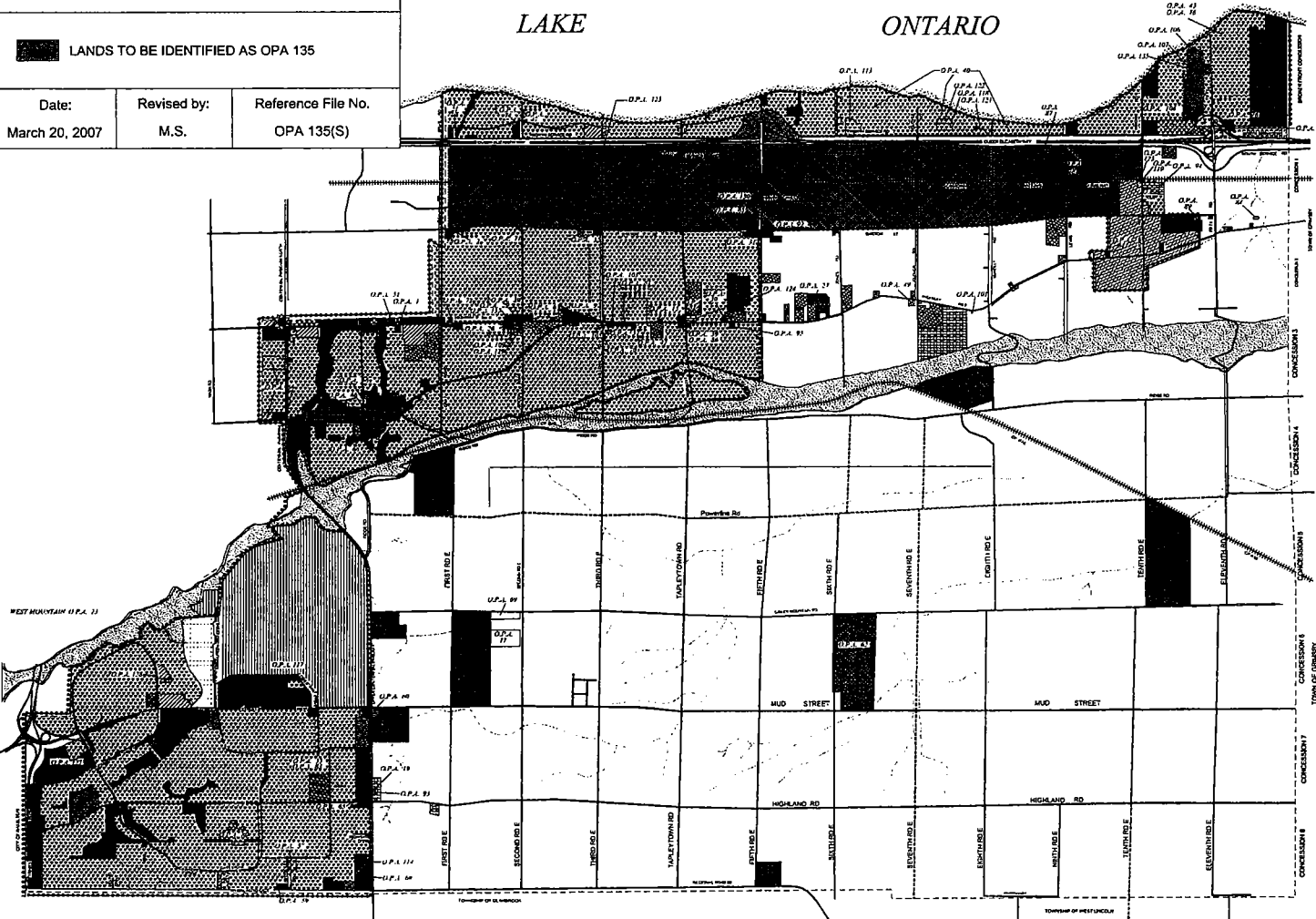

Kevin C. Christenson
City Clerk

Schedule A
Amendment No.135 to the
Official Plan for the former
City of Stoney Creek

LANDS TO BE IDENTIFIED AS OPA 135

Date: March 20, 2007
Revised by: M.S.
Reference File No. OPA 135(S)

LAKE ONTARIO



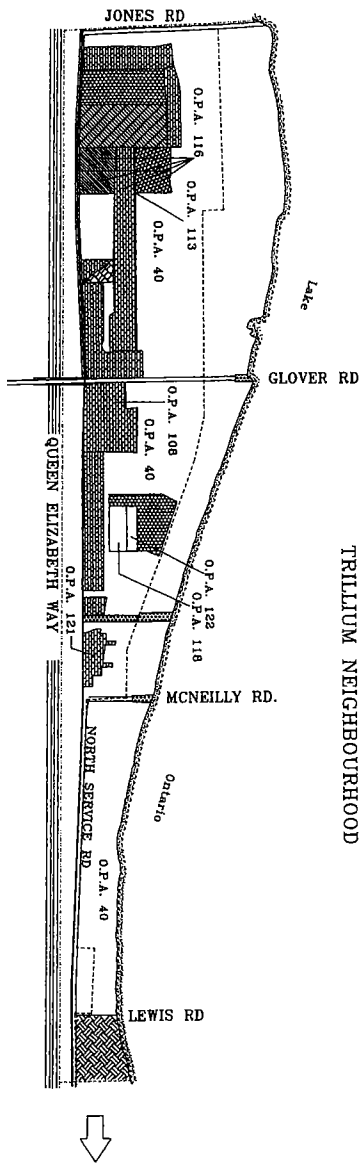
CITY OF STONEY CREEK OFFICIAL PLAN Schedule "A" General Land Use Plan

Legend

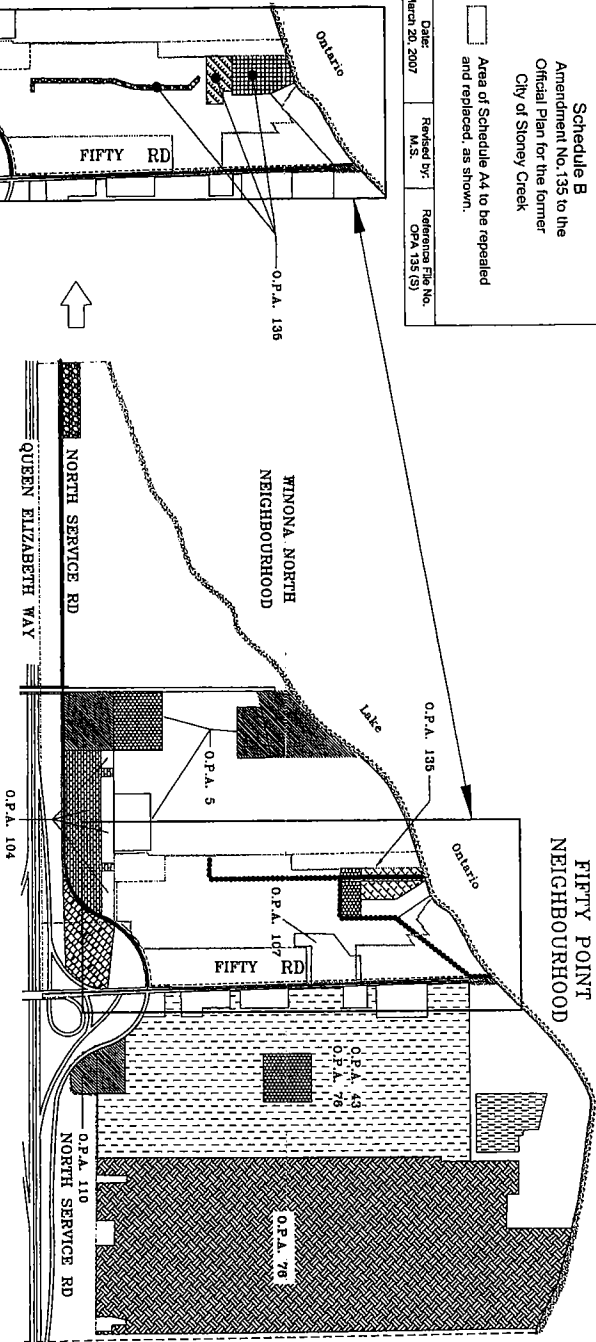
Land Use Designations

- | | | | |
|--|----------------------------|--|------------------------------------|
| | Residential | | Medium Density Residential |
| | Central Area | | Special Policy Area 'A' |
| | Shopping Centres | | Special Policy Area 'B' |
| | General Commercial | | Municipal Boundary |
| | Highway Commercial | | Business Improvement Area (B.I.A.) |
| | Service Commercial | | Provincial Highway |
| | Industrial - Business Park | | Regional Road |
| | Institutional | | Municipal Road |
| | Winona Urban Community | | Railway |
| | Open Space | | Water Course |
| | Escarpment Natural Area | | Urban Policy Area |
| | Agricultural | | O.P.A. Official Plan Amendment |
| | Rural Industrial | | Sub-Regional Centre |
| | Rural Lakeshore | | |

TRILLIUM NEIGHBOURHOOD



FIFTY POINT NEIGHBOURHOOD



Schedule B
Amendment No. 135 to the
Official Plan for the former
City of Stoney Creek

Area of Schedule A4 to be repealed
and replaced, as shown.

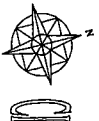
Date: March 20, 2007
Revised by: M.S.
Reference File No.: CPA 135 (5)

CITY OF STONEY CREEK
OFFICIAL PLAN
Schedule "A4"
Secondary Plan
Ithban Lakeshore Area

Legend

Land Use Designations

| | | | |
|--|---------------------------------|--|--------------------------------|
| | Low Density Residential | | Open Space - Special Park |
| | Medium Density Residential | | Neighbourhood Park |
| | Medium-High Density Residential | | Natural Open Space |
| | Institutional | | General Open Space |
| | Elementary School | | Local Commercial |
| | Off Street Brewery / Pub | | General Commercial |
| | On Street Brewery | | Regional Commercial |
| | Municipal Boundary | | Special Policy Area - Z |
| | District Boundary | | Stormwater Management Facility |
| | Collector Road | | |



CITY OF STONEY CREEK
PLANNING DEPARTMENT