

**Authority:** Item 21, Economic Development  
and Planning Committee  
Report: 08-024 (PED08258)  
CM: December 10, 2008

**Bill No. 289**

**CITY OF HAMILTON**

**BY-LAW NO. 08-289**

To Adopt:

Official Plan Amendment No. 144 to the former City of Stoney Creek

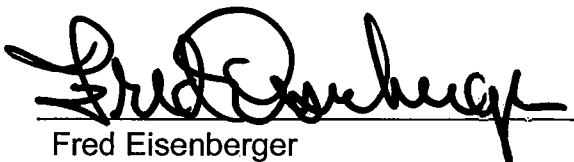
Respecting:

**1478 Baseline Road**

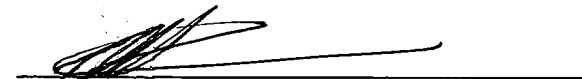
**NOW THEREFORE** the Council of the City of Hamilton enacts as follows:

1. Amendment No. 144 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.

**PASSED and ENACTED** this 10<sup>TH</sup> day of December, 2008



Fred Eisenberger  
Mayor



Kevin C. Christenson  
City Clerk

## **Schedule “1”**

### **Amendment No. 144**

**to the**

### **Official Plan for the former City of Stoney Creek**

The following text together with Schedule “A”, General Land Use Plan and Schedule “B”, Secondary Plan Urban Lakeshore Area and Schedule “C” Planning Districts of the Official Plan of the former City of Stoney Creek, attached hereto, constitute Official Plan Amendment No. 144.

#### **Purpose:**

The purpose of this application is to redesignate the subject lands from “Rural Lakeshore Area” to “Residential”, in order to permit block townhouses.

#### **Location:**

The lands affected by this Amendment are known by the municipal address 1478 Baseline Road, in the former municipality of Stoney Creek. The site is located north of the North Service Road, east of Fifty Road and west of the City boundary.

#### **Basis:**

The basis for the redesignation is as follows:

- The proposed development is consistent with the Provincial Policy Statement.
- The proposed development is consistent with the Hamilton-Wentworth Official Plan and the general intent of the City of Stoney Creek Official Plan.
- The proposal is compatible in scale, density and form with the Fifty Point Neighbourhood Plan.
- The proposal encourages a compact urban form which enhances the livability of the community, provides for cost efficiencies and supports environmental sustainability.

#### **Actual Changes:**

1. Schedule “A”, Stoney Creek General Land Use Plan, be revised by redesignating the subject lands from “Rural Lakeshore” to “Residential”, and identifying the subject lands as OPA No. 144 as shown on the attached Schedule “A” to this Amendment.
2. Schedule “A-4”, Stoney Creek Secondary Plan – Urban Lakeshore Area, be revised by adding the subject lands to the “Fifty Point Neighbourhood” Area and by designating

the subject lands as "Medium Density Residential" as shown on the attached Schedule "B" of this amendment.

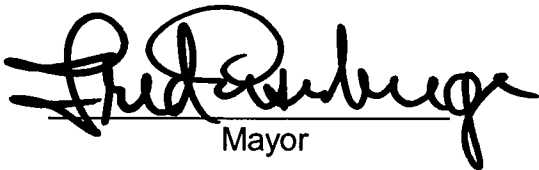
3. Schedule "E", Planning Districts, be revised by adding the subject lands to the "Urban Lakeshore" Planning District as shown on the attached Schedule "C" of this amendment.

**Implementation:**

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

This is Schedule "1" to By-law No. 08-289, passed on the 10<sup>TH</sup> day of December, 2008.

**The  
City of Hamilton**

  
Mayor

  
City Clerk

**CITY OF STONEY CREEK  
OFFICIAL PLAN**

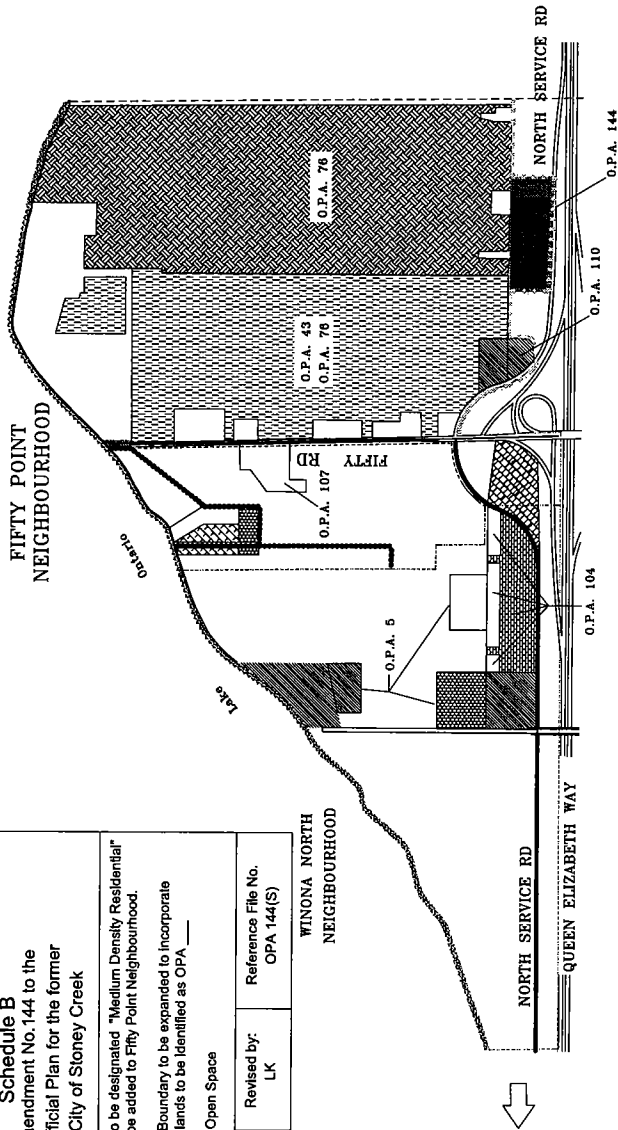
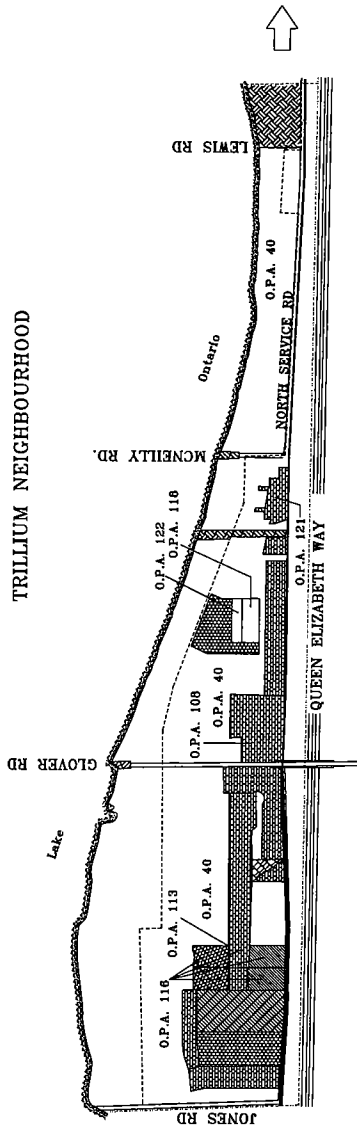
Schedule "A4"  
Secondary Plan  
Urban Lakeshore Area

**Legend**

| Land Use Designations |   |
|-----------------------|---|
|                       | Low Density Residential                     |
|                       | Medium Density Residential                  |
|                       | Medium-High Density Residential             |
|                       | Institutional                               |
|                       | Elementary School                           |
|                       | Off Street Railway / Railway                |
|                       | On Street Railway                           |
|                       | Municipal Boundary                          |
|                       | District Boundary                           |
|                       | Collector Road                              |
|                       | Open Space-Special Park                     |
|                       | Neighbourhood Park                          |
|                       | Local Commercial                            |
|                       | General Commercial                          |
|                       | Highway Commercial                          |
|                       | Special Policy Area "S"                     |
|                       | Open Space - Stormwater Management Facility |
|                       | Natural Open Space                          |



Scale: 1:8000 April 2008



**Schedule B  
Amendment No. 144 to the  
Official Plan for the former  
City of Stoney Creek**

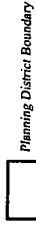
Lands to be designated "Medium Density Residential" and to be added to Fifty Point Neighbourhood.  
District Boundary to be expanded to incorporate subject lands to be identified as O.P.A. \_\_\_\_\_  
Natural Open Space

Date: Dec. 5, 2008  
Revised by: LK  
Reference File No. OPA 144(S)

WINONA NORTH  
NEIGHBOURHOOD

# CITY OF STONEY CREEK OFFICIAL PLAN Schedule "E" Planning Districts

## Legend



Planning District Boundary

A Old Town

B Western Development Area

C Urban Lakeshore

D West Mountain Area

E Winona Urban Community

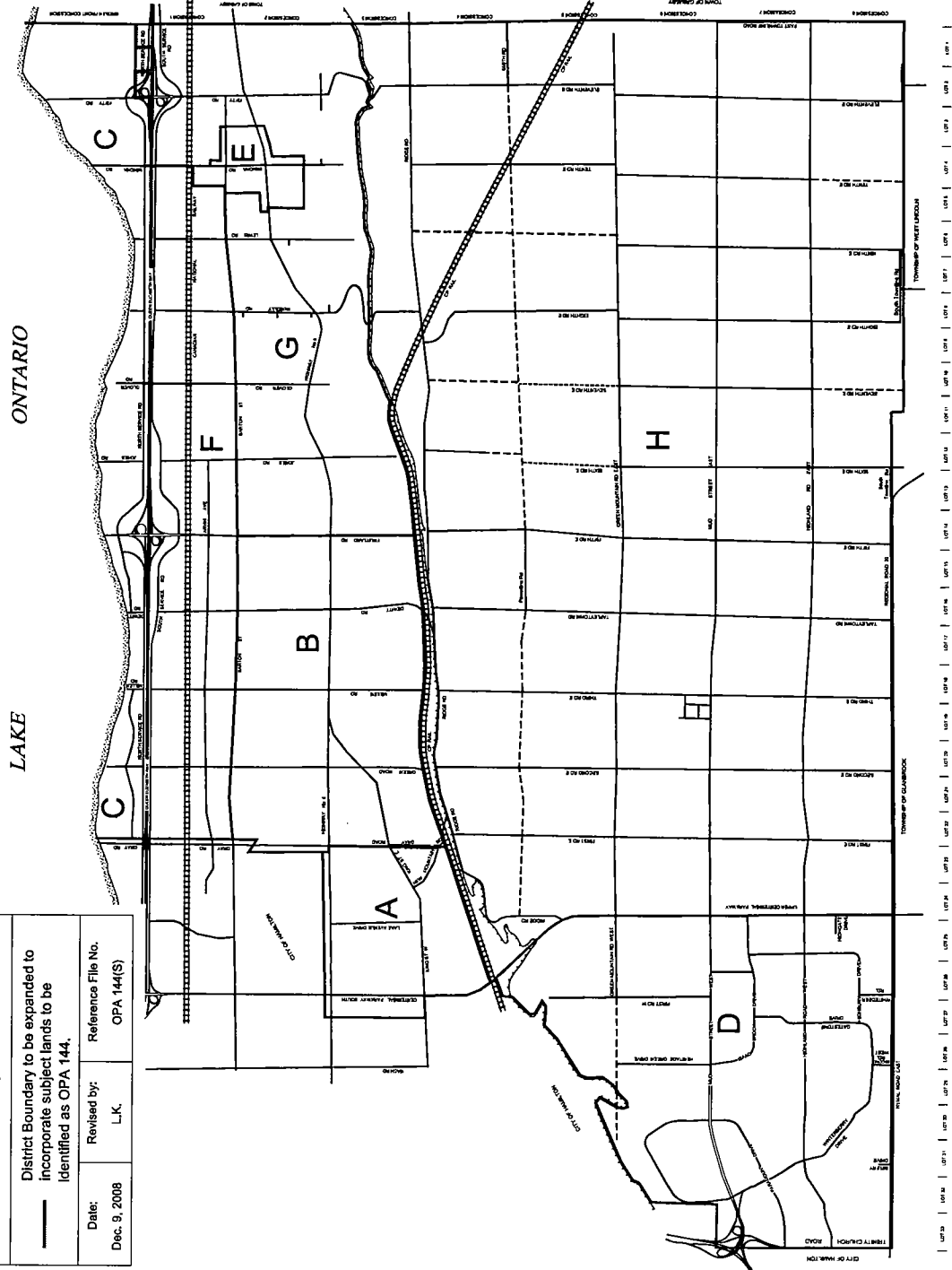
F Industrial Business Park

G Fruitland Area

H East Mountain Area



|  |                             |   |
|--|-----------------------------|---|
| <p>Schedule C<br/>Amendment No. 144 to the<br/>Official Plan for the former<br/>City of Stoney Creek</p> |                             | <p>Reference File No.<br/>OPA 144(S)</p>  |
| <p>Date:<br/>Dec. 9, 2008</p>  | <p>Revised by:<br/>L.K.</p> | <p>District Boundary to be expanded to<br/>incorporate subject lands to be<br/>identified as OPA 144.</p> |



UPDATED DECEMBER 19th, 2008