CITY OF HAMILTON

BY-LAW NO. 10-271

To Adopt:

Official Plan Amendment No. 160 to the former City of Stoney Creek Official Plan

Respecting:

The rear of 80 Creanona Boulevard (former City of Stoney Creek)

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

1. Amendment No. 160 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 this 13th day of October, 2010

Fred Eisenberger
Mayor

Rose Caterini
City Clerk
Amendment No. 160

to the

former City of Stoney Creek Official Plan

The following text together with Schedule “A” (Schedule “A” – Land use Plan) and Schedule “B” (Schedule “A4”, Secondary Plan – Urban Lakeshore Area), attached hereto, constitutes Official Plan Amendment No. 160.

Purpose:
The purpose of the proposed Amendment is to permit reduced lot frontages and increased density on the subject lands. The effect of the proposed Amendment is to permit the development of 5 lots for single detached dwellings fronting onto Montreal Circle.

Location:
The lands affected by this Amendment are located at the rear of 80 Creanona Boulevard in the Fifty Point Neighbourhood in the former City of Stoney Creek.

Basis:
The intent of the Amendment is to permit a moderate increase in residential density. 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; and,
- The proposal provides for a moderate increase in residential density which will compliment the surrounding residential area.

Actual Changes:

Schedule Changes

1. That Schedule “A” General Land Use Plan be revised by annotating the subject lands as O.P.A. No. 160 as shown on the attached Schedule “A” of this Amendment.
2. That Schedule “A4”, Secondary Plan - Urban Lakeshore Area be revised by annotating the subject lands as O.P.A. No. 160 as shown on the attached Schedule “B” of this Amendment.

Text Changes

3. That Policy 13.4.14 be added as follows:

For the lands located at the rear of 80 Creanona Boulevard, as identified on Schedule “A4” of this Plan, notwithstanding its location 500 metres beyond Baseline Road, a minimum lot frontage of 12 metres and a maximum density of 16 units per hectare shall be permitted. The minimum lot area on these lands shall be established by the implementing Zoning By-law.”

Implementation:

A Zoning By-law amendment will give effect to this Amendment.

This is Schedule "1" to By-law No. 10-271, passed on the 13th day of October, 2010.

The City of Hamilton

Fred Eisenberger
Mayor

Rose Catellini
City Clerk