

Authority: Item 22 Economic Development  
and Planning Committee  
Report: 10-020 (PED10202)  
CM: October 13, 2010

**Bill No. 277**

**CITY OF HAMILTON**

**BY-LAW NO. 10-277**

To Adopt:

Official Plan Amendment No. 161 to the former City of Stoney Creek Official Plan;

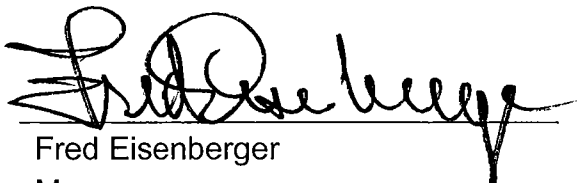
Respecting:

**Lands Located on the north side of Highway No. 8, west of Ellington Avenue,  
known municipally as 315 and 319 Highway No. 8, Stoney Creek**

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

1. Amendment No. 161 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** this 13<sup>th</sup> day of October, 2010

  
Fred Eisenberger  
Mayor

  
Rose Caterini  
City Clerk

**Amendment No. 161**

**to the**

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

The following text, together with Schedule "A" (Schedule "A" - General Land Use Plan) and Schedule "B" (Schedule "A1" - Secondary Plan - Western Development Area), of the Official Plan of the former City of Stoney Creek, attached hereto, constitute Official Plan Amendment No. 161.

**Purpose:**

The purpose of this Amendment is to re-designate the subject lands from "Medium Density Residential" to "High Density Residential" on Schedule "A1" Secondary Plan - Western Development Area, to permit the subject lands to be developed for a 7-storey, mixed-use building containing 44 dwelling units and commercial uses on the ground floor.

**Location:**

The lands affected by this Amendment are municipally known as 315 and 319 Highway No. 8, within the Western Development Area, former City of Stoney Creek.

**Basis:**

- The proposed Amendment is consistent with the Provincial Policy Statement and conforms with the Growth Plan for the Greater Golden Horseshoe.
- It conforms with and implements the "Urban Area" designation of the Hamilton-Wentworth Official Plan.
- It conforms with and implements the "Residential" intensification policies of Subsection A.1.2.9 of the City of Stoney Creek Official Plan, which also supports the provision of a full range of housing types and prices.
- The proposed development represents an appropriate form of mixed-use re-development that is transit supportive and implements the principles of residential intensification.
- The use is considered compatible with the scale and character of the surrounding land uses.

**Actual Changes:**

1. Schedule "A", General Land Use Plan, be revised by identifying the subject lands as OPA No. 161, as shown on the attached Schedule "A" to this Amendment.
2. Schedule "A1" Secondary Plan - Western Development Area, be revised by re-designating the subject lands from "Medium Density Residential" to "High Density Residential", and by identifying the subject lands as OPA No. 161, as shown on the attached Schedule "B" to this Amendment.

**Text Changes:**

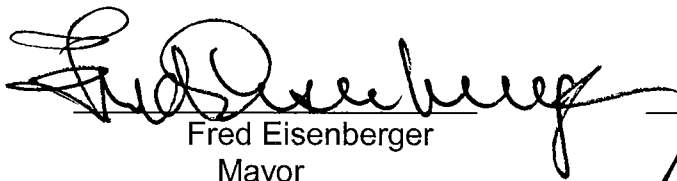
- A.13.1.8 In addition to the permitted uses outlined in Policies A.1.2.1 and A.1.2.2, and notwithstanding Policy A.1.2.3, on the lands located on the north side of Highway No. 8, west of Ellington Avenue, having a lot frontage of approximately 60 metres, a lot of area of 0.33 hectares, and designated "High Density Residential", local commercial uses shall be permitted on the ground floor of a multiple family residential building.

**Implementation:**

An implementing Zoning By-law Amendment, Site Plan Control, and Plan of Condominium will give effect to this Amendment.


This is Schedule "1" to By-law No. 10-277, passed on the 13<sup>th</sup> day of October, 2010.

**The  
City of Hamilton**

  
Fred Eisenberger  
Mayor

  
Rose Caterini  
City Clerk

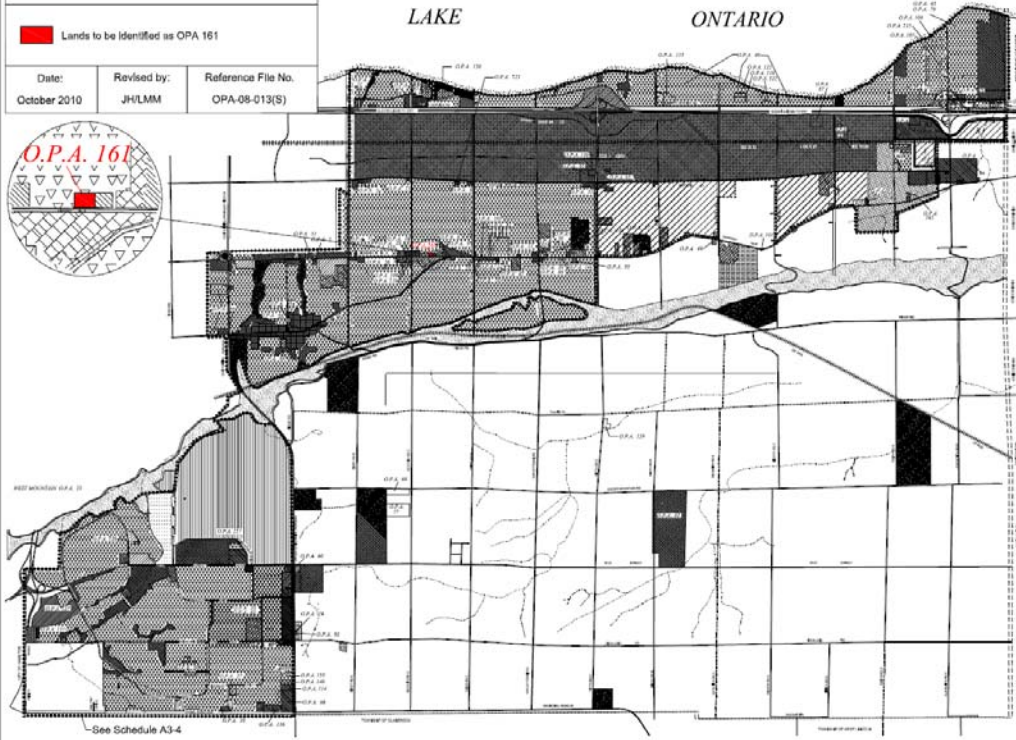
Schedule A  
Amendment No.161  
to the Official Plan for the former  
City of Stoney Creek

 Lands to be identified as OPA 161

Date: October 2010  
Revised by: JH/LMM  
Reference File No. OPA-08-013(S)



LAKE ONTARIO




































See Schedule A3-4

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

Legend

Land Use Designations

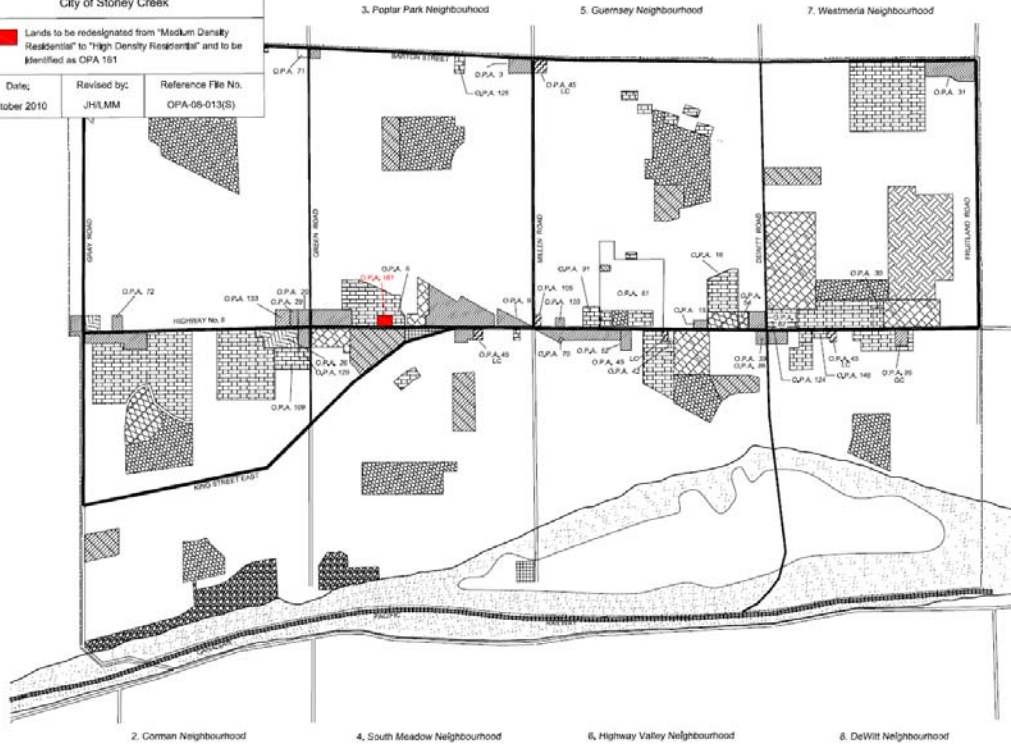
- |  |  |
|--|--|
|  Residential                |  Medium Density Residential         |
|  Downtown                   |  Special Policy Area 'A'            |
|  Shopping Centres           |  Special Policy Area 'B'            |
|  General Commercial         |  Special Policy Area 'F'            |
|  Highway Commercial         |  Special Policy Area 'G'            |
|  Service Commercial         |  Special Policy Area 'H'            |
|  Industrial - Business Park |  Special Policy Area 'I'            |
|  Institutional              |  Area subject to Policy 4.12.6c     |
|  Winona Urban Community     |  Area subject to Policy 4.12.6.2    |
|  Open Space                 |  Municipal Boundary                 |
|  Escarpment Natural Area    |  Business Improvement Area (B.I.A.) |
|  Agricultural               |  Provincial Highway                 |
|  Rural Industrial           |  Regional Road                      |
|  Rural Lakeshore            |  Municipal Road                     |
|  |  Railway                            |
|  |  Water Course                     |
|  |  Urban Policy Area                |
|  |  O.P.A. Official Plan Amendment   |
|  |  Sub-Regional Centre              |



**Schedule B  
Amendment No. 161  
to the Official Plan for the former  
City of Stoney Creek**

**■** Lands to be re-designated from "Medium Density Residential" to "High Density Residential" and to be identified as OPA 161

Date: October 2010	Revised by: JHL/MM	Reference File No. OPA-05-013(S)
-----------------------	-----------------------	-------------------------------------



**CITY OF STONEY CREEK  
OFFICIAL PLAN  
Schedule "A1" Secondary Plan  
Western Development Area**

**Legend**

*Land Use Designations*

- |  |                           |  |                                 |
|--|---------------------------|--|---------------------------------|
|  | Community Shopping Centre |  | Low Density Residential         |
|  | General Commercial        |  | Medium Density Residential      |
|  | Local Commercial          |  | Medium-High Density Residential |
|  | Highway Commercial        |  | Elementary School               |
|  | Community Park            |  | Institutional                   |
|  | Neighbourhood Park        |  | Escarpment Natural Area         |
|  | Parkette                  |  |                                 |
|  | Natural Open Space        |  |                                 |

- District Boundary
- Arterial Road
- Collector Road
- O.P.A. Official Plan Amendment

