

Authority: Item 6, Planning Committee
Report: 11-006 (PED10196(a))
CM: March 23, 2011

Bill No. 090

CITY OF HAMILTON

BY-LAW NO. 11-090

To Adopt:

Official Plan Amendment No. 164 to the former City of Stoney Creek Official Plan;

Respecting:

**Lands Located on the North Side of Mud Street,
East of Felkers Creek, Stoney Creek**

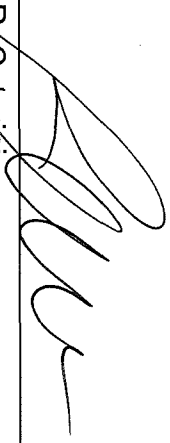
NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. Amendment No. 164 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 23rd day of March, 2011



R. Bratina
Mayor



R. Caterini
City Clerk

Amendment No. 164

to the

Official Plan for the Former City of Stoney Creek

The following text, together with Schedule “A” [Schedule “A3-2”, Nash Neighbourhood Secondary Plan] and Schedule “B” [Schedule “A3-3”, Nash Neighbourhood Road Classification Plan], attached hereto, constitute Official Plan Amendment No. 164.

Purpose:

The purpose of this Amendment is to revise various land use designations on the subject lands in order to permit a range of residential unit types and tenures, and identify the limits of environmental features including the Felkers Falls Environmentally Significant Area, Eramosa Embankment, Felkers Creek vegetative regeneration area, and the easterly hedgerow, together with their associated buffer areas, in order to reflect the results of more recent environmental studies, particularly focusing on the subject lands.

Location:

The lands affected by this Amendment are located on the north side of Mud Street, east of Felkers Creek, west of the un-opened Isaac Brock road allowance, and south of the Niagara Escarpment brow.

Basis:

- The revised limits of the “Environmentally Significant Area”, “Open Space”, and “Storm Water Management” designations are the result of more detailed, site-specific field investigation than was initially undertaken as part of the identification of the original designation during the preparation of the Nash Neighbourhood Plan, that these amendments fulfil the “Open Space and Environmental Features” objectives of the plan by ensuring the preservation and enhancement of significant environmental features, including Environmentally Significant Areas.
- The range of residential types and tenures permitted in the revised boundaries of the “Medium Density 1” and “Medium-High Density” designations, which will include apartment buildings, block, street, and stacked block townhouses, and single-detached dwellings, will assist in ensuring that the Residential objectives of the Nash Neighbourhood Secondary Plan will continue to be met. Said range of residential uses will be compatible with adjacent development, which essentially consists of open space to the north, east, and west.

Actual Changes:

Map Changes:

1. Schedule "A3-2", Nash Neighbourhood Secondary Plan, be revised by re-designating portions of the subject lands from:
 - a) "Medium-High Density" to "Open Space";
 - b) "Medium Density 1" to "Medium-High Density";
 - c) "Medium Density 1" and "Environmentally Significant Area" to "Stormwater Pond";
 - d) "Medium Density 1" to "Environmentally Significant Area";
 - e) "Medium Density 1" and "Environmentally Significant Area" to "Open Space";
 - f) "Stormwater Pond" to "Medium Density 1"; and,
 - g) "Open Space" to "Medium-High Density";as shown on the attached Schedule "A" to this Amendment.

2. Schedule "A3-3", Nash Neighbourhood Road Classification Plan, be revised by including road classifications for the subject lands, as shown on the attached Schedule "B".

Text Changes:

3. Subsection 13.3.18.12 Environment, is amended by adding "*Except for the lands to be occupied by a public road in proximity to Mud Street West,*" at the beginning of the final sentence of Subsection 13.3.18.12 g), so that the sentence reads:

"Except for the lands to be occupied by a public road in proximity to Mud Street West, a minimum 35 metre open space buffer adjacent to Felkers Creek, as identified on Schedule "A3-2", is required to facilitate creek restoration works and terrestrial rehabilitation."

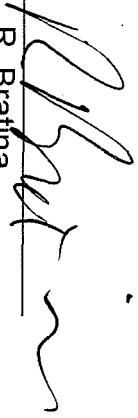
Implementation:

An implementing Zoning By-law Amendment and Plan of Subdivision will give effect to this Amendment.

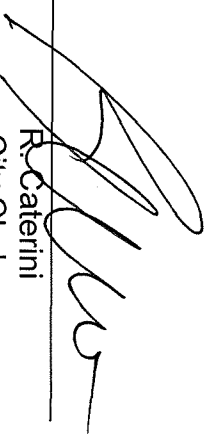
This is Schedule "1" to By-law No. 11-090, passed on the 23rd day of March, 2011.

The

City of Hamilton



R. Bratina
Mayor



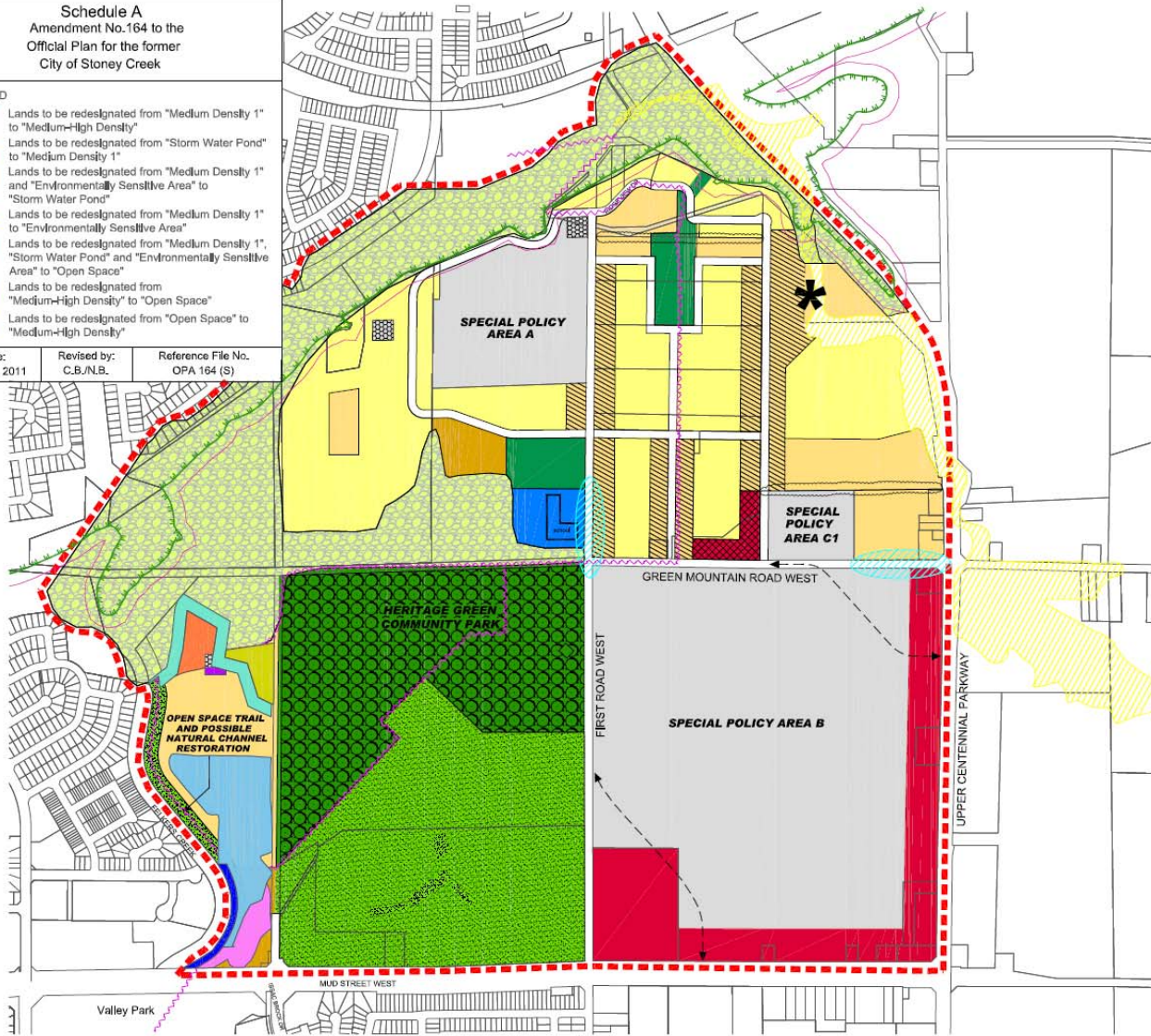
R. Caterini
City Clerk

Schedule A
Amendment No.164 to the
Official Plan for the former
City of Stoney Creek

LEGEND

- Lands to be redesignated from "Medium Density 1" to "Medium-High Density"
- Lands to be redesignated from "Storm Water Pond" to "Medium Density 1"
- Lands to be redesignated from "Medium Density 1" and "Environmentally Sensitive Area" to "Storm Water Pond"
- Lands to be redesignated from "Medium Density 1" to "Environmentally Sensitive Area"
- Lands to be redesignated from "Medium Density 1", "Storm Water Pond" and "Environmentally Sensitive Area" to "Open Space"
- Lands to be redesignated from "Medium-High Density" to "Open Space"
- Lands to be redesignated from "Open Space" to "Medium-High Density"

Date: March 9, 2011 Revised by: C.B./N.B. Reference File No. OPA 164 (S)



CITY OF STONEY CREEK
OFFICIAL PLAN
Schedule "A3-2"
Nash Neighbourhood
Secondary Plan

Legend

- LOW DENSITY (45.9 ha)
- LOCAL COMMERCIAL (1.4 ha)
- MEDIUM DENSITY 1 (25.5 ha)
- STORM WATER POND (0.75 ha)
- MEDIUM DENSITY 2 (STREET RELATED) (13.7 ha)
- HYDRO CORRIDOR
- MEDIUM-HIGH DENSITY (3.9 ha)
- FLOODPLAINS
- SPECIAL POLICY AREA (8.14 ha)
- 30m SETBACK FORM ESCARPMENT BROW
- SPECIAL POLICY AREA F (2.2 ha)
- ESCARPMENT BROW
- INSTITUTIONAL (2.5 ha)
- HEDGEROW FEATURES
- COMMUNITY PARK (32.5 ha)
- POSSIBLE ROAD REALIGNMENT (TO BE DETERMINED THROUGH A CLASS ENVIRONMENTAL ASSESSMENT)
- NEIGHBOURHOOD PARK (5.3 ha)
- SECONDARY PLAN BOUNDARY
- ENVIRONMENTALLY SIGNIFICANT AREA (63.7 ha)
- ENTRANCE FEATURE
- OPEN SPACE (42.8 ha)
- TRAIL LINKS
- GENERAL COMMERCIAL (17.9 ha)
- * SPECIAL POLICY AREA F



CITY OF STONEY CREEK
PLANNING DEPARTMENT

Scale: N.T.S.








August 2009

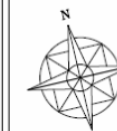
Schedule B
Amendment No.164 to the
Official Plan for the former
City of Stoney Creek

Date: March 9, 2011	Revised by: CB/NS	Reference File No. OPA 164 (S)
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**CITY OF STONEY CREEK
OFFICIAL PLAN**
Schedule "A3-3"
Nash Neighbourhood
Road Classification Plan

Legend

-  ARTERIAL ROADS
-  COLLECTOR ROADS
-  LOCAL ROADS (PROPOSED)
-  POTENTIAL TRAFFIC CONTROL ROUNDABOUT
-  ESCARPMENT BROW
-  POSSIBLE ROAD REALIGNMENT (TO BE DETERMINED THROUGH A CLASS ENVIRONMENTAL ASSESSMENT)
-  SECONDARY PLAN BOUNDARY



CITY OF STONEY CREEK
PLANNING DEPARTMENT

Scale: N.T.S.

July 2008

