

**CITY OF HAMILTON**

**BY-LAW NO. 12-159**

To Adopt:

Official Plan Amendment No. 168 to the former City of Stoney Creek Official Plan


Respecting:

**Lands Located at 220 Mud Street West, Stoney Creek**

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

1. Amendment No. 168 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 12<sup>th</sup> day of July, 2012

  
\_\_\_\_\_  
R. Bratina  
Mayor

  
\_\_\_\_\_  
R. Caterini  
City Clerk

## Amendment No. 168

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], attached hereto, constitute Official Plan Amendment No.168.

#### **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. The Amendment will preserve the limits of environmental features including the Felker's Falls Environmentally Significant Area, Eramosa Embankment, Felker's Creek vegetative regeneration area, and the easterly hedgerow, together with their associated buffer areas, in order to reflect the previously approved amendment (Official Plan Amendment No. 164).

#### **Location:**

The lands affected by this Amendment are located on the north side of Mud Street West, east of Felker's Creek, west of the un-opened Isaac Brock Road allowance, and south of the Niagara Escarpment Brow.

The limits of the "Environmentally Significant Area", "Open Space", and "Storm Water Management" designations delineated through OPA No. 164 resulted from detailed, site-specific field investigations carried out during the previous planning approval processes. The recent amendments within OPA 164 fulfill the "Open Space and Environmental Features" objectives of the Nash Neighbourhood Secondary Plan, and ensure the preservation and enhancement of significant environmental features, including Environmentally Significant Areas. The limits of these designations are maintained through this Amendment.

#### **Basis:**

- The range of residential types and tenures permitted in the revised boundaries of the "Low Density Residential", "Medium Density Residential 2", and "Medium-High Density" designations, which will include apartment buildings, maisonettes, block and street townhouses, semi-detached and single detached dwellings, will assist in ensuring that the Residential objectives of the Nash Neighbourhood Secondary Plan will continue to be met. The range of residential uses will be compatible with adjacent development, which essentially consists of open space to the north, east, and west, as well as a mix of residential housing types.

#### **Actual Changes:**

#### **Map Changes:**

1. Schedule "A3-2", Nash Neighbourhood Secondary Plan, as amended, be revised by redesignating portions of the subject lands from:
  - a) "Medium-High Density" and "Medium Density 1" to "Low Density";
  - b) "Medium Density 1" to "Medium-High Density";
  - c) "Medium Density 1" and "Medium-High Density" to "Medium Density 2"; and,
  - d) "Medium Density 1" and "Medium-High Density" to "Open Space - Walkway";

as shown on the attached Schedule "A" to this Amendment, including modifications to the location of certain Trail Links/Walkways.

- 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:**

- Sub-section 13.3.18.4 c) vi) is amended to allow semi-detached and street townhouse dwelling units to provide individual driveway connections onto a local street.
- Sub-section 13.3.18.4 d) i) is amended to permit a height not exceeding 3-storeys.
- Sub-section 13.3.18.4 e) is amended to remove the lands designated "Open Space" from the Net Residential Density calculation.

**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. 12-159, passed on the 12<sup>th</sup> day of July, 2012.

**The**

**City of Hamilton**

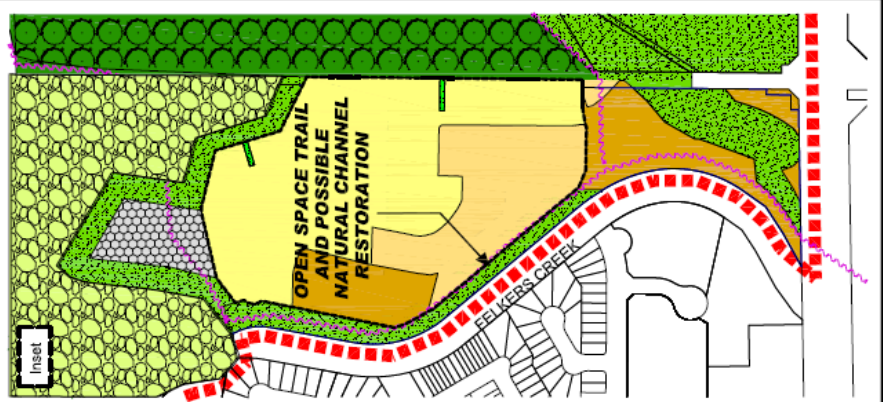
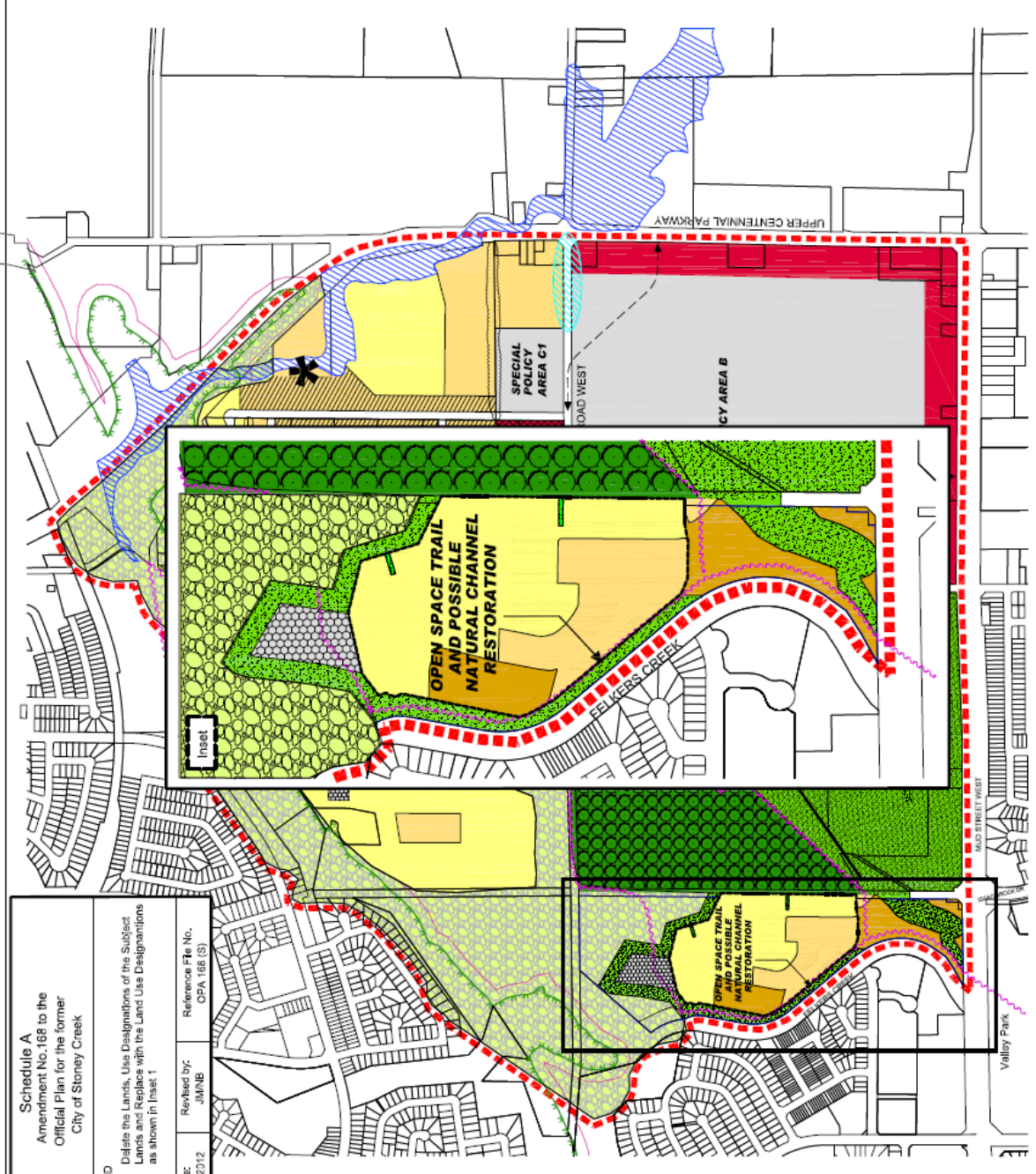
  
\_\_\_\_\_  
R. Bratina  
Mayor

  
\_\_\_\_\_  
R. Caterini  
City Clerk

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

## Legend

- LOW DENSITY (65.3 ha)
- MEDIUM DENSITY 1 (26.2 ha)
- MEDIUM DENSITY 2 (STREET RELATED) (10.7 ha)
- MEDIUM-HIGH DENSITY (32 ha)
- SPECIAL POLICY AREA (SP1) (1.7 ha)
- SPECIAL POLICY AREA (SP2) (2.2 ha)
- INSTITUTIONAL (24 ha)
- COMMUNITY PARK (32.2 ha)
- NEIGHBOURHOOD PARK (32 ha)
- ENVIRONMENTALLY SENSITIVE AREA (167.7 ha)
- OPEN SPACE (62.8 ha)
- GENERAL COMMERCIAL (17.2 ha)
- SPECIAL POLICY AREA \*
- LOCAL COMMERCIAL (1.4 ha)
- STORM WATER POND (0.71 ha)
- HYDRO CORRIDOR
- FLOODPLAIN
- 3M SETBACK FORM ESCARPMENT BOUNDARY
- ESCARPMENT BOUNDARY
- MEADOW FEATURES
- POSSIBLE ROAD REALIGNMENT (TO BE DETERMINED THROUGH ENVIRONMENTAL ASSESSMENT)
- SECONDARY PLANT BOUNDARY
- ENTRANCE FEATURE
- TRAIL LINES



**Schedule A**  
Amendment No.168 to the  
Official Plan for the former  
City of Stoney Creek

**LEGEND**  
[Symbol] Delete the Lands, Use Designations of the Subject Lands and Replaces with the Land Use Designations as shown in Inset 1

Date: July 9, 2012  
Reviewed by: JMMB  
Reference File No. CPA 168 (S)