

Authority: Item 17, Economic Development  
and Planning Committee  
Report 10-020 (PED10220)  
CM: October 13, 2010

**Bill No. 271**

**CITY OF HAMILTON**

**BY-LAW NO. 10-271**

To Adopt:

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

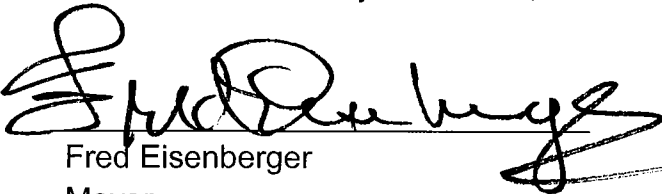
Respecting:

**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 13<sup>th</sup> 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:

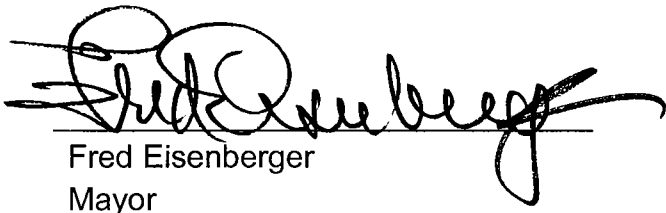
For the lands located at the rear of 80 Creanona Boulevard, as identified on Schedule "A4" of this Plan, notwithstanding its location 500 metres beyond Baseline Road, a minimum lot frontage of 12 metres and a maximum density of 16 units per hectare shall be permitted. The minimum lot area on these lands 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 13<sup>th</sup> day of October, 2010.

**The City of Hamilton**




Fred Eisenberger  
Mayor

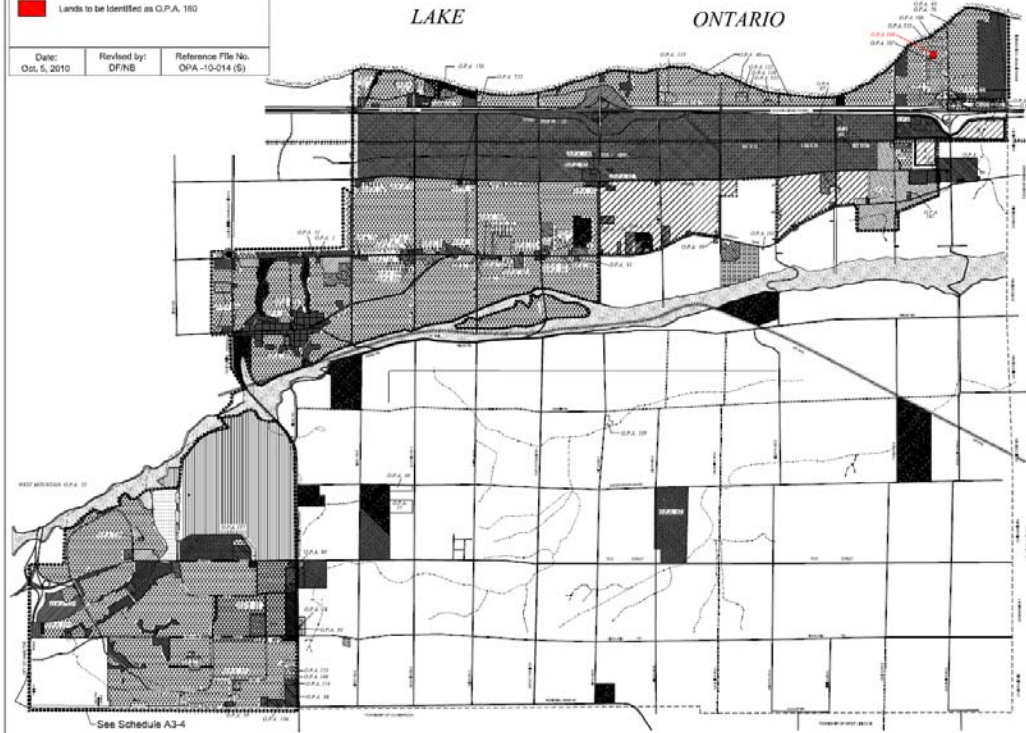


Rose Caterini  
City Clerk

Schedule A  
Amendment No. 160  
To the Official Plan  
for the  
former City of Stoney Creek

 Lands to be identified as O.P.A. 160

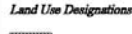
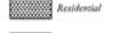



















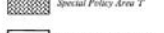
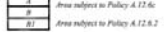
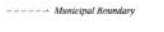
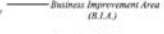
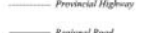
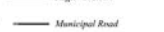

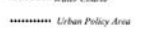
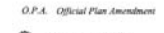
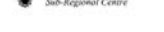

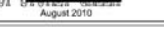



Date: Oct. 5, 2010    Revised by: DFNB    Reference File No. OPA-10-014 (S)



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

**Legend**

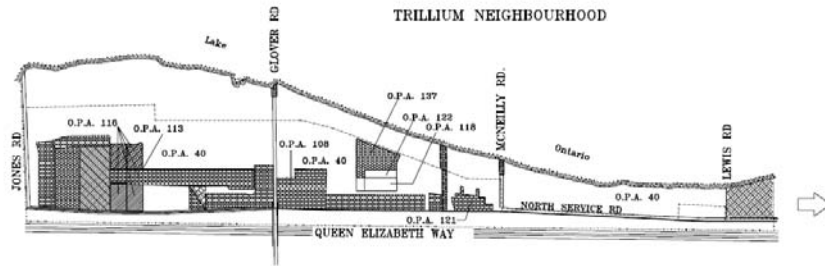
**Land Use Designations**

	Medium Density Residential
	Residential
	Downtown
	Shopping Centre
	General Commercial
	Highway Commercial
	Service Commercial
	Industrial - Business Park
	Institutional
	Waters Urban Community
	Open Space
	Escarpment Natural Area
	Agricultural
	Rural Industrial
	Rural Lakeshore
	Special Policy Area 'A'
	Special Policy Area 'B'
	Special Policy Area 'C'
	Special Policy Area 'D'
	Special Policy Area 'E'
	Special Policy Area 'F'
	Special Policy Area 'G'
	Special Policy Area 'H'
	Special Policy Area 'I'
	Area subject to Policy A.12.6
	Area subject to Policy A.12.8.2
	Municipal Boundary
	Business Improvement Area (B.I.A.)
	Provincial Highway
	Regional Road
	Municipal Road
	Railway
	Water Course
	Urban Policy Area
	O.P.A. Official Plan Amendment
	Sub-Regional Centre



See Schedule A3-4

**CITY OF STONEY CREEK  
OFFICIAL PLAN**  
Schedule "A4"  
Secondary Plan  
Urban Lakeshore Area



**Legend**

**Land Use Designations**

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

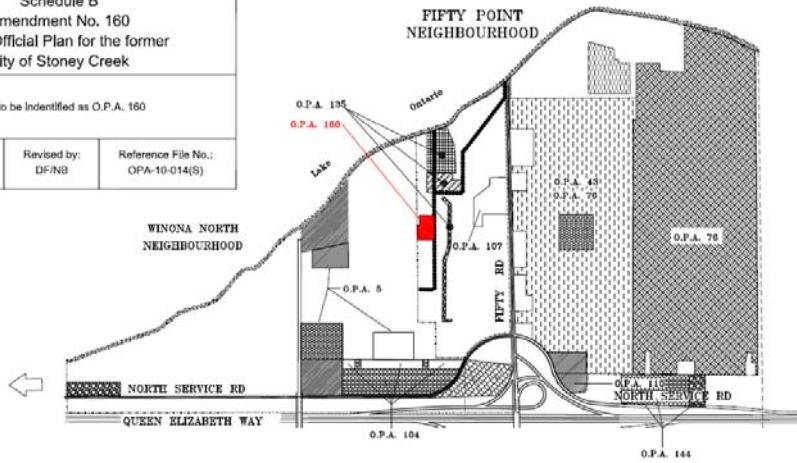
**Schedule B  
Amendment No. 160  
to the Official Plan for the former  
City of Stoney Creek**

Lands to be Identified as O.P.A. 160

Date:  
Oct. 5, 2010

Revised by:  
DF/NB

Reference File No.:  
OPA-10-014(S)



**CITY OF STONEY CREEK  
PLANNING DEPARTMENT**

June 2009

February 2008