Urban Hamilton Official Plan
Amendment No. XX

The following text constitutes Official Plan Amendment XX to the Urban Hamilton Official Plan (UHOP).

1.0 Purpose and Effect:

The purpose and effect of this amendment is to correct the errors contained within the Urban Lakeshore Secondary Plan to facilitate development of five single detached dwellings.

2.0 Location:

The lands affected by this Amendment are located at 3 Shippee Avenue, in the former City of Stoney Creek.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed amendment reflects existing land uses and approvals and will more accurately guide future development;
- The proposed amendment is consistent with the Provincial Policy Statement; and,
- The proposed amendment conforms to the Growth Plan for the Greater Golden Horseshoe.

4.0 Text Changes:

a) That Section B.7.3 – Urban Lakeshore Secondary Plan be amended by adding the following Site Specific Policy Area as follows:

"Site Specific Policy – Area C
Fifty Point Neighbourhood – 3 Shippee Avenue

7.3.6.3 To maintain the unique character of the Fifty Point Neighbourhood, special design features shall be provided on lands located at No. 3 Shippee Avenue and designated Low Density Residential 2e east of Fifty Road. These lands are
shown as an Area Specific Policy – Area C on Map B.7.3 -1 – Urban Lakeshore Area – Land Use Plan and the following policies shall apply:

a) Notwithstanding Policy 7.3.1.4 b) of this secondary plan, a maximum of 5 dwelling units shall be permitted within the lands shown as Area Specific Policy – Area C on Map B.7.3 -1 – Urban Lakeshore Area – Land Use Plan.

b) In addition, Policies B.7.3.6.1.b) to h) shall also apply.

5.0 **Implementation:**

An implementing Zoning By-law will give effect to this Amendment.

This is Schedule “1” to By-law No. XX-XXX passed on the XX day of XXX, 2016.

The
City of Hamilton

Fred Eisenberger Rose Caterini
MAYOR CITY CLERK