

## 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**

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Fred Eisenberger  
MAYOR

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Rose Caterini  
CITY CLERK