

**Schedule “1”**

## **Urban Hamilton Official Plan Amendment No. X**

The following text constitutes Official Plan Amendment \_\_\_ to the Urban Hamilton Official Plan.

### **1.0 Purpose and Effect:**

The purpose and effect of this Amendment is for amendment to Area Specific Policy – Area A, Block A-1, to permit a maximum density of 200 units per hectare for the entire site, and to permit 1 building located parallel to the existing stormwater management pond to have a maximum height of 12 storeys, for lands located at 20 Artfrank Drive (Stoney Creek)

### **2.0 Location:**

The lands affected by this Amendment are known municipally as 20 Artfrank Drive, in the former City of Stoney Creek.

### **3.0 Basis:**

The basis for permitting this Amendment is as follows:

- The proposed amendment is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe.
- It complies with the intent and purpose of the Urban Hamilton Official Plan, subject to approval of this amendment.
- The proposed development is compatible with existing development in the immediate area and represents good planning by, among other things, providing for the development of a complete community, enhancing and continuing the streetscape within the neighbourhood, while making efficient use of a vacant parcel of land and existing infrastructure within the urban boundary.

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**4.0 Actual Changes:**

**4.1 Text Changes:**

**Volume 2 – Site and Area Specific Policies**

4.1.1 Volume 2, Chapter B, Section 7.6 West Mountain Area (Heritage Green) Secondary Plan, Policy B.7.6.8.5(b)(i) is amended by adding the following text:

Notwithstanding Policy B.7.6.8.5(a) and Policy B.7.6.2.3 of Volume 2, a maximum density of 200 units per hectare shall be permitted for the entire site, and to permit 1 building located parallel to the existing stormwater management pond to have a maximum height of 12 storeys.

**5.0 Implementation:**

An implementing Zoning By-Law Amendment and Site Plan will give effect to the intended uses on the subject lands.

This is Schedule "1" to By-law No. \_\_\_\_\_ passed on the day of \_\_\_\_\_, 2016.

**The  
City of Hamilton**

\_\_\_\_\_  
Fred Eisenberger  
MAYOR

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Rose Caterini  
CITY CLERK