

**Schedule “1”**

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

The following text constitutes Official Plan Amendment [redacted] to the Urban Hamilton Official Plan.

**1.0 Purpose and Effect:**

The purpose and effect of this Amendment is to reflect previous Council approved amendments to the Ancaster Official Plan and the Meadowlands Neighbourhood IV Secondary Plan, being OPA No. 132, under By-law No. 11-013, and to establish a Site Specific Policy Area to permit the additional built forms of townhouses, with a minimum density of 53 units per hectare, for the lands known as 1169 Garner Road East (Ancaster).

**2.0 Location:**

The lands affected by this Amendment are known municipally as 1169 Garner Road East, in the former Town of Ancaster.

**3.0 Basis:**

The basis for permitting this Amendment is as follows:

- The proposal is consistent with the Provincial Policy Statement.
- The proposal conforms to the Growth Plan for the Greater Golden Horseshoe.
- The criteria of Area Specific Policy - Area E of the Meadowlands Neighbourhood IV Secondary Plan have been met, since an Environmental Impact Statement and Storm Water Management Plan have been completed. Thus, in accordance with the provisions of Area Specific Policy - Area E, development may be permitted to proceed.
- The proposed amendment, save and except for the change in density, reflects previous Council approved amendments to the Ancaster Official Plan and the Meadowlands Neighbourhood IV Secondary Plan, being OPA No. 132, under By-law No. 11-013, approved on January 12<sup>th</sup> 2011.

**Schedule “1”**

- The proposed amendment for a reduction in density from the minimum 60 units per net residential hectare to 53 units per net residential hectare is supportable as it is technical in nature due to the proposed built forms and the irregular lot shape and size, while also maintaining a functional design and infrastructure for the site.
- The proposed amendment for the additional built form of townhouses is supportable as it is a Medium Density Built form and appropriate at this location, where full municipal services and infrastructure are available.

**4.0 Actual Changes:**

**4.1 Text Changes – Volume 2, Chapter B.2.0 - Ancaster Secondary Plans**

- a) That Section B.2.6 - Meadowlands Neighbourhood IV Secondary Plan be amended by deleting “Area Specific Policy - Area E” in its entirety.
- b) That Section B.2.6 - Meadowlands Neighbourhood IV Secondary Plan be amended by adding the following Site Specific Policy Area as follows:

**“Site Specific Policy – Area G**

2.6.8.7 For the lands located at 1169 Garner Road East, and identified on Meadowlands Neighbourhood IV - Land Use Map B.2.6-1, the following shall apply:

- a) In addition to Policy B.2.6.1.5(a)(ii), townhouse dwellings shall be permitted, and a minimum overall density of 53 units per net residential hectare shall be permitted for the entire site.”

**4.2 Mapping Changes**

**Volume 1 - Parent Plan**

4.2.1 Schedule “B” - Natural Heritage System

- a) That Schedule “B” - Natural Heritage System be amended by deleting the subject lands from “Core Areas”, as shown on the attached Schedule “A” to this amendment.

**Schedule “1”**

4.2.2 Schedule “B-4” - Detailed Natural Heritage Features, Key Natural Heritage Features and Key Hydrologic Feature Wetlands

- a) That Schedule “B-4” - Detailed Natural Heritage Features, Key Natural Heritage Features and Key Hydrologic Feature Wetlands be amended by deleting portions of the subject lands from “Key Natural Heritage and Key Hydrologic Feature - Wetlands”, as shown on the attached Schedule “C” to this amendment.

4.2.3 Schedule “B-6” - Detailed Natural Heritage Features, Local Natural Area, Environmentally Significant Area

- a) That Schedule “B-6” - Detailed Natural Heritage Features, Local Natural Area, Environmentally Significant Area be amended by deleting portions of the subject lands from “Local Natural Area, Environmentally Significant Area”, as shown on the attached Schedule “D” to this amendment.

**Volume 2 - Rural Settlement Area Plans and Secondary Plans**

4.2.4 That Map B.2.6-1 - Meadowlands Neighbourhood IV Secondary Plan - Land Use Plan be amended by:

- i) redesignating lands from “Utility” to “Medium Density Residential 2c”;
- ii) redesignating lands from “Natural Open Space” to “Utility”;
- iii) redesignating lands from “Natural Open Space” to “Low Density Residential 2b”;
- iv) deleting “Area Specific Policy - Area E”; and,
- v) adding “Site Specific Policy – Area G”

as shown on Appendix “X” attached to this amendment.

**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.

**Schedule "1"**

**The  
City of Hamilton**

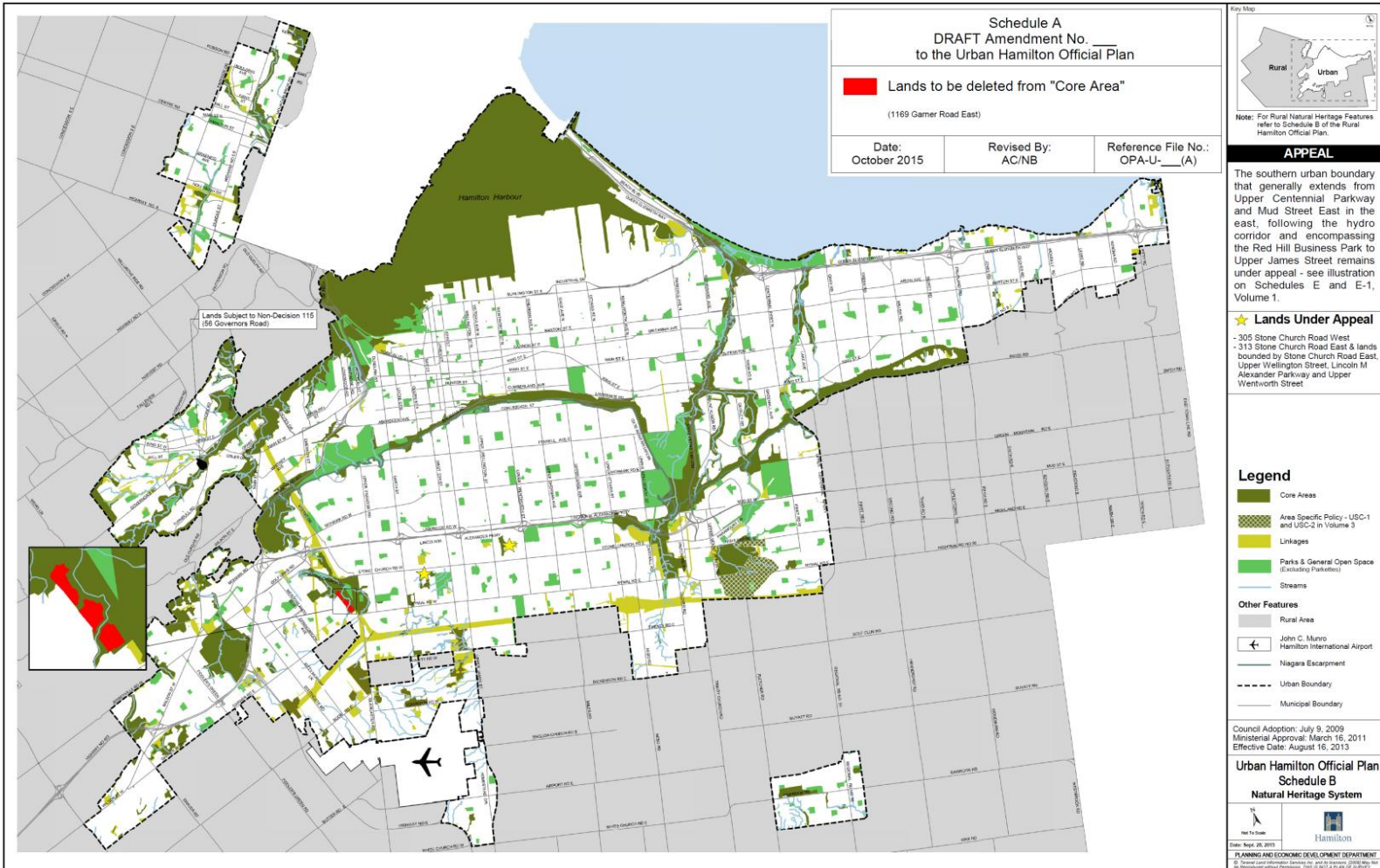
---

Fred Eisenberger  
MAYOR

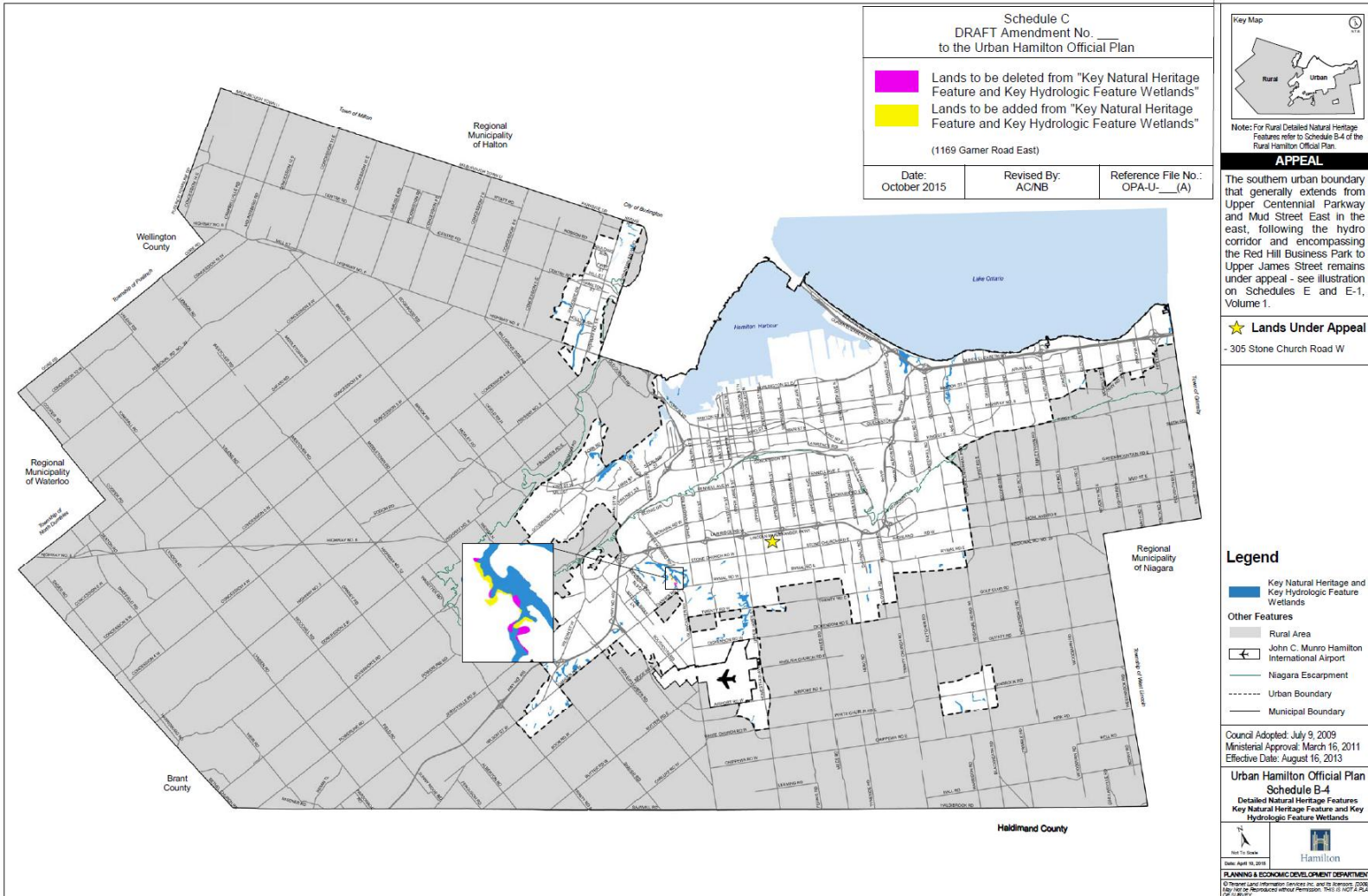
---

Rose Caterini  
CITY CLERK

Schedule "1"



**Schedule "1"**







**Schedule "1"**

