

Authority: Item 7, Planning Committee
Report: 16-001 (PED16020)
CM: January 20, 2016

Bill No. 034

CITY OF HAMILTON

BY-LAW NO. 16-

To Adopt:

**Official Plan Amendment No. 44 to the
Urban Hamilton Official Plan
Respecting 1169 Garner Road East
(Ancaster)**

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. Amendment No. 44 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 10th day of February, 2016.

F. Eisenberger
Mayor

R. Caterini
City Clerk

Urban Hamilton Official Plan Amendment No. 44

The following text constitutes Official Plan Amendment 44 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 50 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 12th 2011.

- The proposed amendment for a reduction in density from the minimum 60 units per net residential hectare to 50 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 50 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.

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 Appendices "A – D, inclusive" 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. 16-034 passed on the day 10th of February, 2016.

**The
City of Hamilton**

F. Eisenberger
MAYOR

R. Caterini
CITY CLERK

Appendix A
Amendment No. 44
to the Urban Hamilton Official Plan

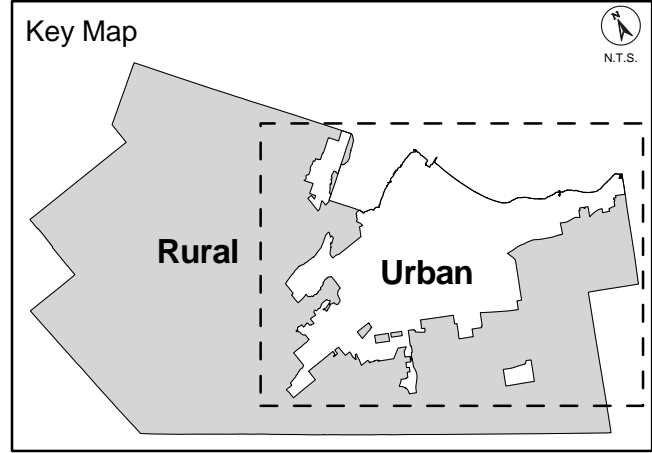
 Lands to be deleted from "Core Area"

(1169 Garner Road East)

Date:
January 2016

Revised By:
AC/NB

Reference File No.:
OPA-U-44(A)



Note: For Rural Natural Heritage Features refer to Schedule B of the Rural Hamilton Official Plan.






APPEAL

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal - see illustration on Schedules E and E-1, Volume 1.


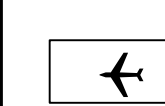


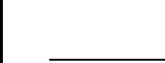
 **Lands Under Appeal**

- 305 Stone Church Road West
- 313 Stone Church Road East & lands bounded by Stone Church Road East, Upper Wellington Street, Lincoln M Alexander Parkway and Upper Wentworth Street

Legend

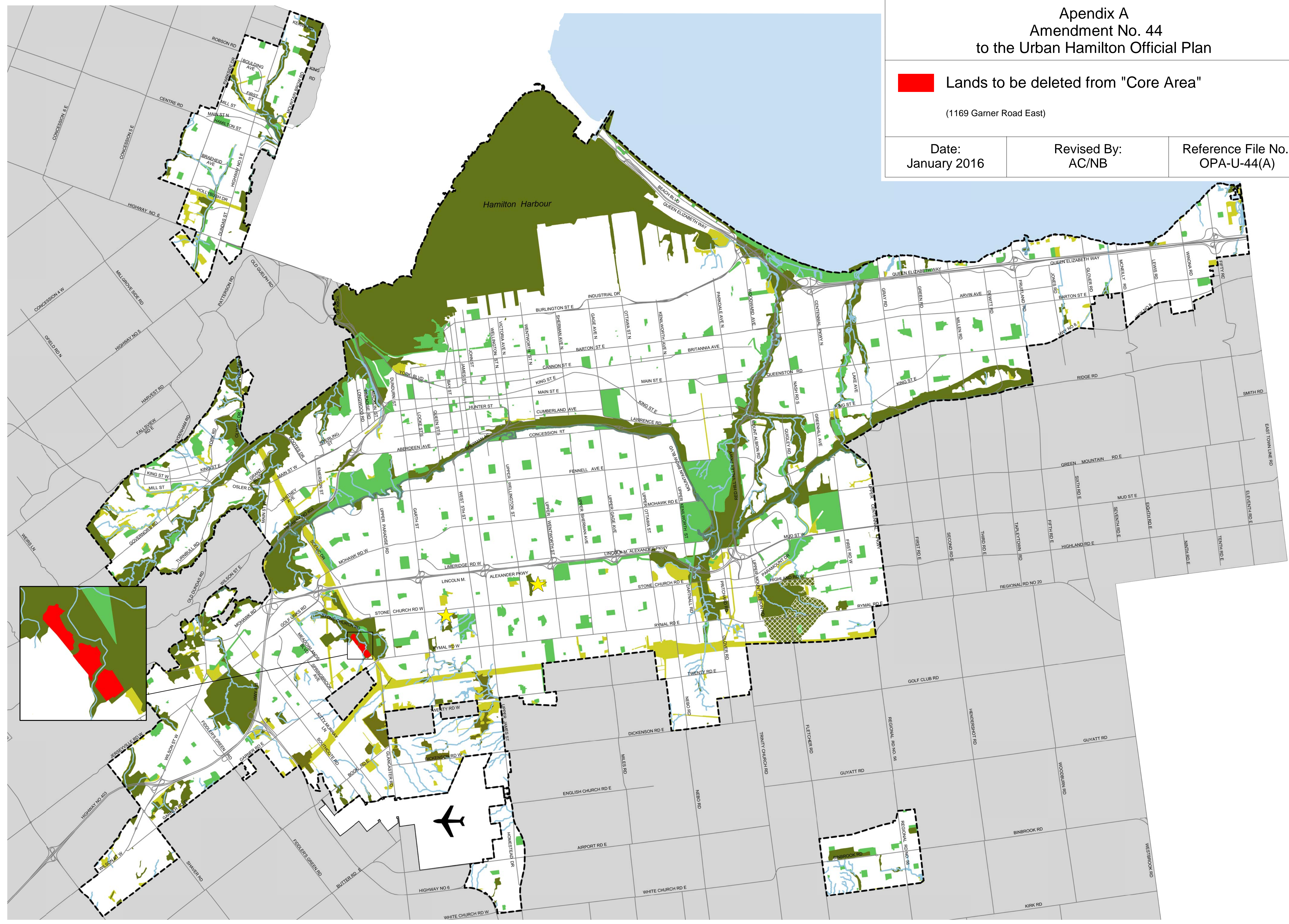
-  Core Areas
-  Area Specific Policy - USC-1 and USC-2 in Volume 3
-  Linkages
-  Parks & General Open Space (Excluding Parkettes)
-  Streams

Other Features

-  Rural Area
-  John C. Munro Hamilton International Airport
-  Niagara Escarpment
-  Urban Boundary
-  Municipal Boundary

Council Adoption: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

**Urban Hamilton Official Plan
Schedule B
Natural Heritage System**

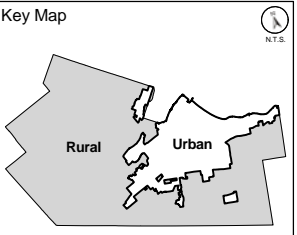


Appendix B
Amendment No. 44
to the Urban Hamilton Official Plan

- Lands to be deleted from "Key Natural Heritage Feature and Key Hydrologic Feature Wetlands"
- Lands to be added from "Key Natural Heritage Feature and Key Hydrologic Feature Wetlands"

(1169 Garner Road East)

| | | |
|-----------------------|----------------------|------------------------------------|
| Date: January 2016 | Revised By: AC/NB | Reference File No.: OPA-U-44(A) |
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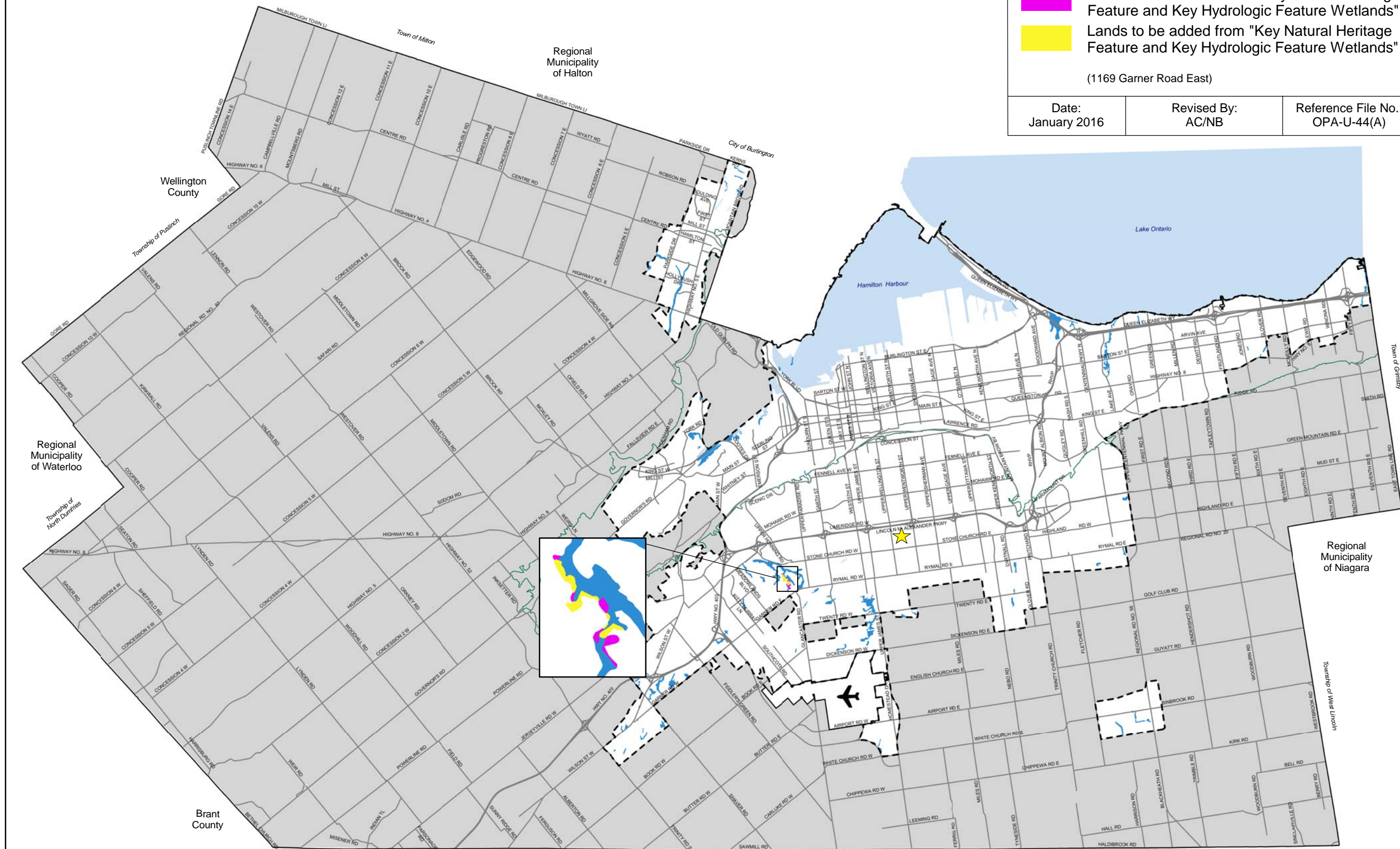
Note: For Rural Detailed Natural Heritage Features refer to Schedule B-4 of the Rural Hamilton Official Plan.

APPEAL

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal - see illustration on Schedules E and E-1, Volume 1.

★ Lands Under Appeal

- 305 Stone Church Road W



Legend

Key Natural Heritage and Key Hydrologic Feature Wetlands

Other Features


- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

**Urban Hamilton Official Plan
Schedule B-4
Detailed Natural Heritage Features
Key Natural Heritage Feature and Key
Hydrologic Feature Wetlands**



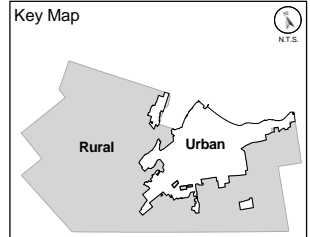
Appendix C
Amendment No. 44
to the Urban Hamilton Official Plan

 Lands to be deleted from "Local Natural Area Environmentally Significant Area"
(1169 Garner Road East)

Date:
January 2016

Revised By:
AC/NB

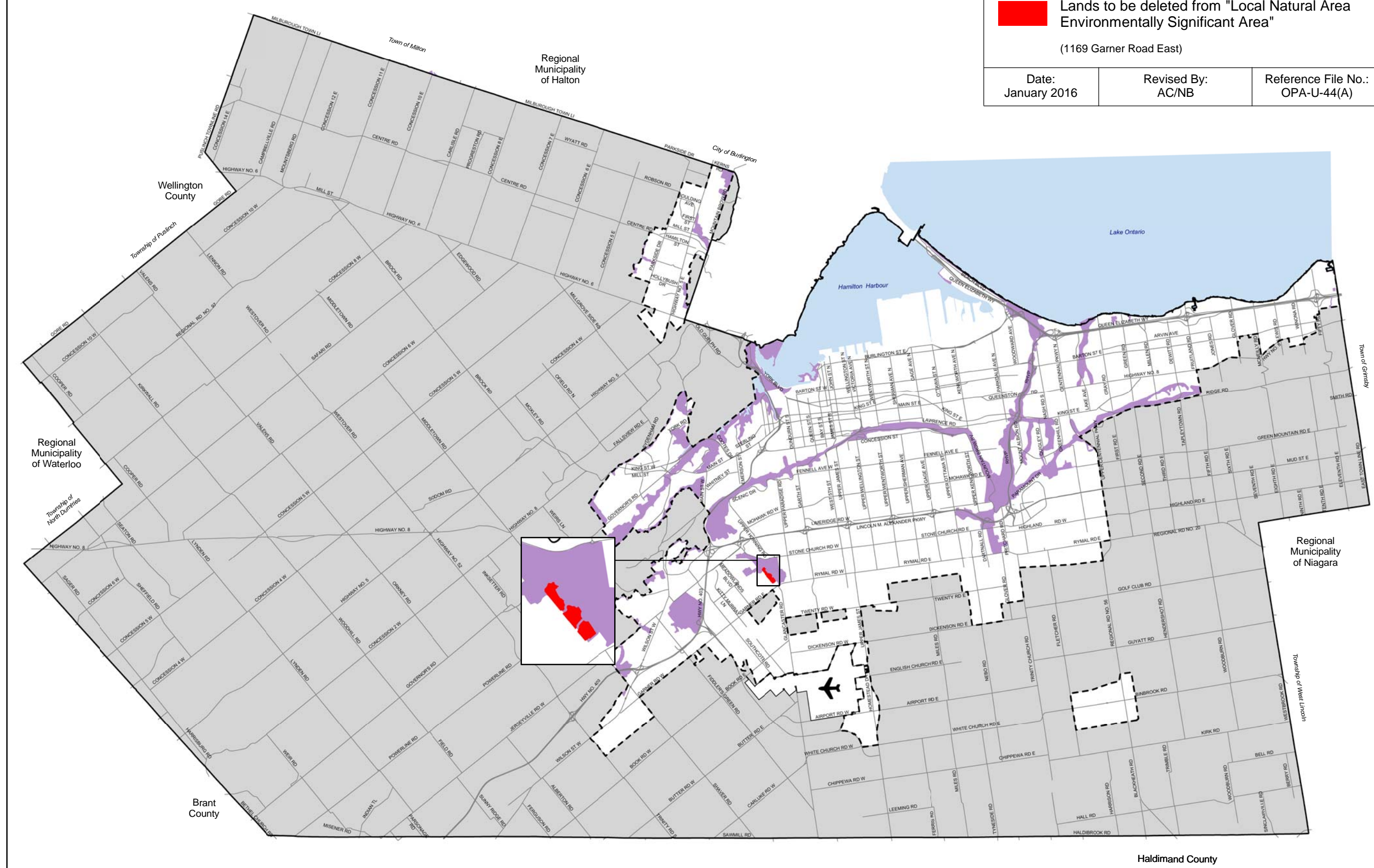
Reference File No.:
OPA-U-44(A)



Note: For Rural Detailed Natural Heritage Features refer to Schedule B-6 of the Rural Hamilton Official Plan.

APPEAL






The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal - see illustration on Schedules E and E-1, Volume 1.



Legend

 Local Natural Area Environmentally Significant Area

Other Features

-  Rural Area
-  John C. Munro Hamilton International Airport
-  Niagara Escarpment
-  Urban Boundary
-  Municipal Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Schedule B-6
Detailed Natural Heritage Features
Local Natural Area
Environmentally Significant Areas



Appendix D
Amendment No. 44
to the Urban Hamilton Official Plan

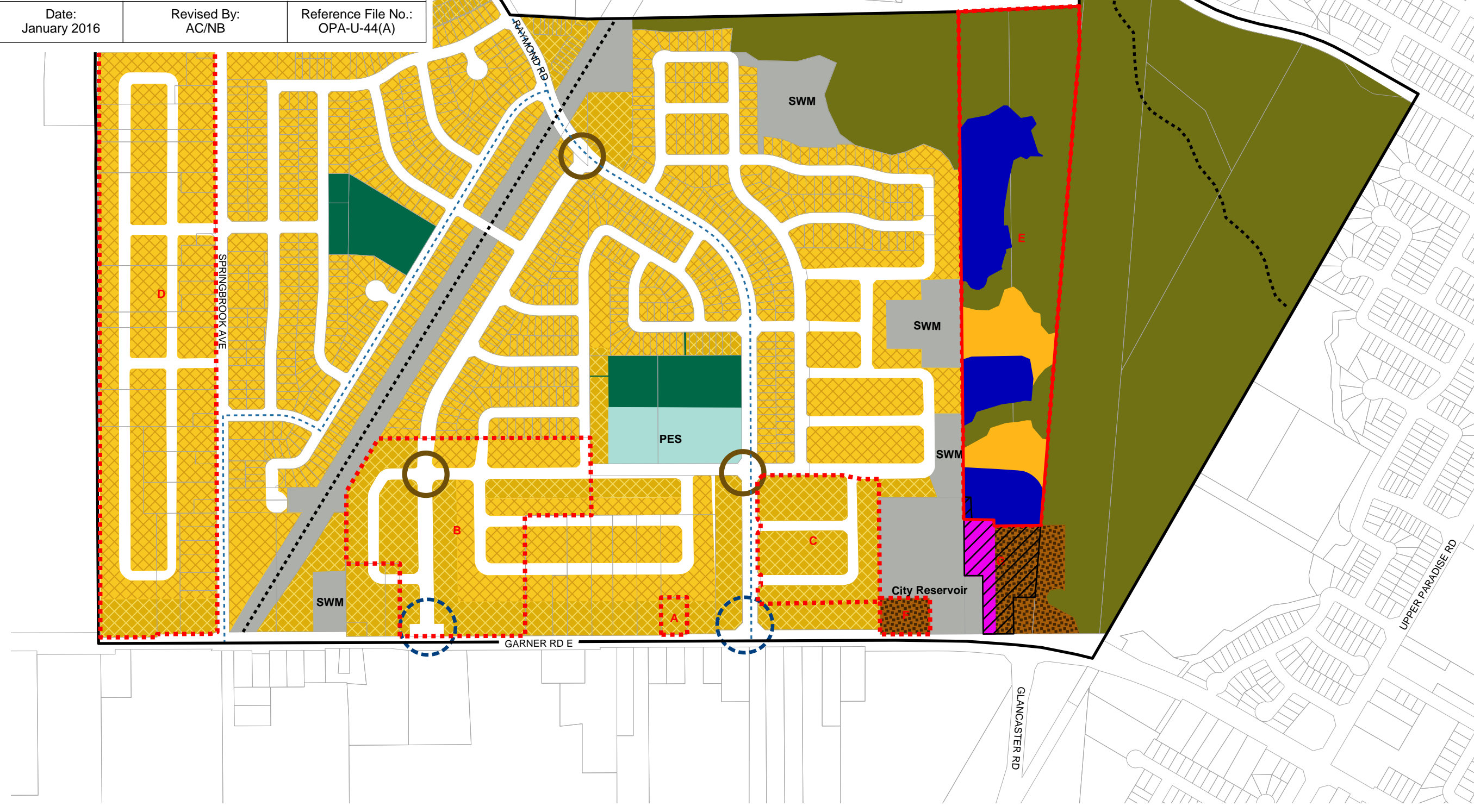
- Special Policy Area "E" (Tiffany Creek Headwaters Lands) to be deleted in its entirety
- Site Specific Policy Area "G" to be added
- Lands to be redesignated from "Utility" to "Medium Density Residential 2c"
- Lands to be redesignated from "Natural Open Space" to "Utility"
- Lands to be redesignated from "Natural Open Space" to "Low Density Residential 2b"

(1169 Garner Road East)

Date:
January 2016

Revised By:
AC/NB

Reference File No.:
OPA-U-44(A)



Legend

- Residential Designations**
 - Low Density Residential 2b
 - Low Density Residential 3b
 - Medium Density Residential 2c
- Parks and Open Space Designations**
 - Neighbourhood Park
 - Natural Open Space
- Other Designations**
 - Institutional
 - PES** Public Elementary School
 - Utility
 - SWM** Storm Water Management
- Other Features**
 - Area or Site Specific Policy
 - Feature Intersection
 - Gateway
 - On Street Bikeway
 - Trail Connection
 - Proposed Roads
 - Secondary Plan Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Meadowlands Neighbourhood IV
Secondary Plan
Land Use Plan
Map B.2.6-1



Date: Dec. 1, 2015
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
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