

**Schedule “1”**

**Urban Hamilton Official Plan  
Amendment No. \_\_**

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 to:

- a) Redesignate lands from “Low Density Residential 2b” to “Low Density Residential 3b”;
- b) Allow for street townhouse units on lands designated as “Low Density Residential 2b”;
- c) Establish a maximum density of 45 units per net residential hectare for those lands designated “Low Density Residential 2b”;
- d) Remove the proposed southerly public road from the Meadowlands Neighbourhood IV Secondary Plan; and,
- e) Removal of the lands known as 1035 Garner Road East from Schedule “B” – Natural Heritage System.

**2.0 Location:**

The lands affected by this Amendment are known municipally as 1001, 1009 and 1035 Garner Road East, in the former Town of Ancaster.

**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.
- The proposed amendment is in keeping with the policies of the Urban Hamilton Official Plan and Meadowlands Neighbourhood IV Secodnary Plan to provide a mix of diversity of housing opportunities that are suitable

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for different segments of the population and higher density development in order to make the best use of urban lands, especially along an arterial road.

- The proposed development is considered to be consistent with, and complementary to, the planned and existing development in the immediate area.

**4.0 Actual Changes:**

**4.1 Text Changes – Chapter B.2.0 – Ancaster Secondary Plans:**

- 4.1.1 a) 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 \_”

2.6.8.\_ For the lands located at 1001, 1009, and 1035 Garner Road East, and identified as Meadowlands Neighbourhood IV – Land Use Map B.2.6-1, the following shall apply:

- a) For those lands designated as “Low Density Residential 2b”:
- i) Street townhouse units shall be permitted; and,
  - ii) The maximum density permitted shall be 45 units per net residential hectare.

**4.2 Mapping Changes**

**Volume 1 – Parent Plan**

- 4.2.1 That Schedule “B” – Natural Heritage System be amended by deleting the Linkage as shown on Appendix “A” attached to this amendment.

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

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

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- i) redesignating lands from "Low Density Residential 2b" to "Low Density Residential 3b";
- ii) deleting the public road and designating the lands as "Low Density Residential 3b"; and,
- iii) adding "Site Specific Policy – Area \_"

as shown on Appendix "B" 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.

**The  
City of Hamilton**

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

\_\_\_\_\_  
Rose Caterini  
CITY CLERK

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