

Authority: Item 4 Planning Committee
Report: 16-002(PED16012)
CM: February 10, 2016

Bill No. 065

CITY OF HAMILTON

BY-LAW NO. 16-

To Adopt:

**Official Plan Amendment No. 42 to the
Urban Hamilton Official Plan**

Respecting:

**1001, 1009, and 1035 Garner Road East
(Ancaster)**

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

1. Amendment No. 42 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 9th day of March, 2016.

F. Eisenberger
Mayor

R. Caterini
City Clerk

Urban Hamilton Official Plan Amendment No. 42

The following text constitutes Official Plan Amendment 42 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 Secondary Plan to provide a mix of diversity of housing opportunities that are suitable 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 H”

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:

- 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 H"

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. 16-065 passed on the 9th day of March, 2016.

**The
City of Hamilton**

F. Eisenberger
MAYOR

R. Caterini
CITY CLERK



