

DRAFT Amendment No. [REDACTED] to the Urban Hamilton Official Plan

The following text constitutes Official Plan Amendment No. [REDACTED] to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to amend Map B.2.3-1 – Garner Neighbourhood Secondary Plan Land Use Plan by establishing a Site Specific Policy Area in order to permit block townhouses and maisonettes within the “Medium Density Residential 2b” designation and within another portion of the Secondary Plan to redesignate lands from “Low Density Residential 1” to “Low Density Residential 2c” to permit block townhouses.

2.0 Location:

The lands affected by this Amendment are located on a portion of 435 Garner Road East, within the City of Hamilton (former Town of Ancaster). More specifically, the lands are located at the northeast corner of Highway 6 and Garner Road East and on the east side of John Frederick Drive north of Garner Road East.

3.0 Basis:

The basis for permitting the Amendment is as follows:

The Amendment:

- is consistent with the PPS and conforms to Places to Grow (Growth Plan for the Greater Golden Horseshoe);
- implements the general intent of the Garner Neighbourhood Secondary Plan in that a mix of housing forms and densities would be provided for within the Secondary Plan area; and,
- allows for orderly development that both maintains neighbourhood

character and provides for consistent built form as adjacent approved residential development.

4.0 Changes:

4.1 Mapping Changes:

4.1.1 Map B.2.3-1 – Garner Neighbourhood Secondary Plan Land Use Plan is amended by identifying a portion of the subject lands as Site Specific Policy – Area XX, as shown on Appendix “A”, attached; and,

4.1.2 Map B.2.3-1 – Garner Neighbourhood Secondary Plan Land Use Plan is amended by redesignating a portion of the subject lands from “Low Density Residential 1” to “Low Density Residential 2c”, as shown on Appendix “A”, attached.

4.2 Text Changes:

4.2.1 Volume 2: Chapter B, Ancaster Secondary Plans, Section B.2.3 – Garner Neighbourhood Secondary Plan, is amended by:

- a) Adding a new Site Specific Policy – Area XX to read as follows:

“Site Specific Policy – Area XX

B.2.3.6.XX That in addition to Section B.2.3.1.4(i), that block townhouses and maisonettes (back-to-back townhouses) shall also be permitted on the lands located at a portion of 435 Garner Road East (lands located at the northeast corner of Highway 6 and Garner Road East), and identified as Site Specific Policy – Area XX on Mapy B.2.3-1 – Garner Neighbourhood Secondary Plan.”

5.0 Implementation:

An implementing Zoning By-law Amendment will give effect to this Amendment.

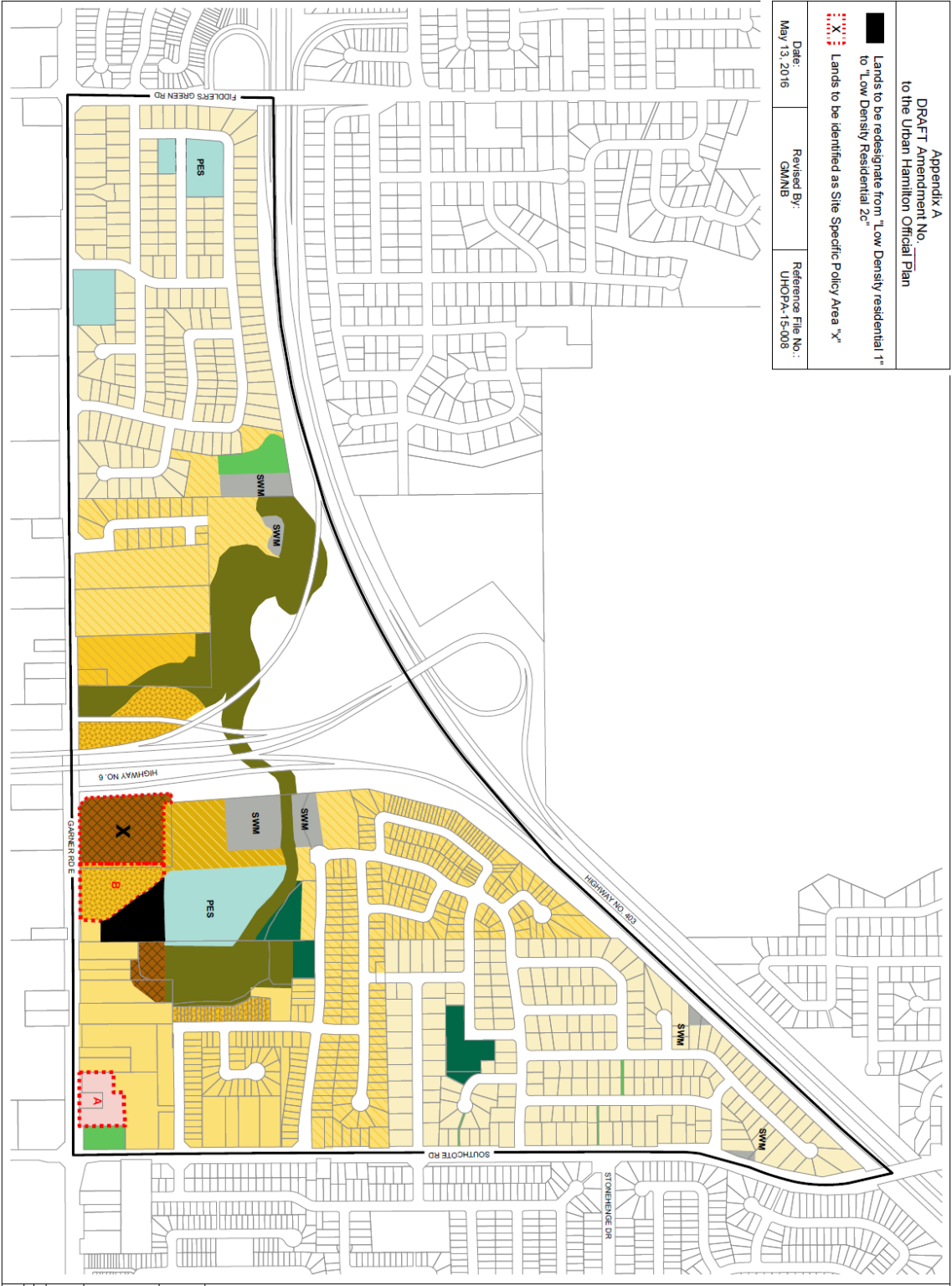
This is Schedule "1" to By-law No. [REDACTED] passed on the [REDACTED] day of [REDACTED], 2016.

**The
City of Hamilton**

F. Eisenberger
MAYOR

R. Caterini
CLERK

Appendix A DRAFT Amendment No. _____ to the Urban Hamilton Official Plan		
Date: May 13, 2016	Revised By: GMM/B	Reference File No.: UMOFA-15-008
Lands to be redesignated from "Low Density Residential 1" to "Low Density Residential 2c" X: Lands to be identified as Site Specific Policy Area "X"		



Legend Residential Designations Low Density Residential (Existing) Low Density Residential 1 Low Density Residential 1a Low Density Residential 2a Low Density Residential 2c Low Density Residential 2a Low Density Residential 2a Medium Density Residential 2b	Parks and Open Space Designations Neighbourhood Park General Open Space Natural Open Space	Other Designations Institutional Local Commercial PES Public Elementary School Utility SWM Storm Water Management	Other Features Area of Site Specific Policy Upgraded Road Allowance Secondary Plan Boundary Council Adopted: July 9, 2009 Revised: February 14, 2011 Effective Date: August 16, 2010
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