

**Authority:** Item 5, Planning Committee  
Report: 16-013 (PED16147)  
CM: July 8, 2016

**Bill No. 219**

**CITY OF HAMILTON**

**BY-LAW NO. 16-**

To Adopt:

**Official Plan Amendment No. 61 to the Urban Hamilton Official Plan**

Respecting:

**Lands located at 435 Garner Road East, Ancaster**

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

1. Amendment No. 61 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 12<sup>th</sup> day of August, 2016.

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F. Eisenberger  
Mayor

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J. Pilon  
Acting City Clerk

## **Amendment No. 61 to the Urban Hamilton Official Plan**

The following text constitutes Official Plan Amendment No. 61 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 C, 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 C to read as follows:

“Site Specific Policy – Area C (OPA 61)

B.2.3.6.3 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 C on Map 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. 16-219 passed on the 12<sup>th</sup> day of August, 2016.

**The  
City of Hamilton**

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F. Eisenberger  
MAYOR

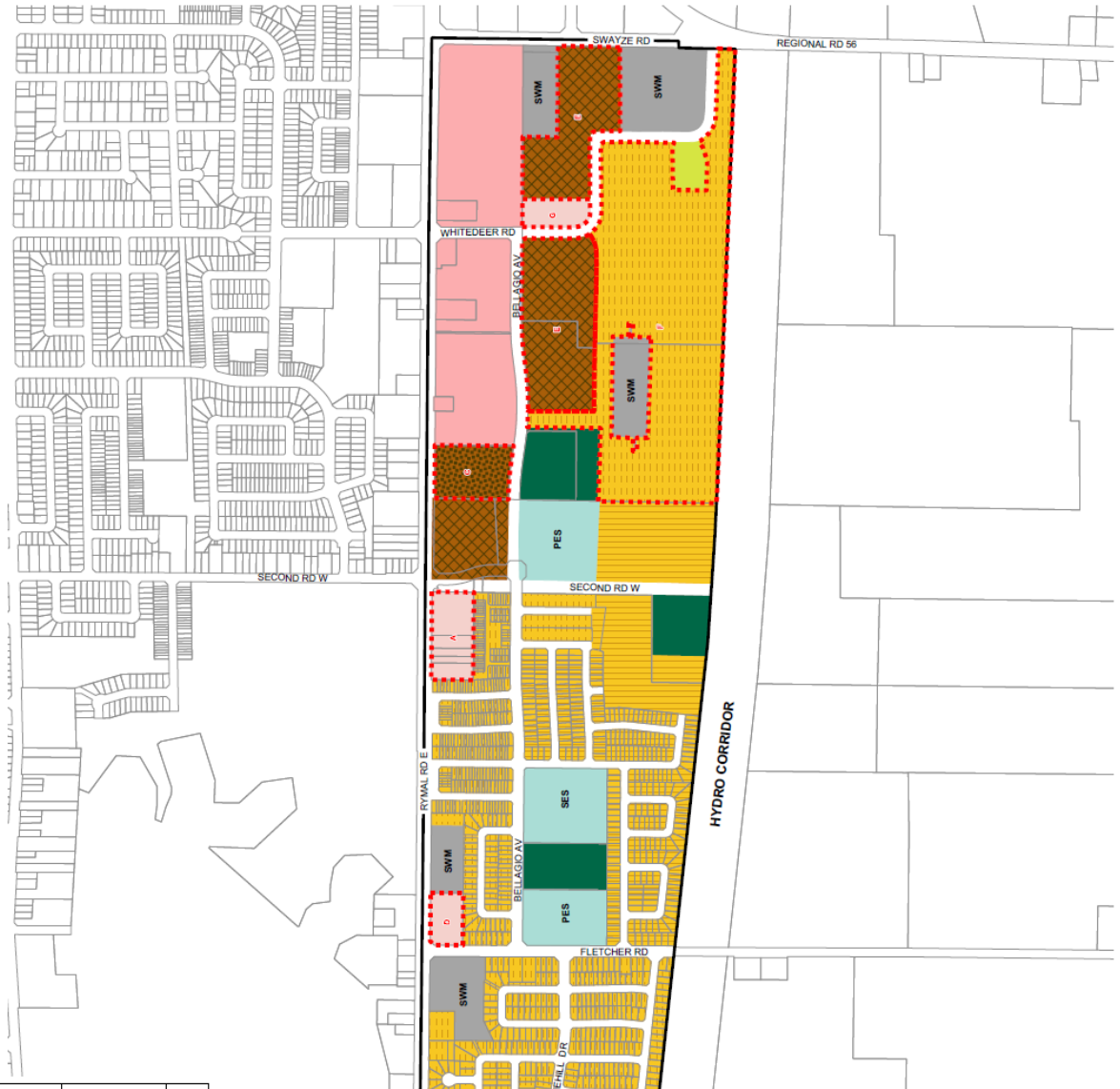
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J. Pilon  
ACTING CITY CLERK

Appendix A  
**APPROVED Amendment No. 60**  
 to the Urban Hamilton Official Plan

Lands to be identified as Site Specific Policy Area "H"  
 21 & 31 Trinity Church Rd & 1816 Rymal Road (East)

Date: July 21, 2016	Revised By: DBNB	Reference File No.: UHOPA-15-020
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**Legend**

- Residential Designations**
  - Low Density Residential 2a
  - Low Density Residential 2b
  - Medium Density Residential 2b
  - Medium Density Residential 2c
- Commercial and Mixed Use Designations**
  - Local Commercial
  - Mixed Use - Medium Density
  - District Commercial
- Parks and Open Space Designations**
  - Parkade
  - Neighbourhood Park
- Other Designations**
  - Institutional
  - Public Elementary School (PES)
  - Separate Elementary School (SES)
  - Public Secondary School (PSS)
  - Utility
  - Storm Water Management (SWM)
- Other Features**
  - Area of Site Specific Policy
  - Proposed Roads
  - Secondary Plan Boundary

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

**Urban Hamilton Official Plan**  
 Rymal Road  
 Secondary Plan  
 Land Use Plan  
 Map B.5.2-1

Hamilton  
 PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT  
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