

**Schedule 1**

## **DRAFT Urban Hamilton Official Plan Amendment No. X**

The following text, together with:

- Appendix “A” - Urban Hamilton Official Plan Volume 1: Schedule B – Natural Heritage System; and,
- Appendix “B” - Urban Hamilton Official Plan Volume 3 : Map 2 – Urban Site Specific Key Map

attached hereto, constitutes Official Plan Amendment \_X\_ to the Urban Hamilton Official Plan.

### **1.0 Purpose and Effect:**

The purpose and effect of this Amendment is to remove the “Linkage” identification on the westerly portion of the lands, to identify a portion of the westerly lands as “Core Area”, to establish a site specific policy located on a portion of the lands at 558 Golf Links Road, for the purpose of limiting permitted uses to only Natural Open Space of the Core Area, next to a long term care facility, retirement home, and multiple dwelling development.

### **2.0 Location:**

The lands affected by this Amendment are known municipally as 558 Golf Links Road, in the former Town of Ancaster.

### **3.0 Basis:**

The basis for permitting this Amendment is as follows:

- The proposed amendment is in keeping with the policies of the Urban Hamilton Official Plan to provide housing with supports to meet health needs of the community.
- The proposed development will complement the existing built form in terms of scale and design, while respecting the established natural area on site.
- The existing natural area will be appropriately identified and protected in terms of its composition and ecological function.
- The proposed amendment is consistent with the Provincial Policy Statement

and conforms to the Growth Plan for the Greater Golden Horseshoe.

#### 4.0 **Actual Changes:**

#### 4.1 **Volume 1 – Parent Plan:**

##### ***Schedule Changes***

##### Volume 1 – Schedule B – Natural Heritage System

4.1.1 Urban Hamilton Official Plan Volume 1 – Schedule B – Natural Heritage System be amended by:

- a) Removing the “Linkage” identification from the subject lands; and,
- b) Identifying the westerly and southwesterly portion of the subject lands as “Core Area”,

as shown on Appendix “A” attached to this amendment.

#### 4.2 **Volume 3 – Special Policy Areas, Area Specific, and Site Specific Policies:**

##### ***Text Changes***

##### Volume 3 – Chapter C – Urban Site Specific Policies

4.2.1 Volume 3 – Chapter C – Urban Site Specific Policies is amended by adding the following new Site Specific Policy, as follows:

**“UAN-X      A portion of the lands located  
                 at 558 Golf Links Road**

**1.0** On the lands located at the southeast corner of Golf Links Road and Southcote Road, designated Neighbourhoods on Schedule E-1, the following policies shall apply:

- a) Notwithstanding Policy E.3.2.3 of Volume 1, permitted uses shall be limited to Natural Open Space and Infrastructure Projects.



- b) In addition to Policy C.2.3.3, limited vegetation removal and encroachment into the Core Area shall be permitted to provide for private services and a private service road connection.

### **Map Changes**

#### Volume 3 – Map 2 – Urban Site Specific Key Map

- 4.2.2 Volume 3 – Map 2 – Urban Site Specific Key Map is amended by adding Site Specific Policy Area “UAN-XX” to the subject lands, as shown on Appendix “B” 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 Official Plan Amendment is Schedule “1” to By-law No. \_\_\_\_\_ passed on the day of month, 201X.

### **The City of Hamilton**

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

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Rose Caterini  
CITY CLERK



