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                              Rose Caterini
MAYOR                                       CITY CLERK