

**Authority:** Item 13, Planning Committee  
Report: 18-002 (PED18032)  
CM: February 14, 2018  
Ward: 12

**Bill No. 050**

**CITY OF HAMILTON**

**BY-LAW NO. 18-**

**To Adopt:**

**Official Plan Amendment No. 96 to the  
Urban Hamilton Official Plan**

Respecting:

**503 & 515 Garner Road West  
(former Ancaster)**

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

1. Amendment No. 96 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 28<sup>th</sup> day of February, 2018.

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F. Eisenberger  
Mayor

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R. Caterini  
City Clerk

**Urban Hamilton Official Plan**

**Amendment No. 96**

The following text, together with:

Appendix “A” – Volume 1, Schedule B – Natural Heritage System

Appendix “B” – Volume 1, Schedule B-2 – Detailed Natural Heritage Features – Significant Woodlands

Appendix “C” – Volume 2, Map B.2.2-1 - Shaver Neighbourhood Secondary Plan – Land Use Plan

attached hereto, constitutes Official Plan Amendment 96 to the Urban Hamilton Official Plan.

**1.0 Purpose and Effect:**

The purpose and effect of this Amendment is to amend the land use designations of the Shaver Neighbourhood Secondary Plan to permit the development of a maximum of forty-seven (47) Block Townhouse Dwellings and to protect the natural heritage features on the subject lands.

**2.0 Location:**

The lands affected by this Amendment are known municipally as 503 & 515 Garner Road West, 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 and Shaver Neighbourhood Secondary Plan to provide a diversity of housing opportunities that are suitable for different segments of the population in order to make the best use of urban lands, especially along a major arterial road.
- The proposed Amendment further refines the boundaries of the Core Area.

- The proposed development is considered to be consistent with, and complimentary to, the planned and existing development in the immediate area.
- The proposed Amendment is consistent with the Provincial Policy Statement, 2014 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2017.

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

##### **4.1 Volume 1 – (Urban Hamilton Official Plan – Schedule B – Natural Heritage System)**

4.1.1 Schedule B – Natural Heritage System be amended by removing and adding Core Areas, as shown on Appendix “A” attached to this Amendment.

4.1.2 Schedule B-2 – Detailed Natural Heritage Features – Key Natural Heritage Feature – Significant Woodlands be amended by removing and adding Key Natural Heritage Feature Significant Woodlands, as shown on Appendix “B” attached to this Amendment.

##### **4.2 Volume 2 – (Urban Hamilton Official Plan – Map B.2.2-1, Shaver Neighbourhood Secondary Plan)**

4.2.1 That Volume 2, Map B.2.2-1 – Shaver Neighbourhood Secondary Plan – Land Use Plan be amended by:

- a) re-designating a portion of the subject lands from “Low Density Residential 1” to “Low Density Residential 3a”; and,
- b) re-designating a portion of the subject lands from “Low Density Residential 1” to “Natural Open Space”;

as shown on Appendix “C” 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 Official Plan Amendment is Schedule "1" to By-law No. 18-050 passed on the 28<sup>th</sup> of February, 2018.

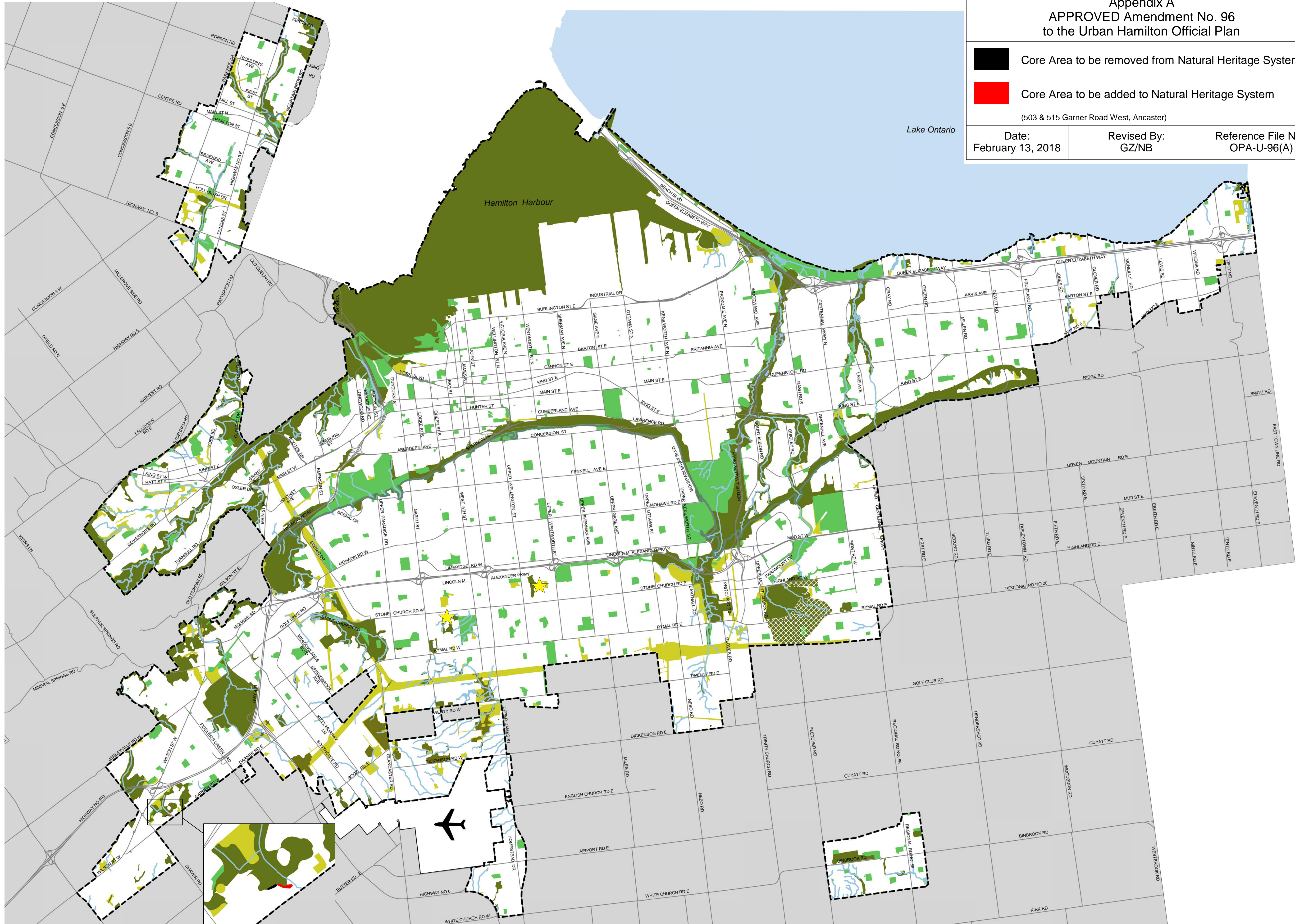
**The  
City of Hamilton**

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F. Eisenberger  
MAYOR

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R. Caterini  
CITY CLERK

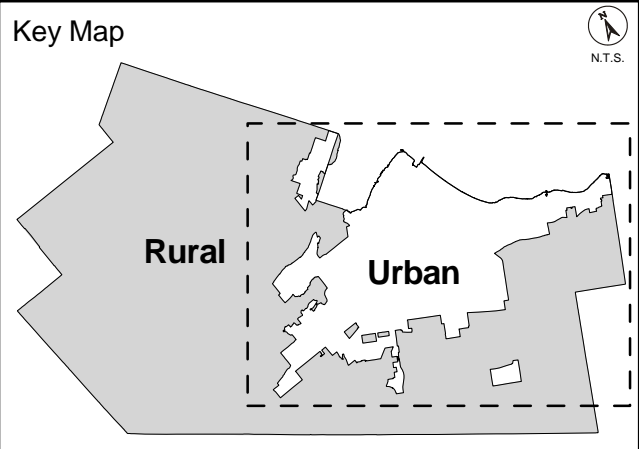


Appendix A  
APPROVED Amendment No. 96  
to the Urban Hamilton Official Plan

-  Core Area to be removed from Natural Heritage System
-  Core Area to be added to Natural Heritage System

(503 & 515 Garner Road West, Ancaster)

Date: February 13, 2018	Revised By: GZ/NB	Reference File No.: OPA-U-96(A)
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**Note:** For Rural Natural Heritage Features refer to Schedule B of the Rural Hamilton Official Plan.






**APPEAL**

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal - see illustration on Schedules E and E-1, Volume 1.


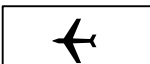

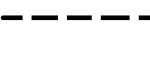
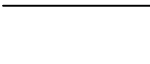
**★ Lands Under Appeal**

- 305 Stone Church Road West
- 313 Stone Church Road East & lands bounded by Stone Church Road East, Upper Wellington Street, Lincoln M Alexander Parkway and Upper Wentworth Street

**Legend**

-  Core Areas
-  Area Specific Policy - USC-1 and USC-2 in Volume 3
-  Linkages
-  Parks & General Open Space (Excluding Parkettes)
-  Streams

**Other Features**

-  Rural Area
-  John C. Munro Hamilton International Airport
-  Niagara Escarpment
-  Urban Boundary
-  Municipal Boundary

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

**Urban Hamilton Official Plan  
Schedule B  
Natural Heritage System**



Date: Sep. 11, 2017



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
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Appendix B  
APPROVED Amendment No. 96  
to the Urban Hamilton Official Plan

-  Key Natural Heritage Feature Significant Woodlands to be removed from Key Natural Heritage Feature Significant Woodlands
-  Key Natural Heritage Feature Significant Woodlands to be added to Key Natural Heritage Feature Significant Woodlands

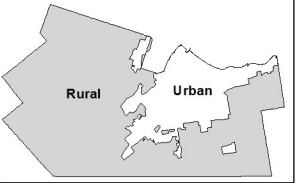
(503 & 515 Garner Road West, Ancaster)

Date:  
February 13, 2018

Revised By:  
GZ/NB

Reference File No.:  
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Key Map



**Note:** For Rural Detailed Natural Heritage Features refer to Schedule B-2 of the Rural Hamilton Official Plan.







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The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal - see illustration on Schedules E and E-1, Volume 1.

 **Lands Under Appeal**

- 305 Stone Church Road W
- 313 Stone Church Road E & lands bounded by Stone Church Road East, Upper Wellington Street, Lincoln M Alexander Parkway and Upper Wentworth Street

**Legend**

-  Key Natural Heritage Feature Significant Woodlands
- Other Features**
-  Rural Area
  -  John C. Munro Hamilton International Airport
  -  Niagara Escarpment
  -  Urban Boundary
  -  Municipal Boundary

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**Urban Hamilton Official Plan**  
**Schedule B-2**  
**Detailed Natural Heritage Features**  
**Key Natural Heritage Feature**  
**Significant Woodlands**

