#### Schedule 1

# DRAFT Urban Hamilton Official Plan Amendment No. XX

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 XX 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

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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 <u>Volume 1 – (Urban Hamilton Official Plan – Schedule B – Natural Heritage</u> 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 <u>Volume 2 – (Urban Hamilton Official Plan – Map B.2.2-1, Shaver Neighbourhood Secondary Plan)</u>

- 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";

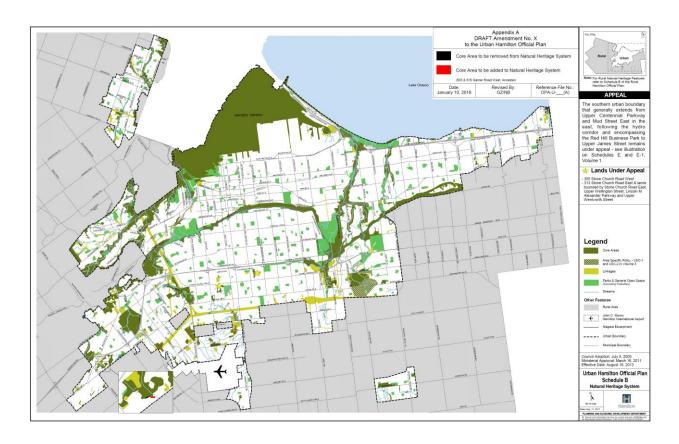
as shown on Appendix "C" attached to this Amendment.

#### 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 passed day of month, 2018.			
	The City of Hamilton		
Fred Eisenberger MAYOR	Rose Caterini CITY CLERK		



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