

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

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. _____ passed on the
day of month, 2018.

**The
City of Hamilton**

Fred Eisenberger
MAYOR

Rose Caterini
CITY CLERK





