

## DRAFT Urban Hamilton Official Plan Amendment No. X

The following text, together with Appendix “A”: Volume 3, Map 2a – Urban Site Specific Key Map, attached hereto, constitutes Official Plan Amendment No. X to the Urban Hamilton Official Plan.

### 1.0 Purpose and Effect:

The purpose and effect of this Amendment is to establish a Site Specific Policy to permit the development of 29 townhouse dwellings with a minimum net residential density of 48 units per hectare.

### 2.0 Location:

The lands affected by this Amendment are known municipally as 264 Governor’s Road, in the former Town of Dundas.

### 3.0 Basis:

The basis for permitting this Amendment is:

- The proposal satisfies all characteristics and requirements of the medium density residential policies, save and except the prescribed residential density range.
- The proposed Amendment is compatible with the existing and planned 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 3 – Special Policy Areas, Area Specific Policies, and Site Specific Policies

**Text**

4.1.1. Urban Hamilton Official Plan Volume 3, Chapter C – Urban Site Specific Policies is amended by adding the following Site Specific Policy:

**“UDN-XX – Lands located at 264 Governor’s Road, former Town of Dundas**

- a) Notwithstanding Volume 1, Policy E.3.5.7, for lands designated “Neighbourhoods”, located at 264 Governor’s Road, the minimum net residential density shall be 48 units per hectare.”

**Maps**

4.1.2 Map

- a. That Volume 3, Map 2 – Urban Site Specific Key Map be amended by identifying the subject lands as UDN-XX, as shown on Appendix “A”, attached to this Amendment.

**5.0 Implementation:**

An implementing Zoning By-Law Amendment 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 \_\_\_<sup>th</sup> day of \_\_\_, 2019.

**The  
City of Hamilton**

\_\_\_\_\_  
F. Eisenberger  
MAYOR

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J. Pilon  
ACTING CITY CLERK

