

DRAFT Urban Hamilton Official Plan Amendment No. XX

The following text, together with:

Appendix “A” Volume 1, Schedule E-1 – Urban Land Use Designations
Appendix “B” Volume 2, Map B.2.2-1 – Shaver Neighbourhood Secondary
Plan – Land Use Plan

attached hereto, constitutes Official Plan Amendment No. 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 within the Urban Hamilton Official Plan and the Shaver Neighbourhood Secondary Plan to permit the development of a maximum of one hundred and eighteen (118) Townhouse and Maisonette Dwellings on the subject lands.

2.0 Location:

The lands affected by this Amendment are known municipally as 305 and 311 Garner Road West, in the former Town of Ancaster.

3.0 Basis:

The basis for permitting this Amendment is:

- 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 to make the best use of urban lands, especially along a major arterial road.
- 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, 2019.

4.0 Actual Changes:

4.1 Volume 1 – Parent Plan

4.1.1 Schedule

That Volume 1, Schedule E-1 – Urban Land Use Designations be amended by redesignating the subject lands from “Open Space” to the “Neighbourhoods” designation, as shown on Appendix “A” attached to this Amendment.

4.2 Volume 2 – Secondary Plans

4.2.1 Text

- a. That Volume 2, Chapter B.2.0 – Ancaster Secondary Plans, Section B.2.2 – Shaver Neighbourhood Secondary Plan be amended by deleting Policy B.2.2.5.2 in its entirety.

4.2.2 Map

- a. That Volume 2, Map B.2.2-1 – Shaver Neighbourhood Secondary Plan – Land Use Plan be amended by:
 - i) deleting Site Specific Policy – Area B in its entirety;
 - ii) redesignating a portion of the subject lands from “Medium Density Residential 2a” to “Low Density Residential 3a”; and,
 - iii) redesignating a portion of the subject lands from “Natural Open Space” to “Low Density Residential 3a”,

as shown on Appendix “A”, 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 ___th day of ___, 2019.

**The
City of Hamilton**

F. Eisenberger
MAYOR

J. Pilon
ACTING CITY CLERK



