

**Authority:** Item 4, Planning Committee  
Report: 20-011 (PED20158)  
CM: October 14, 2020  
Ward: 12

**Bill No. 227**

**CITY OF HAMILTON**

**BY-LAW NO. 20-**

**To Adopt:**

**Official Plan Amendment No. 138 to the  
Urban Hamilton Official Plan**

Respecting:

**35 Londonderry Drive, Ancaster**

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

1. Amendment No. 138 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 28th day of October, 2020.

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F. Eisenberger  
Mayor

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A. Holland  
City Clerk

## Urban Hamilton Official Plan Amendment No. 138

The following text, together with Appendix “A” attached hereto, constitutes Official Plan Amendment No. 138 to the Urban Hamilton Official Plan.

### 1.0 Purpose and Effect:

The purpose and effect of this Amendment is to amend the Meadowlands Neighbourhood V Secondary Plan to permit the development of 24 block townhouse dwelling units on the subject lands.

### 2.0 Location:

The lands affected by this Amendment are municipally known as 35 Londonderry Drive, in the former Town of Ancaster.

### 3.0 Basis:

The basis for permitting this Amendment is:

- The proposed Amendment is consistent with, and complementary to, the planned and existing development in the immediate area;
- The proposed development implements the Residential Intensification policies of the Urban Hamilton Official Plan; and;
- The Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended.

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

#### **4.1 Volume 2 – Secondary Plans**

#### **Maps**

##### 4.1.1 Map

- 1) That Volume 2, Map B.2.7-1, Meadowlands Neighbourhood V Secondary Plan – Land Use Plan be amended by redesignating lands from “Low Density Residential 2d” to “Medium Density Residential 2”, 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. 20-229 passed on the 28<sup>th</sup> day of October, 2020.

### **The City of Hamilton**

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F. Eisenberger  
Mayor

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A. Holland  
City Clerk

Appendix A  
 APPROVED Amendment No. 138  
 to the Urban Hamilton Official Plan

**■** Lands to be redesignated from "Low Density Residential 2d" to "Medium Density Residential 2"  
 (35 Londonderry Drive, Ancaster)






Date:  
 October 8, 2020

Revised By:  
 TV/NB



Reference File No.:  
 OPA-U-138(A)

**Legend**



**Residential Designations**

-  Low Density Residential 1
-  Low Density Residential 2d
-  Low Density Residential 3c
-  Medium Density Residential 2
-  Medium Density Residential 3

**Parks and Open Space Designations**

-  General Open Space
-  Natural Open Space

**Other Designations**

-  Institutional
- SS** Secondary School
-  Utility
- SWM** Storm Water Management

**Other Features**

-  Area or Site Specific Policy
-  Traffic Calming Devices
-  Existing Pathways
-  Proposed Trails
-  Footbridge
-  Creek
-  Secondary Plan Boundary

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

**Urban Hamilton Official Plan**  
**Meadowlands Neighbourhood V**  
**Secondary Plan**  
 Land Use Plan  
 Map B.2.7-1



Date: Aug. 16, 2013  
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