

DRAFT Urban Hamilton Official Plan Amendment No. X

The following text, together with:

Appendix “A”	Volume 1: Schedule B – Natural Heritage Systems
Appendix “B”	Volume 1: Schedule B-8 - Detailed Natural Heritage Features - Key Hydrologic Feature - Streams
Appendix “C”	Volume 1: Schedule E-1 – Urban Land Use Designations
Appendix “D”	Volume 2: Map B.2.4-1 – Meadowlands Mixed Use – Land Use Plan

attached hereto, constitutes Official Plan Amendment No. “X” to the Urban Hamilton Official Plan.

1.0 **Purpose and Effect:**

The purpose of this Amendment is to update mapping to reflect the re-alignment of the stream and to permit natural open space uses on the subject lands, and to amend the existing site specific policy to allow an increase in residential density on the subject lands. The effect of the Amendment is to permit the development of a six storey, 101-unit multiple dwelling with a density of 93 units per hectare on the site, and delineate the area for natural open space uses on the subject lands.

2.0 **Location:**

The lands affected by this Amendment are known municipally as 1173 and 1203 Old Golf Links Road, in the form Town of Ancaster.

3.0 **Basis:**

The basis for permitting this Amendment is:

- To recognize the existing form, function, and location of all natural heritage features on site.
- To permit development in a form that efficiently uses available services and supports the development of a complete community.

- 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 1 – Parent Plan

Schedules and Appendices

4.1.1 Schedule

- a. That Volume 1: Schedule B – Natural Heritage System be amended by removing the “Linkage” identification from the westerly portion of the lands and revising the location of the “Streams” identification, as shown on Appendix “A”, attached to this Amendment.
- b. That Volume 1: Schedule B-8 – Detailed Natural Heritage Features - Key Hydrologic Feature – Streams be amended by revising the location of the “Key Hydrologic Feature Streams” identification, as shown on Appendix “B”, attached to this Amendment.
- c. That Volume 1: Schedule E-1 – Urban Land Use Designations be amended by redesignating the easterly portion of the subject lands from the “Mixed Use - Medium Density” designation to the “Open Space” designation, as shown on Appendix “C”, attached to this Amendment.

4.2 Volume 2 – Secondary Plans

Text

4.2.1 Chapter B.2.0 – Ancaster Secondary Plans – Section B.2.4 – Mixed Use Meadowlands Secondary Plan

- a. That Volume 2: Chapter B.2.0 – Ancaster Secondary Plans, Section B.2.4 – Meadowlands Mixed Use Secondary Plan be amended by deleting the text for Site Specific Policy – Area A in its entirety, and replacing it, as follows:

“Site Specific Policy – Area A

B.2.4.12.1 For lands located at 1173 and 1203 Golf Links Road, designated Mixed Use – Medium Density and Natural Open Space and identified as Site Specific Policy – Area A on Map B.2.4-1 – Meadowlands Mixed Use Secondary Plan, the following policies shall apply:

- a) Notwithstanding Policy B.2.4.3 of Volume 2, the maximum building height shall be six storeys and 22 metres for a *multiple dwelling*;
- b) Notwithstanding Policy B.2.4.5.1 c) ii) 1. of Volume 2, The maximum residential density for the entire site shall be 93 units per hectare; and,
- c) Policy B.2.4.6.2 shall not apply to the area of the lands designated Natural Open Space.”

Maps

4.2.2 Map

- a. That Volume 2: Map B.2.4-1 – Meadowlands Mixed Use Secondary Plan – Land Use Plan be amended by:
 - i) Redesignating the easterly portion of the subject lands from “Mixed Use – Medium Density” to “Natural Open Space”;

as shown on Appendix “D”, 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 __, 2021.

**The
City of Hamilton**

F. Eisenberger
MAYOR

A. Holland
CITY CLERK







