

Authority: Item 8, Planning Committee
Report: 23-012 (PED23119)
CM: August 18, 2023
Ward: 12
Written approval of this by-law was given
by Mayoral Decision MDE-2023-01 dated
August 18, 2023
Bill No. 155

CITY OF HAMILTON

BY-LAW NO. 23-

To Adopt Official Plan Amendment No. 189 to the Urban Hamilton Official Plan

Respecting:

**382 Southcote Road
(former Town of Ancaster)**

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

1. Amendment No. 189 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 18th day of August, 2023.

A. Horwath
Mayor

A. Holland
City Clerk

Urban Hamilton Official Plan Amendment No. 189

The following text, together with Appendix “A”, Volume 2, Map B.2.3-1 – Garner Neighbourhood Secondary Plan – Land Use Plan, attached hereto, constitutes Official Plan Amendment No. 189 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 Area within the Garner Neighbourhood Secondary Plan to permit a minimum 12 metre lot frontage and maximum density of 24 units per gross/net residential hectare within the “Low Density Residential 1a” designation.

2.0 **Location:**

The lands affected by this Amendment are known municipally as 382 Southcote Road, in the former Town of Ancaster.

3.0 **Basis:**

The basis for permitting this Amendment is:

- The proposed development implements the Residential Intensification policies of the Urban Hamilton Official Plan;
- The proposed development represents a compatible built form that integrates with the surrounding area in terms of use, scale and character; and,
- The proposed 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

Text

4.1.1 Chapter B.2.0 – Ancaster Secondary Plans – Section B.2.3 – Garner Neighbourhood Secondary Plan

- a. That Volume 2: Chapter B.2.0 – Ancaster Secondary Plans, Section B.2.3 – Garner Neighbourhood Secondary Plan be amended by adding a new Site Specific Policy Area, as follows:

“Site Specific Policy – Area D

B.2.3.6.4 For the lands located at 382 Southcote Road, designated Low Density Residential 1a and identified as Site Specific Policy -Area D on Map B.2.3-1 – Garner Neighbourhood Secondary Plan – Land Use Plan, the following policies shall apply:

- a) Notwithstanding Policy B.2.3.1.2 b) and Policy B.2.3.1.3 b) ii) of Volume 2, single detached dwellings shall be located on lots with a minimum frontage of 12 metres; and,
- b) Notwithstanding Policy B.2.3.1.3 b) iii) of Volume 2, the density shall not exceed 24 dwelling units per gross/net residential hectare.”

Maps and Appendices

4.2.2 Map

- a. That Volume 2: Map B.2.3-1 – Garner Neighbourhood Secondary Plan – Land Use Plan be amended by identifying the subject lands as Site Specific Policy – Area D, as shown on Appendix “A”, attached to this Amendment.

5.0 Implementation:

An implementing Zoning By-Law Amendment and Consent will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule “1” to By-law No. 23-155 passed on the 18th day of August, 2023.

**The
City of Hamilton**

A. Horwath
Mayor

A. Holland
City Clerk

Appendix A
APPROVED Amendment No. 189
to the Urban Hamilton Official Plan

D

Lands to be identified as
Site Specific Policy Area - "D"

Date:
August 15, 2023

Revised By:
AB/NB

Reference File No.:
OPA-U-189(A)



Legend

Residential Designations

Low Density Residential (Infill/Existing)

Low Density Residential 1

Low Density Residential 1a

Low Density Residential 2a

Low Density Residential 2c

Low Density Residential 3a

Medium Density Residential 2b

Parks and Open Space Designations

Neighbourhood Park

General Open Space

Natural Open Space

Other Designations

Institutional

Local Commercial

PES

Public Elementary School

Utility

SWM

Storm Water Management

Other Features

Area or Site Specific Policy

Unopened Road Allowance

Secondary Plan Boundary

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

Urban Hamilton Official Plan
Garner Neighbourhood
Secondary Plan
Land Use Plan
Map B.2.3-1

Date: February 2021

N

Not To Scale

Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

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