

**Authority:** Item 7, Planning Committee Report 23-019 (PED23234)  
CM: November 22, 2023 Ward: 12  
Written approval for this by-law was given by Mayoral Decision MDE-2023 10  
dated November 22, 2023

**Bill No. 224**

## **CITY OF HAMILTON**

### **BY-LAW NO. 23-**

**To Adopt:**

#### **Official Plan Amendment No. 193 to the Urban Hamilton Official Plan**

Respecting:

**1225 Old Golf Links Road,  
(Ancaster)**

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

1. Amendment No. 193 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 22<sup>nd</sup> day of November, 2023.

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A. Horwath  
Mayor

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J. Pilon  
Acting City Clerk

## Urban Hamilton Official Plan Amendment No. 193

The following text, together with:

Appendix “A”	Volume 1: Schedule E-1 – Urban Land Use Designations
Appendix “B”	Volume 2: Map B.2.4-1 – Meadowlands Mixed Use Secondary Plan – Land Use Plan

attached hereto, constitutes Official Plan Amendment No. 193 to the Urban Hamilton Official Plan.

### 1.0 Purpose and Effect:

The purpose and effect of this Amendment is to redesignate the subject lands from “Open Space” to “Mixed Use – Medium Density” within the Urban Hamilton Official Plan and to redesignate the subject lands from “General Open Space” to “Mixed Use – Medium Density” within the Meadowlands Mixed Use Secondary Plan with a maximum building height of five storeys.

### 2.0 Location:

The lands affected by this Amendment are known municipally as 1225 Old Golf Links Road, in the former Town of Ancaster.

### 3.0 Basis:

The basis for permitting this Amendment is:

- The Amendment provides consistency between the Urban Hamilton Official Plan and the implementation of the amending Zoning By-law;
- The Amendment will help facilitate the continued extension of an urbanized streetscape and services; 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 1 – Parent Plan**

##### ***Schedules and Appendices***

##### **4.1.1 Schedule**

- a. That Volume 1: Schedule E-1 – Urban Land Use Designations be amended by redesignating the subject lands from “Open Space” to “Mixed Use – Medium Density”, as shown on Appendix “A”, 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 – Meadowlands Mixed Use 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 adding a new Site Specific Policy, as follows:

##### **“Site Specific Policy – Area C**

B.2.4.12.3 For the lands located at 1225 Old Golf Links Road, designated Mixed Use Medium Density, and identified as Site Specific Policy – Area C on Map B.2.4-1 – Meadowlands Mixed Use Secondary Plan – Land Use Plan, the following policies shall apply:

- a) Notwithstanding Policy B.2.4.3 of Volume 2, a building with a maximum height of five storeys shall be permitted.”

## **Maps and Appendices**

### 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 subject lands from “General Open Space” to “Mixed Use – Medium Density”; and,
  - ii) identifying the subject lands as Site Specific Policy – Area “C”, as shown on Appendix “B”, attached to this Amendment.

## **5.0 Implementation:**

An implementing Zoning By-Law Amendment and Site Plan will give effect to this Amendment.

This Official Plan Amendment is Schedule “1” to By-law No. 23-224 passed on the 22<sup>nd</sup> day of November, 2023.

## **The City of Hamilton**

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A. Horwath  
Mayor

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J. Pilon  
Acting City Clerk

Appendix A  
DRAFT Amendment No. 193  
to the Urban Hamilton Official Plan

 Lands to be redesignated from "Open Space" to "Mixed Use - Medium Density"  
(1225 Old Golf Links Road, Ancaster)

Date:  
September 28, 2023

Revised By:  
JL/NB

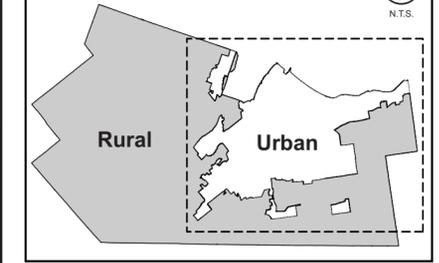
Reference File No.:  
OPA-U-193(A)

APPEALS

UHOPA NO. 69 APPEALS - PL171450

-  - 3011 Homestead Drive (Glanbrook), Appellant # 4
- 237 Upper Centennial Parkway (Stoney Creek), Appellant # 14

Key Map



Note: For Rural Land Use Designations, refer to Schedule D of the Rural Hamilton Official Plan.

Legend

-  Neighbourhoods
-  Open Space
-  Institutional
-  Utility
-  Urban Expansion Area - Neighborhoods
-  Urban Expansion Area - Employment

Commercial and Mixed Use Designations

-  Downtown Mixed Use Area
-  Mixed Use - High Density
-  Mixed Use - Medium Density
-  District Commercial
-  Arterial Commercial

Employment Area Designations

-  Industrial Land
-  Business Park
-  Airport Employment Growth District
-  Shipping & Navigation

Other Features

-  Rural Area
-  John C. Munro Hamilton International Airport
-  Niagara Escarpment
-  Urban Boundary
-  Municipal Boundary
-  Lands Subject to Non Decision 113 West Harbour Setting Sail

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

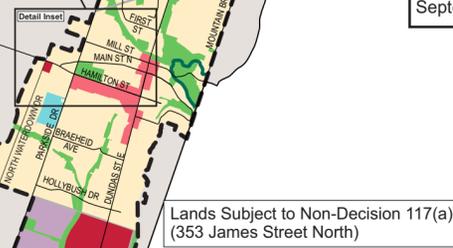
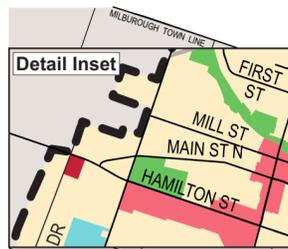
Urban Hamilton Official Plan  
Schedule E-1  
Urban Land Use Designations



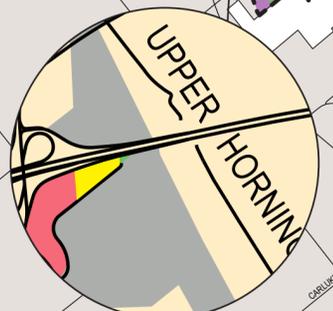
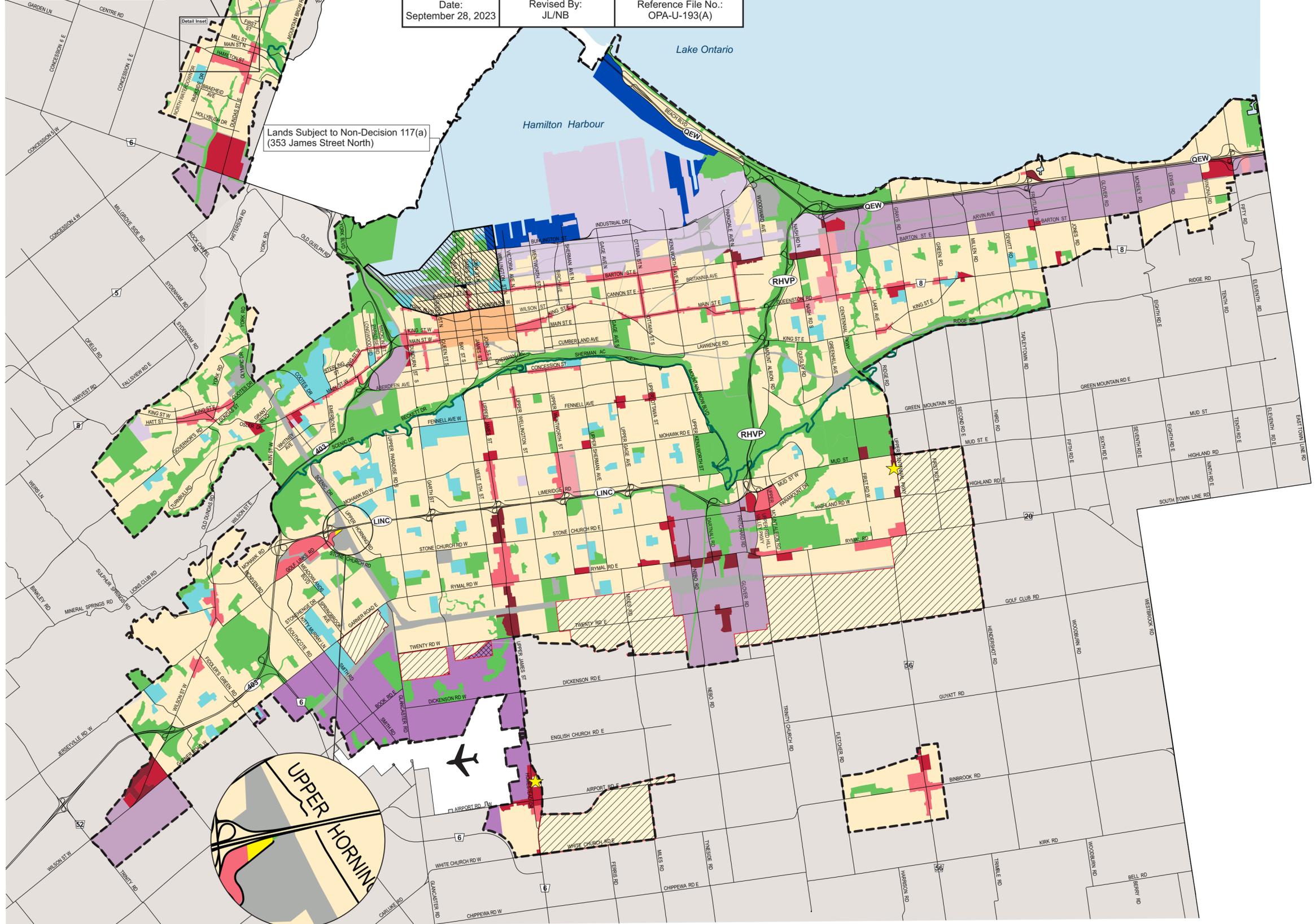
Date: Sept. 2023

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Lands Subject to Non-Decision 117(a)  
(353 James Street North)



Appendix B  
DRAFT Amendment No. 193  
to the Urban Hamilton Official Plan

 Lands to be redesignated from "General Open Space" to "Mixed Use - Medium Density"

 Lands to be identified as  
Site Specific Policy Area C  
(1225 Old Golf Links Road, Ancaster)

Date:  
Sept. 28, 2023

Revised By:  
JL/NB

Reference File No.:  
OPA-U-193(A)



**Legend**

**Residential Designations**

-  Low Density Residential 2c
-  Medium Density Residential 1a
-  Medium Density Residential 2c

**Parks and Open Space Designations**

-  Natural Open Space
-  General Open Space

**Other Designations**

-  Mixed Use - Medium Density
-  Institutional

**Other Features**

-  Area or Site Specific Policy
-  Access Point/Intersection
-  Secondary Plan Boundary

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

**Urban Hamilton Official Plan**  
**Meadowlands Mixed Use**  
**Secondary Plan**  
Land Use Plan  
Map B.2.4-1

Date: August 2013



Not To Scale



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