

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 22nd day of November, 2023.

A. Horwath
Mayor

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 22nd day of November, 2023.

The City of Hamilton

A. Horwath
Mayor

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

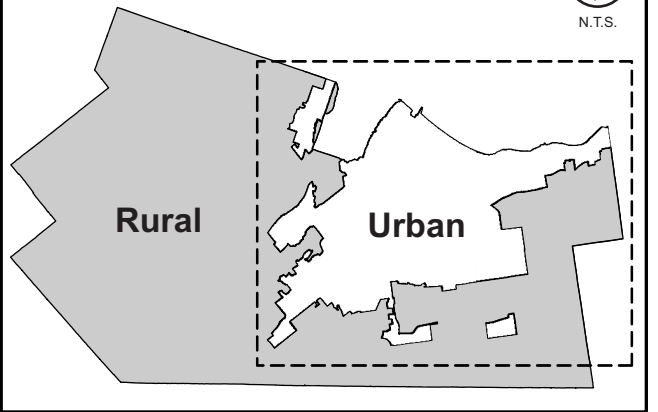
Reference File No.:
OPA-U-193(A)

APPEALS

UHOA 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


Not To Scale

Date: Sept. 2023

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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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"

C

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)

The map displays the Meadowlands Mixed Use Secondary Plan area, bounded by a thick black line. The central feature is a large green area labeled 'HYDRO LANDS'. To the north, there are several land parcels: a large pink area (Mixed Use - Medium Density) with a red dashed boundary, a blue area (Lands to be redesignated from "General Open Space" to "Mixed Use - Medium Density") labeled 'C', and a yellow area (Low Density Residential 2c) labeled 'A'. To the east, there are two small pink areas labeled 'B'. To the south, there is a yellow area (Low Density Residential 2c) and a light blue area (Institutional). The map also shows surrounding residential areas with street names: Harrogate Dr, Stonehenge Dr, Stone Church Rd, Old Golf Links Rd, and Lincoln Alexander Pkwy. Two brown circles indicate access points or intersections. The map is oriented with North at the top.

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

Hamilton

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