

Schedule “1”

**DRAFT Urban Hamilton Official Plan
Amendment No. X**

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

1.0 Purpose and Effect:

The purpose and effect of this Amendment is redesignate the subject lands from “Low Density Residential (Infill/Existing)” to “Low Density Residential 3b” and to add a new Site Specific Policy to the Meadowlands Neighbourhood III Secondary Plan to permit the development of a seven storey multiple dwelling containing a total of 99 dwelling units.

2.0 Location:

The lands affected by this Amendment are known municipally as 559 Garner Road East, in the former Town of Ancaster.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development is consistent with and implements the Residential Intensification policies of the Urban Hamilton Official Plan;
- The proposed development supports the policies of the Urban Hamilton Official Plan, as it contributes to a range and mix of housing forms at a scale that is compatible with the immediate area; and,
- The Amendment is consistent with the Provincial Planning Statement, 2024.

4.0 Actual Changes:

4.1 Volume 2 – Secondary Plans

Text

- 4.1.1 Chapter B.2.0 – Ancaster Secondary Plans – Section B.2.5 - Meadowlands Neighbourhood III Secondary Plan

- a. That Volume 2: Chapter B.2.0 – Ancaster Secondary Plans, Section B.2.5 Meadowlands Neighbourhood III Secondary Plan be amended by adding a new Site Specific Policy, as follows:

“Site Specific Policy – Area “X”

- B.2.5.7.X For the lands identified as Site Specific Policy – Area “X” on Map B.2.5-1 Meadowlands Neighbourhood III Secondary Plan – Land Use Plan, designated Low Density Residential 3b, and known as 559 Garner Road East, the following policies shall apply:
- a) In addition to Policy B.2.5.1.2 e) i), a multiple dwelling shall also be permitted.
 - i) Notwithstanding Policy E.3.4.5 of Volume 1, Policies E.3.5.8 and E.3.5.9 shall apply to the multiple dwelling use.
 - b) Notwithstanding Policy B.2.5.1.2 e) ii), the permitted density shall range from 270 to a maximum of 300 units per net residential hectare.”

Maps

4.1.2 Map

- a. That Volume 2: Map B.2.5-1 – Meadowlands Neighbourhood III Secondary Plan – Land Use Plan be amended by:
- i) Redesignating the subject lands from “Low Density Residential (Infill/Existing)” to “Low Density Residential 3b”; and,
 - ii) Identifying the subject lands as Site Specific Policy - Area “X”,
- as shown on Appendix “A”, attached to this Amendment.

5.0 Implementation:

An implementing Zoning By-Law Amendment and Site Plan approval 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 ___, 2025.

**The
City of Hamilton**

A. Horwath
MAYOR

M. Trennum
CITY CLERK

