

**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 \_\_\_\_<sup>th</sup> day of \_\_\_, 2025.

**The  
City of Hamilton**

\_\_\_\_\_  
A. Horwath  
MAYOR

\_\_\_\_\_  
M. Trennum  
CITY CLERK

