

Authority: Item 13, Economic Development
and Planning Committee
Report: 07-013 (PED07189)
CM: July 11, 2007

Bill No. 218

CITY OF HAMILTON

BY-LAW NO. 07-218

To Adopt:

Official Plan Amendment No. 114 to the former Town of Ancaster Official Plan;

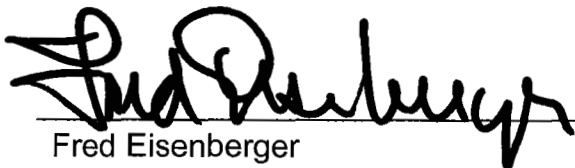
Respecting:

280 Valridge Drive

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

1. Amendment No. 114 to the Official Plan of the former Town of Ancaster Planning Area consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED and ENACTED this 11th day of July, 2007



Fred Eisenberger
Mayor



Kevin C. Christenson
City Clerk

Amendment No. 114
to the
Official Plan of the Former Town of Ancaster

The following text together with Schedule “B” – Land Use – Urban Area and Map “1” – Meadowbrook West Neighbourhood Secondary Plan, attached hereto, constitutes Official Plan Amendment No. 114 to the former Town of Ancaster Official Plan.

Purpose:

The purpose of this Amendment is to redesignate and realign the subject lands from “Institutional (Separate Elementary School), Open Space and Conservation (Neighbourhood Park) and Residential (Low Density Residential 1) to Stormwater Management (SWM) Pond Area , Open Space and Conservation (Neighbourhood Park) and Residential (Low Density Residential 1) to permit 103 single detached residential dwellings. In addition, the Amendment removes a portion of walkway (open space linkage) adjacent to the Highway 403 corridor, reduces the right-of-way width for a local road, realigns the road pattern, and deletes the requirement for a 1.8 metre high berm.

Location:

The lands affected by this Amendment are located at 280 Valridge Drive, at the northern intersection of Highway 403 and Wilson Street West, in Ancaster.

Basis:

The basis for permitting the proposed redesignation is as follows:

- The proposed development is consistent with the Provincial Policy Statement;
- The proposed development is consistent with the Region of Hamilton-Wentworth Official Plan and the general intent of the Town of Ancaster Official Plan; and,
- The proposed development is compatible with the surrounding uses.

Actual Changes:

Text Changes:

1. Subsection 5.11.5 is hereby amended by deleting the words "2.5 hectares," and replacing with the words "1.8 hectares and" and deleting the words "and a separate elementary school having a minimum lot area of 3.2 hectares," so the policy reads:

"Within the Meadowbrook West Neighbourhood a neighbourhood park of approximately 1.8 hectares and a public elementary school having a minimum lot area of 2.5 hectares shall be provided."

2. Subsection 6.1.5.2 is hereby amended as follows:
 - a) amending clause (a) by deleting the words "and one separate elementary school have" and replacing with the word "has";
 - b) deleting clause (d); and,
 - c) amending clause (g) by deleting the words "be adjacent to the park/open space system" and, so the policy reads:

"The elementary school shall have access to the pedestrian walkway system."

3. Subsection 6.1.5.5 is hereby amended as follows:
 - a) amending clause (d) by deleting the third and fourth sentences of the policy, the words "A 1.8 m berm shall be established along the east side of the walkway to screen the Galley Road residences. Adjacent to the elementary school/ neighbourhood park complex, fencing shall be installed on the east lot line of the walkway only." and replacing with the words "A visual buffer in the form of a planting screen or fence shall be established along both sides of the walkway to screen adjacent residences." so the policy reads:

*"Adjacent to the east boundary of the Meadowbrook West Neighbourhood where it abuts the existing residential uses along Galley Road, a 15 m open space walkway shall be provided. The walkway shall not be considered part of the 5% parkland dedication under the Planning Act. **A visual buffer in the form of a planting screen or fence shall be established along both sides of the walkway to screen adjacent residences.**";*

- b) deleting clause (e) and;

Schedule "1"

- c) amending clause (f) by deleting the words "centrally located," and "and located adjacent to the public and separate elementary schools", and replacing the words "2.5 hectares (6 acres)" with the words "1.8 hectares (4.5 acres)" so the policy reads:

"The neighbourhood park shall be 1.8 hectares (4.5 acres) in size."; and,

- d) deleting clause (g).

4. Subsection 6.1.8.4, Principal Local Roads and Local Roads Policies, is hereby amended by adding a new clause "(f)" as follows:

"(f) Notwithstanding the road right-of-way detailed in 6.1.8.4 (c), for lands located at 280 Valridge Drive, the rights-of-way for Local Roads shall generally be 18 meters (59 feet)."

Schedule Changes:

5. Schedule "B" – Land Use – Urban Area – is hereby amended by redesignating the subject lands from "Open Space and Conservation" to "Residential", from "Institutional" to "Residential", and from "Residential" to "Open Space and Conservation" as shown on the attached Schedule "A" of this Amendment.
6. Map "1" – Meadowbrook West Neighbourhood Secondary Plan – is hereby amended by redesignating lands from "Neighbourhood Park" to "Low Density Residential 1", from "Separate Elementary School" to "Low Density Residential 1", from "Separate Elementary School" to "Storm Water Management Pond Area", from "Low Density Residential 1" to "Storm Water Management Pond Area", from "Low Density Residential 1" to "Neighbourhood Park", to delete a portion of the "Open Space Linkage" along Highway 403, and to delete and add a "Local Road", as shown on the attached Schedule "B" of this Amendment.

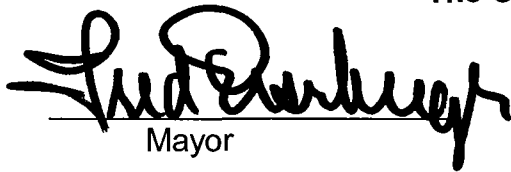
Schedule "1"

Implementation:

A Zoning By-law amendment and Plan of Subdivision will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 07-218, passed on the 11th day of July, 2007.

The City of Hamilton






Mayor



Clerk








Schedule A
Amendment No.114
to the Official Plan
for the
Former Town of Ancaster

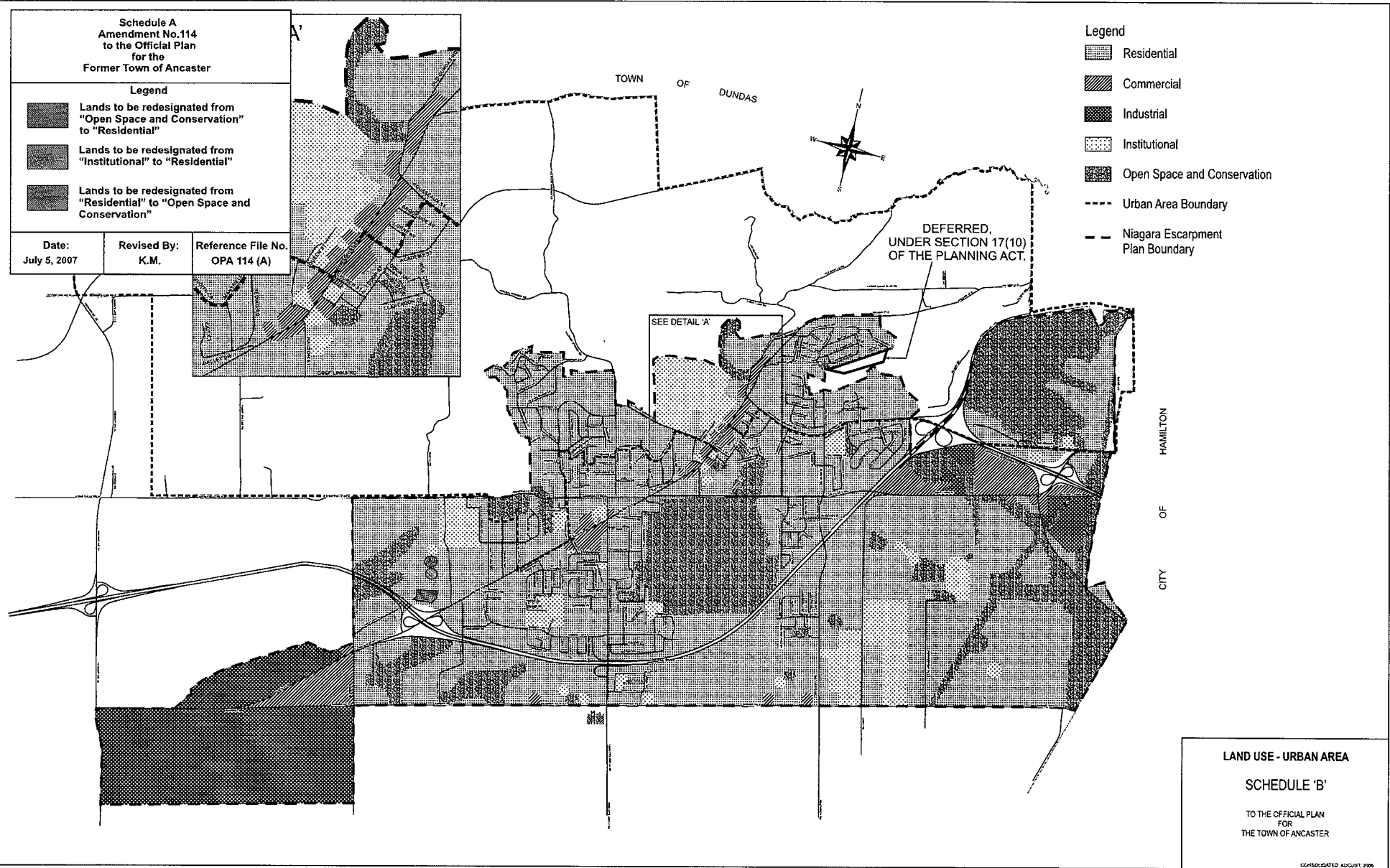
Legend

-  Lands to be redesignated from "Open Space and Conservation" to "Residential"
-  Lands to be redesignated from "Institutional" to "Residential"
-  Lands to be redesignated from "Residential" to "Open Space and Conservation"

Date: July 5, 2007	Revised By: K.M.	Reference File No. OPA 114 (A)
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Legend

-  Residential
-  Commercial
-  Industrial
-  Institutional
-  Open Space and Conservation
-  Urban Area Boundary
-  Niagara Escarpment Plan Boundary











SEE DETAIL 'A'

LAND USE - URBAN AREA
SCHEDULE 'B'
TO THE OFFICIAL PLAN
FOR
THE TOWN OF ANCASTER

Schedule B
Amendment No.114
to the Official Plan
for the
Former Town of Ancaster

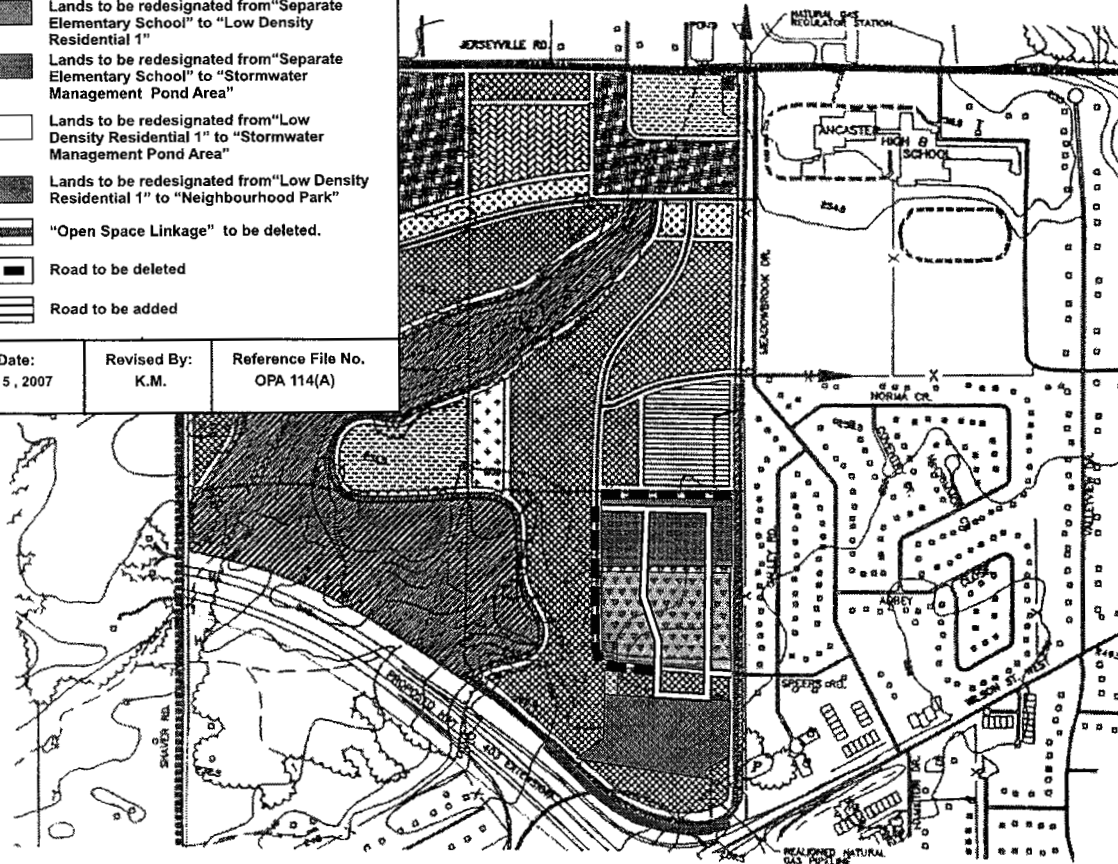
Legend

-  Lands to be redesignated from "Neighbourhood Park" to "Low Density Residential 1"
-  Lands to be redesignated from "Separate Elementary School" to "Low Density Residential 1"
-  Lands to be redesignated from "Separate Elementary School" to "Stormwater Management Pond Area"
-  Lands to be redesignated from "Low Density Residential 1" to "Stormwater Management Pond Area"
-  Lands to be redesignated from "Low Density Residential 1" to "Neighbourhood Park"
-  "Open Space Linkage" to be deleted.
-  Road to be deleted
-  Road to be added

Date:
July 5, 2007

Revised By:
K.M.

Reference File No.
OPA 114(A)
















TOWN OF ANCASTER



MEADOWBROOK WEST
NEIGHBOURHOOD
SECONDARY PLAN

MAP 1
LAND USES

LEGEND

-  LOW DENSITY RESIDENTIAL 1
-  LOW DENSITY RESIDENTIAL 2
-  MEDIUM DENSITY RESIDENTIAL 1
-  MEDIUM DENSITY RESIDENTIAL 2
-  MEDIUM DENSITY RESIDENTIAL 3
-  PUBLIC ELEMENTARY SCHOOL
-  SEPARATE ELEMENTARY SCHOOL
-  NEIGHBOURHOOD PARK
-  OPEN SPACE AND CONSERVATION
-  OPEN SPACE LINKAGE
-  ARTERIAL ROAD
-  COLLECTOR ROAD
-  PRINCIPAL LOCAL ROAD

REVISION DATE : JULY 14, 1994

SCALE 1:7000



TOWN OF ANCASTER
PLANNING DEPARTMENT

A COMMUNITY SINCE 1793