

Authority: Item 11, Economic Development and
Planning Committee
Report: 08-004 (PED08047)
CM: February 27, 2008

Bill No. 059

CITY OF HAMILTON

BY-LAW NO. 08-059

To Adopt:

Official Plan Amendment No. 119 to the former Town of Ancaster Official Plan;

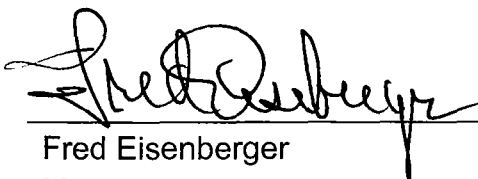
Respecting:

591 Garner Road West

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

1. Amendment No. 119 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 26th day of March, 2008


Fred Eisenberger
Mayor


Kevin C. Christenson
City Clerk

Amendment No. 119
to the
Official Plan of the Former Town of Ancaster

The following text together with Schedule A (Schedule “F” – Specific Policy Areas), attached hereto, constitutes Official Plan Amendment No. 119 to the official plan of the former Town of Ancaster.

Purpose:

The purpose of this Amendment is to:

- (1) Identify the subject lands as Specific Policy Area 62 on Schedule “F”, Specific Policy Areas;
- (2) Add a site specific policy to permit an increase to the maximum density from 62 residential dwelling units per hectare to 110 residential dwelling units per hectare; and,
- (3) Add a site specific policy to permit an increase the maximum height from 3 storeys to 4.5 storeys.

Location:

The lands affected by this Amendment are located at 591 Garner Road West in Ancaster.

Basis:

The basis for this Official Plan Amendment is as follows:

- The proposed development is consistent with the Shaver Neighbourhood Secondary Plan;
- The proposal is consistent with the Places to Grow Plan by encouraging higher density development on greenfield areas;
- The proposal provides for new multiple unit residential uses as encouraged by the residential policies contained in the Ancaster Official Plan; and
- The proposal is in conformity with the Region of Hamilton-Wentworth Official Plan.

Actual Changes:

That the Official Plan of the former Town of Ancaster be amended as follows:

Schedule Changes:

1. Schedule "F" – Specific Policy Areas – to be revised by including the subject lands as Specific Policy Area 62, as shown on the attached Schedule "A" of this amendment.

Text Changes:

2. That Section 5.7 Other Specific Policy Areas, be amended by adding subsection 5.7.54 as follows:

"5.7.54 Notwithstanding the maximum density requirements of Subsection 6.2.5.1(l) v) High Density Residential areas and the height requirement of Subsection 6.2.5.1 (w) of the Shaver Neighbourhood Secondary Plan, for the lands known municipally known as 591 Garner Road West in the High Density Residential Area, and identified as Specific Policy Area 62 on Schedule "F", High Density Residential apartments shall be permitted subject to the following provisions:

- i) the residential density shall not exceed 110 dwelling units per gross/net residential hectare;
- ii) the height of residential buildings shall have no more than 4.5 storeys entirely above grade.

SCHEDULE "1"

Implementation:

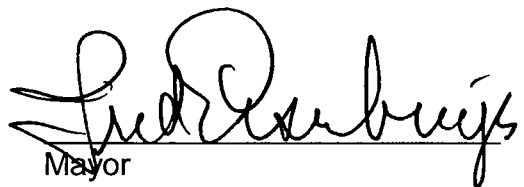
A Zoning By-law amendment and Site Plan agreement will give effect to this amendment.

This is Schedule "1" to By-law No. 08-059, passed on the 26th day of March, 2008.

The City of Hamilton




Clerk



Mayor

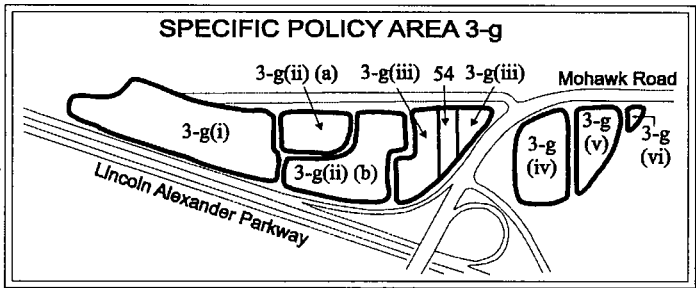
Schedule A
Amendment No.119
to the Official Plan
for the
Former Town of Ancaster

Legend

 Lands to be added to Specific Policy Area 62


Add the following text to the Legend:
"Area 62 - refer to Policy 5.7.54"

Date:	Revised By:	Reference File No.
February 26, 2006	R.M.	OPA 119(A)

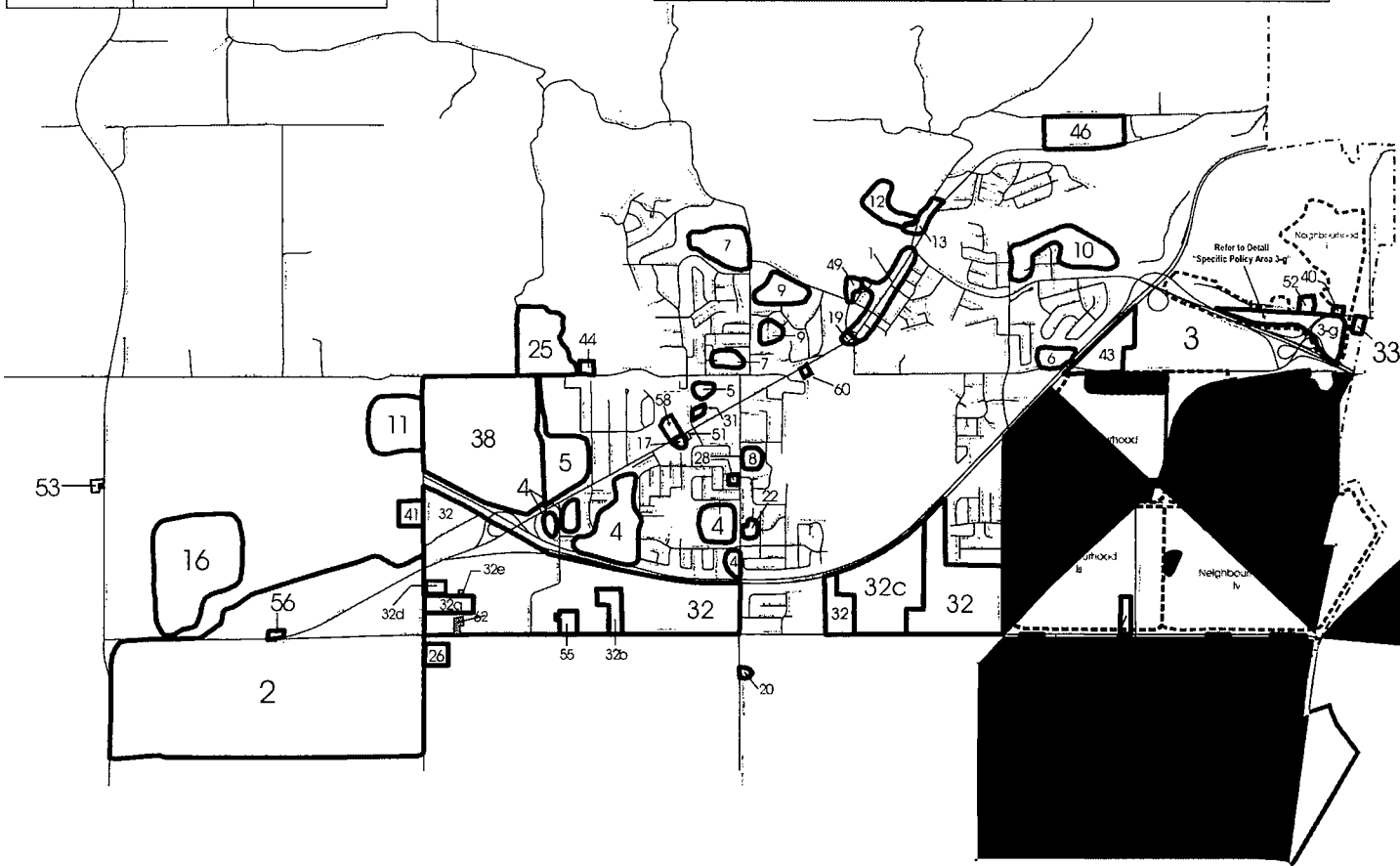


- Legend

Specific Policy Area

 - Area 1 - refer to subsection 5.4
 - Area 2 - refer to subsection 5.5
 - Area 3 - refer to subsection 5.6
 -  3-g refer to Policy 5.6.12
 - Area 4 - refer to Policy 5.7.1
 - Area 5 - refer to Policy 5.7.2
 - Area 7 - refer to Policy 5.7.3
 - Area 7 - refer to Policy 5.7.4
 - Area 8 - refer to Policy 5.7.5
 - Area 9 - refer to Policy 5.7.6
 - Area 10 - refer to Policy 5.7.7
 - Area 11 - refer to Policy 5.7.8
 - Area 12 - refer to Policy 5.7.9
 - Area 13 - refer to Policy 5.7.10
 - Area 16 - refer to Policy 5.7.13
 - Area 17 - refer to Policy 5.7.14
 - Area 19 - refer to Policy 5.7.16
 - Area 20 - refer to Policy 5.7.17
 - Area 22 - refer to Policy 5.7.19
 - Area 24 - refer to Policy 5.7.21
 - Area 25 - refer to Policy 5.7.22
 - Area 26 - refer to Policy 5.7.23
 - Area 28 - refer to Policy 5.7.25
 - Area 31 - refer to Policy 5.7.28
 - Area 32 - refer to Policy 5.10
 - Area 33 - refer to Policy 5.7.29
 - Area 38 - refer to Policy 5.11
 - Area 39 - refer to Policy 5.7.34
 - Area 40 - refer to Policy 5.7.35
 - Area 41 - refer to Policy 5.7.36
 - Area 43 - refer to Policy 5.7.38
 - Area 44 - refer to Policy 5.7.39
 - Area 45 - refer to Policy 5.7.40
 - Area 46 - refer to Policy 5.7.41
 - Area 49 - refer to Policy 5.7.44
 - Area 50 - refer to Policy 5.7.45
 - Area 51 - refer to Policy 5.7.46
 - Area 52 - refer to Policy 5.7.47
 - Area 53 - refer to Policy 5.7.48
 - Area 54 - refer to Policy 5.6.12(i)(c)
 - Area 55 - refer to Policy 5.7.49
 - Area 56 - refer to Policy 5.7.50
 - Area 62 - refer to Policy 5.7.54
- Boundaries

Food Area Boundaries



SPECIFIC POLICY AREA

SCHEDULE 'F'

TO THE OFFICIAL PLAN
FOR
THE TOWN OF ANCASTER

Revised August 9 2006