

**Authority:** Item12, Economic Development  
and Planning Committee  
Report 08-010 (PED08123)  
CM: June 11, 2008

**Bill No. 146**

**CITY OF HAMILTON**

**BY-LAW NO. 08-146**

To Adopt:

Official Plan Amendment No. 122 to the former Town of Ancaster Official Plan;

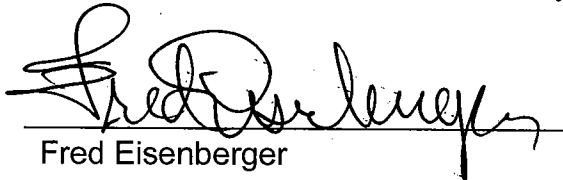
Respecting:

**625 Garner Road East**

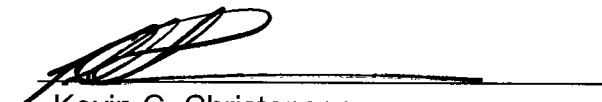
**NOW THEREFORE** the Council of the City of Hamilton enacts as follows:

1. Amendment No. 122 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 11<sup>th</sup> day of June, 2008.



Fred Eisenberger  
Mayor



Kevin C. Christenson  
City Clerk

**Amendment No. 122**

**to the**

**Official Plan of the Former Town of Ancaster**

The following text constitutes Official Plan Amendment No. 122 to the Official Plan of the former Town of Ancaster.

**Purpose:**

The purpose of this amendment is to:

- delete the "Ancaster Fairgrounds" Special Policy Area;
- redesignate portions of the Meadowlands Neighbourhood III Secondary Plan to permit a plan of subdivision on the former Ancaster Fairgrounds site; and
- increase the density permitted in the "Medium Density Residential" designation of the Meadowlands Neighbourhood III Secondary Plan from a maximum density of 50 units per gross/net hectare to 55 units per gross/net hectare.

**Location:**

The lands affected by this amendment are located north of Garner Road East and west of Kitty Murray Lane, known municipally as 625 Garner Road East.

**Basis:**

The basis for permitting the proposal is as follows:

- The proposed amendment is consistent with the Provincial Policy Statement.
- The proposed amendment is compatible with the existing and planned development in the immediate area.
- The proposed amendment is an appropriate redistribution of density with the higher residential density being moved adjacent to arterial roads instead of in the interior of the neighbourhood.
- The proposed amendment maintains the planned housing mix and mix of uses in the Meadowlands Neighbourhood III Secondary Plan.
- The proposed amendment increases linkages between an existing park and an open space trail system.

**Actual Changes:**

**A. Text Changes:**

1. Amend the Table in Subsection 6.6.6 (d) such that the Maximum Gross/Net Density (Units/Ha) for the "Medium Density" designation is revised from "50" to "55".
2. Amend Subsection 6.6.11 (a) by adding a new Subsection (v) "A Parkette".
3. Amend Subsection 6.6.12 of the Meadowlands Neighbourhood III Secondary Plan as follows:
  - a) Delete the words "two Special Policy areas consisting of the Ancaster Fairgrounds, and an area" and replace with the words "one Special Policy Area" so the preamble reads:

*"Map 2 to this Secondary Plan identifies one Special Policy Area identified for possible use as an Institutional/Place of Worship. These uses are permitted subject to the following:"*
  - b) Delete Subsections (a), (b), (c) and (d) from Subsection 6.6.12.

**B. Schedule Changes:**

4. Schedule "B" – Land Use – Urban Area is revised by redesignating the subject lands from "Institutional" to "Residential", as shown on Schedule "A" attached to this amendment.
5. Meadowlands Neighbourhood III – Map 1 – Land Uses is revised by redesignating portions of the subject lands, as shown on Schedule "B" attached to this amendment, from:
  - "Neighbourhood Park" to "Low Density Residential 2";
  - "Low Density Residential 1" to "Low Density Residential 2";
  - "Medium Density Residential 1" to "Low Density Residential 2";
  - "Medium Density Residential 1" to "Storm Water Management";
  - "Low Density Residential 2" to "Parkette";
  - "Low Density Residential 2" to "Medium Density Residential"; and,
  - Revising the Legend to add a "Parkette" designation, and deleting the Legend entry "Medium Density Residential 1" and replacing with "Medium Density Residential".

**Schedule "1"**

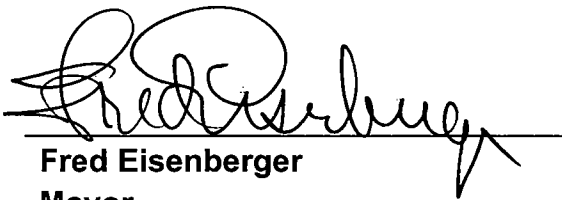
6. Meadowlands Neighbourhood III – Map 2 – Special Policy Areas is revised by deleting the "Ancaster Fairgrounds" Special Policy Area, as shown on Schedule "C" attached to this amendment.

**Implementation:**

A Zoning By-law amendment and Plan of Subdivision will give effect to this Amendment.

This is Schedule "1" to By-law No. 08-146, passed on the 11th day of June, 2008.

**The City of Hamilton**




**Fred Eisenberger**  
Mayor



**Kevin C. Christenson**  
City Clerk








Schedule A  
Amendment No.122  
to the Official Plan  
for the  
Former Town of Ancaster

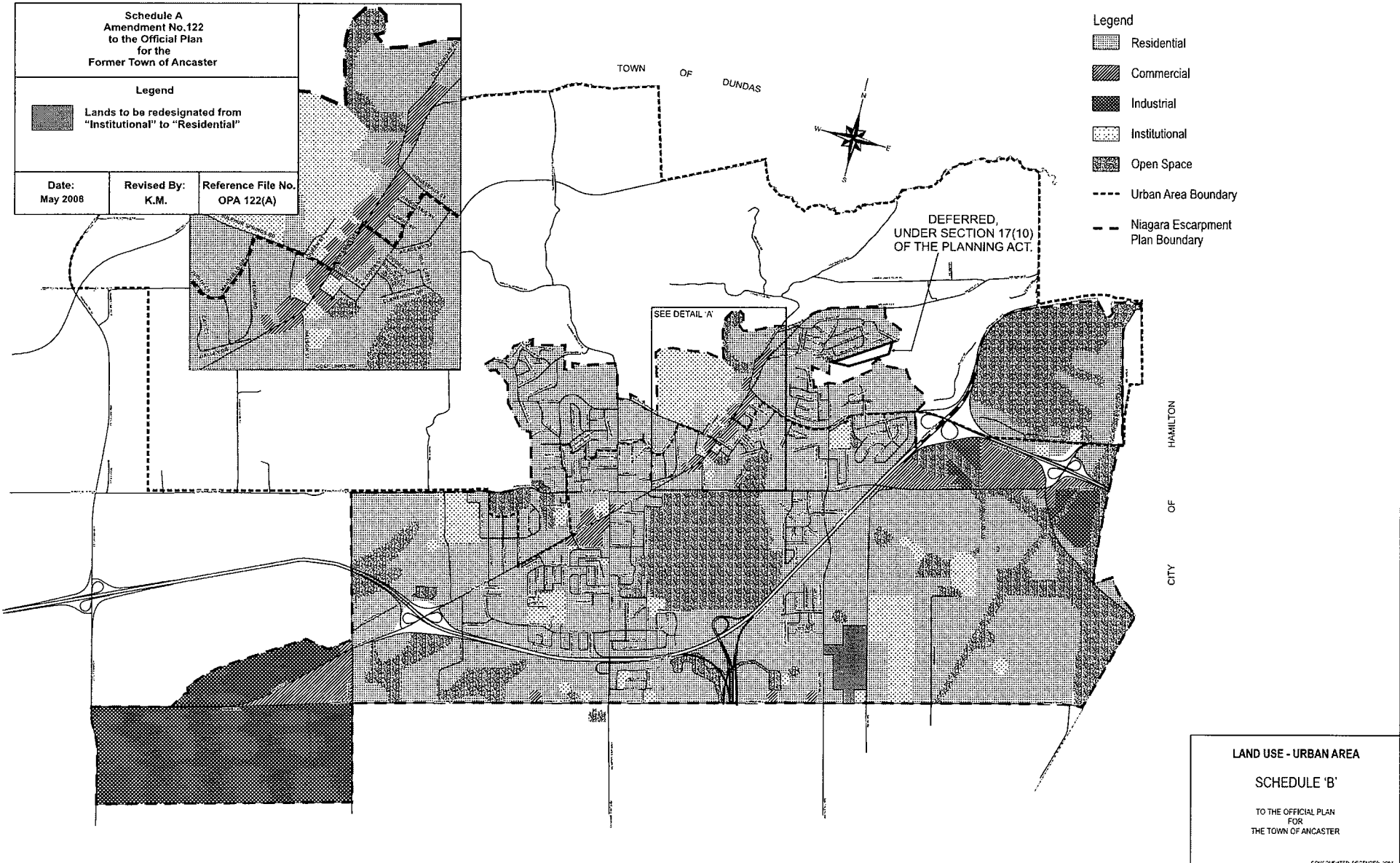
Legend

 Lands to be redesignated from "Institutional" to "Residential"

Date: May 2008	Revised By: K.M.	Reference File No. OPA 122(A)
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Legend

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



LAND USE - URBAN AREA

SCHEDULE 'B'

TO THE OFFICIAL PLAN  
FOR  
THE TOWN OF ANCASTER

Schedule C  
Amendment No.122  
to the Official Plan  
for the  
Former Town of Ancaster

Legend



Lands to be removed from "Ancaster Fairgrounds" Special Policy Area.

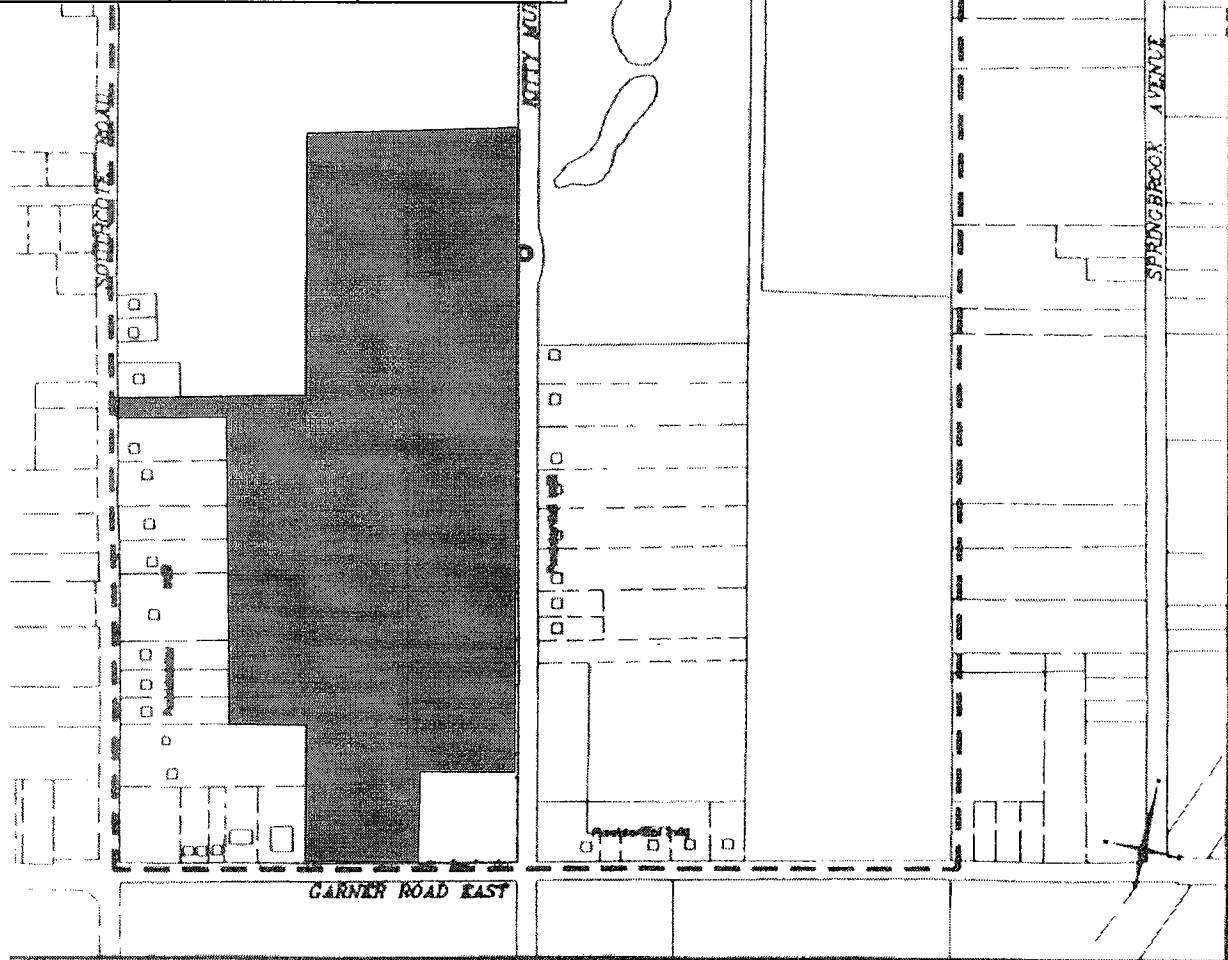


"Ancaster Fairgrounds" to be removed from legend.

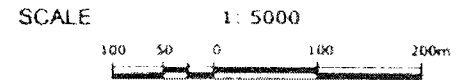
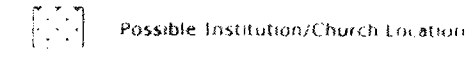
Date:  
May, 2008

Revised By:  
K.M.

Reference File No.  
OPA 122(A)



LEGEND



TOWN OF  
ANCASTER

MEADOWLANDS  
NEIGHBOURHOOD III

MAP 2  
SPECIAL POLICY AREAS