

Authority: Item 16, Economic Development
and Planning Committee
Report: 10-018 (PED10186)
CM: October 13, 2010

Bill No. 284

CITY OF HAMILTON

BY-LAW NO. 10-284

To Adopt:

Official Plan Amendment No. 134 to the former Town of Ancaster Official Plan;

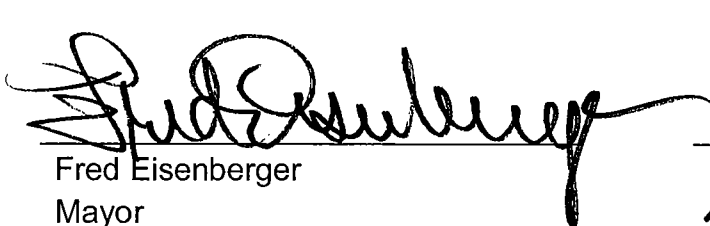
Respecting:

**Lands located on Lot 46, Concession 3 at the North side of Garner Road East, east
of Highway 6 and West of Southcote Road (435 Garner Road East)**

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

1. Amendment No. 134 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 this 13th day of October, 2010.



Fred Eisenberger
Mayor



Rose Caterini
City Clerk

Amendment No. 134

to the

Official Plan of the Former Town of Ancaster

The following text, together with Schedule "A" – Town of Ancaster Land Use – Urban Area (Schedule B), Schedule "B" – Secondary Plan for the Garner Neighbourhood - Land Use (Map 1), and Schedule "C": Town of Ancaster Specific Policy Area (Schedule F), attached hereto, constitutes Official Plan Amendment No. 134 to the Official Plan of the former Town of Ancaster.

Purpose:

The purpose of this Amendment is to:

a) redesignate lands within the Garner Neighbourhood Secondary Plan area on Map 1 – Land Use of the Garner Neighbourhood Secondary Plan from:

- "Low Density Residential Existing" to "Convenience Commercial" and "Medium Density Residential 1";
- "Medium Density Residential 3" to "Medium Density Residential 1", "Storm Water Management" and "Natural Open Space";
- "Low Density Residential 1" to "Medium Density Residential 1" and "Medium Density Residential 2"; and
- "Low Density Residential 2" to "High Density Residential" and "Public Elementary School".

b) create two specific policy areas within the Garner Secondary Plan Area to permit:

- a future mixed-use development; and,
- a maximum density of 100 dwelling units per gross/net hectare for lands designated High Density Residential.

The effect of the amendment is to facilitate the development of a range of housing types, mixed commercial/residential uses, conservation/open space, a park and a school.

Location:

The lands affected by this Amendment are located on Lot 46, Concession 3 at the North side of Garner Road East, east of Highway 6 and West of Southcote Road (435 Garner Road East) in the former Town of Ancaster.

Basis:

The intent of the Amendment is to permit the development of single detached, townhouse, mixed use commercial and residential units, and a public elementary school. The basis for the redesignation is as follows:

- The proposed development is consistent with the Provincial Policy Statement;
- The proposed development offers an opportunity for increased density including mixed land uses which is consistent with the intent of the Places to Grow Plan;
- The proposed development conforms with the Region of Hamilton-Wentworth Official Plan and the intent of the Town of Ancaster Official Plan;
- The proposed ground-floor commercial uses provides for a self sustaining community;
- The proposed development is located close to a major transportation corridor for vehicular accessibility and is also situated close to public transit routes, and planned for bicycle and pedestrian movement; and,
- The proposed development is compatible with the exiting and planned development in the immediate area.

Actual Changes:

Text Changes:

1. Section 5 be amended by adding the following new policies:

Specific Policy Area No. 58 – Portion of Lands located Lot 46, Concession 3 at the North side of Garner Road East, east of Highway 6 and West of Southcote Road (435 Garner Road East)

5.13 In addition to the existing applicable policies in this Plan, this section sets out additional policies for the lands identified on Schedule "F" as Specific Policy Area 58a and 58b.

5.13.1 The area identified as Specific Policy Area 58a on Schedule "F", shall permit residential units located in the same building as convenience commercial uses shall generally be located above the ground floor. Some components of the residential use may be located in ground floor areas in the rear of buildings. All

Schedule "1"

commercial space shall be located on the ground floor with the primary entrances to the commercial space through the principal façade of the building.

5.13.2 The area identified as Specific Policy Area 58b on Schedule "F", shall permit a maximum height of 3 storeys and a maximum density of 100 dwelling units per gross/net hectare.

Map Changes:

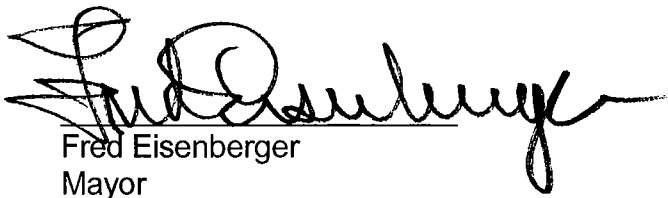
1. Schedule 'B' - Land Use – Urban Area, is amended by redesignating lands from "Residential" to "Institutional" and "Residential" to "Commercial" as shown on the attached Schedule "A" to this Amendment.
2. Secondary Plan for the Garner Neighbourhood – Map "1" – Land Use, is amended by deleting the land use designations on the subject lands and replacing them with the land use designations shown in the inset on Schedule "B" to this Amendment.
3. Schedule 'F' – Specific Policy Area, is amended by:
 - a. deleting Specific Policy Area 32 and 32c for the subject lands; and,
 - b. adding Specific Policy Area Number 58, including the lands identified as Specific Policy area 58a and 58b for the subject lands on Schedule "C" to this amendment.

Implementation:

A Zoning By-law Amendment, Plan of Subdivision, and Site Plan Agreement will give effect to this Official Plan Amendment.

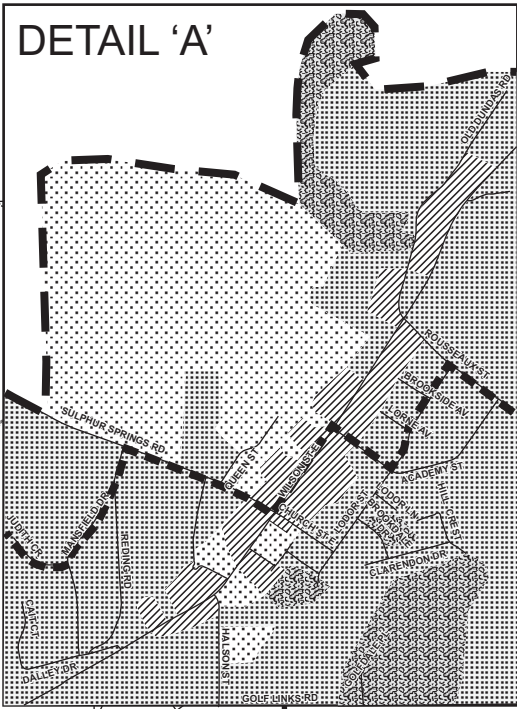
This is Schedule "1" to By-law No. 10-284, passed on the 13th day of October, 2010.

The City of Hamilton


Fred Eisenberger
Mayor


Rose Caterini
City Clerk

DETAIL 'A'



Schedule A
Amendment No. 134
To the Official Plan
for the former Town of Ancaster

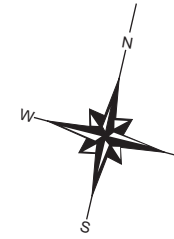
- Redesignate from "Residential" to "Institutional"
- Redesignate from "Residential" to "Commercial"

Date:
September 2010

Revised By:
SC/MS

Reference File No.:
OPA134(A)

OF
DUNDAS



DEFERRED,
UNDER SECTION 17(10)
OF THE PLANNING ACT.

Legend

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

SEE DETAIL 'A'

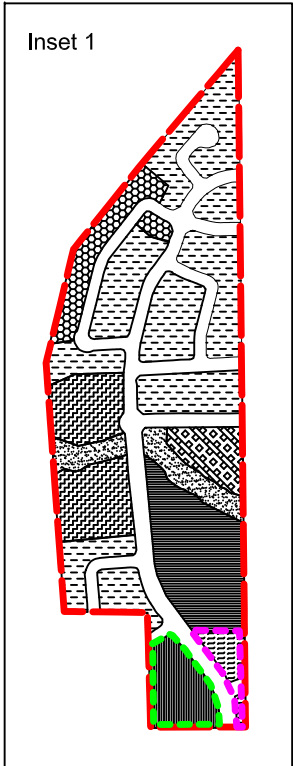
HAMILTON
OF
CITY

LAND USE - URBAN AREA

SCHEDULE 'B'

TO THE OFFICIAL PLAN
FOR
THE TOWN OF ANCASTER

Inset 1

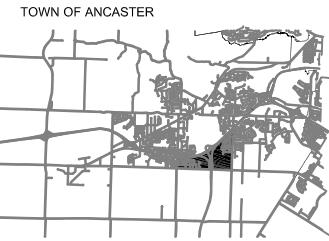


Schedule B
Amendment No. 134
to the Official Plan
for the
former Town of Ancaster

Legend

- Delete Land Use Designations of the Subject Lands and replace with the Land Use Designations and Road Network as shown in Inset 1.
- Add reference to "Specific Policy Area 58a" for lands designated "Convenience Commercial"
- Add reference to "Specific Policy Area 58b" for lands designated "High Density Residential"

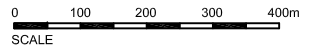
Date: September 2010	Revised By: SC/MS	Reference File No. OPA 134(A)
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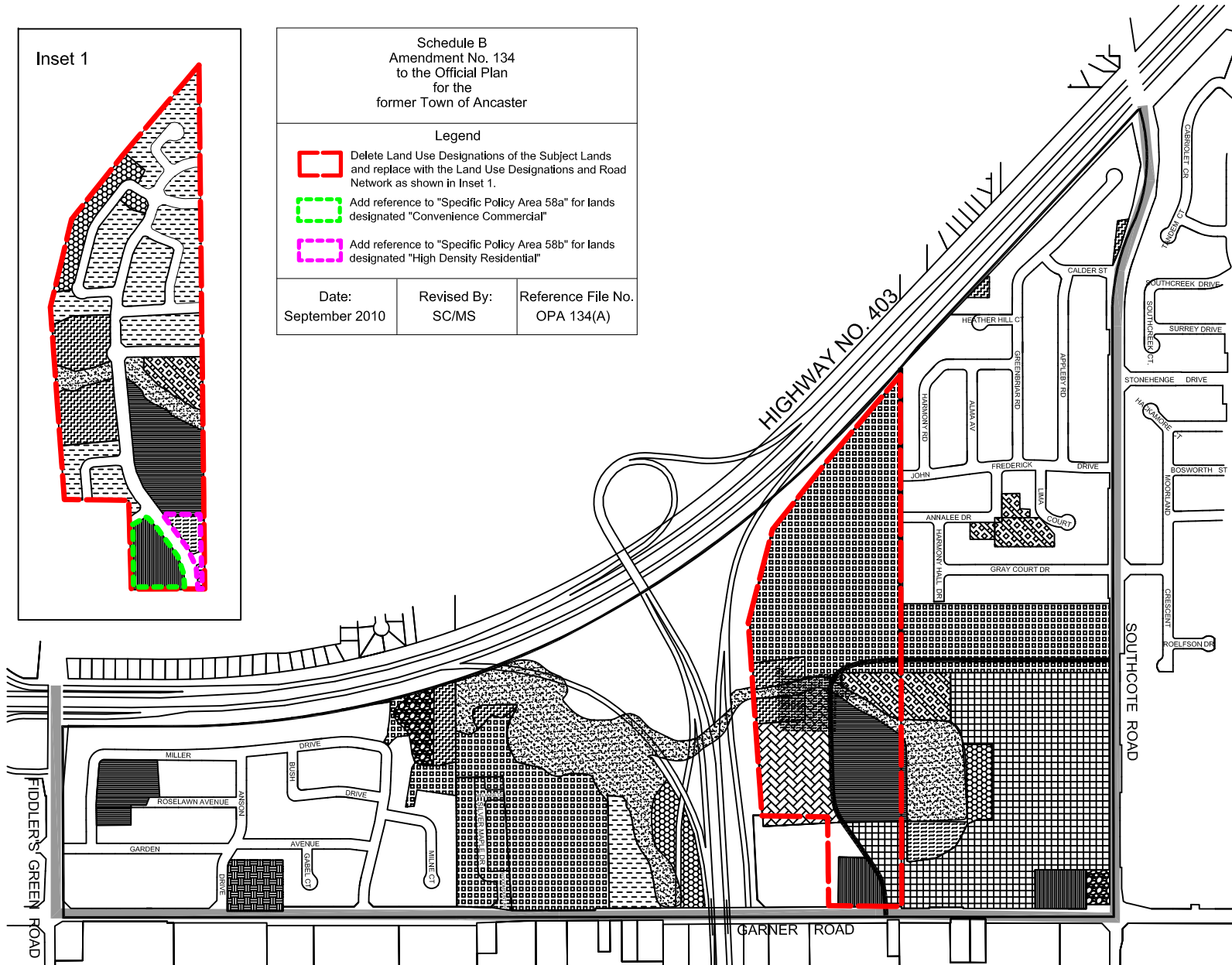
STUDY AREA KEY PLAN

LEGEND

- LOW DENSITY RESIDENTIAL EXISTING
- LOW DENSITY RESIDENTIAL 1
- LOW DENSITY RESIDENTIAL 2
- MEDIUM DENSITY RESIDENTIAL 1
- MEDIUM DENSITY RESIDENTIAL 2
- MEDIUM DENSITY RESIDENTIAL 3
- HIGH DENSITY RESIDENTIAL
- PUBLIC ELEMENTARY SCHOOL
- CONVENIENCE COMMERCIAL
- INSTITUTIONAL
- NEIGHBOURHOOD PARK
- NATURAL OPEN SPACE
- GENERAL OPEN SPACE
- STORM WATER MANAGEMENT
- PROVINCIAL HIGHWAY
- ARTERIAL ROAD
- PRINCIPAL LOCAL ROAD
- PROPOSED LOCAL ROAD
- NEIGHBOURHOOD BOUNDARY



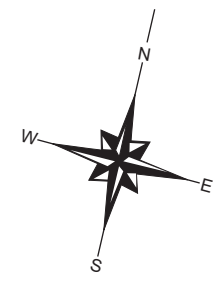
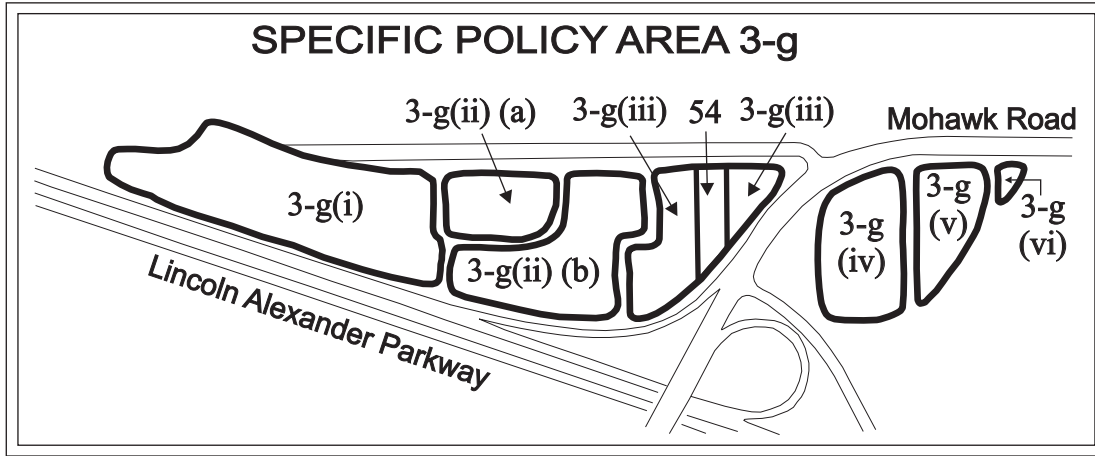
TOWN OF ANCASTER
SECONDARY PLAN
FOR THE GARNER
NEIGHBOURHOOD
MAP 1
LAND USE



Schedule C
Amendment No. 134
To the Official Plan
for the former Town of Ancaster

- Delete Specific Policy Area 32 from the Subject Lands.
- Add a new specific policy area 58a for lands designated "Convenience Commercial".
Add to legend "Area 58a - refer to Policy 5.13.1".
- Add a new specific policy area 58b for lands designated "High Density Residential".
Add to legend "Area 58b - refer to Policy 5.13.2".

Date: September 2010	Revised By: SC/MS	Reference File No.: OPA134(A)
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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-b refer to Policy 5.6.2(Density II)
 - 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 6 - 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 5.5.6
 - Area 58a - refer to Policy 5.13.1
 - Area 59b - refer to Policy 5.13.2
 - Area 61 - refer to Policy 5.7.52
 - Area 62 - refer to Policy 5.7.54
 - Area 63 - refer to Policy 5.7.55
 - Area F - refer to Policy 6.7.10

- Policy Area Boundaries
- Neighbourhood Area Boundaries

SPECIFIC POLICY AREA
SCHEDULE 'F'

TO THE OFFICIAL PLAN
FOR
THE TOWN OF ANCASTER

Revised: May 2008

