

Authority: Item 26, Planning Committee  
Report: 10-001 (PED10176)  
CM: December 7, 2010

**Bill No. 013**

**CITY OF HAMILTON**

**BY-LAW NO. 11-013**

To Adopt:

**Official Plan Amendment No. 39 to the Former Region of Hamilton-Wentworth  
Official Plan; and,  
Official Plan Amendment No. 132 to the Former Town of Ancaster Official Plan**

Respecting

**1169 Garner Road East (Ancaster)**

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

1. Amendment No. 39 to the former Region of Hamilton-Wentworth Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.
2. Amendment No. 132 to the former Town of Ancaster Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 12<sup>th</sup> day of January, 2011.



R. Bratina  
Mayor



R. Caterini  
City Clerk

**Official Plan Amendment No. 39 to the Former Regional Municipality of Hamilton-Wentworth Official Plan; and,  
Amendment No. 132 to the Former Town of Ancaster Official Plan**

The following text, together with:

1. Schedule "A" (Map No. 4 - Environmentally Significant Areas, former Regional Municipality of Hamilton-Wentworth Official Plan);
2. Schedule "B" (Schedule "B" - Land Use - Urban Area, former Town of Ancaster Official Plan);
3. Schedule "C" (Map 1 - Meadowlands Neighbourhood IV Secondary Plan - Land Use, former Town of Ancaster Official Plan); and,
4. Schedule "D" (Map 2 - Meadowlands Neighbourhood IV Secondary Plan - Special Policy Areas, former Town of Ancaster Official Plan);

attached hereto, constitutes Official Plan Amendment No. 39 to the former Regional Municipality of Hamilton-Wentworth Official Plan and Official Plan Amendment No. 132 to the former Town of Ancaster Official Plan.

**1.0 Purpose:**

The purpose of the amendment is:

1. to delete lands from the Tiffany Creek Headwaters Environmentally Significant Areas #46 based on an Environmental Impact Statement;
2. to remove "Special Policy Area E" from the Meadowlands Neighbourhood IV Secondary Plan; and,
3. to redesignate lands to appropriate land uses;

to permit the development of 65 single-detached and 117 apartment dwelling units, on lands located at 1169 Garner Road East, in the former Town of Ancaster.

**2.0 Location:**

The lands affected by this Amendment are approximately 16.3 hectares in size, located at 1069 Garner Road East, on the north side of Garner Road East, immediately west of the hydro corridor, in the former Town of Ancaster.

### **3.0 Basis:**

The basis for permitting this Amendment is as follows:

- The proposal is consistent with the Provincial Policy Statement.
- The proposal conforms to the Growth Plan for the Greater Golden Horseshoe.
- The criteria of Special Policy Area E of the Meadowlands Neighbourhood IV Secondary Plan have been met since an Environmental Impact Statement and Storm Water Management Plan have been completed. Thus, in accordance with the provisions of Special Policy Area E, development may be permitted to proceed.

### **4.0 Changes:**

#### **4.1 Former Regional Municipality of Hamilton-Wentworth Official Plan**

*Schedules and Appendices*

##### **4.1.1 Map No. 4 - Environmentally Significant Areas**

- a. That Map No. 4 - Environmentally Significant Areas be amended by deleting lands from "Environmentally Significant Area No. 46 - "Tiffany Creek Headwaters", as shown on the attached Schedule "A" to this amendment.

#### **4.2 Former Town of Ancaster Official Plan**

*Text*

##### **4.2.1 Meadowlands Neighbourhood IV Secondary Plan**

- a. That Section 6.8 Meadowlands Neighbourhood IV Secondary Plan be amended by deleting "Special Policy Area "E" in Policy 6.8.12 - Special Policy Areas.

*Schedules and Appendices*

##### **4.2.2 Schedule "B" - Land Use - Urban Area**

- a. That Schedule "B" - Land Use - Urban Area be amended by redesignating lands from "Open Space" to "Residential", as shown on the attached Schedule "B" to this amendment.

**4.2.3 Meadowlands Neighbourhood IV Secondary Plan - Map 1 - Land Use**

- a. That Meadowlands Neighbourhood IV Secondary Plan – Map 1 – Land Use be amended by redesignating lands:

- i) from “Utility” to “High Density Residential”;
- ii) from “Conservation and Open Space” to “Utility”;
- iii) from “Conservation and Open Space” to “Low Density Residential”;

as shown on the attached Schedule “C” to this amendment.

**4.2.4 Meadowlands Neighbourhood IV Secondary Plan - Map 2 - Special Policy Areas**

- a. That Meadowlands Neighbourhood IV Secondary Plan - Map 2 - Special Policy Areas be amended by deleting “Special Policy Area ‘E’ - Tiffany Creek Headwaters Lands” in its entirety;

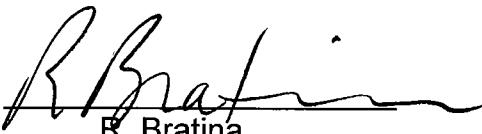
as shown on the attached Schedule “D” to this amendment.


**5.0 Implementation:**

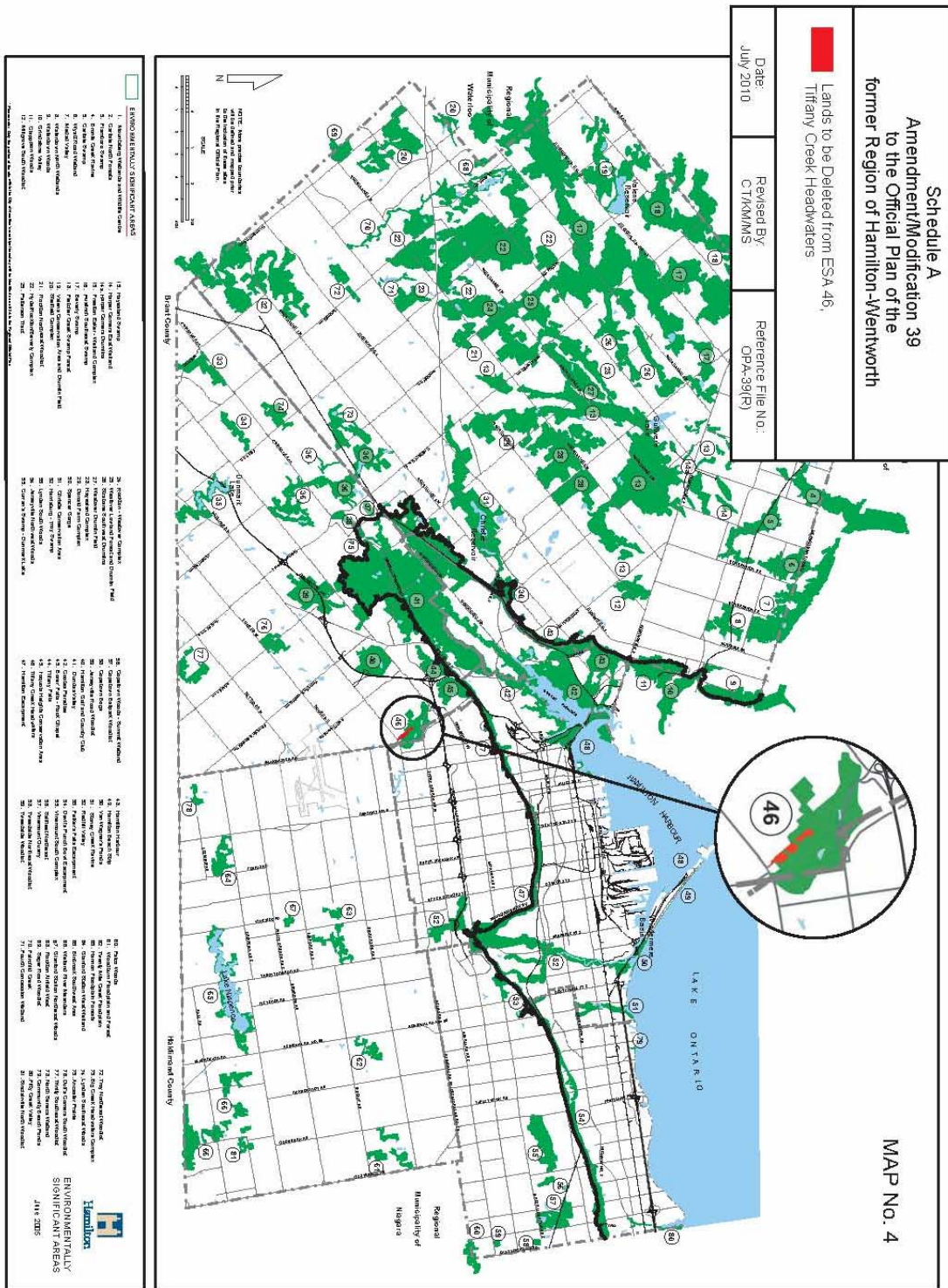
An implementing Zoning By-law Amendment, Plan of Subdivision, and Site Plan will give effect to this amendment.

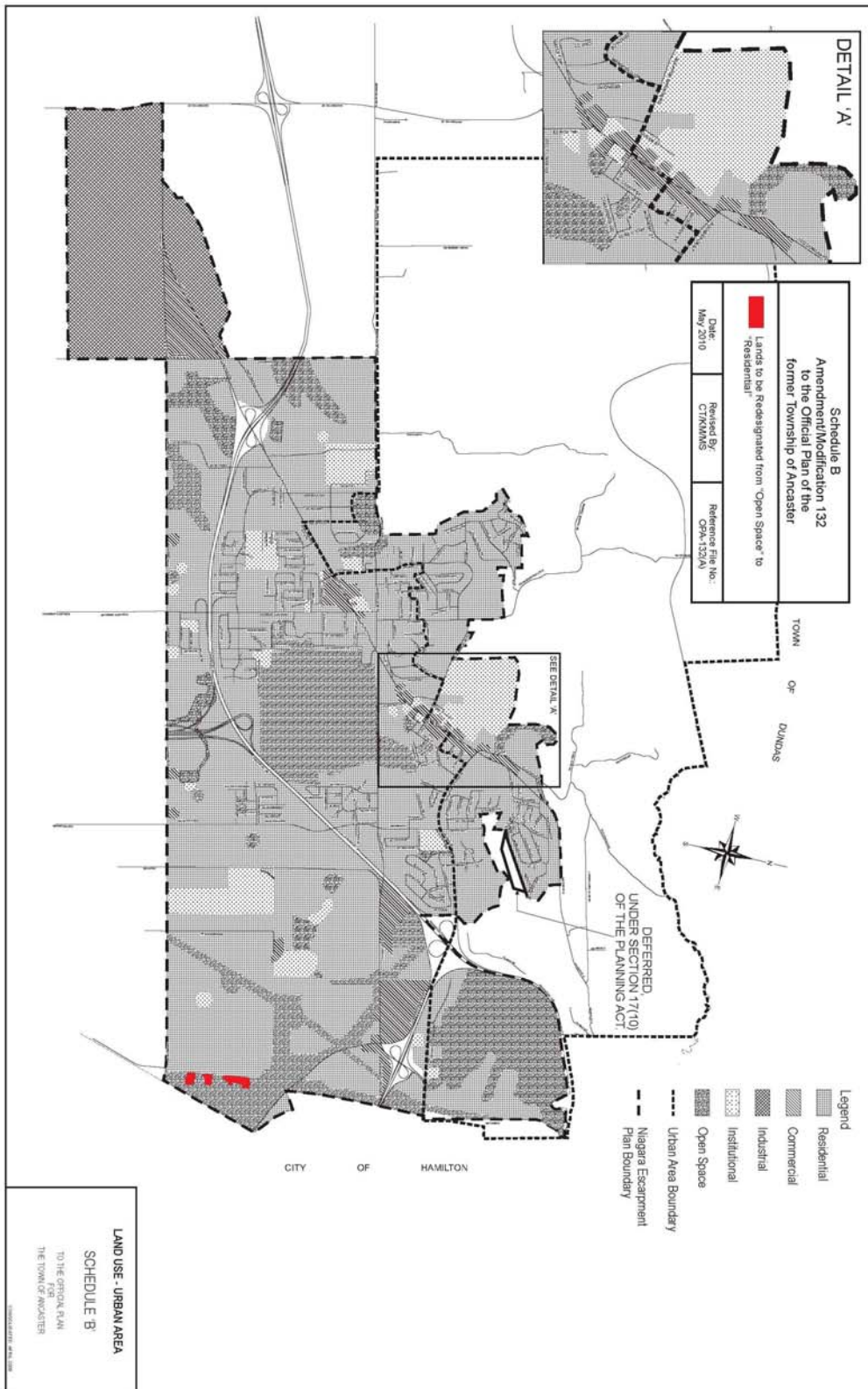
This is Schedule "1" to By-law No. 11-013, passed on the 12<sup>th</sup> day of January, 2011

**The  
City of Hamilton**

  
R. Bratina  
Mayor

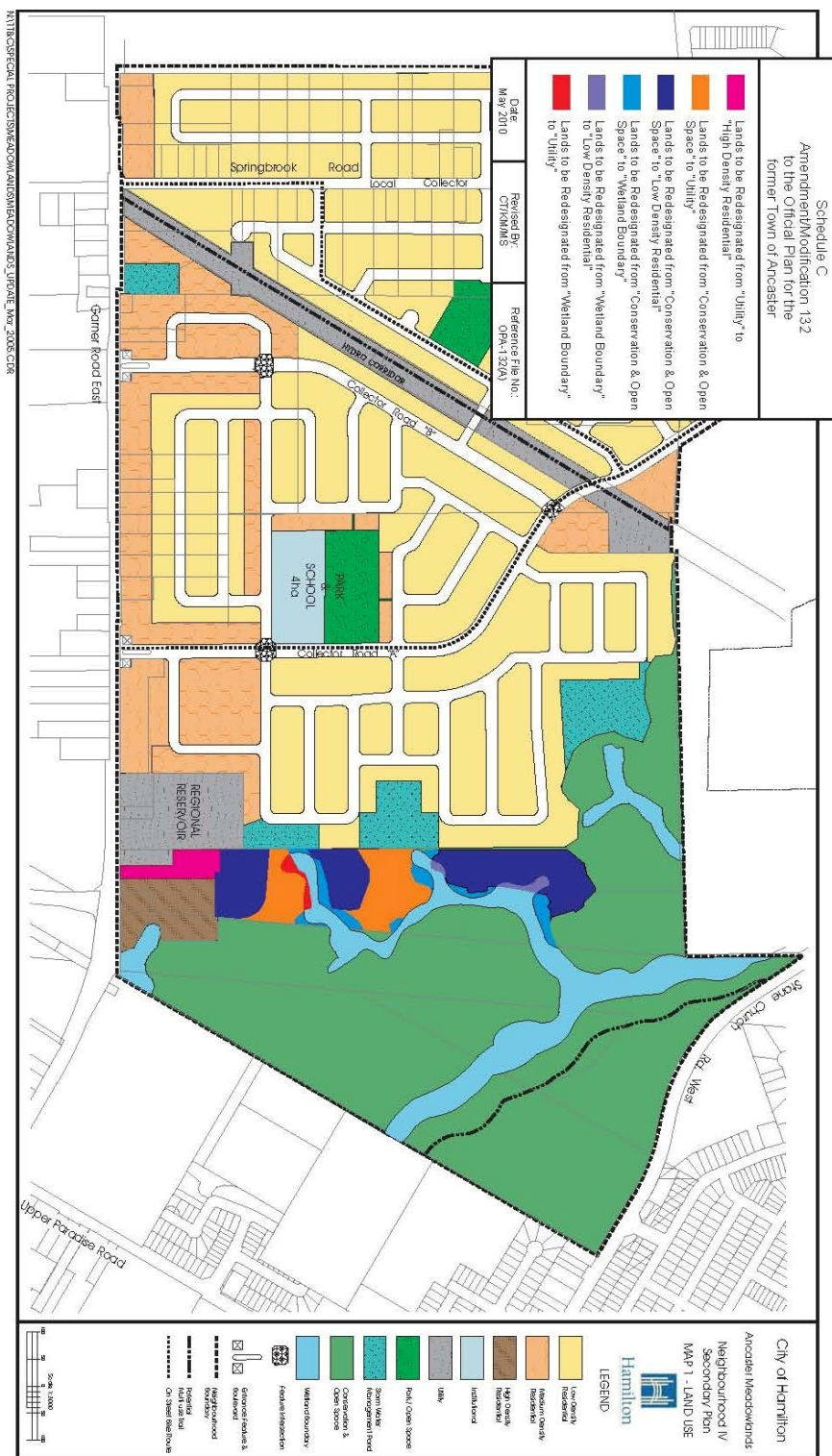
  
R. Caterini  
City Clerk



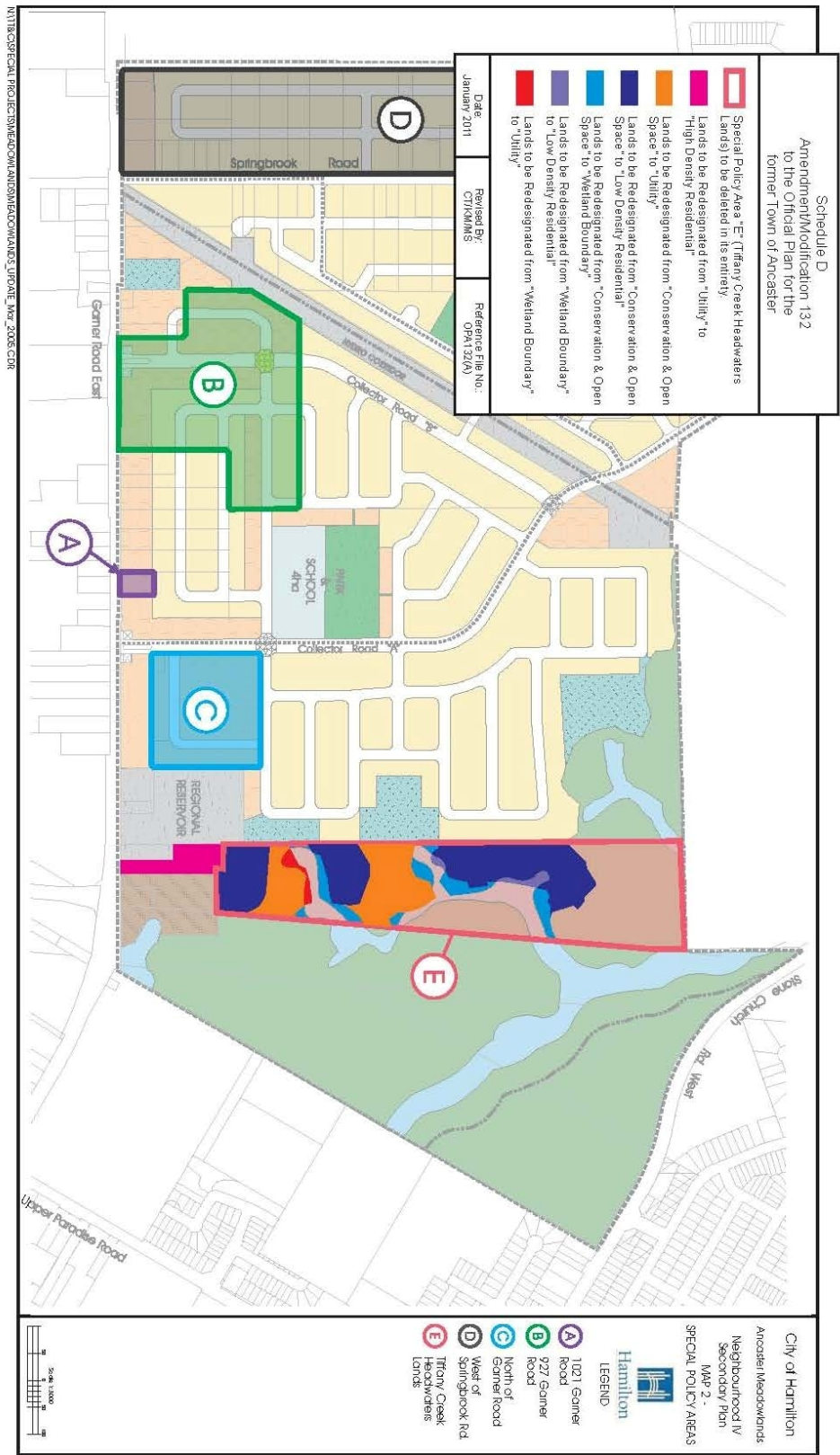


Schedule "B"





### Schedule "C"



Schedule "D"