

Authority: Item 3, Planning Committee
Report: 11-016 (PED11158)
CM: September 28, 2011

Bill No. 253

CITY OF HAMILTON

BY-LAW NO. 11-253

To Adopt:

Official Plan Amendment No. 139 to the former Town of Ancaster Official Plan;


Respecting:

460 and 480 Springbrook Avenue, Ancaster

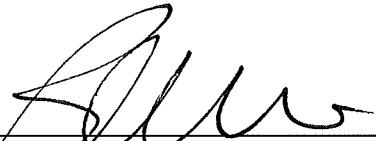
NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. Amendment No. 139 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 12th day of October, 2011



R. Bratina
Mayor



R. Caterini
City Clerk

Amendment No. 139
to the
Official Plan of the Former Town of Ancaster

The following text together with Schedule “A” (Map “1” – Meadowlands Neighbourhood IV – Land Uses), attached hereto, constitutes Official Plan Amendment No. 139 to the Official Plan of the former Town of Ancaster.

Purpose:

The purpose of this Amendment is to re-designate portions of the subject lands to Institutional and amend the proposed road network in order to recognize that a portion of the subject lands will be used by Redeemer University College.

Location:

The lands affected by this Amendment are municipally known as 460 and 480 Springbrook Avenue.

Basis:

The proposal can be supported for the following reasons:

- The proposal is consistent with the Provincial Policy Statement and conforms to and implements the “Urban” designation of the Hamilton-Wentworth Official Plan.
- The residential unit yield both pre- and post-redesignation will remain similar to and consistent with those originally envisioned in the Meadowlands Neighbourhood IV Secondary Plan.
- The policies of the Plan acknowledge that the Redeemer University College may expand onto adjacent lands without amendment to this plan, provided that it can be demonstrated to Council that the expansion will not hinder or preclude development of adjacent lands for residential purposes. While the use of the lands institutional purposes will not compromise the development of adjacent residential lands and no Official Plan amendment is necessary, the lands will be appropriately designated for housekeeping purposes since and OPA is otherwise required to identify a revised road pattern.

Actual Changes:

Text Changes:

1. Section 6.8.10 Institutional Uses of the MEADOWLANDS NEIGHBOURHOOD IV SECONDARY PLAN is hereby amended by inserting “, Redeemer University College” following “A public elementary school”, so the first sentence of the policy reads:

“A public elementary school, Redeemer University College and accessory uses and facilities normally incidental to schools shall be permitted in accordance with Section 4.7, “Institutional” of the Official Plan for Ancaster on those lands designated Institutional on Map 1 – Land Use to this Secondary Plan.”

Schedule Changes:

2. Schedule “A” - Map “1” – Meadowlands Neighbourhood IV Secondary Plan – Land Uses is hereby amended in order to:
 - redesignate lands from “Low Density Residential” to “Institutional”;
 - reconfigure the local road pattern on lands at the southwest corner of the Secondary Plan map;as shown on the attached Schedule “A” of this Amendment.
3. Schedule “B” – Map “2” – Meadowlands Neighbourhood IV Secondary Plan – Special Policy Areas is hereby amended in order to:
 - reconfigure the local road pattern on lands at the southwest corner of the Secondary Plan map;as shown on the attached Schedule “B” of this Amendment.

Implementation:

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

This is Schedule “1” to By-law No. 11-253, passed on the 12th day of October, 2011.

The City of Hamilton





R. Bratina
Mayor



R. Caterini
City Clerk

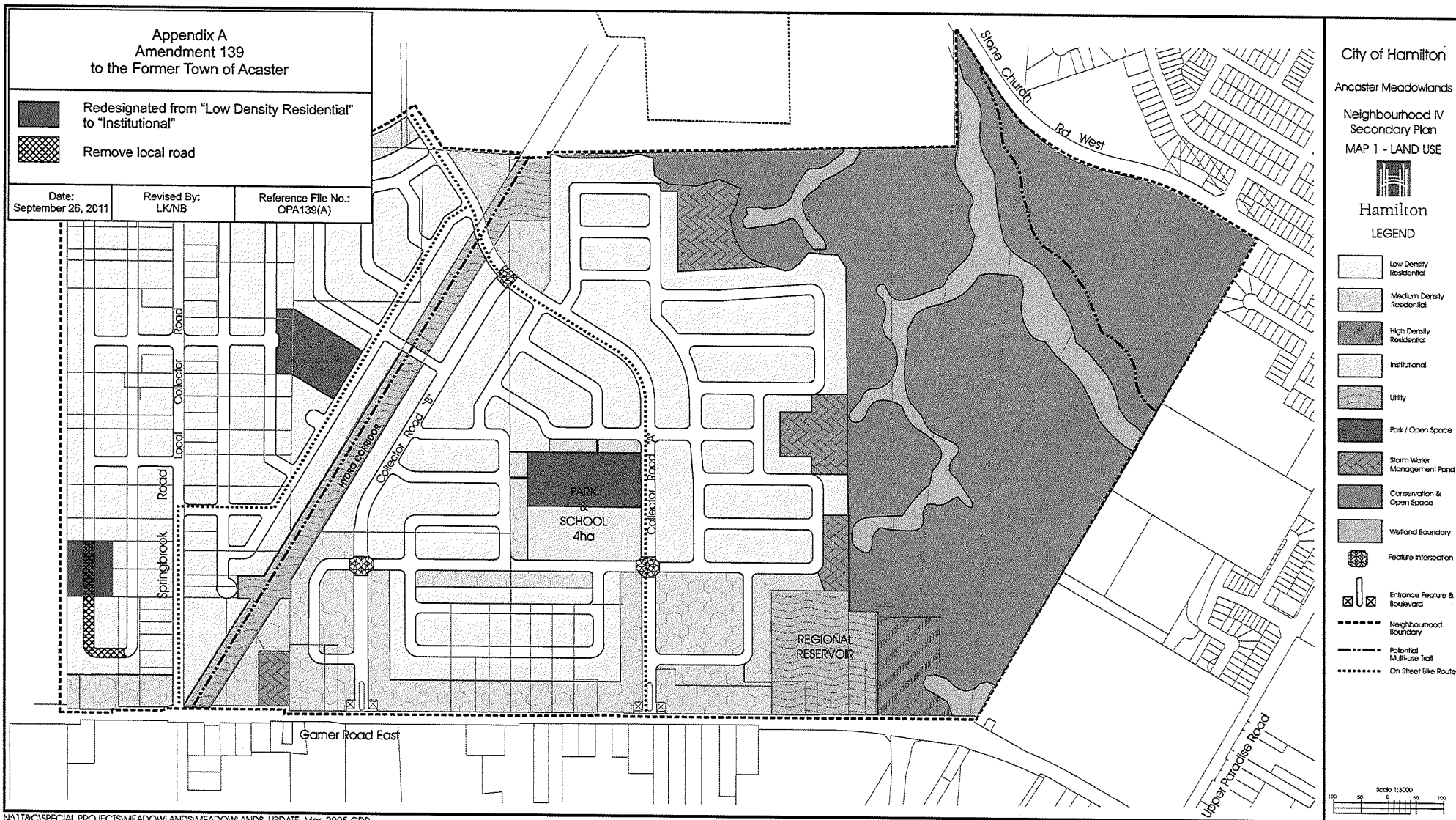
Appendix A
Amendment 139
to the Former Town of Acaster

-  Redesignated from "Low Density Residential" to "Institutional"
-  Remove local road

Date:
September 26, 2011

Revised By:
LK/NB

Reference File No.:
OPA139(A)



City of Hamilton

Ancaster Meadows















Neighbourhood IV
Secondary Plan

MAP 1 - LAND USE



Hamilton

LEGEND

-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Institutional
-  Utility
-  Park / Open Space
-  Storm Water Management Pond
-  Conservation & Open Space
-  Wetland Boundary
-  Feature Intersection
-  Entrance Feature & Boulevard
-  Neighbourhood Boundary
-  Potential Multi-use Trail
-  On Street Bike Route

Scale 1:3000
100 0 100

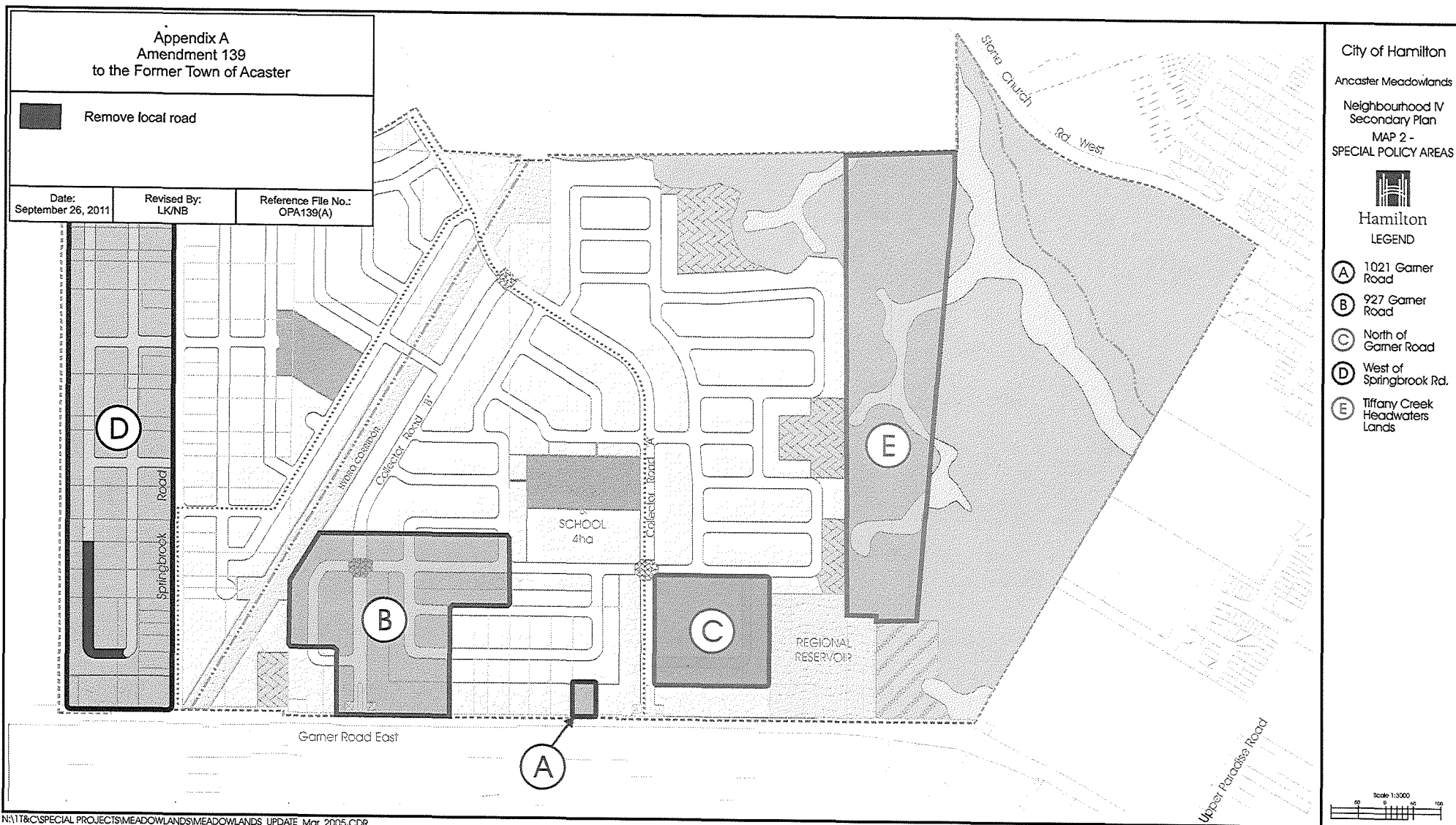
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City of Hamilton

Ancaster Meadows

Neighbourhood IV
Secondary Plan

MAP 2 -
SPECIAL POLICY AREAS



Hamilton
LEGEND

- (A) 1021 Garner Road
- (B) 927 Garner Road
- (C) North of Garner Road
- (D) West of Springbrook Rd.
- (E) Tiffany Creek Headwaters Lands