

Authority: Item 6, Planning Committee
Report: 14-010 (PED14113)
CM: June 25, 2014

Bill No. 176

CITY OF HAMILTON

BY-LAW NO. 14 - 176

To Adopt:

Official Plan Amendment No. 25 to the Urban Hamilton Official Plan

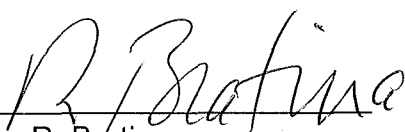
Respecting:

**Lands located on the north side of Garner Road East, east of Highway No. 6,
known municipally as 435 Garner Road East, Ancaster**

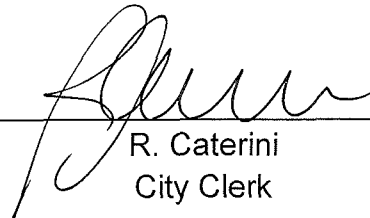
NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. Amendment No. 25 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 11th day of July, 2014.



R. Bratina
Mayor



R. Caterini
City Clerk

Amendment No. 25 to the Urban Hamilton Official Plan

The following text constitutes Official Plan Amendment No. 25 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose of this Amendment is to amend Map B.2.3-1 – Garner Neighbourhood Secondary Plan Land Use Plan by redesignating a portion of the lands from “Local Commercial” and “Medium Density Residential 2b” to “Low Density Residential 2c”; from “Low Density Residential 3a” to “Utility”; and, to establish Site Specific Policy B over the portion of lands to be redesignated to “Low Density Residential 2c” to allow a maximum density of 57 units/ha.

2.0 Location:

The lands affected by this Amendment are located at 435 Garner Road East, within the City of Hamilton (former Town of Ancaster).

3.0 Basis:

The basis for permitting these Amendments is as follows:

The Amendments:

- provide a minor alteration in the form of residential uses permitted in a portion of the Garner Neighbourhood while maintaining an appropriate density and mix of dwelling types;
- provide for a change in land use where a Commercial Market Study has shown that local commercial uses would not be viable; and,
- provide certainty as to the location and size of the required Storm Water Management facility.

4.0 Changes:

4.1 Mapping Changes:

- 4.1.1 Map B.2.3-1 – Garner Neighbourhood Secondary Plan Land Use Plan is amended by redesignating a portion of the lands from “Local Commercial” and “Medium Density Residential 2b” to “Low

Density Residential 2c", and, from "Low Density Residential 3a" to "Utility", as shown on Appendix "A", attached.

4.1.2 Map B.2.3-1 – Garner Neighbourhood Secondary Plan Land Use Plan is amended by identifying the portion of the subject lands being redesignated to "Low Density Residential 2c" as Site Specific Policy - Area B on Map B.2.3-1 – Garner Neighbourhood Secondary Plan, as shown on Appendix "A" attached.

4.2 Text Changes:

4.2.1 Volume 2: Chapter B, Ancaster Secondary Plans, Section B.2.3 – Garner Neighbourhood Secondary Plan, is amended by:

a) Adding a new Site Specific Policy – Area B to read as follows:

"Site Specific Policy – Area B

2.3.6.2 In addition to Section B.2.3.1.3(e), the following policy shall apply to the portion of lands located at 435 Garner Road East (lands located at the northwest corner of Garner Road East and John Frederick Drive), and identified as Site Specific Policy – Area B on Map B.2.3-1 – Garner Neighbourhood Land Use Plan:

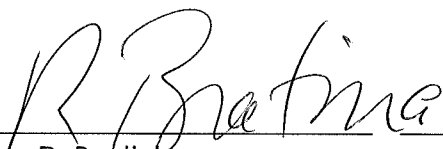
a) Notwithstanding Policy 2.3.1.3(e)(ii) the density shall not exceed 57 dwelling units per gross/net residential hectare."

5.0 Implementation:

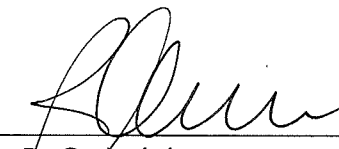
An implementing Zoning By-law Amendment will give effect to this Amendment.

This is Schedule "1" to By-law No. 14-176 passed on the 11th day of July 2014.

**The
City of Hamilton**



R. Bratina
Mayor



R. Cafeterini
City Clerk

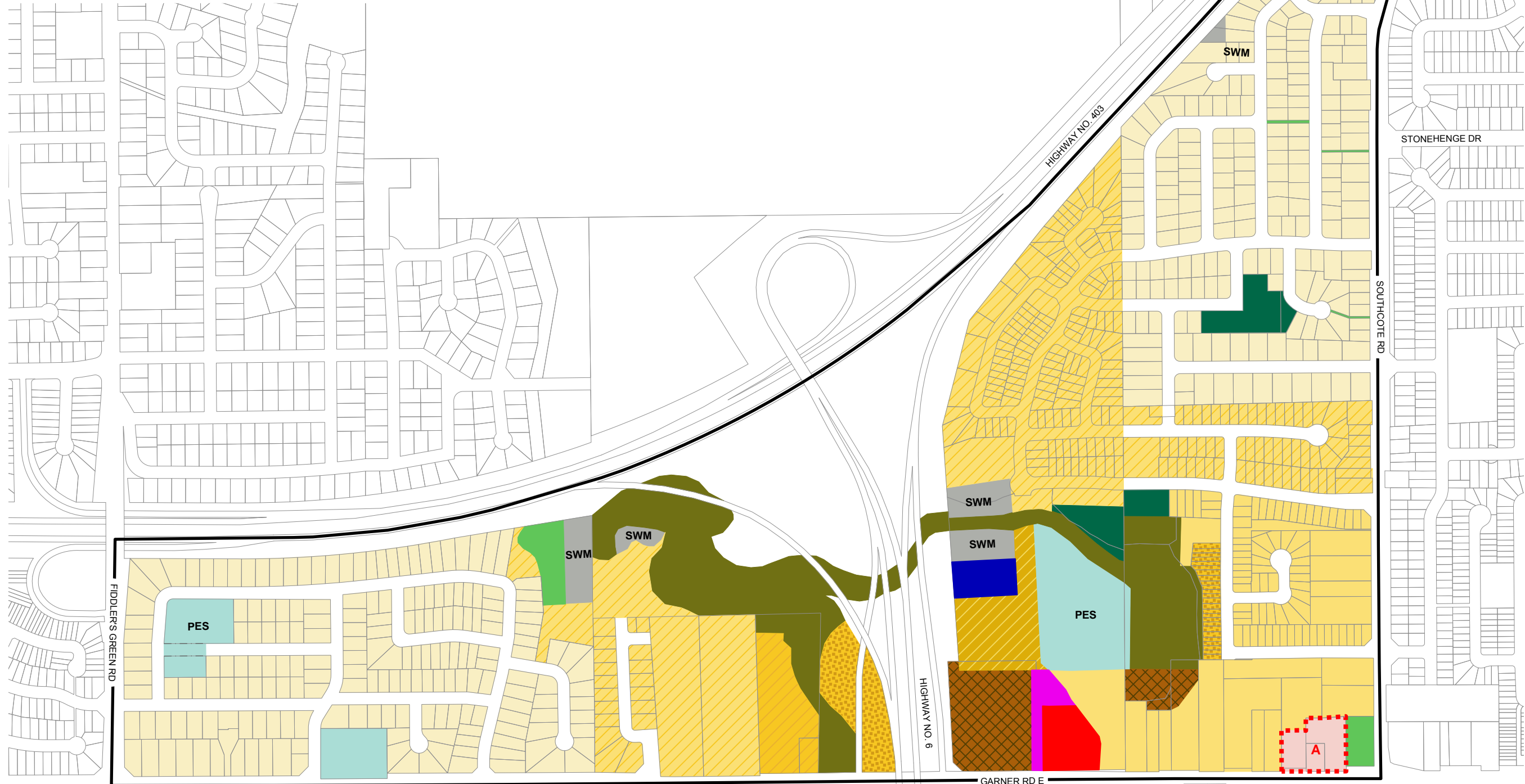
Appendix A
 APPROVED Amendment No. 25
 to the Urban Hamilton Official Plan

- Lands to be redesignated from "Low Density Residential 3a" to "Utility"
 - Lands to be redesignated from "Local Commercial" to "Low Density Residential 2c" and identified as "Site Specific Policy - Area B"
 - Lands to be redesignated from "Medium Density Residential 2b" to Low Density Residential 2c" and identified as "Site Specific Policy - Area B"
- (435 Garner Road East, Ancaster)

Date:
July 3, 2014

Revised By:
GM/NB

Reference File No.:
OPA-U-25(A)



Legend

- Residential Designations**
- Low Density Residential (Existing)
 - Low Density Residential 1
 - Low Density Residential 1a
 - Low Density Residential 2a
 - Low Density Residential 2c
 - Low Density Residential 3a
 - Medium Density Residential 2b
- Parks and Open Space Designations**
- Neighbourhood Park
 - General Open Space
 - Natural Open Space
- Other Designations**
- Institutional
 - Local Commercial
 - PES** Public Elementary School
 - Utility
 - SWM** Storm Water Management
- Other Features**
- Area or Site Specific Policy
 - Unopened Road Allowance
 - Secondary Plan Boundary

Council Adopted: July 9, 2009
 Ministerial Approval: March 16, 2011
 Effective Date: August 16, 2013

**Urban Hamilton Official Plan
 Garner Neighbourhood
 Secondary Plan
 Land Use Plan
 Map B.2.3-1**

