

**Authority:** Item 4 Planning Committee  
Report: 16-002(PED16012)  
CM: February 10, 2016

**Bill No. 065**

**CITY OF HAMILTON**

**BY-LAW NO. 16-065**

**To Adopt:**

**Official Plan Amendment No. 42 to the  
Urban Hamilton Official Plan**

Respecting:

**1001, 1009, and 1035 Garner Road East  
(Ancaster)**

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

1. Amendment No. 42 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 9<sup>th</sup> day of March, 2016.

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F. Eisenberger  
Mayor

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R. Caterini  
City Clerk



## Urban Hamilton Official Plan Amendment No. 42

The following text constitutes Official Plan Amendment 42 to the Urban Hamilton Official Plan.

### 1.0 Purpose and Effect:

The purpose and effect of this Amendment is to:

- a) Redesignate lands from “Low Density Residential 2b” to “Low Density Residential 3b”;
- b) Allow for street townhouse units on lands designated as “Low Density Residential 2b”;
- c) Establish a maximum density of 45 units per net residential hectare for those lands designated “Low Density Residential 2b”;
- d) Remove the proposed southerly public road from the Meadowlands Neighbourhood IV Secondary Plan; and,
- e) Removal of the lands known as 1035 Garner Road East from Schedule “B” – Natural Heritage System.

### 2.0 Location:

The lands affected by this Amendment are known municipally as 1001, 1009 and 1035 Garner Road East, in the former Town of Ancaster.

### 3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed amendment is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe.
- The proposed amendment is in keeping with the policies of the Urban Hamilton Official Plan and Meadowlands Neighbourhood IV Secondary Plan to provide a mix of diversity of housing opportunities that are suitable for different segments of the population and higher density development in



order to make the best use of urban lands, especially along an arterial road.

- The proposed development is considered to be consistent with, and complementary to, the planned and existing development in the immediate area.

#### **4.0 Actual Changes:**

#### **4.1 Text Changes – Chapter B.2.0 – Ancaster Secondary Plans:**

- 4.1.1 a) That Section B.2.6 – Meadowlands Neighbourhood IV Secondary Plan be amended by adding the following Site Specific Policy Area as follows:

“Site Specific Policy – Area H”

2.6.8.\_ For the lands located at 1001, 1009, and 1035 Garner Road East, and identified as Meadowlands Neighbourhood IV – Land Use Map B.2.6-1, the following shall apply:

- a) For those lands designated as “Low Density Residential 2b”:
- i) Street townhouse units shall be permitted; and,
  - ii) The maximum density permitted shall be 45 units per net residential hectare.

#### **4.2 Mapping Changes**

##### **Volume 1 – Parent Plan**

- 4.2.1 That Schedule “B” – Natural Heritage System be amended by deleting the Linkage as shown on Appendix “A” attached to this amendment.

##### **Volume 2 – Rural Settlement Area Plans and Secondary Plans**

- 4.2.2 That Map B.2.6-1 – Meadowlands Neighbourhood IV Secondary Plan Land Use Map be amended by:

- i) redesignating lands from “Low Density Residential 2b” to “Low Density Residential 3b”;
- ii) deleting the public road and designating the lands as “Low



Density Residential 3b”; and,

iii) adding “Site Specific Policy – Area H”

as shown on Appendix “B” attached to this amendment.

**5.0 Implementation:**

An implementing Zoning By-Law Amendment and Site Plan will give effect to the intended uses on the subject lands.

This is Schedule “1” to By-law No. 16-065 passed on the 9<sup>th</sup> day of March, 2016.

**The  
City of Hamilton**

\_\_\_\_\_  
F. Eisenberger  
MAYOR

\_\_\_\_\_  
R. Caterini  
CITY CLERK



Appendix A  
APPROVED Amendment No. 42  
to the Urban Hamilton Official Plan

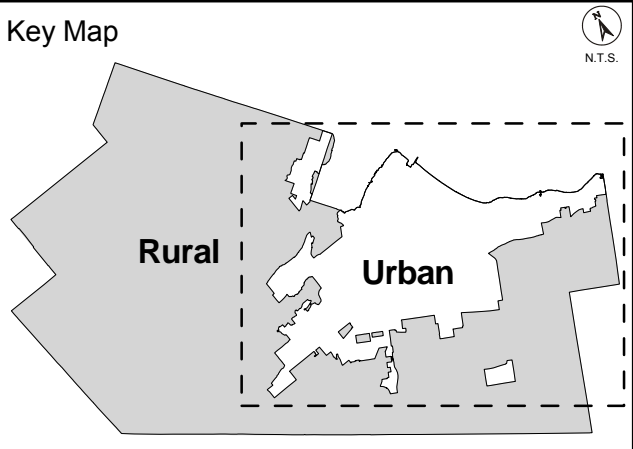
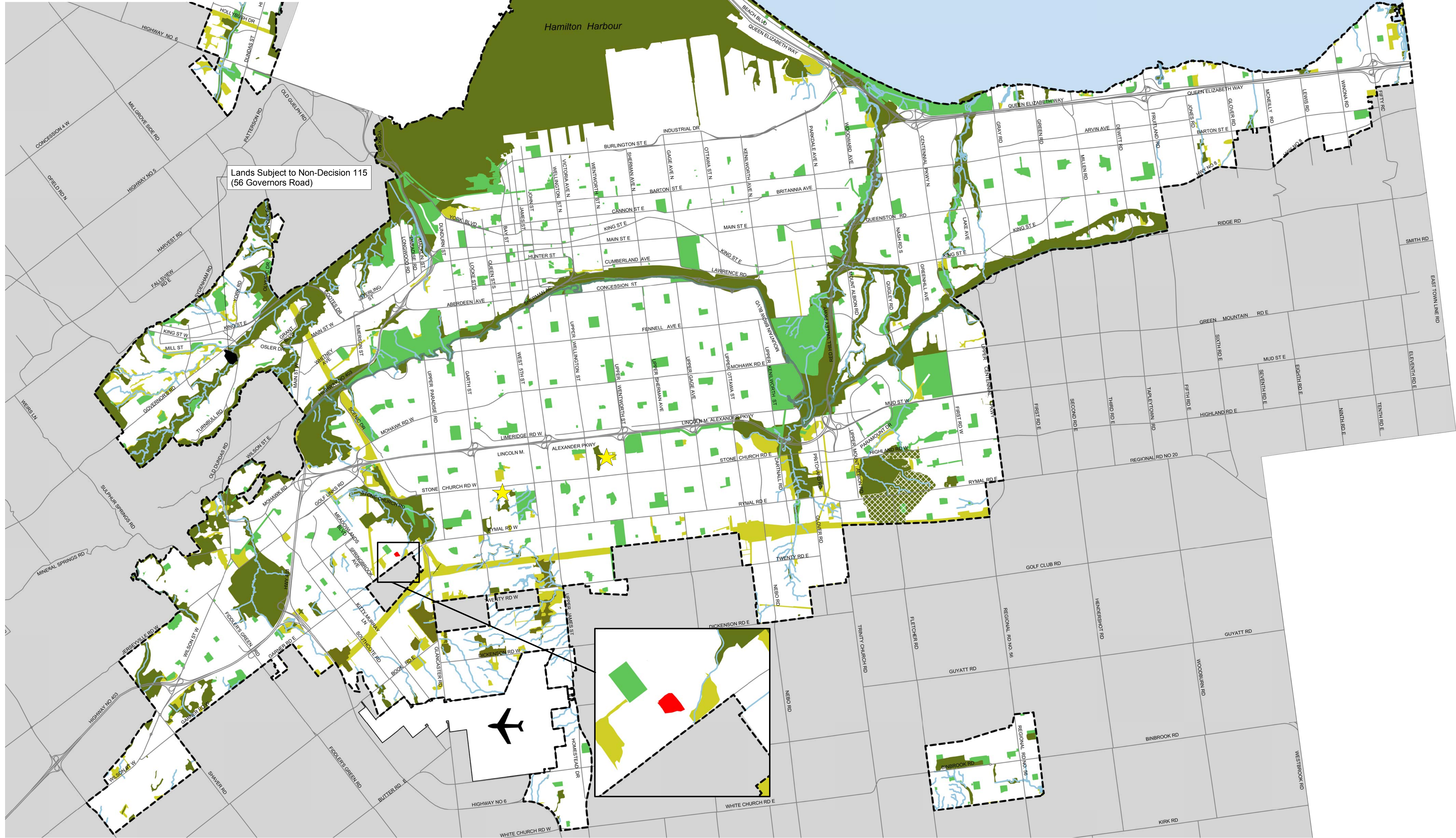


Linkage to be removed from the  
Natural Heritage System  
(1035 Garner Road East)

Date:  
November 5, 2015

Revised By:  
RC/MS

Reference File No.:  
OPA-U-42(A)



**Note:** For Rural Natural Heritage Features refer to Schedule B of the Rural Hamilton Official Plan.

**APPEAL**

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal - see illustration on Schedules E and E-1, Volume 1.

**★ Lands Under Appeal**

- 305 Stone Church Road West
- 313 Stone Church Road East & lands bounded by Stone Church Road East, Upper Wellington Street, Lincoln M Alexander Parkway and Upper Wentworth Street

**Legend**

- Core Areas
- Area Specific Policy - USC-1 and USC-2 in Volume 3
- Linkages
- Parks & General Open Space (Excluding Parkettes)
- Streams

**Other Features**

- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary

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

**Urban Hamilton Official Plan  
Schedule B  
Natural Heritage System**



Not To Scale



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Appendix B  
APPROVED Amendment No. 42  
to the Urban Hamilton Official Plan

Lands to be redesignated from "Low Density Residential 2b" to "Low Density Residential 3b"

Lands to be redesignated from "Proposed Roads" to "Low Density Residential 3b"

Area Specific Policy Area H to be added  
  
(1001, 1009 and 1035 Garner Road East)

Date:  
January 7, 2016

Revised By:  
RC/MS

Reference File No.:  
OPA-U-42(A)

The map displays the Meadowlands Neighbourhood IV, bounded by Stonehenge Dr to the north, Garner Rd E to the south, and Glancaster Rd to the east. The area is primarily designated as Low Density Residential 2b (yellow cross-hatch) and Low Density Residential 3b (orange cross-hatch). A large area of Natural Open Space (dark green) is located on the eastern side. A Public Elementary School (PES, light blue) is situated in the center. Several Storm Water Management (SWM) areas (grey) are scattered throughout. A City Reservoir is located near the bottom center. A red dashed line outlines an Area or Site Specific Policy area. A blue dashed line indicates an On Street Bikeway. A brown circle marks a Feature Intersection. A blue dashed circle marks a Gateway. A red solid line outlines a proposed road. A black solid line marks the Secondary Plan Boundary. A red solid line outlines the Area Specific Policy Area H to be added, which includes the lands to be redesignated from "Proposed Roads" to "Low Density Residential 3b".

Legend

Residential Designations

- Low Density Residential 2b
- Low Density Residential 3b
- Medium Density Residential 2c

Parks and Open Space Designations

- Neighbourhood Park
- Natural Open Space

Other Designations

- Institutional
- PES Public Elementary School
- Utility
- SWM Storm Water Management

Other Features

- Area or Site Specific Policy
- Feature Intersection
- Gateway
- On Street Bikeway
- Trail Connection
- Proposed Roads
- Secondary Plan Boundary

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

Urban Hamilton Official Plan  
Meadowlands Neighbourhood IV  
Secondary Plan  
Land Use Plan  
Map B.2.6-1

Not To Scale

Date: Aug. 16, 2013

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