

Authority: Item 5, Planning Committee
Report 17-020 (PED17226)
CM: December 8, 2017
Ward: 12

Bill No. 282

CITY OF HAMILTON

BY-LAW NO. 17-282

To Adopt:

**Official Plan Amendment No. 88 to the
Urban Hamilton Official Plan**

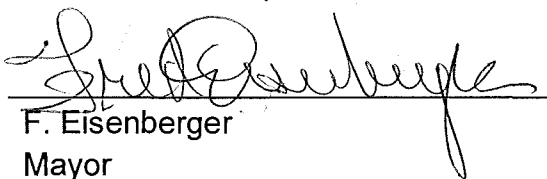
Respecting:

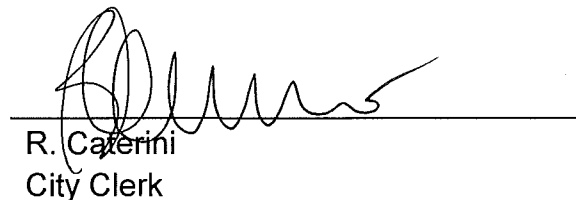
558 Golf Links Road, Ancaster

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

1. Amendment No. 88 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 8th day of December, 2017.


F. Eisenberger
Mayor


R. Caterini
City Clerk

Urban Hamilton Official Plan Amendment No. 88

The following text, together with:

- Appendix "A" - Urban Hamilton Official Plan Volume 1: Schedule B – Natural Heritage System; and,
- Appendix "B" - Urban Hamilton Official Plan Volume 3 : Map 2 – Urban Site Specific Key Map

attached hereto, constitutes Official Plan Amendment 88 to the Urban Hamilton Official Plan.

1.0 **Purpose and Effect:**

The purpose and effect of this Amendment is to remove the "Linkage" identification on the westerly portion of the lands, to identify a portion of the westerly lands as "Core Area", to establish a site specific policy located on a portion of the lands at 558 Golf Links Road, for the purpose of limiting permitted uses to only Natural Open Space of the Core Area, next to a long term care facility, retirement home, and multiple dwelling development.

2.0 **Location:**

The lands affected by this Amendment are known municipally as 558 Golf Links Road, in the former Town of Ancaster.

3.0 **Basis:**

The basis for permitting this Amendment is as follows:

- The proposed amendment is in keeping with the policies of the Urban Hamilton Official Plan to provide housing with supports to meet health needs of the community.
- The proposed development will complement the existing built form in terms of scale and design, while respecting the established natural area on site.
- The existing natural area will be appropriately identified and protected in terms of its composition and ecological function.
- The proposed amendment is consistent with the Provincial Policy

Statement and conforms to the Growth Plan for the Greater Golden Horseshoe.

4.0 Actual Changes:

4.1 Volume 1 – Parent Plan:

Schedule Changes

Volume 1 – Schedule B – Natural Heritage System

4.1.1 Urban Hamilton Official Plan Volume 1 – Schedule B – Natural Heritage System be amended by:

- a) Removing the "Linkage" identification from the subject lands; and,
- b) Identifying the westerly and southwesterly portion of the subject lands as "Core Area",

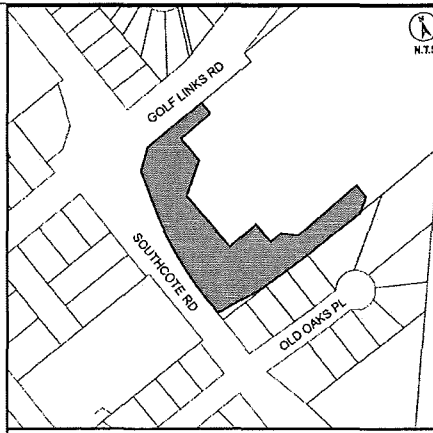
as shown on Appendix "A" attached to this amendment.

4.2 Volume 3 – Special Policy Areas, Area Specific, and Site Specific Policies:

Text Changes

Volume 3 – Chapter C – Urban Site Specific Policies

4.2.1 Volume 3 – Chapter C – Urban Site Specific Policies is amended by adding the following new Site Specific Policy, as follows:

<p>"UAN-4 A portion of the lands located at 558 Golf Links Road</p> <p>1.0 On the lands located at the southeast corner of Golf Links Road and Southcote Road, designated Neighbourhoods on Schedule E-1, the following policies shall apply:</p> <p>a) Notwithstanding Policy E.3.2.3 of Volume 1, permitted uses shall be limited to Natural Open Space</p>	 <p>Site Specific Area UAN-4: 558 Golf Links Road</p>
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and Infrastructure Projects.	
b) In addition to Policy C.2.3.3, limited vegetation removal and encroachment into the Core Area shall be permitted to provide for private services and a private service road connection.	

Map Changes

Volume 3 – Map 2 – Urban Site Specific Key Map

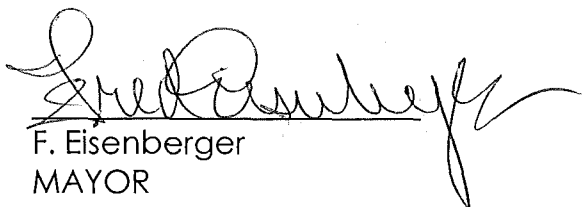
4.2.2 Volume 3 – Map 2 – Urban Site Specific Key Map is amended by adding Site Specific Policy Area "UAN-4" to the subject lands, as shown on Appendix "B" to this amendment.

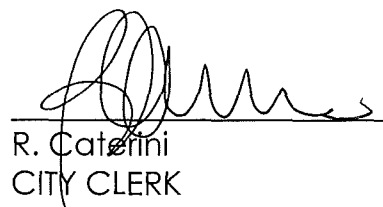
5.0 Implementation:

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

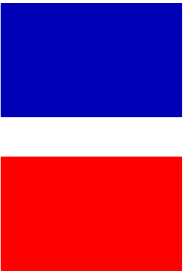
This Official Plan Amendment is Schedule "1" to By-law No. 17-282 passed on the 8th of December, 2017.

**The
City of Hamilton**


F. Eisenberger
MAYOR


R. Catelini
CITY CLERK

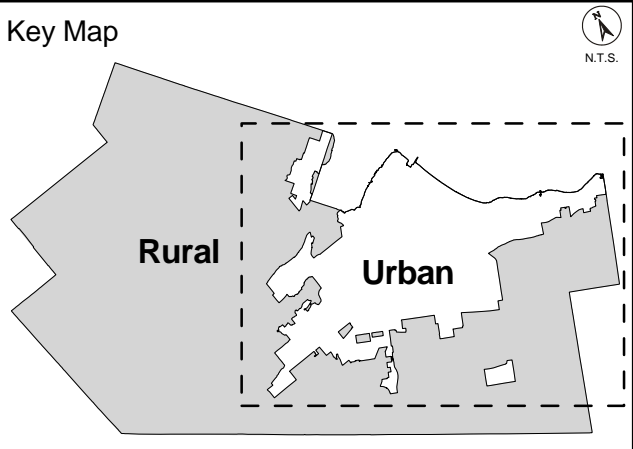
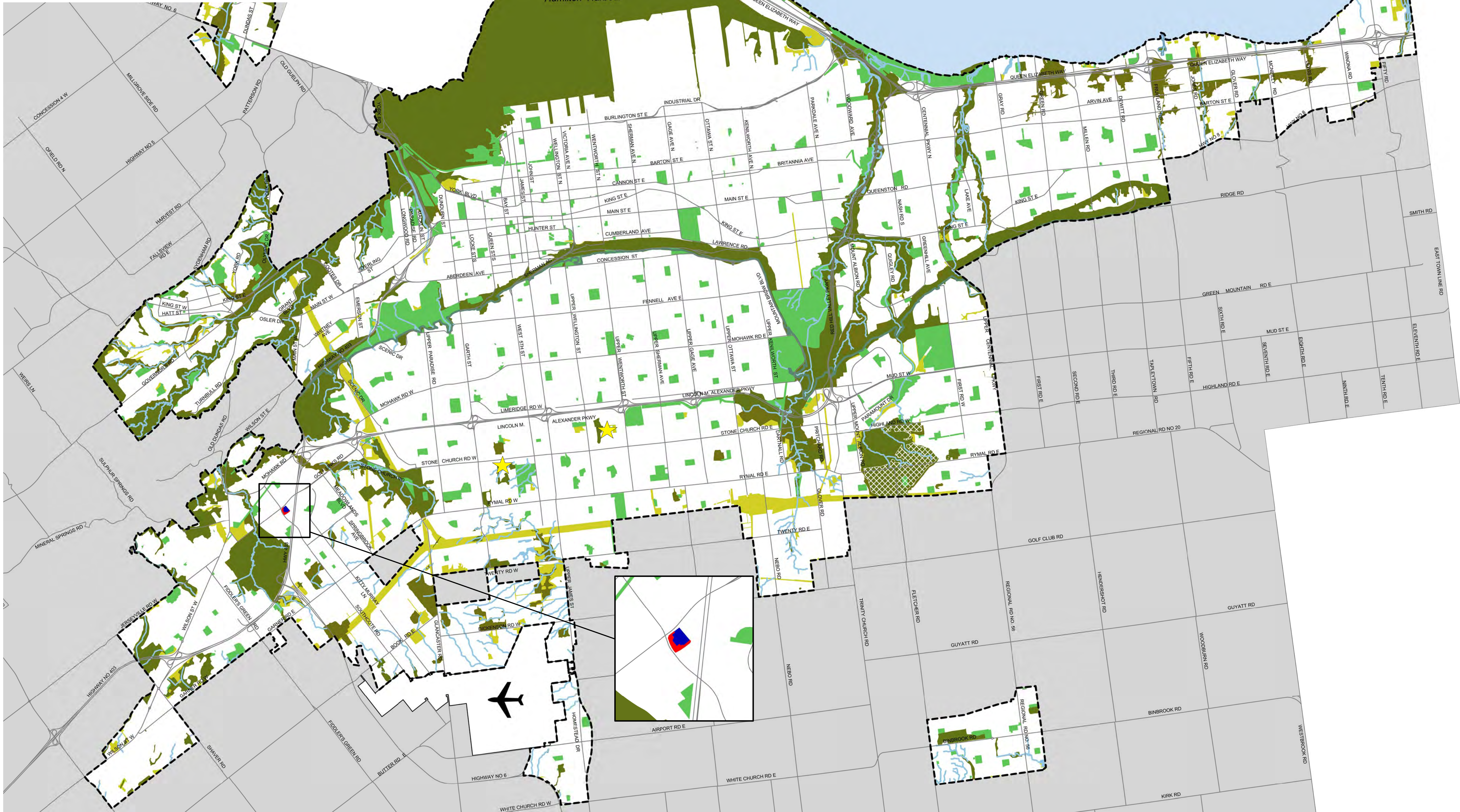
Appendix A
APPROVED Amendment No. 88
to the Urban Hamilton Official Plan



Lands to be deleted from Linkages
Lands to be identified as Core Area

(558 Golf Links Road, Ancaster)

Date: December 6, 2017	Revised By: MS/NB	Reference File No.: OPA-U-88(A)
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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

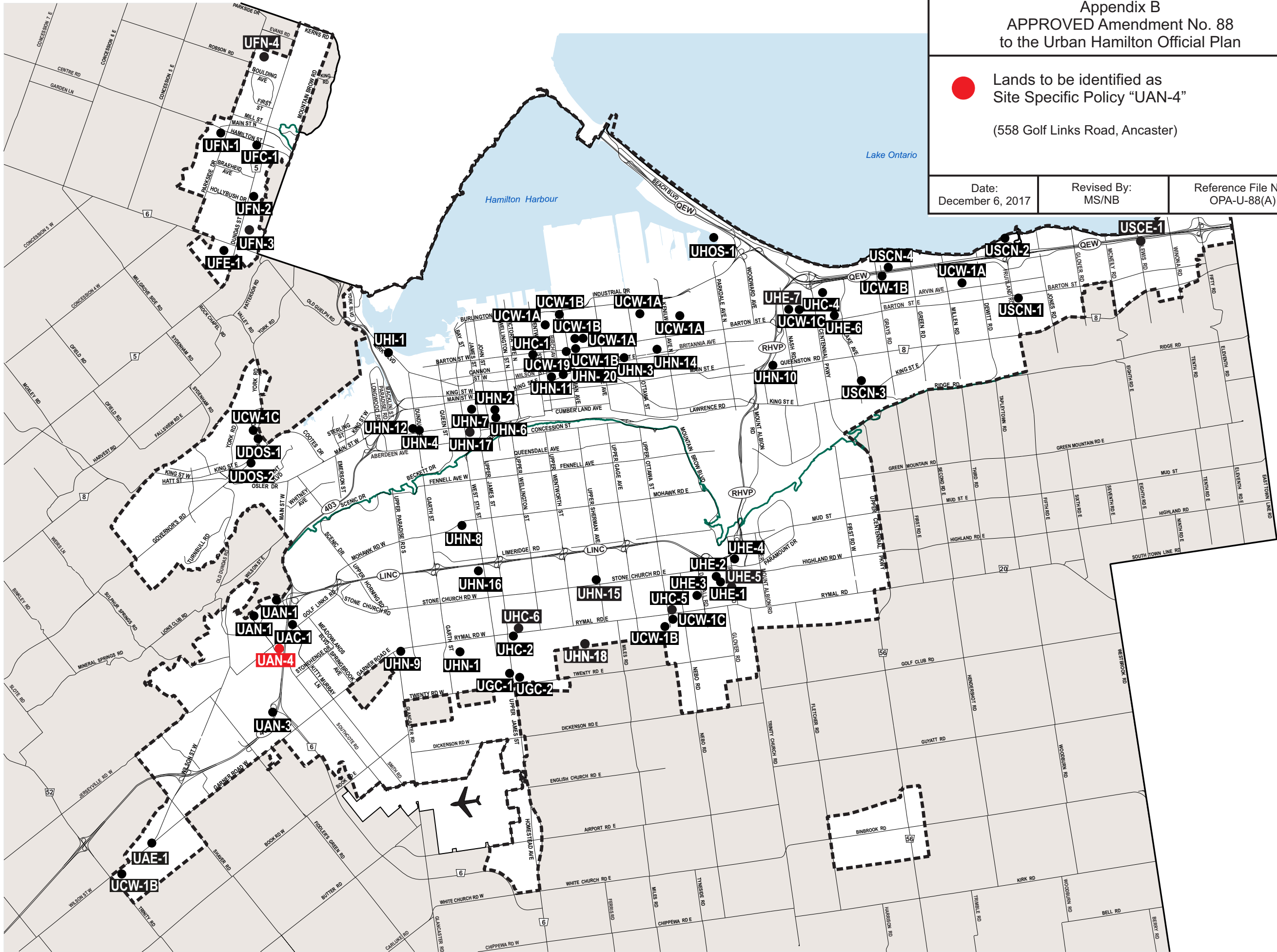
Urban Hamilton Official Plan
Schedule B
Natural Heritage System



Not To Scale



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Appendix B
APPROVED Amendment No. 88
to the Urban Hamilton Official Plan

Lands to be identified as
Site Specific Policy “UAN-4”

(558 Golf Links Road, Ancaster)

Date:
December 6, 2017

Revised By:
MS/NB

Reference File No.:
OPA-U-88(A)

Note: For Rural Site Specific Areas, refer to Volume 3: Appendix A 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

Legend

Site Specific Areas (SSA)

U-

Refers to Urban Site Specific Area #, Volume 3, Chapter B

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
Volume 3: Map 2
Urban Site Specific Key Map**

Not To Scale

Hamilton

Date: Nov. 8, 2017

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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