

Authority: Item 8.1, Planning Committee Minutes 25-007 (PED25093)
CM: May 28, 2025 Ward: 12
Written approval for this by-law was given by Mayoral Decision MDE-2025-09
Dated May 28, 2025

Bill No. 117

CITY OF HAMILTON
BY-LAW NO. 25-117

To Adopt:

Official Plan Amendment No. 235 to the
Urban Hamilton Official Plan

Respecting:

559 Garner Road East
(former Township of Ancaster)

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

1. Amendment No. 235 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 28th day of May, 2025.

A. Horwath
Mayor

M. Trennum
City Clerk

Urban Hamilton Official Plan Amendment No. 235

The following text, together with Appendix “A” attached hereto, constitutes Official Plan Amendment No. “235” to the Urban Hamilton Official Plan.

1.0 **Purpose and Effect:**

The purpose and effect of this Amendment is redesignating the subject lands from “Low Density Residential (Infill/Existing)” to “Low Density Residential 3b” and to add a new Site Specific Policy to the Meadowlands Neighbourhood III Secondary Plan to permit the development of a seven storey multiple dwelling containing a total of 99 dwelling units.

2.0 **Location:**

The lands affected by this Amendment are known municipally as 559 Garner Road East, in the former Town of Ancaster.

3.0 **Basis:**

The basis for permitting this Amendment is:

- The proposed development is consistent with and implements the Residential Intensification policies of the Urban Hamilton Official Plan;
- The proposed development supports the policies of the Urban Hamilton Official Plan, as it contributes to a range and mix of housing forms at a scale that is compatible with the immediate area; and,
- The Amendment is consistent with the Provincial Planning Statement, 2024.

4.0 **Actual Changes:**

4.1 **Volume 2 – Secondary Plans**

Text

4.1.1 Chapter B.2.0 – Ancaster Secondary Plans – Section B.2.5 - Meadowlands Neighbourhood III Secondary Plan

- a. That Volume 2: Chapter B.2.0 – Ancaster Secondary Plans, Section B.2.5 Meadowlands Neighbourhood III Secondary Plan be amended by adding a

new Site Specific Policy, as follows:

“Site Specific Policy – Area “B”

- B.2.5.7.X For the lands identified as Site Specific Policy – Area “B” on Map B.2.5-1 Meadowlands Neighbourhood III Secondary Plan – Land Use Plan, designated Low Density Residential 3b, and known as 559 Garner Road East, the following policies shall apply:
- a) In addition to Policy B.2.5.1.2 e) i), a multiple dwelling shall also be permitted.
 - i) Notwithstanding Policy E.3.4.5 of Volume 1, Policies E.3.5.8 and E.3.5.9 shall apply to the multiple dwelling use.
 - b) Notwithstanding Policy B.2.5.1.2 e) ii), the permitted density shall range from 270 to a maximum of 300 units per net residential hectare.”

Maps

4.1.2 Map

- a. That Volume 2: Map B.2.5-1 – Meadowlands Neighbourhood III Secondary Plan – Land Use Plan be amended by:
- i) Redesignating the subject lands from “Low Density Residential (Infill/Existing)” to “Low Density Residential 3b”; and,
 - ii) Identifying the subject lands as Site Specific Policy - Area “B”,
- as shown on Appendix “A”, attached to this Amendment.

5.0 Implementation:

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

This Official Plan Amendment is Schedule “1” to By-law No. 25-117 passed on the 28th day of May, 2025.

**The
City of Hamilton**

A. Horwath
Mayor

M. Trennum
City Clerk

Not Final and Binding

Appendix A
DRAFT Amendment No. 235
to the Urban Hamilton Official Plan

Lands to be redesignated from “Low Density Residential (Infill/Existing)” to “Low Density Residential 3b”

B

Lands to be identified as Site Specific Policy - Area B

(559 Garner Road East, Ancaster)

Date:
May 23, 2025

Revised By:
MF/NB

Reference File No.:
OPA-U-235A)

Legend

Residential Designations

Low Density Residential (Infill/Existing)

Low Density Residential 1a

Low Density Residential 2a

Low Density Residential 2c

Low Density Residential 3b

Parks and Open Space Designations

Parkette

Neighbourhood Park

General Open Space

Natural Open Space

Other Designations

Local Commercial

Institutional

Utility

SWM

Storm Water Management

Other Features

Area or Site Specific Policy

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 III
Secondary Plan
Land Use Plan
Map B.2.5-1

Date: Jan. 20, 2025

N

Not To Scale

Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

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