CITY OF HAMILTON

BY-LAW NO. 16-219

To Adopt:

Official Plan Amendment No. 61 to the Urban Hamilton Official Plan

Respecting:

Lands located at 435 Garner Road East, Ancaster

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

1. Amendment No. 61 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 12th day of August, 2016.

F. Eisenberger
Mayor

J. Pilon
Acting City Clerk
Amendment No. 61
 to the Urban Hamilton Official Plan

The following text constitutes Official Plan Amendment No. 61 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to amend Map B.2.3-1 - Gamer Neighbourhood Secondary Plan Land Use Plan by establishing a Site Specific Policy Area in order to permit block townhouses and maisonettes within the “Medium Density Residential 2b” designation and within another portion of the Secondary Plan to redesignate lands from “Low Density Residential 1” to “Low Density Residential 2c” to permit block townhouses.

2.0 Location:

The lands affected by this Amendment are located on a portion of 435 Gamer Road East, within the City of Hamilton (former Town of Ancaster). More specifically, the lands are located at the northeast corner of Highway 6 and Gamer Road East and on the east side of John Frederick Drive north of Gamer Road East.

3.0 Basis:

The basis for permitting the Amendment is as follows:

The Amendment:

- is consistent with the PPS and conforms to Places to Grow (Growth Plan for the Greater Golden Horseshoe);

- implements the general intent of the Gamer Neighbourhood Secondary Plan in that a mix of housing forms and densities would be provided for within the Secondary Plan area; and,

- allows for orderly development that both maintains neighbourhood character and provides for consistent built form as adjacent approved residential development.

4.0 Changes:

4.1 Mapping Changes:

4.1.1 Map B.2.3-1 - Gamer Neighbourhood Secondary Plan Land Use Plan is amended by identifying a portion of the subject lands as Site
Specific Policy – Area C, as shown on Appendix “A”, attached; and,

4.1.2 Map B.2.3-1 – Gamer Neighbourhood Secondary Plan Land Use Plan is amended by redesignating a portion of the subject lands from “Low Density Residential 1” to “Low Density Residential 2c”, as shown on Appendix “A”, attached.

4.2 Text Changes:

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

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

“Site Specific Policy – Area C (OPA 61)

B.2.3.6.3 That in addition to Section B.2.3.1.4(i), that block townhouses and maisonettes (back-to-back townhouses) shall also be permitted on the lands located at a portion of 435 Gamer Road East (lands located at the northeast corner of Highway 6 and Gamer Road East), and identified as Site Specific Policy – Area C on Map B.2.3-1 – Gamer Neighbourhood Secondary Plan.”

5.0 Implementation:

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

This is Schedule “1” to By-law No. 16-219 passed on the 12th day of August, 2016.

The City of Hamilton

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F. Eisenberger                      J. Pilon
MAYOR                             ACTING CITY CLERK