CITY OF HAMILTON

BY-LAW NO. 18-050

To Adopt:

Official Plan Amendment No. 96 to the
Urban Hamilton Official Plan

Respecting:

503 & 515 Garner Road West
(former Ancaster)

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

1. Amendment No. 96 to the Urban Hamilton Official Plan consisting of Schedule “1”,
ereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 28th day of February, 2018.

F. Eisenberger
Mayor

R. Caterini
City Clerk
1.0 Purpose and Effect

The purpose and effect of this Amendment is to amend the land use designations of the Shaver Neighbourhood Secondary Plan to permit the development of a maximum of forty-seven (47) Block Townhouse Dwellings and to protect the natural heritage features on the subject lands.

2.0 Location:

The lands affected by this Amendment are known municipally as 503 & 515 Garner Road West, 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 and Shaver Neighbourhood Secondary Plan to provide a diversity of housing opportunities that are suitable for different segments of the population in order to make the best use of urban lands, especially along a major arterial road.

- The proposed Amendment further refines the boundaries of the Core Area.
• The proposed development is considered to be consistent with, and complimentary to, the planned and existing development in the immediate area.

• The proposed Amendment is consistent with the Provincial Policy Statement, 2014 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2017.

4.0 **Actual Changes:**

4.1 **Volume 1 - (Urban Hamilton Official Plan - Schedule B - Natural Heritage System)**

4.1.1 Schedule B - Natural Heritage System be amended by removing and adding Core Areas, as shown on Appendix “A” attached to this Amendment.

4.1.2 Schedule B-2 - Detailed Natural Heritage Features - Key Natural Heritage Feature - Significant Woodlands be amended by removing and adding Key Natural Heritage Feature Significant Woodlands, as shown on Appendix “B” attached to this Amendment.

4.2 **Volume 2 - (Urban Hamilton Official Plan - Map B.2.2-1, Shaver Neighbourhood Secondary Plan)**

4.2.1 That Volume 2, Map B.2.2-1 - Shaver Neighbourhood Secondary Plan - Land Use Plan be amended by:

   a) re-designating a portion of the subject lands from “Low Density Residential 1” to “Low Density Residential 3a”; and,

   b) re-designating a portion of the subject lands from “Low Density Residential 1” to “Natural Open Space”;

   as shown on Appendix “C” 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 Official Plan Amendment is Schedule “1” to By-law No. 18-050 passed on the 28th of February, 2018.

The
City of Hamilton

F. Eisenberger
MAYOR

R. Caterini
CITY CLERK
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.

Core Areas to be removed from Natural Heritage System

- 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

Core Area to be added to Natural Heritage System

- (503 & 515 Garner Road West, Ancaster)

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
  - Navy, MUNICIPAL ENCLAVE MONUMENT
  - Niagara Escarpment
  - Urban Boundary
  - Municipal Boundary
  - John C. Munro Hamilton International Airport
  - Niagara Escarpment

Appendix A
APPROVED Amendment No. 96 to the Urban Hamilton Official Plan

Date: February 13, 2018
Revised By: GZ/NB
Reference File No.: OPA-U-96(A)
Appendix C
APPROVED Amendment No. 96
to the Urban Hamilton Official Plan

- Lands to be redesignated from "Low Density Residential 1" to "Low Density Residential 3a"
- Lands to be redesignated from "Low Density Residential 1" to "Natural Open Space"

(503 and 515 Garner Road West, Ancaster)

Legend

- Residential Designations
  - Low Density Residential 1
  - Low Density Residential 2a
  - Low Density Residential 2c
  - Low Density Residential 3a
  - Low Density Residential 3f
  - Medium Density Residential 2a
  - Medium Density Residential 2b
  - Medium Density Residential 2c
  - High Density Residential 1

- Parks and Open Space Designations
  - Neighbourhood Park
  - General Open Space
  - Natural Open Space

- Other Designations
  - Local Commercial
  - Institutional
  - Separate Secondary School

- Other Features
  - Area or Site Specific Policy
  - Secondary Plan Boundary

Date: February 13, 2018
Revised By: GZ/NB
Reference File No.: OPA-U-96(A)

Urban Hamilton Official Plan
Shaver Neighbourhood Secondary Plan
Land Use Plan
Map B.2.2-1

Council Amended: July 9, 2008
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013