

Authority: Item 22, Economic Development
and Planning Committee
Report 08-002 (PED08005)
CM: January 30, 2008

Bill No. 015

CITY OF HAMILTON

BY-LAW NO. 08-015

To Adopt:

Official Plan Amendment No. 117 to the former Town of Ancaster Official Plan;

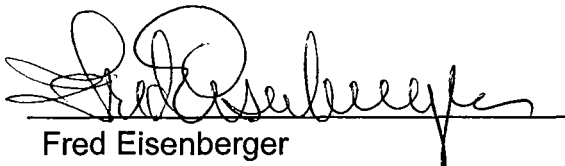
Respecting:

149 Stonehenge Drive

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

1. Amendment No. 117 to the Official Plan of the former Town of Ancaster Planning Area consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED and ENACTED this 30th day of January 2008



Fred Eisenberger

Mayor



Kevin C. Christenson

City Clerk

Amendment No. 117

to the

Official Plan of the Former Town of Ancaster

The following text together with Schedule "B" – Land Use – Urban Area and Map "1" – Meadowlands Neighbourhood III Land Uses, attached hereto, constitutes Official Plan Amendment No. 117.

Purpose:

The purpose of this Amendment is to re-designate the 2.57 ha subject lands from "Institutional" to "Residential" and "Open Space", and from "Institutional" to "Low Density Residential 1" and "Natural Open Space" in order to permit up to 41 single detached residential condominium units and a storm water management pond.

Location:

The lands affected by this Amendment are located at 149 Stonehenge Drive, at the south east corner of Stonehenge Drive and Kitty Murray Lane, in Ancaster.

Basis:

The basis for permitting the proposed re-designation is as follows:

- The proposed development is consistent with the Provincial Policy Statement.
- The proposed residential development is consistent with the Region of Hamilton-Wentworth Official Plan, and consistent with the intent of the Town of Ancaster Official Plan, including the Meadowlands Neighbourhood III Secondary Plan.
- The proposed residential development is compatible with the surrounding residential development and segregated from the remaining institutional lands by a natural area.

Schedule "1"

Actual Changes:

Schedule Changes:

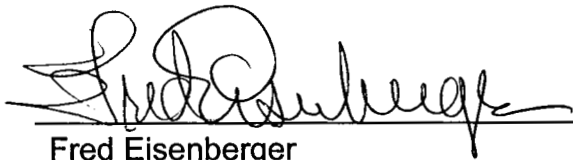
- 1) Schedule "B" – Land Use – Urban Area – is hereby amended by redesignating the subject lands from "Institutional" to "Residential" and "Open Space" as shown on the attached Schedule "A" of this amendment.
- 2) Map "1" – Meadowlands Neighbourhood III Secondary Plan - Land Uses – is hereby amended by redesignating the subject lands from "Institutional" to "Low Density Residential 1" and "Natural Open Space", as shown on the attached Schedule "B" of this amendment.

Implementation:

A Zoning By-law amendment and Plan of Subdivision will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 08-015, passed on the 30th day of January, 2008.

The City of Hamilton




Fred Eisenberger
Mayor




Kevin C. Christenson
City Clerk

Schedule A
Amendment No.117
to the Official Plan
for the
Former Town of Ancaster

Legend

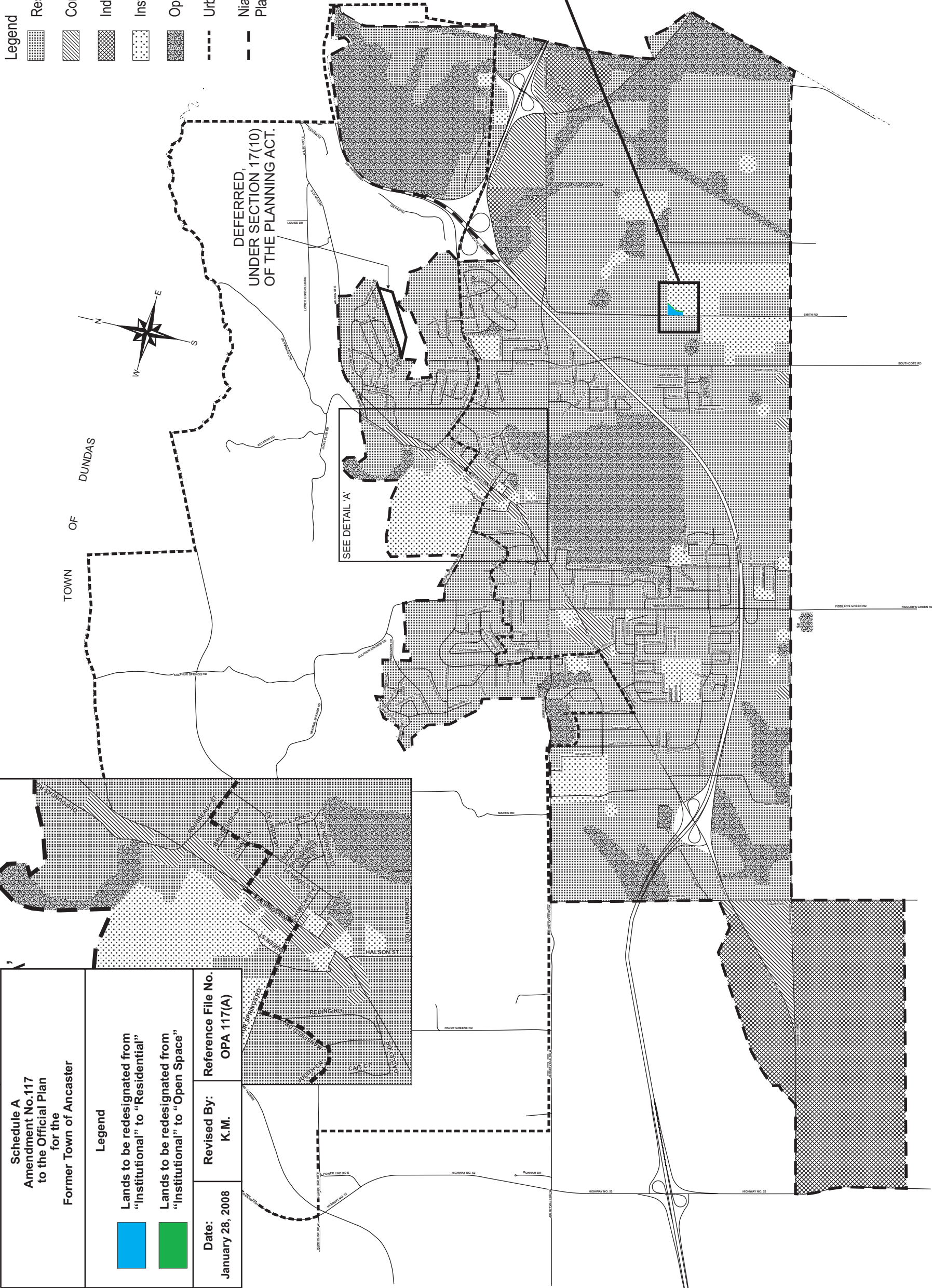
 Lands to be redesignated from "Institutional" to "Residential"








 Lands to be redesignated from "Institutional" to "Open Space"

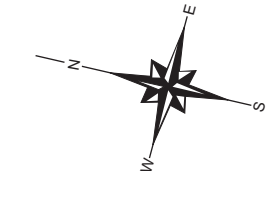
Date:
January 28, 2008

Revised By:
K.M.

Reference File No.
OPA 117(A)



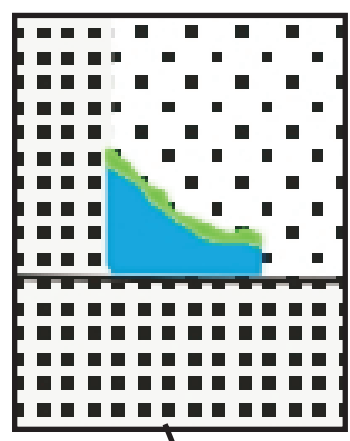
- Legend**
-  Residential
 -  Commercial
 -  Industrial
 -  Institutional
 -  Open Space
 -  Urban Area Boundary
 -  Niagara Escarpment Plan Boundary



DEFERRED,
 UNDER SECTION 17(10)
 OF THE PLANNING ACT.



SEE DETAIL 'A'

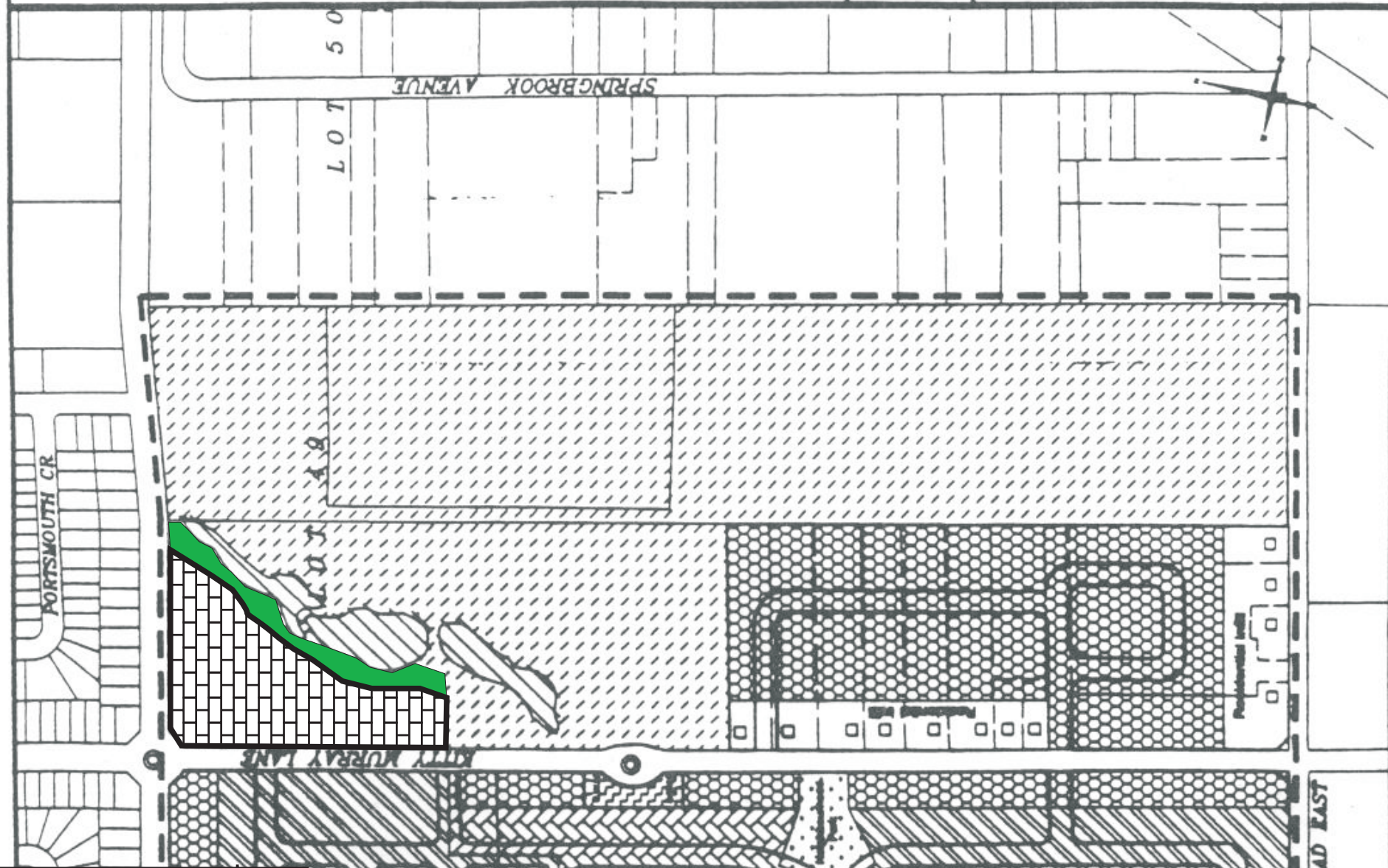
HAMILTON
 OF
 CITY














LAND USE - URBAN AREA
SCHEDULE 'B'
 TO THE OFFICIAL PLAN
 FOR
 THE TOWN OF ANCASTER

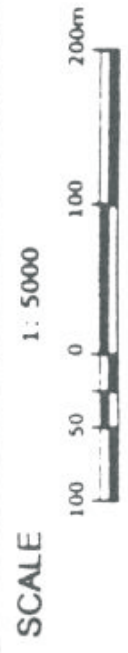
Schedule B
Amendment No.117
to the Official Plan
for the
Former Town of Ancaster

	Legend	Reference File No.
	Lands to be redesignated from "Institutional" to "Low Density Residential 1"	OPA 117(A)
	Lands to be redesignated from "Institutional" to "Natural Open Space"	
Date:	Revised By:	
January 28, 2008	K.M.	



LEGEND

-  Low Density Residential (Infill)
-  Low Density Residential 1
-  Low Density Residential 2
-  Medium Density Residential 1
-  Commercial
-  Institutional
-  Neighbourhood Park
-  Natural Open Space
-  Storm Water Management
-  Proposed Road Pattern
-  Traffic Calming Device



TOWN OF ANCASTER
MEADOWLANDS
NEIGHBOURHOOD III

MAP 1
LAND USES