

Authority: Item 11, Economic Development
and Planning Committee
Report: 09-012 (PED09149)
CM: June 10, 2009

Bill No. 140

CITY OF HAMILTON

BY-LAW NO. 09-140

To Adopt:

Official Plan Amendment No. 127 to the former Town of Ancaster Official Plan;

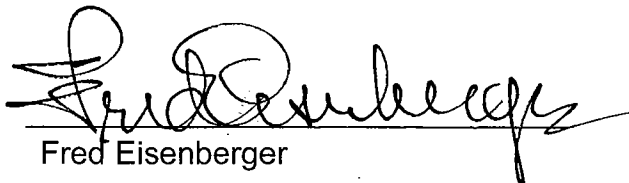
Respecting:

886 Golf Links Road, Ancaster

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

1. Amendment No. 127 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 24th day of June, 2009



Fred Eisenberger
Mayor



Kevin C. Christenson
City Clerk

“Schedule 1”

Amendment No. 127

to the

Official Plan of the Former Town of Ancaster

The following text together with Schedule “A” - Specific Policy Area, Schedule F and Schedule “B” - Map “2”, Specific Policy Areas, Meadowlands Secondary Plan Neighbourhood V, attached hereto, constitutes Official Plan Amendment No. 127 to the Official Plan of the former Town of Ancaster.

Purpose:

The purpose of this Amendment is to add a site-specific policy in order to permit a 24 unit, low rise apartment building, at 886 Golf Links Road, in the former Town of Ancaster.

Location:

The lands affected by this Amendment are located at 886 Golf Links Road, on the south side, east of the intersection of Meadowlands Boulevard and Golf Links Road, in the former Town of Ancaster.

Basis:

The basis for permitting the proposal is as follows:

- The proposal is consistent with the Provincial Policy Statement, and conforms to the former Region of Hamilton-Wentworth Official Plan.
- The property is located on a major arterial road, serviced by multiple transit routes, and in close proximity to a Commercial Node. The proposed low rise apartment is an appropriate form of Residential Intensification.
- The proposal is consistent with the existing building setbacks and massing found within the neighbourhood, while providing for a mix of housing opportunities in terms of unit size, type, and tenure.

Actual Changes:

Text Changes:

1. Subsection 6.7.10 be amended by adding an additional policy as follows:

- *“Specific Policy Area G*

“Notwithstanding the Medium Density Residential 1 designation detailed in 6.7.6 (d), a 24 unit, 3 storey apartment building shall be permitted on the lands at 886 Golf Links Road, and identified as Specific Policy Area G.”

Schedule Changes:

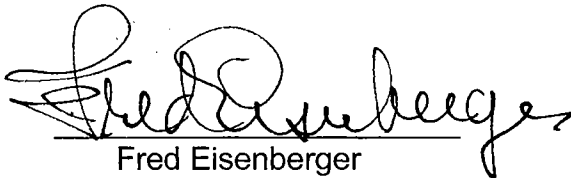
1. Schedule “F” - Special Policy Area - be revised by adding the subject lands as Specific Policy Area “G”, as shown on the attached Schedule “A” of this amendment.
2. Map “2” - Special Policy Areas, Meadowlands Secondary Plan Neighbourhood V - be revised by adding the subject lands as Specific Policy Area “G”, as shown on the attached Schedule “B” of this amendment.


Implementation:

A Zoning By-law Amendment; Site Plan Application, and Draft Plan of Condominium will give effect to this Amendment.

This is Schedule "1" to By-law No. 09-140, passed on the 24th day of June, 2009.

The City of Hamilton


Fred Eisenberger
Mayor


Kevin C. Christenson
City Clerk

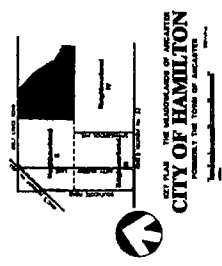
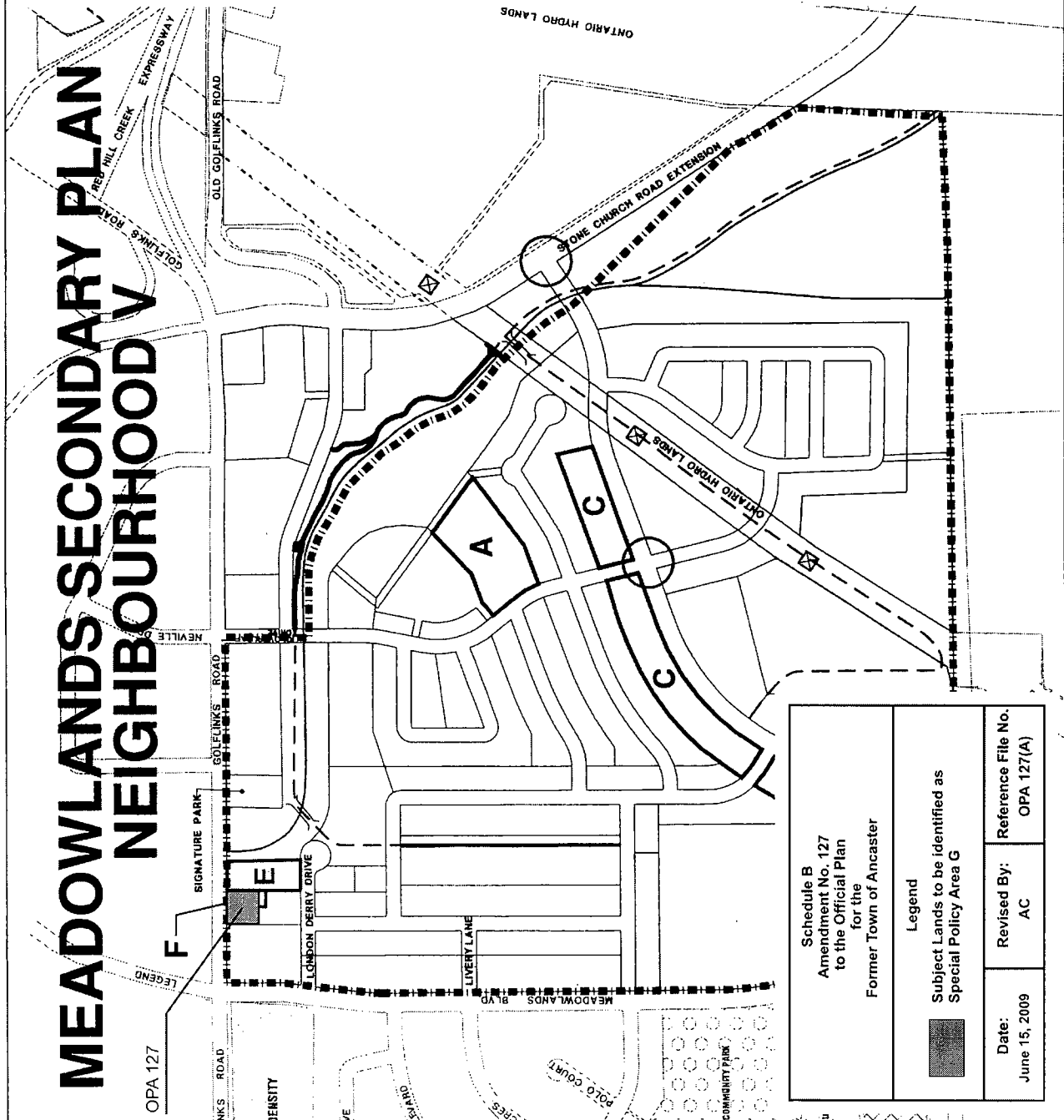
MEADOWLANDS SECONDARY PLAN NEIGHBOURHOOD V

OPA 127

LEGEND

- A** SPECIFIC POLICY AREA A
- B** SPECIFIC POLICY AREA B
- C** SPECIFIC POLICY AREA C
- E** SPECIFIC POLICY AREA E
- F** SPECIFIC POLICY AREA F

----- NEIGHBOURHOOD BOUNDARY



MAP 2
Specific Policy Areas

PLANNING & ENGINEERING INITIATIVES LTD.
 200 Spring Street West, Suite 200
 Hamilton, Ontario L8R 2M4
 Tel: (905) 571-1111
 Fax: (905) 571-1112
 Website: www.pei-int.com

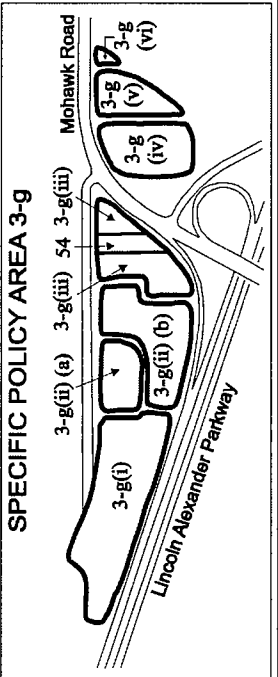
Date: May 2008

Schedule B Amendment No. 127 to the Official Plan for the Former Town of Ancaster		
Legend Subject Lands to be identified as Special Policy Area G		
Date: June 15, 2009	Revised By: AC	Reference File No. OPA 127(A)

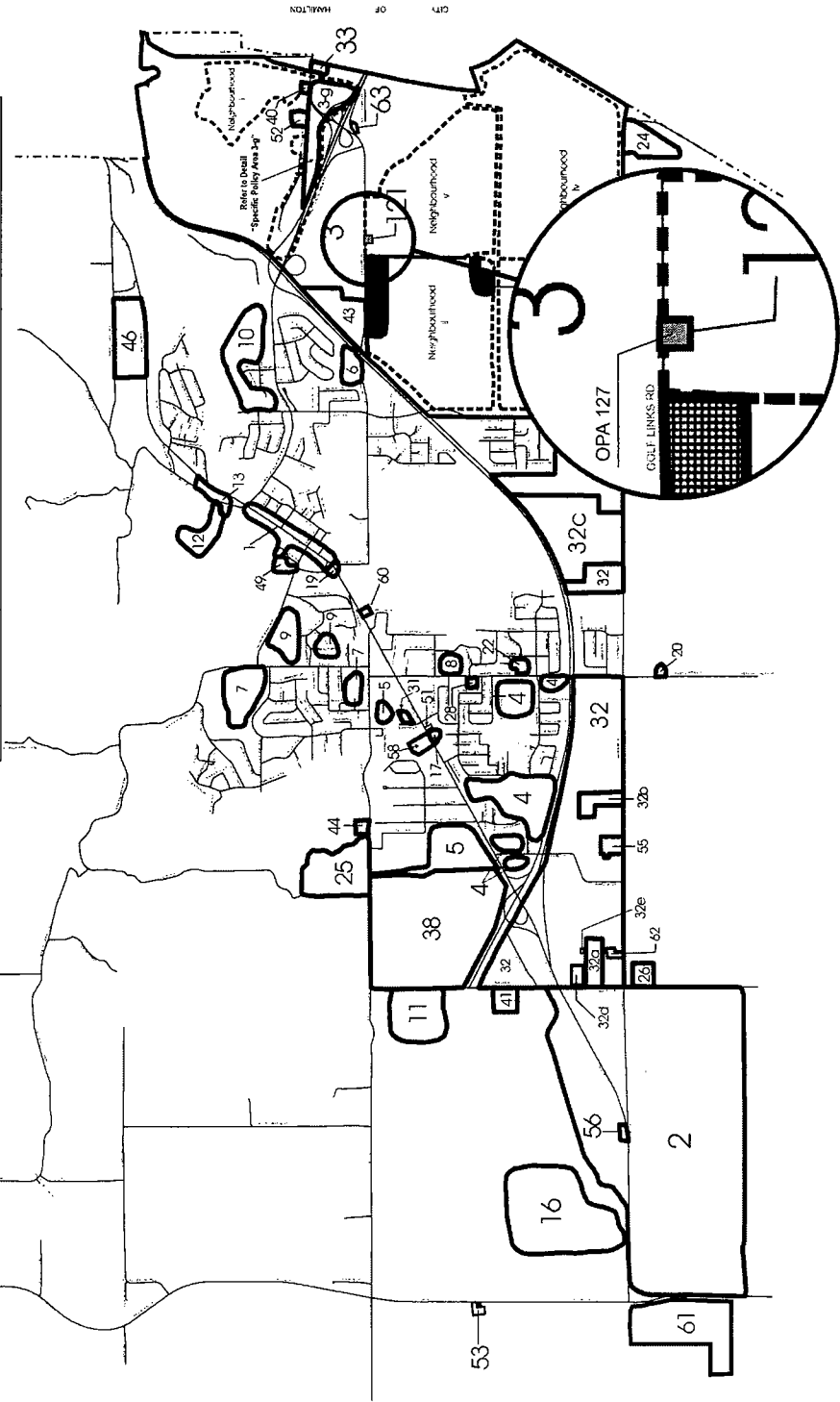
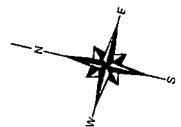
Schedule A
Amendment No. 127
to the Official Plan
for the
Former Town of Ancaster

Legend
Subject Lands to be Identified as
Special Policy Area G

Date: June 15, 2009
Revised By: AC
Reference File No.: OPA 127(A)



- Legend**
- Specific Policy Area**
- Area 1 - refer to subsection 5.4
 - Area 2 - refer to subsection 5.5
 - Area 3 - refer to subsection 5.6
 - Area 3-b refer to Policy 5.6.2(Density II)
 - Area 3-g refer to Policy 5.6.12
 - Area 4 - refer to Policy 5.7.1
 - Area 5 - refer to Policy 5.7.2
 - Area 6 - refer to Policy 5.7.3
 - Area 7 - refer to Policy 5.7.4
 - Area 8 - refer to Policy 5.7.5
 - Area 9 - refer to Policy 5.7.6
 - Area 10 - refer to Policy 5.7.7
 - Area 11 - refer to Policy 5.7.8
 - Area 12 - refer to Policy 5.7.9
 - Area 13 - refer to Policy 5.7.10
 - Area 16 - refer to Policy 5.7.13
 - Area 17 - refer to Policy 5.7.14
 - Area 19 - refer to Policy 5.7.16
 - Area 20 - refer to Policy 5.7.17
 - Area 22 - refer to Policy 5.7.19
 - Area 24 - refer to Policy 5.7.21
 - Area 25 - refer to Policy 5.7.22
 - Area 26 - refer to Policy 5.7.23
 - Area 28 - refer to Policy 5.7.25
 - Area 31 - refer to Policy 5.7.28
 - Area 32 - refer to Policy 5.10
 - Area 33 - refer to Policy 5.7.29
 - Area 38 - refer to Policy 5.11
 - Area 39 - refer to Policy 5.7.34
 - Area 40 - refer to Policy 5.7.35
 - Area 41 - refer to Policy 5.7.36
 - Area 43 - refer to Policy 5.7.38
 - Area 44 - refer to Policy 5.7.39
 - Area 46 - refer to Policy 5.7.41
 - Area 48 - refer to Policy 5.7.44
 - Area 49 - refer to Policy 5.7.45
 - Area 50 - refer to Policy 5.7.46
 - Area 51 - refer to Policy 5.7.47
 - Area 52 - refer to Policy 5.7.48
 - Area 53 - refer to Policy 5.6.12(i)
 - Area 54 - refer to Policy 5.6.12(i)(c)
 - Area 55 - refer to Policy 5.7.49
 - Area 56 - refer to Policy 5.5.6
 - Area 61 - refer to Policy 5.7.52
 - Area 62 - refer to Policy 5.7.54
 - Area 63 - refer to Policy 5.7.56
 - Area 64 - refer to Policy 5.7.57
 - Area 65 - refer to Policy 5.7.58
 - Area 66 - refer to Policy 5.7.59
 - Area 67 - refer to Policy 5.7.60



- Policy Area Boundaries
- Neighbourhood Area Boundaries

SPECIFIC POLICY AREA
SCHEDULE 'F'
TO THE OFFICIAL PLAN
FOR
THE TOWN OF ANCASTER

Revised May 2008