

**Authority:** Item 21, Economic Development and  
Planning Committee  
Report: 09-015 (PED09186)  
CM: July 9, 2009

**Bill No. 160**

**CITY OF HAMILTON**

**BY-LAW NO. 09-160**

To Adopt:

Official Plan Amendment No. 129 to the former Town of Ancaster Official Plan;

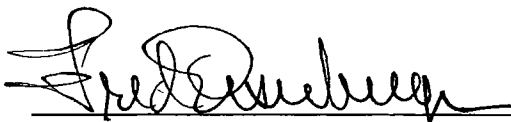
Respecting:

**625 Garner Road East**

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

1. Amendment No. 129 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 9<sup>th</sup> day of July, 2009.

  
~~Chad Collins~~ Fred Eisenberger  
-Acting Mayor

  
Kevin C. Christenson  
City Clerk

**Draft Amendment No. 129**

**to the**

**Official Plan of the Former Town of Ancaster**

The following text constitutes Official Plan Amendment No. 129 to the Official Plan of the former Town of Ancaster.

**Purpose:**

The purpose of this amendment is to:

- Re-designate portions of the Meadowlands Neighbourhood III Secondary Plan to permit revisions to a previously approved plan of subdivision in order to accommodate an elementary school;
- Create a new 'Low Density Residential 3' designation in order to permit reduced minimum frontages of 9 metres; and,
- Delete Subsections (a) and (b) from Policy 6.6.9 in order to accommodate the location of an elementary school within the secondary plan area.

**Location:**

The lands affected by this amendment are located north of Garner Road East and west of Kitty Murray Lane, known municipally as 625 Garner Road East.

**Basis:**

The basis for permitting the proposal is as follows:

- The proposed amendment is consistent with the Provincial Policy Statement and the Regional Official Plan.
- The proposed amendment is compatible with the existing and planned development in the immediate area.
- The proposed amendment is an appropriate redistribution of density with the higher residential density being moved adjacent to arterial roads instead of in the interior of the neighbourhood.

**Schedule "1"**

- The proposed amendment maintains the planned housing mix and mix of uses in the Meadowlands Neighbourhood III Secondary Plan.
- The proposed amendment increases linkages between an existing park and an open space trail system.

**Actual Changes:**

1. Meadowlands Neighbourhood III - Map 1 - Land Uses is revised by re-designating portions of the subject lands from the; "Low Density Residential 2" to "Medium Density Residential"; the "Low Density Residential 2" to "Low Density Residential 3"; the "Low Density Residential 2" and "Parkette" to "Institutional"; the "Low Density Residential 2" to "Parkette"; and, add "Low Density Residential 3" to the legend; as shown as shown on Schedule "A" attached to this amendment.
2. That the Table in Subsection 6.6.6 (d) be amended by adding a row between Low Density 2 and Medium Density as follows:

TYPE	MINIMUM FRONTAGE	PERMITTED HOUSING FORMS	MAXIMUM GROSS/NET DENSITY (UNITS/HA)
Low Density 3	9.0m	Single Detached Semi-Detached	27

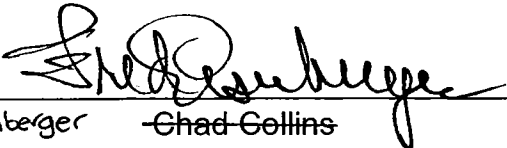
3. That Subsection **6.6.9 School Policies** of the Meadowlands Neighbourhood III Secondary Plan be amended by deleting Subsections (a) and (b) and re-lettering accordingly.


**Implementation:**

A Zoning By-law Amendment and Plan of Subdivision will give effect to this Amendment.

This is Schedule "1" to By-law No. 09-160, passed on the 9<sup>th</sup> day of July, 2009.

**The City of Hamilton**

  
Fred Eisenberger     ~~Chad Collins~~  
Acting Mayor

  
Kevin C. Christenson  
City Clerk

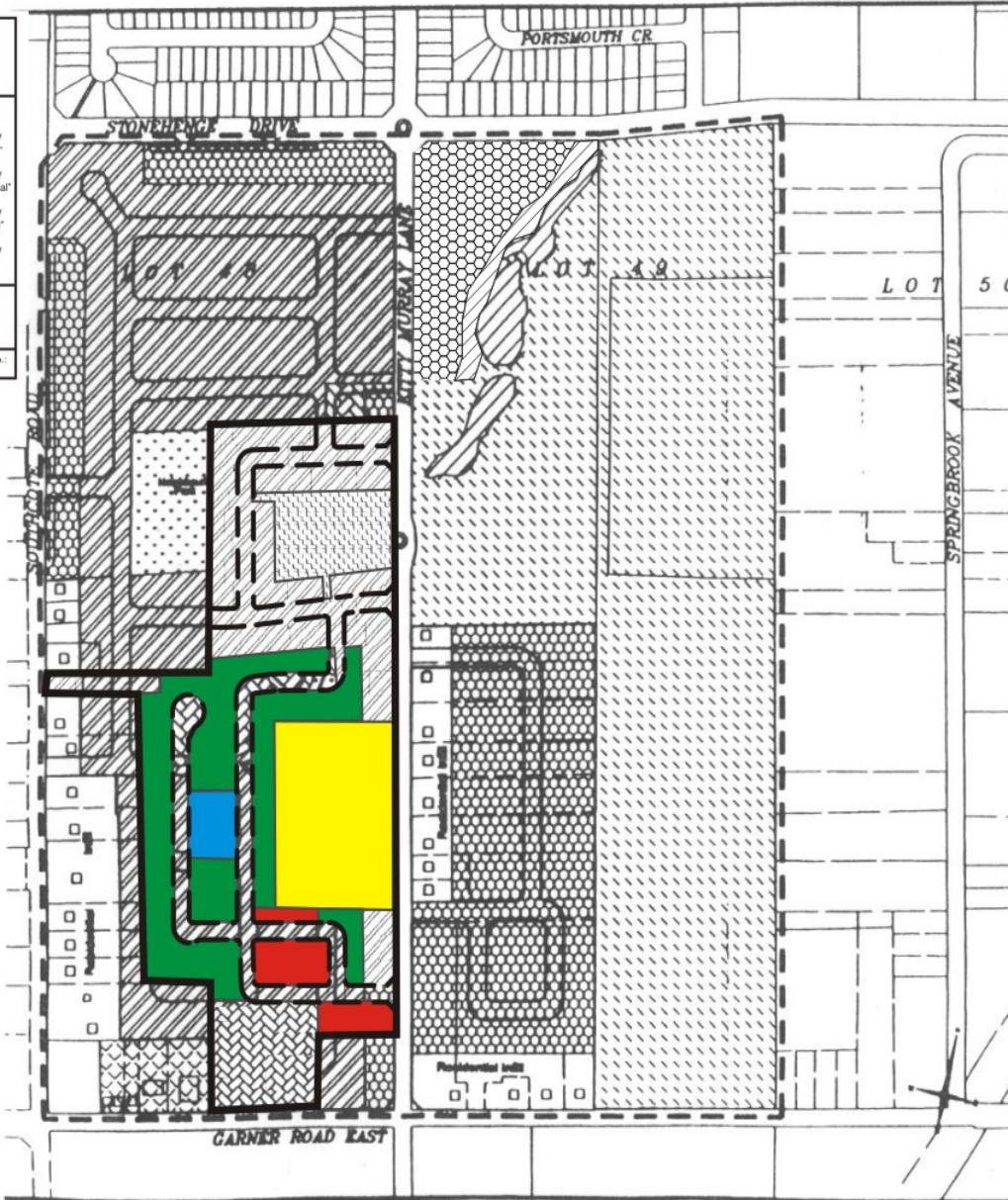
Schedule \_\_\_\_\_  
 DRAFT Amendment No. \_\_\_\_\_  
 To the Official Plan  
 for the  
 former Town of Ancaster

Legend

- Lands to be redesignated from "Low Density Residential 2" to "Low Density Residential 3"
- Lands to be redesignated from "Low Density Residential 2" to "Medium Density Residential"
- Lands to be redesignated from "Low Density Residential 2" and "Parkette" to "Institutional"
- Lands to be redesignated from "Low Density Residential 2" to "Parkette"

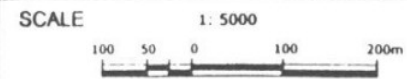
"Low Density Residential 3" to be added to the legend

Date: July 7, 2009	Revised By: E.J.	Reference File No.: OPA _____(A)
-----------------------	---------------------	-------------------------------------



LEGEND

- Low Density Residential (Infill)
- Low Density Residential 1
- Low Density Residential 2
- Low Density Residential 3
- Medium Density Residential
- Commercial
- Institutional
- Neighbourhood Park
- Natural Open Space
- Storm Water Management
- Proposed Road Pattern
- Traffic Calming Device
- Parkette



TOWN OF  
 ANCASTER

MEADOWLANDS  
 NEIGHBOURHOOD III

MAP 1  
 LAND USES