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 9th day of July, 2009.
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 Gamer Road East and west of Kitty Murray Lane, known municipally as 625 Gamer 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:

<table>
<thead>
<tr>
<th>TYPE</th>
<th>MINIMUM FRONTAGE</th>
<th>PERMITTED HOUSING FORMS</th>
<th>MAXIMUM GROSS/NET DENSITY (UNITS/HA)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Density 3</td>
<td>9.0m</td>
<td>Single Detached, Semi-Detached</td>
<td>27</td>
</tr>
</tbody>
</table>

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 9th day of July, 2009.

The City of Hamilton

[Signatures]

Chad Collins
- Acting Mayor

Fred Eisenberger

Kevin C. Christenson
- City Clerk