CITY OF HAMILTON

BY-LAW NO. 19-054

To Adopt:

Official Plan Amendment No. 120 to the
Urban Hamilton Official Plan

Respecting:

264 Governor’s Road
(Dundas)

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

1. Amendment No. 120 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 27th day of March, 2019.

F. Eisenberger
Mayor

J. Pilon
Acting City Clerk
Urban Hamilton Official Plan
Amendment No. 120

The following text, together with Appendix “A”: Volume 3, Map 2 – Urban Site Specific Key Map, attached hereto, constitutes Official Plan Amendment No. 120 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to establish a Site Specific Policy to permit the development of 29 townhouse dwellings with a minimum net residential density of 48 units per hectare.

2.0 Location:

The lands affected by this Amendment are known municipally as 264 Governor’s Road, in the former Town of Dundas.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposal satisfies all characteristics and requirements of the medium density residential policies, save and except the prescribed residential density range.

- The proposed Amendment is compatible with the existing and planned 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 3 – Special Policy Areas, Area Specific Policies, and Site Specific Policies
4.1.1. Urban Hamilton Official Plan Volume 3, Chapter C – Urban Site Specific Policies is amended by adding the following Site Specific Policy:

“UDN-2 – Lands located at 264 Governor’s Road, former Town of Dundas
a) Notwithstanding Volume 1, Policy E.3.5.7, for lands designated “Neighbourhoods”, located at 264 Governor’s Road, the minimum net residential density shall be 48 units per hectare.”

Maps
4.1.2 Map
a. That Volume 3, Map 2 – Urban Site Specific Key Map be amended by identifying the subject lands as UDN-2, as shown on Appendix “A”, attached to this Amendment.

5.0 Implementation:
An implementing Zoning By-Law Amendment will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule “1” to By-law No. 19-054 passed on the 27th day of March, 2019.

The
City of Hamilton

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F. Eisenberger               J. Pilon
MAYOR                        ACTING CITY CLERK

The City of Hamilton
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.