

**Authority:** Item 25, Economic Development  
and Planning Committee  
Report: 10-016 (PED10158)  
CM: August 12, 2010

**CITY OF HAMILTON**

**BY-LAW NO. 10-211**

To Adopt:

Official Plan Amendment No. 131 to the former Town of Ancaster Official Plan;

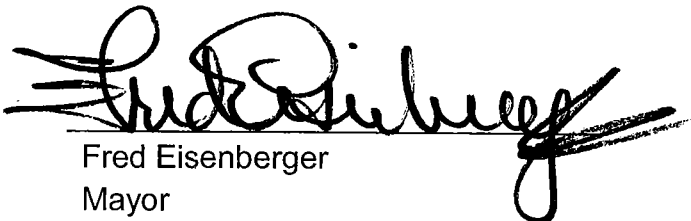
Respecting:

**713 and 777 Garner Road East  
(Former Town of Ancaster)**

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

1. Amendment No. 131 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 15th day of September, 2010.

  
Fred Eisenberger  
Mayor

  
Rose Caterini  
City Clerk

**Amendment No. 131**

**to the**

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

The following text together with Schedule "A" (Map "1" – Meadowlands Neighbourhood III – Land Uses), attached hereto, constitutes Official Plan Amendment No. 131 to the Official Plan of the former Town of Ancaster.

**Purpose:**

The purpose of this Amendment is to redesignate portions of the subject lands to permit bungalow townhouses, at a density of 27 units per hectare, and to add portions of the subject lands to Redeemer University College.

**Location:**

The lands affected by this Amendment are municipally known as 713 and Part of 777 Garner Road East, generally located north Garner Road east and east of Kitty Murray Lane.

**Basis:**

The proposal can be supported for the following reasons:

- The proposal is consistent with the Provincial Policy Statement and conforms to and implements the "Urban" designation of the Hamilton-Wentworth Official Plan.
- The residential unit yield both pre- and post-redesignation will remain similar to and consistent with those originally envisioned in the Meadowlands Neighbourhood III Secondary Plan.
- The policies of the Plan acknowledge that the Redeemer University College may expand onto adjacent lands without amendment to this plan, provided that it can be demonstrated to Council that the expansion will not hinder or preclude development of adjacent lands for residential purposes. While the use of the lands for institutional purposes will not compromise the development of adjacent residential lands and no Official Plan amendment is necessary, the lands will be appropriately designated for housekeeping purposes since an OPA is otherwise required for adjacent lands regardless.

**Actual Changes:**

*Text Changes:*

1. Section 6.6: MEADOWLANDS NEIGHBOURHOOD III SECONDARY PLAN is hereby amended by adding a new row to the table at Subsection 6.6.6 (d), as shown below:

TYPE	MINIMUM FRONTAGE	PERMITTED HOUSING FORMS	MAXIMUM GROSS/NET DENSITY (UNITS/HA)
Low Density Residential 4	-	(Bungalow) Block townhouses with optional lofts	27

*Schedule Changes:*

2. Schedule "A" - Map "1" – Meadowlands Neighbourhood III – Land Uses is hereby amended in order to:

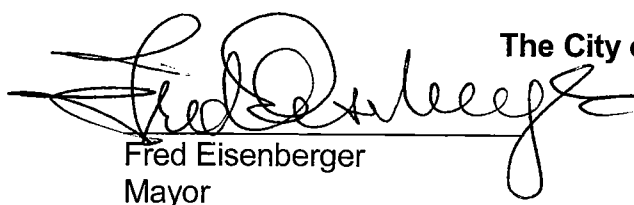
- to redesignate lands from "Low Density Residential 1" to "Low Density Residential 4";
- to redesignate lands from "Low Density Residential (Infill)" to "Low Density Residential 4";
- to redesignate lands from "Low Density Residential 1" to "Institutional; and
- to redesignate lands from "Low Density Residential (Infill) to "Institutional".

as shown on the attached Schedule "A" of this Amendment.

**Implementation:**

A Zoning By-law amendment and Site Plan will give effect to this Amendment.

This is Schedule "1" to By-law No. 10-211, passed on the 15th day of September, 2010.

  
 Fred Eisenberger  
 Mayor

The City of Hamilton

  
 Rose Caterini  
 City Clerk

**LEGEND**

- Low Density Residential (Infill)
- Low Density Residential 1
- Low Density Residential 2
- Low Density Residential 3
- Low Density Residential 4
- Medium Density Residential
- Commercial
- Institutional
- Parkette
- Neighbourhood Park
- Natural Open Space
- Storm Water Management
- Proposed Road Pattern
- Traffic Calming Device

SCALE 1 : 5000



**TOWN OF ANCASTER**

**MEADOWLANDS NEIGHBOURHOOD III**

**MAP 1**

**LAND USES**

**Schedule  
Amendment No. 131  
To the Official Plan  
for the former Town of Ancaster**

**Legend**

- Lands to be redesignated from "Low Density Residential 1" to "Low Density Residential 4"
- Lands to be redesignated from "Low Density Residential (Infill)" to "Low Density Residential 4"
- Lands to be redesignated from "Low Density Residential 1" to "Institutional"
- Lands to be redesignated from "Low Density Residential (Infill)" to "Institutional"

Date: August 11, 2010  
Revised By: CB/AL  
Reference File No.: OPA 131(A)

