

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

Bill No. 212

CITY OF HAMILTON

BY-LAW NO. 10-212

To Adopt:

**Official Plan Amendment No. 3 to the
Urban Hamilton Official Plan**

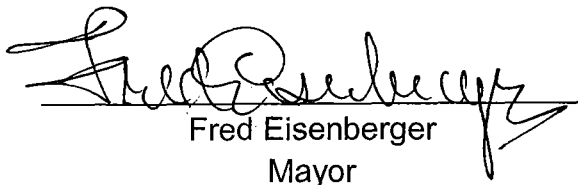
Respecting:

**713 & Part of 777 Garner Road East
(former Town of Ancaster)**

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

1. Amendment No. 3 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 15th day of September, 2010.


Fred Eisenberger
Mayor


Rose Caterini
City Clerk

Urban Hamilton Official Plan Amendment No. 3

The following text, together with:

1. Schedule "A" (Volume 2: Map B.2.5-1 – Meadowlands Neighbourhood III Secondary Plan – Land Use Plan);

attached hereto, constitutes Official Plan Amendment/Modification No. 3 to the Urban Hamilton Official Plan.

1.0 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.

2.0 Location:

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

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposal is consistent with the Provincial Policy Statement and conforms to the "Neighbourhoods" designation of the new Urban Hamilton 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.

4.0 Changes:

4.1 Volume 2 – Rural Settlement Area Plans and Secondary Plans

Text

4.2 Chapter B.2.5 – Meadowlands Neighbourhoods III Secondary Plan

- a. That Section B.2.5 – Meadowlands Neighbourhood III Secondary Plan is amended by adding a new Subsection 2.5.1.2 d) – Low Density Residential 2c into Section 2.5.1 – Residential Designations, and renumbering subsequent policies as follows:

2.5.1.2 d) In the Low Density Residential 2c designation:

- i) the permitted use shall be street, block, and courtyard townhouses, as well as other innovative ground oriented attached housing forms;
- ii) the density shall not exceed 27 units per gross/net residential hectare.

Schedules and Appendices

4.2.2 Schedules

- a. That Map B.2.5-1 – Meadowlands Neighbourhood III Secondary Plan – Land Use Plan be amended:

- to redesignate lands from "Low Density Residential 1a" to "Low Density Residential 2c" to permit (bungalow) block townhouses at a density of 27 units per hectare;
- to redesignate lands from "Low Density Residential (Infill)" to "Low Density Residential 2c" to permit (bungalow) block townhouses at a density of 27 units per hectare;
- to redesignate lands from "Low Density Residential 1a" to "Institutional"; and
- to redesignate lands from "Low Density Residential (Infill) to "Institutional";

as shown on Schedule "A" attached to this amendment.

Schedule "1"

5.0 Implementation:

An implementing Zoning By-Law Amendment, Plan of Subdivision, and Site Plan will give effect to the intended uses on the subject lands.

This is Schedule "1" to By-law No. 212 passed on the day of, 2010.

**The
City of Hamilton**







Fred Eisenberger
Mayor

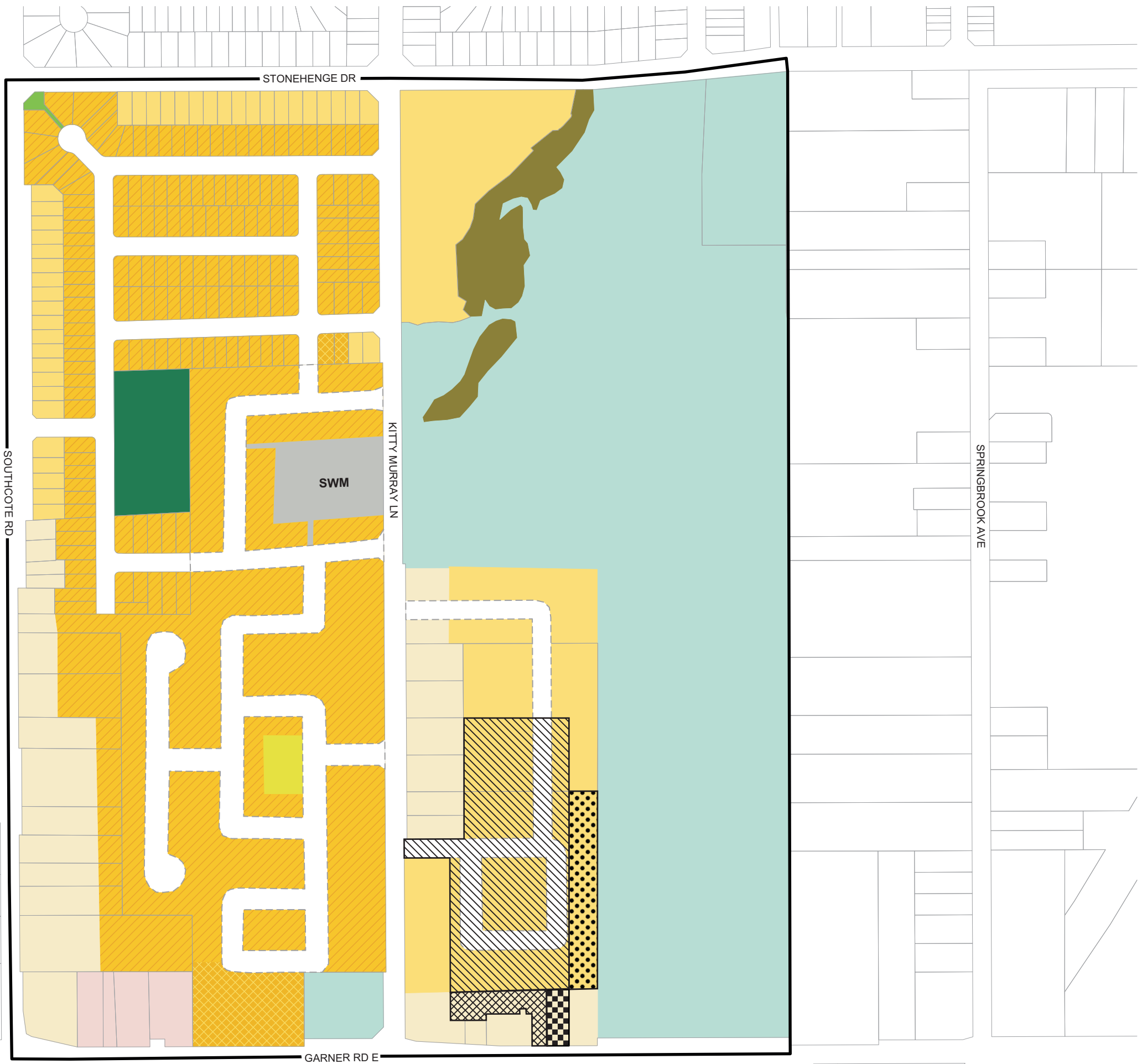


Rose Caterini
City Clerk

Schedule A
Amendment No. 3
To the New Urban Hamilton Official Plan





-  Lands to be redesignated from "Low Density Residential 1a" to "Low Density Residential 2c"
-  Lands to be redesignated from "Low Density Residential (Infill)" to "Low Density Residential 2c"
-  Lands to be redesignated from "Low Density Residential 1a" to "Institutional"
-  Lands to be redesignated from "Low Density Residential (Infill)" to "Institutional"

Date: August 18, 2010	Revised By: LK/NB	Reference File No.: OPA-U-3(A)
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Legend


Residential Designations

-  Low Density Residential (Infill)
-  Low Density Residential 1
-  Low Density Residential 2a
-  Low Density Residential 3b

Parks and Open Space Designations



-  Parkette
-  Neighbourhood Park
-  General Open Space
-  Natural Open Space

Other Designations

-  Local Commercial
-  Institutional
-  Utility

SWM Storm Water Management

Other Features

-  Proposed Roads
-  Secondary Plan Boundary

**Urban Hamilton Official Plan
Meadowlands Neighbourhood III
Secondary Plan
Land Use Plan
Map B.2.5-1**



Not To Scale

Date: May 22, 2009

