

Authority: Item 3, Planning Committee
Report: 11-007 ((PED11005))
CM: April 13, 2011

Bill No. 117

CITY OF HAMILTON

BY-LAW NO. 11-117

To Adopt:

Official Plan Amendment No. 136 to the former Town of Ancaster Official Plan;

Respecting:

431-497 Southcote Road

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

1. Amendment No. 136 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 this 27th day of April, 2011.



R. Bratina
Mayor



R. Caterini
City Clerk

Amendment No. 136
to the
Official Plan of the Former Town of Ancaster

The following text constitutes Official Plan Amendment No. 136 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 from the existing "Low Density Residential - Infill" designation to the "Low Density Residential 2" designation, in order to permit additional small lot singles within the Secondary Plan area.
- To amend the existing road pattern design in order to accommodate the extension of Moorland Crescent and the new access onto Southcote Road.

Location:

The lands affected by this amendment are located north of Garner Road East and east of Southcote Road, known municipally as 431-497 Southcote Road.

Basis:

The basis for permitting the proposal is as follows:

- The proposed amendment is consistent with the Provincial Policy Statement.
- The proposed amendment is compatible with the existing and planned development in the immediate area.
- The proposed amendment is an appropriate gradation of density through the existing neighbourhood.
- The proposed amendment maintains the planned housing mix in the Meadowlands

Neighbourhood III Secondary Plan.

- The proposed amendment increases linkages between an existing park and an open space trail system.

Actual Changes:

A. **Schedule Changes:**

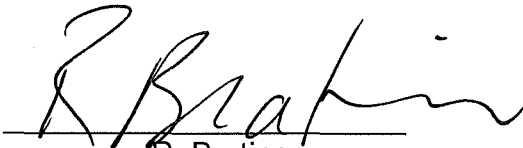
1. Meadowlands Neighbourhood III - Map 1 - Land Uses is revised by re-designating portions of the subject lands, as shown on Schedule "A" attached to this amendment, from:
 - "Low Density Residential - (Infill)" to "Low Density Residential 2"
2. Meadowlands Neighbourhood III - Map 1 - Land Uses road pattern is amended in order to accommodate the extension of Moorland Crescent and the new access onto Southcote Road.

Implementation:


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

This is Schedule "1" to By-law No. 11-117, passed on the 27th day of April, 2011.

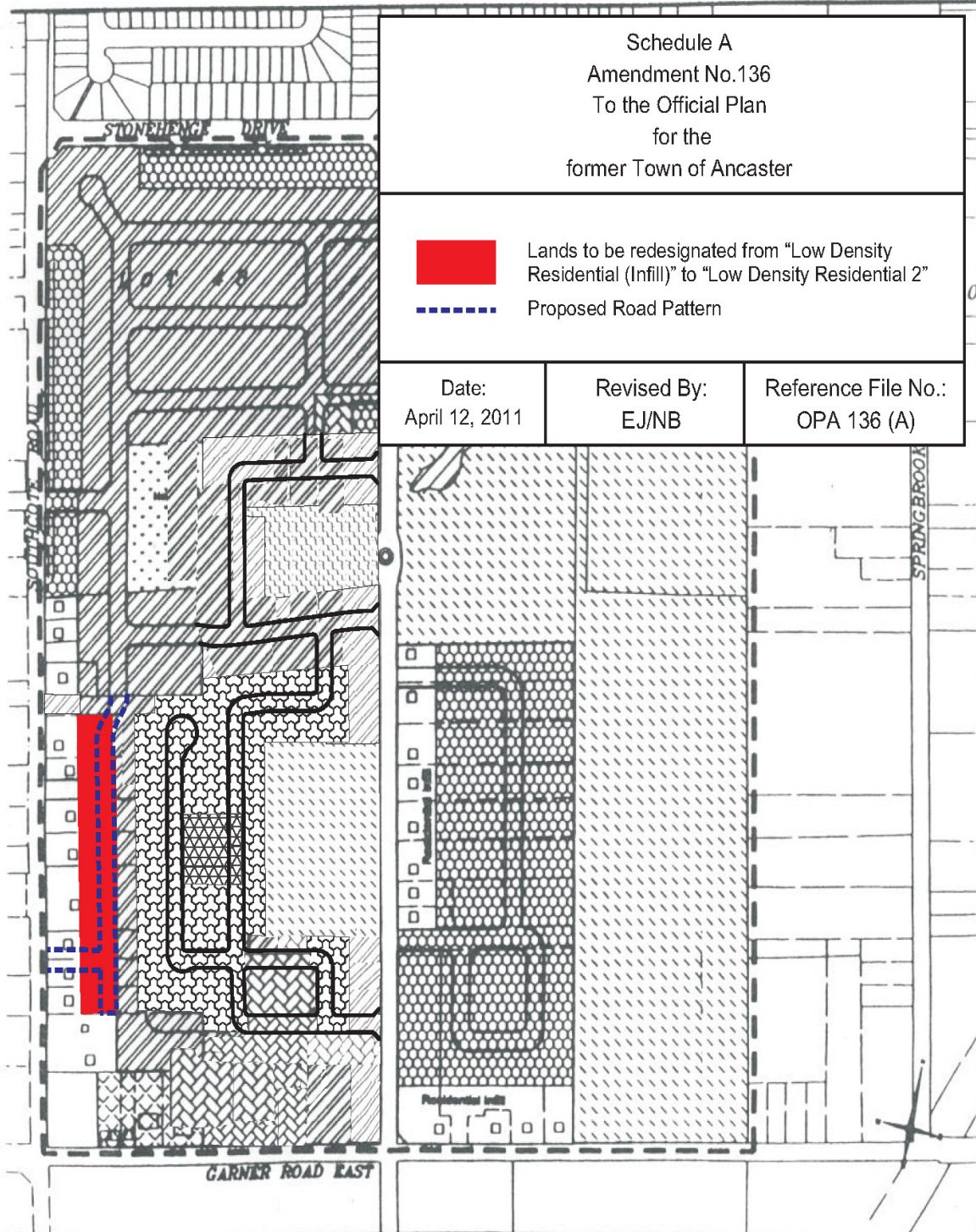
The City of Hamilton



R. Bratina
Mayor



R. Caterni
City Clerk



Schedule A
Amendment No.136
To the Official Plan
for the
former Town of Ancaster

Lands to be redesignated from "Low Density Residential (Infill)" to "Low Density Residential 2"

Proposed Road Pattern

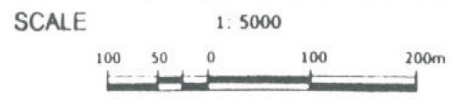
Date:
April 12, 2011

Revised By:
EJ/NB

Reference File No.:
OPA 136 (A)

LEGEND

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



**TOWN OF
ANCASTER**

MEADOWLANDS
NEIGHBOURHOOD III

**MAP 1
LAND USES**