

**Authority:** Item 9, Planning Committee  
Report: 12-010 (PED12081)  
CM: June 27, 2012

**Bill No. 156**

**CITY OF HAMILTON**

**BY-LAW NO. 12-156**

To Adopt:

Official Plan Amendment No. 144 to the former Town of Ancaster Official Plan;

Respecting:

**411 and 421 Kitty Murray Lane, Ancaster**

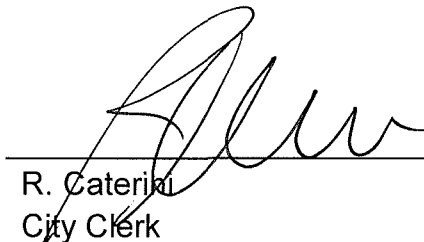
**NOW THEREFORE** the Council of the City of Hamilton enacts as follows:

1. Amendment No. 144 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 12th day of July, 2012.



R. Bratina  
Mayor



R. Caterini  
City Clerk

**Amendment No. 144**

**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. 144 to the Official Plan of the former Town of Ancaster.

**Purpose:**

The purpose of this Amendment is to redesignate portions of the subject lands "Medium Density Residential" to permit up to 28 townhouses, and to redesignate portions of the subject lands to "Institutional".

**Location:**

The lands affected by this Amendment are municipally known as 411 and 421 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 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 and OPA is otherwise required for adjacent lands regardless.

**Actual Changes:**

**Schedule Changes:**

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

- Redesignate lands from "Low Density Residential (Infill)" and "Low Density Residential 1" to "Medium Density Residential"; and,
- Redesignate lands from "Low Density Residential 1" to "Institutional";

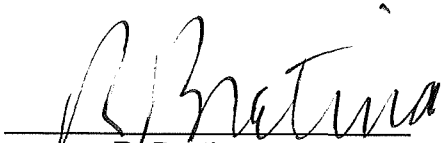
as shown on the attached Schedule "A" of this Amendment.


**Implementation:**

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

This is Schedule "1" to By-law No. 12-156, passed on the 12th day of July, 2012.

**The City of Hamilton**

  
\_\_\_\_\_  
R. Bratina  
Mayor

  
\_\_\_\_\_  
R. Caterini  
City Clerk

Schedule A  
Amendment No. 144  
To the Official Plan  
for the former Town of Ancaster

Legend



Lands to be redesignated from "Low Density - Existing (Infill)" and "Low Density Residential 1" to "Medium Density Residential" and delete road



Lands to be redesignated from "Low Density Residential 1" to "Institutional" and delete road

Date:  
June 21, 2012

Revised By:  
CB/NB

Reference File No.:  
OPA 144(A)

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

