

**Authority:** Item 2, Planning Committee  
Report: 20-008 (PED20132)  
CM: August 21, 2020  
Ward: 12

**Bill No. 182**

**CITY OF HAMILTON**

**BY-LAW NO. 20-182**

**To Adopt:**

**Official Plan Amendment No. 136 to the  
Urban Hamilton Official Plan**

Respecting:

**527 Shaver Road and 629 Garner Road West  
(Ancaster)**

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

1. Amendment No. 136 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 21st day of August, 2020.

---

F. Eisenberger  
Mayor

---

A. Holland  
City Clerk

## Urban Hamilton Official Plan Amendment No. 136

The following text, together with Appendix “A” – Volume 2, Map B.2.2-1 – Shaver Neighbourhood Secondary Plan – Land Use Plan, attached hereto, constitutes Official Plan Amendment No. 136 to the Urban Hamilton Official Plan.

### 1.0 Purpose and Effect:

The purpose and effect of this Amendment is to amend the Shaver Neighbourhood Secondary Plan by redesignating the subject lands to permit additional forms of housing and by establishing a Site Specific Policy to increase the maximum density to 63 units per gross/net residential hectare.

### 2.0 Location:

The lands affected by this Amendment are known municipally as 527 Shaver Road and 629 Garner Road West, in the former Town of Ancaster.

### 3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development is in keeping with the policies of the Urban Hamilton Official Plan and the Shaver Neighbourhood Secondary Plan, as it contributes to compact urban form, the provision of variety of housing forms, and the efficient use of land.
- The proposed development is compatible with existing and approved development in the immediate area.
- The Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019.

## 4.0 **Actual Changes:**

### 4.1 **Volume 2 – Secondary Plans**

#### **Text**

#### 4.1.1 Chapter B.2.0 – Ancaster Secondary Plans – Section B.2.2 – Shaver Neighbourhood Secondary Plan

- a. That Volume 2, Chapter B.2.0 – Ancaster Secondary Plans, Section B.2.2 – Shaver Neighbourhood Secondary Plan be amended by adding a new Site-Specific Policy, as follows:

#### **“Site Specific Policy – Area D**

- B.2.2.5.4 Notwithstanding Policy B.2.2.1.4 c) ii) of Volume 2, for the lands located at 527 Shaver Road and 629 Garner Road West, designated Medium Density Residential 2c and identified as Site Specific Policy – Area D on Map B.2.2-1 – Shaver Neighbourhood Secondary Plan – Land Use Plan, density shall be between 40 and 63 units per gross/net residential hectare.”

#### **Maps**

#### 4.1.2 Map

- a. That Volume 2, Map B.2.2-1 – Shaver Neighbourhood Secondary Plan – Land Use Plan be amended by:
- i) redesignating lands from “Medium Density Residential 2a” to “Medium Density Residential 2c”; and,
  - ii) identifying the subject lands as Site Specific Policy – Area D,
- as shown on Appendix “A”, attached to this Amendment.

## 5.0 **Implementation:**

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

This Official Plan Amendment is Schedule "1" to By-law No. 20-182 passed on the 21<sup>st</sup> day of August, 2020.


**The  
City of Hamilton**

\_\_\_\_\_  
F. Eisenberger  
Mayor

\_\_\_\_\_  
A. Holland  
City Cler

Appendix A  
 DRAFT Amendment No. 136  
 to the Urban Hamilton Official Plan

 Lands to be redesignated from "Medium Density Residential 2a" to "Medium Density Residential 2c"

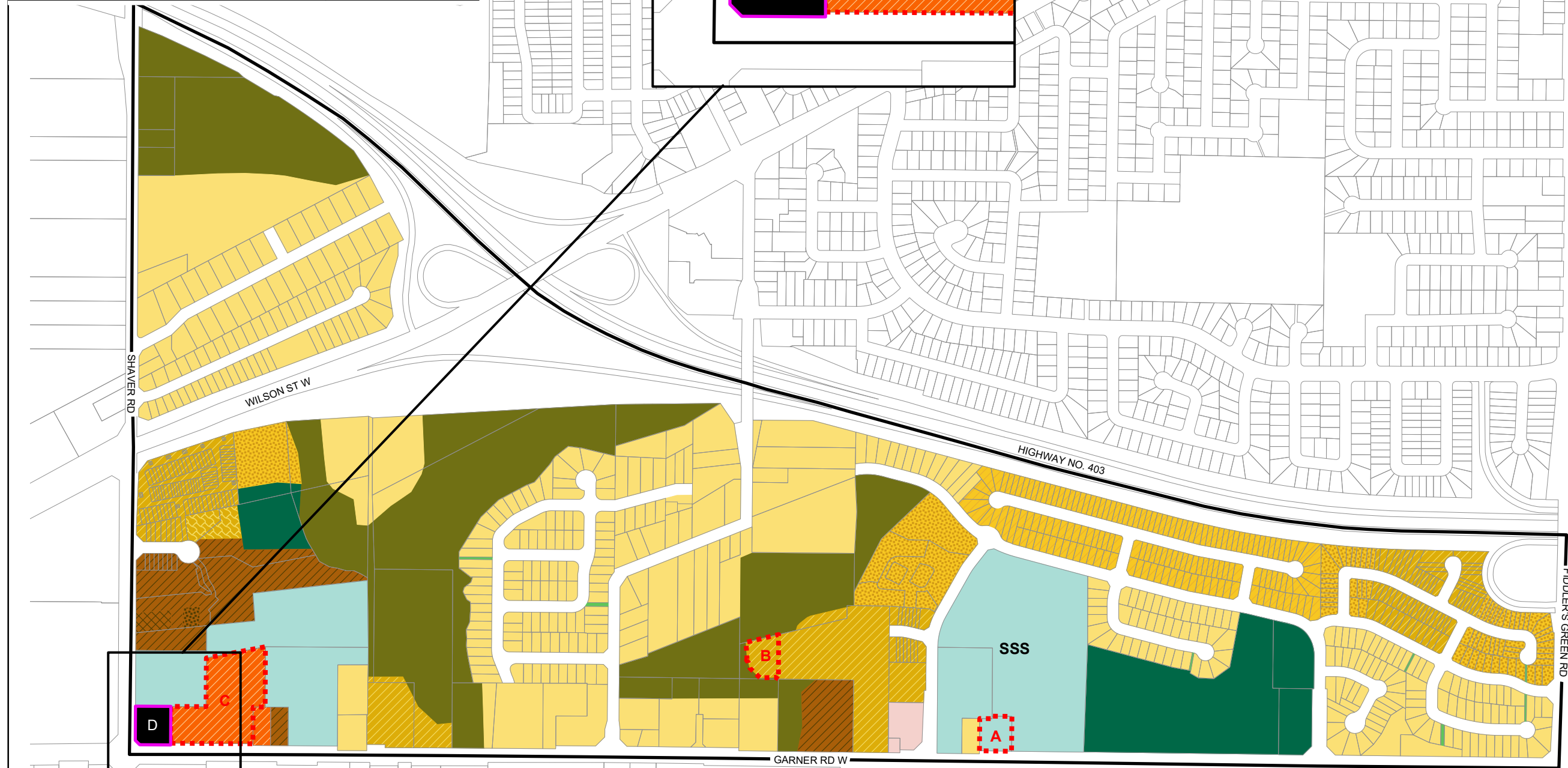
 Lands to be identified as Site Specific Policy - Area D

(527 Shaver Road and 626 Garner Road West, Ancaster)

Date:  
 August 19, 2020










Revised By:  
 EB/NB

Reference File No.:  
 OPA-U-136(A)






**Legend**



**Residential Designations**

-  Low Density Residential 1
-  Low Density Residential 2a
-  Low Density Residential 2c
-  Low Density Residential 3a
-  Low Density Residential 3f
-  Medium Density Residential 2a
-  Medium Density Residential 2b
-  Medium Density Residential 2c
-  High Density Residential 1

**Parks and Open Space Designations**



-  Neighbourhood Park
-  General Open Space
-  Natural Open Space

**Other Designations**

-  Local Commercial
-  Institutional

**SSS** Separate Secondary School

**Other Features**

-  Area or Site Specific Policy
-  Secondary Plan Boundary

Council Adopted: July 9, 2009  
 Ministerial Approval: March 16, 2011  
 Effective Date: August 16, 2013

**Urban Hamilton Official Plan**  
**Shaver Neighbourhood**  
**Secondary Plan**  
 Land Use Plan  
 Map B.2.2-1



Not To Scale



Date: August 15, 2019

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT  
 © Terane Land Information Services Inc. and its licensors. [2009]  
 May Not be Reproduced without Permission. THIS IS NOT A PLAN  
 OF SURVEY