

**Authority:** Item 4, Planning Committee  
Report: 19-003 (PED19041)  
CM: February 27, 2019  
Ward: 13

**Bill No. 054**

**CITY OF HAMILTON**

**BY-LAW NO. 19-054**

**To Adopt:**

**Official Plan Amendment No. 120 to the  
Urban Hamilton Official Plan**

Respecting:

**264 Governor's Road  
(Dundas)**

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

1. Amendment No. 120 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 27th day of March, 2019.

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F. Eisenberger  
Mayor

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J. Pilon  
Acting City Clerk

## Urban Hamilton Official Plan Amendment No. 120

The following text, together with Appendix "A": Volume 3, Map 2 – Urban Site Specific Key Map, attached hereto, constitutes Official Plan Amendment No. 120 to the Urban Hamilton Official Plan.

### 1.0 Purpose and Effect:

The purpose and effect of this Amendment is to establish a Site Specific Policy to permit the development of 29 townhouse dwellings with a minimum net residential density of 48 units per hectare.

### 2.0 Location:

The lands affected by this Amendment are known municipally as 264 Governor's Road, in the former Town of Dundas.

### 3.0 Basis:

The basis for permitting this Amendment is:

- The proposal satisfies all characteristics and requirements of the medium density residential policies, save and except the prescribed residential density range.
- The proposed Amendment is compatible with the existing and planned development in the immediate area.
- The proposed amendment is consistent with the Provincial Policy Statement, 2014 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2017.

### 4.0 Actual Changes:

#### 4.1 Volume 3 – Special Policy Areas, Area Specific Policies, and Site Specific Policies

***Text***

4.1.1. Urban Hamilton Official Plan Volume 3, Chapter C – Urban Site Specific Policies is amended by adding the following Site Specific Policy:

**“UDN-2 – Lands located at 264 Governor’s Road, former Town of Dundas**

- a) Notwithstanding Volume 1, Policy E.3.5.7, for lands designated “Neighbourhoods”, located at 264 Governor’s Road, the minimum net residential density shall be 48 units per hectare.”

***Maps***

4.1.2 Map

- a. That Volume 3, Map 2 – Urban Site Specific Key Map be amended by identifying the subject lands as UDN-2, as shown on Appendix “A”, attached to this Amendment.

**5.0 Implementation:**

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

This Official Plan Amendment is Schedule “1” to By-law No. 19-054 passed on the 27<sup>th</sup> day of March, 2019.

**The  
City of Hamilton**

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F. Eisenberger  
MAYOR

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J. Pilon  
ACTING CITY CLERK

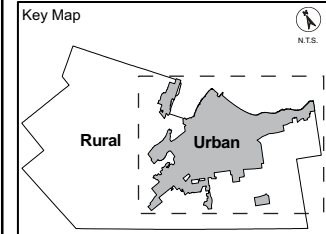
Appendix A  
 APPROVED Amendment No. 120  
 to the Urban Hamilton Official Plan

● Lands to be identified as Site Specific Policy Area UDN-2  
 (264 Governor's Road, Dundas)

Date:  
 March 1, 2019

Revised By:  
 SM/NB

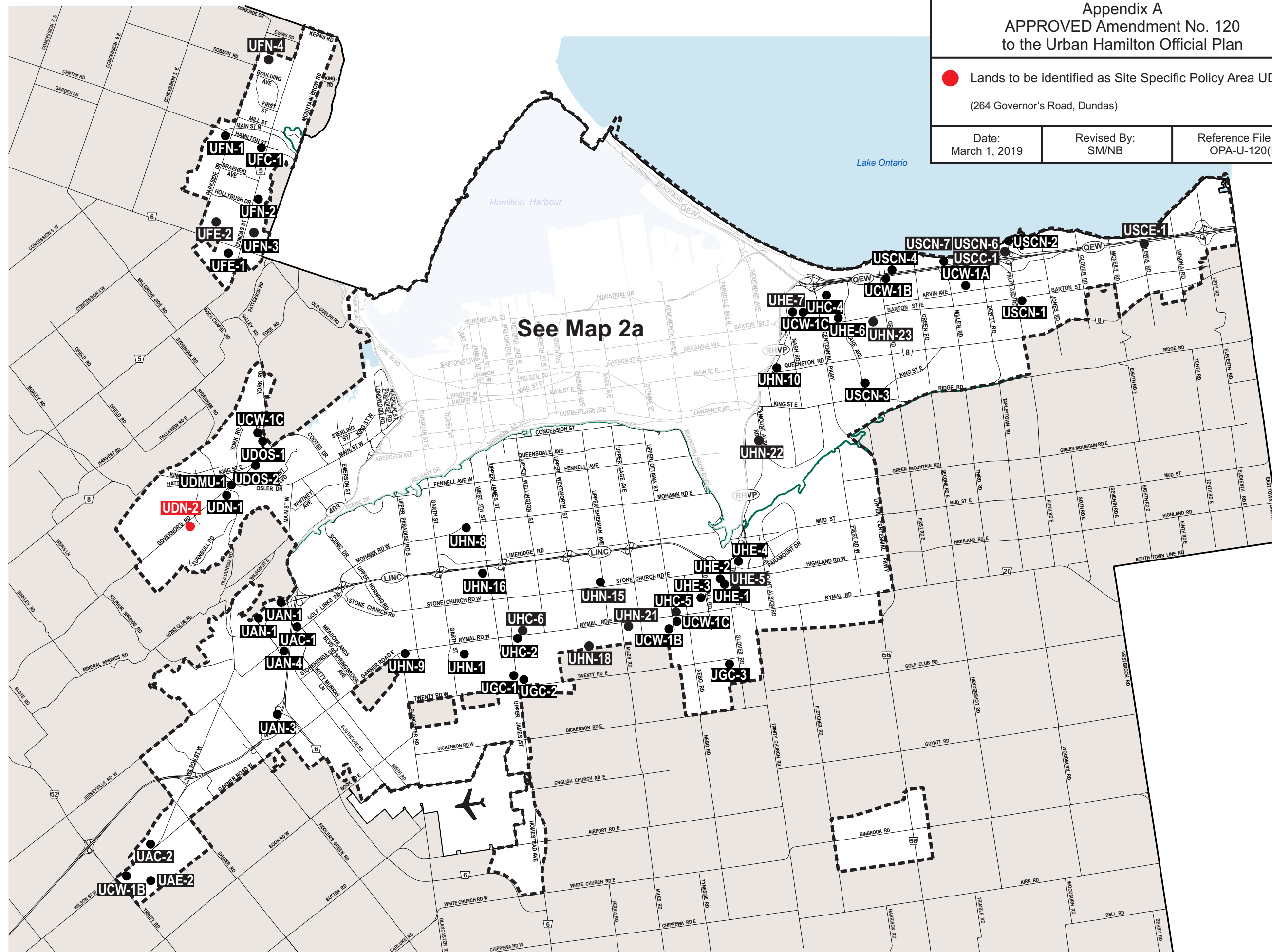
Reference File No.:  
 OPA-U-120(D)



Note: For Rural Site Specific Areas, refer to Volume 3: Appendix A of the Rural Hamilton Official Plan.

**APPEAL**

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal – see illustration on Schedules E and E-1, Volume 1



See Map 2a

**Legend**

- Site Specific Areas (SSA)
- U- Refers to Urban Site Specific Area #, Volume 3, Chapter B
- Other Features
- Rural Area
- ✈ John C. Munro Hamilton International Airport
- Niagara Escarpment
- - - Urban Boundary
- Municipal Boundary

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

**Urban Hamilton Official Plan  
 Volume 3: Map 2  
 Urban Site Specific Key Map**

Not To Scale

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