

**Authority:** Item 10, Planning Committee  
Report: 19-010 (PED19104)  
CM: June 26, 2019  
Ward: 12

**Bill No. 167**

**CITY OF HAMILTON**

**BY-LAW NO. 19-167**

**To Adopt:**

**Official Plan Amendment No. 124 to the  
Urban Hamilton Official Plan**

**Respecting:**

**305 and 311 Garner Road West  
(Ancaster)**

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

1. Amendment No. 124 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 12th day of July, 2019.

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F. Eisenberger  
Mayor

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J. Pilon  
Acting City Clerk

## Urban Hamilton Official Plan Amendment No. 124

The following text, together with:

Appendix “A”      Volume 1, Schedule E-1 – Urban Land Use Designations  
Appendix “B”      Volume 2, Map B.2.2-1 – Shaver Neighbourhood Secondary  
Plan – Land Use Plan

attached hereto, constitutes Official Plan Amendment No. 124 to the Urban Hamilton Official Plan.

### 1.0 Purpose and Effect:

The purpose and effect of this Amendment is to amend the land use designations within the Urban Hamilton Official Plan and the Shaver Neighbourhood Secondary Plan to permit the development of a maximum of one hundred and eighteen (118) Townhouse and Maisonette Dwellings on the subject lands.

### 2.0 Location:

The lands affected by this Amendment are known municipally as 305 and 311 Garner Road West, in the former Town of Ancaster.

### 3.0 Basis:

The basis for permitting this Amendment is:

- The proposed Amendment is in keeping with the policies of the Urban Hamilton Official Plan and Shaver Neighbourhood Secondary Plan to provide a diversity of housing opportunities that are suitable for different segments of the population to make the best use of urban lands, especially along a major arterial road.
- The proposed development is considered to be consistent with, and complimentary to, the planned and existing 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, 2019.

#### 4.0 Actual Changes:

#### 4.1 Volume 1 – Parent Plan

##### 4.1.1 Schedule

That Volume 1, Schedule E-1 – Urban Land Use Designations be amended by redesignating the subject lands from “Open Space” to the “Neighbourhoods” designation, as shown on Appendix “A” attached to this Amendment.

#### 4.2 Volume 2 – Secondary Plans

##### 4.2.1 Text

- a. That Volume 2, Chapter B.2.0 – Ancaster Secondary Plans, Section B.2.2 – Shaver Neighbourhood Secondary Plan be amended by deleting Policy B.2.2.5.2 in its entirety and replaced with the following:

**“Site Specific Policy – Area B**

B.2.2.5.2 For the lands located at 305 Garner Road West, designated Low Density Residential 3a and identified as Site Specific Policy – Area B on Map B.2.2-1 – Shaver Neighbourhood – Land Use Plan, the storm water management pond shall be maintained and manicured by the Condominium Corporation to be utilized by residents as open green space, subject to detailed design.”

##### 4.2.2 Map

- a. That Volume 2, Map B.2.2-1 – Shaver Neighbourhood Secondary Plan – Land Use Plan be amended by:

- i) redesignating a portion of the subject lands from “Medium Density Residential 2a” to “Low Density Residential 3a”;
- ii) redesignating a portion of the subject lands from “Natural Open Space” to “Low Density Residential 3a”;
- iii) deleting the existing Site Specific Policy – Area B; and,
- iv) identifying lands as a new Site Specific Policy – Area B, 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. 19-167 passed on the 12<sup>th</sup> day of July, 2019.

**The  
City of Hamilton**

\_\_\_\_\_  
F. Eisenberger  
MAYOR

\_\_\_\_\_  
J. Pilon  
ACTING CITY CLERK

*For Office Use Only, this doesn't appear in the by-law - Clerk's will use this information in the Authority Section of the by-law*

Is this by-law derived from the approval of a Committee Report? Yes

Committee: Chair and Members      Report No.: PED19104      Date: 06/18/2019


Ward(s) or City Wide: Ward 12      (07/12/2019)

Prepared by: George T. Zajac

Phone No: 905-546-2424 ext. 3933

*For Office Use Only, this doesn't appear in the by-law*


**Appendix A**  
**APPROVED Amendment No. 124**  
**to the Urban Hamilton Official Plan**

 Lands to be redesignated from "Open Space" to "Neighbourhood"


(305 & 311 Garner Road West, Ancaster)

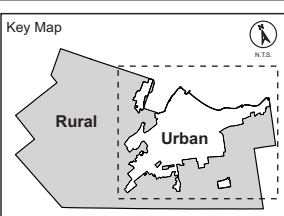
Date: July 5, 2019	Revised By: GZ/NB	Reference File No.: OPA-U-124(A)
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**APPEALS**

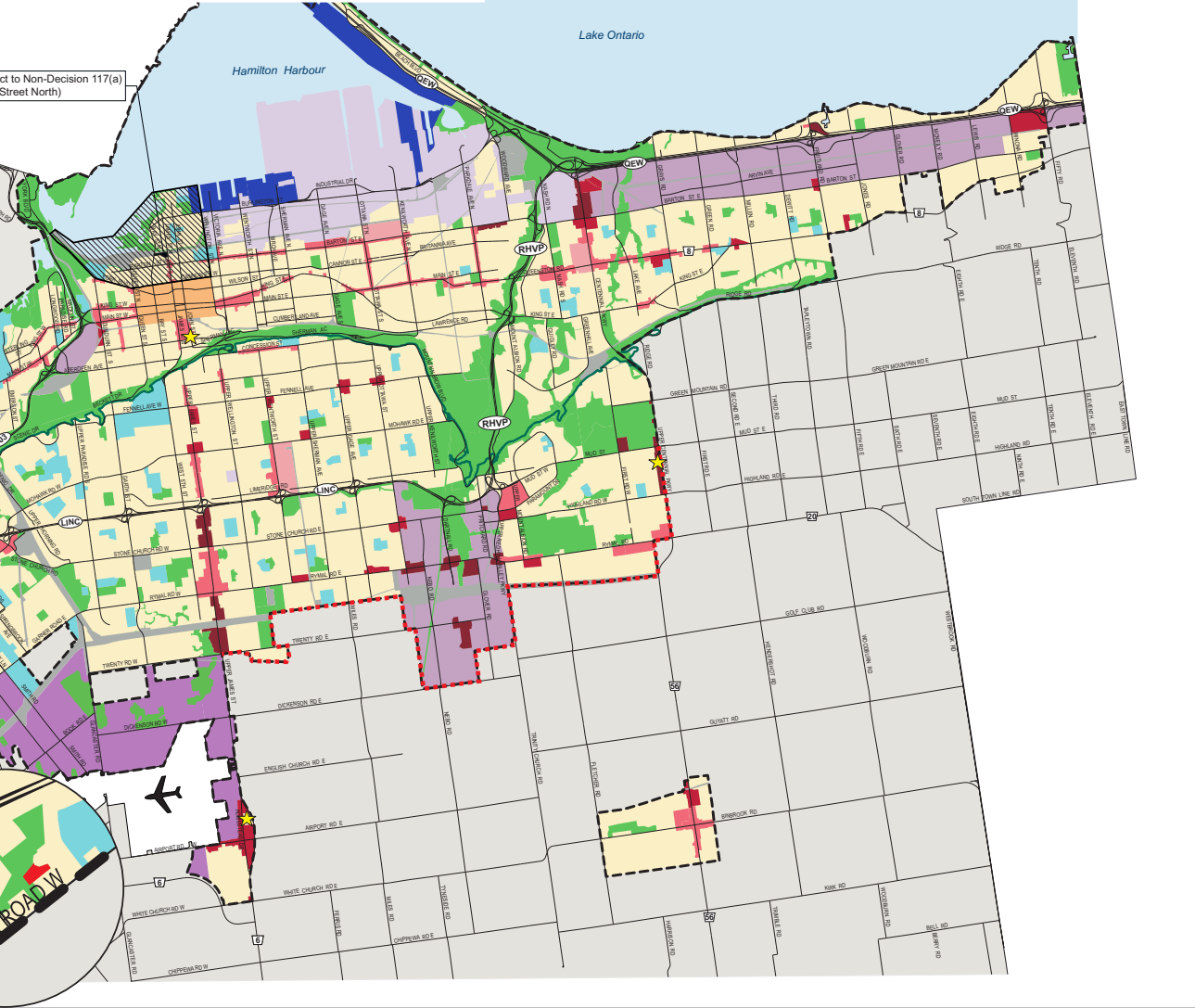
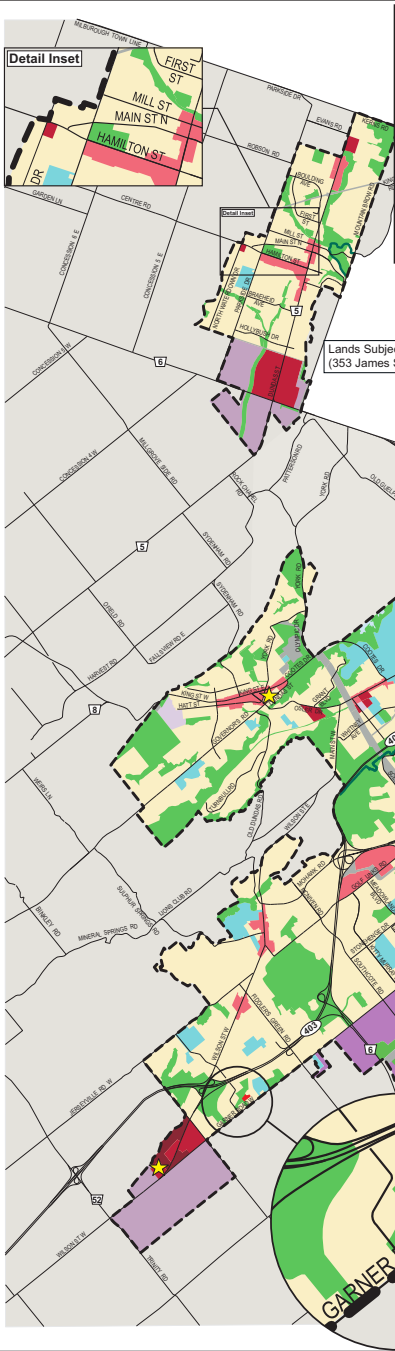
 The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal.



**UHOPA NO. 69 APPEALS - PL171450**

-  - 71 Main Street West and 10 Baldwin Street, Appellant # 8
- 3011 Homestead Drive (Glanbrook), Appellant # 4
- Certain Lands between Wilson Street West and south and north of Portia Drive (Ancaster), Appellant # 15
- 221-225 John Street South and 70-78 Young Street (Hamilton), Appellant # 20
- 237 Upper Centennial Parkway (Stoney Creek), Appellant # 14



**Note:** For Rural Land Use Designations, refer to Schedule D of the Rural Hamilton Official Plan.



-  Neighbourhoods
  -  Open Space
  -  Institutional
  -  Utility
- Commercial and Mixed Use Designations**
-  Downtown Mixed Use Area
  -  Mixed Use - High Density
  -  Mixed Use - Medium Density
  -  District Commercial
  -  Arterial Commercial
- Employment Area Designations**
-  Industrial Land
  -  Business Park
  -  Airport Employment Growth District
  -  Shipping & Navigation
- Other Features**
-  Rural Area
  -  John C. Munro Hamilton International Airport
  -  Niagara Escarpment
  -  Urban Boundary
  -  Municipal Boundary
  -  Lands Subject to Non Decision 113 West Harbour Setting Sail

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

**Urban Hamilton Official Plan**  
**Schedule E-1**  
**Urban Land Use Designations**



Appendix B  
**APPROVED** Amendment No. 124  
 to the Urban Hamilton Official Plan

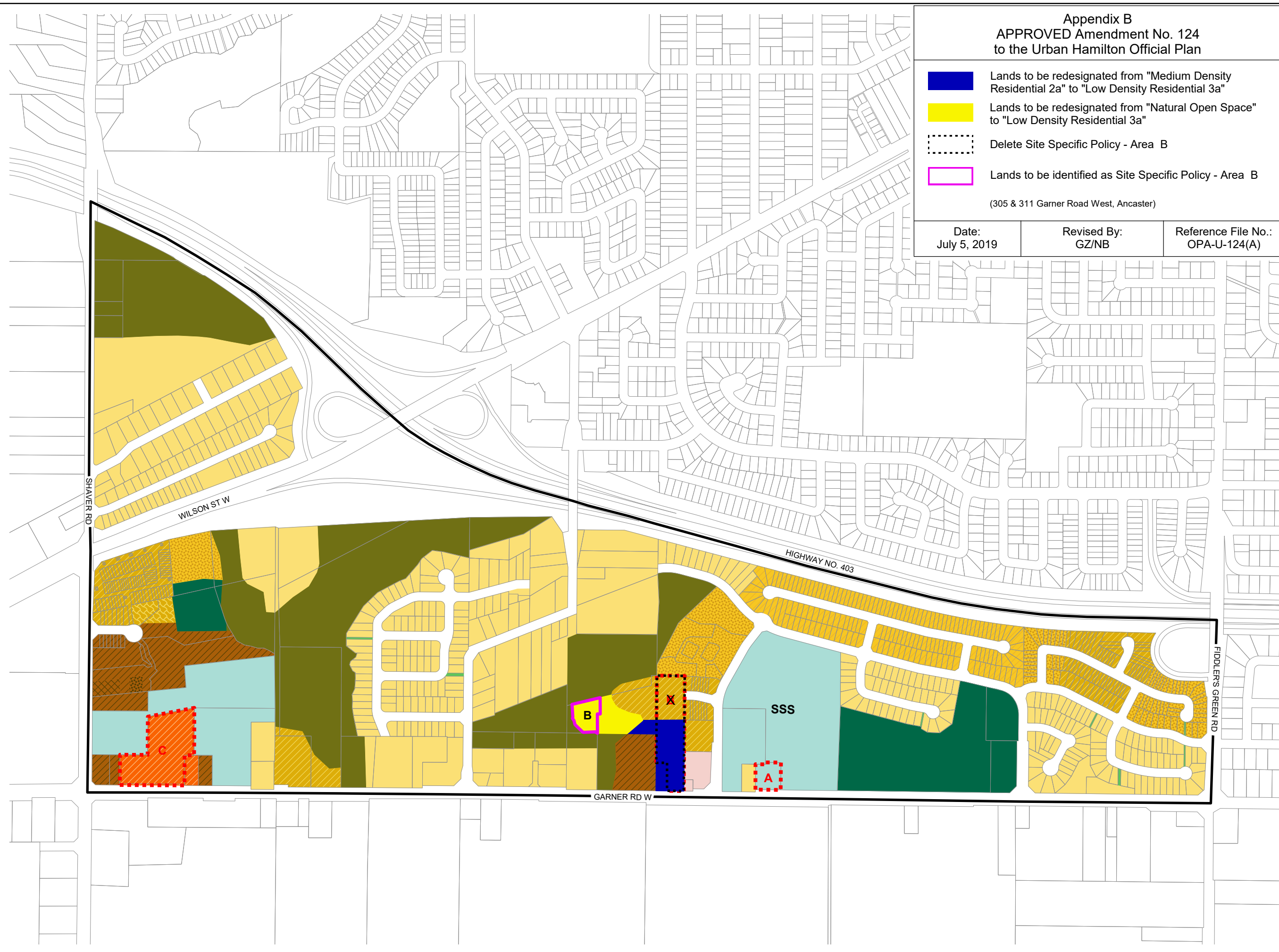
- Lands to be redesignated from "Medium Density Residential 2a" to "Low Density Residential 3a"
- Lands to be redesignated from "Natural Open Space" to "Low Density Residential 3a"
- Delete Site Specific Policy - Area B
- Lands to be identified as Site Specific Policy - Area B

(305 & 311 Garner Road West, Ancaster)

Date: July 5, 2019	Revised By: GZ/NB	Reference File No.: OPA-U-124(A)
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**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

