

**Authority:** Item 8, Planning Committee  
Report: 23-012 (PED23119)  
CM: August 18, 2023  
Ward: 12  
Written approval of this by-law was given  
by Mayoral Decision MDE-2023-01 dated  
August 18, 2023  
**Bill No. 155**

**CITY OF HAMILTON**

**BY-LAW NO. 23-155**

**To Adopt Official Plan Amendment No. 189 to the  
Urban Hamilton Official Plan**

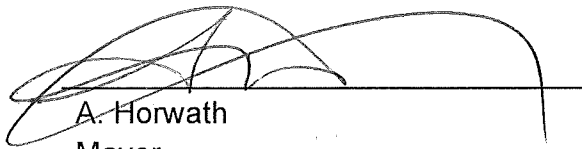
**Respecting:**

**382 Southcote Road  
(former Town of Ancaster)**

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

1. Amendment No. 189 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 18<sup>th</sup> day of August, 2023.

  
A. Horwath  
Mayor

  
A. Holland  
City Clerk

## Urban Hamilton Official Plan Amendment No. 189

The following text, together with Appendix "A", Volume 2, Map B.2.3-1 – Garner Neighbourhood Secondary Plan – Land Use Plan, attached hereto, constitutes Official Plan Amendment No. 189 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 Area within the Garner Neighbourhood Secondary Plan to permit a minimum 12 metre lot frontage and maximum density of 24 units per gross/net residential hectare within the "Low Density Residential 1a" designation.

### **2.0 Location:**

The lands affected by this Amendment are known municipally as 382 Southcote Road, in the former Town of Ancaster.

### **3.0 Basis:**

The basis for permitting this Amendment is:

- The proposed development implements the Residential Intensification policies of the Urban Hamilton Official Plan;
- The proposed development represents a compatible built form that integrates with the surrounding area in terms of use, scale and character; and,
- The proposed Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended.

#### 4.0 **Actual Changes:**

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

##### **Text**

##### 4.1.1 Chapter B.2.0 – Ancaster Secondary Plans – Section B.2.3 – Garner Neighbourhood Secondary Plan

- a. That Volume 2: Chapter B.2.0 – Ancaster Secondary Plans, Section B.2.3 – Garner Neighbourhood Secondary Plan be amended by adding a new Site Specific Policy Area, as follows:

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

B.2.3.6.4 For the lands located at 382 Southcote Road, designated Low Density Residential 1a and identified as Site Specific Policy -Area D on Map B.2.3-1 – Garner Neighbourhood Secondary Plan – Land Use Plan, the following policies shall apply:

- a) Notwithstanding Policy B.2.3.1.2 b) and Policy B.2.3.1.3 b) ii) of Volume 2, single detached dwellings shall be located on lots with a minimum frontage of 12 metres; and,
- b) Notwithstanding Policy B.2.3.1.3 b) iii) of Volume 2, the density shall not exceed 24 dwelling units per gross/net residential hectare.”


##### **Maps and Appendices**

##### 4.2.2 Map

- a. That Volume 2: Map B.2.3-1 – Garner Neighbourhood Secondary Plan – Land Use Plan be amended by identifying the subject lands as Site Specific Policy – Area D, as shown on Appendix “A”, attached to this Amendment.

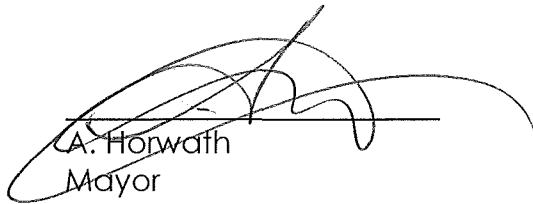
#### 5.0 **Implementation:**

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

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This Official Plan Amendment is Schedule "1" to By-law No. 23-155 passed on the 18<sup>th</sup> day of August, 2023.

**The  
City of Hamilton**



A. Horwath  
Mayor

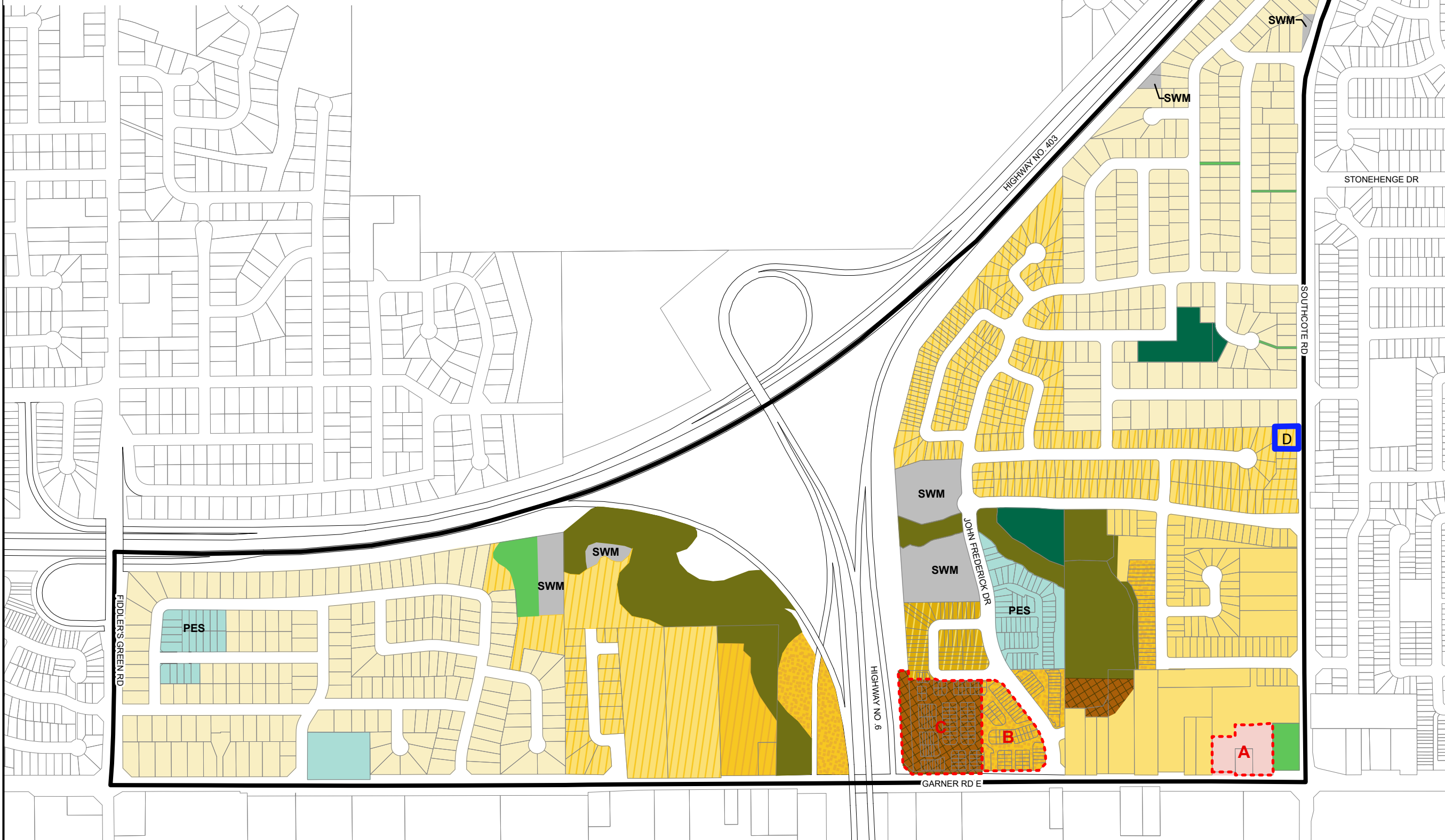


A. Holland  
City Clerk

Appendix A  
 APPROVED Amendment No. 189  
 to the Urban Hamilton Official Plan

**D** Lands to be identified as  
 Site Specific Policy Area - "D"

Date: August 15, 2023	Revised By: AB/NB	Reference File No.: OPA-U-189(A)
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- ### Legend
- Residential Designations**
- Low Density Residential (Infill/Existing)
  - Low Density Residential 1
  - Low Density Residential 1a
  - Low Density Residential 2a
  - Low Density Residential 2c
  - Low Density Residential 3a
  - Medium Density Residential 2b
- Parks and Open Space Designations**
- Neighbourhood Park
  - General Open Space
  - Natural Open Space
- Other Designations**
- Institutional
  - Local Commercial
  - PES** Public Elementary School
  - Utility
  - SWM** Storm Water Management
- Other Features**
- Area or Site Specific Policy
  - Unopened Road Allowance
  - Secondary Plan Boundary


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

**Urban Hamilton Official Plan**  
**Garner Neighbourhood**  
**Secondary Plan**  
 Land Use Plan  
 Map B.2.3-1

Date: February 2021



Not To Scale



**Hamilton**

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