

Authority: Item 7, Planning Committee Report 23-019 (PED23234)
CM: November 22, 2023 Ward: 12
Written approval for this by-law was given by Mayoral Decision MDE-2023 10
dated November 22, 2023

Bill No. 223

CITY OF HAMILTON

BY-LAW NO. 23-

To Adopt:

**Official Plan Amendment No. 193 to the
Urban Hamilton Official Plan**

Respecting:

**1225 Old Golf Links Road,
(Ancaster)**

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

1. Amendment No. 193 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 22nd day of November, 2023.

A. Horwath
Mayor

J. Pilon
Acting City Clerk

Urban Hamilton Official Plan Amendment No. 193

The following text, together with:

Appendix "A"	Volume 1: Schedule E-1 – Urban Land Use Designations
Appendix "B"	Volume 2: Map B.2.4-1 – Meadowlands Mixed Use Secondary Plan – Land Use Plan

attached hereto, constitutes Official Plan Amendment No. 193 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to redesignate the subject lands from "Open Space" to "Mixed Use – Medium Density" within the Urban Hamilton Official Plan and to redesignate the subject lands from "General Open Space" to "Mixed Use – Medium Density" within the Meadowlands Mixed Use Secondary Plan with a maximum building height of five storeys.

2.0 Location:

The lands affected by this Amendment are known municipally as 1225 Old Golf Links Road, in the former Town of Ancaster.

3.0 Basis:

The basis for permitting this Amendment is:

- The Amendment provides consistency between the Urban Hamilton Official Plan and the implementation of the amending Zoning By-law;
- The Amendment will help facilitate the continued extension of an urbanized streetscape and services; and,
- The 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 1 – Parent Plan

Schedules and Appendices

4.1.1 Schedule

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

4.2 Volume 2 – Secondary Plans

Text

4.2.1 Chapter B.2.0 – Ancaster Secondary Plans – Section B.2.4 – Meadowlands Mixed Use Secondary Plan

- a. That Volume 2: Chapter B.2.0 – Ancaster Secondary Plans, Section B.2.4 Meadowlands Mixed Use Secondary Plan be amended by adding a new Site Specific Policy, as follows:

“Site Specific Policy – Area C

B.2.4.12.3 For the lands located at 1225 Old Golf Links Road, designated Mixed Use Medium Density, and identified as Site Specific Policy – Area C on Map B.2.4-1 – Meadowlands Mixed Use Secondary Plan – Land Use Plan, the following policies shall apply:

- a) Notwithstanding Policy B.2.4.3 of Volume 2, a building with a maximum height of five storeys shall be permitted.”

Maps and Appendices

4.2.2 Map

- a. That Volume 2: Map B.2.4-1 – Meadowlands Mixed Use Secondary Plan – Land Use Plan be amended by:
 - i) redesignating the subject lands from “General Open Space” to “Mixed Use – Medium Density”; and,
 - ii) identifying the subject lands as Site Specific Policy – Area “C”, as shown on Appendix “B”, attached to this Amendment.

5.0 Implementation:

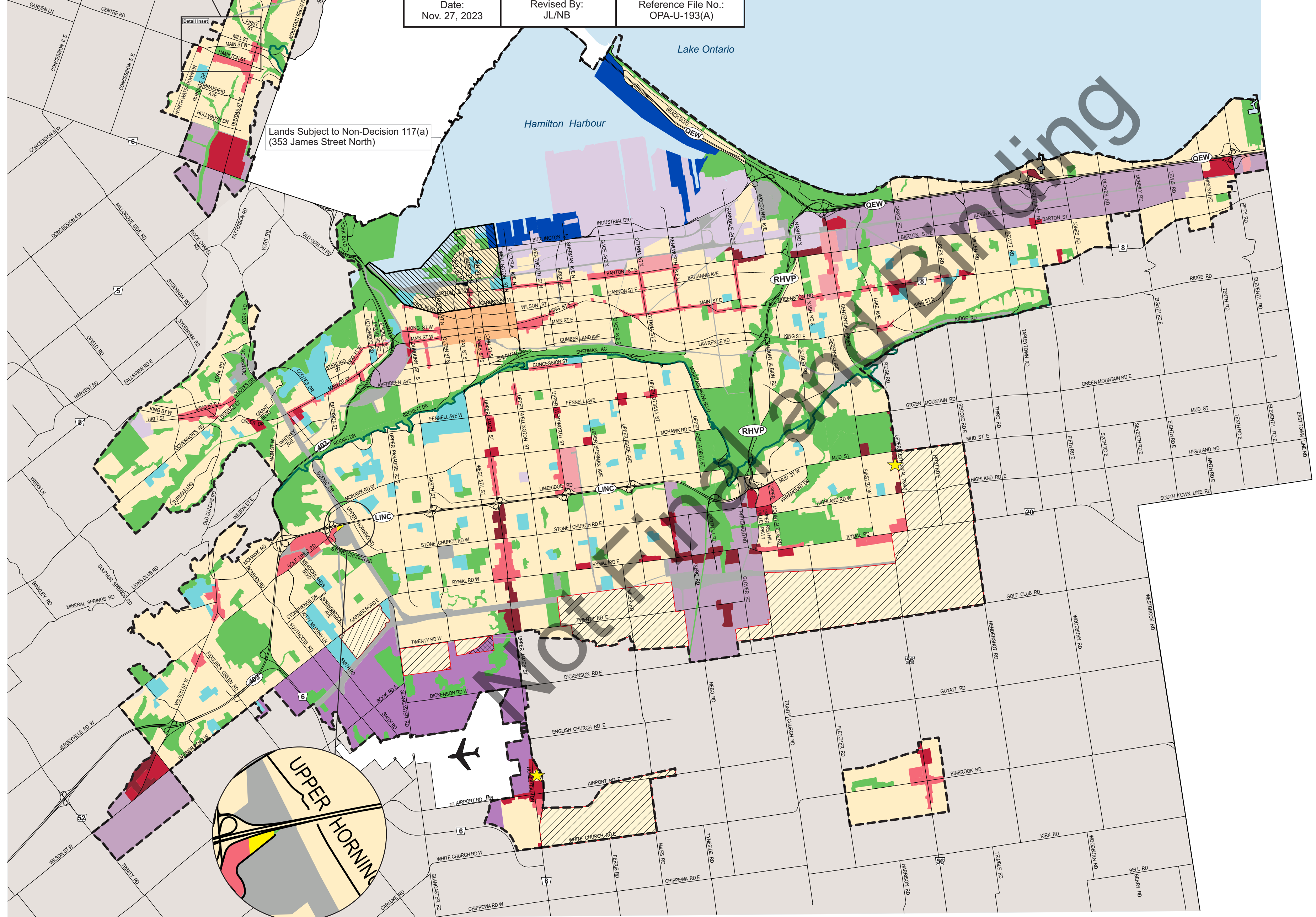
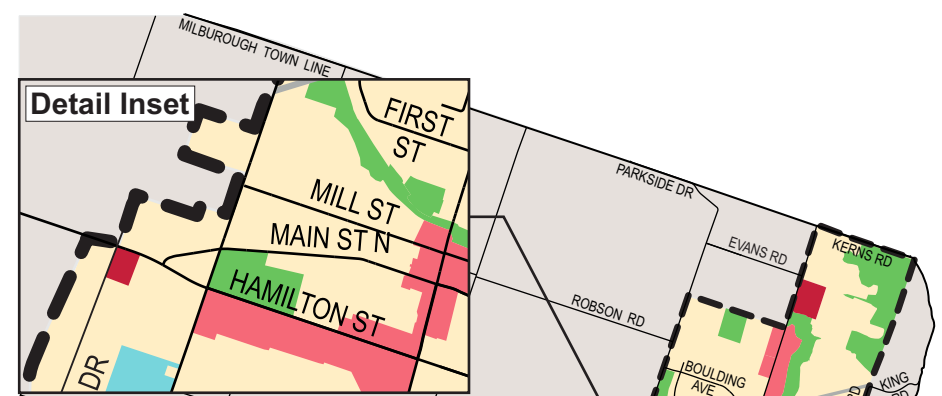
An implementing Zoning By-Law Amendment and Site Plan will give effect to this Amendment.

This Official Plan Amendment is Schedule “1” to By-law No. 23-223 passed on the 22nd day of November, 2023.

**The
City of Hamilton**

A. Horwath
Mayor

J. Pilon
Acting City Clerk



Appendix A
APPROVED Amendment No.193
to the Urban Hamilton Official Plan

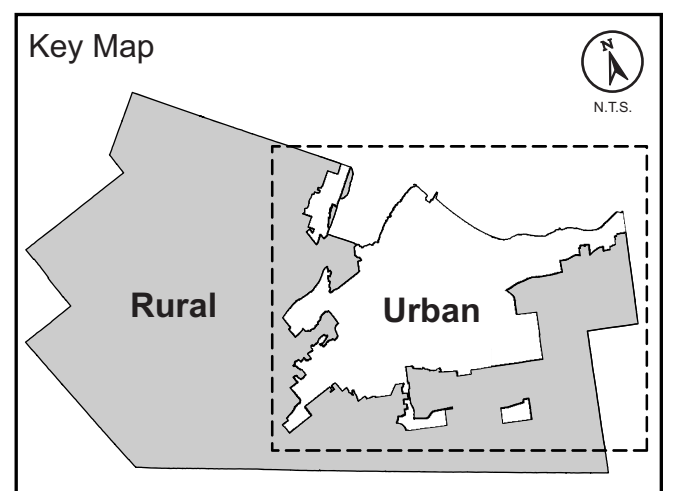
Lands to be redesignated from "Open Space" to "Mixed Use - Medium Density"
 (1225 Old Golf Links Road, Ancaster)

Date: Nov. 27, 2023	Revised By: JL/NB	Reference File No.: OPA-U-193(A)
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APPEALS

UHOPA NO. 69 APPEALS - PL171450

- 3011 Homestead Drive (Glanbrook), Appellant # 4
- 237 Upper Centennial Parkway (Stoney Creek), Appellant # 14



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

- Legend**
- Neighbourhoods
 - Open Space
 - Institutional
 - Utility
 - Urban Expansion Area - Neighbourhoods
 - Urban Expansion Area - Employment
- 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




Not To Scale
 Date: Sept. 2023
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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Appendix B
 APPROVED Amendment No. 193
 to the Urban Hamilton Official Plan

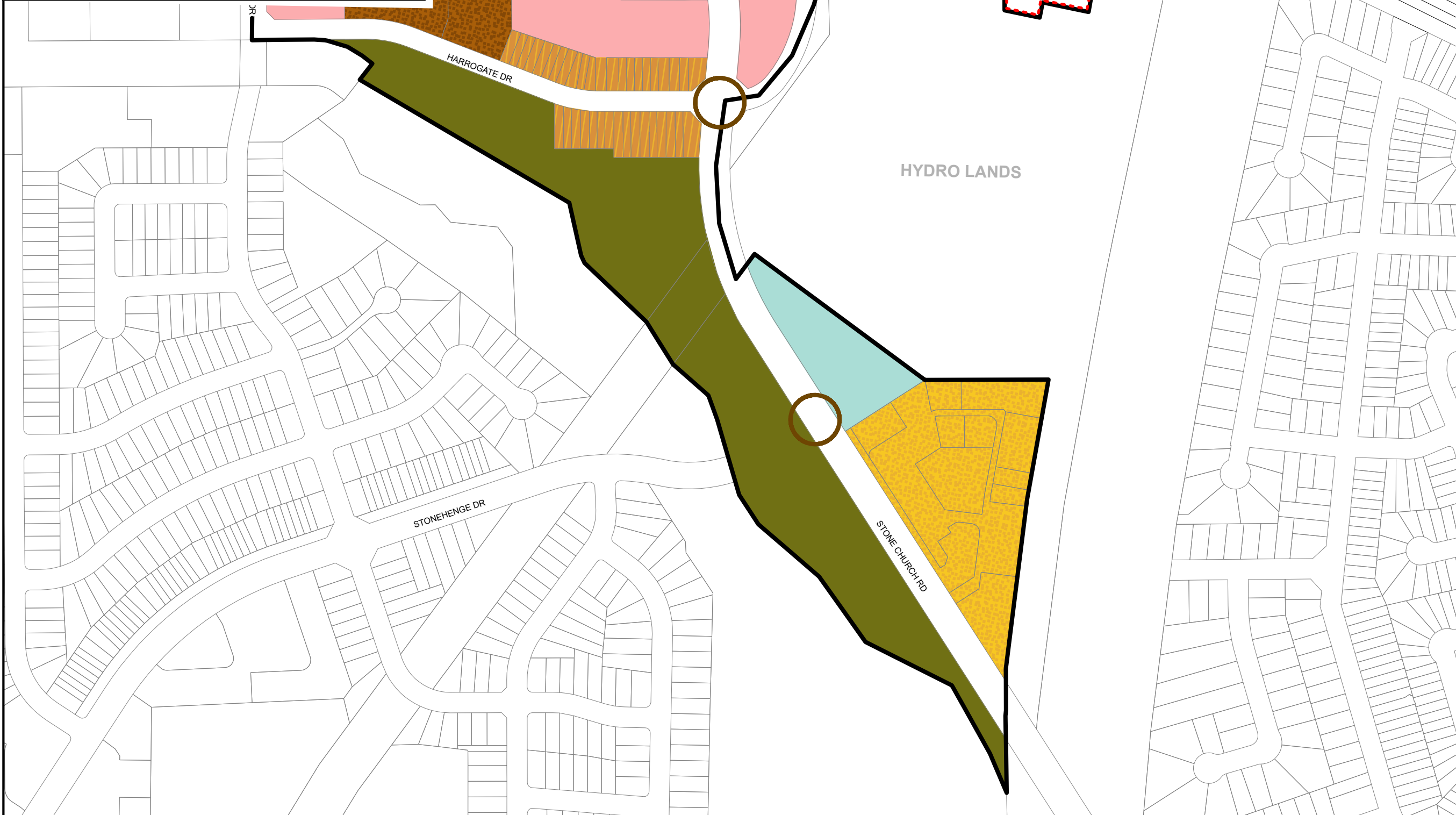
 Lands to be redesignated from "General Open Space" to "Mixed Use - Medium Density"

 Lands to be identified as
 Site Specific Policy Area C
 (1225 Old Golf Links Road, Ancaster)











Date:
 Nov. 27, 2023

Revised By:
 JL/NB

Reference File No.:
 OPA-U-193(A)



Legend

- Residential Designations**
-  Low Density Residential 2c
 -  Medium Density Residential 1a
 -  Medium Density Residential 2c
- Parks and Open Space Designations**
-  Natural Open Space
 -  General Open Space
- Other Designations**
-  Mixed Use - Medium Density
 -  Institutional
- Other Features**
-  Area or Site Specific Policy
 -  Access Point/Intersection
 -  Secondary Plan Boundary

Council Adopted: July 9, 2009
 Ministerial Approval: March 16, 2011
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Urban Hamilton Official Plan
Meadowlands Mixed Use
Secondary Plan
 Land Use Plan
 Map B.2.4-1

