

Urban Hamilton Official Plan Amendment No. __

The following text, together with Appendix “A” – Volume 3 – Map 2 – Urban Site Specific Policies Key Map, constitutes Official Plan Amendment No. __ to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose of the Official Plan Amendment (OPA) is to add a Site Specific Area to the subject lands currently designated as Neighbourhoods. Additionally, the purpose of the OPA is to permit a net residential density of between 55 units per hectare and 100 units per hectare, whereas the net residential density range permitted for lands designated Neighbourhoods - medium density residential in policy E.3.5.7 is between 60 units per hectare and 100 units per hectare.

2.0 Location:

The portion of lands affected by this Amendment are Part of Lot 12, Concession 7, in the City of Hamilton, municipally known as 311-313 Stone Church Road West.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed development supports the residential intensification policies of the Urban Hamilton Official Plan through the creation of residential areas consisting of a range of housing types and densities to satisfy a range of housing needs;
- The proposed development is compatible with the planned and existing development in the immediate area;
- The proposed Amendment is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe.

4.0 Actual Changes:

4.1 Map

- 4.1.1 That Volume 3 – Map 2 – Urban Site Specific Policies Key Map is amended by identifying the lands located at 311-313 Stone Church Road West as UHN-____, as shown on Appendix “A”, attached.

4.2 Text

- 4.2.1 That Volume 3, Chapter C, Urban Systems and Designations is amended by adding a new Site Specific Policy – UHN-____ to read as follows:

Site Specific Policy – Area ____

1.0 Notwithstanding Sections E.3.5.7, for medium density residential uses, the net residential density shall be 55 units per hectare.

Implementation:

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

This is Schedule "1" to By-Law No. 20-____, passed on the ____ day of _____, 2021.

Mayor

Clerk

UHOPA-20-____

