

Authority: Item 13 Planning & Economic  
Development Committee  
Report : 04-016 (PD04253)  
CM: October 27, 2004

**Bill No. 268**

## **CITY OF HAMILTON**

BY-LAW NO. 04-268

To Adopt:

Official Plan Amendment No. 100 to the former Town of Ancaster Official Plan;

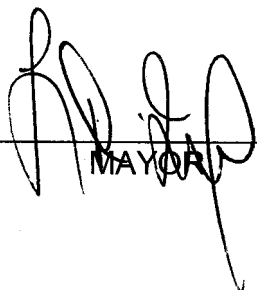
Respecting:

**95 Wilson Street West**

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

1. Amendment No. 100 to the Official Plan of the former Town of Ancaster Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

**PASSED AND ENACTED** this 27<sup>th</sup> day of October, 2004

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CLERK

**Amendment No. 100**  
**to the**  
**Official Plan of the Former Town of Ancaster**

The following text together with Schedule "A" – Land Use: Urban Area, attached hereto, constitutes Official Plan Amendment No. 100.

**Purpose:**

The purpose of this Amendment is to re-designate the subject lands from 'Commercial' to "Residential" in order to permit the development of a three storey, 33-unit apartment building.

**Location:**

The lands affected by this Amendment are located at No. 95 Wilson Street West.

**Basis:**

The intent of the Amendment is to permit the development of a three storey, 33-unit apartment building on the subject lands. The basis for this Amendment is as follows:

- The proposed development conforms with the Hamilton-Wentworth Official Plan;
- The proposal is considered compatible with the surrounding neighbourhood;
- The proposed development contributes to the range and mix of residential units which are suitable for different income groups, age levels, lifestyles and household structures; and,
- The proposed residential development is located in proximity to community services and facilities such as transit, shopping areas, churches and parks.

**Actual Changes:**

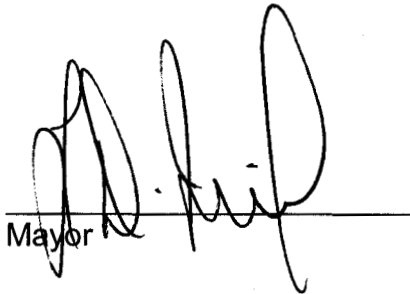
- 1) Schedule "B" – Land Use: Urban Area – be revised by redesignating the subject lands from "Residential" to "Commercial", as shown on the attached Schedule "A" of this Amendment.

**Implementation:**

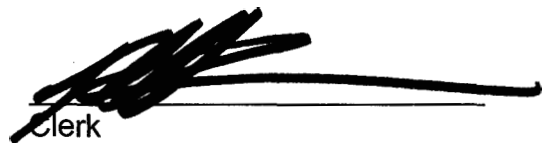
A Zoning By-law amendment and Site Plan will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 04-268, passed on the 27th day of October, 2004.

**The  
City of Hamilton**




Mayor



Clerk



<p align="center"><b>Schedule A Amendment No. 100 to the Official Plan for the Former Town of Ancaster</b></p>		
<p align="center"><b>Legend</b></p> <p> Lands to be redesignated from "Commercial" to "Residential"</p>		
<p>Date: Sept. 28, 2004</p>	<p>Revised By: J.S.</p>	<p>Reference File No. OPA 100(A)</p>

