

Authority: Item 7, Economic Development and
Planning Committee
Report 08-004 (PED08048)
CM: February 27, 2008

Bill No. 043

CITY OF HAMILTON

BY-LAW NO. 08-043

To Adopt:

Official Plan Amendment No. 32 to the former Region of Hamilton Wentworth Official
Plan; and
Official Plan Amendment No. 118 to the former Town of Ancaster Official Plan

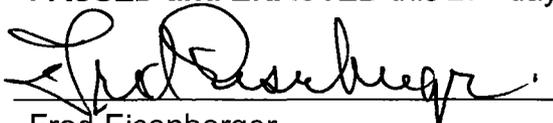
Respecting:

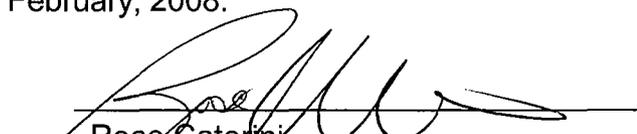
**630 Trinity Road South (formerly 1718 Wilson Street West)
(Former Town of Ancaster)**

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

1. Amendment No. 32 to the Official Plan of the Former Region of Hamilton-Wentworth Planning Area consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted and approved.
2. Amendment No. 118 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 and approved.
3. Once the Rural Hamilton Official Plan is approved by the Ministry of Municipal Affairs and Housing and/or the Ontario Municipal Board, the amendments to the Regional Official Plan and the Ancaster Official Plan that is in effect for this property through this by-law shall also become operative and effective in the new Rural Hamilton Official Plan.

PASSED and ENACTED this 27th day of February, 2008.


Fred Eisenberger
Mayor


Rose Caterni
Acting City Clerk

Amendments
to the
Former Regional Municipality of Hamilton-Wentworth Official Plan
and Former Town of Ancaster Official Plan

The following text together with Map No. 1 – Regional Development Pattern of the former Regional Municipality of Hamilton-Wentworth Official Plan attached hereto, constitutes:

1. Official Plan Amendment No. 32 to the Official Plan of the former Regional Municipality of Hamilton-Wentworth; and
2. Official Plan Amendment No. 118 to the Official Plan of the former Town of Ancaster.

Purpose:

The purpose of the Amendments is to permit a private connection to the municipal water pipe to the subject lands, the Ancaster Fairgrounds, located at 630 Trinity Road South (formerly 1718 Wilson Street West) outside of the urban boundary in the former Town of Ancaster.

Regional Official Plan Amendment

The amendment to the former Regional Municipality of Hamilton-Wentworth Official Plan will:

- (1) identify the subject lands as Special Policy Area 12 on Map No. 1, Regional Development Pattern of the Official Plan; and
- (2) establish Special Policy Area 12 to permit the private connection to the municipal water pipe to 630 Trinity Road South (formerly 1718 Wilson Street West).

Ancaster Official Plan Amendment

The amendment to the former Town of Ancaster Official Plan will:

- (1) modify Site Specific Policy 61 (Official Plan amendment 113) to permit the private connection to the municipal water pipe to 1718 Wilson Street West; and
- (2) change the municipal address reference in site specific policy 61 from 1718 Wilson Street West to the new municipal address 630 Trinity Road South.

Location:

The lands affected by the Amendment are located on the south-west corner of Wilson Street West and Trinity Road South at 630 Trinity Road South (formerly 1718 Wilson Street West) in the former Town of Ancaster.

Basis:

At the Economic Development and Planning Committee Meeting dated February 19, 2008, a motion was passed to permit the Ancaster Fairgrounds located at 630 Trinity Road South (formerly 1718 Wilson Street West) in the Former Town of Ancaster to connect to municipal water service, on the basis that Council deems the Amendments to the Former Region of Hamilton Wentworth Official Plan and the Former Town of Ancaster Official Plan to be consistent with the Provincial Policy Statement issued under subsection 3 (1) of the Planning Act, and that the Amendments do not conflict with any applicable provincial plan or plans. Furthermore, Council considers it to be a 'connection' to municipal water services which, under the circumstances, is practical for the following reasons:

1. The lands front onto a rural/urban boundary road containing municipal water services;
2. The 'connection' will not result in any pressure to expand the 'Urban Area';
3. The 'connection' will be restricted in size to service only the fairgrounds so there will be no opportunity for additional development;
4. The lands to be serviced will remain 'Rural' under both the Region of Hamilton-Wentworth and Town of Ancaster Official Plans;
5. The source of water servicing for the site will be from the municipal system, either as a 'connection' or from the water station at the end of Osprey Drive; and
6. The 'connection' services a use which is agriculturally related, supports the agricultural community, provides the opportunity for agricultural education, and promotes agri-tourism.

Actual Changes:

- 1. That the former Regional Municipality of Hamilton-Wentworth Official Plan be amended as follows:**
 - 1.1 Map No. 1 – Regional Development Pattern – be revised by adding Special Policy Area 12, as shown on the attached Schedule "A" of this Amendment.
 - 1.2 That Subsection C 4.2.1, Water Supply and Sewage Treatment, be amended by adding subsection C 4.2.1.2 a) viii):
 - C.4.2.1.2 a) viii) Notwithstanding subsections 4.2.1.2 a) i), iv) and vi) above, connection to the municipal water pipe shall be permitted to service only the Ancaster Fairgrounds at 630 Trinity Road South (formerly 1718 Wilson Street West), in the former Town of Ancaster, as identified as Special Policy Area 12 on Map No. 1, Regional Development Pattern. No other extension or connection to the water pipe will be permitted.

- 2 That the Official Plan of the former Town of Ancaster be amended as follows:**
 - 2.1 That section 3.3.8 be amended by adding Subsection 3.3.8.2:
 - 3.3.8.2 Notwithstanding the foregoing, connection to the municipal water pipe shall be permitted to service only the Ancaster Fairgrounds on lands identified as Specific Policy Area 61 on Schedule "F-1" and subject to policy 5.7.52, being a 40 hectare property at 630 Trinity Road South (formerly 1718 Wilson Street West). No other extension or connection to the municipal water pipe shall be permitted.
 - 2.2 That Section 5.7.52 be amended by deleting the reference to "1718 Wilson Street West" and replacing it with "630 Trinity Road South (formerly 1718 Wilson Street West)", and adding Subsection 5.7.52.1 as follows:
 - 5.7.52.1 Notwithstanding any other policies of this Plan to the contrary, connection to the municipal water pipe is permitted to service only the Ancaster Fairgrounds on the lands identified as Specific Policy Area 61 on Schedule "F-1", being a 40 hectare property at 630 Trinity Road South (formerly 1718 Wilson Street West). No other extension or connection to the private extension of municipal water pipe shall be permitted.

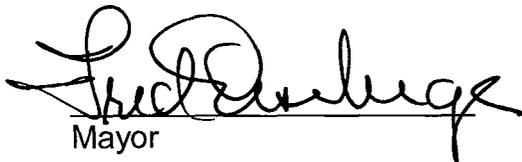
Implementation:

An implementing Servicing Agreement will give effect to these Amendments.

Once the Rural Hamilton Official Plan is approved by the Ministry of Municipal Affairs and Housing and/or the Ontario Municipal Board, the amendments to the Regional Official Plan and the Ancaster Official Plan that is in effect for this property through this by-law shall also become operative and effective in the new Rural Hamilton Official Plan.

This is Schedule "1" to By-law No. 08-043 passed on the 27th day of February, 2008.

The City of Hamilton


Mayor

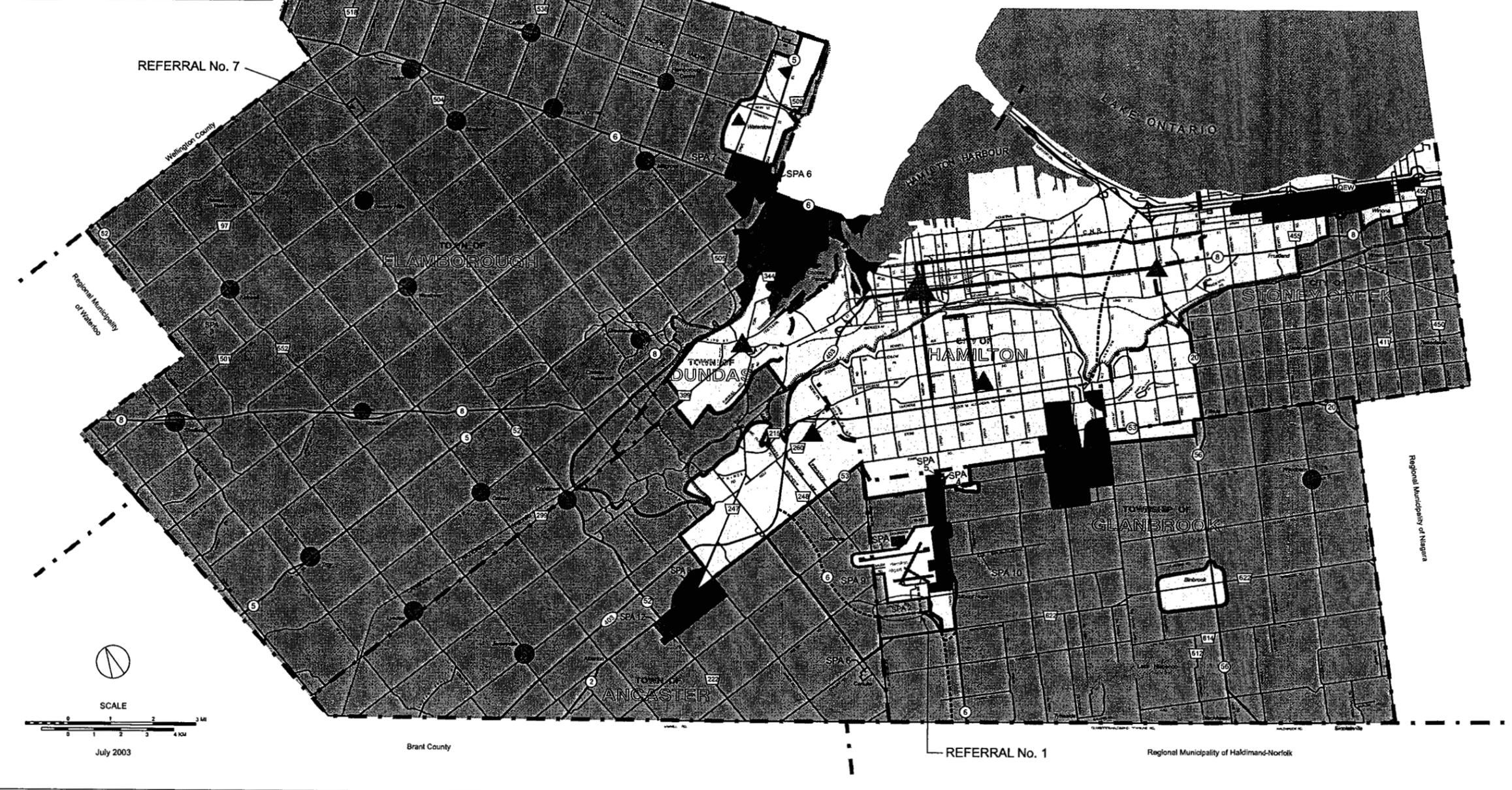

City Clerk

Schedule "A" to
Amendment No.32
To the Official Plan of the
Former Region of Hamilton-Wentworth

Area to be identified as Special
Policy Area 12.

Date: February 20, 2008	Revised By: M.S.	Reference File No.: OPA 32 R
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MAP No. 1



URBAN AREAS		RURAL AREAS		OTHER	
Urban Area Boundary	Regional Centre	Rural Area	Parkway Belt West Policy Areas	Future Roadway	<h2>REGIONAL DEVELOPMENT PATTERN</h2>  <p>THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH Regional Environment Department</p> <p>November 2007</p>
Urban	Mixed-use Centre	Rural Settlements	Special Policy Areas	Municipal Boundary	
Business Parks	High Density Mixed-use Corridors		Airport		