

Authority: Item 9, Planning & Economic  
Development Committee  
Report: 05-005 (PD05048)  
CM: February 23, 2005

**Bill No. 038**

**CITY OF HAMILTON**

BY-LAW NO. 05-038

To Adopt:

Official Plan Amendment No. 22 to the former Region of Hamilton-Wentworth Official  
Plan; and  
Official Plan Amendment No. 101 to the former Town of Ancaster Official Plan.

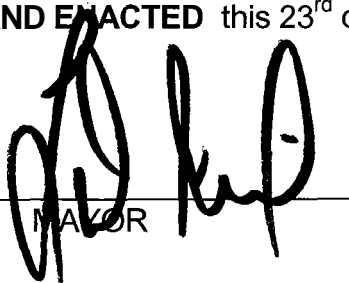
Respecting:

**1309 Wilson Street West**

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

1. Amendment No. 22 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.
2. Amendment No. 101 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.
3. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in sections 1 and 2 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

**PASSED AND ENACTED** this 23<sup>rd</sup> day of February, 2005

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CLERK

**Location:**

The lands affected by this Amendment have an area of 13.29 hectares (32.84 acres) and are located on the north-west side of Wilson Street West, known municipally as 1309 Wilson Street West (Duffs Corners), in the former Town of Ancaster.

**Basis:**

The intent of the Amendment is to permit land intensive commercial uses including an automobile dealership. The basis for permitting the proposal is as follows:

- The proposed uses are compatible with uses permitted in the “Industrial” designation.
- The development can be serviced in an environmentally appropriate and adequate manner.
- The proposal is consistent with the intent of the Ancaster Industrial Park (North Side) Revised Guide for Development.
- The development provides for infrastructure that is supportive of economic development activities.

**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 8, as shown on the attached Schedule “A” of this Amendment.

1.2 That Subsection C 3.1.3, “Business Parks”, be amended by adding Subsection C 3.1.3.6 as follows:

“C.3.1.3.6 Notwithstanding Subsection 3.1.3.1(b), on the lands known municipally as 1309 Wilson Street West, as identified as Special Policy Area 8 on Map No. 1, an automobile and/or recreational vehicle dealership, and related accessory uses are permitted.”

**2. That the Official Plan of the former Town of Ancaster be amended as follows:**

2.1 Schedule “F” – Specific Policy Areas – be revised by including the subject lands as Specific Policy Area 56, as shown on the attached Schedule “B” of this Amendment.

2.2 That Section 5.5, Duffs Corners Area, be amended by adding Subsection 5.5.6 as follows:

"5.5.6 The lands municipally known as 1309 Wilson Street West with an area of 13.29 hectares (32.84 acres) and identified as Specific Policy Area 56 on Schedule "F", shall be subject to the following:

- i) Notwithstanding policy 4.6.1 of this plan, a welding and sheet metal shop shall also be permitted;
- ii) Further to the industrial uses permitted by policy 4.6.1 of this plan, commercial uses limited to automobile dealership; animal hospital; auctioneer establishment; building supply sales in wholly enclosed buildings; cold storage locker establishment; establishment for retail sale of farm supplies, grain, feed and fertilizer; recreational vehicle sales, service and rental; and related accessory uses shall be permitted; and
- iii) Notwithstanding policy 5.5.2(vii), development may proceed without the preparation of a detailed secondary plan provided any development is consistent with the intent of the Ancaster Industrial Park (North Side) Revised Guide for Development;

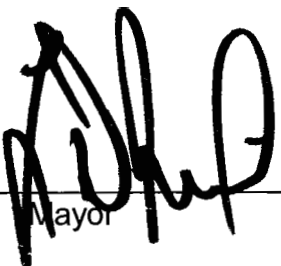
All other relevant sections of Policies 5.5.1 and 5.5.2 of this Plan shall continue to apply to the subject lands."

**Implementation:**

An implementing Zoning By-law Amendment and Subdivision Plan will give effect to this amendment.

This is Schedule "1" to By-law No. 05-038, passed on the 23<sup>rd</sup> day of February, 2005.

**The City of Hamilton**

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk

**Amendment No. 22**  
**to the**  
**Former Regional Municipality of Hamilton-Wentworth Official Plan**  
**Amendment No. 101**  
**to the**  
**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, and Schedule “F” – Specific Policy Areas of the former Town of Ancaster Official Plan attached hereto, constitutes:

1. Official Plan Amendment No. 22 to the former Regional Municipality of Hamilton-Wentworth Official Plan; and
2. Official Plan Amendment No. 101 to the Official Plan of the former Town of Ancaster.

**Purpose:**

The purpose of this Amendment is to permit a range of commercial and service commercial uses including an automobile dealership.

**Regional Official Plan**

- (1) Identify the subject lands as Special Policy Area 8 on Map No. 1, Regional Development Pattern of the Official Plan; and
- (2) Add a site specific policy to permit an automobile dealership and a recreational vehicle dealership and accessory repair and sales.

**Ancaster Official Plan**

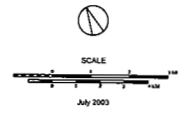
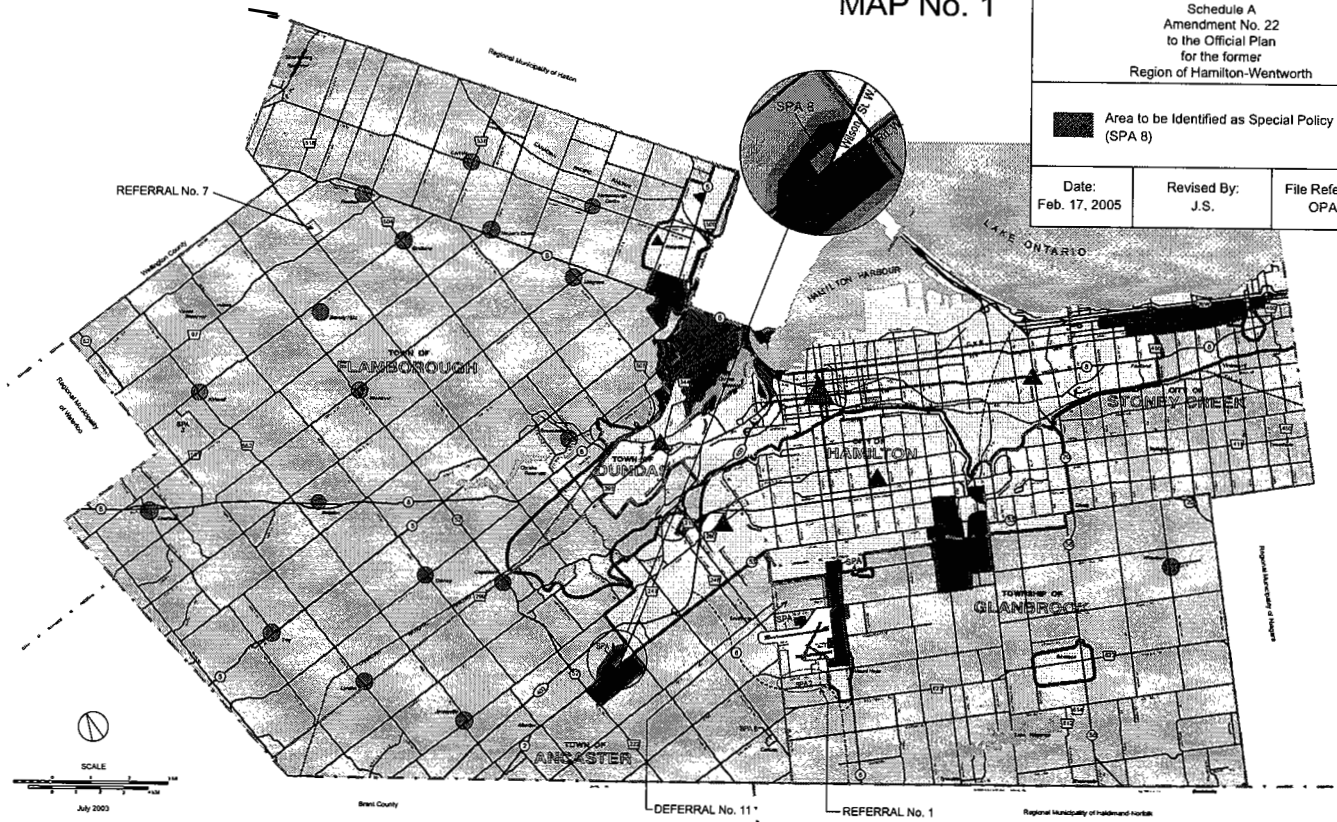
- (1) Identify the subject lands as Specific Policy Area 56 on Schedule “F”, Specific Policy Areas; and
- (2) Add a site specific policy to permit a limited range of commercial uses including an automobile dealership on the subject lands.

# MAP No. 1

Schedule A  
Amendment No. 22  
to the Official Plan  
for the former  
Region of Hamilton-Wentworth

Area to be Identified as Special Policy Area 8  
(SPA 8)

Date: Feb. 17, 2005	Revised By: J.S.	File Reference No. OPA 22(R)
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- | URBAN AREAS         |                                  | RURAL AREAS       |                                | OTHER              |  |
|---------------------|----------------------------------|-------------------|--------------------------------|--------------------|--|
| Urban Area Boundary | Regional Centre                  | Rural Area        | Parkway Belt West Policy Areas | Future Roadway     |  |
| Urban               | Mixed-use Centre                 | Rural Settlements | Special Policy Areas           | Municipal Boundary |  |
| Business Parks      | High Density Mixed-use Corridors |                   | Airport                        |                    |  |

## REGIONAL DEVELOPMENT PATTERN

THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH  
Regional Environment Department

Schedule B  
Amendment No. 101  
to the Official Plan  
for the former  
Town of Ancaster

Area to be Identified as Specific Policy Area 56

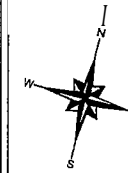
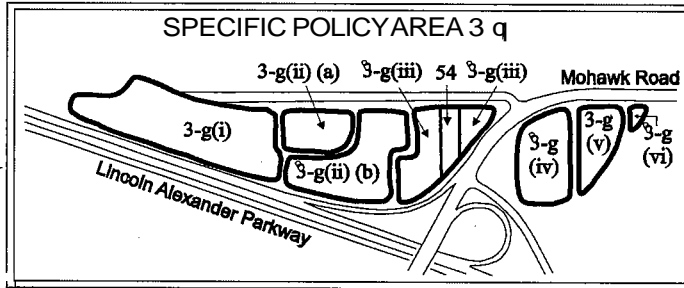
Add to Legend "Area 56 - refer to Policy 5.5.6"

Date:  
Feb 17, 2005

Revised By:  
J.S.

File Reference No.  
OPA 101(A)

SPECIFIC POLICY AREA 3 q



Legend

Specific Policy Area

- Area 1 - refer to subsection 5.4
- Area 2 - refer to subsection 5.5
- Area 3 - refer to subsection 5.6
- 3-g 3-g refer to Policy 5.6.12
- Area 4 - refer to Policy 5.7.1
- Area 5 - refer to Policy 5.7.2
- Area 6 - refer to Policy 5.7.3
- Area 7 - refer to Policy 5.7.4
- Area 8 - refer to Policy 5.7.5
- Area 9 - refer to Policy 5.7.6
- Area 10 - refer to Policy 5.7.7
- Area 11 - refer to Policy 5.7.8
- Area 12 - refer to Policy 5.7.9
- Area 13 - refer to Policy 5.7.10
- Area 16 - refer to Policy 5.7.18
- Area 19 - refer to Policy 5.7.16
- Area 20 - refer to Policy 5.7.17
- Area 22 - refer to Policy 5.7.19
- Area 24 - refer to Policy 5.7.21
- Area 25 - refer to Policy 5.7.22
- Area 26 - refer to Policy 5.7.23
- Area 28 - refer to Policy 5.7.25
- Area 31 - refer to Policy 5.7.28
- Area 32 - refer to Policy 5.10
- Area 33 - refer to Policy 5.7.29
- Area 38 - refer to Policy 5.11
- Area 39 - refer to Policy 5.7.34
- Area 40 - refer to Policy 5.7.35
- Area 41 - refer to Policy 5.7.36
- Area 43 - refer to Policy 5.7.38
- Area 44 - refer to Policy 5.7.39
- Area 46 - refer to Policy 5.7.41
- Area 49 - refer to Policy 5.7.44
- Area 50 - refer to Policy 5.7.45
- Area 51 - refer to Policy 5.7.46
- Area 52 - refer to Policy 5.7.47
- Area 53 - refer to Policy 5.7.48
- Area 54 - refer to Policy 5.6.12(i)(c)
- Area 55 - refer to Policy 5.7.49
- Area 56 - refer to Policy 5.5.6

- Policy Area Boundaries
- - - Neighbourhood Area Boundaries

SPECIFIC POLICY AREA

SCHEDULE 'F'

TO THE OFFICIAL PLAN  
FOR  
THE TOWN OF ANCASTER

Revised November 8 2004

