

Authority: Item 11, Planning & Economic
Development Committee
Report: 04-016 (PD04250)
CM: September 29, 2004

Bill No. 255

CITY OF HAMILTON

BY-LAW NO. 04-255

To Adopt:

Official Plan Amendment No. 19 to the former Region of Hamilton-Wentworth Official Plan;
Official Plan Amendment No. 99 to the former Town of Ancaster Official Plan; and

Official Plan Amendment No. 46 to the former Township of Glanbrook Official Plan;

Respecting:

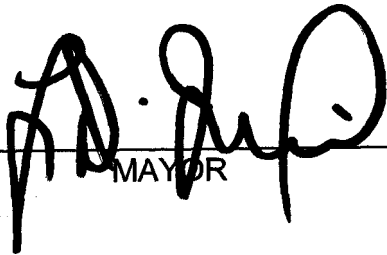
58 Carluke Road West (former Town of Ancaster)

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

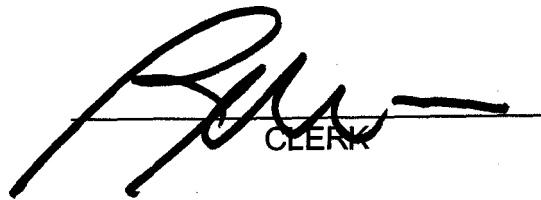
1. Amendment No. 19 to the Official Plan of the former Region of Hamilton-Wentworth Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
2. Amendment No. 99 to the Official Plan of the former Town of Ancaster Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
3. Amendment No. 46 to the Official Plan of the former Township of Glanbrook Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.

4. 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 13th day of October, 2004



MAYOR



CLERK

Amendments

to the

**Former Regional Municipality of Hamilton-Wentworth Official Plan
Former Town of Ancaster Official Plan
Former Township of Glanbrook 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. 19 to the former Regional Municipality of Hamilton-Wentworth Official Plan;
2. Official Plan Amendment No. 99 to the Official Plan of the former Town of Ancaster; and
3. Official Plan Amendment No. 46 to the Official Plan of the former Township of Glanbrook.

Purpose:

The purpose of the Amendments is to permit the private extension of the municipal water pipe to 58 Carluke Road West to service an existing industrial bakery use located outside of the urban boundary in the former Town of Ancaster. The extension will be provided via the former Town of Glanbrook and 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 6 on Map No. 1, Regional Development Pattern of the Official Plan, and
- (2) establish Special Policy Area 6 to permit the private extension of the municipal water pipe to 58 Carluke Road West.

Ancaster Official Plan Amendment

The amendment to the former Town of Ancaster Official Plan will modify site specific policy 47 to permit the private extension of the municipal water pipe to 58 Carluke Road West.

Glanbrook Official Plan Amendment

The amendment to the former Township of Glanbrook Official Plan will create special policy F.1.2.1 to permit the private extension of the municipal water supply beyond the urban boundary and through the Township of Glanbrook to service 58 Carluke Road West located in the former Town of Ancaster.

Location:

The lands affected by the Amendments are located on the west side of Fiddler's Green Road south of Carluke Road West, 58 Carluke Road, Part of Lot 42, Concession 7, in the former Town of Ancaster.

Basis:

The intent of the Amendments is to a permit the private extension of the municipal water pipe to service an existing industrial bakery out side the urban boundary. The basis for permitting the proposal is as follows:

- The extension provides water service for an existing legal industrial use;
- No further extension or connections will be permitted to the pipe;
- The existing use can be serviced in an environmentally appropriate and adequate manner; and
- The extension provide 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 6, as shown on the attached Map No. 1 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, private extension of the municipal water pipe shall be permitted to service the existing industrial bakery use located at 58 Carluke Road West, Part of Lot 42, Concession 7, in the former Town of Ancaster, as identified as Special Policy Area 6 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 3.3.8.1

3.3.8.1 Notwithstanding the foregoing, the private extension of municipal services shall be permitted to the lands identified as Specific Policy Area 47 on Schedule "F-1" and subject to policy 5.7.42, being a 4.65 hectare portion of the property at 58 Carluke Road, in Part of Lot 42, Concession 7. No other extension or connection to the private extension of the municipal water pipe shall be permitted.

- 2.2 That Section 5.7.42 be amended by adding Subsection 5.7.42.1 as follows:

5.7.42.1 Notwithstanding policy 3.3.8 and any other policies of this plan to the contrary, the private extension of municipal water service is permitted to the lands identified as Specific Policy Area 47 on Schedule "F-1", being a 4.65 hectare portion of the property at 58 Carluke Road, in part of Lot 42, Concession 7. No other extension or connection to the private extension of municipal water service shall be permitted.

3. That the former Township of Glanbrook Official Plan be amended as follows:

- 3.1 That Section F.1.2 be amended by adding Subsection F.1.2.1 as follows:

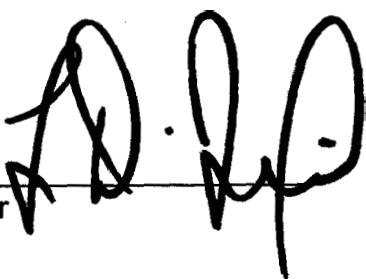
F.1.2.1 Notwithstanding policy F.1.2, the private extension of the municipal water pipe beyond the approved urban boundary is permitted to service an existing use located in the former Town of Ancaster at 58 Carluke Road. No other extension or connection to the private extension of the municipal water pipe shall be permitted.

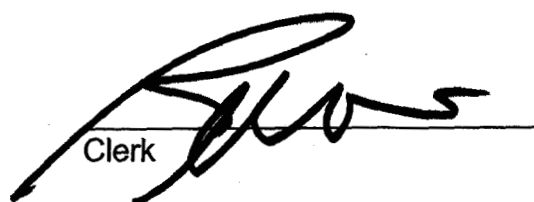
Implementation:

An implementing Servicing Agreement will give effect to this amendment.

This is Schedule "1" to By-law No. 04-255, passed on the 13th day of October, 2004.

The City of Hamilton

Mayor 

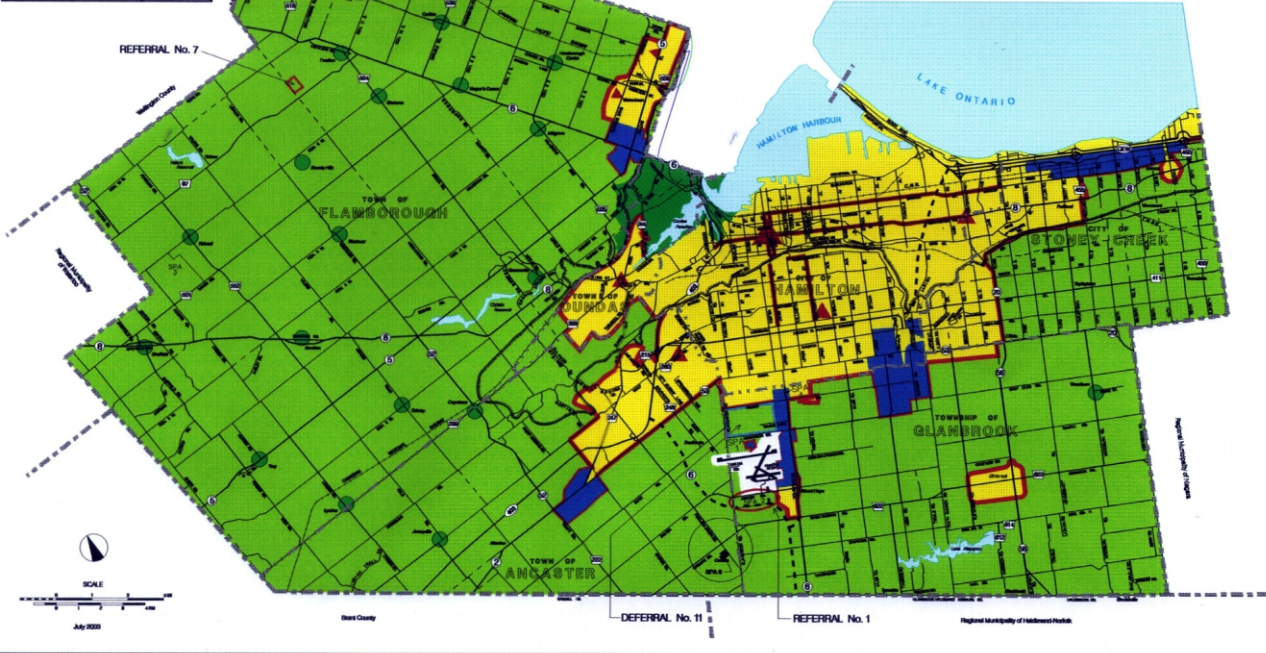
Clerk 

Draft OPA...
to the Official Plan
for the
former Region of Hamilton-Wentworth

Legend

■ Lands to be Identified as
Special Policy Area 6

Date: Sept. 28, 2004 Revised By: M.S. Reference File No. ROPA 19



URBAN AREAS

- Urban Area Boundary
- Urban
- Business Parks
- ▲ Regional Centre
- ▲ Mixed-use Centre
- High Density Mixed-use Corridor

RURAL AREAS

- Rural Area
- Rural Settlements

OTHER

- Parkway Belt West Policy Areas
- SPA
- ✈ Airport
- Future Roadway
- Municipal Boundary
- Special Policy Areas

REGIONAL DEVELOPMENT
PATTERN



THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH
Regional Environment Department

February 2004