

Authority: Item 14, Planning and Economic
Development Committee
Report: 05-019 (PD05074)
CM: September 280,2005

Bill No. 287

CITY OF HAMILTON

BY-LAW NO. 05-287

To Adopt:

Official Plan Amendment No.105 to the Former Town of Ancaster Official Plan;

Respecting:

Lands municipally known as

125 – 139 Wilson Street West

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

1. Amendment No. 105 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 28th day of September, 2005

MAYOR



CLERK



Amendment No. 105
to the
Official Plan of the Former Town of Ancaster

The following text together with Schedule "B" – Land Use: Urban Area and Schedule "F" – Specific Policy Area attached hereto, constitutes Official Plan Amendment No. 105 to the Official Plan of the former Town of Ancaster.

Purpose:

The purpose of this Amendment is to:

1. Redesignate the subject lands from "Institutional" to "Residential";
2. Identify the subject lands as Specific Policy Area 58 on Schedule "F", Specific Policy Areas; and,
3. Add a site specific policy to permit an apartment building not exceeding a maximum height of four **(4)** storeys above grade.

Location:

The lands affected by this Amendment are known municipally as 125 – 139 Wilson Street West.

Basis:

The basis for permitting the proposed redesignation and specific policy area is as follows:

- The proposal is consistent with the Provincial Policy Statement by facilitating increased residential densities for the neighbourhood through infilling;
- The proposal provides for new multiple unit residential uses as encouraged by the residential policies contained in the Ancaster Official Plan;
- The proposal is compatible with the surrounding residential area along Wilson Street West; and,
- The proposal is in conformity with the Region of Hamilton-Wentworth Official Plan.

Actual Changes:

- 1) That Schedule "B" – Land Use: Urban Area – be revised by redesignating the subject lands from "Institutional" to "Residential", as shown on the attached Schedule "A" of this Amendment;
- 2) That Schedule "F" – Specific Policy Area – be revised by identifying the subject lands as Specific Policy Area 58, and adding to the legend the following text: "Area 58 – refer to Policy 5.7.50", as shown on the attached Schedule "B" of this Amendment;

- 3) That Section 5.7, Other Specific Policy Areas, be amended by adding Subsection 5.7.50 as follows:

5.7.50 The lands shown on Schedule "F", as Specific Policy Area 58, and known municipally as 125 – 139 Wilson Street West, shall be developed to accommodate a residential building, not exceeding a maximum height of four **(4)** storeys above grade.

Implementation:

An implementing Zoning By-law Amendment will give effect to this Amendment.

This is Schedule "1" to By-law No. 05-287, passed on the 28th day of September, 2005.

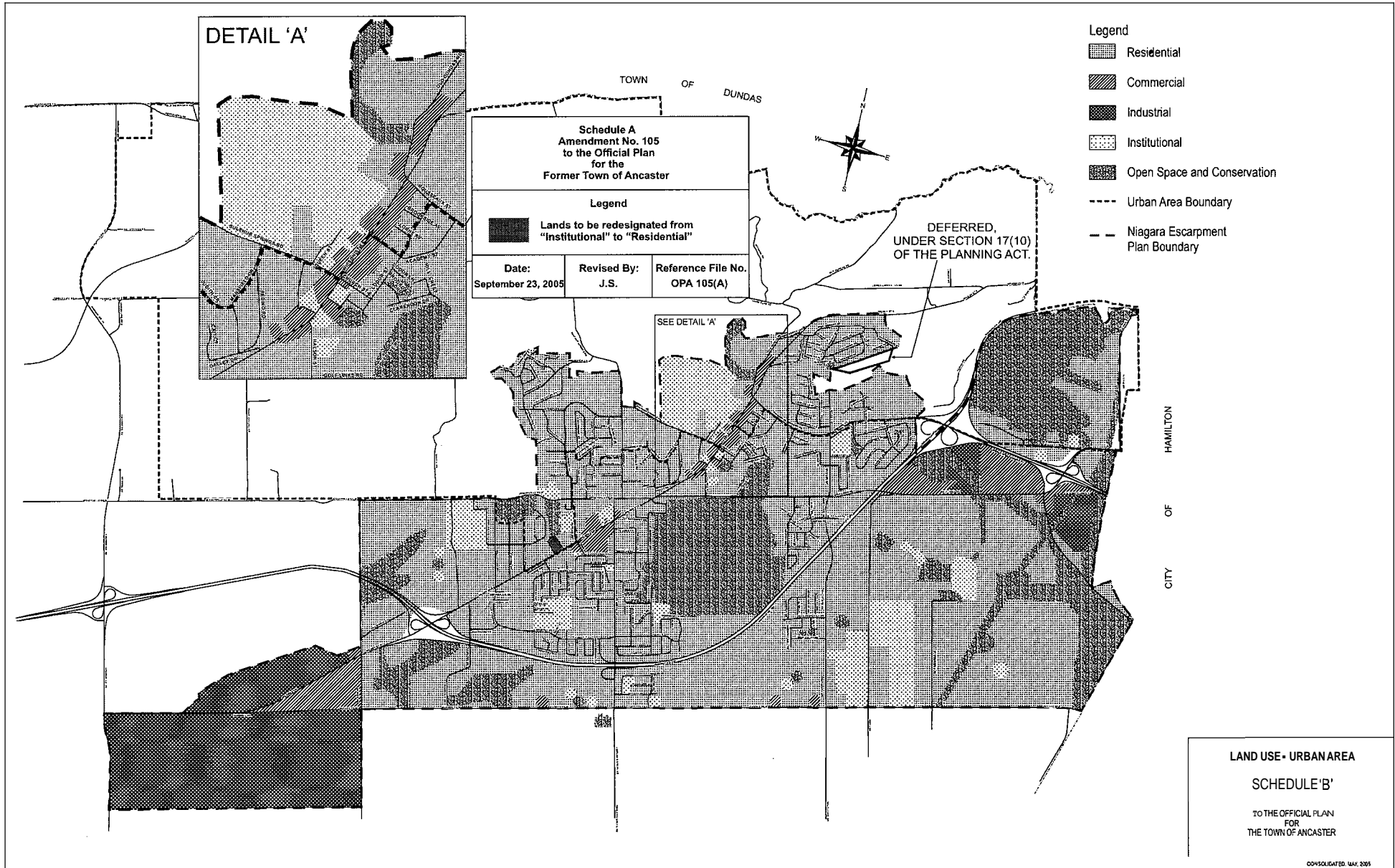
The City of Hamilton



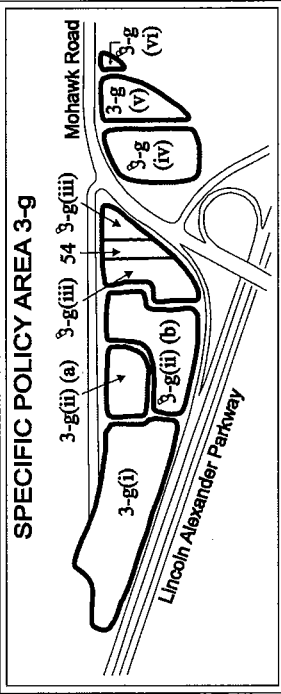
Mayor



Clerk



<p>Schedule B Amendment No. 105 for the Official Plan Former Town of Ancaster</p>	
<p>Legend Lands to be identified as Specific Policy Area 58</p>	
<p>Add the following text to the Legend: "Area 58 - refer to Policy 5.7.50"</p>	
<p>Date: September, 2005</p>	<p>Revised By: J.S. Reference File No. OPA 105(A)</p>

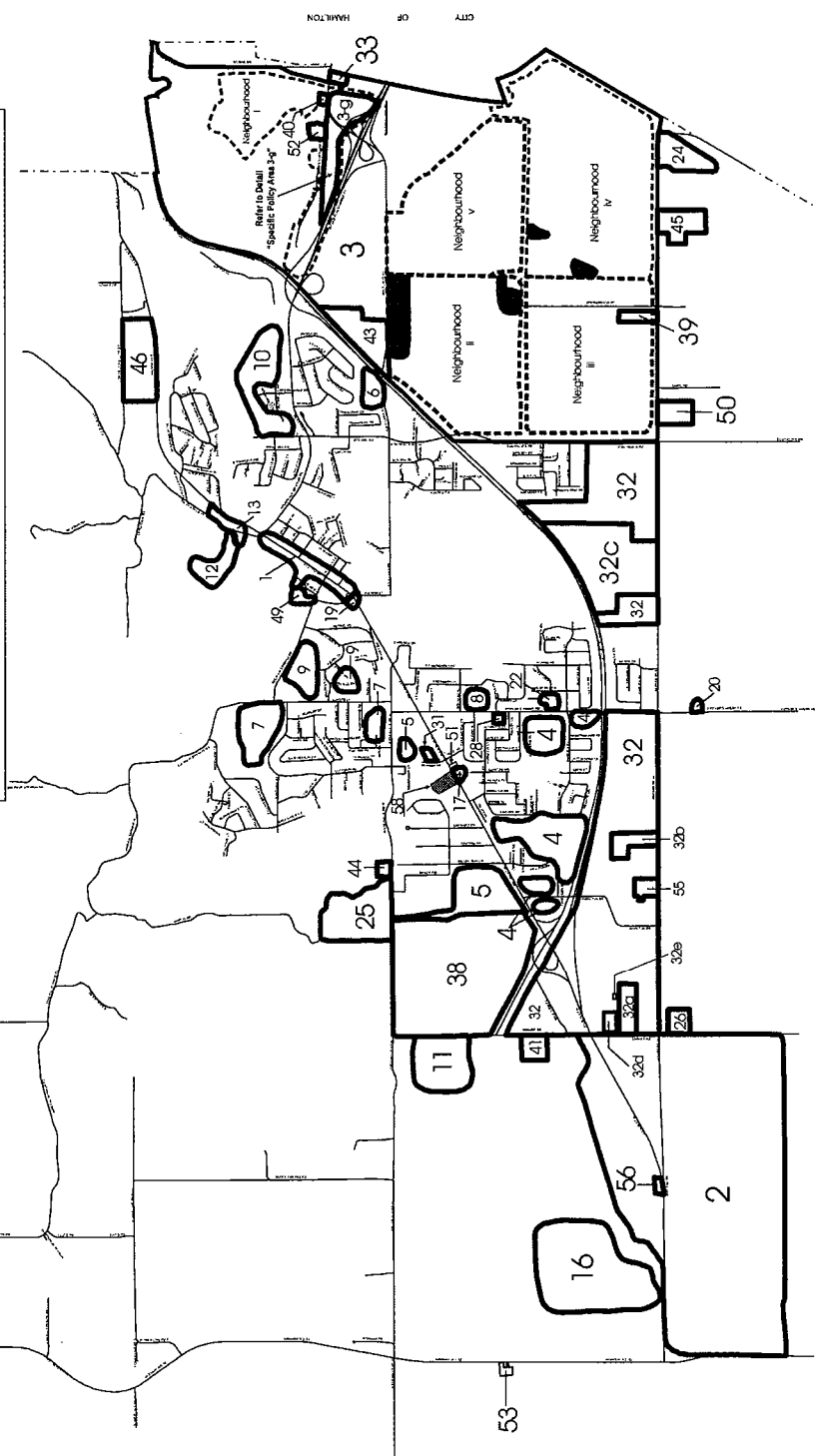
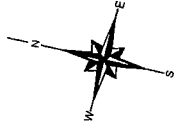


Legend

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 - 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 14 - refer to Policy 5.7.11
- Area 15 - refer to Policy 5.7.12
- Area 16 - refer to Policy 5.7.13
- Area 17 - refer to Policy 5.7.14
- Area 18 - refer to Policy 5.7.15
- Area 19 - refer to Policy 5.7.16
- Area 20 - refer to Policy 5.7.17
- Area 21 - refer to Policy 5.7.18
- Area 22 - refer to Policy 5.7.19
- Area 23 - refer to Policy 5.7.20
- 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 27 - refer to Policy 5.7.24
- Area 28 - refer to Policy 5.7.25
- Area 29 - refer to Policy 5.7.26
- Area 30 - refer to Policy 5.7.27
- Area 31 - refer to Policy 5.7.28
- Area 32 - refer to Policy 5.10
- Area 33 - refer to Policy 5.7.29
- Area 34 - refer to Policy 5.7.30
- Area 35 - refer to Policy 5.7.31
- Area 36 - refer to Policy 5.7.32
- Area 37 - refer to Policy 5.7.33
- Area 38 - refer to Policy 5.7.34
- Area 39 - refer to Policy 5.7.35
- Area 40 - refer to Policy 5.7.36
- Area 41 - refer to Policy 5.7.37
- Area 42 - refer to Policy 5.7.38
- Area 43 - refer to Policy 5.7.39
- Area 44 - refer to Policy 5.7.40
- Area 45 - refer to Policy 5.7.41
- Area 46 - refer to Policy 5.7.42
- Area 47 - refer to Policy 5.7.43
- Area 48 - refer to Policy 5.7.44
- Area 49 - refer to Policy 5.7.45
- Area 50 - refer to Policy 5.7.46
- Area 51 - refer to Policy 5.7.47
- Area 52 - refer to Policy 5.7.48
- Area 53 - refer to Policy 5.7.49
- 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: May 13, 2005