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

[Signatures]