CITY OF HAMILTON

BY-LAW NO. 06-062

To Adopt:

Official Plan Amendment No. 108 to the Former Town of Ancaster Official Plan;

Respecting:

Lands municipally known as

134 Wilson Street East

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

1. Amendment No. 108 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 22nd day of March, 2006

MAYOR

CLERK
Amendment No. 108

to the

Official Plan of the Former Town of Ancaster

The following text together with Schedule "F" – Specific Policy Area, attached hereto, constitutes Official Plan Amendment No. 108 to the Official Plan of the former Town of Ancaster.

Purpose:

The purpose of this Amendment is to:

(1) Identify the subject lands as Specific Policy Area 60 on Schedule "F", Specific Policy Areas; and,
(2) Add a site specific policy to permit an animal hospital with no outside runs and one accessory residential unit on the subject lands.

Location:

The lands affected by this Amendment are known municipally as 134 Wilson Street East.

Basis:

The basis for permitting the proposed Specific Policy Area is as follows:

- The proposal is consistent with the Provincial Policy Statement by creating a mix of land uses that allow for the efficient use of land and infrastructure;
- The proposal provides for the adaptive reuse of an existing residential building;
- The proposal is compatible with surrounding uses in the immediate area along Wilson Street East; and,
- The proposal is in conformity with the Region of Hamilton-Wentworth Official Plan.

Actual Changes:

1) Schedule "F" – Specific Policy Areas – be revised by including the subject lands as Specific Policy Area 60, as shown on the attached Schedule "A" of this amendment.
2) That Section 5.7, Other Specific Policy Areas, be amended by adding Subsection 5.7.51 as follows:

5.7.51 Notwithstanding the Residential designation and related residential policies as set out in Subsection 4.4, to the contrary, for the lands municipally known as 134 Wilson Street East and identified as Specific Policy Area 60 on Schedule “F”, within the existing residential structure, an animal hospital shall be permitted in addition to and association with one residential dwelling unit. No outside runs shall be permitted in association with this use.

**Implementation:**

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

This is Schedule "1" to By-law No. 06-XXX, passed on the 22nd day of March, 2006.

The City of Hamilton

[Signatures]

Mayor

Clerk