

**Authority:** Item 8, Planning & Economic  
Development Committee  
Report: 06-004 (PED06072)  
CM: March 22, 2006

**Bill No. 159**

**CITY OF HAMILTON**

BY-LAW NO. 06-159

To Adopt:

Official Plan Amendment No. 107 to the former Town of Ancaster Official Plan;

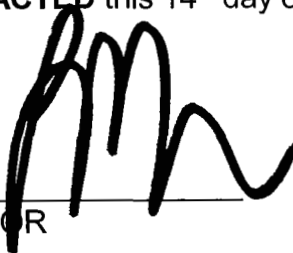
Respecting:

**Lands known municipally as 1469 Sawmill Road, located on Part Lot 29,  
Concession 6, former Town of Ancaster**

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

1. Amendment No. 107 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 14<sup>th</sup> day of June, 2006.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CLERK

**Amendment No. 107**  
**to the**  
**Official Plan of the Former Town of Ancaster**

The following text together with Schedule "A" – Specific Policy Areas, attached hereto, constitutes Official Plan Amendment No. 107 to the Official Plan of the former Town of Ancaster.

**Purpose:**

The purpose of this Amendment is to:

- (1) Add a site specific policy to permit the establishment of a breeding kennel within the Agricultural Land use designation; and
- (2) Identify the subject lands as Specific Policy Area 59 on Schedule "F-1", Specific Policy Areas.

**Location:**

The lands affected by this Amendment are known municipally as 1469 Sawmill Road, located on Part Lot 29, Concession 6, former Town of Ancaster.

**Basis:**

The basis for permitting the proposed Official Plan Amendment is as follows:

- the kennel is compatible with adjacent land uses;
- the proposed kennel would not remove agricultural land from production; and
- the site would be physically suitable for the intended use in terms of lot area and setbacks.

**Actual Changes:**

- 1) That Schedule "F-1" – Specific Policy Areas – be revised by including the subject lands as Specific Policy Area 59 as shown on the attached Schedule "A" of this Amendment.
- 2) That Section 5.7, Other Specific Policy Areas, be amended by adding Subsection 5.7.50 as follows:

5.7. 50 Notwithstanding the Agricultural designation and related policies of Subsection 4.1, as they apply to lands municipally known as 1469 Sawmill Road and identified as Specific Policy Area 59 on Schedule "F-1", a breeding kennel shall be permitted in addition to the farming operation.

**Implementation:**

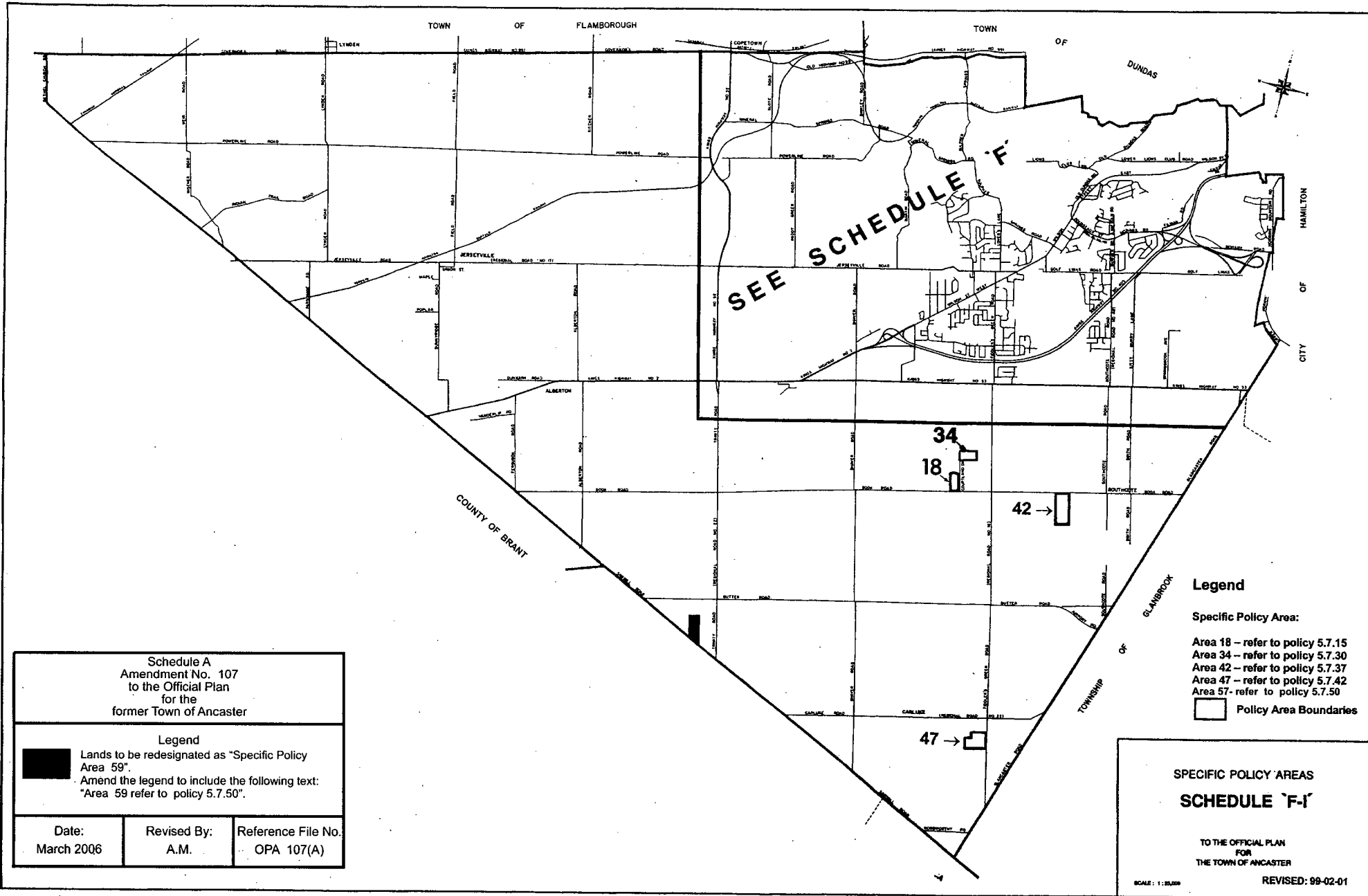
An implementing Zoning By-law Amendment will give effect to this Amendment.

This is Schedule "1" to By-law No. 06-159, passed on the 14<sup>th</sup> day of June, 2006.

**The City of Hamilton**

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk



SEE SCHEDULE 'F'

34  
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Schedule A  
Amendment No. 107  
to the Official Plan  
for the  
former Town of Ancaster

Legend  
 ■ Lands to be redesignated as "Specific Policy Area 59".  
 Amend the legend to include the following text:  
 "Area 59 refer to policy 5.7.50".

Date: March 2006	Revised By: A.M.	Reference File No. OPA 107(A)
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Legend  
 Specific Policy Area:  
 Area 18 – refer to policy 5.7.15  
 Area 34 – refer to policy 5.7.30  
 Area 42 – refer to policy 5.7.37  
 Area 47 – refer to policy 5.7.42  
 Area 57- refer to policy 5.7.50  
 □ Policy Area Boundaries

SPECIFIC POLICY AREAS  
**SCHEDULE 'F-1'**  
 TO THE OFFICIAL PLAN  
 FOR  
 THE TOWN OF ANCASTER  
 SCALE: 1:25,000  
 REVISED: 99-02-01