CITY OF HAMILTON

BY-LAW NO. 08-061

To Adopt:

Official Plan Amendment No. 120 to the former Town of Ancaster Official Plan.

Respecting:

Lands known municipally as 1173 and 1203 Old Golf Links Road

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

1. Amendment No. 120 to the Official Plan of the Ancaster Planning Area consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED and ENACTED this 26th day of March, 2008.

Fred Eisenberger  
Mayor

Kevin C. Christenson  
City Clerk
Amendment No. 120

to the

Official Plan of the Former Town of Ancaster

The following text together with Schedule A (Schedule “F” – Specific Policy Area), attached hereto, constitutes Official Plan Amendment No. 120 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 63 on Schedule “F”, Specific Policy Areas; and,
(2) Add a site specific policy to permit an increase the maximum height from 3 storeys to 6 storeys and 22 metres.

Location:
The lands affected by this Amendment are known municipally as 1173 and 1203 Old Golf Links Road.

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

- The increased height would not significantly impact any of the surrounding properties due to the location and topography of the site;
- The proposal is compatible with surrounding uses; 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 63, as shown on the attached Schedule “A” of this amendment.

2) That Section 5.7, Other Specific Policy Areas, be amended by adding Subsection 5.7.55 as follows:
Notwithstanding the requirement for development of low-rise buildings of Section 6.5.4.1 and notwithstanding the height requirement of Subsection 6.5.5.2.1 (a) of the Meadowlands Mixed Use Area Secondary Plan, for the lands municipally known as 1173 and 1203 Old Golf Links Road and identified as Specific Policy Area 63 on Schedule “F”, the maximum permitted height shall be 6 storeys and 22 metres.

Implementation:

An implementing Zoning By-law Amendment and Site Plan Agreement will give effect to this Amendment.

This is Schedule "1" to By-law No. 07-061, passed on the 26th day of March, 2008.

The City of Hamilton

Mayor

Clerk