

Authority: Item 10, Economic Development &
Planning Committee
Report: 08-004(PED08044)
CM: February 27, 2008

Bill No. 061

CITY OF HAMILTON

BY-LAW NO. 08-061

To Adopt:

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

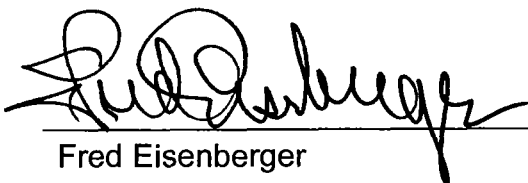
Respecting:

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:

SCHEDULE "1"

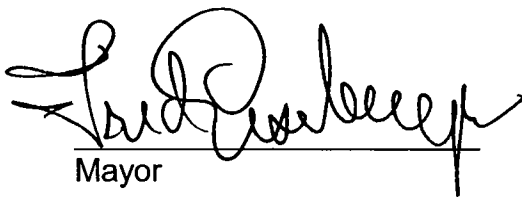
5.7.55 Notwithstanding the requirement for development of low-rise buildings of Section 6.5.4.1 and notwithstanding the height requirement of Subsection 6.5.5.2.1 (a) of the Meadowlands Mixed Use Area Secondary Plan, for the lands municipally known as 1173 and 1203 Old Golf Links Road and identified 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

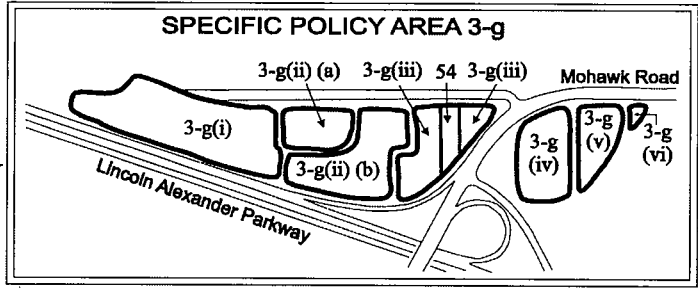



Mayor

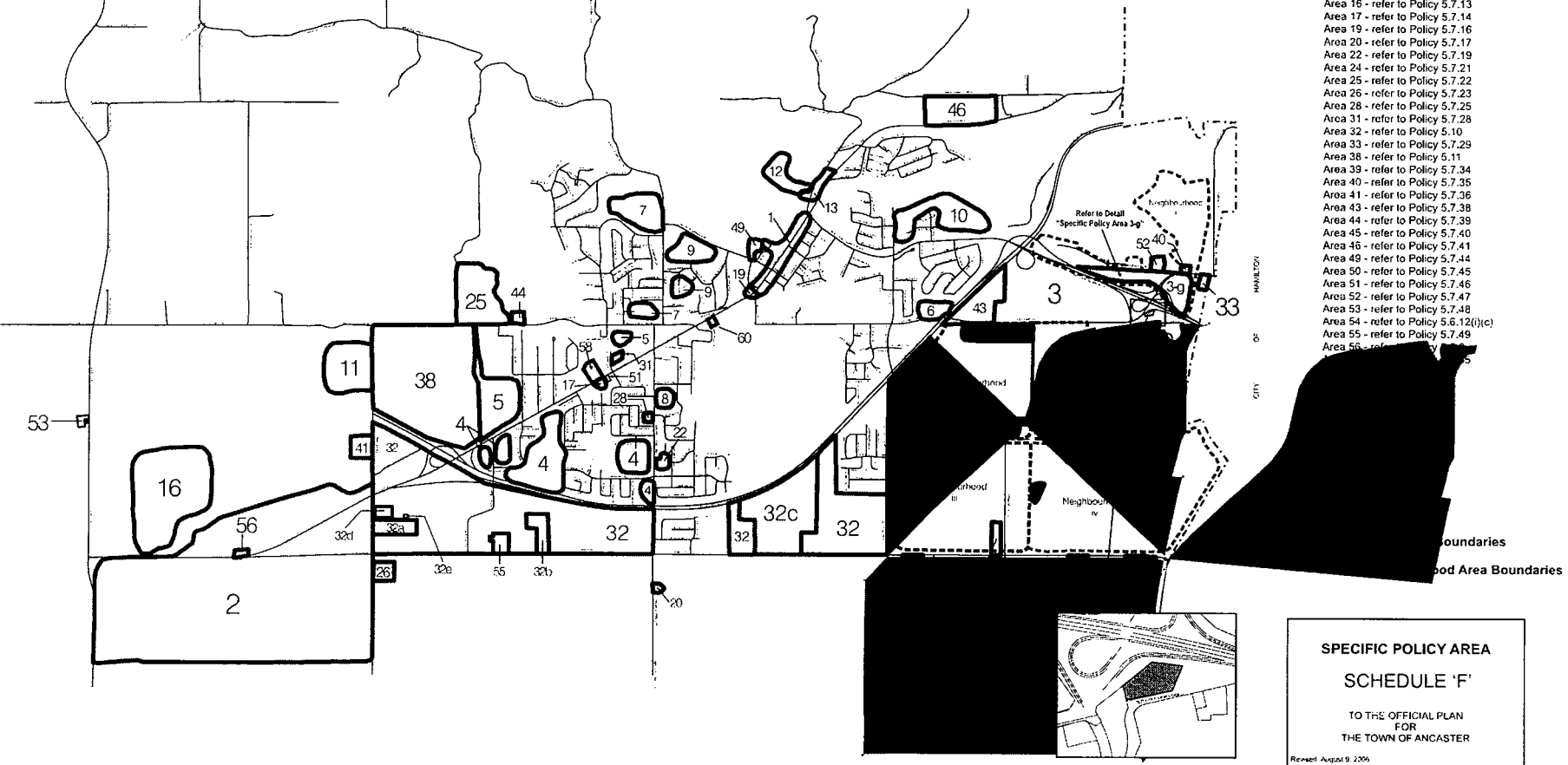
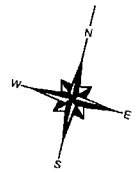


Clerk

<p>Schedule A Amendment No.120 to the Official Plan for the Former Town of Ancaster</p>		
<p>Legend</p> <p> Lands to be identified as Specific Policy Area 63</p>		
<p>The Legend to be amended to include "Area 63 - refer to Policy 5.7.55"</p>		
Date:	Revised By:	Reference File No.
February 26, 2008	K.M.	OPA 120(A)



- 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 15 - refer to Policy 5.7.13
 - Area 17 - refer to Policy 5.7.14
 - Area 19 - refer to Policy 5.7.16
 - Area 20 - refer to Policy 5.7.17
 - Area 22 - refer to Policy 5.7.19
 - 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 28 - refer to Policy 5.7.25
 - Area 31 - refer to Policy 5.7.28
 - Area 32 - refer to Policy 5.10
 - Area 33 - refer to Policy 5.7.29
 - Area 38 - refer to Policy 5.11
 - Area 39 - refer to Policy 5.7.34
 - Area 40 - refer to Policy 5.7.35
 - Area 41 - refer to Policy 5.7.36
 - Area 43 - refer to Policy 5.7.38
 - Area 44 - refer to Policy 5.7.39
 - Area 45 - refer to Policy 5.7.40
 - Area 46 - refer to Policy 5.7.41
 - Area 49 - refer to Policy 5.7.44
 - Area 50 - refer to Policy 5.7.45
 - Area 51 - refer to Policy 5.7.46
 - Area 52 - refer to Policy 5.7.47
 - Area 53 - refer to Policy 5.7.48
 - Area 54 - refer to Policy 5.6.12(i)(c)
 - Area 55 - refer to Policy 5.7.49
 - Area 56 - refer to Policy 5.7.50



SPECIFIC POLICY AREA

SCHEDULE 'F'

TO THE OFFICIAL PLAN
FOR
THE TOWN OF ANCASTER

Revised August 9, 2006