

Authority: Item 13, Economic Development
and Planning Committee
Report: 08-005(PED08070)
CM: March 26

Bill No. 075

CITY OF HAMILTON

BY-LAW NO. 08-075

To Adopt:

Official Plan Amendment No. 121 to the former Town of Ancaster Official Plan;

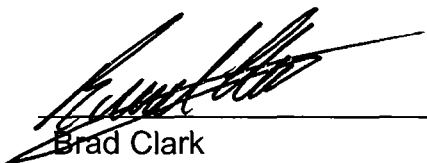
Respecting:

894 Golf Links Road


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

1. Amendment No. 121 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.

PASSED and ENACTED this 9th day of April, 2008.



Brad Clark
Acting Mayor



Kevin C. Christenson
City Clerk

Amendment No. 121

to the

Official Plan of the Former Town of Ancaster

The following text together with Schedule "A" – Specific Policy Area, Schedule "F" and Schedule "B" - Map "2", Specific Policy Areas, Meadowlands Secondary Plan Neighbourhood V, attached hereto, constitutes Official Plan Amendment No. 121 to the Official Plan of the former Town of Ancaster.

Purpose:

The purpose of this Amendment is to add a site specific policy in order to permit business offices within the existing building at 894 Golf Links Road, in the former Town of Ancaster.

Location:

The lands affected by this Amendment are located at 894 Golf Links Road near the intersection of Meadowlands Boulevard and Golf Links Road in the former Town of Ancaster.

Basis:

The basis for permitting the proposal is as follows:

- The proposal is consistent with the Provincial Policy Statement and conforms to the former Region of Hamilton-Wentworth Official Plan.
- The property is located on a major arterial road, abutting a child care centre and adjacent to a commercial shopping area. The general/business office use is compatible with these existing uses.
- In order for the lands to be developed for the planned "Medium Density Residential" use, they would need to be consolidated with abutting parcels due to the size of the existing parcel. The proposal does not preclude these lands from being developed for the planned "Medium Density Residential" in the future.

Schedule "1"

Actual Changes:

Text Changes:

1. Subsection 6.7.10 be amended by adding an additional policy as follows:
 - "Specific Policy Area F"

"Notwithstanding the Medium Density Residential 1 designation detailed in 6.7.6 (d), general business/professional offices shall be permitted in the existing building on the lands at 894 Golf Links Road and identified as Specific Policy Area F."

Schedule Changes:

1. Schedule "F" – Special Policy Area - be revised by adding the subject lands as Specific Policy Area F as shown on the attached schedule "A" of this amendment.
2. Map "2" –Special Policy Areas, Meadowlands Secondary Plan Neighbourhood V –be revised by adding the subject lands as Specific Policy Area F as shown on the attached Schedule "B" of this amendment.

Implementation:

A Zoning By-law amendment and Site Plan Agreement will give effect to this Amendment.

This is Schedule "1" to By-law No. 08-076, passed on the 9th day of April, 2008.

The City of Hamilton



Mayor



Clerk

**Schedule A
Amendment No.121
to the Official Plan
for the
Former Town of Ancaster**

Legend
Lands to be identified as Specific
Policy Area F

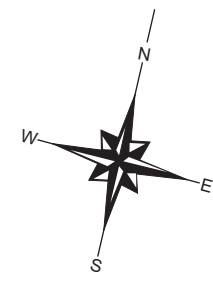
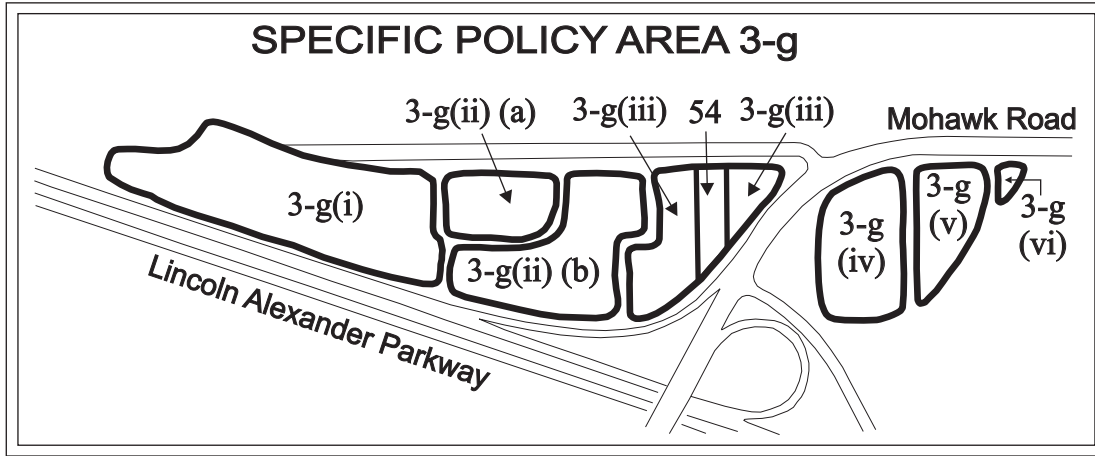
The legend be amended to include
the following text "Area F- refer to
Policy 6.7.10"

Date:
March 25, 2008

Revised By:
B.R.

Reference File No.
OPA 121(A)

SPECIFIC POLICY AREA 3-g



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-b refer to Policy 5.6.2(Density II)
- 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 16 - 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 5.5.6
- Area 61 - refer to Policy 5.7.52
- Area F - refer to Policy 6.7.10

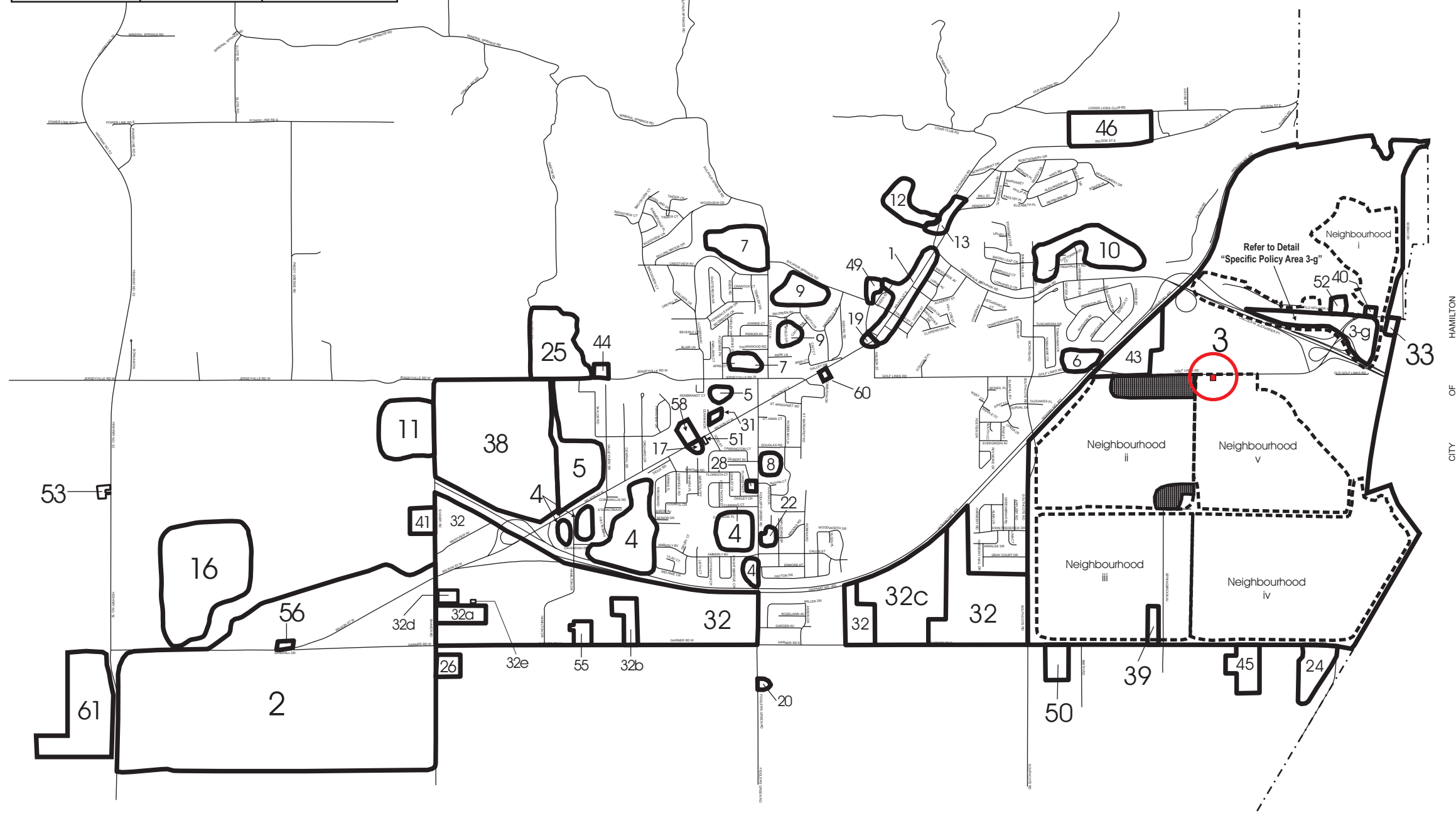
- Policy Area Boundaries
- Neighbourhood Area Boundaries

SPECIFIC POLICY AREA

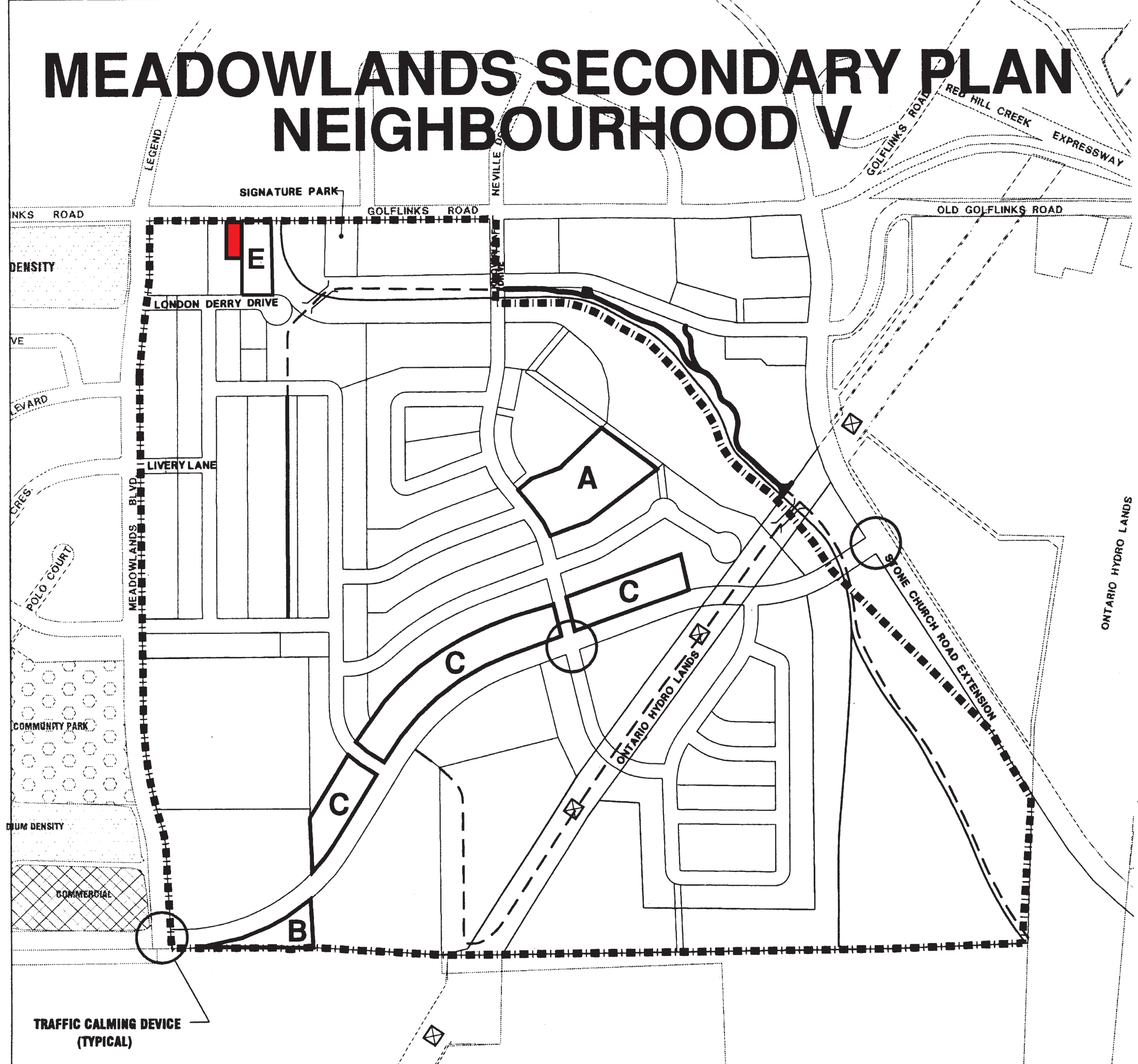
SCHEDULE 'F'

TO THE OFFICIAL PLAN
FOR
THE TOWN OF ANCASTER

Revised: December 17, 2007



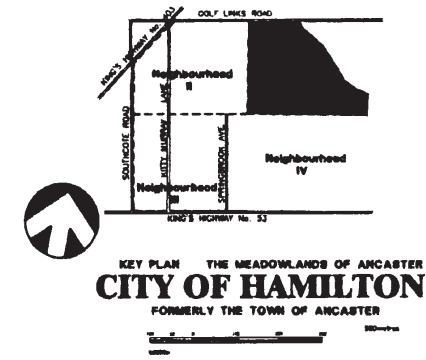
MEADOWLANDS SECONDARY PLAN NEIGHBOURHOOD V



LEGEND

- A SPECIFIC POLICY AREA A
- B SPECIFIC POLICY AREA B
- C SPECIFIC POLICY AREA C
- E SPECIFIC POLICY AREA E
- SPECIFIC POLICY AREA F
- NEIGHBOURHOOD BOUNDARY

Schedule B Amendment No. 121 to the Official Plan for the Former Town of Ancaster		
Legend Lands to be identified as Specific Policy Area F The legend be amended to include the following "Specific Policy Area F"		
Date: March 25, 2008	Revised By: BR	Reference File No. OPA 121(A)



MAP 2
Specific Policy Areas

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