CITY OF HAMILTON

BY-LAW NO. 11-186

To Adopt:

Official Plan Amendment No. 138 to the former Town of Ancaster Official Plan;

Respecting:

71 Wilson Street East

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

1. Amendment No. 138 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 this 7th day of July, 2011.

R. Bratina  
Mayor

R. Caterina  
City Clerk
Amendment No. 138

to the

Official Plan of the Former Town of Ancaster

The following text together with Schedule “A” – Specific Policy Area, Schedule F, attached hereto, constitutes Official Plan Amendment No. 138 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 General Business/Professional Offices within the existing building at 71 Wilson Street East, in the former town of Ancaster.

Location:
The lands affected by this Amendment are located at 71 Wilson Street East, between Fiddlers Green Road and Jerseyville 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 dental office and in proximity to existing commercial uses. The General Business/Professional Office use is compatible with these existing uses.

Actual Changes:

Text Changes:

1. Subsection 5.7 be amended by adding an additional policy as follows:
• "Specific Policy Area 65"

"Notwithstanding the Residential designation detailed in 4.4.1 and 4.4.16 a Professional Business Office in conjunction with a Residential Dwelling unit shall be permitted in the existing building and any minor additions on the lands at 71 Wilson Street East and identified as Specific Policy Area 65."

Schedule Changes:

1. Schedule "F" – Special Policy Area - be revised by adding the subject lands as Specific Policy Area 65, as shown on the attached schedule “A” 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. 11-186 passed on the 7th day of July, 2011.

The City of Hamilton

R. Bratina
Mayor

R. Caterini
City Clerk