

**Authority:** Item 6, Planning Committee  
Report: 11-013 (PED11117)  
CM: July, 7 2011

**Bill No. 186**

**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 7<sup>th</sup> day of July, 2011.



R. Bratina  
Mayor



R. Caterini  
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:

## Schedule "1"

- "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 7<sup>th</sup> day of July, 2011.

### The City of Hamilton

  
\_\_\_\_\_  
R. Bratina  
Mayor

  
\_\_\_\_\_  
R. Caterini  
City Clerk

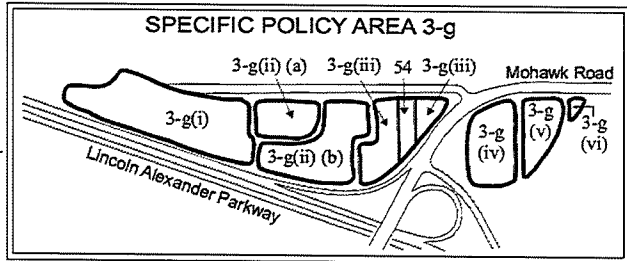
Schedule A  
Amendment No. 138  
To the Official Plan  
for the  
former Town of Ancaster

 Lands to be identified as  
Special Policy Area 65

Date:  
July 4, 2011



Revised By:  
KM/NB

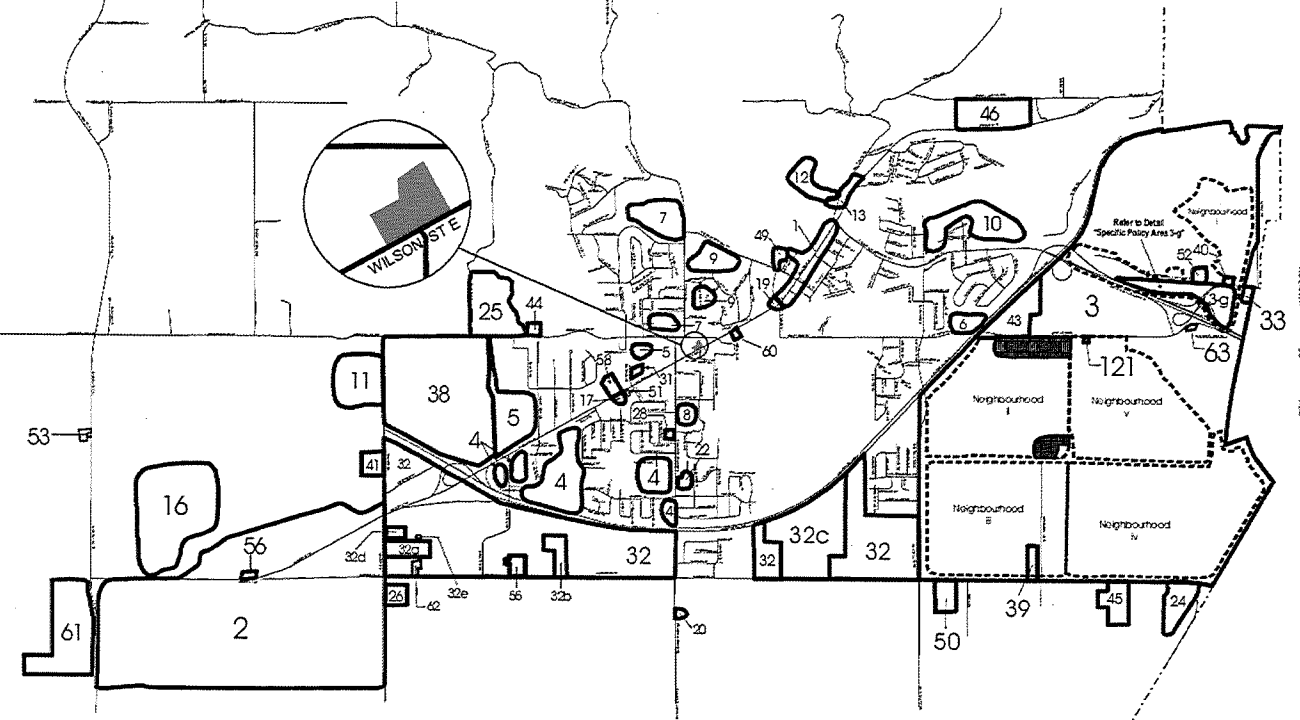
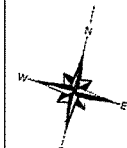
Reference File No.:  
OPA138(A)





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-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 5.7.2
- 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 5.7.18
- 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 62 - refer to Policy 5.7.54
- Area 63 - refer to Policy 5.7.55
- 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: May 2009