CITY OF HAMILTON

BY-LAW NO. 12-036

To Adopt:

Official Plan Amendment No. 142 to the former Town of Ancaster Official Plan;

Respecting:

114 Wilson Street West

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

1. Amendment No. 142 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 22nd day of February, 2012.

R. Bratina
Mayor

R. Caterini
City Clerk
Amendment No. 142

to the

Official Plan for the former Town of Ancaster

The following text, together with Schedule "A" - Specific Policy Area, Schedule F, attached hereto, constitutes Official Plan Amendment No. 142 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 a business office within the existing building at 114 Wilson Street West, in the former Town of Ancaster.

**Location:**

The lands affected by this Amendment, known municipally as 114 Wilson Street West, are located south of the intersection of Wilson Street West and Todd Street, 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 Hamilton-Wentworth Official Plan.

- The subject property is located along a major arterial road providing for vehicular and pedestrian access for customers of the proposed professional business office use. The expansion of the existing parking lot will sufficiently accommodate on-site parking demands.

- The proposal is consistent with the existing and planned development for the area as the surrounding uses are primarily commercial uses. The existing building maintains a consistent massing and density with the surrounding neighbourhood.

**Actual Changes:**

**Text Changes:**

1. Sub-section 5.7 be amended by adding an additional policy as follows:
“Specific Policy Area 66

The lands shown on Schedule “F” as Specific Policy Area 66 shall be developed to permit a professional business office within the existing building on the lands at 114 Wilson Street West.”

Schedule Changes:

1. Schedule “F” - Special Policy Area - be revised by adding the subject lands as Specific Policy Area 66, as shown on the attached schedule “A” of this Amendment.

Implementation:

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

This is Schedule "1" to By-law No. 12-036, passed on the 22 day of February, 2012.

The

City of Hamilton

R. Bratina
Mayor

R. Caterini
City Clerk