

Authority: Item 4, Planning Committee
Report: 12-002 (PED12017)
CM: February 22, 2012

Bill No. 036

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

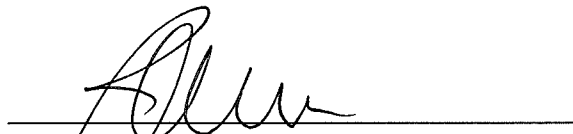
NOW THEREFORE the Council of the City of Hamilton enacts as follows:

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.

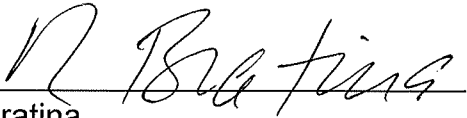
Implementation:

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



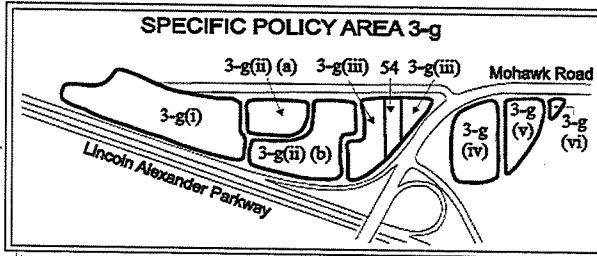
R. Caterini
City Clerk

Schedule A
Amendment No. 142
to the Official Plan
for the
Former Town of Ancaster

Lands to be identified as Special Policy
Area 66

The legend to be amended to include the following
text "Special Policy Area 66" refer to Policy 5.7.58

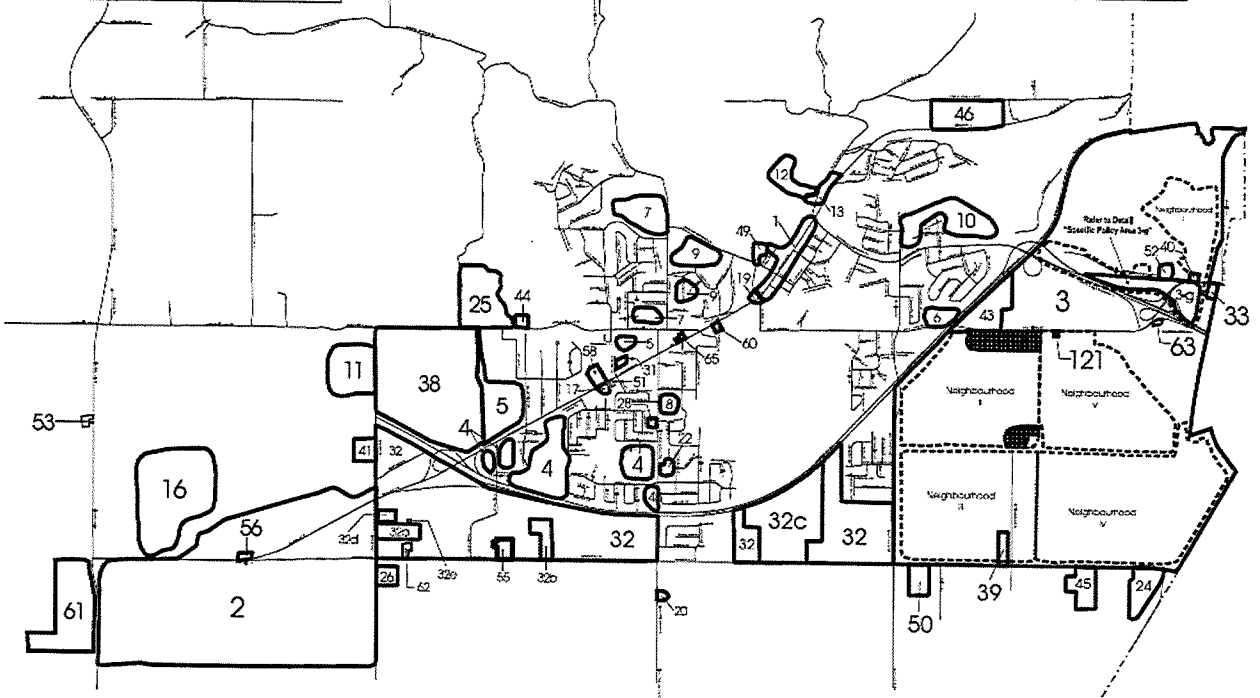
Date: February 9, 2012	Revised By: TJLMS	Reference File No. OPA-142(A)
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Legend

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 14 = refer to Policy 5.7.11
- Area 15 = refer to Policy 5.7.12
- Area 16 = refer to Policy 5.7.13
- Area 17 = refer to Policy 5.7.14
- Area 18 = refer to Policy 5.7.15
- Area 19 = refer to Policy 5.7.16
- Area 20 = refer to Policy 5.7.17
- Area 21 = refer to Policy 5.7.18
- Area 22 = refer to Policy 5.7.19
- Area 23 = refer to Policy 5.7.20
- 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 27 = refer to Policy 5.7.24
- Area 28 = refer to Policy 5.7.25
- Area 29 = refer to Policy 5.7.26
- Area 30 = refer to Policy 5.7.27
- Area 31 = refer to Policy 5.7.28
- Area 32 = refer to Policy 5.10
- Area 33 = refer to Policy 5.7.29
- Area 34 = refer to Policy 5.11
- Area 35 = refer to Policy 5.7.30
- Area 36 = refer to Policy 5.11
- Area 37 = refer to Policy 5.7.31
- Area 38 = refer to Policy 5.7.32
- Area 39 = refer to Policy 5.7.33
- Area 40 = refer to Policy 5.7.34
- Area 41 = refer to Policy 5.7.35
- Area 42 = refer to Policy 5.7.36
- Area 43 = refer to Policy 5.7.37
- Area 44 = refer to Policy 5.7.38
- Area 45 = refer to Policy 5.7.39
- Area 46 = refer to Policy 5.7.40
- Area 47 = refer to Policy 5.7.41
- Area 48 = refer to Policy 5.7.42
- Area 49 = refer to Policy 5.7.43
- Area 50 = refer to Policy 5.7.44
- Area 51 = refer to Policy 5.7.45
- Area 52 = refer to Policy 5.7.46
- Area 53 = refer to Policy 5.7.47
- Area 54 = refer to Policy 5.7.48
- Area 55 = refer to Policy 5.7.49
- Area 56 = refer to Policy 5.7.50
- Area 57 = refer to Policy 5.7.51
- Area 58 = refer to Policy 5.7.52
- Area 59 = refer to Policy 5.7.53
- Area 60 = refer to Policy 5.7.54
- Area 61 = refer to Policy 5.7.55
- Area 62 = refer to Policy 5.7.56
- Area 63 = refer to Policy 5.7.57
- Area 64 = refer to Policy 5.7.58
- Area 65 = refer to Policy 5.7.59



- Policy Area Boundaries
- Neighbourhood Area Boundaries

SPECIFIC POLICY AREA
SCHEDULE 'F'
TO THE OFFICIAL PLAN
FOR
THE TOWN OF ANCASTER
Revised September 2011