

**Authority:** Item 8, Planning Committee  
Report: 12-012 (PED12137)  
CM: September 12, 2012

**Bill No. 208**

**CITY OF HAMILTON**

**BY-LAW NO. 12-208**

**To Adopt:**

**Official Plan Amendment No. 4 to the  
Rural Hamilton Official Plan**

Respecting:

**401 Lynden Road  
(former Town of Ancaster)**

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

1. Amendment No. 4 to the Rural Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 12<sup>th</sup> day of September, 2012.

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

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

**Rural Hamilton Official Plan  
Amendment No. 4**

The following text, together with:

Appendix "A" – Site Specific Key Map – Volume 3: Appendix A,

attached hereto, constitutes Official Plan Amendment No. 4 to the Rural Hamilton Official Plan.

**1.0 Purpose and Effect:**

The purpose and effect of this Amendment is to create a new site specific policy to create a surplus farm dwelling lot where the depth of the lot is greater than generally 122 metres, the residence was deemed existing on or before December 16, 2004, and a cistern provides water to the dwelling.

**2.0 Location:**

The lands affected by this Amendment are located near the southeast corner of Powerline Road West and Lynden Road, and known municipally as part of 401 Lynden Road, in the former Town of Ancaster.

**3.0 Basis:**

The amendment allows for the recognition of a severance which created a surplus farm dwelling lot prior to the new Rural Hamilton Official Plan coming into effect. This amendment is appropriate since:

- It is consistent with the Provincial Policy Statement.
- It conforms to the Greenbelt Plan (The dwelling was deemed to have been existing before December 16, 2004).

**4.0 Changes:**

**4.1 Volume 3 – Special Policy and Site Specific Areas**

**4.1.1 Chapter B – Rural Site Specific Areas**

- a. That Volume 3 – Special Policy and Site Specific Areas be amended by adding a new site specific policy as follows:

**R-27 Lands known municipally as part of 401 Lynden Road, former Town of Ancaster**

1.0 For the lands (part of) known municipally as 401 Lynden Road and identified as Site Specific Policy R-27, notwithstanding Policies F.1.14.2.2 d) i) 1., F.1.14.2.2 d) iii), and F.1.14.2.2 d) iv) 2. - Surplus Farm Dwelling Severances of this Plan, the existing dwelling (as of December 16, 2004), located on a parcel 2.2 ha in area with a lot depth of approximately 217 metres, may be severed as a surplus farm dwelling.



4.1.2 Appendices

a. That Volume 3: Appendix A – Site Specific Key Map, be amended by identifying the subject lands as R-27, as shown on Appendix "A" to this amendment.

**5.0 Implementation:**

An implementing Zoning By-Law Amendment and consent will give effect to the severance and intended uses on the subject lands.

This is Schedule "1" to By-law No. 12-208 passed on the 12th day of September, 2012.

**The  
City of Hamilton**

R. Bratina  
Mayor

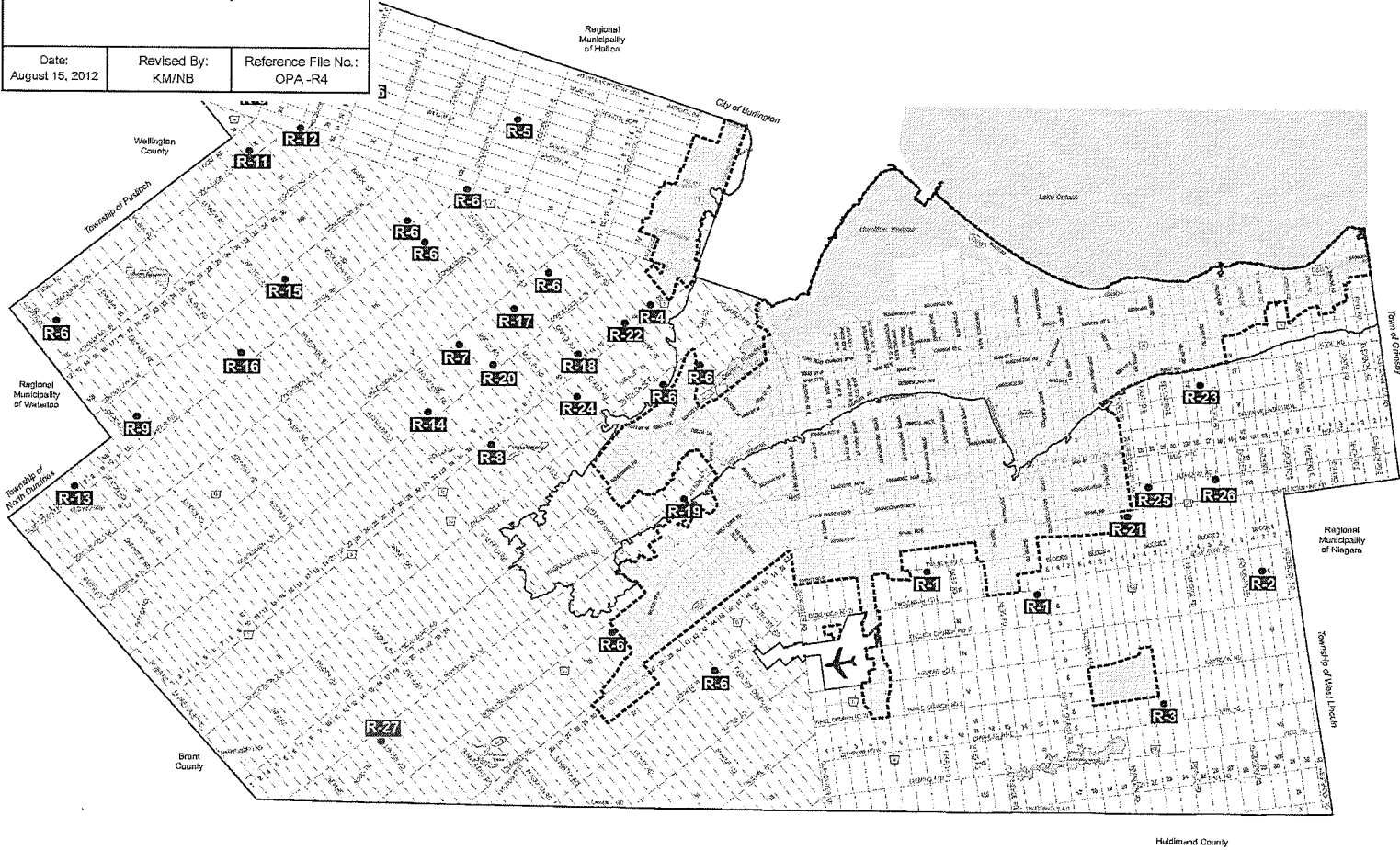
R. Caterini  
City Clerk

Appendix A  
Amendment 4  
To the Rural Hamilton Official Plan

**Legend**

- Lands to be identified as Site Specific Area R-27

Date: August 15, 2012	Revised By: KM/NB	Reference File No.: OPA-R4
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**Legend**

- Site Specific Areas (SSA)
- R-27 Refers to Rural Site Specific Area # Volume 3, Chapter B

**Other Features**

- Urban Area
- John C. Munro International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary

Council Adoption: September 27, 2006  
 Ministerial Approval: December 24, 2008  
 Effective Date: March 7, 2012

**Rural Hamilton Official Plan  
Volume 3: Appendix A  
Site Specific Key Map**

Not To Scale  
 Date: August 2012  
 Hamilton  
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