CITY OF HAMILTON

BY-LAW NO. 21-134

To Adopt:

Official Plan Amendment No. 29 to the
Rural Hamilton Official Plan

Respecting:

822 and 914 Book Road West and 1276 Shaver Road
(Ancaster)

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

1. Amendment No. 29 to the Rural Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 13th day of August, 2021.

F. Eisenburger
Mayor

A. Holland
City Clerk
Schedule “1”

Rural Hamilton Official Plan
Amendment No. 29

The following text, together with:

<table>
<thead>
<tr>
<th>Appendix “A”</th>
<th>Volume 1: Schedule D – Rural Land Use Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appendix “B”</td>
<td>Volume 3: Appendix A – Site Specific Key Map</td>
</tr>
</tbody>
</table>

attached hereto, constitutes Official Plan Amendment No. 29 to the Rural Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to change the designation of portions of the subject lands from the Open Space designation to the Agriculture designation and to establish a Rural Site Specific Area in order to permit a single detached dwelling on the subject lands.

2.0 Location:

The lands affected by this Amendment are known municipally as 914 Book Road West, 822 Book Road West and 1276 Shaver Road, in the former Town of Ancaster.

3.0 Basis:

The basis for permitting this Amendment is to facilitate the implementation of the conditions of Committee of Adjustment applications, AN/B-20:31 and AN/B-20:32 in order to permit a single detached dwelling on each of the severed properties.

4.0 Actual Changes:

4.1 Volume 1 - Parent Plan

Schedules and Appendices

4.1.2 Schedule

a. That Volume 1: Schedule D – Rural Land Use Designations be amended by redesignating a portion of the subject lands from “Open Space” to “Agriculture”, as shown on Appendix “A”, attached to this Amendment.
4.2 Volume 3 - Special Policy Areas, Area Specific Policies, and Site Specific Areas

Text

4.2.1 Chapter B - Rural Site Specific Areas

a. That Volume 3: Chapter B - Rural Site Specific Areas be amended by adding a new Site Specific Policy, as follows:

“R-47 Lands Located at 914 Book Road West, Ancaster

1.0 Notwithstanding Policy C.5.1.1c(iii) of Volume 1, the property known as 914 Book Road West shall not be less than 0.3 hectares (0.8 acres) in size. The maximum lot size shall be in accordance with policy F.1.14.2.1f).”

Schedules and Appendices

4.2.2 Appendix

a. That Volume 3: Appendix A - Site Specific Key Map be amended by identifying the lands known municipally as 914 Book Road West, Ancaster as Site Specific Area R-47, as shown on Appendix “B”, attached to this Amendment.

5.0 Implementation:

An implementing Zoning By-Law Amendment will give effect to the intended uses on the subject lands.
This Official Plan Amendment is Schedule “1” to By-law No. 21-134 passed on the 13th of August, 2021.

The
City of Hamilton

___________________________  ___________________________
Fred Eisenberger            A. Holland
Mayor                      City Clerk
Appendix A
APPROVED Amendment No. 29
to the Rural Hamilton Official Plan

Date: August 6, 2021
Revised By: IC748
Reference File No.: OPA-U-29(A)

Legend

- Rural Settlement Areas
- Rural Land Use Designations
  - Agriculture
  - Specialty Crop
  - Rural
  - Mineral Aggregate Resource Extraction Areas
  - Open Space
  - Utility

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

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

Rural Hamilton Official Plan
Schedule D
Rural Land Use Designations