

Authority: Item 26, Planning & Economic
Development Committee
Report: 06-005 (PED06089)
CM: April 12, 2006

Bill No. 109

CITY OF HAMILTON

BY-LAW NO. 06-109

To Adopt:

Official Plan Amendment No. 109 to the former Town of Ancaster Official Plan; and

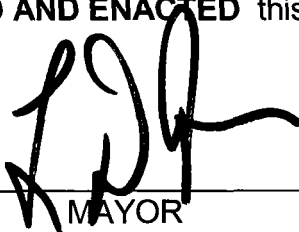
Respecting:

58 Carluke Road West (former Town of Ancaster)

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

1. Amendment No. 109 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.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED AND ENACTED this 26th day of April, 2006.



MAYOR



CLERK

Amendment
to the
Former Town of Ancaster Official Plan

The following text together with Schedule F-1, Specific Policy Areas of the former Town of Ancaster Official Plan attached hereto, constitutes Official Plan Amendment No.109 to the Official Plan of the former Town of Ancaster.

Purpose:

The purpose of the Amendment is to permit the expansion of an existing industrial bakery use, located at 58 Carluke Road West, in the former Town of Ancaster.

Location:

The lands affected by the Amendment are located on the west side of Fiddler's Green Road south of Carluke Road West, 58 Carluke Road, Part of Lot 42, Concession 7, in the former Town of Ancaster.

Basis:

The intent of the Amendment is to a permit the expansion of an existing industrial bakery outside the urban boundary. The basis for permitting the proposal is as follows:

- the Amendment is consistent with the Greenbelt Plan and conforms to the Hamilton-Wentworth Official Plan;
- the proposed expansion will diversify the tax base in creating local employment opportunities;
- potential environmental concerns can be mitigated; and
- the proposal will incorporate high quality site design and landscaping, allowing compatibility with the surrounding lands.

Actual Changes:

That the Official Plan of the former Town of Ancaster be amended as follows:

1. Schedule "F-1" – Specific Policy Areas – be revised by adding the subject lands to Specific Policy Area 47, as shown on the attached Schedule "A" of this amendment.

2. That Section 3.3.8.1 be amended by deleting the words "4.65 hectare" and replacing them with "9.3 hectare", so that the amended policy reads:

3.3.8.1 Notwithstanding the foregoing, the private extension of municipal services shall be permitted to the lands identified as Specific Policy Area 47 on Schedule "F-1" and subject to policy 5.7.42, being a **.9.3 hectare** portion of the property at 58 Carluke Road, in Part of Lot 42, Concession 7. No other extension or connection to the private extension of the municipal water pipe shall be permitted.

3. That Section 5.7.42 be amended by deleting the words "4.65 hectare" and replacing them with "9.3 hectare", so that the amended policy reads:

5.7.42 Notwithstanding the Agricultural designation, the existing bakery and expansions thereto, shall be permitted on the lands identified as Specific Policy Area 47 on Schedule "F-1", being a **9.3 hectare** portion of the property at 58 Carluke Road West, in part of Lot 42, Concession 7.

4. That Section 5.7.42.1 be amended by deleting the words "4.65 hectare" and replacing them with "9.3 hectare", so that the amended policy reads:


5.7.42.1 Notwithstanding policy 3.3.8 and any other policies of this plan to the contrary, the private extension of municipal water service is permitted to the lands identified as Specific Policy Area 47 on Schedule "F-1", being a **9.3 hectare** portion of the property at 58 Carluke Road, in part of Lot 42, Concession 7. No other extension or connection to the private extension of municipal water service shall be permitted.

Implementation:


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

This is Schedule "1" to By-law No. 06-109, passed on the 26th day of April, 2006.

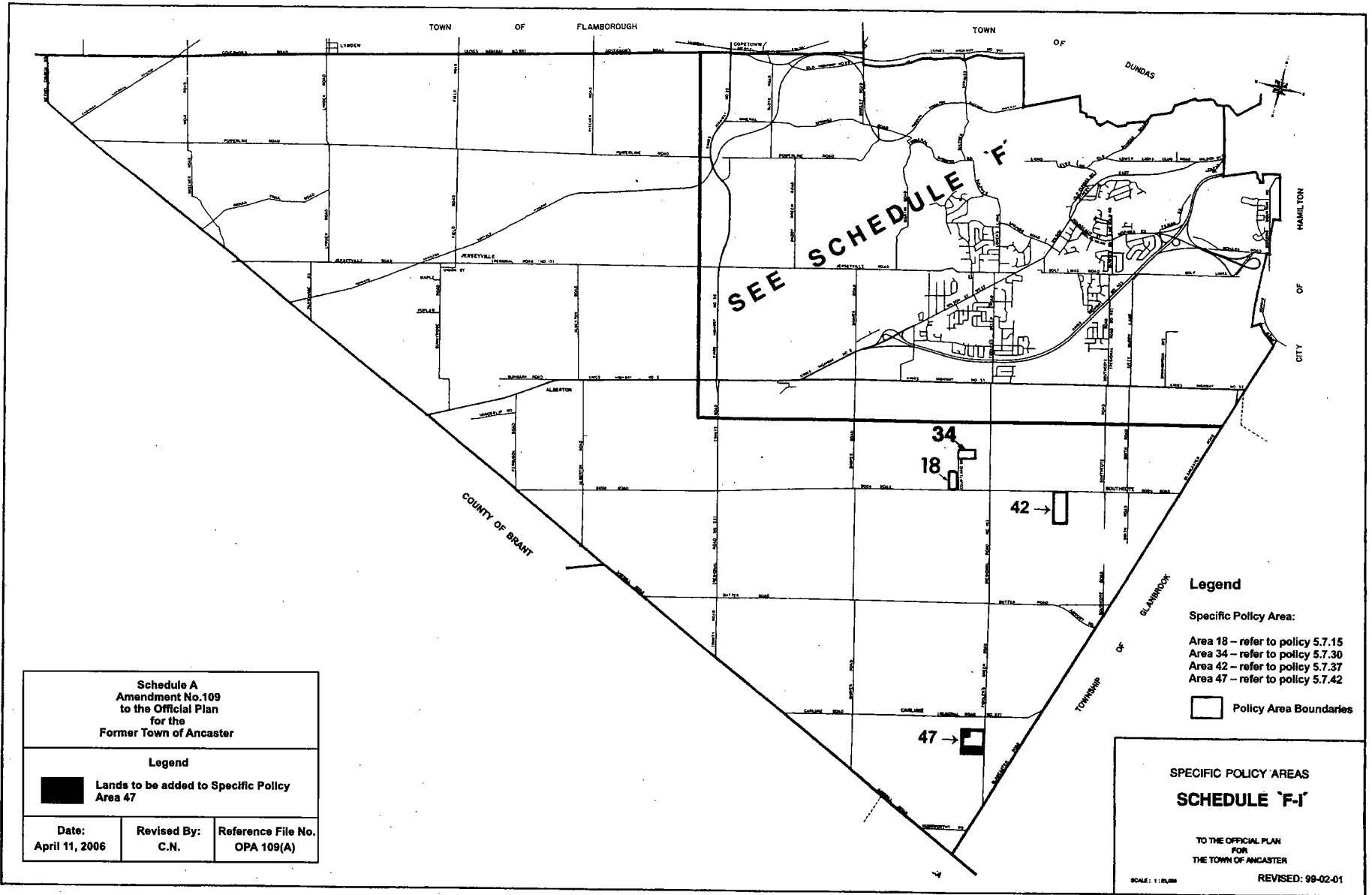
The City of Hamilton



Mayor



Clerk



**Schedule A
Amendment No.109
to the Official Plan
for the
Former Town of Ancaster**

Legend

■ Lands to be added to Specific Policy Area 47

Date: April 11, 2006	Revised By: C.N.	Reference File No. OPA 109(A)
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Legend

Specific Policy Area:

- Area 18 – refer to policy 5.7.15
- Area 34 – refer to policy 5.7.30
- Area 42 – refer to policy 5.7.37
- Area 47 – refer to policy 5.7.42

□ Policy Area Boundaries

**SPECIFIC POLICY AREAS
SCHEDULE "F-1"**

TO THE OFFICIAL PLAN
FOR
THE TOWN OF ANCASTER

SCALE: 1:25,000
REVISED: 99-02-01