

**Authority:** Item 8, Planning Committee  
Report: 21-011 (PED21125)  
CM: July 9, 2021  
Ward: 12

**Bill No. 134**

**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 13<sup>th</sup> day of August, 2021.

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F. Eisenberger  
Mayor

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A. Holland  
City Clerk

## Rural Hamilton Official Plan Amendment No. 29

The following text, together with:

Appendix "A"	Volume 1: Schedule D – Rural Land Use Designation
Appendix "B"	Volume 3: Appendix A – Site Specific Key Map

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 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.

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## 4.2 Volume 3 – Special Policy Areas, Area Specific Policies, and Site Specific Areas

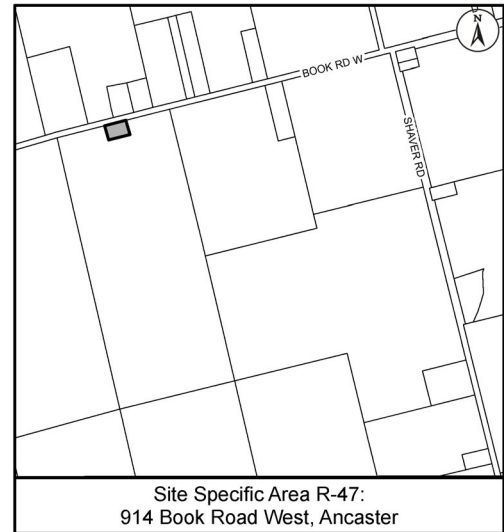
### Text

#### 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 13<sup>th</sup> of August, 2021.

**The  
City of Hamilton**

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Fred Eisenberger  
Mayor

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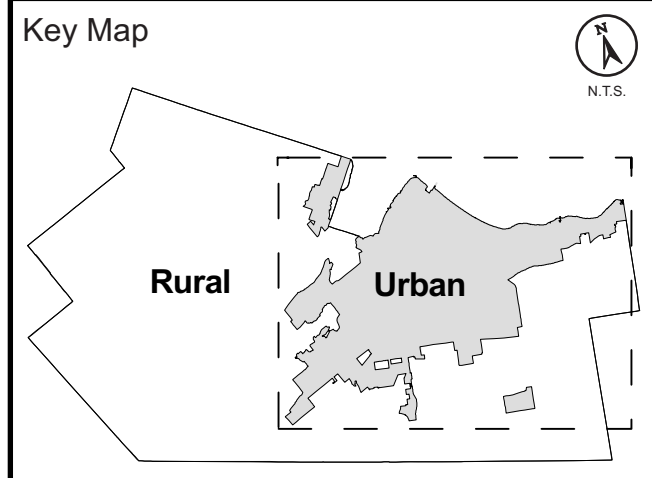
A. Holland  
City Clerk



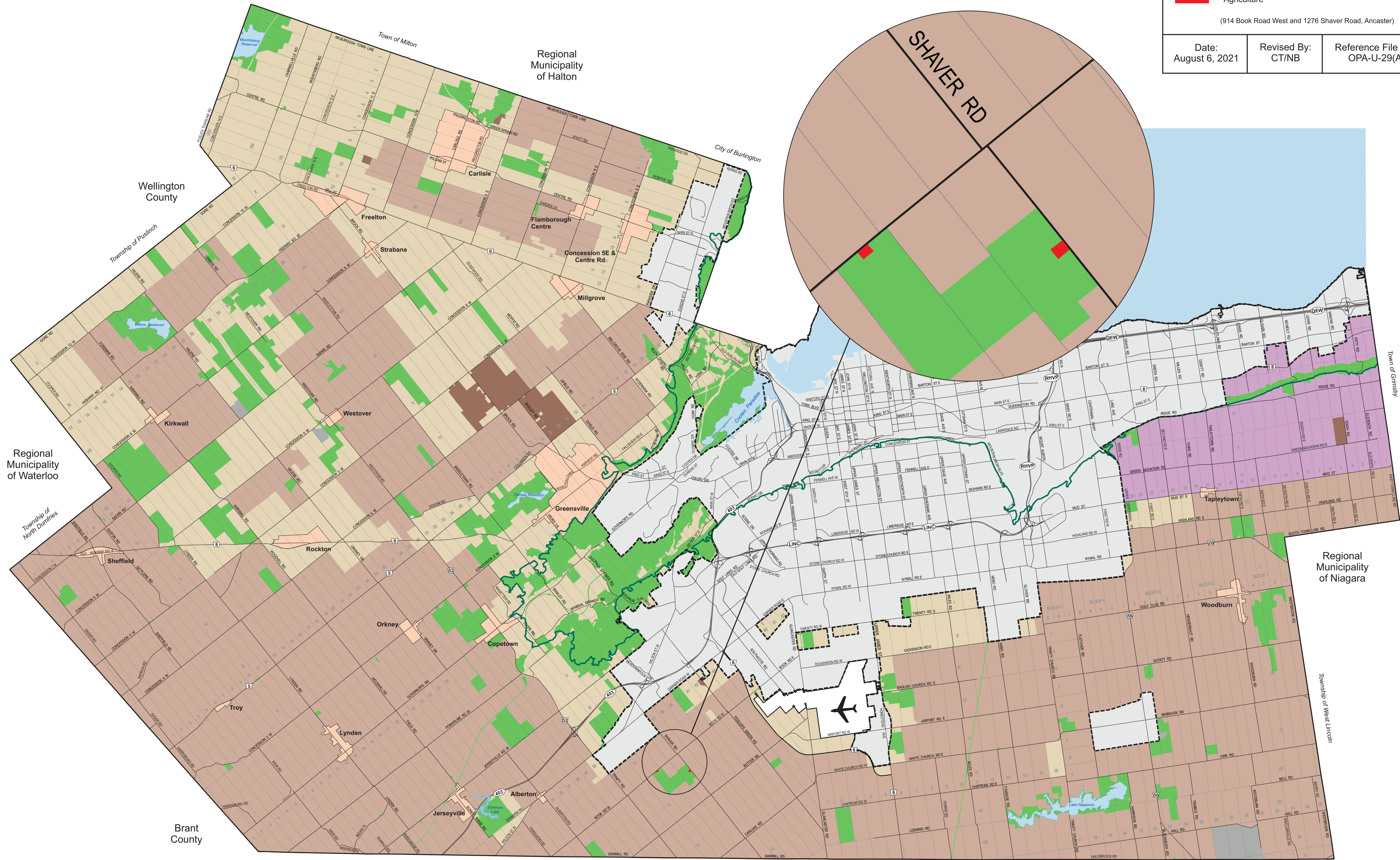
Appendix A  
 APPROVED Amendment No. 29  
 to the Rural Hamilton Official Plan

 Lands to be redesignated from "Open Space" to "Agriculture"  
 (914 Book Road West and 1276 Shaver Road, Ancaster)













Date: August 6, 2021	Revised By: CT/NB	Reference File No.: OPA-U-29(A)
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Note: For Urban Land Use Designations, refer to Schedule E-1 of the Urban Hamilton Official Plan.



**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, 2008  
 Effective Date: March 7, 2012

**Rural Hamilton Official Plan  
 Schedule D  
 Rural Land Use Designations**





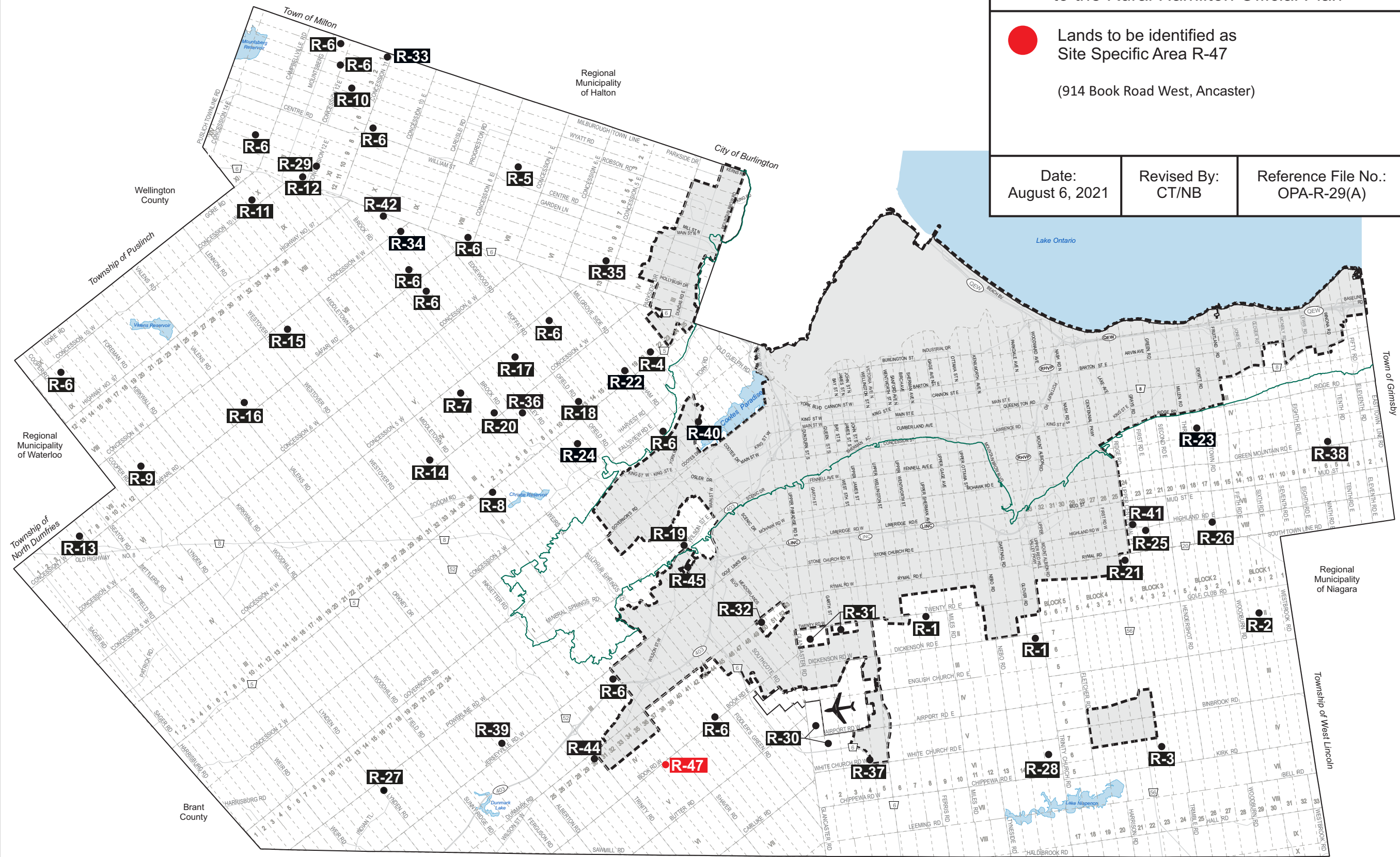
# Appendix B APPROVED Amendment No. 29 to the Rural Hamilton Official Plan




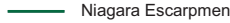


 Lands to be identified as  
Site Specific Area R-47  
  
(914 Book Road West, Ancaster)

Date:  
August 6, 2021

Revised By:  
CT/NB

Reference File No.:  
OPA-R-29(A)



- Legend**
-  Site Specific Areas (SSA)
  - R-** Refers to Rural Site Specific Area #, Volume 3, Chapter B
- 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, 2008  
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**Rural Hamilton Official Plan  
Volume 3: Appendix A  
Site Specific Key Map**

Haldimand County