

Authority: Item 14, Planning and Economic  
Development Committee  
Report: 05-020 (PED05126)  
CM: March 22, 2006

**Bill No. 062**

**CITY OF HAMILTON**

**BY-LAW NO. 06-062**

To Adopt:

Official Plan Amendment No.108 to the Former Town of Ancaster Official Plan;

Respecting:

Lands municipally known as

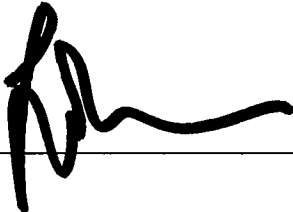
**134 Wilson Street East**

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

1. Amendment No. 108 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 22<sup>nd</sup> day of March, 2006

MAYOR



CLERK



**Amendment No. 108**  
**to the**  
**Official Plan of the Former Town of Ancaster**

The following text together with Schedule "F" – Specific Policy Area, attached hereto, constitutes Official Plan Amendment No. 108 to the Official Plan of the former Town of Ancaster.

**Purpose:**

The purpose of this Amendment is to:

- (1) Identify the subject lands as Specific Policy Area 60 on Schedule "F", Specific Policy Areas; and,
- (2) Add a site specific policy to permit an animal hospital with no outside runs and one accessory residential unit on the subject lands.

**Location:**

The lands affected by this Amendment are known municipally as 134 Wilson Street East.

**Basis:**

The basis for permitting the proposed Specific Policy Area is as follows:

- The proposal is consistent with the Provincial Policy Statement by creating a mix of land uses that allow for the efficient use of land and infrastructure;
- The proposal provides for the adaptive reuse of an existing residential building;
- The proposal is compatible with surrounding uses in the immediate area along Wilson Street East; and,
- The proposal is in conformity with the Region of Hamilton-Wentworth Official Plan.

**Actual Changes:**

- 1) Schedule "F" – Specific Policy Areas – be revised by including the subject lands as Specific Policy Area 60, as shown on the attached Schedule "A" of this amendment.

- 2) That Section 5.7, Other Specific Policy Areas, be amended by adding Subsection 5.7.51 as follows:

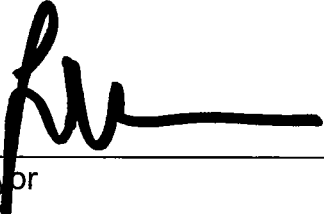
5.7.51 Notwithstanding the Residential designation and related residential policies as set out in Subsection 4.4, to the contrary, for the lands municipally known as 134 Wilson Street East and identified as Specific Policy Area 60 on Schedule "F", within the existing residential structure, an animal hospital shall be permitted in addition to and association with one residential dwelling unit. No outside runs shall be permitted in association with this use.


**Implementation:**

An implementing Zoning By-law Amendment will give effect to this Amendment.

This is Schedule "1" to By-law No. 06-XXX, passed on the 22<sup>nd</sup> day of March, 2006.

**The City of Hamilton**

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk

Schedule A  
Amendment No. 108  
to the Official Plan  
for the  
Former Town of Ancaster

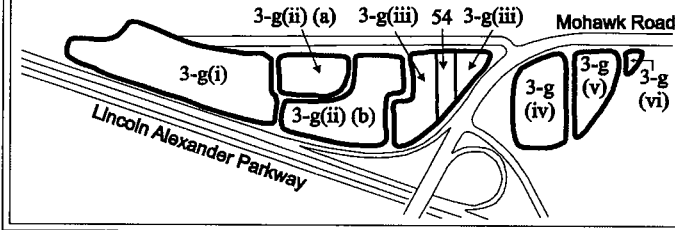
Legend

 Lands to be Identified as Specific Policy Area 60

Add the following text to the Legend:  
"Area 60 - refer to Policy 5.7.51"


Date:	Revised By:	Reference File No.
March 14, 2006	M.S.	OPA 108(A)

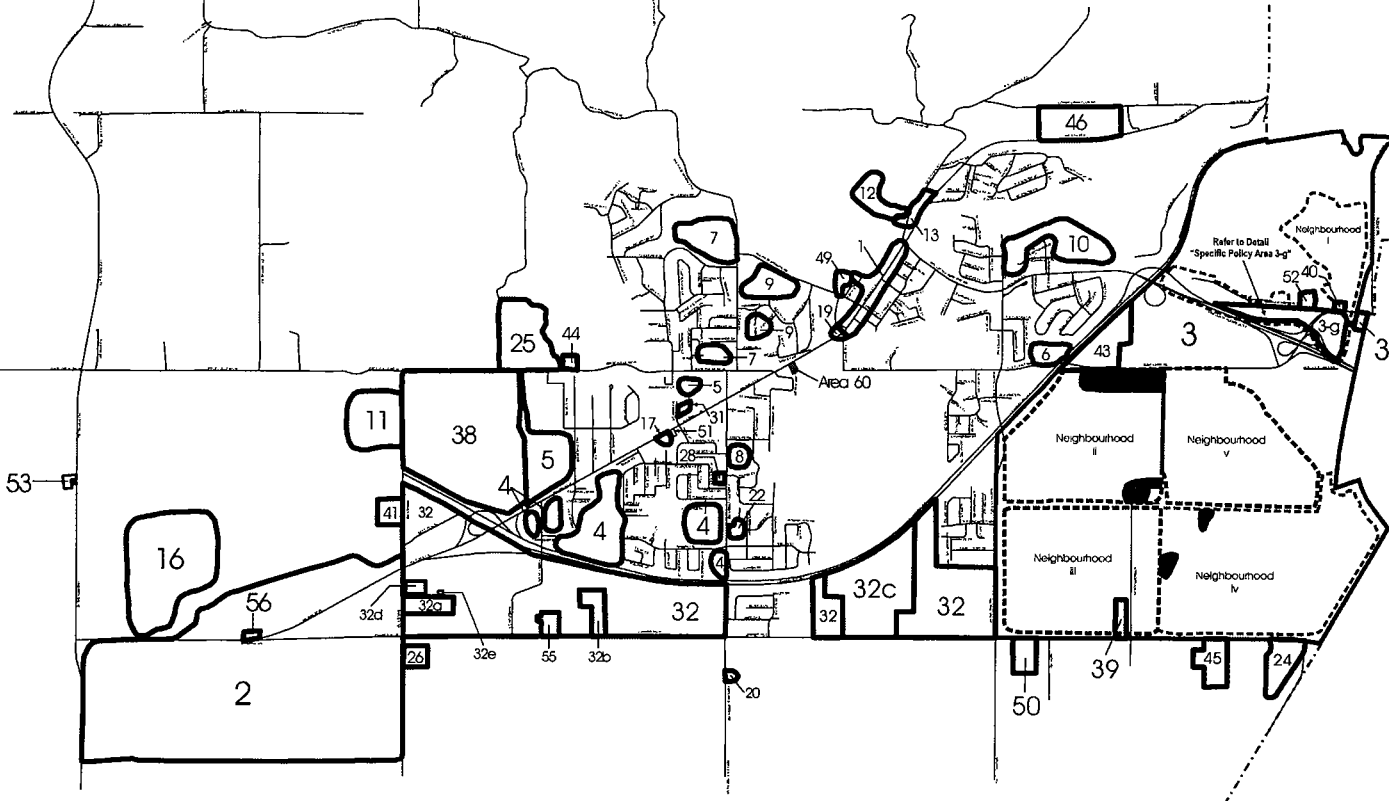
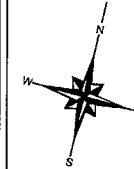
SPECIFIC POLICY AREA 3-g



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-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 16 - refer to Policy 5.7.13
- Area 17 - refer to Policy 5.7.14
- Area 19 - refer to Policy 5.7.16
- Area 20 - refer to Policy 5.7.17
- Area 22 - refer to Policy 5.7.19
- 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 28 - refer to Policy 5.7.25
- Area 31 - refer to Policy 5.7.28
- Area 32 - refer to Policy 5.10
- Area 33 - refer to Policy 5.7.29
- Area 36 - refer to Policy 5.11
- Area 39 - refer to Policy 5.7.34
- Area 40 - refer to Policy 5.7.35
- Area 41 - refer to Policy 5.7.36
- Area 43 - refer to Policy 5.7.38
- Area 44 - refer to Policy 5.7.39
- Area 45 - refer to Policy 5.7.40
- Area 46 - refer to Policy 5.7.41
- Area 49 - refer to Policy 5.7.44
- Area 50 - refer to Policy 5.7.45
- Area 51 - refer to Policy 5.7.46
- Area 52 - refer to Policy 5.7.47
- Area 53 - refer to Policy 5.7.48
- Area 54 - refer to Policy 5.6.12(i)(c)
- Area 55 - refer to Policy 5.7.49
- Area 56 - refer to Policy 5.5
- Area 60 - refer to Policy 5.7.51



HAMILTON  
OF  
CITY

-  Policy Area Boundaries
-  Neighbourhood Area Boundaries

**SPECIFIC POLICY AREA**  
**SCHEDULE 'F'**  
  
TO THE OFFICIAL PLAN  
FOR  
THE TOWN OF ANCASTER

Revised: May 13, 2005