

Authority: Item 8, Planning Committee Report 24-010 (PED24107)

CM: July 12, 2024 Ward: 12

Written approval for this by-law was given by Mayoral Decision MDE-2024-16

Dated July 12, 2024

Bill No. 131

CITY OF HAMILTON

BY-LAW NO. 24-131

To Adopt:

Official Plan Amendment No. 214 to the Urban Hamilton Official Plan

Respecting:

**259 and 265 Wilson Street East
(Ancaster)**

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

1. Amendment No. 214 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 12th day of July, 2024.

A. Horwath
Mayor

M. Trennum
City Clerk

Urban Hamilton Official Plan Amendment No. 214

The following text, together with Appendix “A”, Volume 2: Map B.2.8-1 – Ancaster Wilson Secondary Plan – Land Use Plan Map, attached hereto, constitutes Official Plan Amendment No. “214” to the Urban Hamilton Official Plan.

1.0 **Purpose and Effect:**

The purpose and effect of this Amendment is to amend the Ancaster Wilson Secondary Plan to redesignate a portion of 265 Wilson Street East from “Institutional” to “Mixed Use Medium Density – Pedestrian Focus” to facilitate the future transfer of lands from part of 265 Wilson Street East to 259 Wilson Street East to provide on-site parking for the office use at 259 Wilson Street East.

2.0 **Location:**

The lands affected by this Amendment are known municipally as 259 and 265 Wilson Street East, in the former Town of Ancaster.

3.0 **Basis:**

The basis for permitting this Amendment is:

- The proposed Amendment maintains the general intent of the policies of the Urban Hamilton Official Plan and Ancaster Wilson Street Secondary Plan, as it contributes to the efficient use of lands.
- The Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to A Place to Grow: The Growth Plan for the Greater Golden Horseshoe, 2019, as amended.

4.0 **Actual Changes:**

4.1 **Volume 2 – Secondary Plans**

Maps

4.1.1 Map

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- a. That Volume 2: Map B.2.8-1 – Ancaster Wilson Street Secondary Plan – Land Use Plan Map, be amended by redesignating a portion of 265 Wilson Street East from “Institutional” to “Mixed Use Medium Density – Pedestrian Focus”, as shown on Appendix “A”, attached to this Amendment.

5.0 Implementation:

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


This Official Plan Amendment is Schedule “1” to By-law No. 24-131 passed on the 12th day of July, 2024.

**The
City of Hamilton**

A. Horwath
Mayor

M. Trennum
City Clerk

Appendix A
 APPROVED Amendment No. 214
 to the Urban Hamilton Official Plan

 To redesignate from Institutional to
 Mixed Use Medium Density - Pedestrian Focus

(259 and 265 Wilson Street East, Ancaster)




Date:
 May 28, 2024

Revised By:
 DB/AL



Reference File No.:
 OPA-U-214(A)

Legend






Residential Designations

-  Low Density Residential 1
-  Low Density Residential 3
-  Medium Density Residential 2



Commercial and Mixed Use Designations

-  Local Commercial
-  Mixed Use - Medium Density




Parks and Open Space Designations

-  Parkette
-  Neighbourhood Park
-  Community Park
-  General Open Space
-  Natural Open Space

Other Designations

-  Utility
-  Institutional

Other Features

-  Pedestrian Focus
-  Area or Site Specific Policy
-  Secondary Plan Boundary

Council Adopted: July 9, 2009
 Ministerial Approval: March 16, 2011
 Effective Date: August 16, 2013

Urban Hamilton Official Plan
Ancaster Wilson Street
Secondary Plan
 Land Use Plan Map
 Map B.2.8-1

Date: Sept. 2023



Not To Scale



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