

Schedule ‘1’

**DRAFT Amendment No. [REDACTED]
to the
Urban Hamilton Official Plan**

The following text constitutes Official Plan Amendment No. [REDACTED] to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose of this Amendment is to amend Schedule E-1 – Urban Land Use Designations of the Hamilton Urban Official Plan by redesignating a portion of the lands from “Arterial Commercial” to “District Commercial”; to amend Volume 3: Map 1 and Map A-2 to identify two portions of the lands as being within an Area Specific Policy; and, to establish the text of the Area Specific Policy, all to allow for a range of commercial uses on the subject lands.

2.0 Location:

The properties affected by this Amendment are located at 1125, 1143 and 1185 Wilson Street West, within the City of Hamilton (former Town of Ancaster).

3.0 Basis:

The basis for permitting these Amendments is as follows; the Amendments:

- Provide for an alteration in the type of commercial uses currently permitted to allow for a greater range of daily and weekly shopping opportunities for area residents;
- Continues to provide for Arterial Commercial uses on a large portion of the subject lands;
- Provides needed retail opportunities that will not negatively impact existing retail uses in the surrounding area.

4.0 Changes:

4.1 Mapping Changes:

- 4.1.1 Schedule E-1 – Urban Land Use Designations is amended by redesignating a portion of the lands from “Arterial Commercial” to “District Commercial”, as shown on Appendix “A”, attached.
- 4.1.2 Volume 3: Map 1 – Area Specific Policies Key Map is amended by identifying Area Specific Policy UA-__ on the subject lands.
- 4.1.3 Volume 3: Map A-2 – Area Specific Policies is amended by identifying Area Specific Policy UA-__A and UA-__B on the subject lands.

4.2 Text Changes:

- 4.2.1 Volume 3: Chapter B – Ancaster Area Specific Policies is amended by:
 - a) Adding the new Area Specific Subsection UA-__ to read as follows:
 - “UA-__A Lands Located north of Wilson Street West and north of Portia Drive (Area A)
 - 1.0 A maximum of 10,525 square metres of commercial uses are permitted.
 - 1.1 Notwithstanding the uses permitted in Policy E.4.8.2 – Arterial Commercial of Volume 1, a maximum of 2,807 square metres of district commercial uses in accordance with Policy E.4.7.2 shall be permitted.
 - UA-__B Lands Located north of Wilson Street West and south of Portia Drive (Area B)
 - 2.0 Notwithstanding Policy E.4.7.7 a maximum of 13,000 square

metres of district commercial uses
are permitted.

- 2.1 Notwithstanding Policy E.7.2(b),
offices are permitted on the ground
floor.”

5.0 Implementation:

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

This is Schedule “1” to By-law No. [REDACTED] passed on the [REDACTED] day of [REDACTED],
2014.

**The
City of Hamilton**

R. Bratina
MAYOR

Rose Caterini
CLERK

Appendix "B" to Report PED14057 (Page 4 of 6)





