

Schedule “1”

**Draft Urban Hamilton Official Plan
Amendment No. XX**

The following text, together with: Appendix “A” Volume 2, Ancaster Wilson Street Secondary Plan – Land Use Plan – Map B.2.8-1 attached hereto, constitutes Official Plan Amendment XX to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to re-designate a portion 130 Dalley Drive, approximately 0.0463 ha (463 square metres), from “General Open Space” to “Medium Density Residential 2” and to redesignate the lands known as 125 Wilson Street East from “Low Density Residential 3” to “Medium Density Residential 2” and to apply a Site-Specific Policy Area to lands known as 125 Wilson Street East and part of 130 Dalley Drive to permit a three (3) storey multiple dwelling containing 19 residential units (which equates to a maximum density of 91 units per hectare based on a net site area of 0.21 hectares within the proposed Medium Density Residential 2 designation.

2.0 Location:

The lands affected by this Amendment are known municipally as 125 Wilson Street East and a part of 130 Dalley Drive, located on the north side of Wilson Street East, east of Jerseyville Road East, south of Dalley Drive and west of Halson Street and Reding Road, in the former Town of Ancaster.

2.0 Basis:

The basis for permitting the re-designation and applying a Site-Specific Policy Area is as follows:

- The subject lands are located along a Major Arterial Road within the Transition Design District of the Ancaster Community Node wherein a mix of uses is encouraged, including low-rise multiple dwellings, and wherein residential intensification may be considered.
- The proposed three (3) storey multiple dwelling does not result in undue shadowing or other nuisance impacts on the surrounding lands.
- The Amendment is consistent with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe.

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4.0 Actual Text and Schedule/Map Changes:

4.1 Text Change

4.1.1 Chapter B.2.8 – Ancaster Wilson Street Secondary Plan

a) That Chapter B.2.8 Ancaster Wilson Street Secondary Plan of Volume 2 is amended by adding a new Area and Site Specific Policy – Area “X” into Section B.2.8.16 – Area and Site Specific Policies, as follows:

i) “2.8.16.9 Site and Area Specific Policy – Area “X”

For the lands identified as Site Specific Policy – Area X, on Map B.2.8.-1 Ancaster Wilson Street Secondary Plan: Land Use Plan, designated Medium Density Residential 2, and known as 125 Wilson Street East and 130 Dalley Drive, the following shall apply:

a) Notwithstanding Section B.2.8.7, Policy 2.8.7.4 b), only a multiple dwelling having a maximum of 19 dwelling units shall be permitted.”

4.2 Mapping Change

4.2.1 Secondary Plan Maps

That Volume 2, Map B.2.8-1 – Ancaster Wilson Street Secondary Plan - Land Use Plan be amended:

- by redesignating that portion of Part 4 on Plan 62R-20151 (Part of 130 Dalley Drive) from “General Open Space” to “Medium Density Residential 2”;
- by redesignating the lands known as 125 Wilson Street East from “Low Density Residential 3” to “Medium Density Residential 2”; and,
- by identifying the subject lands as Site Specific Policy Area X

as shown on Appendix “A” of this amendment.

5.0 Implementation:

The implementing Zoning By-law Amendments and Site Plan Control will give effect to this Amendment.

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This is Schedule “1” to By-law No. 17-XXX passed on the XX day of March, 2017.

**The
City of Hamilton**

Fred Eisenberger
MAYOR

Rose Caterini
CITY CLERK

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Schedule "A"

