

Authority: Item 7, Planning Committee
Report: 21-001 (PED20205)
CM: January 20, 2021
Ward: 12

Bill No. 012

CITY OF HAMILTON

BY-LAW NO. 21-

To Adopt:

**Official Plan Amendment No. 143 to the
Urban Hamilton Official Plan**

Respecting:

**15 Church Street
(Ancaster)**

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

1. Amendment No. 143 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 10th day of February, 2021.

F. Eisenberger
Mayor

A. Holland
City Clerk

Urban Hamilton Official Plan Amendment No. 143

The following text, together with Appendix “A” – Volume 2: Map B.2.8-1 Ancaster Wilson Street Secondary Plan – Land Use Plan, attached hereto, constitutes Official Plan Amendment No. 143 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to amend the Ancaster Wilson Street Secondary Plan by redesignating the subject lands to permit the development of a maximum of six Street Townhouse Dwellings and by establishing a Site Specific Policy to recognize the existing road right-of-way width.

2.0 Location:

The lands affected by this Amendment are known municipally as 15 Church Street, in the former Town of Ancaster.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed Amendment is in keeping with the policies of the Urban Hamilton Official Plan and Ancaster Wilson Street Secondary Plan to provide a diversity of housing opportunities that are suitable for different segments of the population in order to make the best use of urban lands at a desired low density form and scale.
- The proposed development is consistent with, and complimentary to, the planned and existing development in the immediate area and contextually appropriate and compatible with the built form of the adjacent cultural heritage resources.
- The proposed Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended.

4.0 Actual Changes:

4.1 Volume 2 – Secondary Plans

Text

4.1.1 Chapter B.2.0 – Ancaster Secondary Plans – Section B.2.8 – Ancaster Wilson Street Secondary Plan

- a. That Volume 2, Chapter B.2.0 – Ancaster Secondary Plans, Section B.2.8 – Ancaster Wilson Street Secondary Plan be amended by adding a new Site-Specific Policy, as follows:

“Site Specific Policy – Area L

B.2.8.16.12 Notwithstanding Policy C.4.5.2 f) iii) of Volume 1, the right-of-way width of Local Roads shall be 12.19 metres, instead of the minimum required 20.117 metre road right-of-way width, provided through the site plan review it is demonstrated that all the required road facilities, municipal sidewalks and utilities can be accommodated in this reduced road right-of-way width.”

Maps

4.1.2 Map

- a. That Volume 2, Map B.2.8-1 – Ancaster Wilson Street Secondary Plan – Land Use Plan be amended by:
 - i) redesignating the subject lands from “Low Density Residential 1” to “Low Density Residential 3”; and,
 - ii) identifying the subject lands as Site Specific Policy – Area L;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. 21-012 passed on the 10th day of February, 2021.

The City of Hamilton

F. Eisenberger
Mayor

A. Holland
City Clerk

Appendix A
APPROVED Amendment No. 143
to the Urban Hamilton Official Plan

Lands to be redesignated from "Low Density Residential 1" to " Low Density Residential 3"

L

Lands to be identified as
Site Specific Policy - Area L

(15 Church Street, Ancaster)

Date:
January 14, 2021

Revised By:
JVR/NB

Reference File No.:
OPA-U-143(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

Site Specific Policy Area

Secondary Plan Boundary

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

Date:
January 2020

Not To Scale

Hamilton

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