

Authority: Item 5, Planning Committee
Report: 22-001 (PED22004)
CM: January 19, 2022
Ward: 12

Bill No. 020

CITY OF HAMILTON

BY-LAW NO. 22-

To Adopt:

**Official Plan Amendment No. 159 to the
Urban Hamilton Official Plan**

Respecting:

**281 Hamilton Drive and 356 Wilson Street West
(Ancaster)**

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

1. Amendment No. 159 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 9th day of February, 2022.

F. Eisenberger
Mayor

A. Holland
City Clerk

Urban Hamilton Official Plan Amendment No. 159

The following text, together with Appendix “A”, attached hereto, constitutes Official Plan Amendment No. 159 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 from “Low Density Residential 1” to “Low Density Residential 3” to permit the development of 10 Block Townhouse Dwellings.

2.0 **Location:**

The lands affected by this Amendment are known municipally as 281 Hamilton Drive and 356 Wilson Street West, in the former Town of Ancaster.

3.0 **Basis:**

The basis for permitting this Amendment is:

- The proposed Amendment is consistent with, and complementary to, the existing development in the immediate area, including the adjacent cultural heritage resource;
- The proposed development implements the Residential Intensification policies of the Urban Hamilton Official Plan; and;
- The 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**

Maps

4.1.1 Map

- a. That Volume 2: Map B.2.8-1 – Ancaster Wilson Street Secondary Plan – Land Use Plan be amended by redesignating the subject lands from “Low Density Residential 1” to “Low Density Residential 3”, 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. 22-020 passed on the 9th day of February, 2022.

The City of Hamilton

F. Eisenberger
Mayor

A. Holland
City Clerk

Appendix A
APPROVED Amendment No. 159
to the Urban Hamilton Official Plan



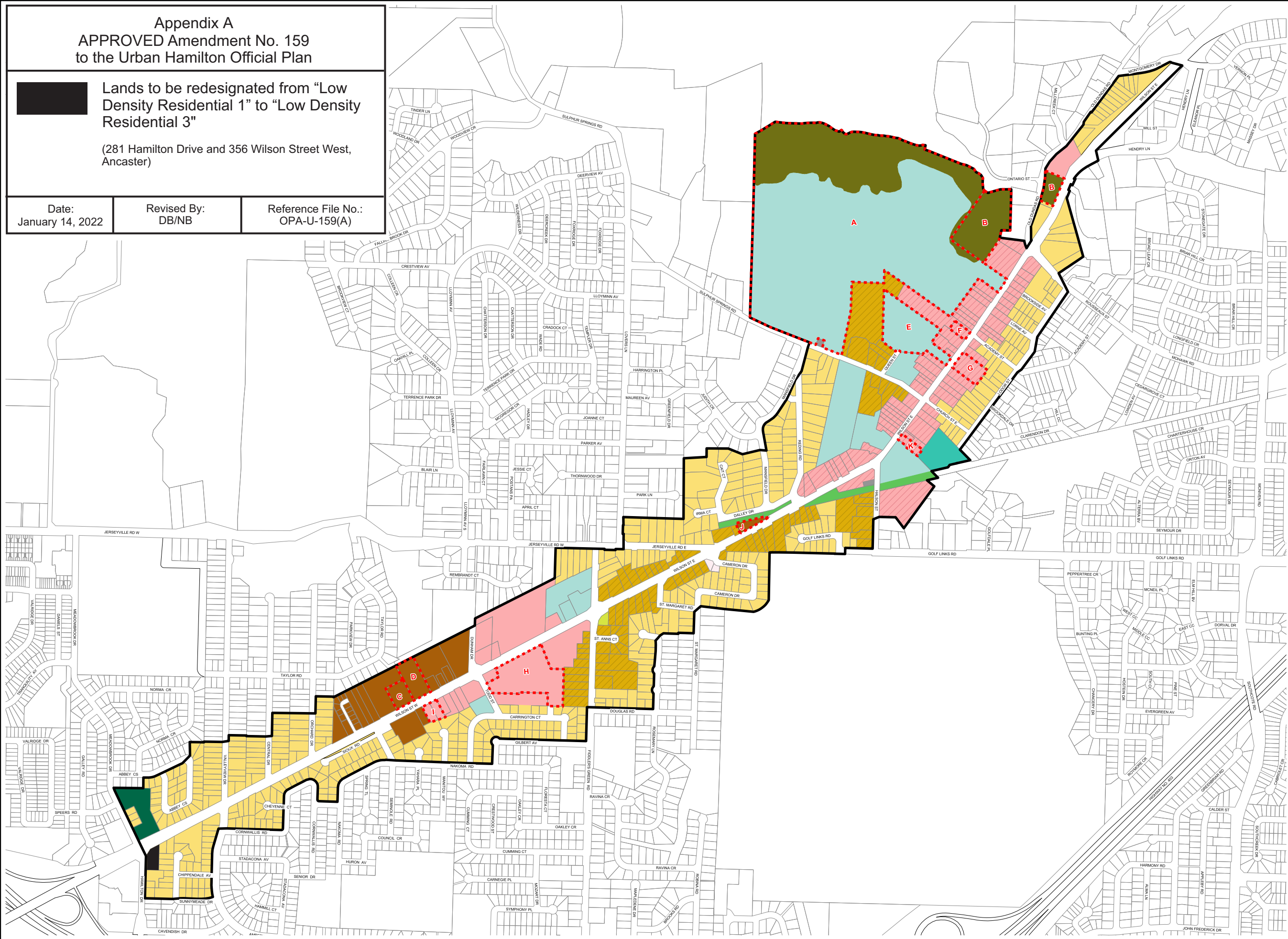
Lands to be redesignated from “Low Density Residential 1” to “Low Density Residential 3”

(281 Hamilton Drive and 356 Wilson Street West, Ancaster)

Date:
January 14, 2022

Revised By:
DB/NB

Reference File No.:
OPA-U-159(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



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