

Legislative Coordinator  
Planning Committee  
City of Hamilton  
71 Main Street West, 1st Floor  
Hamilton Ontario L8P 4Y5  
**442, 450, 454, 462 Wilson Street East, Ancaster**  
**Urban Official Plan Amendment (File No. UHOPA-21-023)**  
**Zoning By-Law Amendment (File No. ZAC-21-049)**  
February 13, 2022

Dear Legislative Coordinator,

I wish to state my opposition to the application for amending the Hamilton Official Plan and Zoning for this site under files UHOPA-21-023 and ZAC-21-049. Development of the subject lands should be in accordance with the existing Official Plan and the Ancaster Wilson Street Secondary Plan which allows a height of 9 meters only and requires that buildings be consistent with the character of the neighbourhood.

“An Official Plan is a guiding document – its goals and policies move the City towards achieving its visions for the future – visions that are expressed both through Vision 2020 and the City’s Strategic Plan. The Official Plan provides direction and guidance on the management of our communities, land use change and physical *development* over the next **30 years**.”  
Urban Hamilton Official Plan, September 2013 Chapter A: Introduction

“Provincial plans and municipal official plans provide a framework for comprehensive, integrated, **place-based and long-term planning** that supports and integrates the principles of strong communities, a clean and healthy environment and economic growth, **for the long term**.” Provincial Policy Statement 2020

Within the framework of the provincial policy-led planning system one would expect that once the policy is in place, development will conform accordingly. And yet within a fraction of the stated timeline the subject application seeks to rewrite the plan and alter our community in significant and disruptive ways. Approval of the proposed application would suggest that development is being directed by considerations other than Hamilton’s long term planning.

Thank you for ensuring this letter will appear before the Planning Committee of the City of Hamilton.

David Pentland  
Ancaster