

**Authority:** Item 2, Planning Committee  
Report: 22-012 (PED22006)  
CM: August 12, 2022  
Ward: 12

**Bill No. 204**

**CITY OF HAMILTON**

**BY-LAW NO. 22-**

**To Adopt:**

**Official Plan Amendment No. 171 to the  
Urban Hamilton Official Plan**

Respecting:

**335 Wilson Street East  
(Ancaster)**

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

1. Amendment No. 171 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 12<sup>th</sup> day of August, 2022.

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F. Eisenberger  
Mayor

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A. Holland  
City Clerk

## Urban Hamilton Official Plan Amendment No. 171

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. 171 to the Urban Hamilton Official Plan.

### 1.0 **Purpose and Effect:**

The purpose and effect of this Amendment is to establish a Site Specific Policy Area within the Ancaster Wilson Street Secondary Plan to permit an increased height for a mixed use building within the Mixed Use – Medium Density – Pedestrian Focus designation.

### 2.0 **Location:**

The lands affected by this Amendment are known municipally as 335 Wilson Street East, in the former Town of Ancaster.

### 3.0 **Basis:**

The basis for permitting this Amendment is:

- The proposed development of 335 Wilson Street East maintains the general character of the Ancaster Wilson Street Secondary Plan's Village Core;
- The proposed development maintains the general built form envisioned for the Ancaster Wilson Street Secondary 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**

##### **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 Area, as follows:

##### **“Site Specific Policy – Area M**

B.2.8.16.13 For lands identified as Site Specific Policy – Area M on Map B.2.8-1 Ancaster Wilson Street Secondary Plan – Land Use Plan, designated Mixed Use – Medium Density – Pedestrian Focus, and known as 335 Wilson Street East, the following policy shall also apply:

- a) Notwithstanding Policy B.2.8.8.5 a), the building height shall not exceed 3 storeys and shall be designed to be a maximum of two and a half storeys in height adjacent to Wilson Street East.”

##### **Maps**

##### **4.1.2 Map**

- a. That Volume 2: Map B.2.8.-1 – Ancaster Wilson Street Secondary Plan – Land Use Map be amended by identifying a portion of the subject lands as Site Specific Policy – Area M, as shown on Schedule “A”, attached to this Amendment.

#### **5.0 Implementation:**

An implementing Zoning By-Law Amendment, Consent Application, and Site Plan Control Application will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule “1” to By-law No. 22-204 passed on the 12<sup>th</sup> day of August, 2022.

**The  
City of Hamilton**

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F. Eisenberger  
Mayor

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A. Holland  
City Clerk

Appendix A  
APPROVED Amendment No. 171  
to the Urban Hamilton Official Plan

M

Lands to be identified as Site Specific  
Policy Area M

(335 Wilson Street East, Ancaster)

Date:  
August 4, 2022

Revised By:  
JA/NB

Reference File No.:  
OPA-U-171 (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



Hamilton

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