

Application	Address	Ward	Date Deemed Complete	Purpose of Application	Application Status	Impact of Provincial OP Modification and Reversal
Official Plan Amendment UHOPA-21-018 Zoning By-law Amendment ZAC-21-039	1400 South Service Road	10	16-Sep-21	Redesignate from “Business Park” to “Mixed-Use High Density”; and, to amend the Fruitland-Winona Secondary Plan by redesignating the subject lands from “Employment Area - Business Park” to “High Density Residential” and to add site specific High Density Residential policies, to permit two, eight storey and two 16 storey multiple dwellings for a total of 986 dwelling units, a three storey office building, and two, one storey commercial buildings	Under Review	Employment Lands Conversion Provincial modification 60 redesignated the lands from “Employment Area” to “Neighbourhoods” which support residential uses on these lands however an amendment to the Fruitland-Winona Secondary Plan is still required and the application remains open. Reversal of the Provincial modification would return the property to Employment Lands. As discussed through Report PED17010(r), staff had recommended a land use study be undertaken for the area to determine the implications of the conversion.
Official Plan Amendment UHOPA-20-011	555 Glancaster Rd	11	22-May-20	To add policies to the UHOP respecting urban boundary expansions and to identify lands as a ‘candidate area’ for future urban boundary expansion.	Withdrawn by the Applicant on March 10, 2023	Urban Boundary Expansion Provincial modification to expand the urban boundary included these lands. As a result, the Official Plan Amendment application to consider it as a candidate area for urban boundary expansion was withdrawn by the applicant. Reversal of the Provincial modification would require the landowner(s) to submit a new Official Plan application to identify the lands as a ‘candidate area’ for future urban boundary expansion.

<p>Official Plan Amendments RHOPA-20-022 - 024 and UHOPA-20-018 - 020</p>	<p>9285, 9445, 9511, 9625 & 9751 Twenty Rd W & 555 Glancaster Rd</p>	<p>11</p>	<p>15-Sep-20</p>	<p>To remove lands from the rural area and add the lands into the urban boundary to allow the development of the lands for future residential uses</p>	<p>Under Review</p>	<p>Urban Boundary Expansion</p> <p>Provincial modifications to expand the urban boundary included these lands. This meant that the application was no longer necessary.</p> <p>The application has not been withdrawn by the applicant.</p>
<p>Official Plan Amendment UHOPA-21-023</p> <p>Zoning By-law Amendment ZAC-21-049</p>	<p>442-462 Wilson St E</p>	<p>12</p>	<p>29-Oct-21</p>	<p>To establish a Site Specific Policy Area in the Ancaster Wilson Street Secondary Plan to permit a seven storey retirement home with 211 beds and four commercial units, or permit a six storey, 161 unit mixed use building with seven commercial units</p>	<p>City Council refused the application on July 8, 2022.</p> <p>Application was appealed to the OLT by the applicant.</p> <p>The City and the applicant reached a settlement which was presented to the Tribunal for approval.</p> <p>On September 26, 2023 the OLT issued a decision approving an Official Plan</p>	<p>Community Node Policies</p> <p>The subject lands are located within the Ancaster Community Node and Provincial modifications had the effect of increasing the height and density permitted within the node.</p> <p>Reversal of the Provincial modifications to the Community Node policies would not impact the proposed development as the Zoning By-law Amendment is final and binding.</p> <p>The proposal is subject to Site Plan Control prior to the issuance of a Building Permit. To date no Site Plan application has been submitted and no construction has begun.</p>

					and Zoning By-law Amendment.	
Official Plan Amendment UHOPA-22-004 Zoning By-law Amendment ZAC-22-011	392-412 Wilson St E & 15 Lorne Ave	12	11-Jan-22	To amend the Ancaster Wilson Street Secondary Plan to redesignate lands from “Low Density Residential 1” designation to “Mixed Use - Medium Density” designation with a “Pedestrian Focus”; and, to establish a Site Specific Policy, and rezoning, to permit an eight storey mixed use development	<p>City Council refused the application on May 11, 2022.</p> <p>The decision was appealed to the OLT by the applicant.</p> <p>An Official Plan Amendment was no longer required as a result of OPA 167</p> <p>The City and the applicant reached a settlement which was presented to the Tribunal for approval.</p> <p>On September 19, 2023 the</p>	<p>Community Node Policies</p> <p>The subject lands are located within the Ancaster Community Node and Provincial modifications had the effect of increasing the height and density permitted within the node. The modifications also amended the Ancaster Wilson Street Secondary Plan to change the designation of 15 Lorne Avenue from “Low Density Residential 1” to “Mixed-Use Medium Density”</p> <p>Reversal of the Provincial modifications to the Community Node policies would not impact the proposed development as the Zoning By-law Amendment is final and binding.</p> <p>The proposal is subject to Site Plan Control and in December 2022 a Site Plan Application was submitted (DA-23-011). The applicant appealed the Site Plan application to the OLT on October 25, 2023 for the City’s failure to make a decision within 60 days. No Building Permits have been issued.</p>

					OLT issued a decision approving a Zoning By-law Amendment	
Consent Application HM/B-21:79	727 Rymal Road East	6	N/A	To permit the creation of three (3) lots to allow for the future construction of single detached residential dwelling uses.	The Committee of Adjustment approved the application with conditions on February 2, 2023	<p>Removal of Neighbourhood Plan policies</p> <p>The application was located within the Eleanor Neighbourhood Plan which identified a future road connection through the subject lands. The provincial modification to remove the status of Neighbourhood Plans in part enabled the approve of the application.</p> <p>The Consent application is approved, and the Applicant is currently clearing conditions.</p>