

**Authority:** Item 13, Economic Development and  
Planning Committee  
Report: 08-014 (PED08153)  
CM: July 10, 2008

**Bill No. 195**

**CITY OF HAMILTON**

BY-LAW NO. 08-195

To Adopt:

Official Plan Amendment No. 123 to the former Town of Ancaster Official Plan;

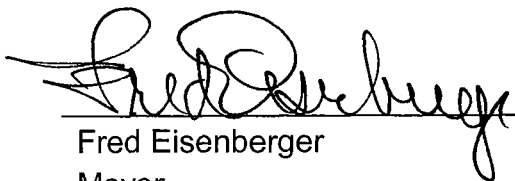
Respecting:


**124 Wilson St. West**

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

1. Amendment No. 123 to the Official Plan of the former Town of Ancaster Planning Area consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED and ENACTED** this 7th day of August, 2008.

  
\_\_\_\_\_  
Fred Eisenberger  
Mayor

  
\_\_\_\_\_  
Kevin C. Christenson  
City Clerk

**Amendment No. 123**

**to the**

**Official Plan of the Former Town of Ancaster**

The following text constitutes Official Plan Amendment No.123 to the Official Plan of the former Town of Ancaster.

**Purpose:**

The purpose of this Amendment is amend Policy 5.7.14 to permit a business and professional office within the existing building, whereas the current policy limits commercial uses within the existing building to a chiropractor's office.

**Location:**

The lands affected by this Amendment are located on the south side of Wilson Street at 124 Wilson Street West, in Ancaster.

**Basis:**

The basis for permitting the proposed Official Plan Amendment are as follows:

- The proposal is consistent with the Provincial Policy Statement.
- The proposal is consistent with the Region of Hamilton-Wentworth Official Plan, and consistent with the intent of the Town of Ancaster Official Plan, which has established a small-scale commercial use on the property.
- The proposal is compatible with the surrounding residential development and would meet the parking requirements that have been established for the property.

**Actual Changes:**

Text Changes:

1. That Section 5.7.14 Other Specific Policy Areas, be amended by replacing the words "a chiropractor's office" with the words "a business and professional office"

**Schedule "1"**

and deleting the last sentence in the paragraph and deleting clauses i), ii), iii), so the policy reads:

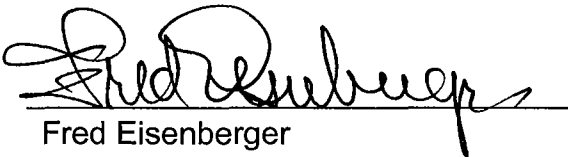
*"Notwithstanding the residential designation and related policies of Subsection 4.4, as they apply to lands known municipally as 124 Wilson Street West and, identified as Specific Policy Area 17 on Schedule "F", a business and professional office, shall be permitted in the existing building."*

**Implementation:**

A Zoning By-law amendment and Site Plan Agreement will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 08-195, passed on the 7th day of August, 2008.

**The City of Hamilton**



Fred Eisenberger  
Mayor



Kevin C. Christenson  
City Clerk