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Email: Lisa.Kelsey@hamilton.ca

Hamilton

June 2, 2026

Wilson Street Ancaster Inc.  
1 James Street South, 8<sup>th</sup> Floor  
Hamilton, ON L8P 4R5

Urban Solutions Planning and Land Development Consultants Inc.  
C/O Matt Johnston  
3 Studebaker Place, Unit 1  
Hamilton, ON L8L 0C8

**Re: Passage of Urban Hamilton Official Plan Amendment No. 254  
(By-law 26-081) - 392, 398, 400, 402, 406 and 412 Wilson Street East and 15  
Lorne Avenue, Hamilton**

Please find enclosed a copy of the Statutory Declaration and By-law for the above-mentioned property. The By-law is now final and binding.

Yours truly,

A handwritten signature in dark ink, appearing to read "L. Kelsey", with a stylized flourish at the end.

Lisa Kelsey  
Legislative Coordinator  
Planning Committee

**UHOPA-25-001**

|                     |   |                                                        |
|---------------------|---|--------------------------------------------------------|
| DOMINION OF CANADA  | ) | IN THE MATTER OF Urban Hamilton Official Plan          |
|                     | ) | Amendment No. 254 (By-law 26-081)                      |
| Province of Ontario | ) | AND IN THE MATTER OF Section 17(28)                    |
|                     | ) | of the <i>Planning Act</i> , R.S.O. 1990, c. P.13.     |
|                     | ) | 392, 398, 400, 402, 406 and 412 Wilson Street East and |
|                     | ) | 15 Lorne Avenue                                        |
| TO WIT:             | ) |                                                        |

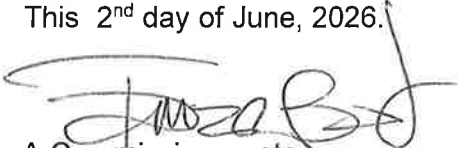
I, **Lisa Kelsey**, Legislative Coordinator, City Clerk's Office, of the City of Hamilton, **DO SOLEMNLY DECLARE:**

1. That Notice of a Public Meeting for the purpose of informing the public in respect of the proposed Official Plan Amendment was given on the 31<sup>st</sup> day of March, 2026 as prescribed by law.
2. That Urban Hamilton Official Plan Amendment No. 254 (By-law 26-081) was approved by the City of Hamilton on the 22<sup>nd</sup> day of April, 2026.
3. That written Notice of Passing of the said Official Plan Amendment was given in accordance with Section 17(23) of the *Planning Act* on the 6<sup>th</sup> day of May, 2026.
4. That no Notice of Appeal was filed under Section 17(24) of the *Planning Act* on or before the 26<sup>th</sup> day of May, 2026, being twenty days from the day of the notice given of the approval of the said Official Plan Amendment.
5. That, in accordance with Section 17(27) of the *Planning Act*, I verily believe that the Official Plan Amendment is deemed to come into force on the 27<sup>th</sup> day of May, 2026, being the day following the last day for filing a notice of appeal.

**AND I MAKE THIS** solemn Declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the *Evidence Act*.

**DECLARED** before me at the  
City of Hamilton  
This 2<sup>nd</sup> day of June, 2026.

)  
) 

  
A Commissioner, etc.

**UHOPA-25-001**

Tamara Kathleen Bates,  
a Commissioner, etc.,  
Province of Ontario, for the City of Hamilton.  
Expires August 8, 2028.

**Authority:** Item 8.3, Planning Committee Minutes 26-005 (PED26063)  
CM: April 22, 2026 Ward: 12  
Written approval for this by-law was given by Mayoral Decision MDE-2026-08  
Dated April 22, 2026

**Bill No. 081**

**CITY OF HAMILTON**

**BY-LAW NO. 26-081**

**To Adopt:**

**Official Plan Amendment No. 254 to the  
Urban Hamilton Official Plan**

**Respecting:**

**392, 398, 400, 402, 406, and 412 Wilson Street East and 15 Lorne Avenue  
Town of Ancaster**

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

1. Amendment No. 254 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 22<sup>nd</sup> day of April, 2026.

  
\_\_\_\_\_  
Andrea Horwath (Apr 29, 2026 14:50:01 EDT)

A. Horwath  
Mayor

  
\_\_\_\_\_  
Matthew Trennum (Apr 29, 2026 14:17:09 EDT)

M. Trennum  
City Clerk

Urban Hamilton Official Plan

Amendment No. 254

The following text, attached hereto, constitutes Official Plan Amendment No. "254" to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to redesignate a portion of the subject lands (15 Lorne Avenue) from "Low Density Residential 1" to "Mixed Use - Medium Density - Pedestrian Focus" and to add a new Site Specific Policy for the entirety of the subject lands in the Ancaster Wilson Street Secondary Plan to permit the development of an eight storey mixed use building.

2.0 Location:

The lands affected by this Amendment are known municipally as 392, 398, 400, 402, 406, and 412 Wilson Street East and 15 Lorne Avenue, in the City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development supports the policies of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan, as it supports the vision for the Ancaster Village Core and contributes to the achievement of a complete community as the subject lands are in proximity to existing community facilities and/or services including public transit, schools, and recreational facilities.
- The proposed development implements the Residential Intensification policies of the Urban Hamilton Official Plan.
- The proposed development is compatible with the existing and planned development in the immediate area.
- The Amendment is consistent with the Provincial Planning Statement, 2024.

#### 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, as follows:

##### **“Site Specific Policy – Area “O”**

B.2.8.16.15 For the lands identified as Site Specific Policy Area “O” on Map B.2.8-1 Ancaster Wilson Street Secondary Plan – Land Use Plan, designated Mixed Use - Medium Density - Pedestrian Focus, and known as 392, 398, 400, 402, 406, and 412 Wilson Street East and 15 Lorne Avenue, the following policies shall apply:

- a) Notwithstanding Policy B.2.8.8.5 a) for the lands designated Mixed Use – Medium Density – Pedestrian Focus, the maximum permitted height shall be eight storeys.

##### **Maps**

##### 4.1.2 Map

- a. That Volume 2: Map B.2.8-1 – Ancaster Wilson Street Secondary Plan – Land Use Plan Map be amended by:
- i) Redesignating a portion of the subject lands from “Low Density Residential 1” to “Mixed Use – Medium Density – Pedestrian Focus”; and,
  - ii) Identifying the subject lands as Site Specific Policy - Area “O”,
- as shown on Appendix “A”, attached to this Amendment.

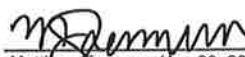
## 5.0 Implementation:

The applicable zoning, which is Mixed Use Medium Density – Pedestrian Focus (C5a, 860, H154) Zone, and an implementing Site Plan Approval will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule "1" to By-law No. 26-081 passed on the 22<sup>nd</sup> day of April, 2026.

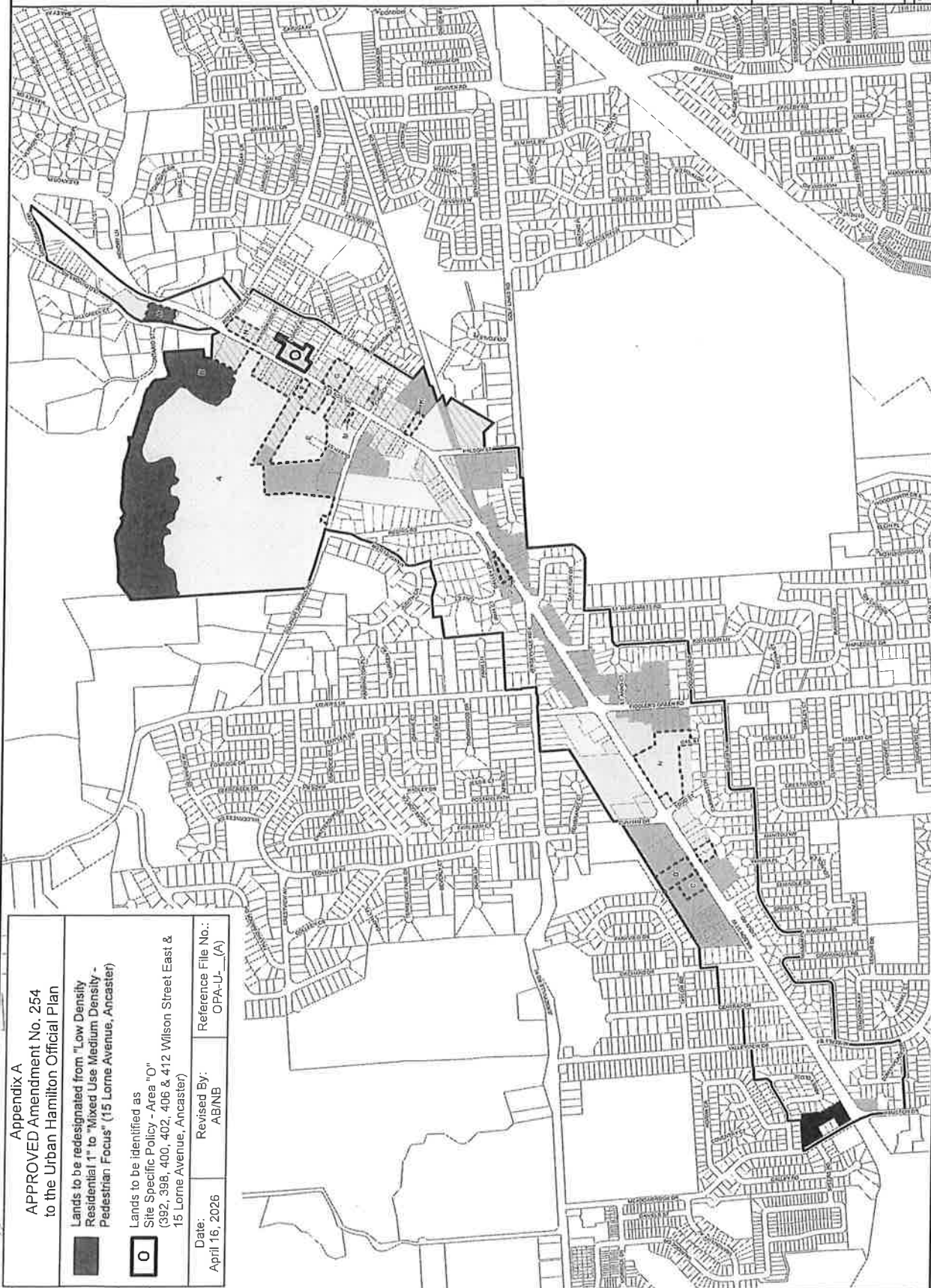
### The City of Hamilton

  
Andrea Horwath (Apr 29, 2026 14:50:01 EDT)  
A. Horwath  
Mayor

  
Matthew Trennum (Apr 29, 2026 14:47:09 EDT)  
M. Trennum  
City Clerk

Lands to be redesignated from "Low Density Residential 1" to "Mixed Use Medium Density - Pedestrian Focus" (15 Lorne Avenue, Ancaster)

|                   |                      |                                   |
|-------------------|----------------------|-----------------------------------|
| Date:<br>16, 2026 | Revised By:<br>AB/NB | Reference File No.:<br>OPA-U- (A) |
|-------------------|----------------------|-----------------------------------|



## Residential Designations

Low Density Residential 1  
Medium Density Residential 1  
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

| Area or Site Specific Policy |
|------------------------------|
|------------------------------|

Secondary Plan Boundary

Council Adopted: July 9, 2009

Ministerial Approval: March 16, 2011  
Effective Date: August 16, 2013

Urban Hamilton Official Plan  
Ancaster Wilson Street  
Secondary Plan  
Land Use Plan Map  
Map B.2.8-1

Date: December 23, 1975



④



Hamilton

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