

Authority: Item 6
Planning Committee
Report: 12-011 (PED12124)
CM: July 12, 2012

Bill No. 177

CITY OF HAMILTON

BY-LAW NO. 12-

To Amend Zoning By-law No. 87-57, Respecting Lands Located at 433 Hamilton Drive, in the former Town of Ancaster, now in the City of Hamilton

WHEREAS the City of Hamilton Act, 1999, Statutes of Ontario, 1999 Chap. 14, Sch. C. did incorporate, as of January 1, 2001, the municipality "City of Hamilton";

AND WHEREAS the City of Hamilton is the successor to certain area municipalities, including the former area municipality known as the "The Corporation of the Town of Ancaster" and is the successor to the former Regional Municipality, namely, "The Regional Municipality of Hamilton-Wentworth";

AND WHEREAS the City of Hamilton Act, 1999 provides that the Zoning By-laws and Official Plans of the former area municipalities and the Official Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

AND WHEREAS Zoning By-law No. 87-57 (Ancaster) was enacted on the 22nd day of June 1987, and approved by the Ontario Municipal Board on the 23rd day of January, 1989;

AND WHEREAS the Council of the City of Hamilton, in adopting Item 6 of Report 12-12-011 of the Planning Committee, at its meeting held on the 10th day of July, 2012, recommended that Zoning By-law No. 87-57, be amended as hereinafter provided;

AND WHEREAS this By-law is in conformity with the Official Plan of the City of Hamilton (the Official Plan of the former Town of Ancaster).

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

1. That Map 1 of Schedule “B” of Zoning By-law No. 87-57 (Ancaster), as amended, is hereby further amended by changing the zoning from the Agricultural “A-216” Zone to the Residential “R3-652” Zone, on the lands the extent and boundaries of which are shown on a Plan hereto annexed as Schedule ‘A’.
2. That Section 34: Exceptions of Zoning By-law No. 87-57 (Ancaster), as amended, is hereby further amended by adding the following Sub-section:

R3-652 That notwithstanding the provisions of Paragraph (c) of Sub-section 11.3.2 “Regulations” and Paragraph (f) of Sub-section 11.1.2 of Section 11: Residential “R3” Zone, Schedule “C”, and the provisions of Paragraph b) Sub-section 7.14 “Parking and Loading”, the following special provisions shall apply to the lands zoned “R3-652”:

Development Regulations:

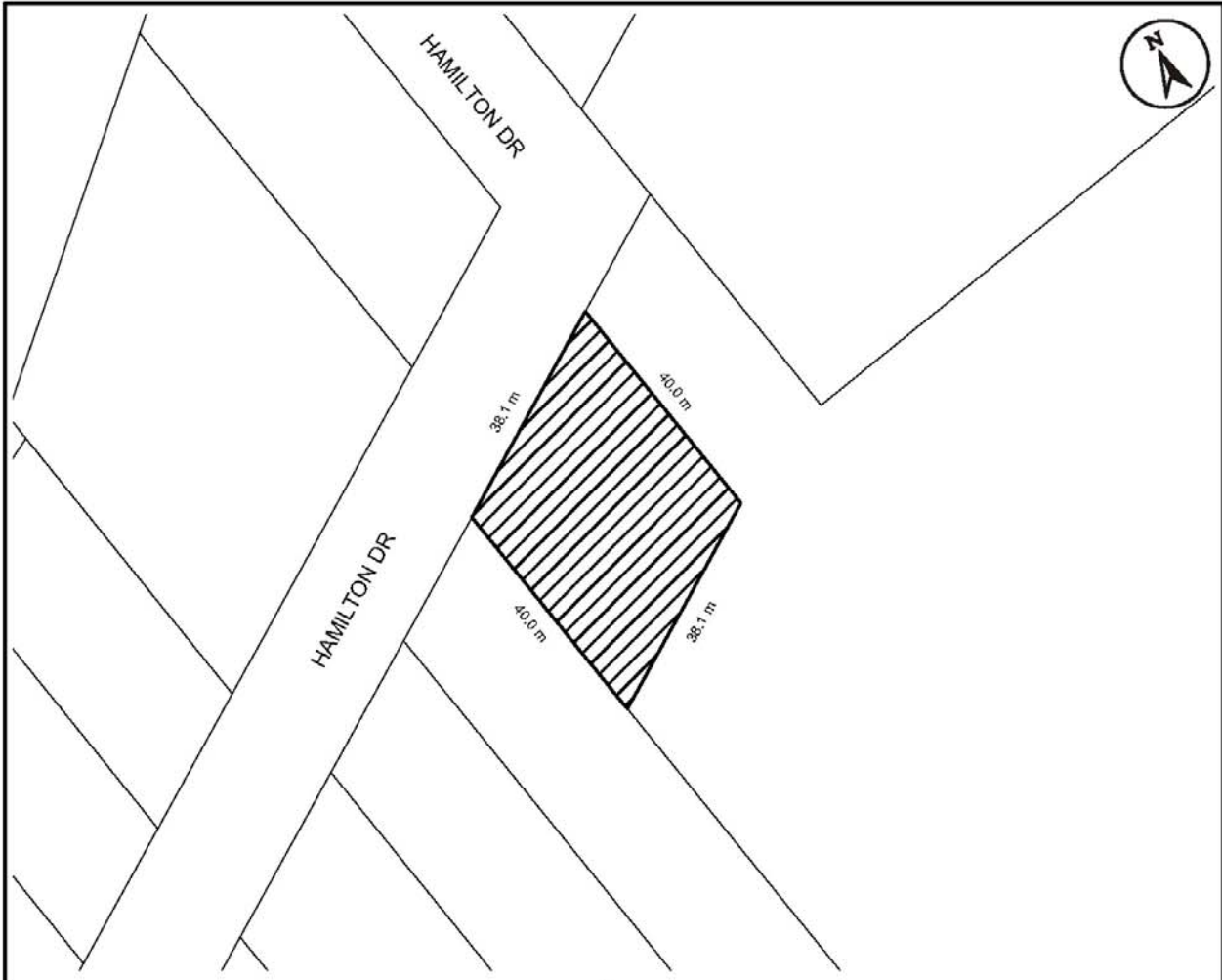
- a) Minimum Side Yard: 3 metres westerly side yard and 1.5m easterly side yard, except on an interior lot where no attached carport or attached garage is provided, the side yard on one side shall be 4.5 metres.
 - b) Minimum Rear Yard: 9 metres.
 - c) Minimum Number of Parking Spaces: 4 Parking Spaces per Dwelling Unit of which not more than two spaces can be tandem parking spaces.
 - d) All other provisions of the Residential “R3” Zone apply.
3. That the amending By-law be added to Map 1 of Schedule B of Ancaster Zoning By-law No. 87-57.

4. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law, in accordance with the Planning Act.

PASSED this 16th day of August, 2012.

R. Bratina
Mayor

R. Caterini
City Clerk




This is Schedule "A" to By-Law No. 12-
 Passed the day of, 2012

 Mayor

 Clerk

Schedule "A"
 Map Forming Part of
 By-Law No. 12-_____
 to Amend By-law No. 87-57

Subject Property
 433 Hamilton Drive
 Change in Zoning from the Agricultural "A-216" Zone to the Residential "R3-652" Zone.

Scale: N.T.S.	File Name/Number: ZAR-11-074
Date: June 6, 2012	Planner/Technician: DB / AL



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT