Authority: Item 6, Planning Committee
Report: 15-016 (PED15165)
CM: October 28, 2015

Bill No. 244

CITY OF HAMILTON

BY-LAW NO. 15-

**To Amend Zoning By-law No. 87-57 (Ancaster),
Respecting Lands Located at 72 Wilson Street East (Ancaster)**

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 WHEREASthe 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 RegionalMunicipality, namely, "The Regional Municipality of Hamilton-Wentworth";

AND WHEREASthe *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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 for the City of Hamilton, in adopting Item 6 of Report No. 15-016 of the Planning Committee at its meeting held on the 28th day of October, 2015, which recommended that Zoning By-law No. 87-57 (Ancaster) be amended as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Urban Hamilton Official Plan;

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

1. That Schedule "B" of Zoning By-law No. 87-57 (Ancaster), as amended, is hereby further amended by:

    a) changing from the Existing Residential "ER" Zone to the Existing Residential "C1-664" Zone, Modified

the extent and boundaries of the lands which are shown on a plan hereto annexed as Schedule "A" annexed hereto and forming part of this by-law.

2. Section 34: Exceptions of Zoning By-law No. 87-57 (Ancaster), as amended, is hereby further amended by adding the following subsection:

"C1-664 Notwithstanding any provisions to the contrary of Section 22 – Neighbourhood Commercial "C1" Zone or any other section, of Zoning By-law No. 87-57 (Ancaster), the lands zoned C1-664, described as 72 Wilson Street East, shall be subject to the following:

Permitted Uses

A driving school and professional offices shall only be permitted on the ground floor of the mix-used building with a maximum of two residential units above the ground floor.

a)	Minimum Lot Area	905 sq.m.
b)	Minimum Lot Frontage	22.5 m
c)	Maximum Lot Coverage	35%
d)	Minimum Front Yard	4.0 m
e)	Minimum Side Yard	1.5 m
f)	Minimum Rear Yard	12.5 m
g)	Maximum Height	10.5 m
h)	Parking	Provisions of Subsection 7.14 shall apply

i) Professional office space and/or a driving school, listed above, shall be limited to a maximum gross floor area of 96.0 square metres.

j) Notwithstanding Sub-section 7.14(a)(xv) of the General Provisions Section, a planting strip shall be maintained where the parking lot area abuts a residential use and shall have a minimum width of 2.5 metres along the easterly and westerly lot lines and a minimum width of 3.0 metres along the rear southerly lot line.

k) A visual barrier measuring 1.8 metres in height shall be provided and maintained along the side and rear lot lines, and shall be permitted within a planting strip.

l) New stand-alone commercial buildings shall be subject to:

i) Commercial uses shall not exceed a total gross floor area of 500 square metres; and,

ii) Buildings shall be a minimum of height of two storeys.

3. That the amending By-law be added to Map 1 of Schedule B of Ancaster Zoning By-law No. 87-57.

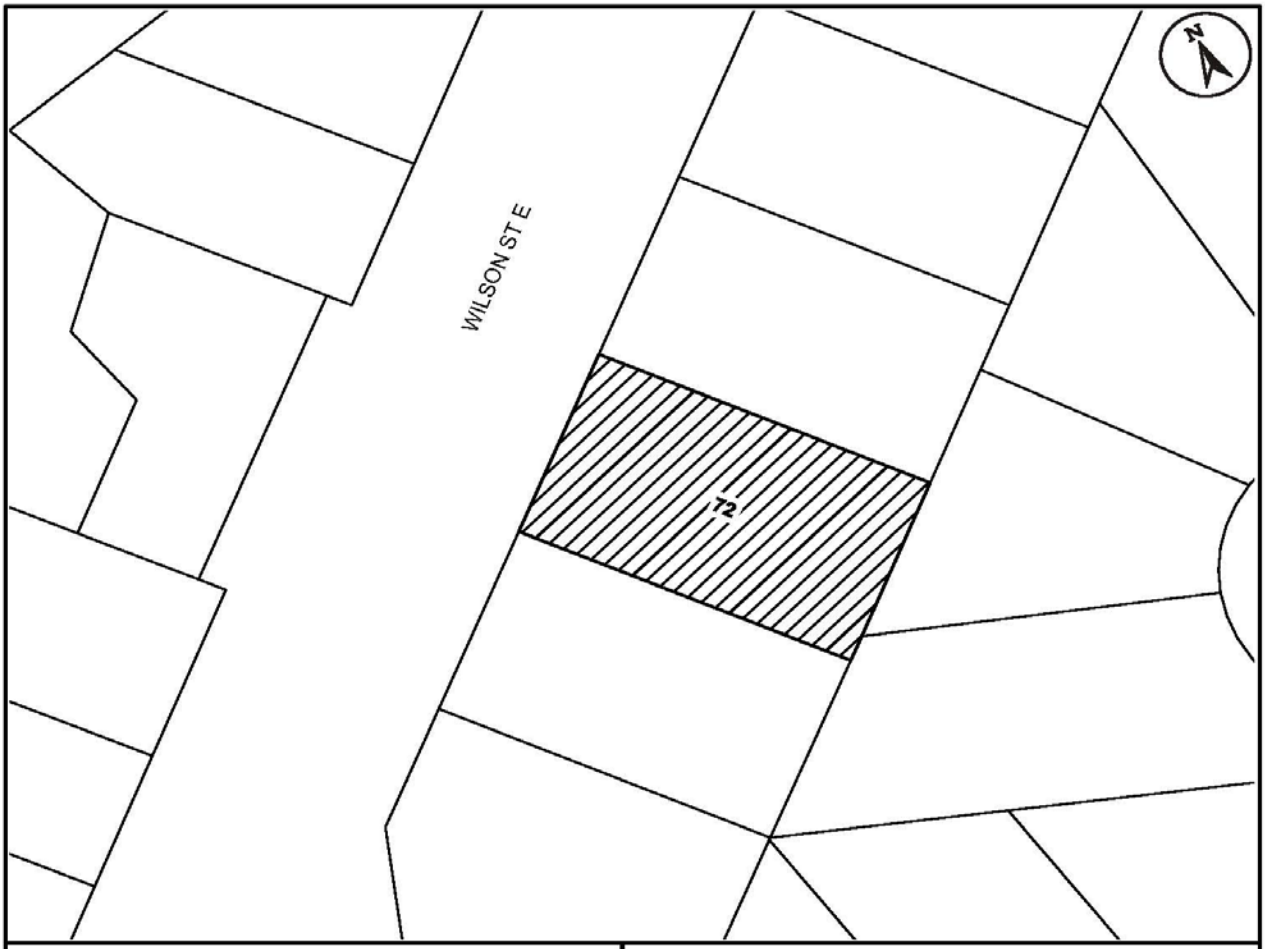
4. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law, in accordance with the *Planning Act*.

PASSED this 28th day of October, 2015.

Fred Eisenberger
Mayor

R. Caterini
City Clerk

ZAC-14-041



This is Schedule "A" to By-law No. 15-

Passed the ..... day of ....., 2015

Mayor

Clerk

Schedule "A"

Map Forming Part of
By-law No. 15-_____

to Amend By-law No. 87-57

Scale: N.T.S.	File Name/Number: ZAC-14-041
Date: August 6, 2015	Planner/Technician: AB/AL
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	

Hamilton

Subject Property
72 Wilson Street East

Change in Zoning from the Existing Residential "ER" Zone to Neighbourhood Commercial "C1-664" Zone, Modified