

**Authority:** Item \_\_\_\_\_, Committee of the  
Whole  
Report Staff Report Number  
CM: **Date**

**Bill No.**

## CITY OF HAMILTON

**BY-LAW NO.** \_\_\_\_\_

### **To Amend Zoning By-law No. 87-57 (Ancaster) Respecting Lands located at 311 Hamilton Drive (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 WHEREAS** the City of Hamilton is the successor to certain area municipalities, including the former 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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 Section \_\_\_\_\_ of Report 16-\_\_\_\_\_ of the Economic Development and Planning Committee at its meeting held on the 1st day of March, 2016, 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", as amended is hereby further amended by:
  - (a) by changing the zoning from the Deferred Development "D" Zone to the Residential "R3-671" Zone, Modified, the lands located at 311 Hamilton Drive;

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:

**"R3-671"** Notwithstanding the provisions of paragraph (c) of subsection 11.1.2 "Regulations" of Section 11.1: Residential "R1" Zone, Schedule "C" and the provisions of paragraph (b) of subsection 11.3.2 "Regulations" of Section 11.3: Residential "R3" Zone, the following special provisions shall apply to the lands zoned "R3-671":

Regulations:

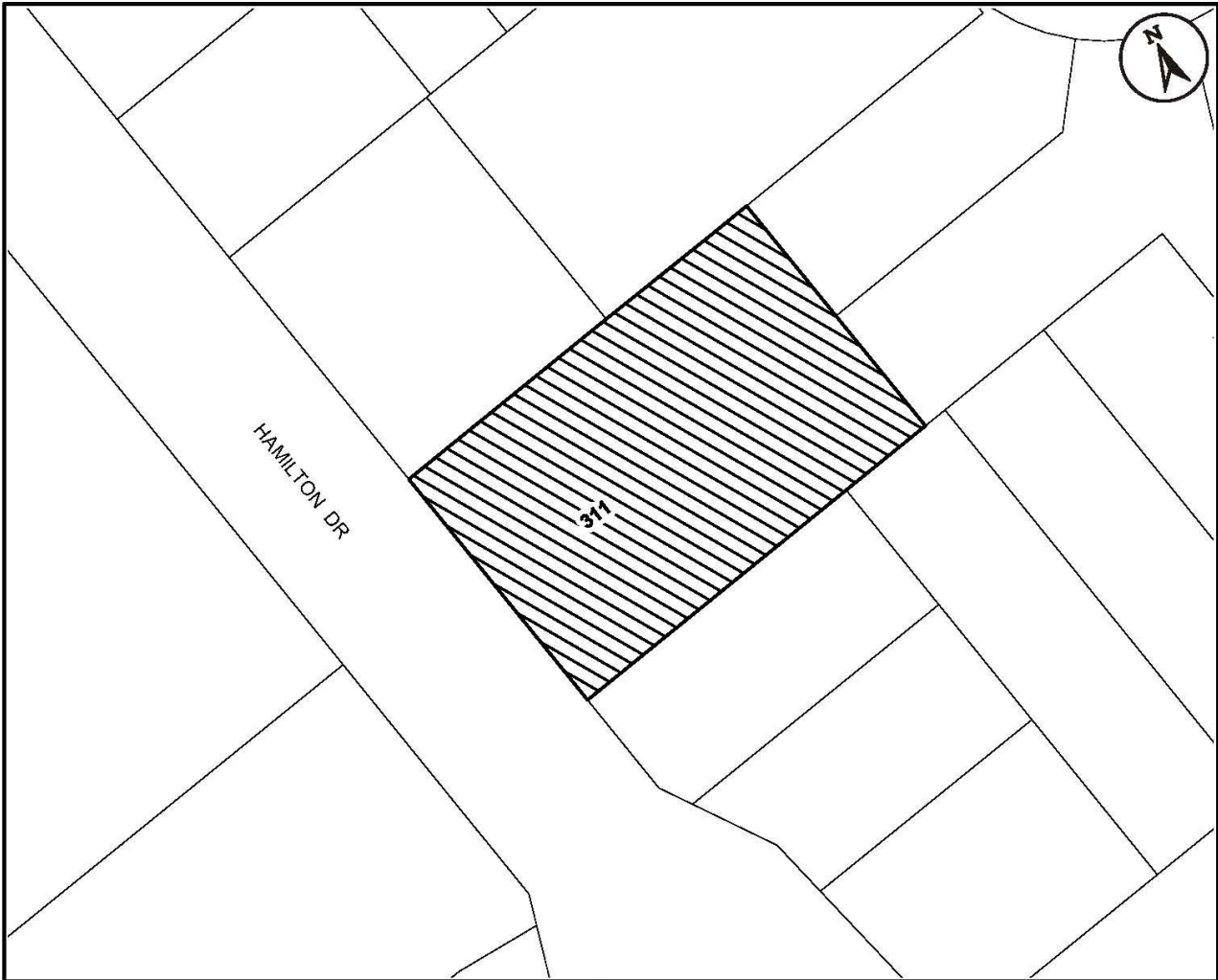
(a) Maximum Lot Coverage	37 percent
(b) Minimum Lot Frontage	16.9 metres

- 3. That the amending By-law be added to Map 1 of schedule B of Ancaster Zoning By-law 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 and ENACTED** this            day of            , 2016

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


\_\_\_\_\_  
Rose Caterini  
City Clerk



This is Schedule "A" to By-law No. 16-  
 Passed the ..... day of ....., 2016

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 Mayor  
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 Clerk

**Schedule "A"**  
 Map Forming Part of  
 By-law No. 16-\_\_\_\_\_  
 to Amend By-law No. 87-57

**Subject Property**  
 311 Hamilton Drive  
 Change in zoning from the Deferred Development 'D' Zone to the Residential 'R3-671' Zone, Modified on lands located at 311 Hamilton Drive, Ancaster

Scale:  
 N.T.S.  
 Date:  
 February 1, 2015

File Name/Number:  
 ZAR-15-043  
 Planner/Technician:  
 MS/AL

