

**Authority:** Item 3, Planning Committee  
Report 16-004 (PED16054)  
CM: March 9, 2016

**Bill No. 069**

## **CITY OF HAMILTON**

### **BY-LAW NO. 16-**

#### **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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 22<sup>nd</sup> day of June, 1987, and approved by the Ontario Municipal Board on the 23<sup>rd</sup> day of January, 1989;

**AND WHEREAS** the Council of the City of Hamilton, in adopting Item 3 of Report 16-004 of the Planning Committee at its meeting held on the 9<sup>th</sup> day of March, 2016, 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", 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** this 9<sup>th</sup> day of March, 2016

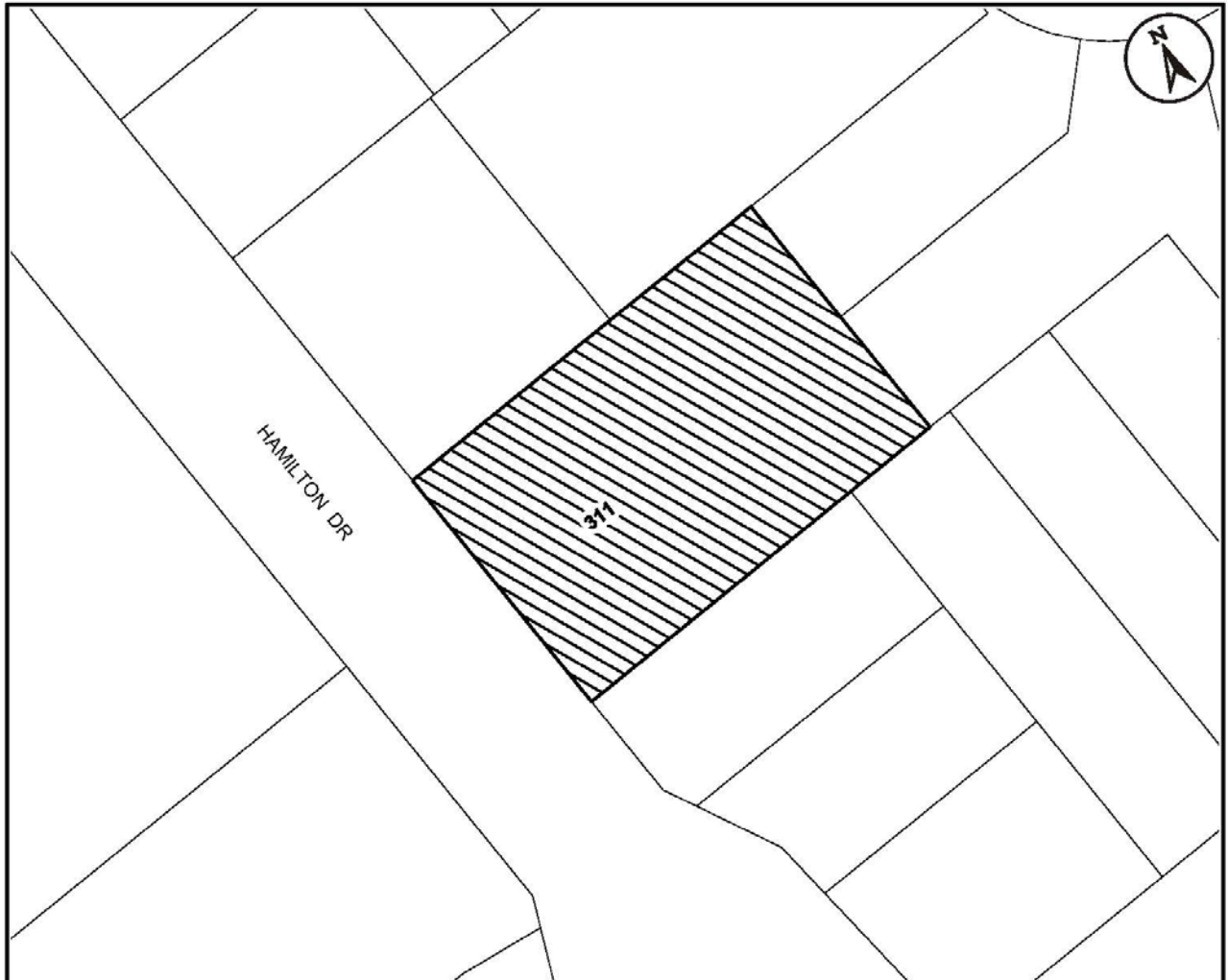
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F. Eisenberger  
Mayor

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R. Caterini  
City Clerk

ZAR-15-043



This is Schedule "A" to By-law No. 16-  Passed the ..... day of ....., 2016	----- Mayor  ----- Clerk
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<h2 style="margin: 0;">Schedule "A"</h2>  <h3 style="margin: 0;">Map Forming Part of By-law No. 16-_____</h3>  <h3 style="margin: 0;">to Amend By-law No. 87-57</h3>	<p><b>Subject Property</b>                  311 Hamilton Drive</p> <p> Change in zoning from the Deferred Development 'D' Zone to the Residential 'R3-671' Zone, Modified on lands located at 311 Hamilton Drive, Ancaster</p>
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Scale: N.T.S.	File Name/Number: ZAR-15-043	
Date: February 1, 2015	Planner/Technician: MS/AL	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		