

**Authority:** Item [REDACTED]  
Planning Committee  
Report: 16-[REDACTED] (PED16080)  
CM: [REDACTED]

**Bill No.** [REDACTED]

## CITY OF HAMILTON

### BY-LAW NO. [REDACTED]

**To Amend Zoning By-law No. 87-57, Respecting Lands Located 1261 Mohawk Road, 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 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 [REDACTED] of Report 16-[REDACTED] of the Planning Committee, at its meeting held on the [REDACTED] day of [REDACTED], 2016, recommended that Zoning By-law No. 87-57, 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 Map 1 of Schedule "B", appended to and forming part of By-law No. 87-57 (Ancaster), as amended, is hereby further amended by changing the zoning from the Agricultural "A" Zone, to the Residential "R4-666" Zone, Modified, on the lands the extent and boundaries of which are more particularly shown on Schedule "A" annexed hereto and forming part of this By-law.
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:

**"R4-666"**

- (i) That notwithstanding Section 3.82, Section 3.83 and Section 3.84, "Definitions", Section 12.1 and Paragraphs (a), (b), (c), (d), and (e) (ii) Section 12.2, "Regulations", of Section 12: Residential "R4" Zone, , the following special provisions shall apply to the lands zoned "R4-666", described as 1261 Mohawk Road:
  - (a) Minimum Lot Area 370 square metres, for any lot
  - (b) Minimum Lot Frontage 12 metres, for any lot
  - (c) Maximum Lot Coverage 42 percent
  - (d) Minimum Front Yard 6 metres
  - (e) Minimum Side Yard 1.2 metres  
Abutting a Street
  - (f) Prior to Registration of the Plan of Subdivision a maximum of Six (6) detached dwellings are permitted on one lot. After Registration of the Plan of Subdivision the provisions of Section 12.1 Permitted Uses shall apply.
  - (g) That a *Rear Lot Line* shall mean "the lot line farthest and opposite to the front lot line."
  - (h) That a *Side Lot Line* shall mean "any lot line other than a front or rear lot line."
  - (i) With respect to the lot on the east side of the proposed private road (Lot 6 of Draft Plan 25T-201106) the lot line along Mohawk Road shall be the front lot line.

- (j) That a maximum of one (1) point of vehicular egress / ingress shall be permitted from the limits of the lands shown on Schedule "A."
3. 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.

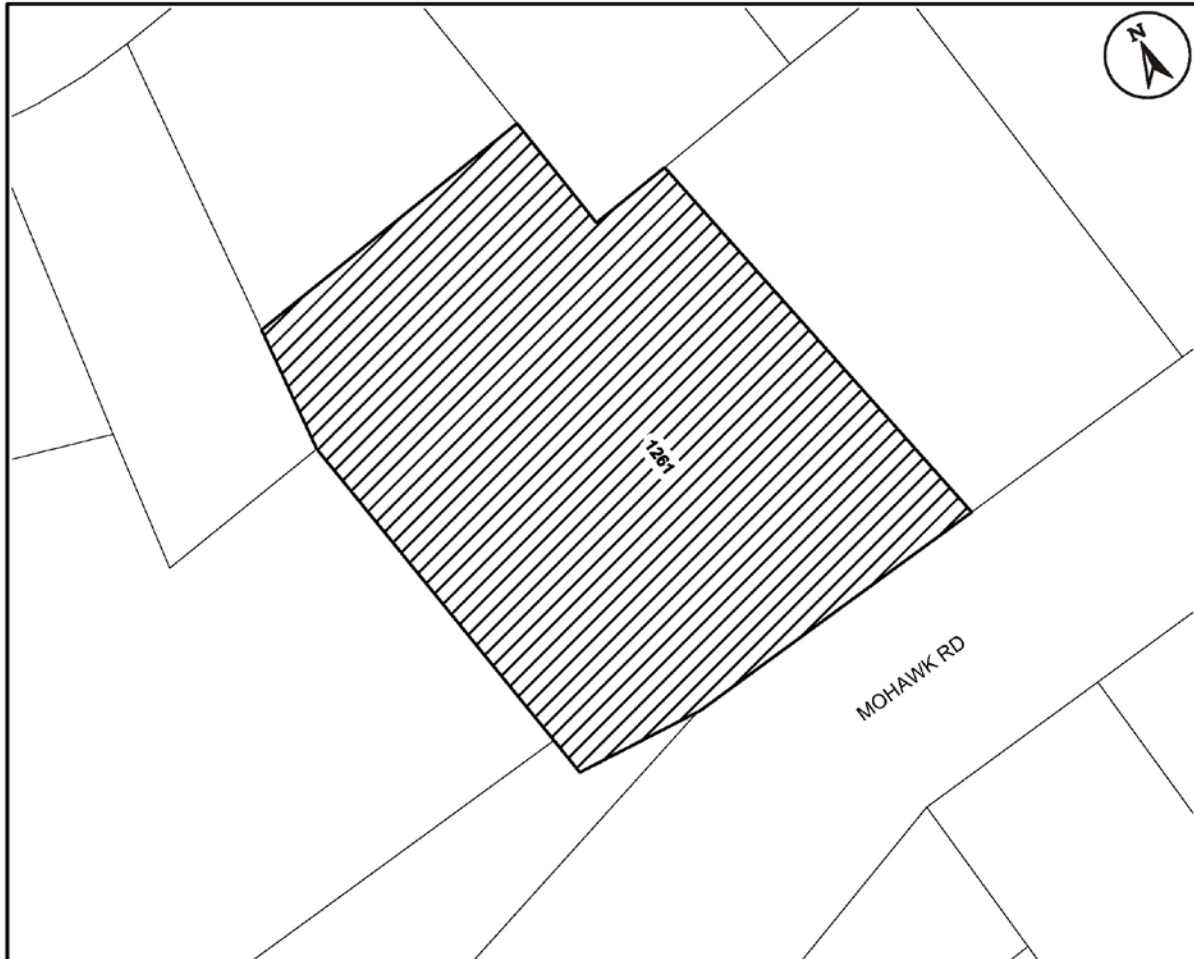
---

Fred Eisenberger  
Mayor

---

Rose Caterini  
Clerk

ZAR-11-040



<p>This is Schedule "A" to By-law No. 16-</p> <p>Passed the ..... day of ....., 2016</p>	<p>-----</p> <p style="text-align: center;">Mayor</p> <p>-----</p> <p style="text-align: center;">Clerk</p>
--	---

<h2>Schedule "A"</h2> <p>Map Forming Part of By-law No. 16-_____</p> <p>to Amend By-law No. 87-57</p>	<p><b>Subject Property</b> 1261 Mohawk Road</p> <p> Change in zoning from the Agricultural "A" Zone to the Residential "R4-666" Zone, Modified.</p>
---	---

Scale: N.T.S.	File Name/Number: ZAR-11-040 / 25T-201106	
Date: Feb. 10, 2016	Planner/Technician: DB/VS	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		