CITY OF HAMILTON

BY-LAW NO. 16-

To Amend Zoning By-law No. 87-57 (Ancaster), Respecting Lands Located at 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 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 3 of Report 16-006 of the Planning Committee, at its meeting held on the 13th day of April, 2016, which 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;

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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, "Defintions", 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 Abutting a Street	1.2 metres

    (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

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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.*
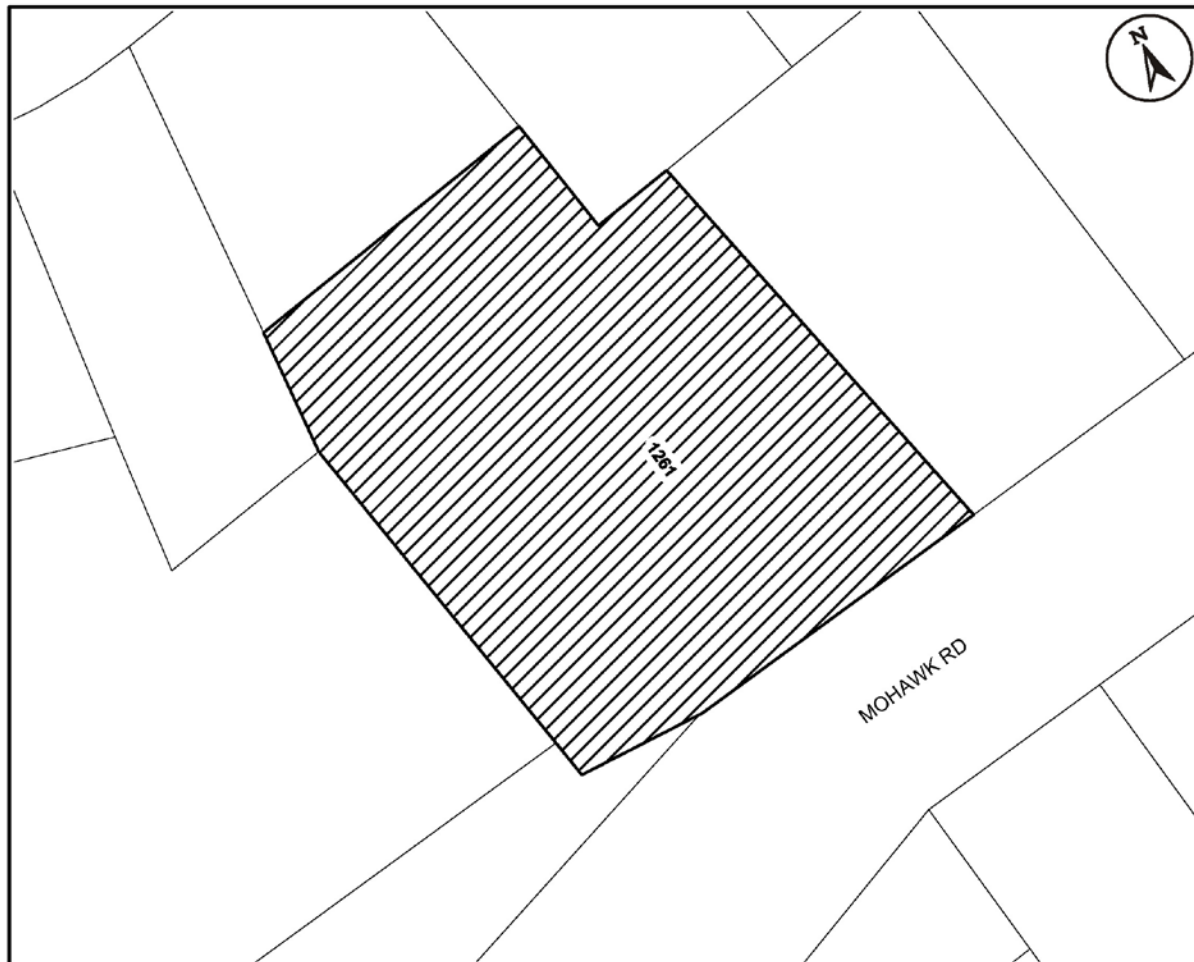
PASSED this 13th day of April, 2016.

F. Eisenberger
Mayor

R. Caterini
City Clerk

ZAR-11-040

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MOHAWK RD

1261

This is Schedule "A" to By-law No. 16-

Passed the .... day of ...., 2016

_____
Mayor

_____
Clerk

Schedule "A"

Map Forming Part of
By-law No. 16-_____

to Amend By-law No. 87-57

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

Subject Property

1261 Mohawk Road

Change in zoning from the Agricultural "A" Zone to the Residential "R4-666" Zone, Modified.