

Authority: Item _____, Planning Committee
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 97, 105 & 111 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 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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 XX day of July, 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 Map 1-B of Schedule "A", appended to and forming part of By-law No. 87-57 (Ancaster), as amended, is hereby further amended by changing the zoning from the Existing Residential "ER" Zone (Block 1) and Residential "R2" Zone (Block 2), to the Residential Multiple "RM4-676" 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:

“RM4-676”

- (i) That notwithstanding Subsections 17.2a), b), e), f), g), h), i), j), k), n), and p) of Section 17: RESIDENTIAL MULTIPLE “RM4” ZONE, Items (1) and (4) of Sub-Section 7.14a)ix), Sub-Section 7.14a)xv), General Provisions of “Parking and Loading” of Section 7: GENERAL PROVISIONS, and Sub-Section 3.111 of Section 3: DEFINITIONS, the following regulations shall apply:

Regulations:

(a) Minimum Lot Area	0.24 ha
(b) Maximum Density	42 units per ha
(c) Maximum Lot Coverage	35%
(d) Minimum Front Yard	3.0 m
(e) Minimum Rear Yard	6.0 m
(f) Minimum Side Yard	2.1 m
(g) Maximum Height	11.0 m
(h) Minimum Landscaping	40%
(i) Minimum Planting Strips	3.0 m wide planting strip abutting a front or rear yard and 1.4 m wide planting strip abutting a side yard
(j) Minimum Privacy Area	33 sq m per unit
(k) Children’s Play Area	No Children’s Play Area shall be required
(l) Building Separation	2.5 m from End Wall to End Wall
(m) Location of Parking Space	3.0 m from Front Lot Line
(n) Location of Parking Space	2.8 m from a detached residential Zone

(o) Planting Strips Abutting Parking 1.4 m wide planting strip abutting a lot containing one or two dwelling units

(ii) That notwithstanding Paragraph 3.111 "Planting Strip" of Section 3, "Definitions" the following definition shall apply:

3.111 "Planting Strip"

Means a strip of land within a required yard, located so as to act as a buffer and devoted solely to the growing of ornamental shrubs and/or trees and may also contain a decorative masonry wall and / or walkway.

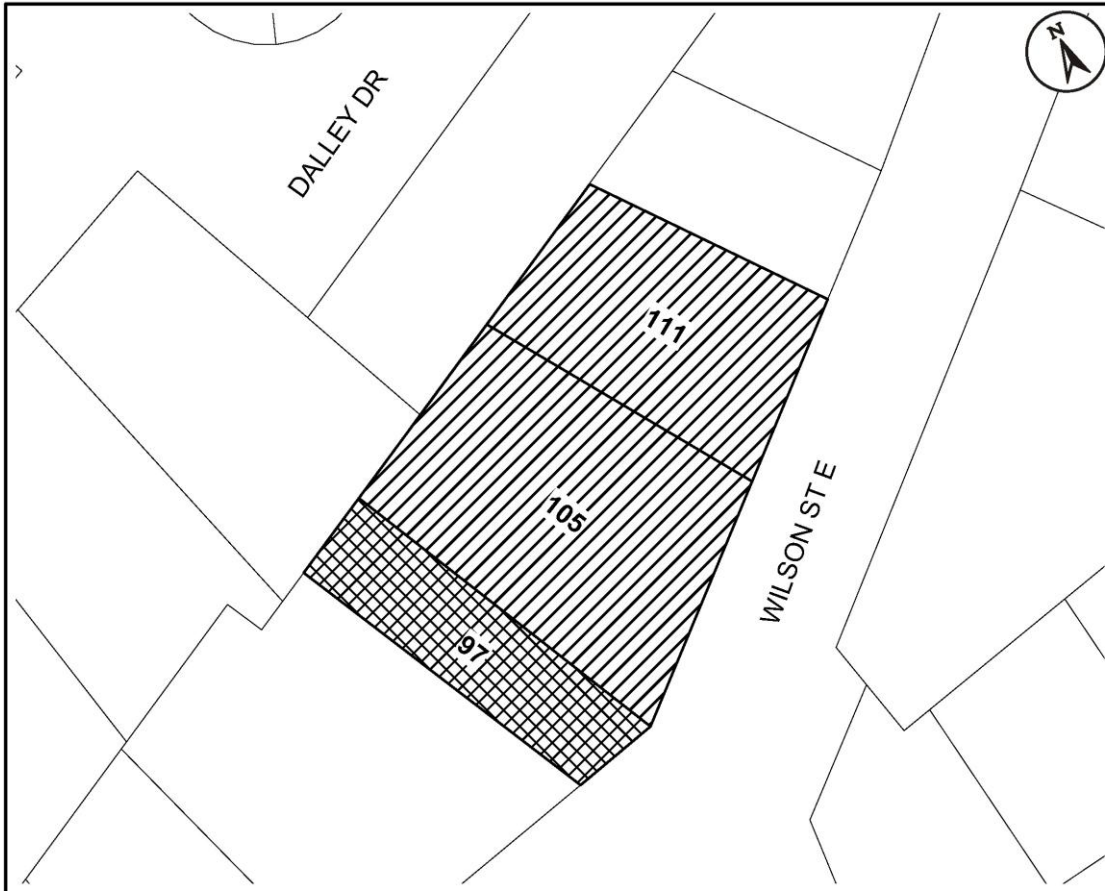
3. That the amending By-law be added to Map 1-B of schedule B of Ancaster Zoning By-law 87-57.
4. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law in accordance with the *Planning Act*.

PASSED and ENACTED this day of , 2016

Fred Eisenberger
Mayor

Rose Caterini
City Clerk

ZAC-15-030



This is Schedule "A" to By-law No. 16- Passed the day of, 2016	----- Mayor ----- Clerk
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<h2>Schedule "A"</h2> <p>Map Forming Part of By-law No. 16-_____</p> <p>to Amend By-law No. 87-57</p>		<p>Subject Property</p> <p> Block 1 (105 & 111 Wilson Street East): Change in Zoning from Existing Residential "ER" Zone to the Residential Multiple "RM4-676" Zone, Modified.</p> <p> Block 2 (97 Wilson Street East): Change in Zoning from Residential "R2" Zone to the Residential Multiple "RM4-676" Zone, Modified.</p>				
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