

**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 144 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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 Planning Committee at its meeting held on the 5<sup>th</sup> 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, to the General Commercial "C3-674" 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:

**"C3-674"** That notwithstanding Sub-Section 22.1, "Permitted Uses" and Item (8) Table 2: Regulations of Sub-Section 22.2, "Regulations", of Section 22: GENERAL COMMERCIAL "C3" ZONE, Items (2) and (5) of Sub-Section 7.14a)ix), Sub-Sections 7.14a)xv), and 7.14a)xvi), General Provisions of "Parking and Loading" of Section 7: GENERAL PROVISIONS, and Sub-Section 3.111 of Section 3: DEFINITIONS that the following regulations shall apply:

Permitted Uses:

Notwithstanding Section 22.1, on the lands zoned C3-674, permitted uses shall be limited to the following:

- (a) Medical clinics; and,
- (b) Professional and Business Offices.

Regulations:

- (a) Minimum Westerly Side Yard 2.1 m
- (b) Minimum Easterly Side Yard 6.0 m
- (c) Parking Space in Relation to The Street Minimum 1.4 m
- (d) Minimum Easterly Setback of a Parking Area to a Residential Zone 1.1 m
- (e) Minimum Westerly Setback of a Parking Area to a Residential Zone 1.2 m
- (f) Minimum Planting Strip for a Parking Area abutting a Street Or Residential Zone 1.1 m

Definitions:

"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 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

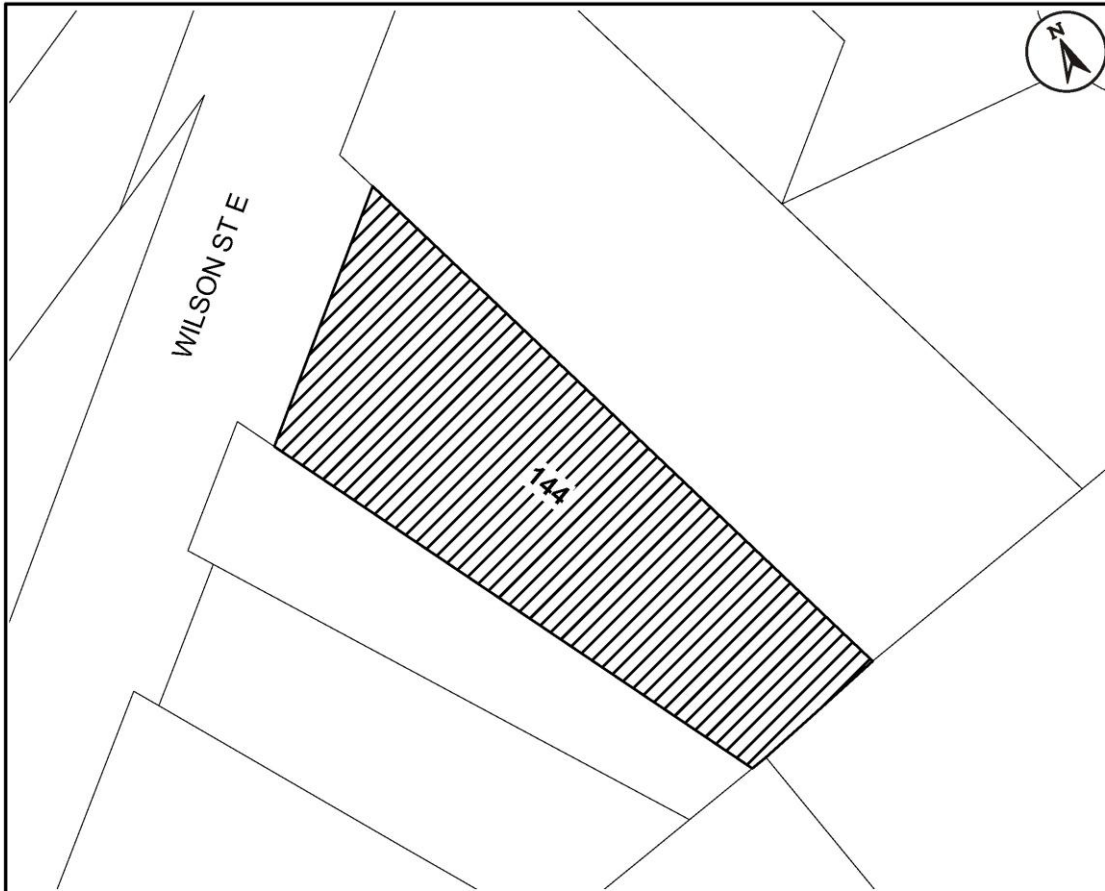
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Fred Eisenberger  
Mayor

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Rose Caterini  
City Clerk

ZAC-15-029



This is Schedule "A" to By-law No. 16-  Passed the ..... day of ....., 2016	----- Mayor  ----- Clerk
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<h2>Schedule "A"</h2>  Map Forming Part of By-law No. 16-_____  to Amend By-law No. 87-57	<b>Subject Property</b> 144 Wilson Street East, Ancaster
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Scale: N.T.S.	File Name/Number: ZAC-15-029	
Date: May 17, 2016	Planner/Technician: MS/VS	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		