

**Authority:** Item 6, Planning Committee  
Report 17-003 (PED17017)  
CM: February 22, 2017

**Bill No. 032**

## **CITY OF HAMILTON**

### **BY-LAW NO. 17-**

#### **To Amend Zoning By-law No. 87-57 (Ancaster) Respecting Lands located at 57-67 Academy Street (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 City of Hamilton" 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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 6 of Report 17-003 of the Planning Committee at its meeting held on the 22<sup>nd</sup> day of February 2017, 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 Map No. 1-B to Schedule "B", appended to and forming part of By-law No. 87-57 (Ancaster), is further amended as follows:
  - (a) by changing the zoning from the Residential Multiple "RM1" Zone to the Existing Residential "ER-682" Zone, Modified for Block 1; and,
  - (b) by changing the zoning from the Residential Multiple "RM1" Zone to the Existing Residential "ER-683" Zone, Modified for Block 2;

on the lands the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. That Section 34: Exceptions, to Zoning By-law No. 87-57 (Ancaster), as amended, is hereby further amended by adding the following Sub-section:

"ER-682"

That, notwithstanding the provisions of Paragraphs (a), (c), (d), (e) and (g) of Subsection 10.2 Regulations of Zoning By-law No. 87-57, the following special provisions shall apply to the lands zoned "ER-682":

- |                          |   |
|--------------------------|---|
| (a) Minimum Lot Area     | 535 square metres.  |
| (b) Maximum Lot Coverage | 40 percent.   |
| (c) Minimum Front Yard   | 6.0 metres.   |
| (d) Minimum Side Yard    | 1.5 metres, except on a corner lot the minimum side yard abutting a street shall be 4.5 metres. |
| (e) Maximum Height       | 11.5 metres.  |

"ER-683"

That, notwithstanding the provisions of Paragraphs (a), (d), (e) and (g) of Subsection 10.2 Regulations of Zoning By-law No. 87-57, the following special provisions shall apply to the lands zoned "ER-683":

- |                        |  |
|------------------------|--|
| (a) Minimum Lot Area   | 535 square metres.   |
| (b) Minimum Front Yard | 4.5 metres.  |
| (c) Minimum Side Yard  | 1.5 metres, except 3.0 metres for the northerly side yard. |
| (d) Maximum Height     | 11.5 metres.   |

3. That no building or structure shall be erected, altered, extended, or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the Existing Residential "ER" Zone provisions, subject to the special requirements referred to in Section 2 of this By-law.
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*.

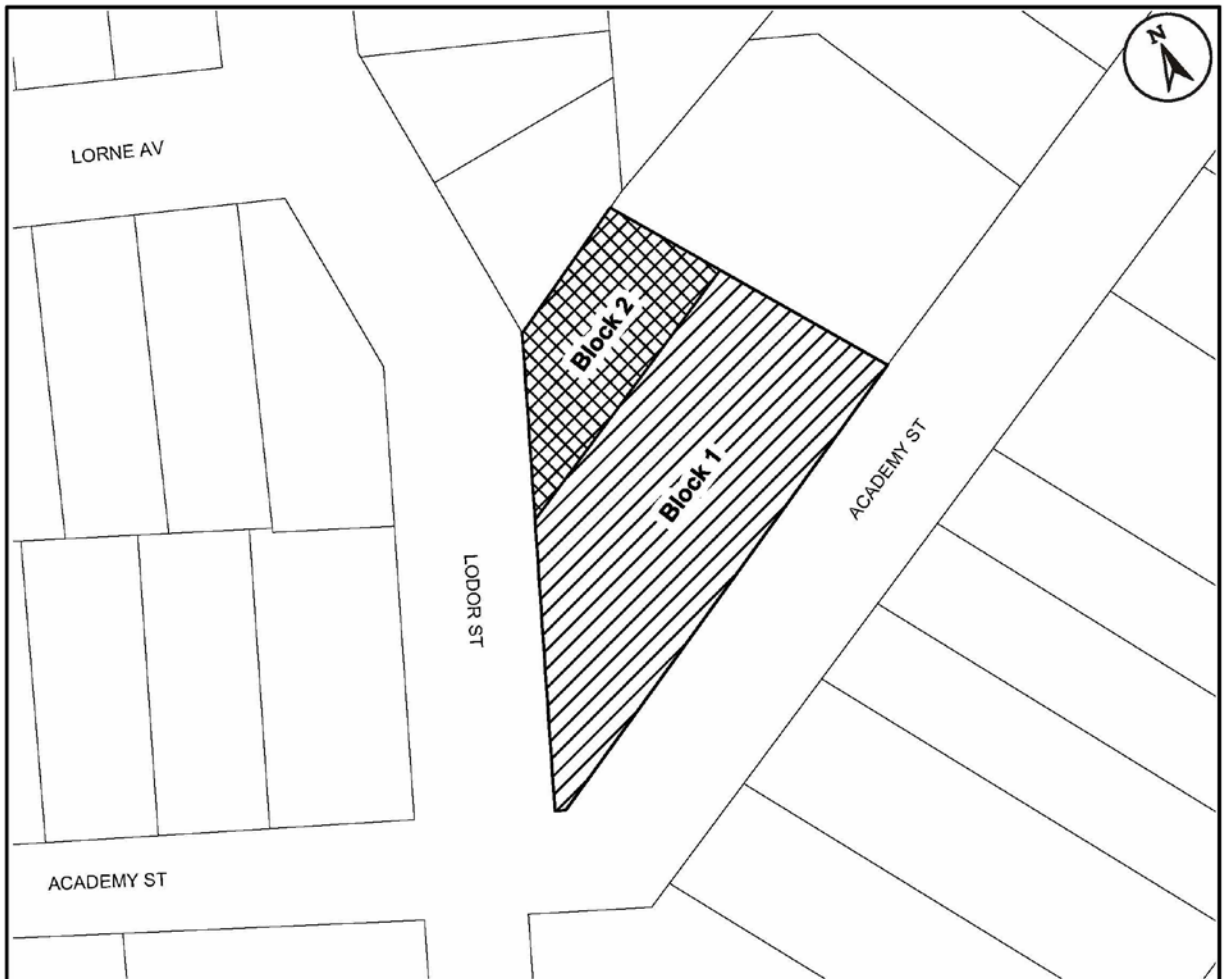
**PASSED** this 22<sup>nd</sup> day of February, 2017.

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F. Eisenberger  
Mayor  
ZAC-16-022

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R. Caterini  
City Clerk



This is Schedule "A" to By-law No. 17-

Passed the ..... day of ....., 2017

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 Mayor

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 Clerk

## Schedule "A"

Map Forming Part of  
 By-law No. 17-\_\_\_\_\_

to Amend By-law No. 87-57

### Subject Property

57 - 67 Academy Street



**Block 1** - Change in zoning from the Residential Multiple "RM1" Zone to the Existing Residential "ER-682" Zone, Modified



**Block 2** - Change in zoning from the Residential Multiple "RM1" Zone to the Existing Residential "ER-683" Zone, Modified

Scale:  
 N.T.S.

File Name/Number:  
 ZAC-16-022

Date:  
 Feb. 16, 2017

Planner/Technician:  
 GT/VS



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT