

Authority:

Ward: 12

Bill No.

CITY OF HAMILTON

BY-LAW NO.

To Amend Zoning By-law No. 87-57
Respecting Lands Located at 245 Appleby Road (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";

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";

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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

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WHEREAS the Council of the City of Hamilton, in adopting Section _____ of Report 17-_____ of the Planning Committee at its meeting held on the 17th day of October 2017, 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 amended by changing the zoning from the Deferred Development "D" Zone to the Residential "R3-689" Zone, Modified on the lands the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".
2. The Section 34: Exceptions, to Zoning By-law No. 87-57 (Ancaster), as amended, is hereby further amended by adding the following Sub-sections:

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"R3-689"

REGULATIONS

That notwithstanding the provisions of Subsection 11.1.2, (d), (e) and (f), and Subsection 11.3.2 (a), the following special provisions shall apply to lands zoned "R3-689":

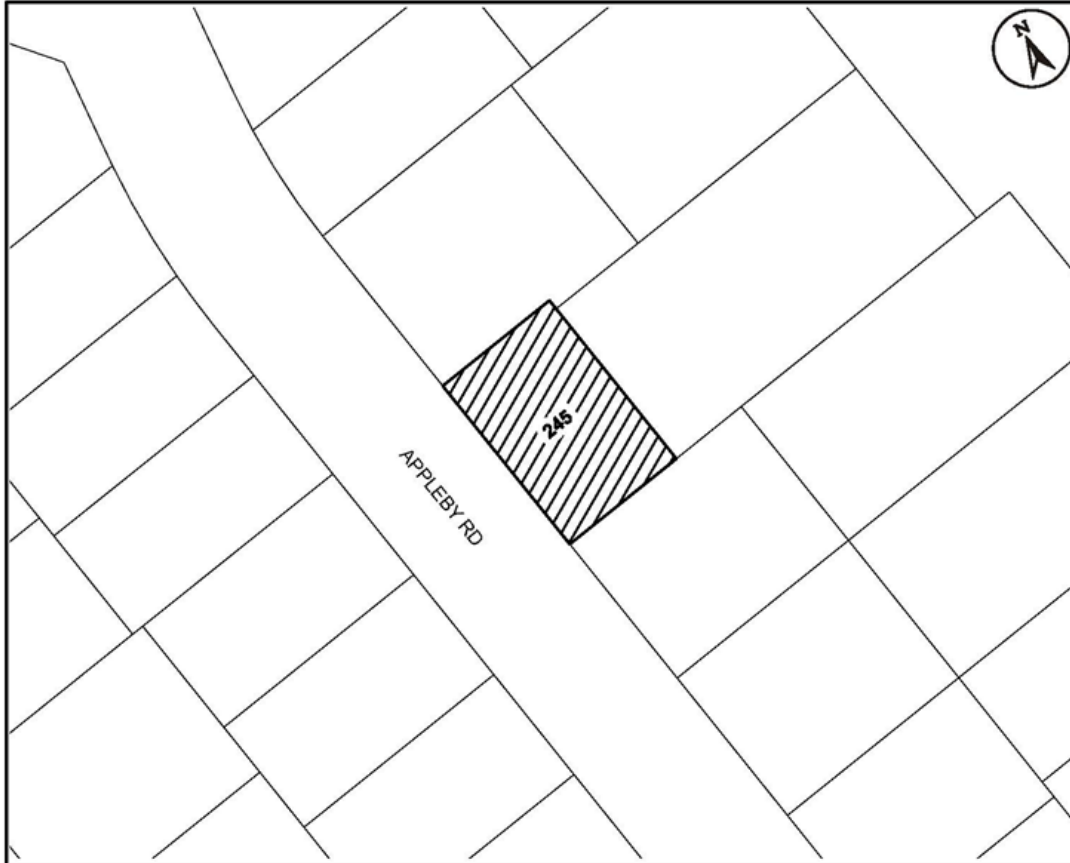
- | | | | |
|-----|-----------------------------|---|-------------------|
| (a) | Minimum Lot Area | - | 560 square metres |
| (d) | Minimum Front Yard | - | 6.4 metres |
| (e) | Minimum Southerly Side Yard | - | 9.0 metres |
| | Minimum Northerly Side Yard | - | 2.5 metres |
| (f) | Minimum Rear Yard | - | 2.2 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 Residential "R3" 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 ____ day of _____, 2017.

Fred Eisenberger
Mayor

Rose Caterini
City Clerk

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This is Schedule "A" to By-law No. 17- Passed the day of, 2017		----- Mayor ----- Clerk
<h2>Schedule "A"</h2> Map Forming Part of By-law No. 17-_____ to Amend By-law No. 87-57		Subject Property 245 Appleby Road, Ancaster Change in zoning from Deferred Development "D" Zone to Residential "R3-689" Zone, Modified
Scale: N.T.S.	File Name/Number: ZAR-17-045	 Hamilton
Date: Sept. 1, 2017	Planner/Technician: MS/AL	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		

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For Office Use Only, this doesn't appear in the by-law - Clerk's will use this information in the Authority Section of the by-law

Is this by-law derived from the approval of a Committee Report? No

Committee: Chair and Members Report No.: PED17170 Date: 10/17/2017

Ward(s) or City Wide: Ward: 12 (MM/DD/YYYY)

Prepared by: Michael Fiorino Phone No: 905-546-2424, ext. 4424

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