

Authority: Item XX, Planning Committee
Report 20-XXX
CM: XXXX
Ward: 12
Bill No. XXX

CITY OF HAMILTON

BY-LAW NO. 20-XXX

To Amend Zoning By-law No. 87-57 Respecting Lands Located at 378 Harmony Hall Drive and Part of Block 117, Plan 62M-1122

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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 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 20-_____ of the Planning Committee at its meeting held on the 24th day of March 2020, recommended that Zoning By-law No. 87-57 (Ancaster), be amended as hereinafter provided; and,

AND WHEREAS this By-law will be 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 of Schedule "A", appended to and forming part of Zoning By-law No. 87-57 (Ancaster) is amended, by changing the zoning from the Agricultural "A-216" Zone, Modified (Block 1), Public "P" Zone (Block 2), and Residential "R4-514" Zone, Modified (Block 3) to the Residential "R4-709" Zone, Modified on the lands to the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

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

"R4 – 709"

That notwithstanding the provisions of Section 12.2 (c), (d) and (e) the following special provisions shall apply to the lands zoned "R4-709":

REGULATIONS

- | | |
|---------------------------|--|
| (c) Maximum Lot Coverage: | 40% |
| (d) Minimum Front Yard: | 6 metres |
| (e) Minimum Side Yard | 1.2 metres; except on a corner lot, the minimum side yard abutting a street shall be 4.5 metres or 6 metres to an attached garage or attached carport. |
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 "R4" 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*.

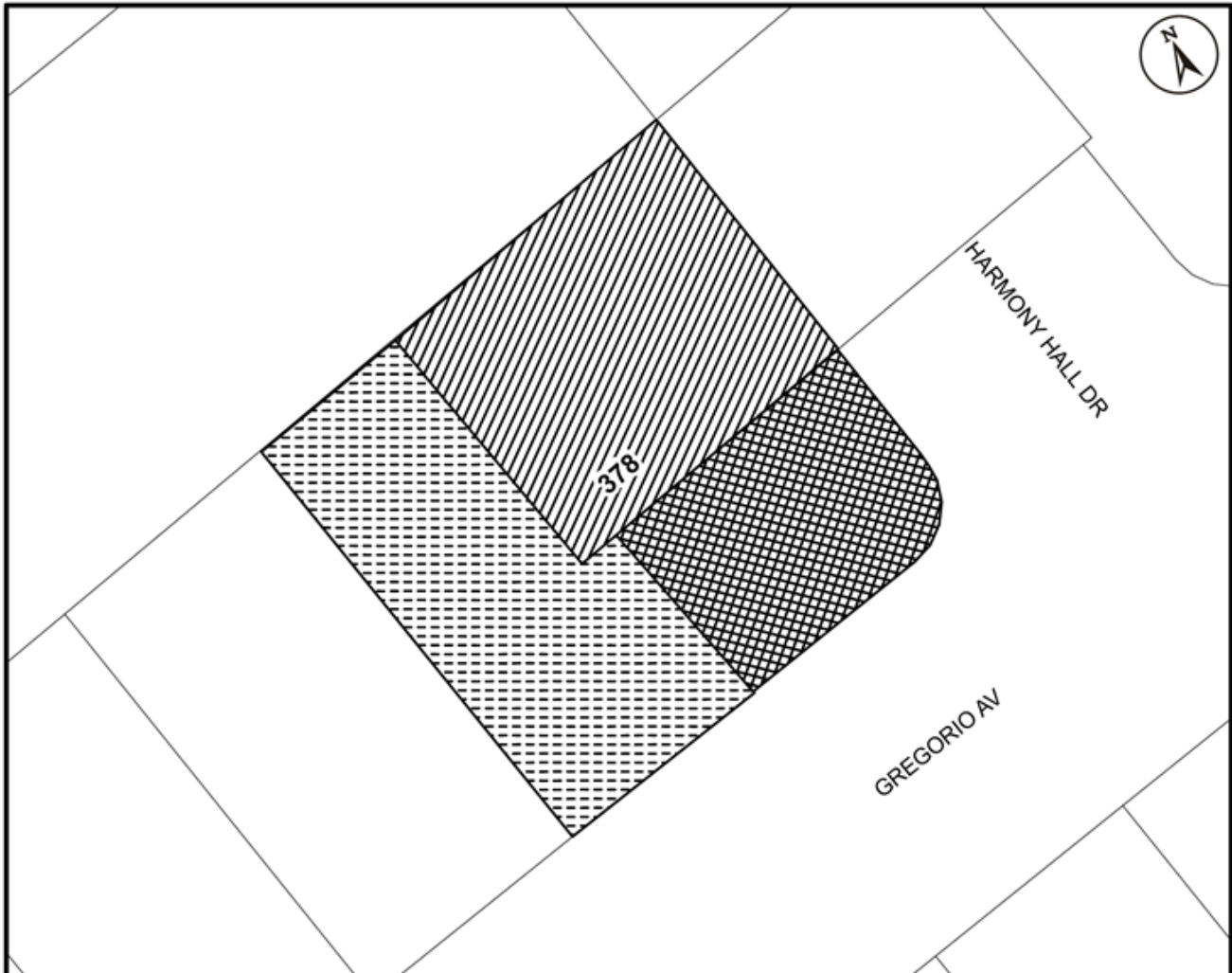
PASSED this ____ day of ____, 2020.

Fred Eisenberger
Mayor

A. Holland
City Clerk

ZAR-19-034

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<p>This is Schedule "A" to By-law No. 20-</p> <p>Passed the day of, 2020</p>		<p>-----</p> <p style="text-align: center;">Mayor</p> <p>-----</p> <p style="text-align: center;">Clerk</p>	
<h2 style="margin: 0;">Schedule "A"</h2> <p style="margin: 10px 0 0 0;">Map forming Part of By-law No. 20-_____</p> <p style="margin: 0 0 0 0;">to Amend By-law No. 87-57</p>		<p>Subject Property</p> <p>378 Harmony Hall Drive and Part of Block 117, Plan 62M-1122, Ancaster</p> <div style="margin-top: 10px;"> <div style="display: flex; align-items: center; margin-bottom: 10px;"> <div style="width: 20px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black; margin-right: 5px;"></div> <div>Block 1 - Change in zoning from the Agricultural "A-216" Zone, Modified to the residential "R4-709" Zone, Modified</div> </div> <div style="display: flex; align-items: center; margin-bottom: 10px;"> <div style="width: 20px; height: 10px; background: radial-gradient(circle, black 1px, transparent 1px); background-size: 4px 4px; border: 1px solid black; margin-right: 5px;"></div> <div>Block 2 - Change in zoning from the Public "P" Zone to the Residential "R4-709" Zone, Modified</div> </div> <div style="display: flex; align-items: center;"> <div style="width: 20px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black; margin-right: 5px;"></div> <div>Block 3 - Change in zoning from the Residential "R4-514" Zone, Modified to the Residential "R4-709" Zone, Modified</div> </div> </div>	
<p>Scale: N.T.S</p>	<p>File Name/Number: ZAR-19-034</p>	<p style="font-size: 1.2em; margin: 0;">Hamilton</p>	
<p>Date: February 5, 2020</p>	<p>Planner/Technician: MA/VS</p>		
<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>			