

**Authority:** Item 5, Planning Committee Report  
20-005 (PED20056)  
CM: July 17, 2020  
Ward: 12

**Bill No. 143**

## **CITY OF HAMILTON**

### **BY-LAW NO. 20-**

#### **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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 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 5 of Report 20-005 of the Planning Committee at its meeting held on the 17<sup>th</sup> day of July 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”.
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 17th day of July, 2020.

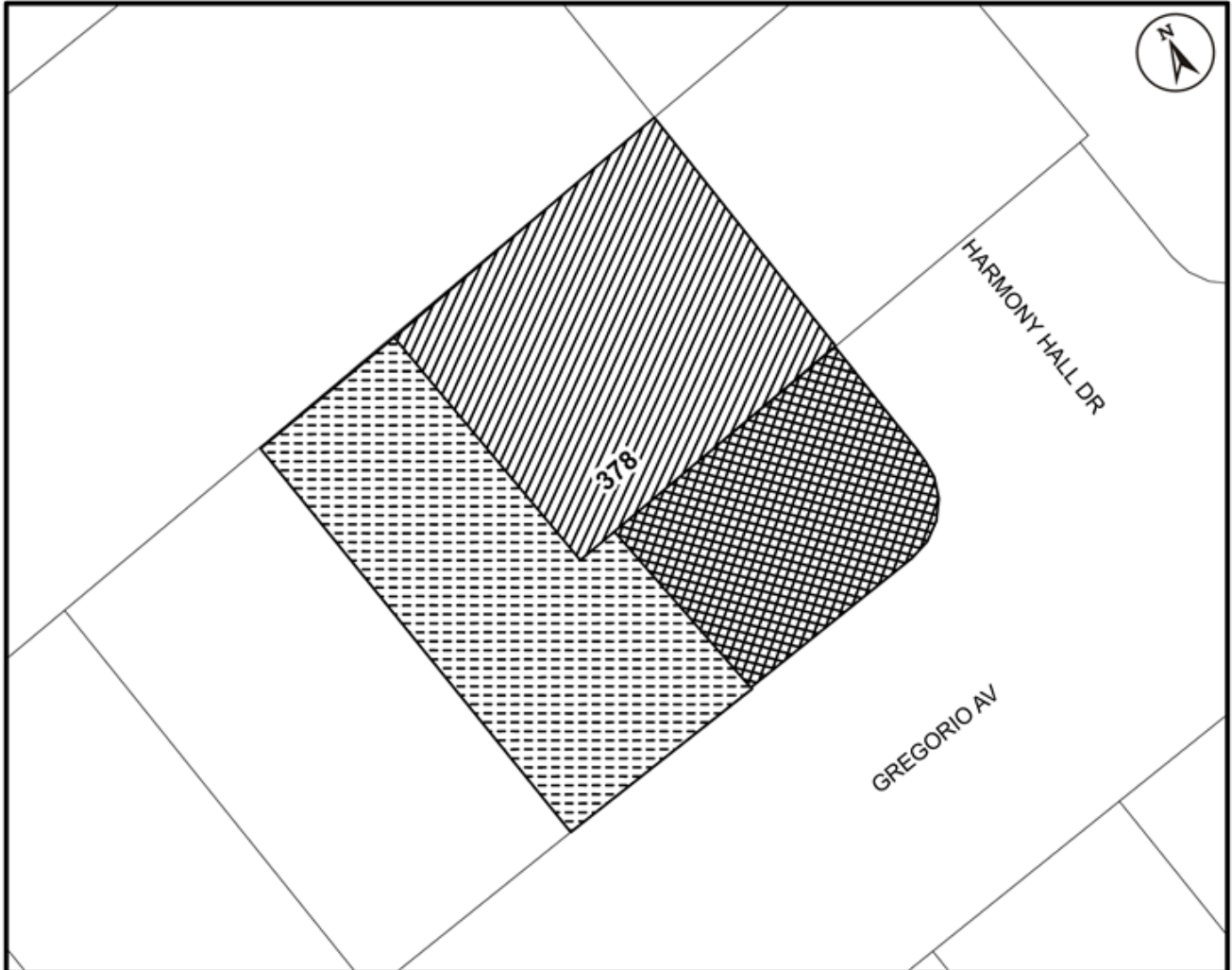
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F. Eisenberger  
Mayor

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A. Holland  
City Clerk




ZAR-19-034



This is Schedule "A" to By-law No. 20-  
 Passed the ..... day of ....., 2020

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 Mayor  
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 Clerk

**Schedule "A"**  
**Map forming Part of**  
**By-law No. 20-\_\_\_\_\_**  
**to Amend By-law No. 87-57**

- Subject Property**  
 378 Harmony Hall Drive and Part of Block 117,  
 Plan 62M-1122, Ancaster
-  Block 1 - Change in zoning from the Agricultural "A-216" Zone, Modified to the residential "R4-709" Zone, Modified
  -  Block 2 - Change in zoning from the Public "P" Zone to the Residential "R4-709" Zone, Modified
  -  Block 3 - Change in zoning from the Residential "R4-514" Zone, Modified to the Residential "R4-709" Zone, Modified

Scale: N.T.S	File Name/Number: ZAR-19-034
Date: February 5, 2020	Planner/Technician: MA/VS
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	

