Summary of Proposed Changes to Town of Ancaster Zoning By-law No. 87-57

Section	Pi	roposed Change	Proposed R	Revised Zone Regulation	Rationale
Grey highlig	hted strikethrough	h text = text to be deleted	bolded text =	text to be added	
Гable 10.3.5 –	Table 10.3.5 – S	ide Yard Setback	Table 10.3.5 – S	ide Yard Setback	The amendment will permit a fence or gate to traverse a swale
Side Yard	Regulation		Regulation		(one metre unobstructed area).
Setback	Lots with a frontage less	2.0 metres for an interior side yard (1) (2)	Lots with a frontage less	2.0 metres for an interior side yard (1) (2)	However, the functionality of the swale should not be compromised as a result.
	than or equal to 23 metres	6.0 metres for a flankage yard (1) (2)	than or equal to 23 metres	6.0 metres for a flankage yard (1) (2)	compromised as a result.
	Lots with a frontage greater than 23 metres	10 percent of the lot frontage to a maximum setback of 5.0 metres for an interior side yard (1) (2) 6.0 metres for a flankage	Lots with a frontage greater than 23 metres	10 percent of the lot frontage to a maximum setback of 5.0 metres for an interior side yard (1) (2) 6.0 metres for a flankage	
	yard shall be u contain structu hard surfaced other than sod (2) Notwithsta shall be perm	inding (1), a fence or gate itted to traverse the metre within the side yard	yard shall be used contain structus hard surfaced reaction other than sod. (2) Notwithstant shall be permit	yard (1) (2) of one metre within the side nobstructed and shall not res, walkways, sidewalks, material, and landscaping dding (1), a fence or gate ted to traverse the minimum in the side yard described in	
Table 10.3. 6 –		Rear Yard Setback	\ /	ear Yard Setback	The amendment will permit a fence or gate to traverse a swale

Section	F	Proposed Change	Proposed	Revised Zone Regulation	Rationale
, , ,	hted strikethrou	gh text = text to be deleted	bolded text	= text to be added	
Rear Yard	Regulation		Regulation		(one metre unobstructed area).
Setback	Lots with a depth less than or equal to 40 metres	25 percent of the lot depth and no less than 7.5 metres (1) (2)	Lots with a depth less than or equal to 40 metres	25 percent of the lot depth and no less than 7.5 metres (1) (2)	However, the functionality of the swale should not be compromised as a result.
	Lots with a depth greater than 40 metres and less than or equal to 45 metres	30 percent (1) (2)	Lots with a depth greater than 40 metres and less than or equal to 45 metres	30 percent (1) (2)	
	Lots with a depth greater than 45 metres and less than or equal to 50 metres	35 percent (1) (2)	Lots with a depth greater than 45 metres and less than or equal to 50 metres	35 percent (1) (2)	
	Lots with a depth greater than 50 metres	40 percent (1) (2)	Lots with a depth greater than 50 metres	40 percent (1) (2)	
	\ /	n of one metre within the rear unobstructed and shall not	\ /	m of one metre within the rear unobstructed and shall not	

Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
Grey highlig	l phted strikethrough text = text to be deleted	bolded text = text to be added	
	contain structures, walkways, sidewalks,	contain structures, walkways, sidewalks,	
	hard surfaced material, and landscaping	hard surfaced material, and landscaping	
	other than sod.	other than sod.	
	(2) Notwithstanding (1), a fence or gate	(2) Notwithstanding (1), a fence or gate	
	shall be permitted to traverse the	shall be permitted to traverse the minimum	
	minimum one metre within the side yard	one metre within the side yard described in	
	described in (1).	(1).	