

Authority: Item 3, Planning Committee
Report: 12-006 (PED12064)
CM: April 25, 2012

Bill No. 098

CITY OF HAMILTON

BY-LAW NO. 12-

To Amend Zoning By-law No. 87-57, Respecting Lands Located at 515 Hamilton Street, in the former Town of Ancaster, now in the City of Hamilton

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 area municipality known as the “The Corporation of the Town of Ancaster” 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 and Official Plans of the former area municipalities and the Official Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 Item 3 of Report 12-006 of the Planning Committee, at its meeting held on the 25th day of April, 2012, recommended that Zoning By-law No. 87-57, be amended as hereinafter provided;

AND WHEREAS this By-law is in conformity with the Official Plan of the City of Hamilton (the Official Plan of the former Town of Ancaster) in accordance with the provisions of the Planning Act.

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. That Map 1 of Schedule “B”, appended to and forming part of By-law No. 87-57 (Ancaster), as amended, is hereby further amended as follows:
 - (a) By changing the zoning from the Agricultural “A-216” Zone, Modified, to the Residential “R1” Zone, on the lands comprised of Block 1;
 - (b) By changing the zoning from the Agricultural “A-216” Zone, Modified, to the Residential “R1-640” Zone, Modified, on the lands comprised of Block 2; and,
 - (c) By changing the zoning from the Agricultural “A-216” Zone, Modified, to the Residential “R1-641” Zone, Modified, on the lands comprised of Block 3;

the extent and boundaries of which are more particularly shown on Schedule “A” annexed hereto and forming part of this By-law.

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

R1-640 That notwithstanding the provisions of Section 11 Residential “R1” Zone, the following special provisions shall apply to the lands zoned “R1-640”:

1.0 Regulations:

Notwithstanding Sections 11.1.2(d) and (e), the following provisions apply:

- (a) Minimum Front Yard: 11.3 metres.
- (b) Minimum Side Yard (northerly): 2.3 metres.
- (c) No vehicular access to Garner Road West shall be permitted.

R1-641 That notwithstanding the provisions of Section 11 Residential “R1”
Zone, the following special provisions shall apply to the
lands zoned “R3-641”:

1.0 Regulations:

Notwithstanding Sections 11.1.2(d) and (e), and 7.13, the
following provisions apply:

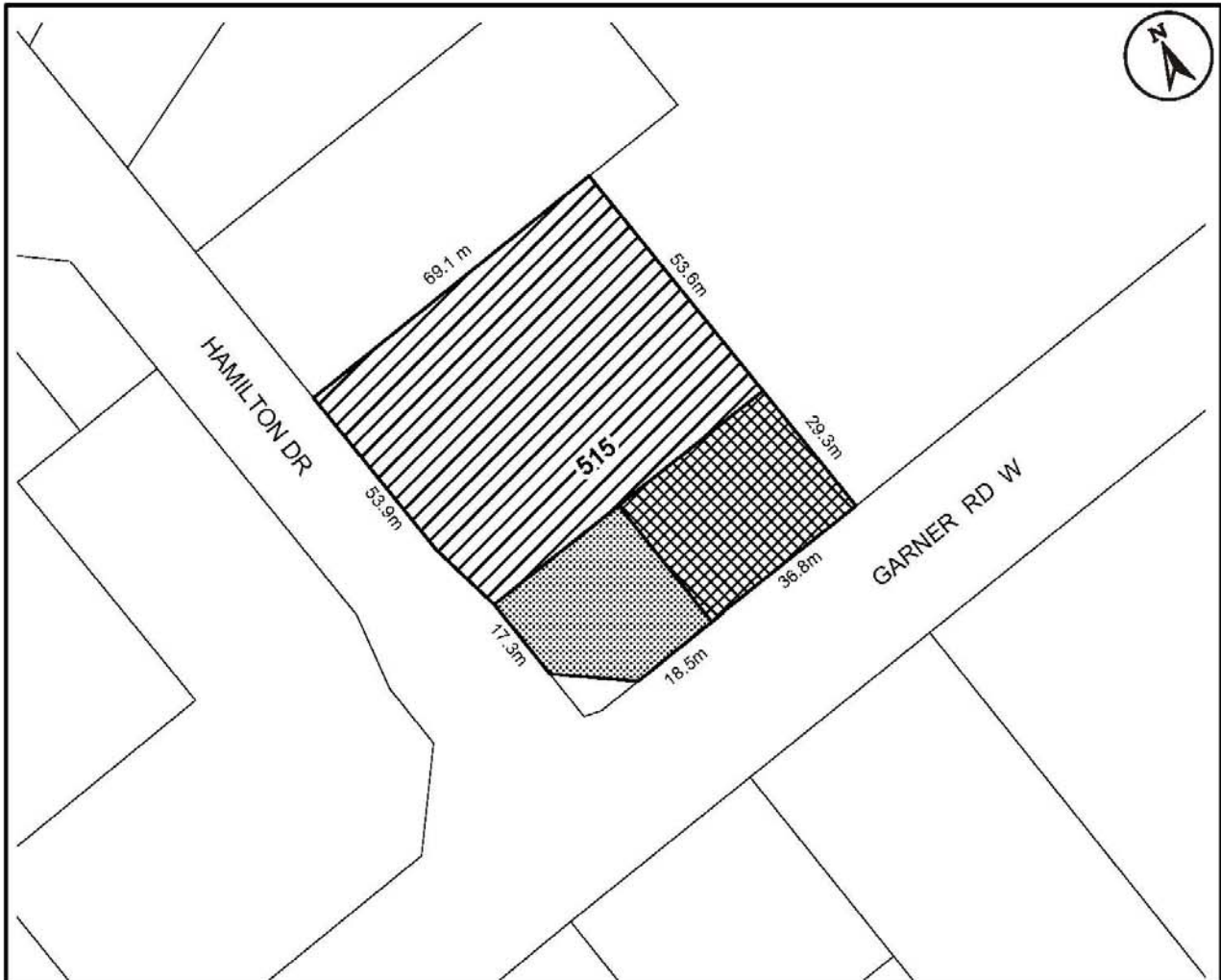
- (a) Minimum Front Yard: 6.0 metres.
 - (b) Minimum Side Yard (easterly): 6.5 metres.
 - (c) Minimum Side Yard (westerly): 11 metres.
 - (d) That Section 7.13(c) does not apply.
3. That the Clerk is hereby authorized and directed to proceed with the giving of
notice of the passing of this By-law, in accordance with the Planning Act.

PASSED this 25th day of April, 2012.

R. Bratina
Mayor

R. Caterini
City Clerk

ZAR-11-072



This is Schedule "A" to By-Law No. 12-

Passed the day of, 2012




 Mayor

 Clerk

Schedule "A"

Map Forming Part of
 By-Law No. 12-_____

to Amend By-law No. 87-57

- Subject Property**
 515 Hamilton Drive
-  Block 1 - Change in Zoning from the Agricultural "A-216" Zone, Modified, to the Residential "R1" Zone.
 -  Block 2 - Change in Zoning from the Agricultural "A-216" Zone, Modified, to the Residential "R1-640" Zone, Modified.
 -  Block 3 - Change in Zoning from the Agricultural "A-216" Zone, Modified, to the Residential "R1-641" Zone, Modified.

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|-------------------------|---------------------------------|
| Scale: N.T.S. | File Name/Number: ZAR-11-072 |
| Date: March 21, 2012 | Planner/Technician: TL/AL |



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT