

Authority: Item 9, Planning and Economic
Development Committee
Report 04-007 (PD04098)
CM: April 14, 2004

Bill No. 081

CITY OF HAMILTON

BY-LAW NO. 04-081

**To Amend Zoning By-law NO. 87-57 (Ancaster) , as amended,
respecting lands located at 60 Cloverleaf Drive.**

WHEREAS the City of Hamilton Act, 1999, Statutes of Ontario, 1999 Chap.14, Sch. C. did incorporate, as of January 1st, 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 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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 this By-law is in conformity with the Official Plan of the City of Hamilton in accordance with the provisions of the Planning Act.

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

1. Map B1.8, (Meadowlands Neighbourhood II) Supplement to Schedule "B" of Zoning By-law No. 87-57 (Ancaster), as amended, is hereby amended by changing the zoning of the lands that are known municipally as 60 Cloverleaf Drive from the Residential Multiple "RM6-486" Zone to a modified Residential Multiple "RM6-486" Zone located within Block 190 of Registered Plan 62M-990, more particularly shown on Schedule "A" which forms part of this By-law.

2. The existing RM6-486 Zone of Section 34: Exceptions of Zoning By-law 87-57 (Ancaster), is hereby further amended by adding the following subsection (6):

(6) Permitted Uses

Notwithstanding Subsection 19.1, Permitted Uses of Section 19: Residential Multiple “RM6” Zone, Block Townhouses shall also be permitted.

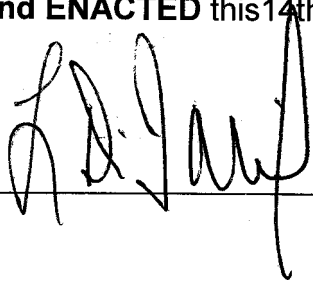
Regulations

That the provisions of Section 17: Residential Multiple “RM4” Zone shall apply to the development of Block Townhouses with the exception of the following special provisions:

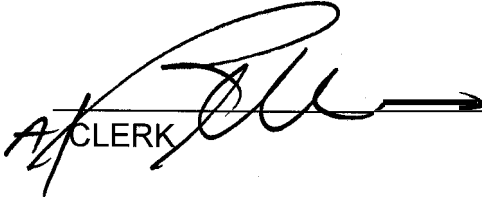
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|--------------------------|--|
| (1) Maximum Density | Notwithstanding Section 17.2(b), the maximum density shall be 37 units per hectare. |
| (2) Maximum Lot Coverage | Notwithstanding Section 17.2(e), the maximum lot coverage shall be 31%. |
| (3) Minimum Front Yard | Notwithstanding Section 17.2(f), the minimum front yard shall be 7.5 metres. |
| (4) Minimum Privacy Area | Notwithstanding Section 17.2(k), the minimum privacy area shall be 32.5 square metres and balcony areas may be included in the privacy area calculation. |
| (5) Yard Encroachments | Notwithstanding Section 7.12(d), an unenclosed porch may project into a front yard, a distance of not more than 1.7 metres. |

3. 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.

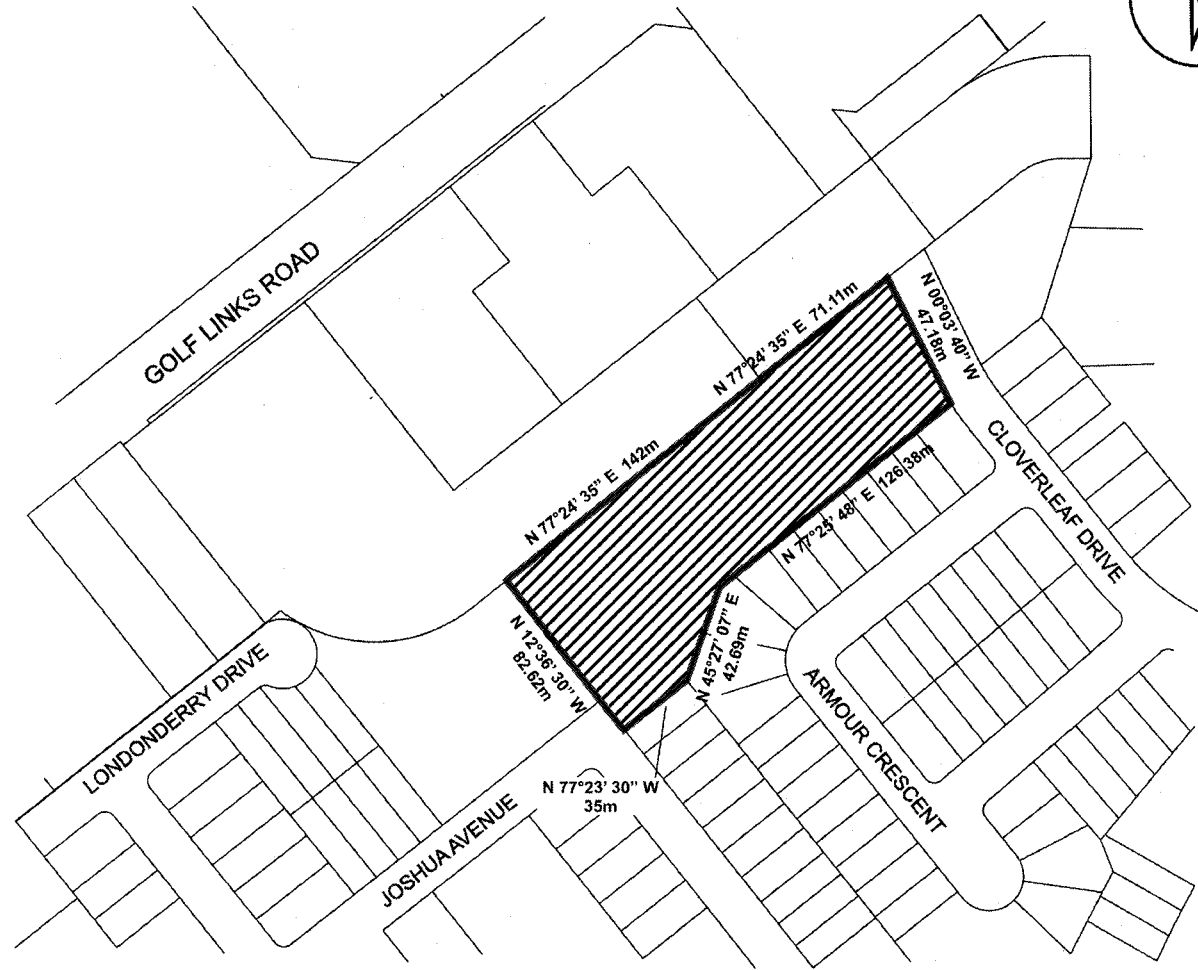
PASSED and ENACTED this 14th day of April, 2004.



MAYOR


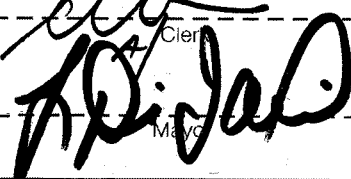


CLERK



This is Schedule "A" to By-Law No.04-081

Passed the 14th day of April, 2004


 Clerk

 Mayor

Schedule "A"

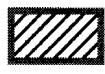
Map Forming Part of
 By-Law No. 04-081
 to Amend By-Law No 87-57



Planning and Development Department

Hamilton

Legend



Subject Property
 Change in zoning from Residential Multiple 'RM6-486' Zone to a modified Residential Multiple 'RM6-486' Zone to permit 50 block townhouse units



Scale
NOT TO SCALE
 Date
April 7, 2004

Reference File No
ZAC-03-101
 Drawn By
LC