

Authority: item 7, Planning and Economic
Development Committee
Report 04-010 (PD040133)
CM: May 26, 2004

Bill No. 123

CITY OF HAMILTON

BY-LAW NO. 04-123

To Amend Zoning By-law No. 87-57 (Ancaster), Respecting Lands Located at 452 and 462 Hamilton Drive (Ancaster)

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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 (the Official Plan of the former Town of Ancaster) in accordance with the provisions of the Planning Act;

AND WHEREAS the Council of the City of Hamilton at its meeting held on the 26th day of May, 2004, in adopting Section 7 of Report 04-10 of the Planning and Economic Development Committee, recommended that Zoning By-law No. 87-57 (Ancaster), be amended as hereinafter provided;

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

1. Schedule "B" of Zoning By-law No. 87-57 (Ancaster), as amended, is hereby amended;

- (a) by changing from Agricultural "A-216" Exception Zone to Residential "R2" Zone, for lands comprised in **Block "1"**;
- (b) by changing from Agriculture "A-216" Exception Zone to Residential "R3-509" Exception Zone, for lands comprised in **Block "2"**;
- (c) by changing from Agriculture "A-216" Exception Zone to Residential "R2-510" Exception Zone, for lands comprised in **Block "3"**; and,
- (d) by changing from Agricultural "A-216" Exception Zone to Public Open Space "O2" Zone, for lands comprised in **Block "4"**;

the extent and boundaries of which more particularly shown on Schedule "A" annexed hereto and forming part of this by-law.

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

R3-509 Notwithstanding any provisions to the contrary of Subsection 11.3.2 – Regulations of Section 11.3: Residential "R3" Zone of Zoning By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "R3-509":

Development Regulations:

- (1) Minimum Front Yard 17.5 metres

R2-510 Notwithstanding any provisions to the contrary of Subsection 11.2.2 – Regulations of Section 11.2: Residential "R2" Zone of Zoning By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "R2-510":

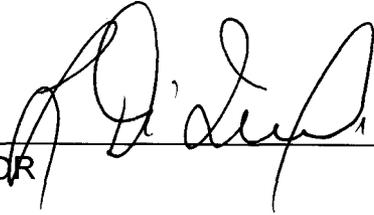
Development Regulations:

- (1) Minimum Rear Yard 9.0 metres for all grading buildings, structures, pools, sheds or any other accessory structure.

3. That the amending By-law be added to Map B of Ancaster Zoning By-law No. 87-57.

4. The City 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.

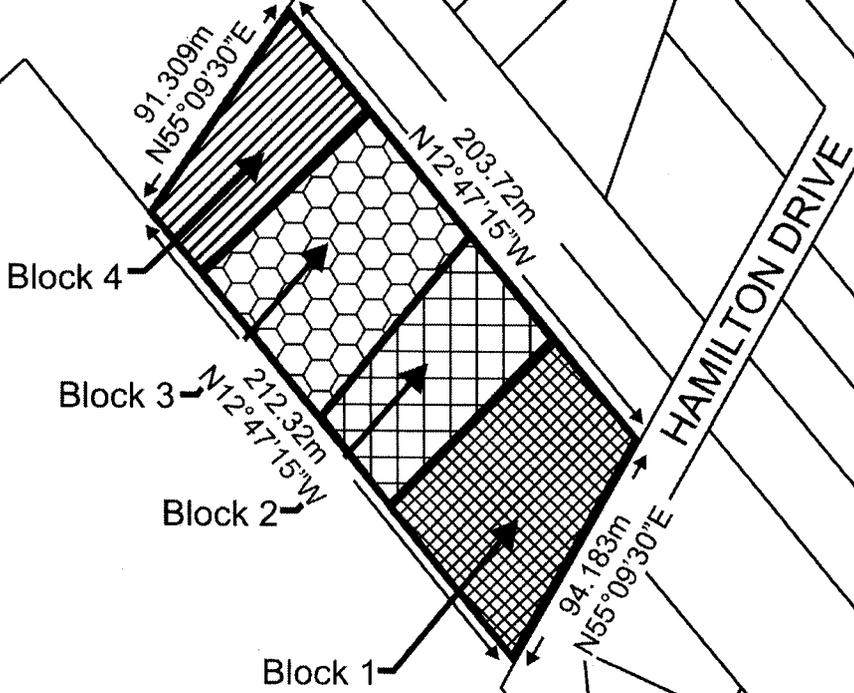
PASSED and ENACTED this 26th day of May, 2004.


MAYOR


CLERK

ZAC-02-76 & 25T200211

HIGHWAY 403



This is Schedule "A" to By-Law No. 04 — 123

Passed the 26th day of May, 2004

[Signature]
Clerk
[Signature]
Mayor

Schedule "A"

Map Forming Part of
By-Law No. 04-123
to Amend By-Law No. 87-57



Planning and Development Department

Hamilton

Legend

Subject Property
452 and 462 Hamilton Drive

-  BLOCK 1 - Change in zoning from ModifiedAgricultural "A-216" to Residential "R2" Zone.
-  BLOCK 2 - Change in zoning from ModifiedAgricultural "A-216" to Residential "R3-509" Zone.
-  BLOCK 3 - Change in zoning from ModifiedAgricultural "A-216" to Residential "R2-510" Zone.
-  BLOCK 4 - Change in zoning from ModifiedAgricultural "A-216" to Public Open Space "O2" Zone.

North	Scale	Reference File No.
	NOT TO SCALE	ZA C-02-76
	Date	Drawn By