

**Authority:** Item 19, Planning and Economic  
Development Committee  
Report 06-013 (PED06202)  
CM: July 12, 2006

**Bill No. 206**

**CITY OF HAMILTON**

**BY-LAW NO. 06-206**

**To Amend Zoning By-law No. 87-57 (Ancaster), as amended  
respecting lands located at 377 Shaver Road**

**WHEREAS** the City of Hamilton Act, 1999, Statutes of Ontario, 1999 Chap.14, Sch. C. did incorporate, as of January 1<sup>st</sup>, 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 of 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 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 19 of Report 06-013 of the Planning and Economic Development Committee at its meeting held on the 12<sup>th</sup> day of July, 2006, recommended that Zoning By-law No. 87-57 (Ancaster), 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 to Schedule "B" of Zoning By-law No. 87-57 (Ancaster), as amended, is hereby further amended by changing from the Agricultural "A" Zone to the following:

- (a) Residential "R4" Zone, for the lands comprised in **Block "1"**;
- (b) Residential "R4-550" Zone, for the lands comprised in **Block "2"**; and
- (c) Public "P" Zone, for the lands comprised in **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. Section 34: Exceptions of Zoning By-law 87-57 (Ancaster), as amended, is hereby further amended by adding the following subsection:

R4-550 That notwithstanding any provisions to the contrary of Subsection 12.2 – Residential "R4" Zone of Zoning By-law No. 87-57 (Ancaster), the following special provision shall apply to the lands zoned "R4-550":

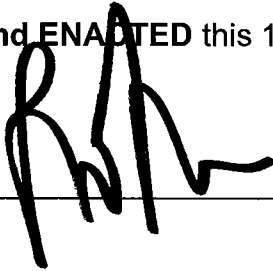
Regulations:

- (a) Minimum Rear Yard 4.90 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.

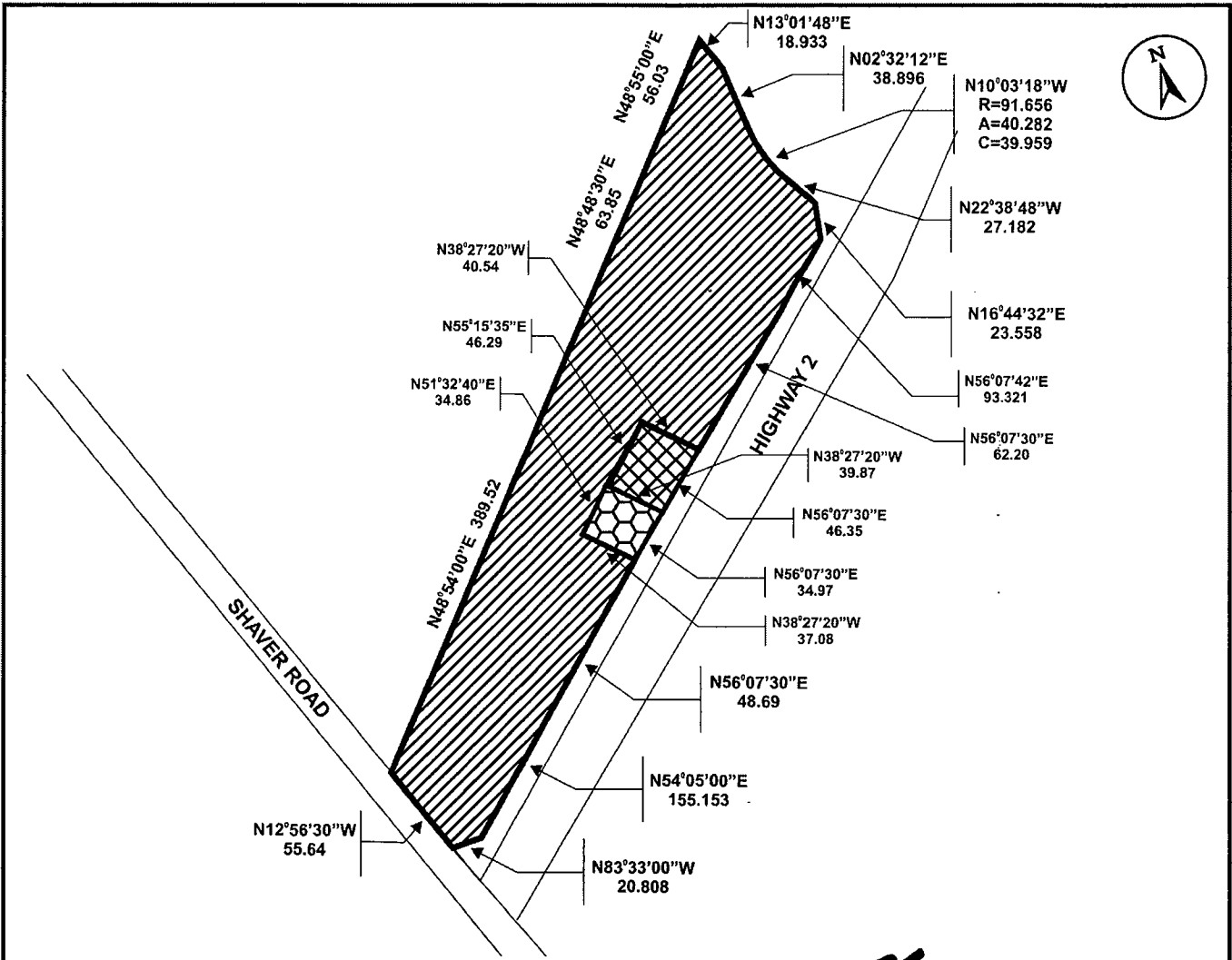
**PASSED and ENACTED** this 12<sup>th</sup> day of July, 2006.

\_\_\_\_\_  
MAYOR



\_\_\_\_\_  
CLERK





This is Schedule "A" to By-Law No. 06— 206

Passed the 12th day of July, 2006

*[Signature]*  
Clerk

*[Signature]*  
Mayor




# Schedule "A"

Map Forming Part of  
By-law No. 06- 206

to Amend By-law No. 87-57

## Subject Property

377 Shaver Road, Ancaster

-  **Block 1** - Change in zoning from the Agricultural "A" Zone to Residential "R4" Zone.
-  **Block 2** - Change in zoning from the Agricultural "A" Zone to Residential "R4-550" Zone.
-  **Block 3** - Change in zoning from the Agricultural "A" Zone to Public "P" Zone.

Scale: <b>Not to Scale</b>	File Name/Number: <b>ZAC-04-86</b>
Date: <b>June 2006</b>	Planner/Technician: <b>SD/LC</b>
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	

