

**Authority:** Item 16, Economic Development  
and Planning Committee  
Report 07-003 (PED07047)  
CM: February 15, 2007

**Bill No. 047**

## **CITY OF HAMILTON**

### **BY-LAW NO. 07-047**

**To Amend Zoning By-law No. 87-57,  
Respecting Lands Located at 444, 452, 460 and 468 Southcote Road (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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 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** 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, in adopting Item 16 of Report 07-003 of the Economic Development and Planning Committee at its meeting held on the 15<sup>th</sup> day of February, 2007, 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:

By-law Respecting 444, 452, 460 and 468 Southcote Road (Ancaster) (**Page 2 of 3**)

1. 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-216” Zone to the following:

- (a) Residential “R4-553” Exception Zone, for lands comprised in **Block “1”**;  
and,

- (b) Public Open Space “O2” Zone, for lands comprised in **Block “2”**,

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 No. 87-57 (Ancaster), as amended, is hereby further amended by adding the following subsection:

**R4-553** That notwithstanding any provisions to the contrary of Subsection 12.2 – Regulations of Section 12: Residential “R4” Zone of Zoning By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned “R4-553”:

Development Regulations:

- (a) Minimum Lot Area: 360 square metres

- (b) Maximum Lot Coverage: 45%

- (c) Minimum Front Yard: 6.0 metres

- (d) Minimum Side Yard: 1.2 metres, except on a corner lot, the minimum side yard abutting a street shall be 4.5 metres except 6.0 metres to an attached garage or attached carport.

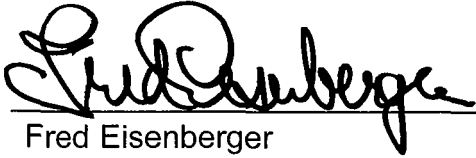
- (e) All other provisions of Zoning By-law No. 87-57 as applicable to the Residential “R4” Zone shall apply.

3. That the amending By-law be added to Map 1 to Schedule “B” of Ancaster Zoning By-law No. 87-57.

By-law Respecting 444, 452, 460 and 468 Southcote Road (Ancaster) **(Page 3 of 3)**

4. 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 15<sup>th</sup> day of February, 2007.

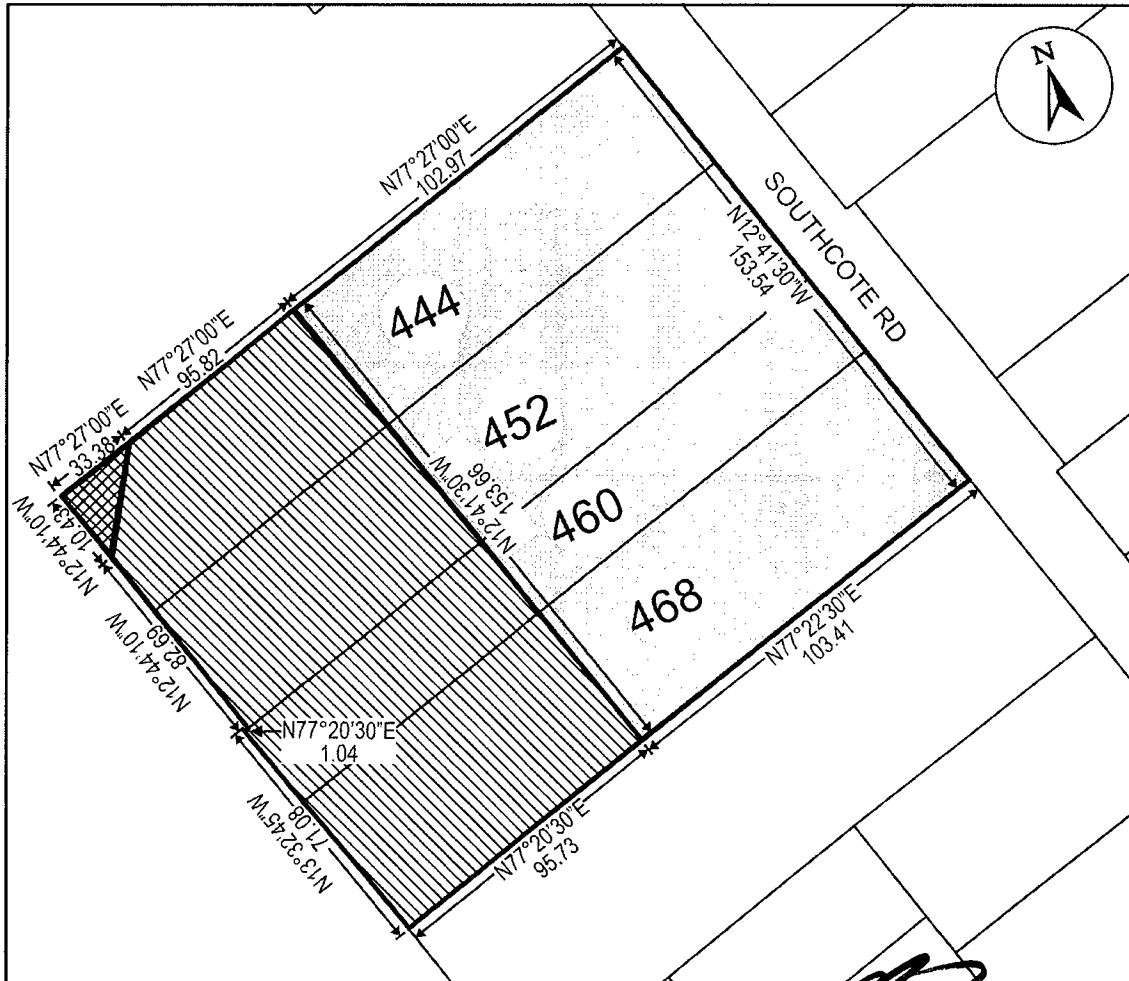


Fred Eisenberger  
Mayor



Kevin C. Christenson  
Clerk

ZAC-06-05 & 25T200602




This is Schedule "A" to By-Law No. 07-047

Passed the 15th day of February, 2007

*[Signature]*  
 Clerk  
 Mayor




## Schedule "A"

Map Forming Part of  
 By-Law No. 07-047  
 to Amend By-Law No 87-57

 Planning and Economic Development Department  
 Hamilton

### Subject Property

444, 452, 460 and 468 Southcote Road

-  **Block 1** - Change in Zoning from Agriculture "A-216" Zone to Residential "R4-553" Zone.
-  **Block 2** - Change in Zoning from Agriculture "A-216" Zone to Public Open Space "O2" Zone.
-  **Block 3** - Lands to remain Agriculture "A-216" Zone.



Scale:  
 Not to Scale

File Name/Number:  
 ZAC-06-05/25T200602

Date:  
 January 3, 2007

Planner/Technician:  
 JT/LMM