

Authority: Item 5, Planning Committee
Report: 15-007 (PED14084(a))
CM: April 22, 2015

Bill No. 099

CITY OF HAMILTON

BY-LAW NO. 15-099

**To Amend Zoning By-law No. 87-57 (Ancaster),
respecting lands located at 301 Shaver Road, 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 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 Township 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council or the City of Hamilton;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 5 of Report 15-007 of the Planning Committee, at its meeting held on the 2nd day of April, 2015, recommended that Zoning By-law No. 87-57 (Ancaster) be amended as hereinafter provided; and,

AND WHEREAS this By-law is in conformity with the Urban Hamilton Official Plan, approved by the Minister under the *Planning Act* August 16, 2013.

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

1. That Map 1 to Schedule "B", appended to and forming part of By-law No. 87-57 (Ancaster), as amended, is hereby amended by changing the zoning on the lands shown as Block 1 from the Agricultural "A" Zone, to the Residential "R2-622" Zone, Modified, with Special Exceptions; and,

On the lands the extent and boundaries of which are 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:

"R2-662"

The following special provisions shall apply to the lands zoned "R2- _":

Permitted Uses

Single Detached Dwellings having frontage onto a common element road

General Zone Provisions

For the purposes of the "R2-662" Zone, the following definitions shall apply:

- A "lot" shall mean a unit of land created by plan of condominium that fronts onto a common element road.
- A "street" shall mean a common element road.

For the purposes of the "R2-662" Zone, the following shall also apply:

- For development along a condominium road, the rear lot line for a lot abutting Block "2", (a private servicing block zoned "P5, 466") and the adjoining interior lot, shall mean, the southerly lot line.
- The rear lot line for all other lots shall be the lot which abuts the "P5" Zone.

The following provisions shall apply to the development of lands on property zoned "R2-622" Zone:

- (a) Minimum Lot Area: 700 square metres.
- (b) Minimum Lot Frontage: 18 metres.
- (c) Minimum Front Yard:

7.5 m, except that a lot along the southerly side of a private road and the end of a private road (Lots 1, 2 and 3) may have a minimum front yard of 6.0 m.

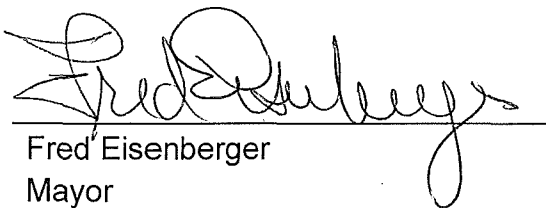
(d) Minimum Side Yard:

1.8 m, except that a lot abutting the R2 Zone at the end of a private cul de sac shall require a minimum side yard of 3.5 m along the common boundary.

- | | | | |
|-----|--|---|--------|
| (e) | Minimum Rear Yard | - | 7.5 m |
| (f) | Maximum Lot Coverage | - | 35% |
| (g) | Minimum Width of a Paved Condominium Road | - | 9 m |
| (h) | Maximum Building Height | - | 10.5 m |
| (i) | All other zone provisions of Section 7 shall apply | | |

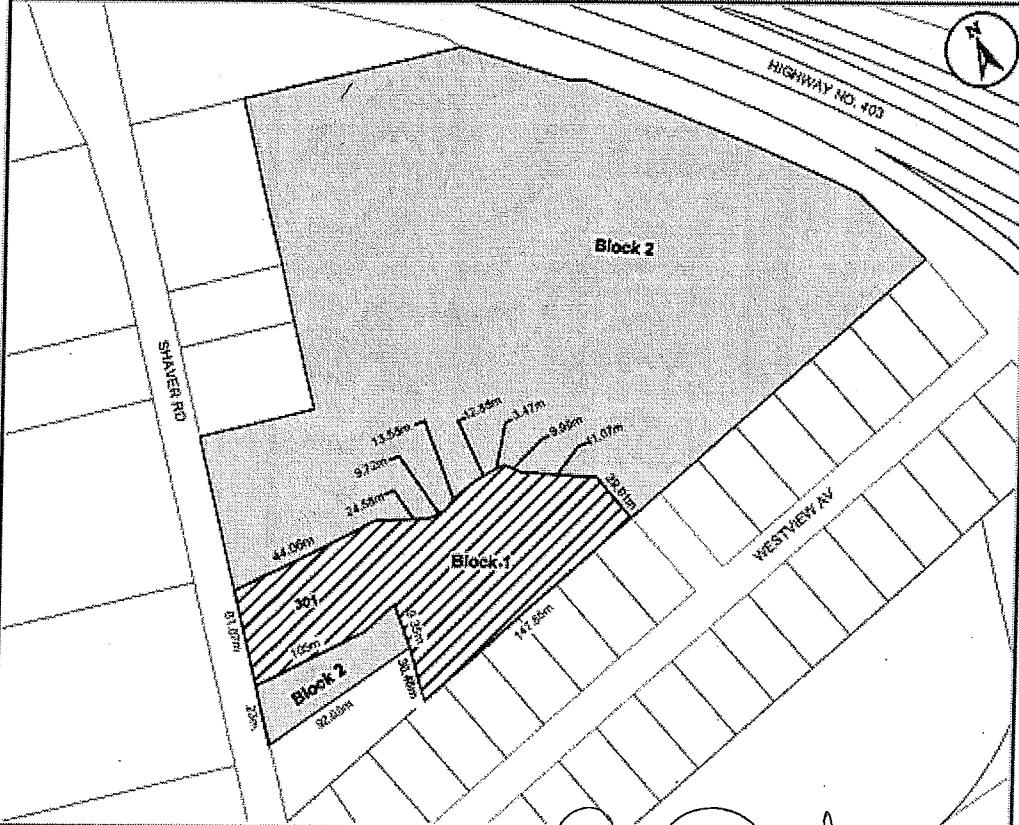


3. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law, in accordance with the *Planning Act*.

PASSED this 22nd day of April, 2015.


Fred Eisenberger
Mayor


Rose Caterini
City Clerk

ZAC-09-017
25T-200903
25CDM-201407

	
<p>This is Schedule "A" to By-law No. 15-099 Passed the <u>22nd</u> day of <u>April</u>, 2015</p>	
<p>Schedule "A"</p> <p>Map Forming Part of By-law No. 15-099</p> <p>to Amend By-law No. 87-57</p>	
<p>Subject Property 301 Shaver Road, Ancaster</p> <p> Block 1 - Change from Agricultural "A" Zone to Residential "R2-662" Modified Zone</p> <p> Block 2 - Refer to By-law No. 05-200</p>	
<p>Scale: N.T.S.</p>	<p>File Name/Number: PAC-02-017217-20000321ECM-201417</p>
<p>Date: January 13, 2015</p>	<p>Planner/Technician: CT/WS</p>
<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>	
