

**Authority:** Item 5, Planning Committee  
Report 22-013 (PED22165)  
CM: August 12, 2022  
Ward: 12

**Bill No. 212**

**CITY OF HAMILTON  
BY-LAW NO. 22-212  
To Amend Zoning By-law No. 87-57,  
Respecting Lands Located at 154 Wilson Street East, Ancaster**

**WHEREAS** the *City of Hamilton Act, 1999*, Statutes of Ontario, 1999 Chap. 14, Schedule C. did incorporate, as of January 1, 2001, the municipality “City of Hamilton”;

**AND WHEREAS** the City of Hamilton is the successor to certain area municipalities, including the former municipality known as the “The Corporation of the City of Hamilton” 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 and Official Plans of the former area municipalities and the Official Plan of the former regional municipality continue in full force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 5 of Report 22-013 of the Planning Committee at its meeting held on the 12<sup>th</sup> day of August 2022, 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;

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

1. That Map No. 1-B to Schedule “B”, appended to and forming part of By-law No. 87-57 (Ancaster) is amended by changing the zoning from the Existing Residential “ER” Zone to a Residential Multiple “RM4-715” Zone, Modified, on the lands the extent and boundaries of which are shown on a plan hereto annexed as Schedule “A”.
2. The Section 34: Exceptions, to Zoning By-law No. 87-57 (Ancaster), as amended, is hereby further amended by adding the following Sub-sections:

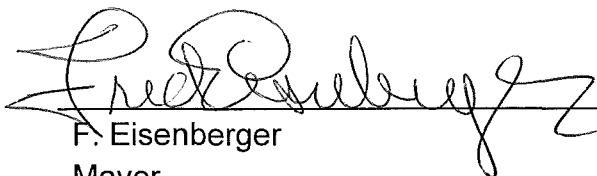
**RM4 – 715**

That notwithstanding the provisions of Sections 7.11(a), 7.12(c), 7.14(b)(i)(B), 9.8, 17.2 (a), (c), (e), (f), (g), (h), (i), and (j) the following special provisions shall apply to the lands zoned “RM4-715”:

**REGULATIONS**


- a) Minimum Lot Area 0.35 hectares
  - b) Minimum Lot Frontage 38 metres
  - c) Maximum Lot Coverage: 33% of the lot area
  - d) Minimum Front Yard: 1.95 metres to Wilson Street East
  - e) i. Minimum Side Yard: 6.0 metres  
ii. Minimum Rear Yard: 2.95 metres
  - f) Maximum Height: 12.5 metres
  - g) Minimum Landscaping: 30 % of the lot area
  - h) Planting Strip: A minimum of 2.0 metres in width along each lot line shall be provided.
  - i) Parking: 2 parking spaces for each dwelling unit.
  - j) Yard Encroachment for Balcony: May project a maximum of 1.85 metres into a required side yard.
  - k) Section 7.11 (a) shall not apply.
  - l) Section 9.8 shall not apply.
3. That no building or structure shall be erected, altered, extended, or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the Residential Multiple "RM4" Zone provisions, subject to the special requirements referred to in Section 2 of this By-law.
4. 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 12<sup>th</sup> day of August, 2022.



F. Eisenberger  
Mayor

ZAC-18-058/UHOPA-18-024



A. Holland  
City Clerk




This is Schedule "A" to By-law No. 22- 212  
 Passed the 12 day of August, 2022


*Frederick Eschling*  
 Mayor  
*Shelley Holland*  
 Clerk

**Schedule "A"**

Map forming Part of  
 By-law No. 22- 212  
 to Amend By-law No. 87-57

**Subject Property**  
 154 Wilson Street East

 Change in Zoning from the Existing Residential "ER" Zone to the Residential Multiple "RM4-715" Zone, Modified

Scale: N.T.S.	File Name/Number: ZAC-18-058 & UHOPA-18-024	 Hamilton
Date: June 23, 2022	Planner/Technician: JV/VS	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		