

Authority: Item 2, Planning Committee
Report 18-009 (PED18091)
CM: June 13, 2018
Ward: 12

Bill No. 151

CITY OF HAMILTON

BY-LAW NO. 18-151

To Amend Zoning By-law No. 87-57 (Ancaster) Respecting lands located at 449 Springbrook Avenue

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”;

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;

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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

WHEREAS Zoning By-law No. 87-57 (Ancaster) was enacted on the on the 22nd day of June, 1987, and approved by the Ontario Municipal Board on the 23rd day of January, 1989;

WHEREAS the Council of the City of Hamilton, in adopting Item 2 of Report 18-009 of the Planning Committee, at its meeting held on the 13th day of June, 2018, which recommended that Zoning By-law No. 87-57 (Ancaster) be amended as hereinafter provided; 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.1337 of Schedule “A”, appended to and forming part of By-law No. 87-57 (Ancaster), is amended as follows:
 - (a) by changing the zoning from the Agricultural “A” Zone to Residential “R4-692” Zone, Modified.
2. That Subsection 34: Exceptions of Zoning By-law 87-57 (Ancaster), as amended, is hereby further amended by adding a new Exception, “R4-692”, as follows:

“R4-692” 449 Springbrook Avenue, Schedule “A”, Map No. 1337

Notwithstanding the provisions of Subsection 12.2 (b) and (c) of the Residential “R4” Zone and Subsection 7.13 (a) “Special Setbacks” on those lands zoned “R4-692” by this By-law, the following shall also apply:

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|--------------------------|--|
| (a) Maximum Lot Coverage | 40% lot coverage for interior lots |
| (b) Minimum Lot Frontage | 12 metres except on corner lots the minimum frontage shall be 14.35 metres |
| (c) Daylight triangle | 4.57 metre x 4.57 metre daylight triangle |

In addition to the definition of Subsection 3.112 “Porch, Unenclosed” on those lands zoned “R4-692” by this By-law, the following shall also apply:

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| (d) Definitions | “Porch, Unenclosed” – a second unenclosed porch shall be required to provide access to the side entrance of the flankage elevation of a dwelling on a corner lot. |
|-----------------|---|

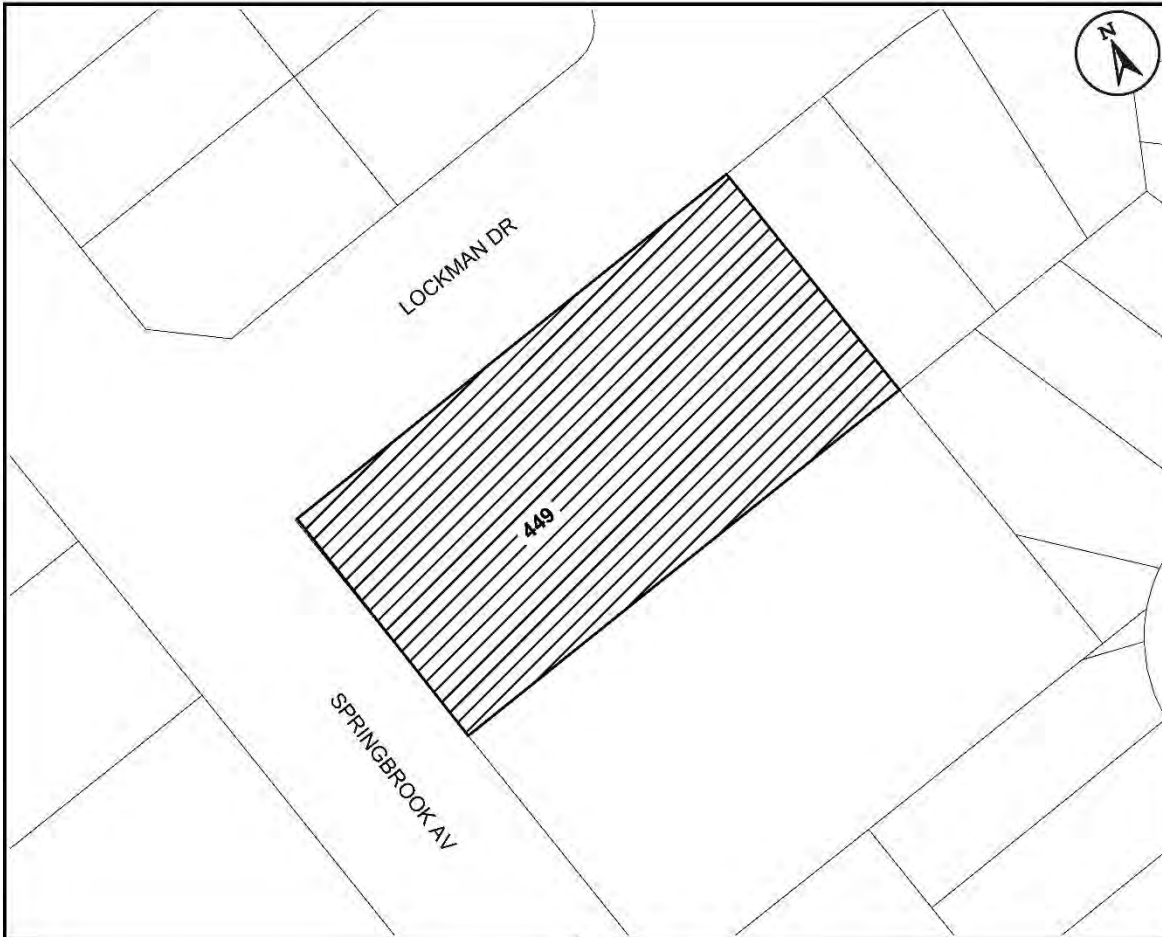
That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law, in accordance with the *Planning Act*.

PASSED this 13th day of June, 2018

F. Eisenberger
Mayor

J. Pilon
Acting City Clerk

ZAC-17-086



This is Schedule "A" to By-law No. 18- Passed the day of, 2018	_____ Mayor _____ Clerk
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<h2 style="margin: 0;">Schedule "A"</h2> <p style="margin: 10px 0 0 0;">Map Forming Part of By-law No. 18-_____</p> <p style="margin: 0 0 0 0;">to Amend By-law No. 87-57</p>	<p>Subject Property 449 Springbrook Avenue</p> <p> Change in Zoning from Agricultural "A" Zone to Residential "R4-692" Zone, Modified</p>
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Scale: N.T.S.	File Name/Number: ZAC-17-086	
Date: Feb. 26, 2018	Planner/Technician: JR/AL	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		