

Authority: Item 31, Planning and Economic
Development Committee
Report 06-005
CM: April 12, 2006

Bill No. 224

CITY OF HAMILTON

BY-LAW NO. 18-224

**To Amend Zoning By-law No. 87-57, as amended by By-law No. 10-199,
Respecting Lands Located at 279-315 Springbrook Avenue; and as amended by
By-law No. 13-208 Respecting Lands Located at 331-335 Springbrook Avenue**

WHEREAS the *City of Hamilton Act, 1999*, Statutes of Ontario, 1999 Chap. 14, Sch. 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 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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 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 26 of Report 10-016 of the Economic Development and Planning Committee at its meeting held on the 12th day of August, 2010, recommended that the Director of Development Engineering be authorized to give notice and prepare by-laws for presentation to Council, to remove the "H" Holding provision from By-laws where the conditions have been met;

AND WHEREAS the Council of the City of Hamilton, in adopting Item 9 of Report 13-012 of the Planning Committee at its meeting held on the 16th day of August, 2013, recommended that the Senior Director of Growth Management be authorized to give notice and prepare by-laws for presentation to Council, to remove the “H” Holding provision from By-laws where the conditions have been met;

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 1 of Schedule "B" of Zoning By-law No. 87-57 (Ancaster), as amended, is hereby further amended as follows:
 - (a) by changing the zoning from the Residential “H-R4-548” Zone, Modified, Holding, to the Residential “R4-548” Zone, Modified, on the lands the extent and boundaries of which are shown as “Block 1” on Schedule "A" annexed hereto and forming part of this by-law; and
 - (b) by changing the zoning from the Residential “H-R4-619” Zone, Modified, Holding, to the Residential “R4-619” Zone, Modified, on the lands the extent and boundaries of which are shown as “Block 2” on Schedule "A" annexed hereto and forming part of this by-law.
2. 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*.
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 “R4-548” Zone, Modified or the Residential “R4-619” Zone, Modified provisions, as applicable.

To Amend Zoning By-law No. 87-57, as amended by By-law 10-199, Respecting Lands Located at 279-315 Springbrook Avenue; and as amended by By-law 13-208 Respecting Lands Located at 331-335 Springbrook Avenue

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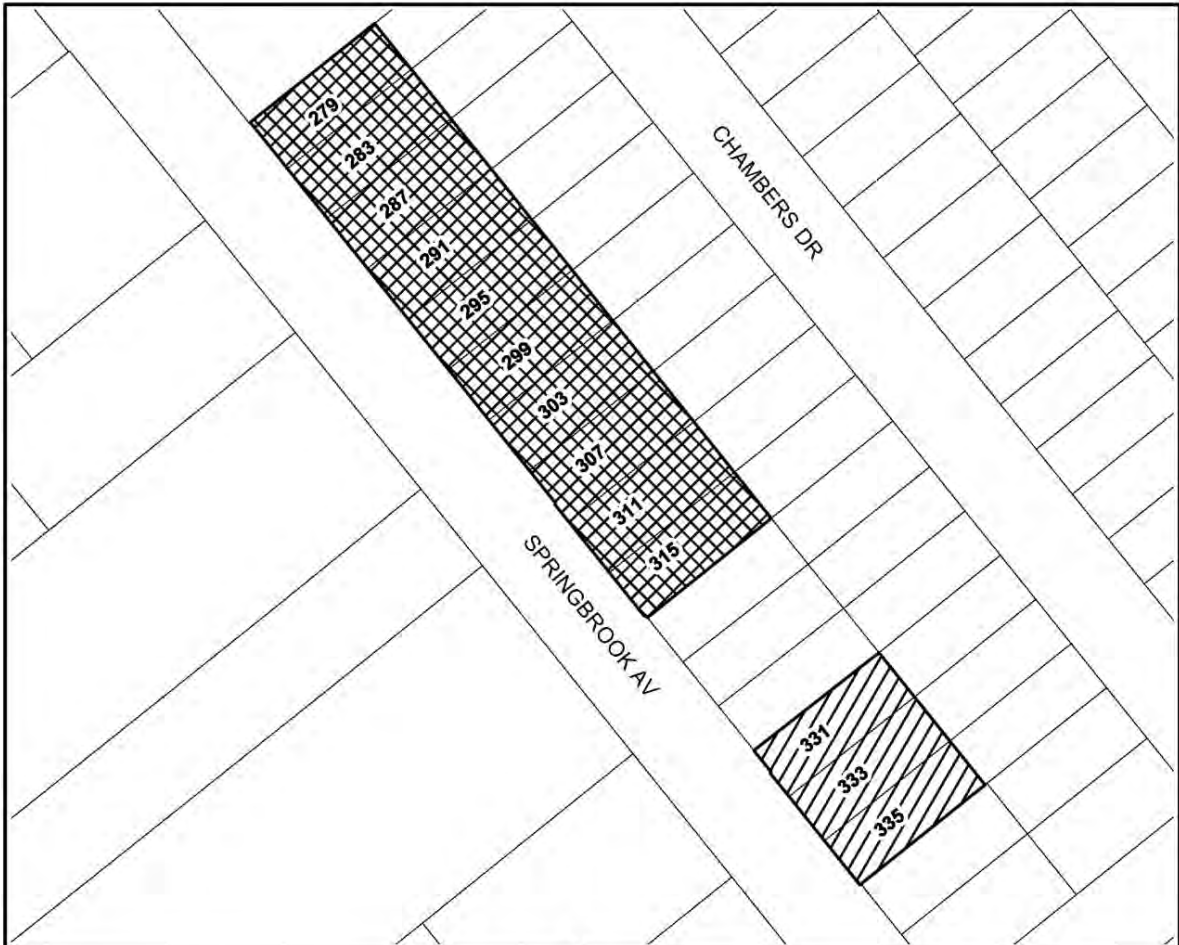
4. That this By-law No. 18-213 shall come into force and be deemed to come into force in accordance with Sub-section 34(21) of the *Planning Act*, upon the date of passage of this By-law.

PASSED this 17th day of August, 2018.

F. Eisenberger
Mayor

J. Pilon
Acting City Clerk

ZAH-18-033



This is Schedule "A" to By-law No. 18-
Passed the day of, 2018

Mayor

Clerk

Schedule "A"

Map Forming Part of
By-law No. 18-_____

to Amend By-law No. 87-57

Subject Property

279-315 & 331-335 Springbrook Avenue



Block 1 - Change in Zoning from the Residential "H-R4-548" Zone, Modified, Holding to the Residential "R4-548" Zone, Modified



Block 2 - Change in Zoning from the Residential "H-R4-619" Zone, Modified, Holding to the Residential "R4-619" Zone, Modified

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| Scale: N.T.S. | File Name/Number: ZAH-18-033 |
| Date: June 22, 2018 | Planner/Technician: TV/AL |
| PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT | |

