

**Authority:** Item10, Planning and Economic  
Development Committee  
Report 04-16 (PD04220)  
CM: September 29, 04

**Bill No. 237**

**CITY OF HAMILTON**

**BY-LAW NO. 04-237**

**To Amend Zoning By-law No. 87-57 (Ancaster)  
Respecting Lands Located at 1147 Garner Road West**

**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 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 23<sup>rd</sup> day of January, 1989;

**AND WHEREAS** the Council of the City of Hamilton, in adopting Section 10 of Report 04-016 of the Planning and Economic Development Committee at its meeting held on the 29<sup>th</sup> day of September, 2004, recommended that Zoning By-law No. 87-57 (Ancaster), be amended as hereinafter provided;

**AND WHEREAS** this by-law is in conformity with the Official Plan of the City of Hamilton (the Official Plan of the Town of Ancaster) in accordance with the provisions of the Planning Act;

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

1. Schedule “A” of Zoning By-law No. 87-57 (Ancaster), as amended, is hereby further amended by changing from the General Commercial “H-C3” Zone to

West

the General Commercial "C3-511" Zone, the extent and boundaries of which are 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:

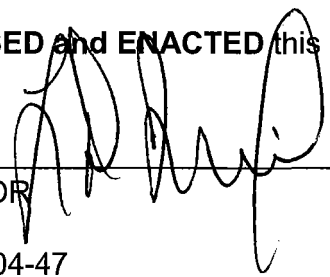
**C3-511** Notwithstanding the provisions of regulations 4, 6, 9 and 13 of Table 2, Regulations, of Subsection 22.2, a self-service, storage facility shall be permitted, located on the lands zoned "C3-511", subject to the following provisions:

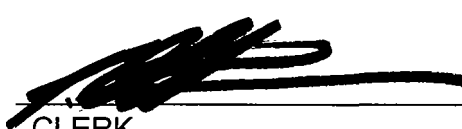
Development Regulations:

- (1) Maximum Lot Coverage 55%
- (2) Minimum Side Yard 3.0 metres
- (3) Minimum Rear Yard 3.0 metres
- (4) Minimum Parking Spaces 24 spaces
- (5) Minimum Loading Spaces 0 spaces

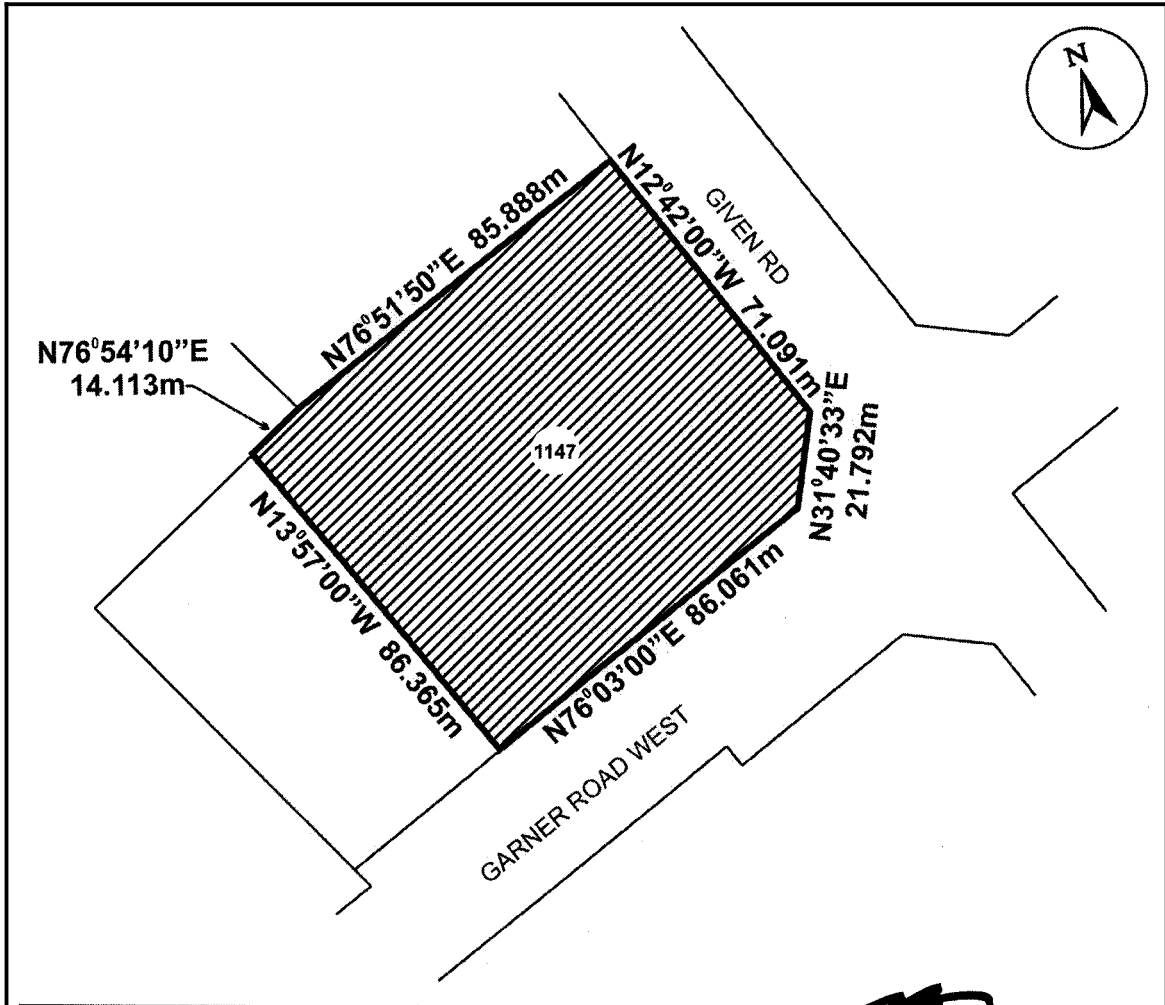
- 3. The "H" (Holding) symbol affixed to the General Commercial "H-C3" Zone, respecting the lands shown on Schedule "A" annexed hereto and forming part of this by-law, is hereby removed, and the development of the lands may proceed in accordance with the General Commercial "C3" Zone subject to the special requirements referred to in Section 2 of this By-law.
- 4. That the amending By-law be added to Map A of the Ancaster Zoning By-law No. 87-57.
- 5. 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 29th day of September, 2004.

  
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 MAYOR  
 ZAR-04-47

  
 \_\_\_\_\_  
 CLERK

West



This is Schedule "A" to By-Law No 04-237

Passed the 29th day of September 2004

*[Signature]*  
Clerk  
*[Signature]*  
Mayor

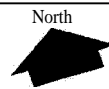
## Schedule "A"

Map Forming Part of  
By-Law No. 04-237  
to Amend By-Law No 87-57

### Subject Property 1147 Garner Road West



Change from the General Commercial "C3(H)" Zone to a Modified General Commercial "C3" Zone



Scale:  
**Not to Scale**

Date  
**August 18, 2004**

File Name/Number:  
**ZAR-04-47**

Planner/Technician  
**PM/NB**

&C File Name: