

**Authority:** Item, 23 Planning and  
Economic Development  
Committee  
Report; 04-022 (PD 04282)  
CM: December 15, 04

**Bill No. 327**

**CITY OF HAMILTON**

**BY-LAW NO. 04-327**

**To Amend Zoning By-law No. 87-57 (Ancaster)  
Respecting Lands Located at 886 Golf Links Road**

**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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 Item 23 of Report 04-022 of the Planning and Economic Development Committee at its meeting held on the 15<sup>th</sup> day of December, 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 "B" of Zoning By-law No. 87-57 (Ancaster), as amended, is hereby further amended by changing from the Agricultural "A" Zone to the:
  - (a) Multiple Residential "RM4-512" Zone, for the lands comprised of **Block "1"**;
  - (b) Multiple Residential "RM4-513" Zone, for the lands comprised of **Block "2"**;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 subsections:

**"RM4-512** In addition to the uses permitted in Subsection 17.1 "Permitted Uses" of Section 17, Residential Multiple "RM4" Zone, a single detached dwelling may also be permitted on those lands zoned RM4-512.

Notwithstanding the provisions of paragraphs (a) and (c) of Subsection 17.2 "Regulations" of Section 17 and notwithstanding the provisions of paragraphs (b) and (e) of Section 7.24, Home Based Business, the following special provisions shall apply to the lands zoned "RM4-512":

Development Regulations:

- (a) Minimum Lot Area 0.16 hectares
- (b) Minimum Lot Frontage 40.0 metres
- (c) No more than 40% of the floor area of the dwelling unit to a maximum of 112 square metres (1200 square feet) shall be devoted to business activity of the professional business activities of the occupants, excluding medical and dental offices.
- (d) No more than two (2) non-residents of the dwelling unit shall work and/or report to work at of the professional business activities of the occupants, excluding medical and dental offices in addition to residents of the dwelling unit.

**RM4-513** In addition to the uses permitted in Subsection 17.1 "Permitted Uses" of Section 17, Residential Multiple "RM4" Zone, a single detached dwelling may also be permitted in accordance with the provisions of Section 13: Residential "R5" Zone on those lands zoned RM4-513.

Notwithstanding the provisions of paragraphs (a) and (c) of Subsection 17.2 "Regulations" of Section 17, the following special provisions shall apply to the lands zoned "RM4-513"

Development Renulations:

- (a) Minimum Lot Area 0.24 hectares
- (b) Minimum Lot Frontage 40.0 metres

- 3. That the amending By-law be added to Map B of the Ancaster Zoning By-law No. 87-57.
- 4. 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.

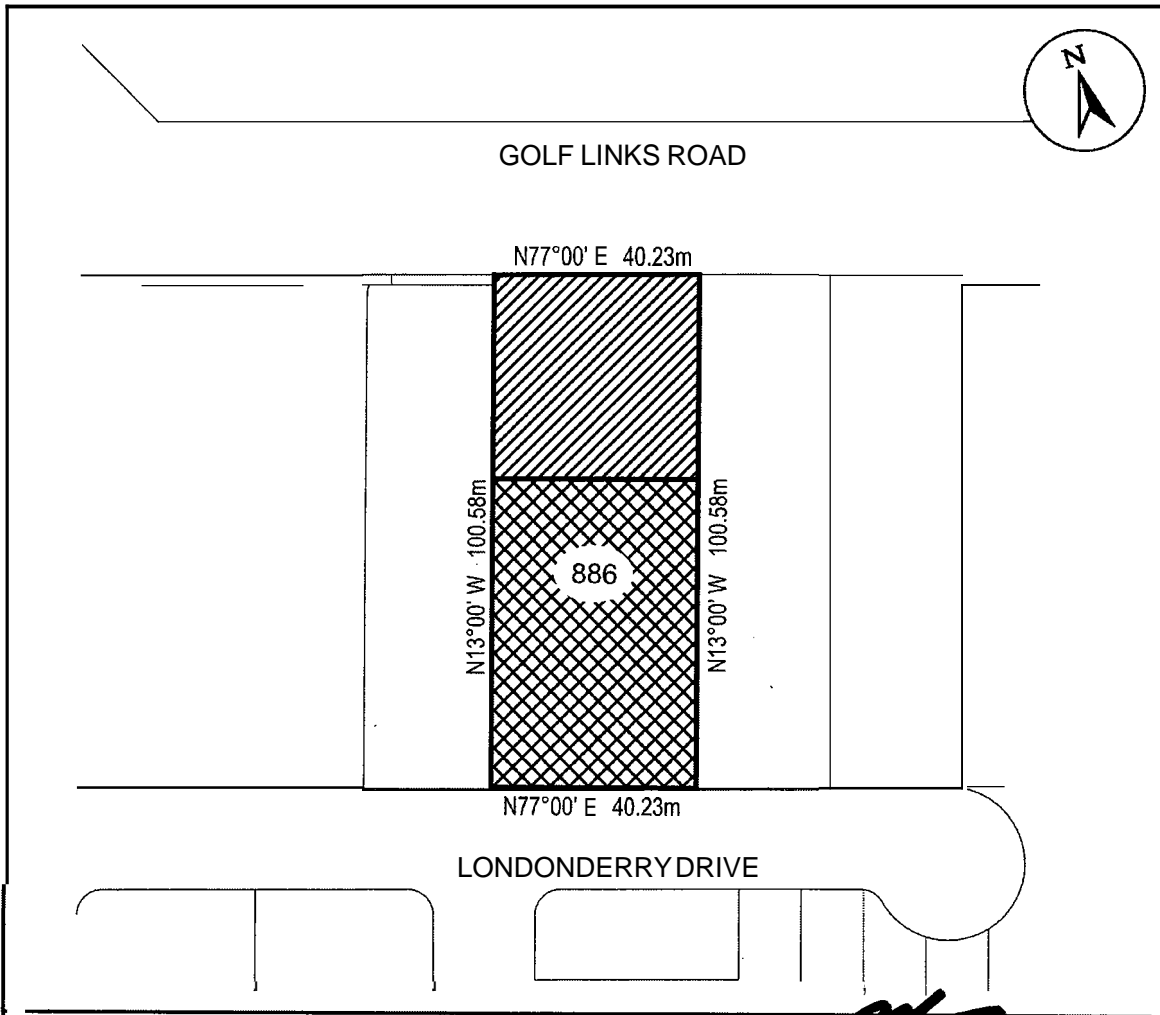
**PASSED and ENACTED** this 15<sup>th</sup>

day of December, 2004.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

ZAC-04-55



This is Schedule "A" to By-Law No. 04- 327

Passed the 15th day of December, 2004



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

## Schedule "A"

Map Forming Part of  
By-Law No. 04-327  
to Amend By-Law No. 87-57



### Subject Property 886 Golflinks Road (Ancaster)

-  **Block 1** - Change from the Agricultural "A" Zone to the Multiple Residential "RM4-12" Zone.
-  **Block 2** - Change from the Agricultural "A" Zone to the Multiple Residential "RM4-13" Zone.



North

Scale:  
Not to Scale

Date:  
October 2004

FileName/Number:  
**ZAC-04-55**

Planner/Technician:  
PM/CL