

**Authority:** Item 9, Planning and Economic  
Development Committee  
Report; 05-006 (PD05035)  
CM: March 9, 05

**Bill No. 055**

## **CITY OF HAMILTON**

### **BY-LAW NO. 05-055**

#### **To Amend Zoning By-law No. 87-57, Respecting Lands Located at 79 and 85 Lovers Lane (Ancaster)**

**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";

**AND 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;

**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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 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** this By-law is in conformity with the Official Plan of the City of Hamilton (the Official Plan of the former Town of Ancaster) in accordance with the provisions of the Planning Act;

**AND WHEREAS** the Council of the City of Hamilton, in adopting Item 9 of Report 05-006 of the Planning and Economic Development Committee at its meeting held on the 9th day of March, 2005, recommended that Zoning By-law No. 87-57 (Ancaster), be amended as hereinafter provided;

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

1. Schedule "B", Map 1 of Zoning By-law No. 87-57 (Ancaster), as amended, is hereby further amended by changing from the D "Deferred Development" Zone to the following:

2 By-law respecting Lover's Lane

- (a) to Residential "R1-516" Zone, for lands comprised in **Block "1"**;
- (b) to Residential "R1-517" Zone, for lands comprised in **Block "2"**; and,
- (c) to Residential "R1" Zone, for lands comprised in **Block "3"**,

the extent and boundaries of which are more particularly 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:

**R1-516** Notwithstanding any provisions to the contrary of Subsection 11.1 – Residential "R1" Zone of Zoning By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "R1-516":

Regulations:

- (a) Minimum Lot Frontage 4.0 metres
- (b) Building Setbacks
  - (i) minimum from the northerly rear lot line of 2.5 metres, except where no attached carport or attached garage is provided, the minimum shall be 5.5 metres
  - (ii) minimum from the side lot line within 135 metres of the Lovers Lane road allowance of 6.5 metres, except where no attached carport or attached garage is provided, the minimum shall be 9.5 metres
- (c) Maximum Floor Area for a single-detached dwelling (and all accessory buildings) 650 square metres
- (d) That all other provisions of Subsection 11.1.2- Regulations of Section 11: Residential "R1" Zone shall apply.

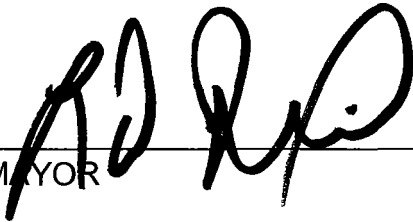
**RI-517** Notwithstanding any provisions to the contrary of Subsection 11.1 – Residential "R1" Zone of Zoning By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "R1-517":

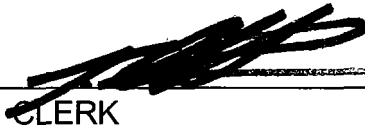
3 By-law respecting Lover's Lane

Regulations:

- (a) Minimum Lot Frontage 17.0 metres
  - (b) Building Setbacks
    - (i) minimum 30.0 metres from the front lot line
    - (ii) minimum 0.5 metres from the southerly side lot line
  - (c) That all other provisions of Subsection 11.1.2- Regulations of Section 11: Residential "R1" Zone shall apply.
3. That the amending By-law be added to Map 1 to Schedule "B" of 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.

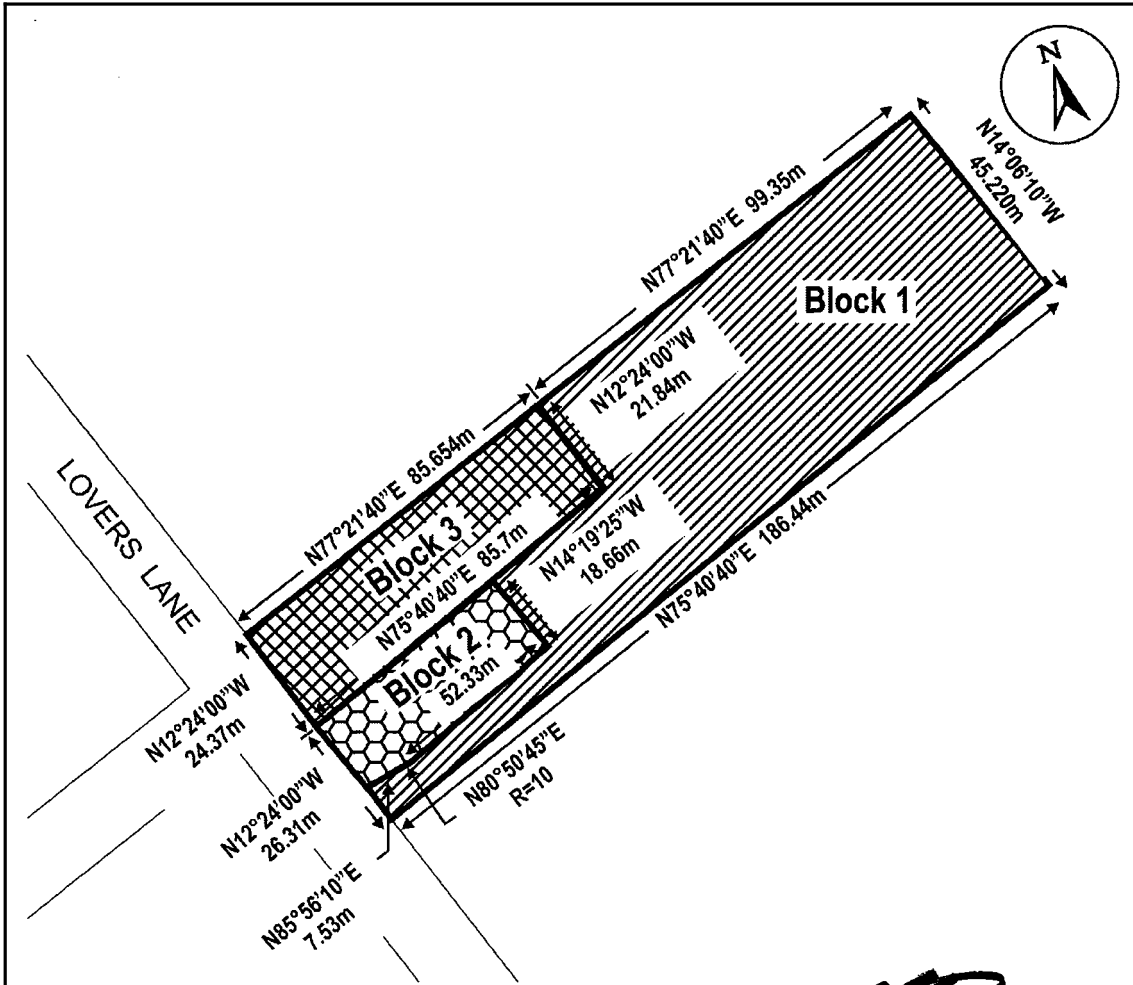
**PASSED and ENACTED** this 9th day of March, 2005.

  
MAYOR

  
CLERK

ZAC-04-84

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This is Schedule "A" to By-Law No 05-055




Passed the 9th day of March, 2005

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

**Schedule "A"**

Map Forming Part of  
By-Law No. 05-055  
to Amend By-Law No. 87-57

**Subject Property  
79 & 85 Lovers Lane**

-  Block 1 - Change from "D" (Deferred Development) to "R1-516" (Residential) Zone
-  Block 2 - Change from "D" (Deferred Development) to "R1-517" (Residential) Zone
-  Block 3 - Change from "D" (Deferred Development) to "R1" (Residential) Zone



Scale:  
Not to Scale

Date:  
January 2005

File Name/Number:  
ZAG-04-84

Planner/Technician:  
SD/LMM

&C File Name: