

**Authority:** Item 18, Planning and Economic  
Development Committee  
Report; 05-014 (PED05013)  
CM: June 29, 2005

**Bill No. 188**

**CITY OF HAMILTON**

**BY-LAW NO. 05-188**

**To Amend Zoning By-law No. 87-57 (Ancaster)  
Respecting Lands Located at Part of Lot 36,  
Concession 3, Geographic Township of Ancaster  
Wilson Street West at Given 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 22<sup>nd</sup> day of June 1987, and approved by 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 18 of Report 05-014 of the Planning and Economic Development Committee at its meeting held on the 29<sup>th</sup> day of June, 2005, 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:

**Respecting Lands Located at Wilson Street West at Given Road (Page 2 of 3)**

1. That Map 5 to Schedule "A" of Zoning By-law No. 87-57 (Ancaster), as amended, is hereby amended;

(a) by changing from the Agricultural "A" Zone to the General Commercial "C3-523" Zone;

the lands, 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:

**C3-523** (i) Notwithstanding Sub-section 22.1 – Permitted Uses of Section 22: General Commercial "C3" Zone of Zoning By-law No. 87-57 (Ancaster), the following additional use shall be permitted:

a) Insurance offices

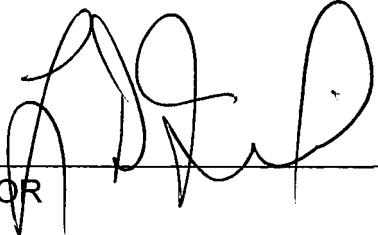
(ii) Notwithstanding any provisions to the contrary of Subsection 7.14 and Section 22: General Commercial "C3" Zone and all other sections of Zoning By-law No. 87-57 (Ancaster), the following shall apply:

a) No loading spaces are required for a commercial building having less than 1000 sq. metres of gross floor area.

(iii) All other provisions of the General Commercial "C3" Zone shall continue to apply.

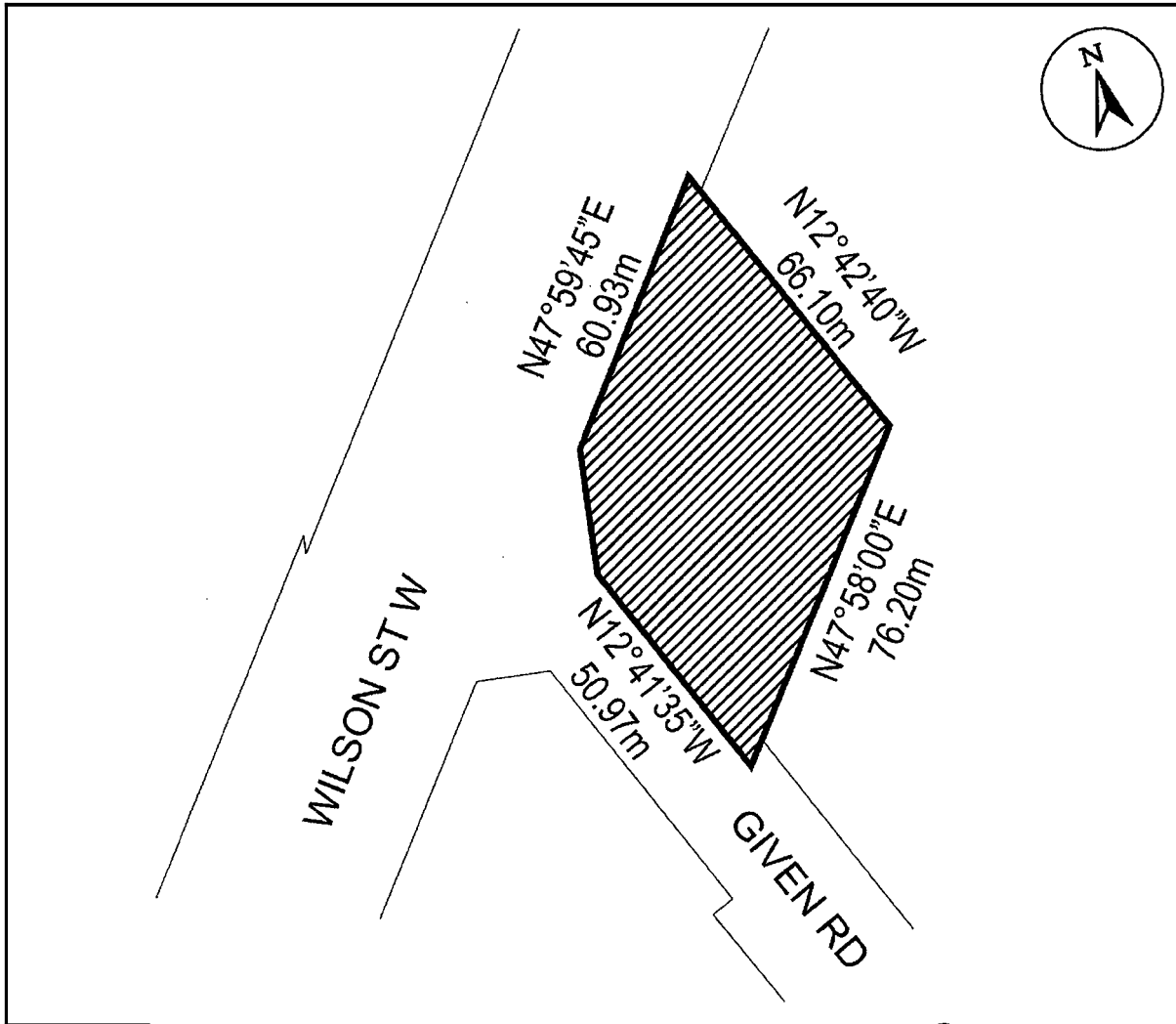
3. The Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

**PASSED and ENACTED** this 29th day of June, 2005.

  
\_\_\_\_\_  
MAYOR

ZAC-05-13

  
\_\_\_\_\_  
CLERK



This is Schedule "A" to By-Law No. 05-188

Passed the 29th day of June, 2005

*[Signature]*  
Clerk

*[Signature]*  
Mayor

## Schedule "A"


Map Forming Part of  
By-Law No. 05-188  
to Amend By-Law No. 87-57

### Subject Property

Part of Lot 36, Concession 3, Ancaster



Change in Zoning from "A (Agricultural)  
Zone to the "C3-523" (General  
Commercial) Zone, Modified

 Planning and Economic Development Department  
Hamilton

  
T&C File Name:

Scale:  
Not to Scale

Date:  
May 2005

File Name/Number:  
**ZAC-05-013**

Planner/Technician:  
TH/LM