

Authority: Item 14, Planning and Economic
Development Committee
Report; 05-019 (PED05074)
CM: Sept 28, 2005

Bill No. 288

CITY OF HAMILTON

BY-LAW NO. 05-288

**To Amend Zoning By-law No. 87-57 (Ancaster), as amended,
respecting lands located at 125-139 Wilson Street West (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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 22nd day of June 1987, and approved by the Ontario Municipal Board on the 23rd day of January, 1989;

AND WHEREAS this By-law will be in conformity with the Official Plan of the City of Hamilton (the Official Plan of the former Town of Ancaster), as amended by Official Plan Amendment No. 105 proposed by the City of Hamilton, but not yet approved, in accordance with the provisions of the Planning Act.

AND WHEREAS the Council of the City of Hamilton, in adopting Section 14 of Report 05-0194 of the Planning and Economic Development Committee at its meeting held on the 28th day of September, 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. Map 1 to Schedule "B" of Zoning By-law No. 87-57 (Ancaster), as amended, is hereby further amended by changing from the Institutional "I" Zone to the Residential Multiple "RM6-530" 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 subsections:

"RM6- 530" Notwithstanding any provisions to the contrary of Section 19, Regulations of Section 19.2: Residential Multiple "RM6" Zone of By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "RM6-530":

Development Regulations

- | | |
|--------------------------|------------------------|
| (a) Maximum Density | 75.6 units per hectare |
| (b) Minimum Parking | 2 spaces per unit |
| (c) Children's Play Area | Not Required |

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 28th day of September, 2005 .



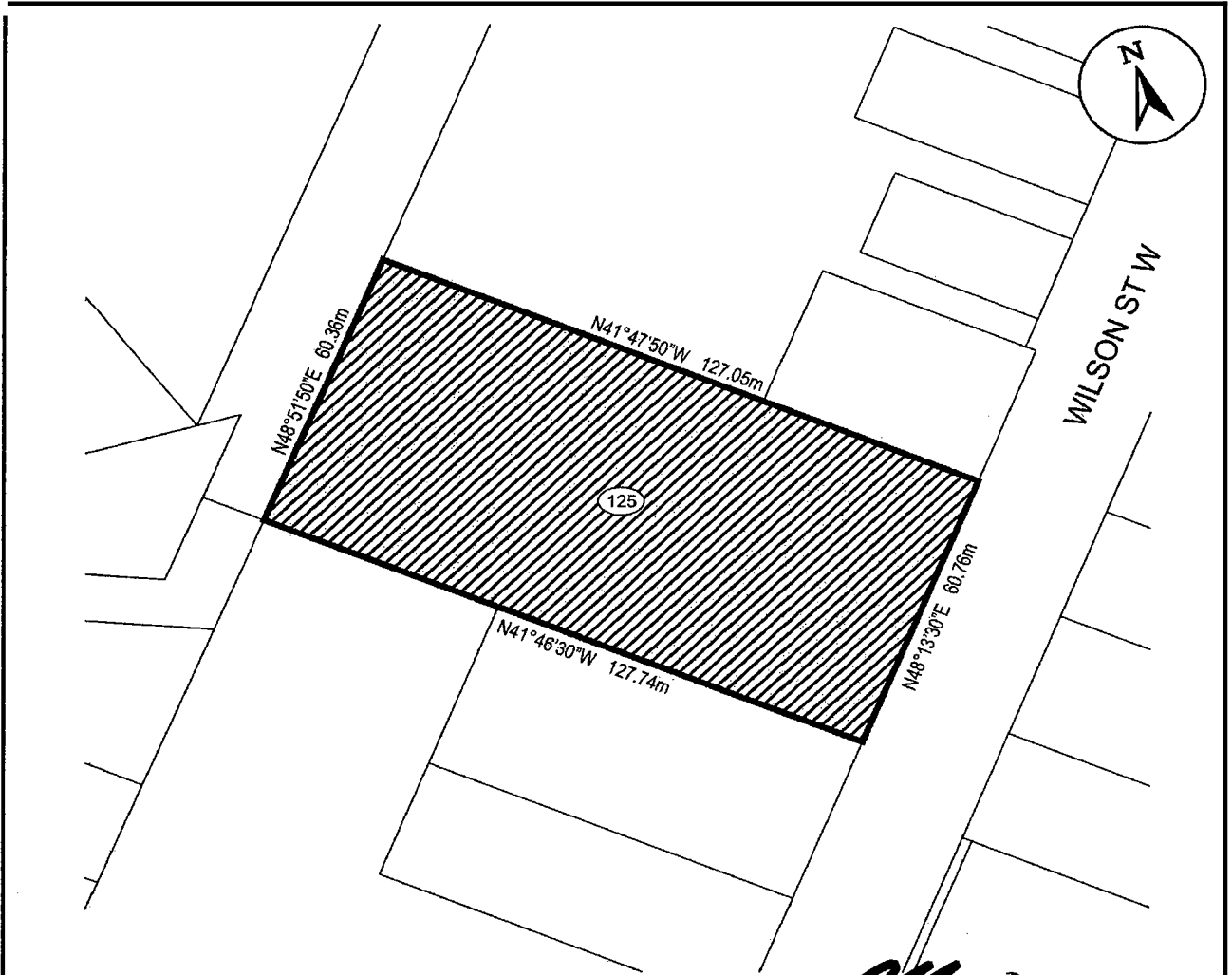
MAYOR



CLERK

OPA-05-01 and ZAC-05-03

By-law respecting Wilson Street West



This is Schedule "A" to By-Law No. 05—288


Passed the 28th day of September, 2005

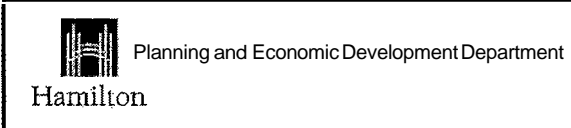
[Handwritten Signature]
Clerk


Schedule "A"

Map Forming Part of
By-Law No. 05-288
to Amend By-Law No. 87-57

Subject Property
125 - 139 Wilson Street West

 **Block 1 - Change in Zoning from Institutional "I" Zone to Residential Multiple "RM6-530" Zone.**



	Scale: Not to Scale	File Name/Number: 125-139 Wilson St W
	Date: June 29, 2005	Planner/Technician: CT/MC