

Authority: Item 12, Planning and
Economic Development
Committee
Report; 05-020 (PED05123)
CM: October 12,2005

Bill No. 294

CITY OF HAMILTON

BY-LAW NO. 05-294

**To Amend Zoning By-law No. 87-57 (Ancaster)
Respecting Lands Located at 894 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 23rd day of January, 1989;

AND WHEREAS the Council of the City of Hamilton, in adopting Item 12 of Report 05-020 of the Planning and Economic Development Committee at its meeting held on the 12th day of October, 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:

1. Map No. 1 to 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:

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- (a) Residential Multiple “RM4-534” Zone, for the lands comprised of **Block “1”**;
- (b) Residential Multiple “RM4-535” 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:

“RM4-534 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 “RM4-535”.

Notwithstanding the provisions of paragraphs (a) and (c) of Subsection 17.2 “Regulations” of Section 17, the following special provisions shall apply to block townhouse dwellings on those lands zoned “RM4-534”

Development Regulations for Block Townhouses:

- (a) Minimum Lot Area 0.10 hectares
- (b) Minimum Lot Frontage 25.0 metres”

“RM4-535 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 “RM4-535”.

Notwithstanding the provisions of paragraphs (a) and (c) of Subsection 17.2 “Regulations” of Section 17, the following special provisions shall apply to block townhouse dwellings on those lands zoned “RM4-535”

Development Regulations for Block Townhouses:

- (a) Minimum Lot Area 0.15 hectares
- (b) Minimum Lot Frontage 25.0 metres”

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3. That the amending By-law be added to Map 1 of Schedule 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 12th

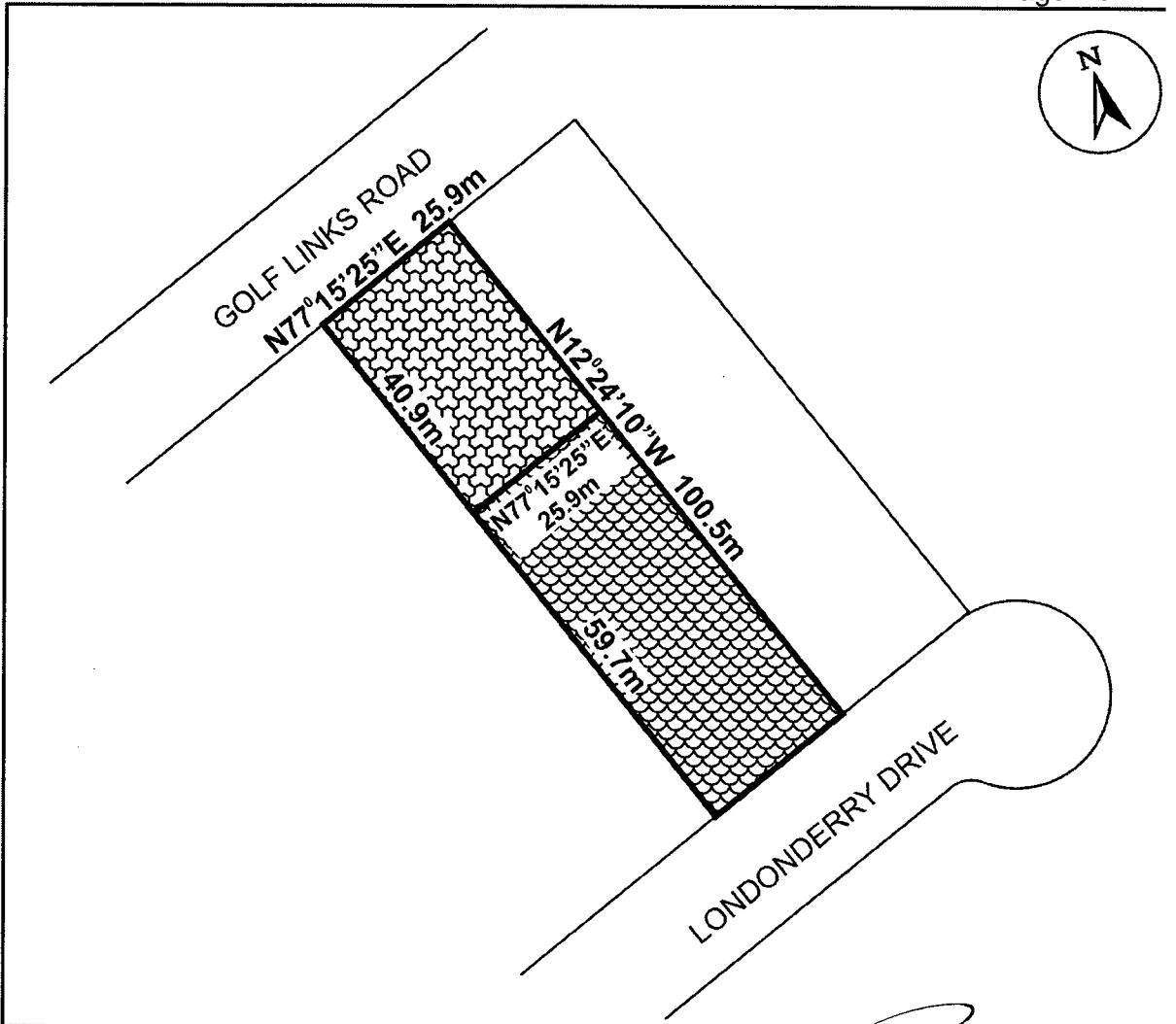
day of October, 2005.

MAYOR

A/ CLERK

ZAC-05-57

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This is Schedule "A" to By-Law No 05- 294

Passed the 12th day of October, 2005



[Signature]
Clerk

[Signature]
Mayor

Schedule "A"

Map Forming Part of
By-Law No. 05-294
to Amend By-Law No. 87-57

Subject Property 894 Golf Links Road (Ancaster)

-  **Block 1** - Change from the Agricultural "A" Zone to the Residential Multiple "RM4-534" Zone
-  **Block 2** - Change from the Agricultural "A" Zone to the Residential Multiple "RM4-535" Zone

