

Authority: Item 15, Planning and
Economic Development
Committee
Report 05-018(PED05095)
CM: October 12,2005

Bill No. 308

CITY OF HAMILTON

BY-LAW NO. 05-308

**To Amend Zoning By-law No. 87-57 (Ancaster), as amended,
Respecting Lands Located at 446 and 450 Hamilton Drive (Ancaster)**

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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 15 of Report 05-018 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 Former 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 Agriculture "A-216" Zone to the following:

By-law respecting Lands Located at 446 and 450 Hamilton Drive (Ancaster (Page 2 of 3)

- (a) to Residential "R2" Zone, for lands comprised in Block "1";
- (b) to Residential "R3" Zone, for lands comprised in Block "2";
- (c) to Residential "R3-533" Exception Zone, for lands comprised in Block "3";
and,
- (d) to Public Open Space "02" Zone, for lands comprised in "Block 4";

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 subsection:

R3-533 Notwithstanding any provisions to the contrary of Subsection 11.3.2 – Regulations of Section 11.3: Residential "R3" Zone of Zoning By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "R3-533":

Development Regulations:

- (1) Minimum Lot Frontage 15.2 metres
- (2) Minimum Rear Yard 9.0 metres for all buildings, structures, pools, sheds or any other accessory structure.

3. That the amending By-law be added to Map 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 26th

day of October, 2005.

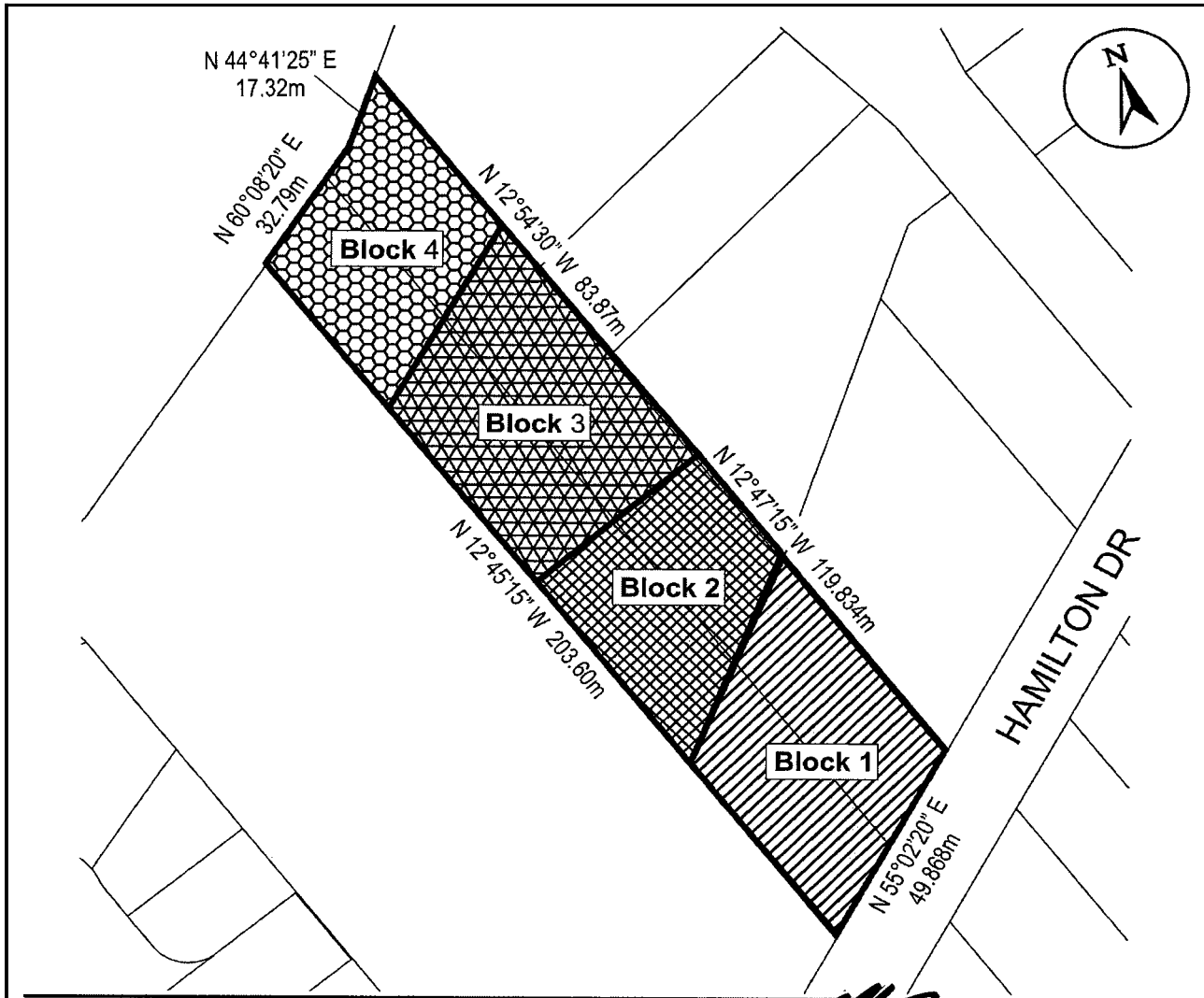


MAYOR



CLERK

ZAC-04-100 & 25T200417



This is Schedule "A" to By-Law No. 05—308

Passed the 26th day of October, 2005

[Signature]
Clerk

[Signature]
Mayor

Schedule "A"

Map Forming Part of
By-Law No. 05-308
to Amend By-Law No 87-57

Subject Property

446 & 450 Hamilton Drive (Ancaster)



Block 1 - Change in zoning from Agricultural "A-216" Zone to Residential "R2" Zone



Block 2 - Change in zoning from Agricultural "A-216" Zone to Residential "R3" Zone



Block 3 - Change in zoning from Agricultural "A-216" Zone to Residential "R3-533" Zone



Block 4 - Change in zoning from Agricultural "A-216" Zone to Public Open Space "O2" Zone



Hamilton

Planning and Economic Development Department



Scale:
Not to Scale

Date:
August 2005

File Name/Number:
ZAC-04-100

Planner/Technician:
HT/MC