

Authority: Item 11, Planning and
Economic Development
Committee
Report: 06-003 (PED06052)
CM: March 1, 2006

Bill No. 048

CITY OF HAMILTON

BY-LAW NO. 06-048

**To Amend Zoning By-law No. 87-57 (Ancaster)
Respecting Lands Located within Part of Lot 51, Concession 3**

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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 11 of Report 06-003 of the Planning and Economic Development Committee at its meeting held on the first day of March, 2006, 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. 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:
 - (a) Residential "R4-519" Zone, for the lands comprised of **Block "1"**;

- (b) Residential Multiple, Holding "RM4-527(H)" Zone, for the lands comprised of **Block "2"**; and
- (c) Residential, Holding "R5-525(H)" Zone, for the lands comprised of **Block "4"**.

the extent and boundaries of which are shown on Schedule "A" annexed hereto and forming part of this by-law.

2. Schedule "B" of Zoning By-law No. 87-57 (Ancaster), as amended, is hereby further amended by changing from the Residential, Holding "R5-525(H)" Zone to the:

- (a) Residential, Holding "R4-519 (H)" Zone, for the lands comprised of **Block "3"**.

the extent and boundaries of which are shown on Schedule "A" annexed hereto and forming part of this by-law.

3. Section 34: Exceptions of Zoning By-law No. 87-57 (Ancaster), as amended, is hereby further amended by adding the following subsections:

"R4-519" and "R4-519(H)":

Notwithstanding the provisions of paragraphs (c), (d) and (e)(ii) of Subsection 12.2, Regulations, of Section 12: Residential "R4" Zone, and Schedule "C" the following special provisions shall apply to the lands zoned "R4-519"

Regulations:

- | | |
|--------------------------|-------------------------------------------------------------------------------------------------------------|
| (a) Maximum Lot Coverage | 45% for one storey and back split single detached dwellings and 40% for 2 storey single detached dwellings. |
| (b) Minimum Front Yard | A minimum front yard of 3.0 metres to the dwelling and 6.0 metres to a garage shall be provided. |
| (c) Minimum Side Yard | On a corner lot, the minimum side yard abutting a street shall be 3.0 metres. |

(d) Holding Removal

The Holding 'H' Symbol shall not be removed from the lands zoned "R4-519" until such time as the lands have been merged on title with adjacent lands to the satisfaction of the Director, Development and Real Estate Division.

In addition to the Provisions of Section 7.12, Yard Encroachments, an alcove and similar architectural features, shall be permitted to project into any minimum yard a distance of not more than 60 centimetres.

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 1st day of March, 2006

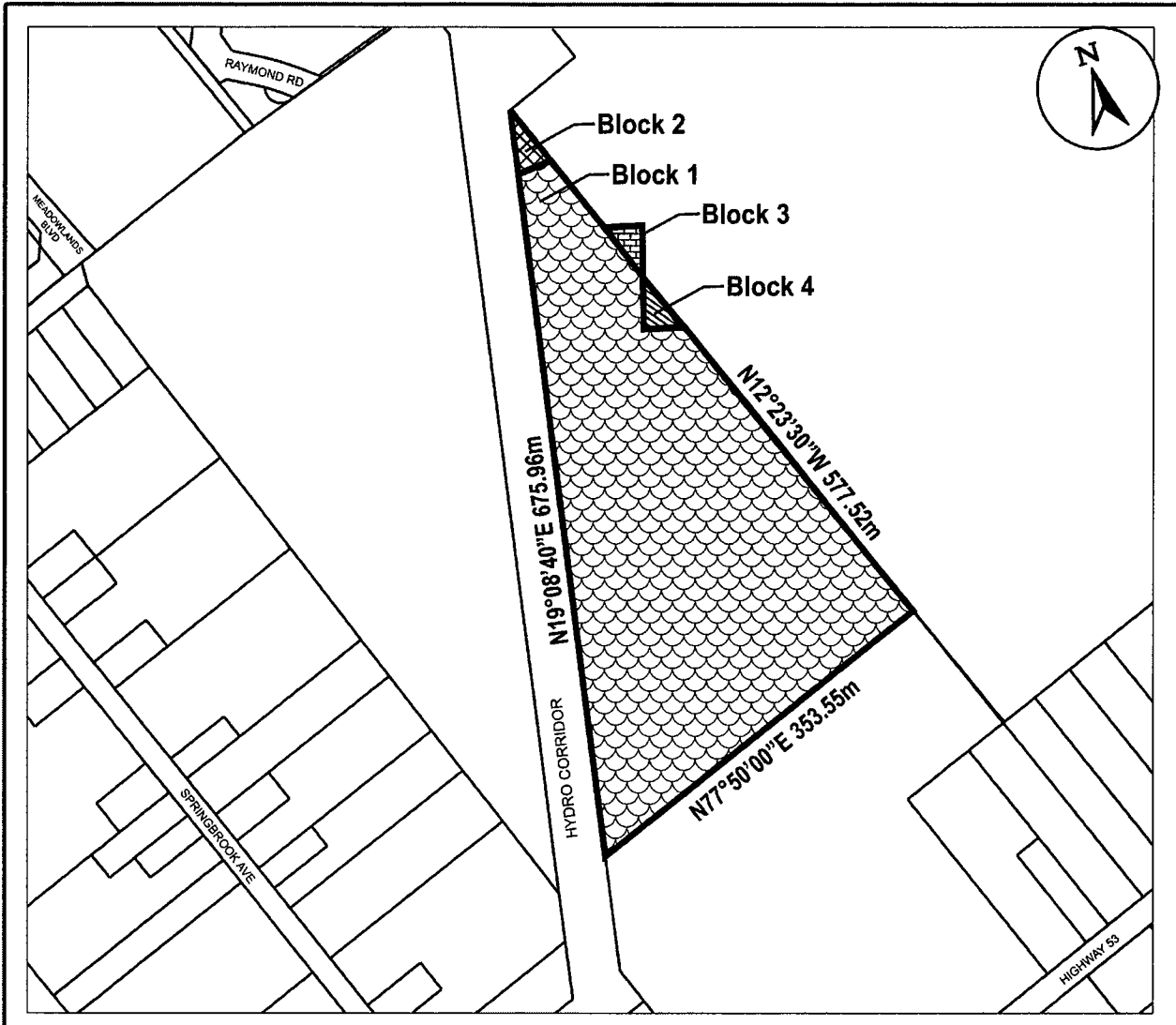
MAYOR

ZAC-05-20

CLERK

By-law Respecting Lot 51, Concession 3

-4-



This is Schedule "A" to By-Law No. 06-048

Passed the1st..... day of ..March.....,2006





[Signature]
Clerk

[Signature]
Mayor

Schedule "A"

Map Forming Part of
By-Law No. 06-048
to Amend By-Law No. 87-57

Subject Property

-  **Block 1** - Change from the Agricultural "A" Zone to the Residential "R4-519" Zone
-  **Block 2** - Change from the Agricultural "A" Zone to the Residential Multiple, Holding "RM4-527(H)" Zone
-  **Block 3** - Change from the Residential, Holding "R5-525(H)" Zone to the Residential, Holding "R4-519(H)" Zone
-  **Block 4** - Change from the Agricultural "A" Zone to the Residential, Holding "R5-525(H)" Zone



Scale: Not to Scale	File Name/Number: ZAC-05-20
Date: September 2005	Planner/Technician: PM/LM