

Authority: Item 14, Planning and Economic
Development Committee
Report 05-020(PED05126)
CM: March 22, 2006

Bill No. 063

**CITY OF HAMILTON
BY-LAW NO. 06-063
To Amend Zoning By-law No. 87-57 (Ancaster), as amended,
Respecting Lands Located at 134 Wilson Street East (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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 20 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 former Town of Ancaster), approved by the Minister under the Planning Act on July 6, 1984, as amended by Official Plan Amendment No. 108 proposed by the City of Hamilton as By-law No. 06-062, but not yet approved in accordance with the provisions of the Planning Act.

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. Schedule "B", Map No. 1 of Zoning By-law No. 87-57 (Ancaster), as amended, is hereby further amended by changing the zoning from the Existing Residential "ER" Zone to the Existing Residential "ER-536" Zone, on those lands the extent and boundaries of which are more particularly shown on Schedule "A" annexed hereto and forming part of this by-law.

By-law Respecting 134 Wilson Street East (Page 2 of 2)

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

"ER-536 Notwithstanding any provisions to the contrary of Subsections 7.14 (a)(xv) and (a)(xvi) of Section 7: General Provisions, and of Subsection 10.1 – Permitted Uses of Section 10: Existing Residential "ER" Zone, of Zoning By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "ER-536":

Additional Permitted Uses

An animal hospital with no outside runs and one dwelling unit shall be permitted only within the building existing at the date of the passing of this By-law.

Parking:

- (1) Where a parking area which is required to provide for more than four vehicles on a lot abuts a lot containing a dwelling compromising one or two dwelling units, a permanently maintained planting strip of a minimum width of 1.5 metres shall be provided, and shall include fencing to provide a solid and effective screen; and,
 - (2) Where a parking area which is required to provide for more than four vehicles on a lot abuts a street, a permanently maintained planting strip of a minimum width of 1.25 metres shall be provided along the street line, and it shall be continuous except for aisles or driveways required for access to such parking area."
 - (3) No parking shall be permitted in any part of the rear yard.
3. That the amending By-law be added to Map No. 1, Schedule '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 22nd

day of March, 2005.

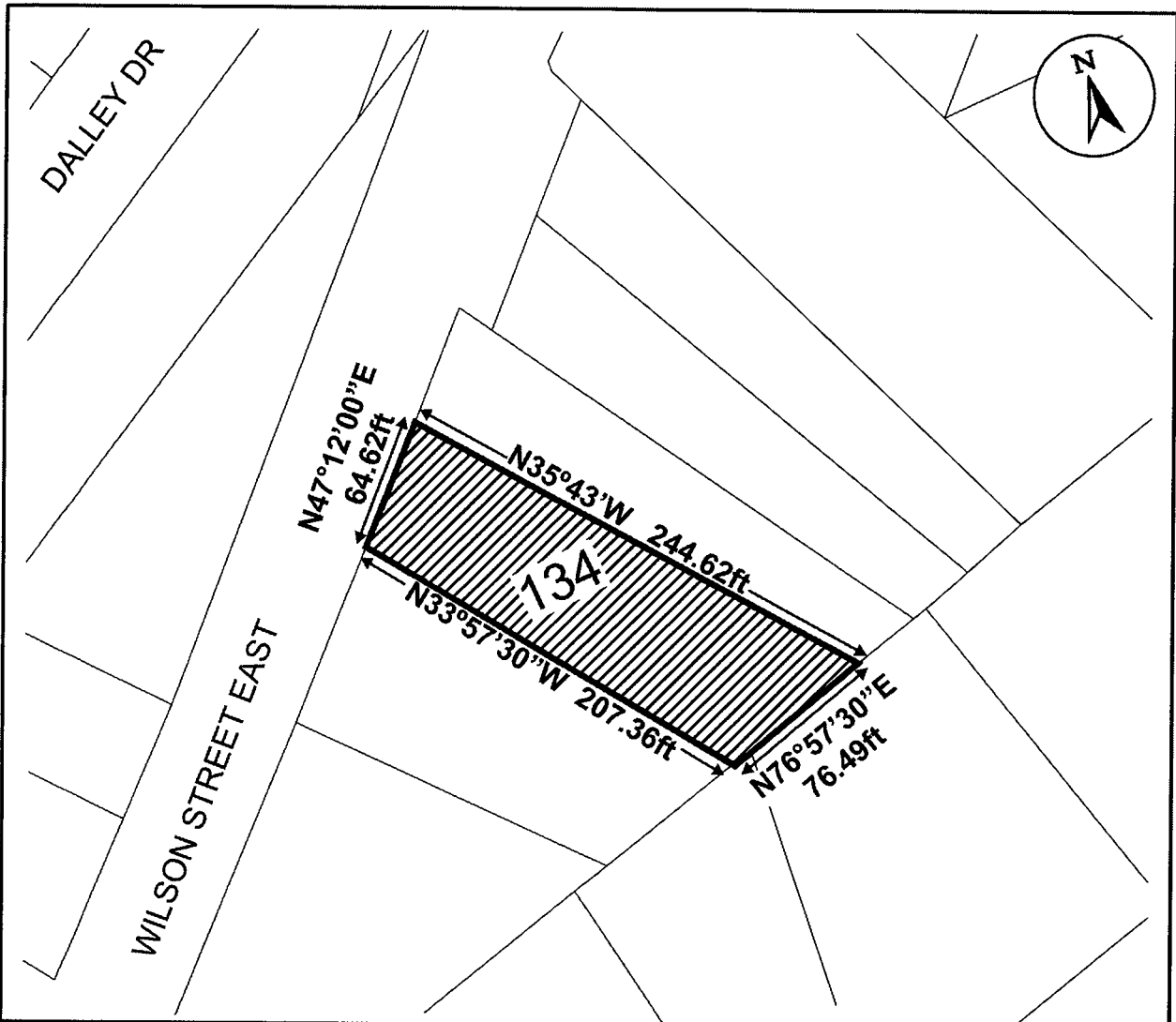


MAYOR



CLERK

OPA-05-07 & ZAC-05-52



This is Schedule "A" to By-Law No. 06-063


Passed the 22nd day of March, 2006

[Signature]
Clerk

[Signature]
Mayor

Schedule "A"

Map Forming Part of
By-Law No. 06-063
to Amend By-Law No. 87-57


 Planning and Economic Development Department
Hamilton

Subject Property

134 Wilson Street East (Ancaster)



Modification to the existing "ER"
(Existing Residential) Zone.

	Scale: Not to Scale	File Name/Number: ZAC-05-52 & OPA-05-07
	Date: June, 2005	Planner/Technician: OQ/LMM

T&C File Name: