

**Authority:** Item 16, Planning and Economic  
Development Committee  
Report: 06-009(PED06163)  
CM: June 14, 2006

**Bill No. 168**

**CITY OF HAMILTON**

**BY-LAW NO. 06-168**

**To Amend Zoning By-law No. 87-57 (Ancaster), as amended,  
Respecting Lands Located at 221, 285, 305, and 323 Springbrook Avenue  
(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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 22<sup>nd</sup> day of June 1987, and approved by the Ontario Municipal Board on the 23<sup>rd</sup> day of January, 1989;

**AND WHEREAS** the Council of the City of Hamilton, in adopting Item 16 of Report 06-009 of the Planning and Economic Development Committee at its meeting held on the 14th day of June, 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 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" Zone:

**By-law respecting Lands Located at 221, 285, 305, and 323 Springbrook Avenue**  
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- (a) to the Residential “R4-548” Zone, the lands comprised in Block “1”;
- (b) to the Residential “R4-549” Zone, the lands comprised in Block “2”; and,
- (c) to the Public Open Space “O2” Zone, the lands comprised in Block “3”;

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

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

**R4-548** That notwithstanding the provisions of paragraphs (a), (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 “R4-548”:

Regulations:

- (a) Minimum Lot Area 370 square metres, except for a corner lot, where the minimum lot area shall be 500 square metres.
- (b) Maximum Lot Coverage 45 percent.
- (c) Minimum Front Yard 3.0 metres to the dwelling and 6.0 metres to a garage shall be provided.
- (d) Minimum Side Yard On a corner lot, the minimum side yard abutting a street shall be 3.0 metres.

**R4-549** That notwithstanding the provisions of paragraphs (b), (c), and (d) of Subsection 12.2 “Regulations” of Section 12: Residential “R4” Zone, paragraph (a) of Section 9.10 of Section 9: General Provisions for Residential Zones, and Schedule “C”, the following special provisions shall apply to the lands zoned “R4-549”:

Regulations:

- (a) Minimum Lot Frontage 15 metres.
- (b) Maximum Lot Coverage 45 percent.

**By-law respecting Lands Located at 221, 285, 305, and 323 Springbrook Avenue**

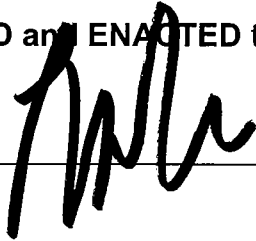
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- (c) Minimum Front Yard 6.0 metres.
  - (d) The minimum setback from a rear lot line for a deck existing on the day of the passing of this By-law, being the 14th day of June , 2006, shall be 3.5 metres.
3. That the amending By-law be added to Map 1 of 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 14<sup>th</sup>

day of June, 2006.

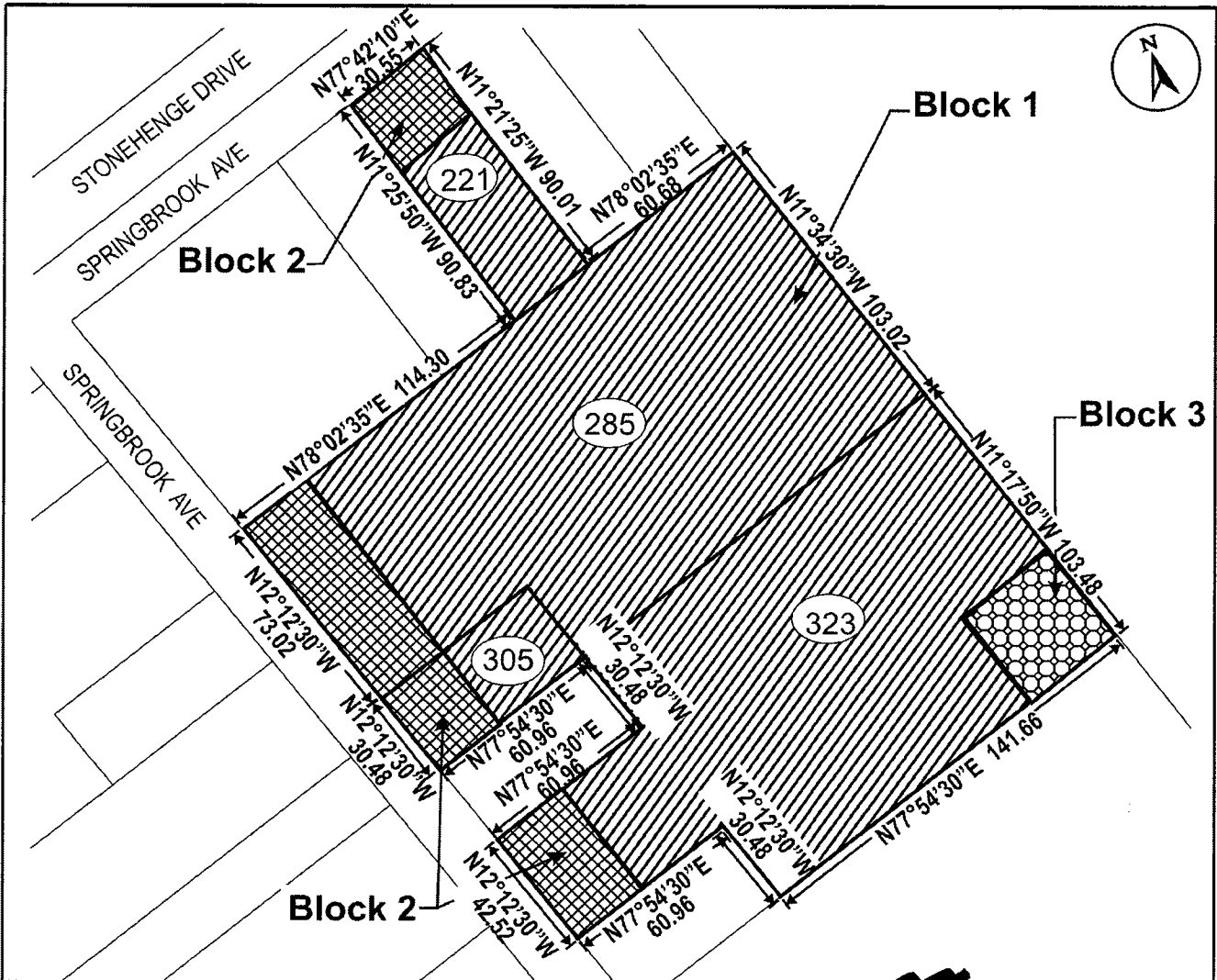
\_\_\_\_\_  
MAYOR



\_\_\_\_\_  
CLERK



ZAC-05-55 / 25T200510



This is Schedule "A" to By-Law No. 06-168

Passed the 14th day of June, 2006

*[Signature]*  
 Clerk  
 \_\_\_\_\_  
 Mayor

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

# Schedule "A"

Map Forming Part of  
 By-law No. 06-168

to Amend By-law No. 87-57

## Subject Lands

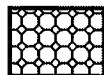
221, 285, 305, and  
 323 Springbrook Avenue, Ancaster



**Block 1** - Change in Zoning from Agricultural "A" Zone to Residential "R4-548" Zone



**Block 2** - Change in Zoning from Agricultural "A" Zone to Residential "R4-549" Zone



**Block 3** - Change in Zoning from Agricultural "A" Zone to Public Open Space "O2" Zone

Scale:  
 Not to Scale

File Name/Number:  
 ZAC-05-55/25T200510

Date:

Planner/Technician:



Hamilton