

**Authority:** Item 7, Economic Development  
and Planning Committee  
Report: 07-004 (PED07064)  
CM: February 28, 2007

**Bill No. 056**

**CITY OF HAMILTON**

**BY-LAW NO. 07-056**

**To Amend Zoning By-law No. 87-57 (Ancaster),  
Respecting Lands Located at 311 Springbrook Avenue**

**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 area 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 7 of Report 07-004 of the Economic Development and Planning Committee at its meeting held on the 28<sup>th</sup> day of February, 2007, 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 Agricultural "A" Zone:
  - (a) to the Residential "R4-548" Zone, the lands comprised in Block "1"; and,

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(b) to the Residential "R4-557" Zone, the lands comprised in Block "2";

the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

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.

**R4-557** That notwithstanding the provisions of paragraphs (b), (c), and (d) of Subsection 12.2 "Regulations" of Section 12: Residential "R4" Zone, and Schedule "C", the following special provisions shall apply to the lands zoned "R4-549":

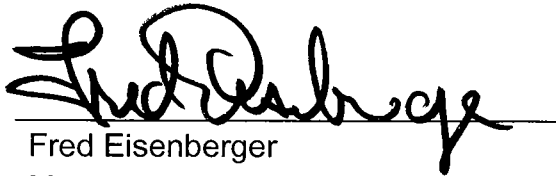
Regulations:

- (a) Minimum Lot Frontage: 15 metres.
- (b) Maximum Lot Coverage: 45 percent
- (c) Minimum Front Yard: 6.0 metres.

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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 28<sup>th</sup> day of February, 2007

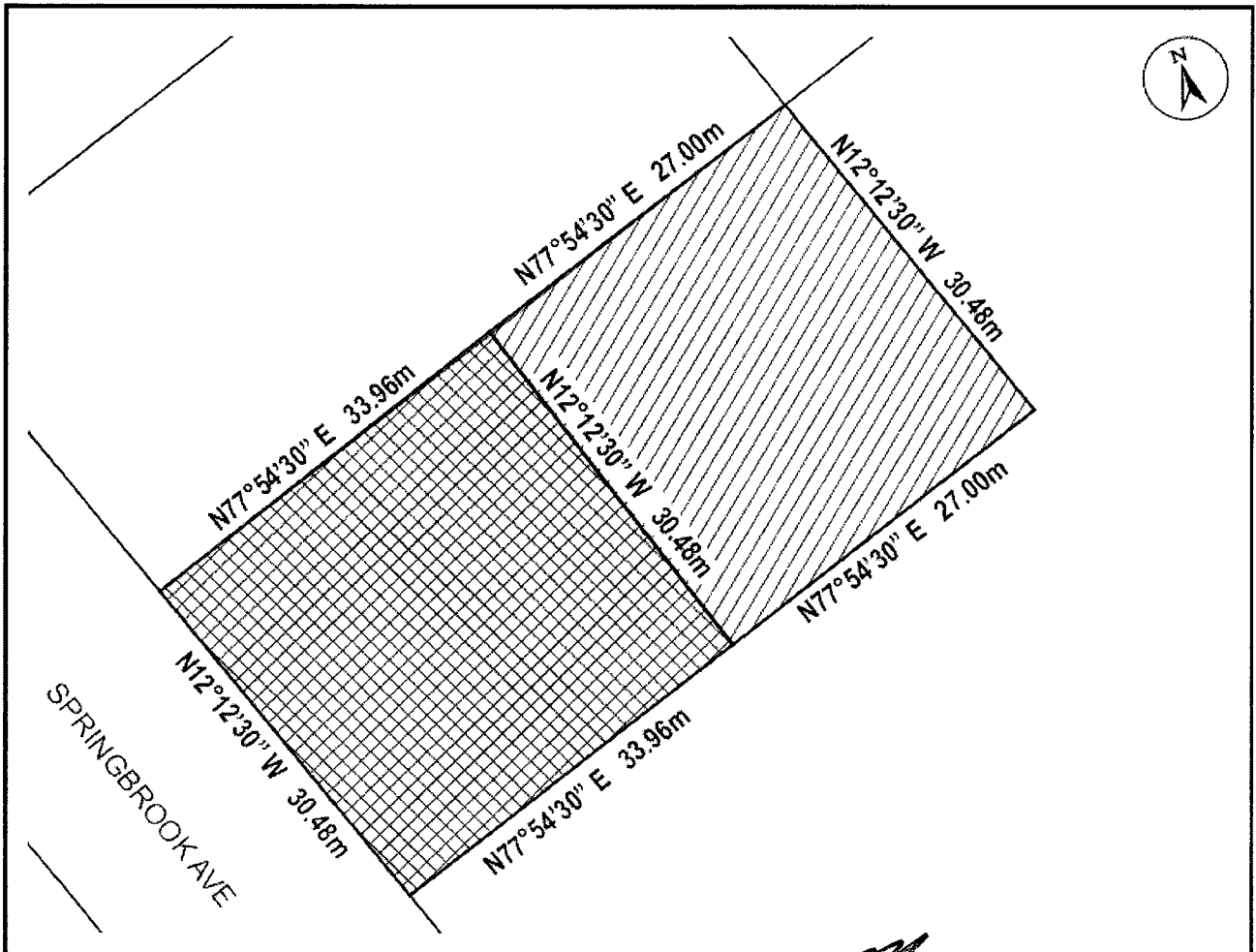


Fred Eisenberger  
Mayor



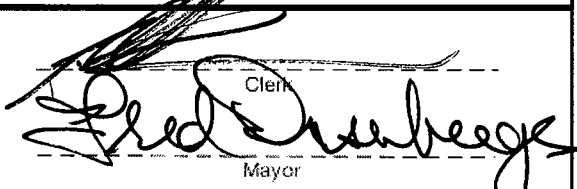
Kevin C. Christenson  
City Clerk

ZAC-06-82



This is Schedule "A" to By-Law No. 07— 056

Passed the .....28th... day of February.....2007


  
 Clerk  
 Mayor


**Schedule "A"**


Map Forming Part of  
By-law No. 07- 056

to Amend By-law No. 87-57

**Subject Property**  
311 Springbrook Avenue, Ancaster

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

**Block 2**  
 Change in Zoning from the Agricultural "A" Zone to the Residential "R4-557" Zone

Scale: <b>Not to Scale</b>	File Name/Number: <b>ZAC-06-82</b>	 Hamilton
Date: <b>January 2007</b>	Planner/Technician: <b>GM/MB</b>	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		