

Authority: Item 13, Economic Development
and Planning Committee
Report 07-013 (PED07189)
CM: July 11, 2007

Bill No. 219

CITY OF HAMILTON

BY-LAW No. 07-219

To Amend Zoning By-law 87-57

Respecting the Property Located at 280 Valridge Drive (Ancaster)

WHEREAS the City of Hamilton Act, 1999, Statutes of Ontario, 1999 Chap.14, Sch. C. did incorporate, as of January 1st, 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 Town of Ancaster” and is the successor of 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 13 of Report 07-013 of the Economic Development and Planning Committee at its meeting held on the 11th day of July, 2007, recommended that Zoning By-law No. 87-57 (Ancaster), be amended as hereinafter provided;

AND WHEREAS this By-law will be in conformity with the Official Plan of the City of Hamilton (formerly the Official Plan for the Town of Ancaster) upon approval of Official Plan Amendment No.114 proposed by the City of Hamilton, 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. That Map 1 to 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 Residential "R4-558" Exception Zone, for the lands composed of **Block "1"**, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

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

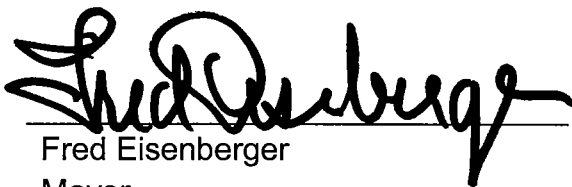
"R4-558" That notwithstanding the provisions of Subsection 12.2 – Regulations of Section 12: Residential "R4" Zone of Zoning By-law No. 87-57 (Ancaster), the following special provision shall apply to the lands zoned "R4-558":

Regulations:

Minimum Lot Area: 385m², except on a corner lot, the minimum lot area shall be 500m²

3. 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 11th day of July, 2007.

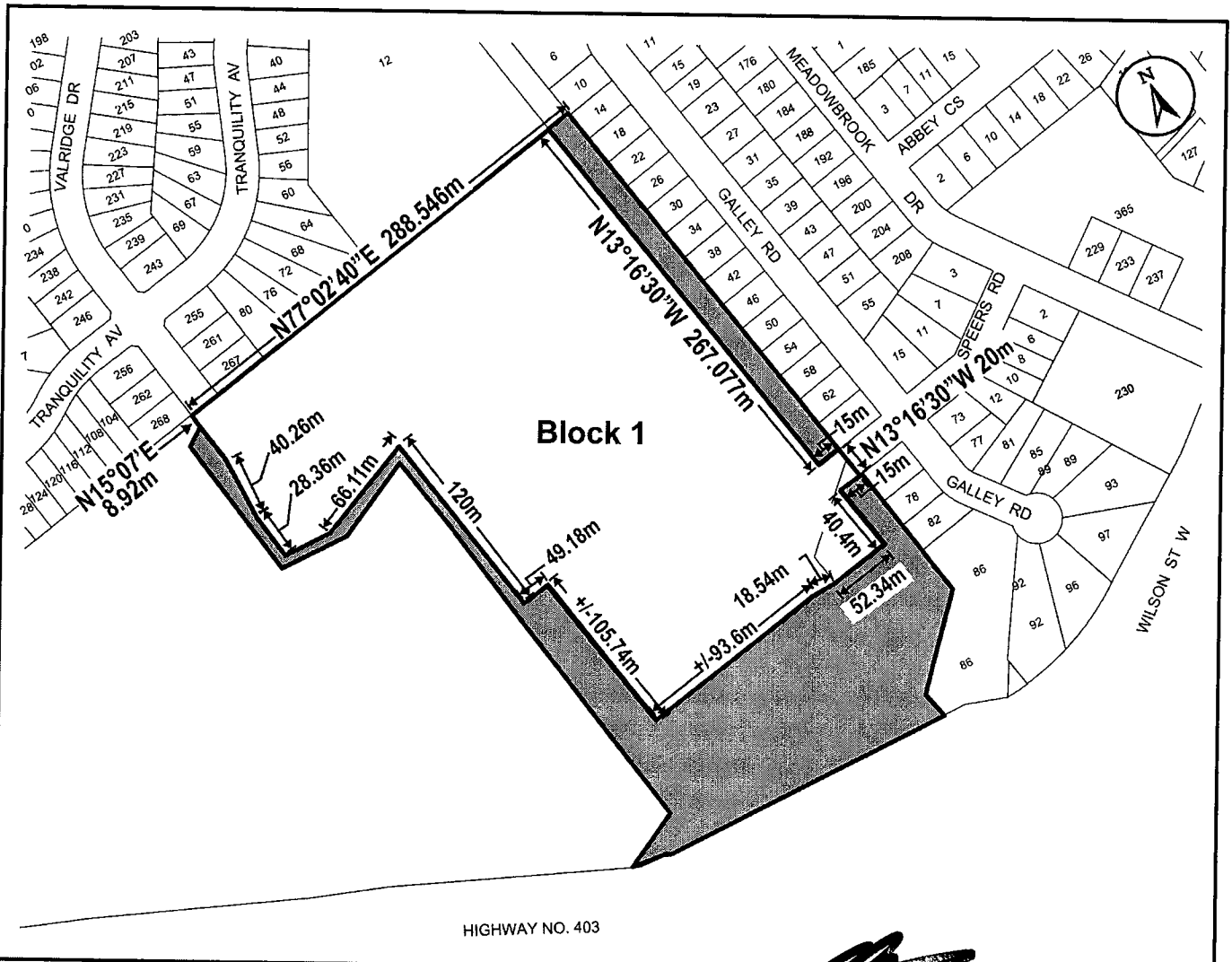


Fred Eisenberger
Mayor



Kevin C. Christenson
City Clerk

ZAC-07-27



HIGHWAY NO. 403

This is Schedule "A" to By-Law No. 07- 219

Passed the 11 day of July, 2007

[Signature]
Clerk
Mayor



Schedule "A"

Map Forming Part of
By-Law No. 07- 219

to Amend By-law No. 87-57

Subject Property

280 Valridge Drive

-  **Block 1** - Change in zoning from Agricultural "A" Zone to Residential "R4-558" Zone
-  Refer to By-Law No. 05-200

Scale:
N.T.S.

File Name/Number:
ZAC-07-27/OPA-07-07/25T200704

Date:
May 24, 2007

Planner/Technician:
SD/LMM

