

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

Bill No. 240

CITY OF HAMILTON

BY-LAW No. 07-240

To Amend Zoning By-law 05-200,

280 Valridge Drive (Ancaster)

WHEREAS the City of Hamilton has in force several Zoning By-laws which apply to the different areas incorporated into the City by virtue of the City of Hamilton Act, 1999, S.O. 1999, Chap. 14;

AND WHEREAS the City of Hamilton is the lawful successor to the former Municipalities identified in Section 1.7 of By-law 05-200;

AND WHEREAS it is desirable to enact a new Zoning By-law to comprehensively deal with zoning throughout the City;

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. 05-200, 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 1332 of Schedule "A" to Zoning By-law 05-200, is amended by incorporating additional zone boundaries for the applicable lands, and that Map 1384 of Schedule "A" to Zoning By-law 05-200, is amended by incorporating additional zone boundaries for the applicable lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A" as follows:

Block 1 – Lands to be zoned Neighbourhood Park "P1" Zone – Special Exception No. 9.

Block 2 – Lands to be zoned Conservation / Hazard Land "P5" Zone.

Block 3 – Lands to be zoned Open Space "P4" Zone.

Block 4 – Lands to be zoned Open Space "P4" Zone.

Block 5 – Lands to be zoned Open Space "P4" Zone.

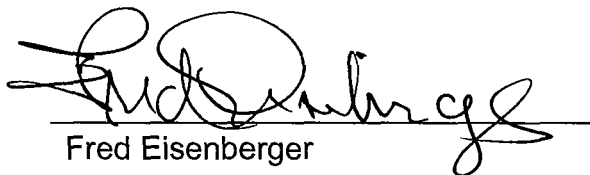
2. That Schedule "C", of By-law 05-200, be amended by adding an additional exception as follows:

"9. Notwithstanding Section 7.1 of the By-law, within the lands zoned Neighbourhood Park "P1" Zone, identified on Maps 1332 and 1384 of Schedule "A", and as described as the Neighbourhood Park within the Meadowbrook West Neighbourhood Secondary Plan, a minimum yard of 14 metres abutting the Highway 403 right-of-way shall be required for buildings and structures both above and below ground, and within the required yard no utilities, roads, driveways, parking areas, storm water management facilities, berms, or noise walls shall be permitted."

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.

4. This By-law No. 07-240 shall come into force and be deemed to come into force in accordance with subsection 34(21) of the Planning Act, either upon the date of passage of this By-law or as otherwise provided by the said subsection.

PASSED and ENACTED this 8th day of August, 2007.

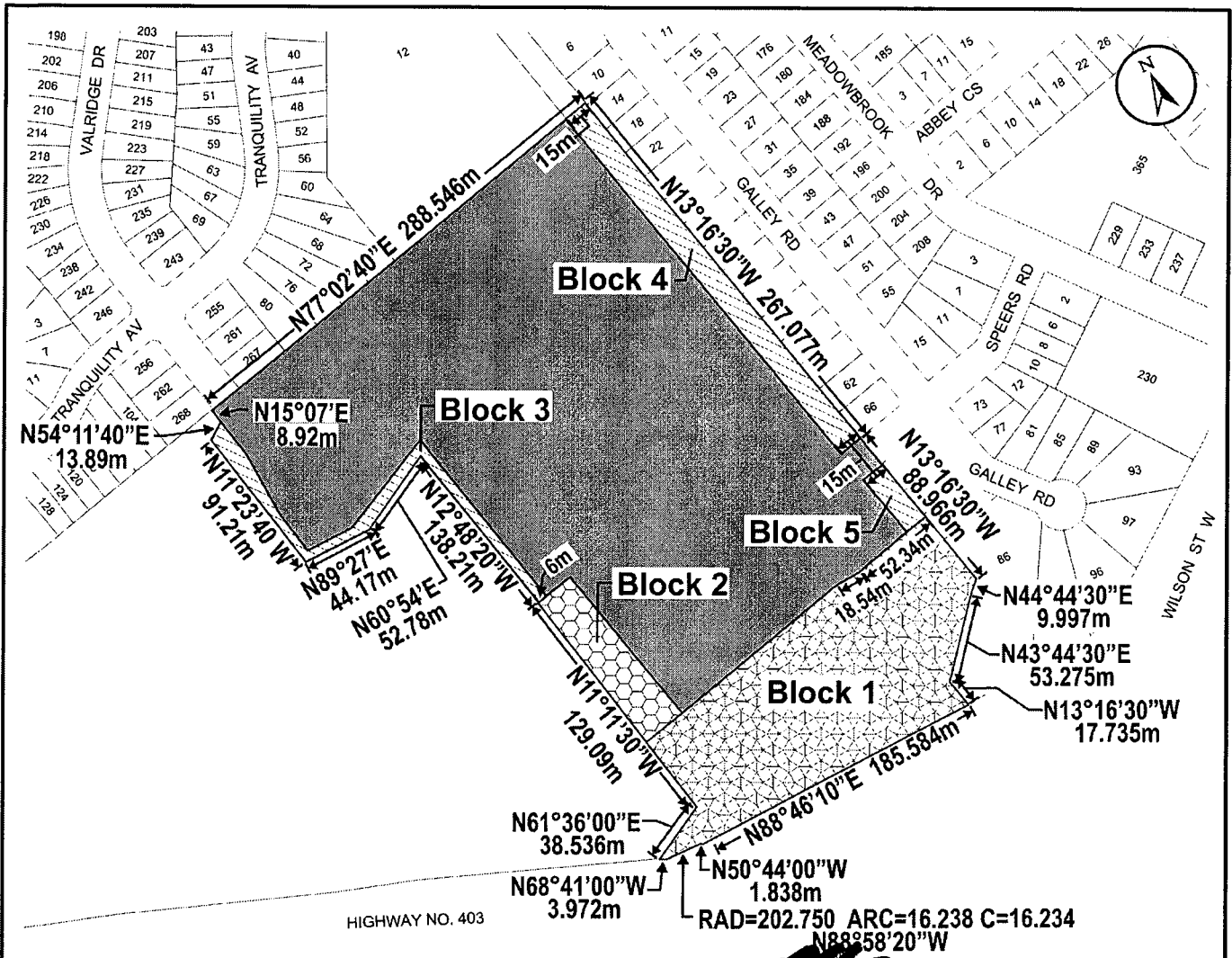


Fred Eisenberger
Mayor



Kevin C. Christenson
City Clerk

ZAC-07-27







This is Schedule "A" to By-Law No. 07- 240
 Passed the ...&th.. day ofAugust....., 2007

[Signature]
 Clerk
 Mayor

Schedule "A"
 Map Forming Part of
 By-Law No. 07- 240
 to Amend By-law No. 05-200
 (Maps 1332 & 1384)

Subject Property
 280 Valridge Drive

-  **Block 1** - Lands to be zoned Neighbourhood Park (P1) Zone - Special Exception No. 9.
-  **Block 2** - Lands to be zoned Conservation/Hazard Land (P5) Zone.
-  **Blocks 3, 4 & 5** - Lands to be zoned Open Space (P4) Zone.
-  Refer to By-Law No. 87-57

Scale: N.T.S.	File Name/Number: ZAC-07-27/OPA-07-07/25T200704
Date: June 7, 2007	Planner/Technician: SD/LMM
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	

