CITY OF HAMILTON

BY-LAW NO. 08-016

To Amend Zoning By-law No. 87-57 (Ancaster),
respecting lands described as being Part of Lot 9,
Concession 3, in the former Town of Ancaster, now in
the City of Hamilton

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 Corporation of the Township 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continue in force in the City of Hamilton until subsequently amended or repealed by the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 or 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 22 of Report 08-002 of
the Economic Development and Planning Committee at its meeting held on the 30th day of
January, 2008, 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
(the Official Plan of the former Town of Ancaster), upon approval of Official Plan Amendment
No. 117 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. Map 1 to Schedule “B” of Zoning By-law No. 87-57 (Ancaster), as amended, is hereby further amended by changing from the Institutional “I” Zone to the Residential Multiple “RM4-567” Zone, the lands the extent and boundaries of which are shown on Schedule “A” annexed hereto and forming part of this by-law.

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

   “RM4-567” Notwithstanding the provisions of Section 17 in its entirety and Section 7.14 (a)(i),(ix)1 and 4,(xvi), (b)(i) and Section 9.10(a) of By-law No. 87-57 (Ancaster), the following uses and special provisions shall apply to the lands zoned “RM4-567”:

   Permitted Uses

   - Only Single Detached Dwellings along a 6.0 metre Private Condominium road

   - A Storm Water Management Pond, outfall structure and access road

   Development Regulations

   (a) Minimum Lot Area 2 hectares

   (b) Maximum Density 16 units per hectare

   (c) Minimum Lot Frontage 180 metres along Stonehenge Drive

   (d) Minimum Lot Depth 240 metres along Kitty Murray Lane

   (e) Maximum Lot Coverage 30 percent

   (f) Minimum Setback from Stonehenge Drive 13 metres

   (g) Minimum Setback from Kitty Murray Lane 3.5 metres from side elevation 7.5m from rear elevation

   (h) Minimum Setback from the hypotenuse of the daylight triangle at the corner of Kitty Murray Lane and Stonehenge Drive 19 metres
By-law respecting Part of Lot 9, Concession 3, in the former Town of Ancaster, now in the City of Hamilton

(Page 3 of 4)

(i) Minimum Setback from Development Limit 7.5 metres

(j) Maximum Height 10.5 metres

(k) Minimum Landscaping 45 percent

(l) Parking

2 spaces per dwelling, plus 0.5 spaces per dwelling for visitors, and except as otherwise stated, the provisions of Section 7.14 shall apply

(m) Minimum Setback from a Condominium Road

4.0 metres, except 6.0 metres to front face of garage
2.4 metres to an unenclosed porch
3.0 metres to a deck

(n) Minimum Separation between Dwellings 2.4 metres

(o) Fencing Perimeter fencing of maximum height of 1.8m

(p) Decks

Decks shall be permitted in any yard subject to the following setbacks:
3.75 metre setback from Kitty Murray Lane lot line
3.75 metres setback from the Development Limit
9.25 metres from the Stonehenge Drive lot line

(q) Accessory Buildings

The provisions of Subsection 7.18(a) shall apply.

(r) For the purpose of this Zoning By-law, the Development Limit is shown on Schedule 'A', attached hereto.
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 30th day of January, 2008

Fred Eisenberger
Mayor

Kevin C. Christenson
City Clerk

OPA-06-012 & ZAC-06-30
This is Schedule "A" to By-Law No. 08-016

Passed the 30th day of January, 2008

Subject Property
149 Stonehenge Drive

Schedule "A"
Map Forming Part of
By-Law No. 08-016
to Amend By-law No. 87-57

Change in Zoning from the Institutional "I" Zone to the Residential Multiple "RM4-567" Zone, Modified

Refer to By-Law 05-200

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT