

Authority: Item 13, Economic Development
and Planning Committee
Report: 08- 005 (PED08070)
CM: March 26, 2008

Bill No. 076

CITY OF HAMILTON

BY-LAW NO 08-076

**To Amend Zoning By-law No. 87-57 (Ancaster),
respecting lands located at 894 Golf Links Road,
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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council or the City of Hamilton;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 13 of Report 08-005 of the Economic Development and Planning Committee at its meeting held on the 26th day of March , 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. 121 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:

**Zoning By-law respecting lands located at 894 Golf Links Road
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1. Section 34: Exceptions of Zoning By-law No. 87-57 (Ancaster), as amended, is hereby further amended by adding the following subsection to the Residential Multiple "RM4-534" Zone:

"RM4-534"

In addition to the uses permitted in Subsection 17.1 "Permitted Uses" of Section 17: Residential Multiple "RM4" Zone, General Business/Professional Offices shall also be permitted only within the building existing on the date of the passing of this By-law, being the 9th day of April, 2008, including additions and modifications thereto.

Notwithstanding the provisions of Paragraphs (g) and (j) of Subsection 17.2 "Regulations" of Section 17, the following special provisions shall apply to General Business/Professional Offices on those lands zoned "RM4-534"

Development Regulations:

Minimum Side and Rear Yards	3.5 metres for side yards, and 7.5 metres for rear yard.
Planting Strip	A planting strip having a minimum width of 3 metres shall be provided and maintained along all lot lines, except a minimum width of 2 metres shall be provided and maintained along the front lot line.

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 9th day of April, 2008.

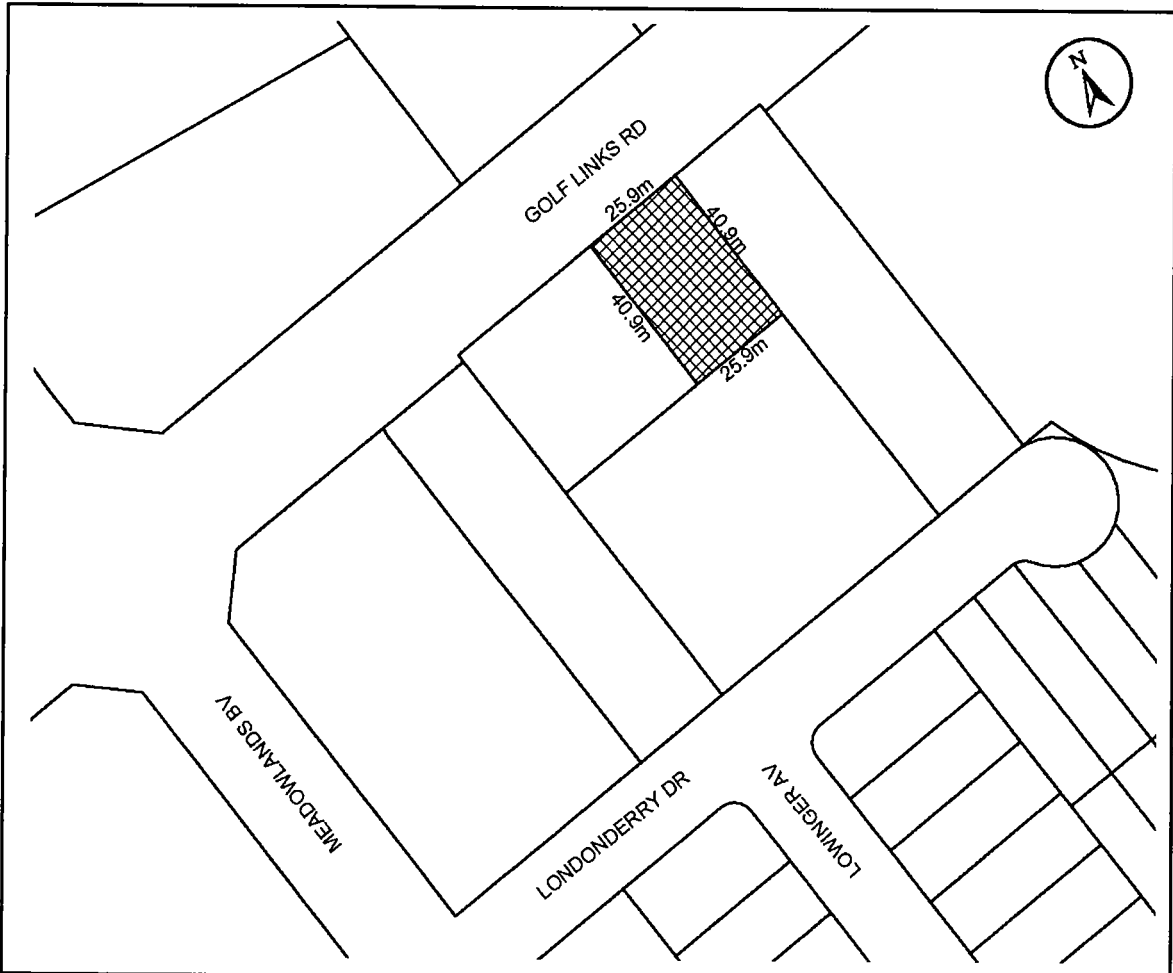


Brad Clark
Acting Mayor



Kevin C. Christenson
City Clerk

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This is Schedule "A" to By-Law No. 08- 076
Passed the ...9th... day of ...April....., 2008

[Signature]
Mayor

Schedule "A"

Map Forming Part of
By-Law No. 08- 076

to Amend By-law No.87-57

Subject Property
894 Golf Links Road



Further modification to the Residential Multiple
"RM4-534" Zone.

Scale: N.T.S.	File Name/Number: OPA-07-20 & ZAC-07-078
Date: November 27, 2007	Planner/Technician: KW/LC

