

**Authority:** Item 8, Economic Development  
and Planning Committee  
Report: 08-006 (PED08081)  
CM April 9, 2008

**Bill No. 130**

**CITY OF HAMILTON**

**BY-LAW NO. 08-130  
To Amend Zoning By-law No. 87-57 (Ancaster),  
respecting lands located at 1144 Wilson Street West,  
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 1<sup>st</sup>, 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council or the City of Hamilton;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 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 8 of Report 08-006 of the Economic Development and Planning Committee at its meeting held on the 9<sup>th</sup> day of April , 2008, 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. Section 34: Exceptions of Zoning By-law No. 87-57 (Ancaster), as amended, is hereby further amended by deleting the existing Special Provisions of the General Commercial "C3-133" Zone and replacing same with the following, on those lands shown outlined on

the attached map, designated Schedule "A", which is hereby declared to form part of this By-law:

**"C3-133"**

Notwithstanding any provisions to the contrary of Subsection 22.1 Permitted Uses and Subsection 22.2 Regulations of SECTION 22: GENERAL COMMERCIAL "C3" Zone, the following special provisions shall apply:

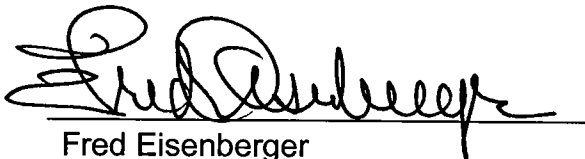
Permitted Uses:

- (1) Convenience Retail Stores, Insurance Offices, Libraries, Museums, Art Galleries, and Liquor Control Board of Ontario (LCBO) Stores shall also be permitted.

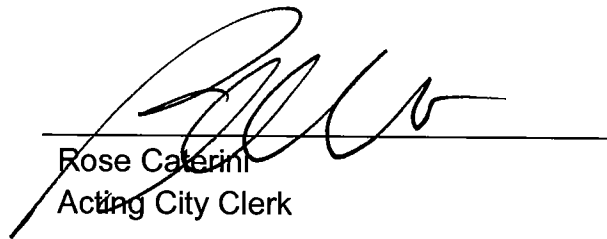
Regulations:

- (1) Minimum side yard of 3.0 metres shall be provided and maintained.
2. 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.

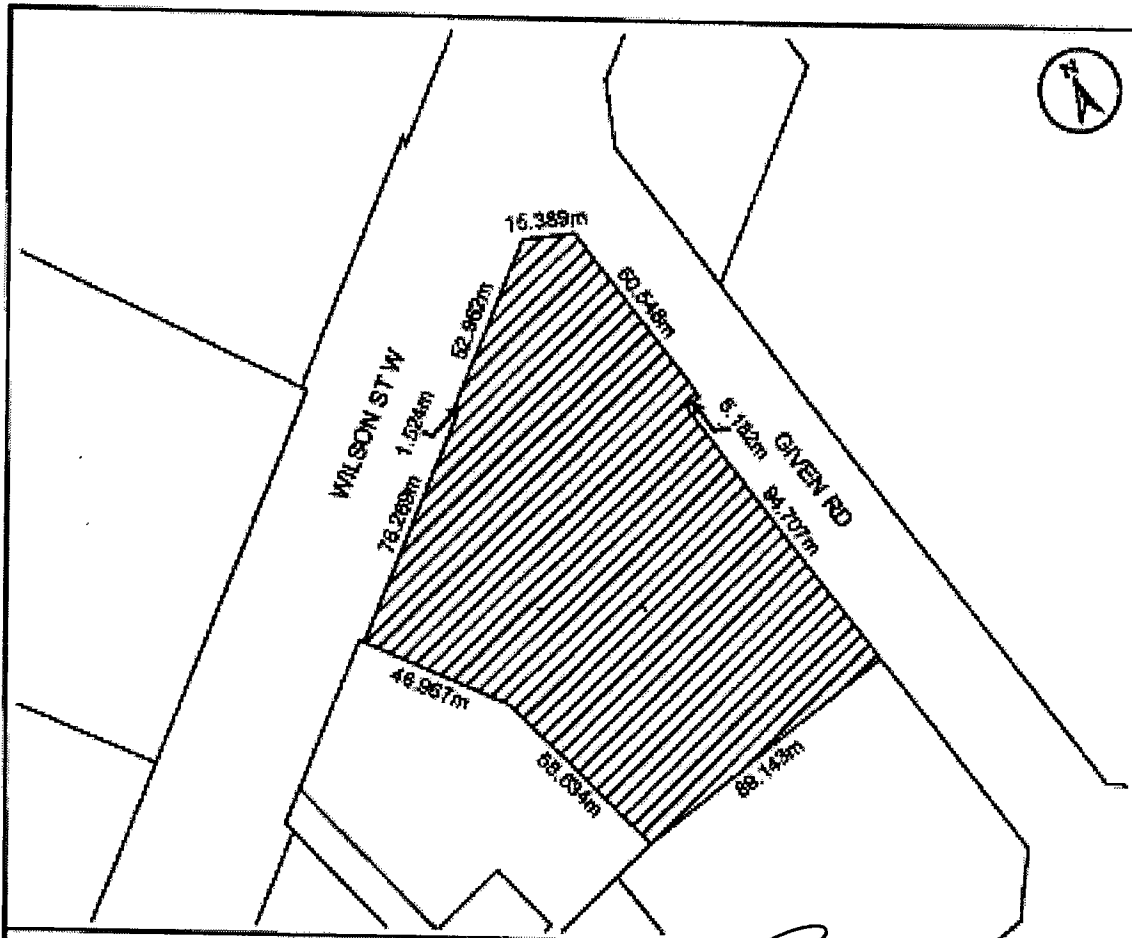
**PASSED and ENACTED** this 28<sup>th</sup> day of May, 2008.



Fred Eisenberger  
Mayor




Rose Caterini  
Acting City Clerk



This is Schedule "A" to By-Law No. 08-130  
 Passed the 28th day of May, 2008

*[Signature]*  
 Mayor

**Schedule "A"**  
 Map Forming Part of  
 By-Law No. 08-130  
 to Amend By-law No. 87-57

**Subject Property**  
 1144 Highway No. 2 (Ancaster)  
 Further Modification to the General Commercial "C3-133" Zone

Scale: N.T.S.	File Name/Number: ZAR-07-083	
Date: Nov. 27, 2007	Planner/Technician: KW/MB	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		