

Authority: Item 17, Economic Development
and Planning Committee
Report 09- 007(PED09079)
CM: April 1, 2009

Bill No. 064

CITY OF HAMILTON

BY-LAW NO. 09-064

**To Amend Zoning By-law No. 87-57 (Ancaster),
Respecting Lands located at 306 Woodworth Drive, 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 Town of Ancaster" and is the successor to 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 17 of Report 09-007 of the Economic Development and Planning Committee at its meeting held on the 1st day of April, 2009, 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. That Map 1 to Schedule "B" of Zoning By-law No. 87-57 (Ancaster), as amended, is thereby further amended by changing from the Institutional "I" Zone to the Residential Multiple "RM4-585" Zone, the lands comprised of Block "1", the extent

and boundaries of which are shown on Schedule "A" annexed hereto and forming part of this by-law.

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

"RM4-585" Notwithstanding the provision of Section 17 in its entirety and Section 7.14 (a)(i), Section 7.14 (a)(ix)1 and 4, Section 7.14(a)(xvi), Section 7.14 (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 "RM4-585":

Permitted Uses

Only Single Detached Dwellings along a 6.0 metre Private Condominium Road

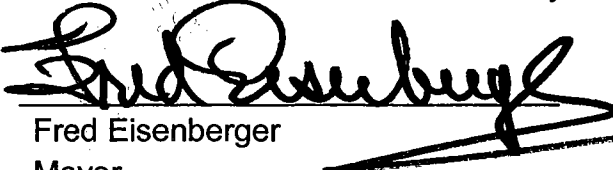
Development Regulations

(a)	Minimum Lot Area:	0.78 hectares
(b)	Maximum Density:	11.5 units per hectare
(c)	Minimum Lot Frontage:	11 metres
(d)	Minimum Lot Depth:	145 metres
(e)	Maximum Lot Coverage:	30 percent
(f)	Minimum Setback from Southern Property Line:	1.5 metres
(g)	Minimum Setback from Western Property Line:	7.5 metres
(h)	Minimum Setback from Northern Property Line:	17.5 metres
(i)	Minimum Setback from a Condominium Road:	4.0 metres, except 6.0 metres to front face of a garage, and 2.4 metres to an unenclosed porch.
(j)	Minimum separation between Dwellings:	3.0 metres
(k)	Maximum Height:	10.5 metres

- (l) Minimum Landscaping: 45 percent
- (m) 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.
- (n) Accessory Buildings: The provisions of Section 7.18(a) shall apply.
- (o) Planting Strip: A planting strip of a minimum of 10 metres in width shall be provided and maintained along the northerly lot line.
- (p) No building or structure, including a fence, shall be permitted within 10 metres of the northerly lot line.

3. That 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 1st day of April, 2009.


Fred Eisenberger
Mayor


Rose Caterini
Acting City Clerk

CI-06-K

