

Authority: Item 15, Economic Development
and Planning Committee
Report: 10-018 (PED10208)
CM: September 29, 2010

Bill No. 276

CITY OF HAMILTON

BY-LAW NO. 10-276

To Amend Zoning By-law No. 87-57 Respecting Lands Located at 95 Poplar Street, 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, 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 "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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 15 of Report 10-018 of the Economic Development and Planning Committee, at its meeting held on the 29th day of September, 2010, recommended that Zoning By-law No. 87-57, 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 the approval of Official Plan Amendment No. 133.

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

By-law Respecting 95 Poplar Street, (Former Town of Ancaster)

(Page 2 of 3)

1. That Map 4 of Schedule "A" of Zoning By-law No. 87-57 (Ancaster), as amended, is hereby further amended by changing the zoning from the Agricultural "A" Zone to the Residential Hamlet "RH-620" Zone, Modified, on the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".
2. That Section 34: Exceptions of Zoning By-law No. 87-57 (Ancaster), as amended, is hereby further amended by adding the following Subsection:

RH-620 That notwithstanding the provisions of Paragraphs (a), (e), and (i) of Subsection 20.2 "Regulations" of Section 20: Residential Hamlet "RH" Zone, the following special provisions shall apply to the lands zoned "RH-620":

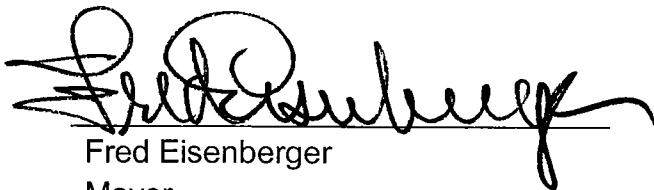
Regulations

- | | | |
|-----|---------------------|--|
| (a) | Minimum Lot Area | 0.75 Hectares |
| (b) | Minimum Rear Yard | 30 metres for all buildings, structures, pools, sheds, or any other accessory structure. |
| (c) | Accessory Buildings | The provisions of Subsection 7.18 (a) shall apply, except Subsection 7.18 (a) (iii). |

All other regulations of the Residential Hamlet "RH" Zone shall continue to apply.

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 this 13th day of October, 2010.

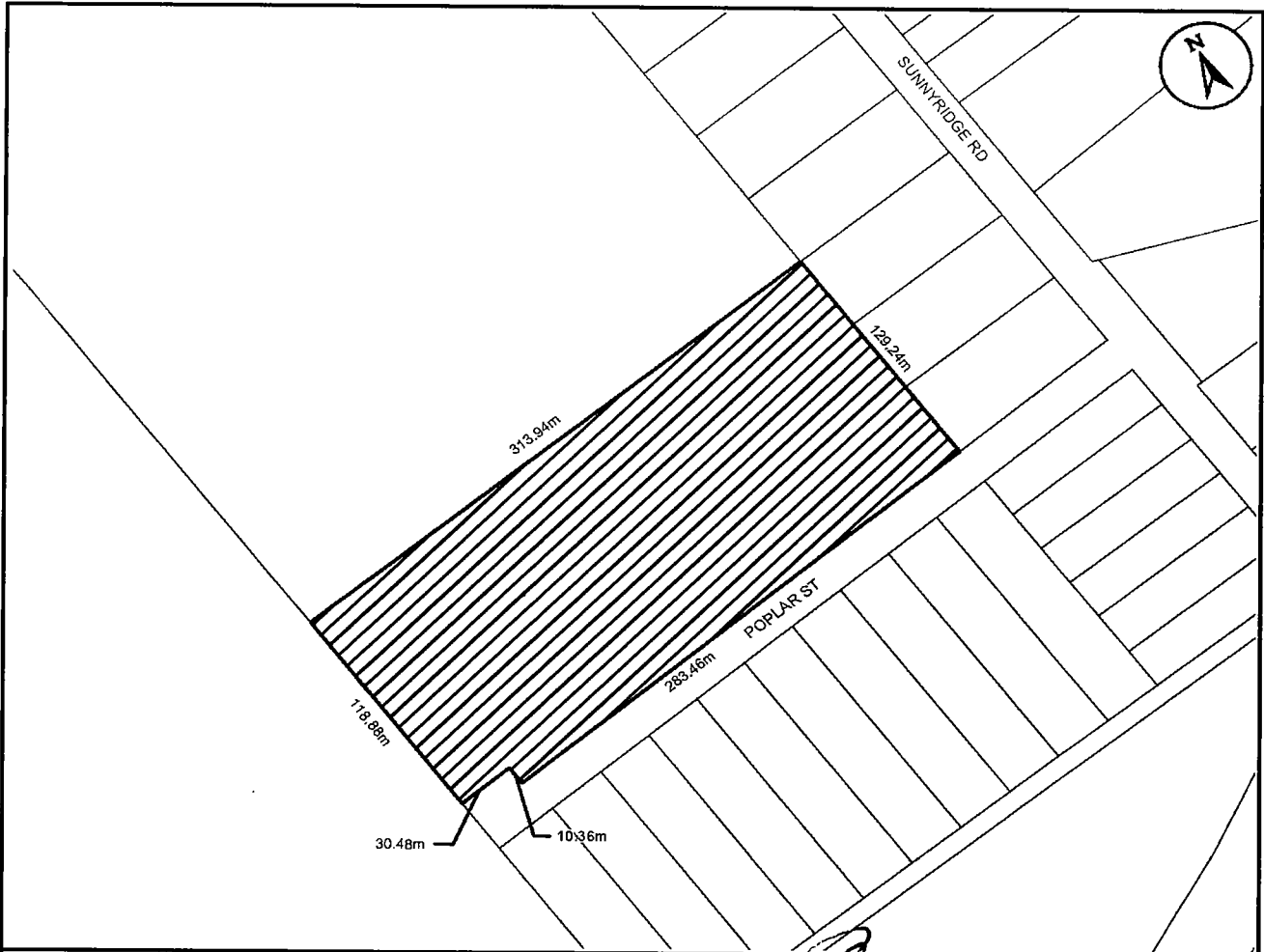

Fred Eisenberger
Mayor


Rose Caterini
City Clerk

ZAC-09-024

By-law Respecting 95 Poplar Street, (Former Town of Ancaster)

(Page 3 of 3)



This is Schedule "A" to By-Law No. 10- 276
 Passed the 13th..... day of ...October....., 2010

[Signature]
 Clerk
[Signature]
 Mayor

Schedule "A"

Map Forming Part of
 By-Law No. 10- 276

to Amend By-law No. 87-57

Subject Property



Change in Zoning from the Agricultural "A" Zone to the Hamlet Residential "RH-620" Zone Modified.

Scale: N.T.S.	File Name/Number: ZAC-09-024, OPA-09-006, 25T-200905
Date: August 26, 2010	Planner/Technician: CB/AL
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	

