

Authority: Item 4, Planning Committee
Report: 12-002 (PED12017)
CM: February 8, 2012

Bill No. 037

CITY OF HAMILTON

BY-LAW NO. 12-037

To Amend Zoning By-law No. 87-57 Respecting Lands Located at 114 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, 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 4 of Report 12-003 of the Planning Committee, at its meeting held on the 8th day of February, 2012, 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. 142.

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

1. That Map 1 of Schedule "B", appended to and forming part of By-law No. 87-57 (Ancaster), as amended, is hereby further amended as follows:
 - (a) By changing the zoning from the Residential "R3-289" Zone, Modified, to

the Residential "R3-639" Zone, Modified, the lands comprised of Block 1;

- (b) By changing the zoning from the Existing Residential "ER" Zone to the Residential "R3-639" Zone, Modified, the lands comprised of Block 2;

on the lands the extent and boundaries of which are more particularly shown on Schedule "A" annexed hereto and forming part of this By-law.

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

R3-639 That notwithstanding the provisions of Section 11 Residential "R3" Zone and 7.14 of Section 7: General Provisions, the following special provisions shall apply to the lands zoned "R3-639", described as 114 Wilson Street West:

1.0 Permitted Uses:

Notwithstanding Section 11.3.1, a Professional Business Office shall be permitted only within the building existing on the date of the passing of this By-law, being the 22nd day of February, 2012.

2.0 Regulations:


Notwithstanding Sections 11.1.2 and 7.14, the following provisions apply:

- (a) Minimum Loading Spaces: No loading spaces shall be required.

3. That By-law 86-96 is hereby repealed in its entirety, and Section 34: Exceptions of Zoning By-law No. 87-57 (Ancaster) is hereby amended by deleting Special Exception "R3-289" in its entirety.

4. 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 22nd day of February, 2012.



R. Bratina
Mayor



R. Caterini
City Clerk



This is Schedule "A" to By-Law No. 12- 037
Passed the 22..... day of February....., 2012

R. B. ...
Clerk
R. B. ...
Mayor

Schedule "A"

Map Forming Part of
By-Law No. 12- 037

to Amend By-law No. 87-57

Subject Property

114 Wilson Street West



Block 1 - Change in Zoning from the Residential "R3-289" Zone, Modified, to the Residential "R3-639" Zone, Modified.



Block 2 - Change in Zoning from the Existing Residential "ER" Zone to the Residential "R3-639" Zone, Modified.

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| Scale: N.T.S. | File Name/Number: OPA-11-013/ZAC-11-059 |
| Date: January 9, 2012 | Planner/Technician: TL/KA |
| PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT | |

