

**Authority:** Item 4  
Planning Committee  
Report: 14-007 (PED14079)  
CM: May 14, 2014

**Bill No. 106**

**CITY OF HAMILTON  
BY-LAW NO. 14-106**

**To Amend Zoning By-law No. 87-57, Respecting Lands Located 125 Wilson Street East, 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 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 4 of Report 14-007 of the Planning Committee, at its meeting held on the 14th day of May, 2014, recommended that Zoning By-law No. 87-57, be amended as hereinafter provided;

**AND WHEREAS** this By-law is in conformity with the Urban Hamilton Official Plan, approved by the Minister under the Planning Act on March 16, 2011;

**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 by changing the zoning from the Existing Residential "ER" Zone, to the General Commercial "C3-655" Zone, Modified, 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:

**“C3-655”** That notwithstanding the provisions of Section 22 General Commercial “C3” Zone and 7.14 of Section 7: General Provisions, the following special provisions shall apply to the lands zoned “C3-655”, described as 125 Wilson Street East:

1.0 Permitted Uses:

Notwithstanding Section 22.1, a Business Office and Medical Clinic with a maximum of four practitioners shall be permitted only.

2.0 Regulations:

Notwithstanding Sections 22.2, the following provisions apply:

- (a) Maximum Floor Area: 500 square metres
- (b) Minimum Front Yard: 4.8 metres
- (c) Minimum Side Yard  
Abutting Residential Zone: 1.7 metres.
- (d) Minimum Rear Yard: 3.8 metres.

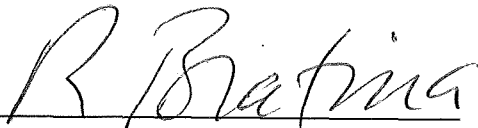
3.0 Parking:


Notwithstanding Section 7.14, the following parking requirement provisions apply:

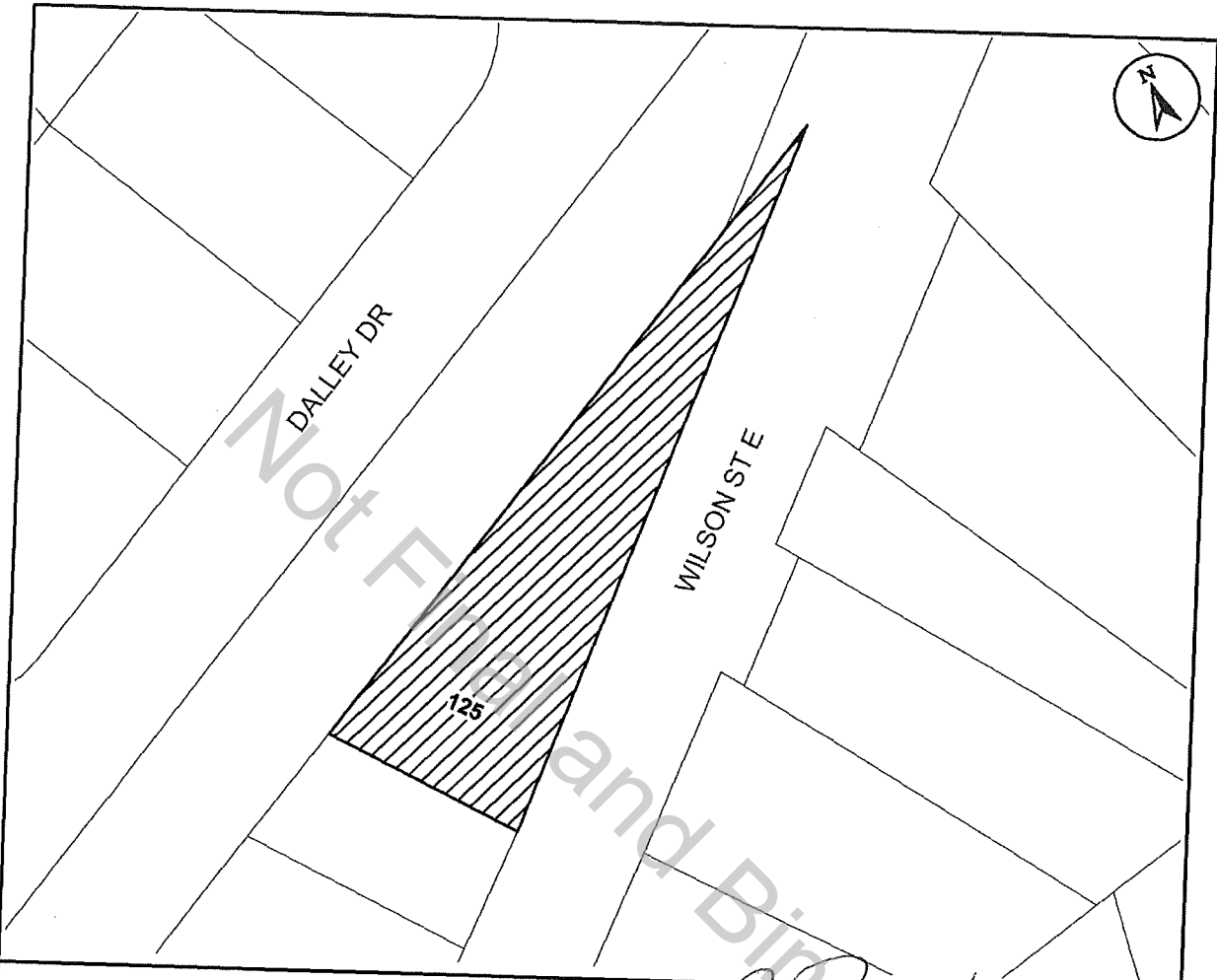
- (a) Business Office: 1 space for each 25 square metres of floor area.

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 14th day of May, 2014.

  
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R. Bratina  
Mayor

  
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R. Caterini  
City Clerk



This is Schedule "A" to By-law No. 14-106,  
 Passed the 14th day of May, 2014


*R. Botina*  
 Mayor  
*[Signature]*  
 Clerk


**Schedule "A"**

Map Forming Part of  
 By-law No. 14-106  
 to Amend By-law No. 87-57

**Subject Property**

125 Wilson Street East

 Change in Zoning from the Existing Residential "ER" Zone to the General Commercial "C3-655" Zone, Modified, with a Special Exception

Scale: N.T.S.	File Name/Number: ZAC-13-033	
Date: February 24, 2014	Planner/Technician: TL/NB	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		