CITY OF HAMILTON
BY-LAW NO. 22-212
To Amend Zoning By-law No. 87-57,
Respecting Lands Located at 154 Wilson Street East, Ancaster

WHEREAS the *City of Hamilton* Act, 1999, Statutes of Ontario, 1999 Chap. 14, Schedule 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 municipality known as the “The Corporation of the City of Hamilton” 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Plan of the former regional municipality continue in full force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 5 of Report 22-013 of the Planning Committee at its meeting held on the 12th day of August 2022, recommended that Zoning By-law No. 87-57 (Ancaster), be amended as hereinafter provided; and,

AND WHEREAS this By-law is in conformity with the Urban Hamilton Official Plan;

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

1. That Map No. 1-B to Schedule “B”, appended to and forming part of By-law No. 87-57 (Ancaster) is amended by changing the zoning from the Existing Residential “ER” Zone to a Residential Multiple “RM4-715” Zone, Modified, on the lands the extent and boundaries of which are shown on a plan hereto annexed as Schedule “A”.

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

   **RM4 – 715**
   That notwithstanding the provisions of Sections 7.11(a), 7.12(c), 7.14(b)(i)(B), 9.8, 17.2 (a), (c), (e), (f), (g), (h), (i), and (j) the following special provisions shall apply to the lands zoned “RM4-715”:

   **REGULATIONS**
To Amend Zoning By-law No. 87-57,
Respecting Lands Located at 154 Wilson Street East, Ancaster

Page 2 of 3

3. That no building or structure shall be erected, altered, extended, or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the Residential Multiple “RM4” Zone provisions, subject to the special requirements referred to in Section 2 of this By-law.

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 12th day of August, 2022.

F. Eisenberger  
Mayor
ZAC-18-058/UHOPA-18-024

A. Holland  
City Clerk
To Amend Zoning By-law No. 87-57, Respecting Lands Located at 154 Wilson Street East, Ancaster

This is Schedule "A" to By-law No. 22-
Passed the ........... day of ..................., 2022

Subject Property
154 Wilson Street East
Change in Zoning from the Existing Residential "ER" Zone to the Residential Multiple "RM4-715" Zone, Modified

Schedule "A"
Map forming Part of By-law No. 22-____
to Amend By-law No. 87-57