

Authority: Item 21, Economic Development
and Planning Committee
Report: 09-015 (PED09186)
CM: July 9, 2009

Bill No. 161

CITY OF HAMILTON

BY-LAW NO. 09-161

**To Amend Zoning By-law 05-200,
Respecting Lands Located at 625 Garner Road East (Ancaster)**

WHEREAS the City of Hamilton has in force several Zoning By-laws which apply to the different areas incorporated into the City by virtue of the City of Hamilton Act, 1999, S.O. 1999, Chap. 14;

AND WHEREAS the City of Hamilton is the lawful successor to the former Municipalities identified in Section 1.7 of By-law 05-200;

AND WHEREAS it is desirable to enact a new Zoning By-law to comprehensively deal with zoning throughout the City;

AND WHEREAS the Council of the City of Hamilton, in adopting Item 21 of Report 09-015 of the Economic Development and Planning Committee at its meeting held on the 9th day of July, 2009, recommended that Zoning By-law No. 05-200, 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 approval of Official Plan Amendment No. 129 proposed by the City of Hamilton, but not yet approved in accordance with the provisions of the Planning Act;

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

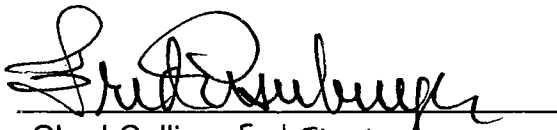
1. That Maps 1336 and 1337 of Schedule "A" to Zoning By-law 05-200 are amended by incorporating the Open Space (P4) Zone (Block "1"), Conservation/Hazard Land (P5) Zone (Block "2"), Neighbourhood Park (P1) Zone (Block "3"), and Neighbourhood Institutional (I1) Zone (Block 4) boundaries for the applicable lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A";

**Zoning By-law
Respecting 625 Garner Road East (Ancaster)**

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2. That Schedule "C" of By-law 05-200 be amended by adding the additional special exceptions as follows:
 - "21. Within the lands zoned Neighbourhood Institutional (I1, 21) Zone, identified on Map 1337 of Schedule "A", and described as 625 Garner Road East, the following special provisions shall apply:
 - (a) Notwithstanding Section 8.1.3.2 b) i) of this By-law, the Maximum Building Height shall be 13.5m."
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.
4. That By-law 08-148 be repealed in its entirety;
5. That this By-law No. 09-161 shall come into force and be deemed to come into force in accordance with Subsection 34(21) of the Planning Act, either upon the date of passage of this By-law or as otherwise provided by the said subsection.

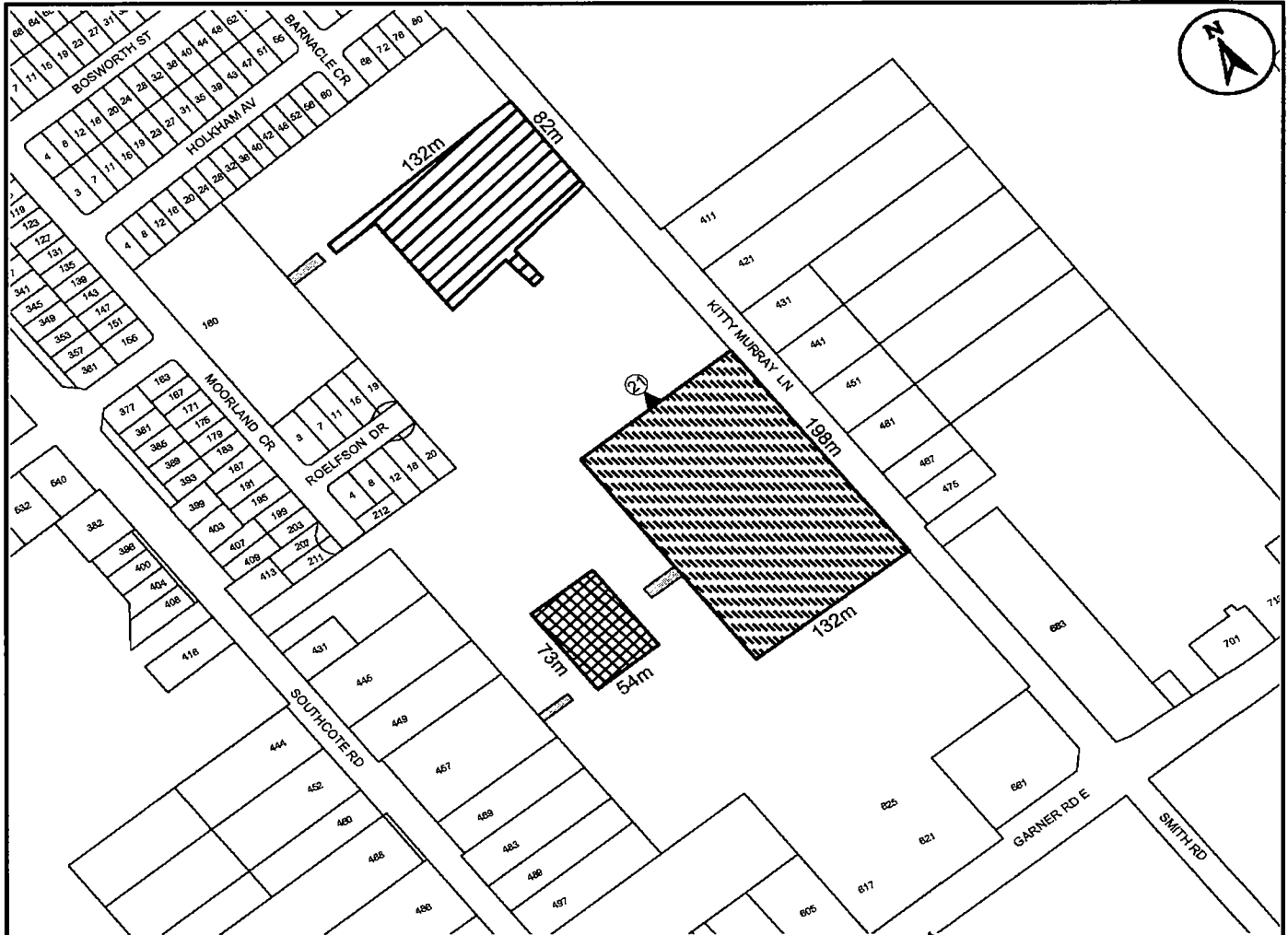
PASSED and ENACTED this 9th day of July, 2009.


~~Chad Collins~~ Fred Eisenberger
Acting Mayor


Kevin C. Christenson
City Clerk

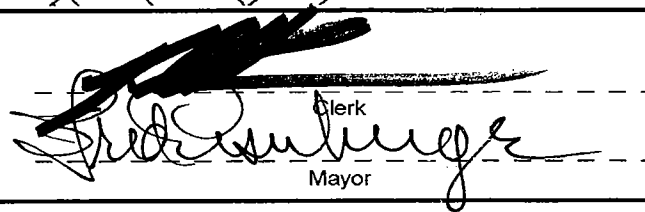
ZAC-09-002/OPA-09-001 and 25T200711(R)

**Zoning By-law
Respecting 625 Garner Road East (Ancaster)**



This is Schedule "A" to By-Law No. 09-161

Passed the 9th..... day of ..July....., 2009


 Clerk
 Mayor





Schedule "A"

Map Forming Part of
By-Law No. 09-161

to Amend By-law No.05-200

Subject Property

625 Garner Road East, Ancaster

-  Block 1 - Lands to be zoned Open Space (P4) Zone
-  Block 2 - Lands to be zoned Conservation/Hazard Land (P5) Zone
-  Block 3 - Lands to be zoned Neighbourhood Park (P1) Zone
-  Block 4 - Lands to be zoned Neighbourhood Institutional (I1, 21) Zone

Scale:
N.T.S.

File Name/Number:
ZAC-09-002/OPA09-001/25T-200711(R)

Date:
May 29, 2009

Planner/Technician:
EJ/NB



Hamilton