

**Authority:** Item 3, Planning Committee  
Report: 11-016 (PED11158)  
CM: September 28, 2011

**Bill No. 255**

## **CITY OF HAMILTON**

### **BY-LAW NO. 11-255**

#### **To Amend Zoning By-law No. 87-57 Respecting Lands Located at 460 and 480 Springbrook Avenue, 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 3 of Report 11-016 of the Planning Committee, at its meeting held on the 20<sup>th</sup> day of September, 2011, 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. 139.

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

1. That Map 1 of Schedule "B" of Zoning By-law No. 87-57 (Ancaster), as amended, is hereby further amended as follows:

- (a) By changing the zoning from the Agricultural "A" Zone to the Residential "R4-555" Zone, Modified, on the lands comprised of Blocks 1 and 2;
- (b) By changing the zoning from the Agricultural "A" Zone to the Residential - Holding "H-R4-548" Zone, Modified, on the lands comprised of Block 3;

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 Sub-sections:

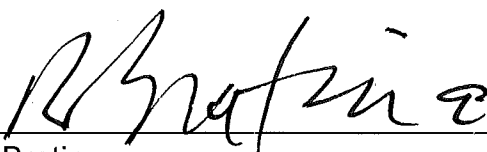
H-R4-548 The 'H' Holding prefix shall be lifted from the "**H-R4-548**" Zone once the following conditions have been completed:

- i) That the lands are assembled in association with lands to the north by way of a plan of subdivision, to the satisfaction of the Director of Planning;
- ii) That arrangements for the installation of roads, sanitary and storm sewers, curbs and gutters have been properly made, to the satisfaction of the Manager of Engineering Design and Construction.

City Council may remove the "H" symbol, and thereby give effect to the "R4-548" Zone, by enactment of an amending By-law once the above conditions have been fulfilled.

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.

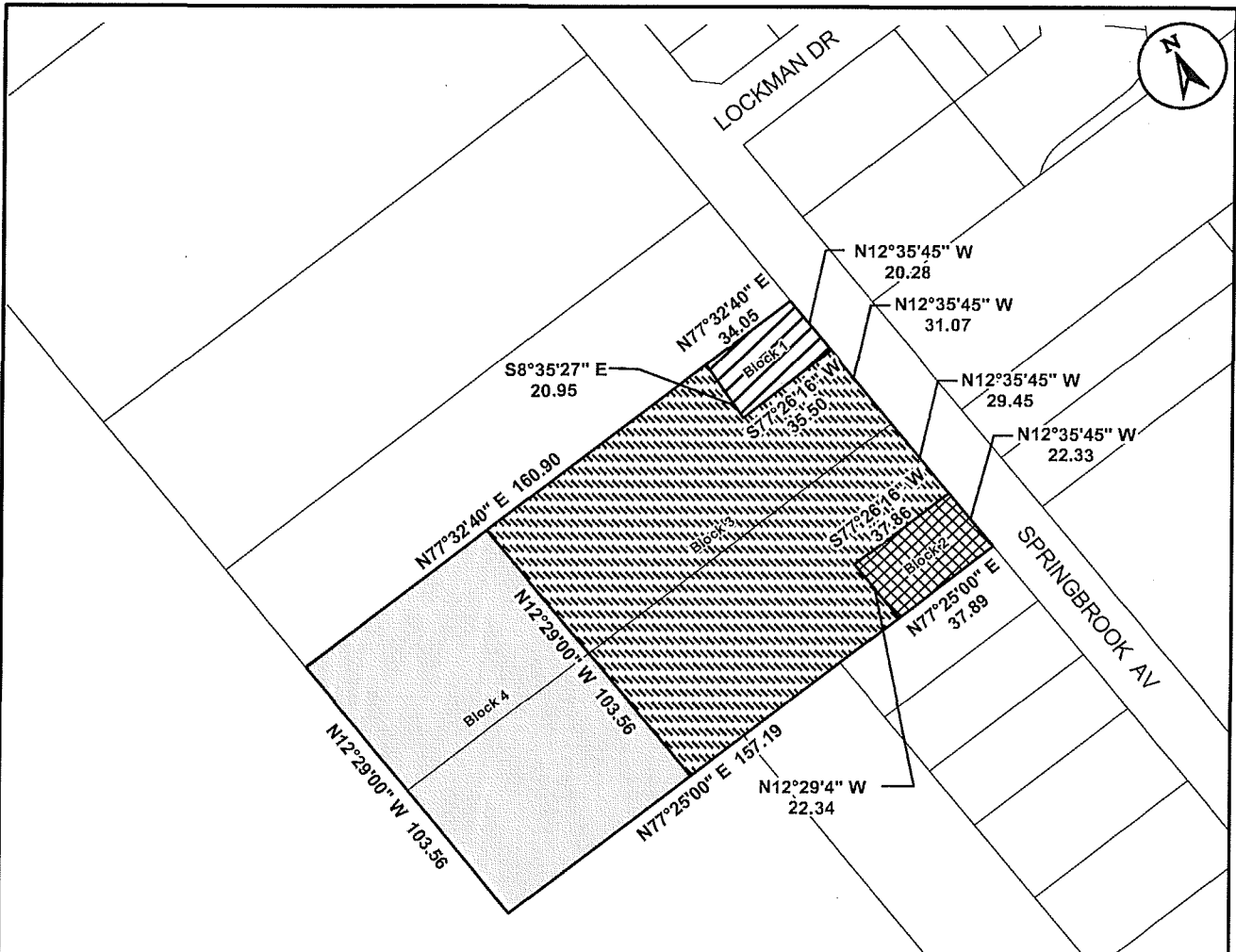
**PASSED** this 12<sup>th</sup> day of October, 2011.



R. Bratina  
Mayor



R. Caterini  
City Clerk



This is Schedule "A" to By-Law No. 11- 255

Passed the 12th day of October, 2011

*R. Protina*  
Clerk

*[Signature]*  
Mayor

## Schedule "A"

Map Forming Part of  
By-Law No. 11- 255

to Amend By-law No. 87-57

### Subject Property

460 & 480 Springbrook Avenue



Block 1: Change in Zoning from the Agricultural "A" Zone to the Residential "R4-555" Zone, Modified



Block 2: Change in Zoning from the Agricultural "A" Zone to the Residential "R4-555" Zone, Modified



Block 3: Change in Zoning from the Agricultural "A" Zone to the Residential - Holding "H-R4-548" Zone, Modified



Block 4: Refer to By-Law 05-200

Scale:  
N.T.S.

File Name/Number:  
ZAC-11-028 / OPA-11-006

Date:  
August 18, 2011

Planner/Technician:  
CB / MB



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT