

Authority: Item 5, Planning Committee  
Report 19-014 (PED19169)  
CM: September 25, 2019  
Ward: 12  
**Bill No. 235**

## **CITY OF HAMILTON**

### **BY-LAW NO. 19-235**

#### **To Amend Zoning By-law No. 87-57 Respecting Lands Located at 455 Springbrook Avenue, 253 Fair Street and Block 14, Plan 62M-1161**

**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 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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 5 of Report 19-014 of the Planning Committee at its meeting held on the 25<sup>th</sup> day of September 2019, recommended that Zoning By-law No. 87-57 (Ancaster), be amended as hereinafter provided; and,

**AND WHEREAS** this By-law will be in conformity with the Urban Hamilton Official Plan.

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

1. That Map No. 1337 and Map No. 1338 of Schedule "A", appended to and forming part of Zoning By-law No. 87-57 (Ancaster) are amended, by changing the zoning from the Agricultural "A" Zone to the Residential "R4-705" Zone, Modified (Block 1); and from the Agricultural "A" Zone and Residential "R4-563" Zone, Modified to the Residential "R4-706" Zone, Modified (Block 2) 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:

To Amend Zoning By-law No. 87-57  
Respecting Lands Located at 455 Springbrook Avenue, 253 Fair Street and Block 14  
Plan 62M-1161 (Ancaster)

“R4 – 705” (Block 1)

That notwithstanding the provisions of Section 12.2 (b) and (c) the following special provisions shall apply to the lands zoned “R4-705”:

REGULATIONS

- (a) Minimum Lot Frontage: 11.8 metres.
- (b) Maximum Lot Coverage: 45%

“R4 – 706” (Block 2)

REGULATIONS

That notwithstanding the provision of Section 12.2 (c) the following special provision shall apply to the lands zoned “R4-706”:

- (a) Maximum Lot Coverage: 45%
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 “R4” 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 25th day of September, 2019.

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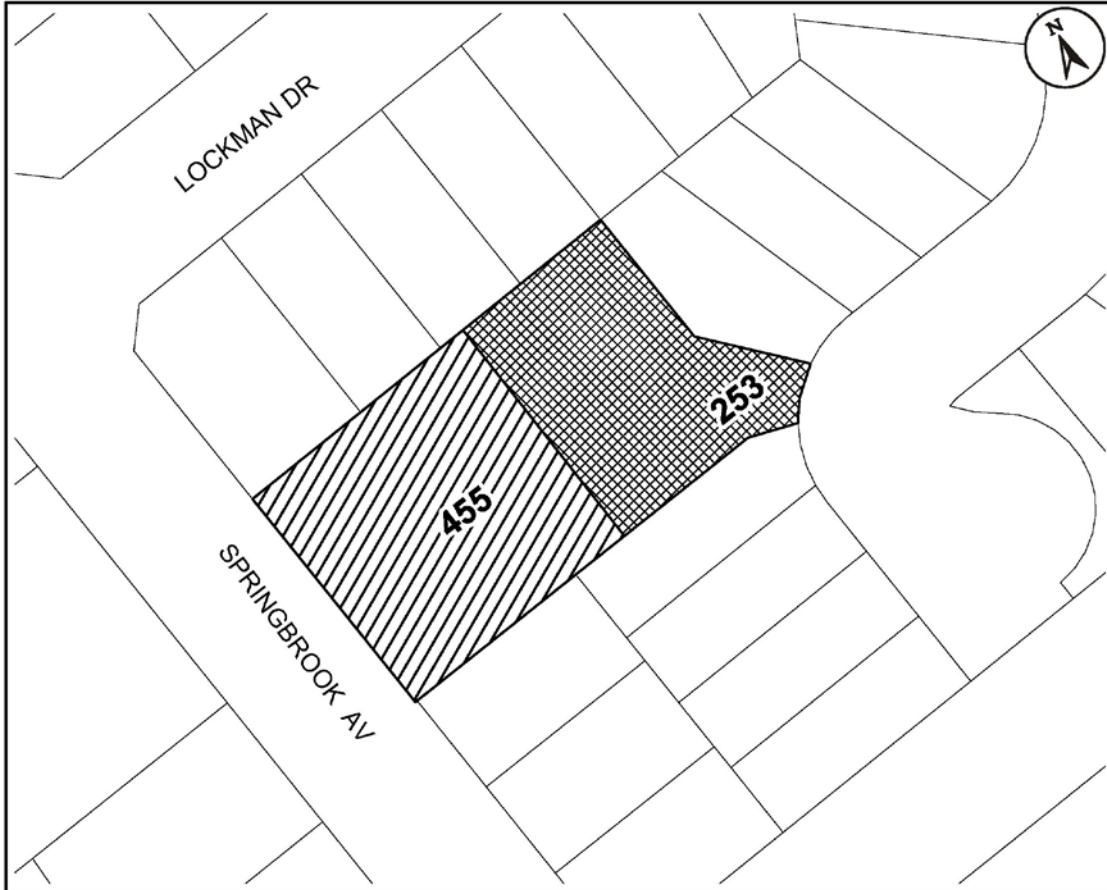
Fred Eisenberger  
Mayor

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A. Holland  
City Clerk

ZAC-19-032

To Amend Zoning By-law No. 87-57  
 Respecting Lands Located at 455 Springbrook Avenue, 253 Fair Street and Block 14  
 Plan 62M-1161 (Ancaster)



This is Schedule "A" to By-law No. 19-  Passed the ..... day of ....., 2019	----- Mayor  ----- Clerk
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<p style="text-align: center;"><b>Schedule "A"</b></p> <p style="text-align: center;">Map Forming Part of By-law No. 19-_____</p> <p style="text-align: center;">to Amend By-law No. 87-57</p>	<p><b>Subject Property</b>                  455 Springbrook Avenue and 253 Fair Street and Block 14,                  Plan 62M-1161, Ancaster</p> <p> <b>Block 1</b> - Change in Zoning from the Agricultural "A" Zone to the Residential "R4-705" Zone, Modified</p> <p> <b>Block 2</b> - Change in Zoning from Agricultural "A" Zone and the Residential "R4-563" Zone to the Residential "R4-706" Zone, Modified</p>
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<b>Scale:</b> N.T.S.	<b>File Name/Number:</b> ZAC-19-032	
<b>Date:</b> July 31, 2019	<b>Planner/Technician:</b> JV/VS	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		