

Authority: Item 10, Economic Development and
Planning Committee
Report: 08- 019 (PED08225)
CM: October 15, 2008

Bill No. 241

CITY OF HAMILTON

BY-LAW NO. 08-241

To Amend Zoning By-law No. 87-57 (Ancaster), respecting lands located at 78-80 Southcote Road (Ancaster)

WHEREAS the City of Hamilton Act, 1999, Statutes of Ontario 1999 Chap.14, Sch. C. did incorporate, as of January 1st, 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 Corporation of the Town of Ancaster” and is the successor of 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council or the City of Hamilton;

AND WHEREAS Zoning By-law No. 87-57 (Ancaster) was enacted on the 22nd 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 10 of Report 08-019 of the Economic Development and Planning Committee, at its meeting held on the 15th day of October 2008, recommended that Zoning By-law No. 87-57 (Ancaster) be amended as hereinafter provided;

AND WHEREAS this By-law is in conformity with the Official Plan of the City of Hamilton (the Official Plan of the former Town of Ancaster) in accordance with the provisions of the Planning Act.

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 by changing from the Existing Residential

Zoning By-law Respecting 78-80 Southcote Road (Ancaster)

(Page 2 of 3)

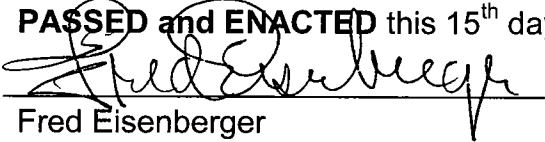
"ER" Zone to the Existing Residential "ER-578" Zone, the lands the extent and boundaries of which are shown on Schedule "A" annexed hereto and forming part of this by-law.

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

"ER-578"

- (a) That notwithstanding the provisions of Subsection 10.1, "Permitted Uses" of Section 10: Existing Residential "ER" Zone, a semi-detached dwelling and uses, buildings, and structures accessory thereto shall also be permitted, in accordance with Subsection 13.2 "Regulations" of Section 13: Residential "R5" Zone.

PASSED and ENACTED this 15th day of October, 2008


Fred Eisenberger
Mayor


Rose Caterini
Acting City Clerk

ZAR-08-038

Zoning By-law Respecting 78-80 Southcote Road (Ancaster)

(Page 3 of 3)



This is Schedule "A" to By-Law No. 08- 241
 Passed the15..... day ofOctober, 2008

[Signature]
 Clerk
 Mayor

Schedule "A"

Map Forming Part of
 By-Law No. 08- 241

to Amend By-law No. 87-57

Subject Property



78 & 80 Southcote Road
 Change in zoning from the existing
 Residential "ER" Zone to the
 Existing Residential "ER-578" Zone

Scale: N.T.S.	File Name/Number: ZAR-08-038	
Date: August 13, 2008	Planner/Technician: TL/NH	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		Hamilton