

Authority: Item 3, Planning Committee
Report 18-006 (PED18036a)
CM: April 25, 2018
Ward: 12

Bill No. 104

CITY OF HAMILTON

BY-LAW NO. 18-104

**To Amend Site Plan Control By-law No. 15-176
Respecting Lands Located in Certain Residential Areas of Ancaster
("ER" Zoned Lands)**

WHEREAS, under the provisions of Section 41 of the Planning Act, a Council of a Municipality may by by-law designate the whole or any part of the Municipality as a Site Plan Control Area:

AND WHEREAS the City of Hamilton passed Site Plan Control By-law No. 15-176;

AND WHEREAS the Urban Hamilton Official Plan in effect for the City of Hamilton that describe a proposed site plan control area and contain policies related to Site Plan Control;

AND WHEREAS it is desirable that the policies of the Official Plans be applied to the proposed site plan control area by way of a designation and implementation by-law;

AND WHEREAS the Council of the City of Hamilton, in adopting Item 3 of Report 18-008 of the Planning Committee, at its meeting held on the 25th day of April, 2018, which recommended that Site Plan Control By-law No. 15-176 be amended as hereinafter provided;

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

1. That Section 9.3 be deleted and replaced as follows:

"9.3 any single detached dwelling, duplex dwelling and semi-detached dwelling, including accessory buildings and structures, decks, and additions, for lands located:

- (i) east and west of Beach Boulevard, as shown on the maps attached to and forming part of this by-law as Schedules "B1" to "B3";
- (ii) in certain residential areas of Ancaster, as shown on the maps attached to and forming part of this by-law as Schedules "C1" to "C13"."

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2. Rename Schedule "B" in the Beach strip from Schedule "B" to Schedule "B1", Schedule "B2" and Schedule "B3";
3. Add 13 new Schedules as Schedule "C1" to "C13", attached as Schedule "C1" to "C13" to this By-law.
4. Add a new Section 11 as follows:

"Transition

11.1 Building Permit applications received by the City before April 26, 2018 are not subject to Section 9.3 (ii) of this By-law, provided the Building Permit is issued within 6 months of the effective date of this By-law.

11.2 Site Plan Control for the lands described in Section 9.3 (ii) shall not come into effect until April 26, 2018."

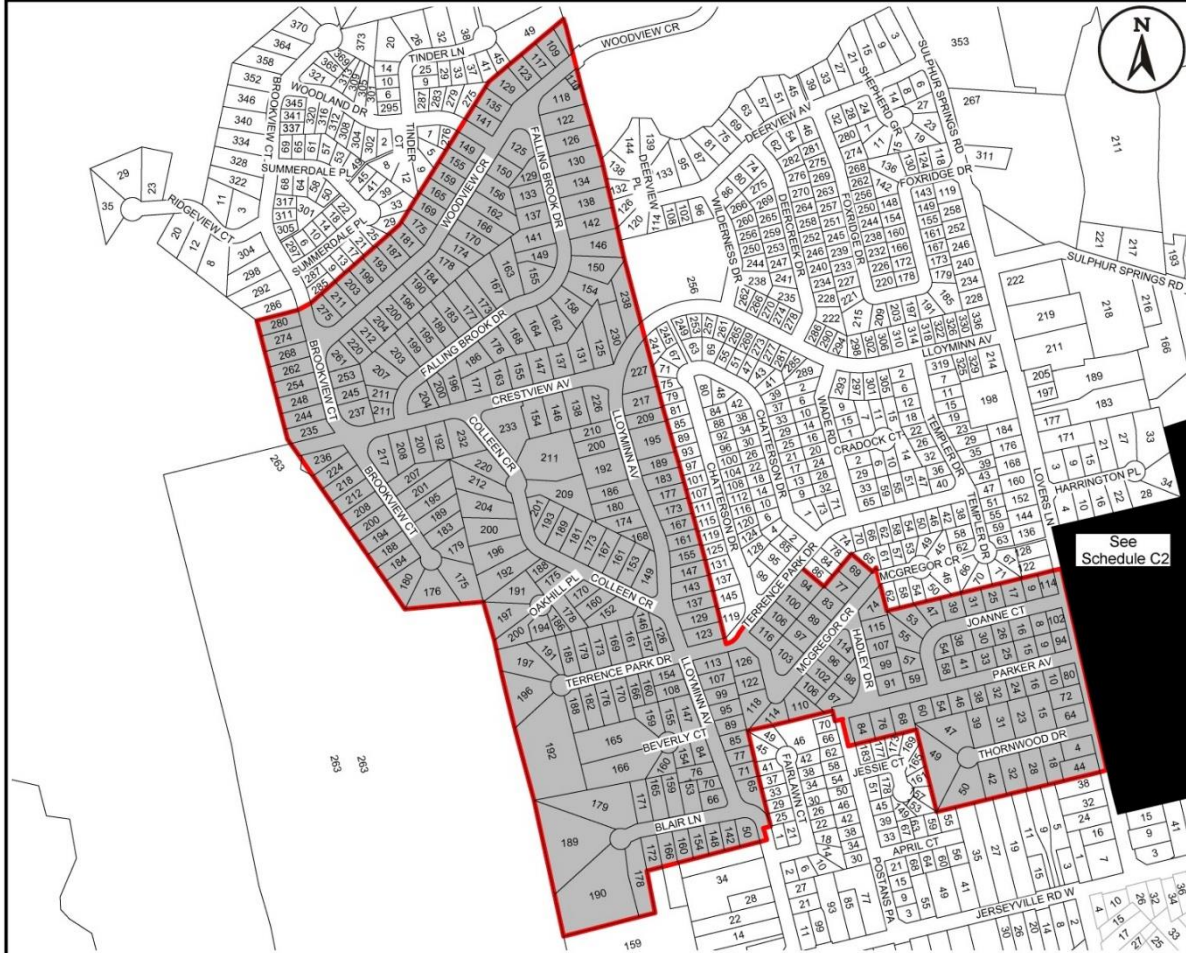
PASSED this 25th day of April, 2018.

F. Eisenberger
Mayor

J. Pilon
Acting City Clerk

CI-18-A

To Amend Site Plan Control By-law No. 15-176
 Respecting Lands Located in Certain Residential Areas of Ancaster
 ("ER" Zoned Lands)




This is Schedule "C1" to By-law No. 18-
 Passed the day of, 2018

 Mayor

 City Clerk

Schedule "C1"
 Map Forming Part of
 By-law No. 15-176
 as Amended by By-law No. 18-___

Subject Property
 Lands to be regulated by By-law No. 15-176,
 as amended by By-law No. 18-___

Scale: N.T.S.	File Name/Number: CI-18-A
Date: April 4, 2018	Planner/Technician: JHE/AL
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	



To Amend Site Plan Control By-law No. 15-176
 Respecting Lands Located in Certain Residential Areas of Ancaster
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This is Schedule "C2" to By-law No. 18-
 Passed the day of, 2018

 Mayor

 City Clerk

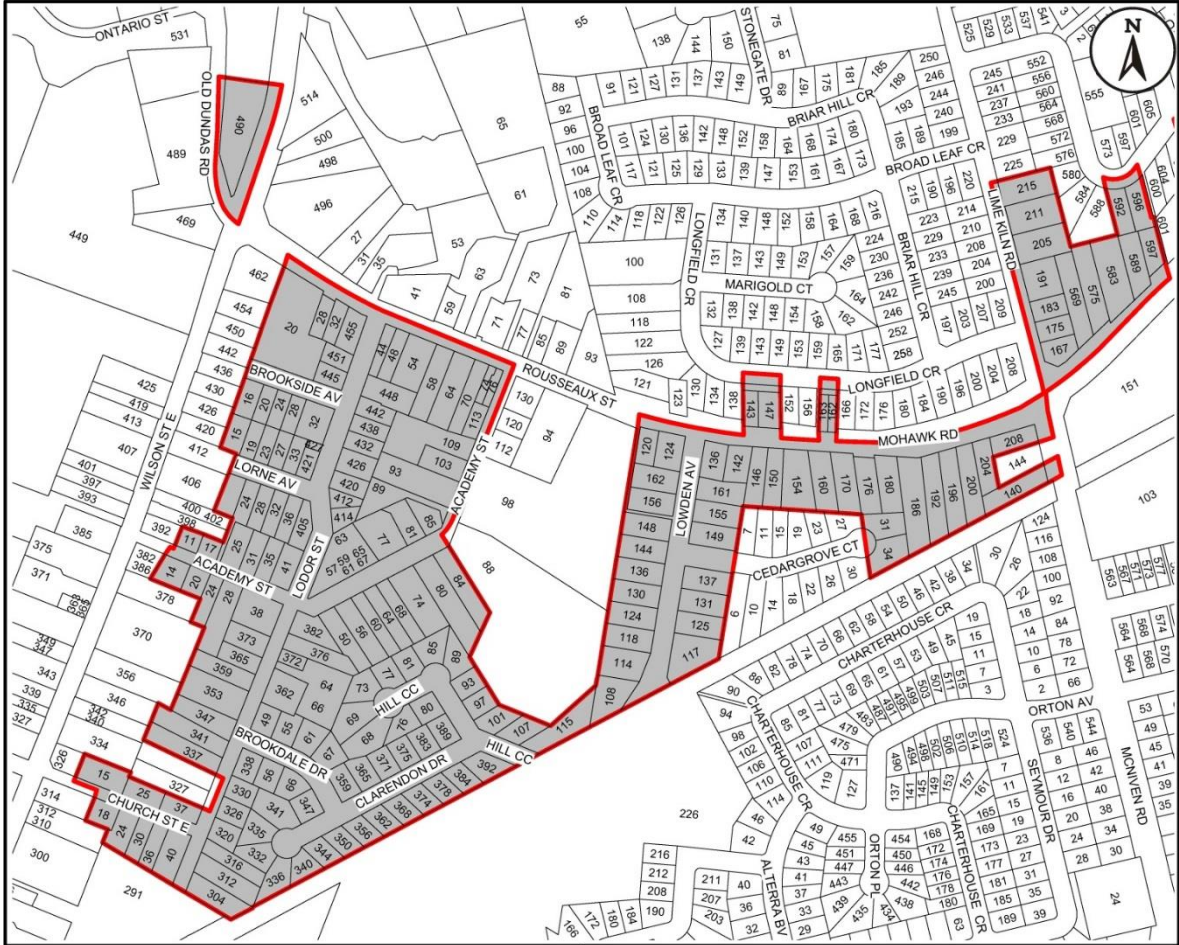
Schedule "C2"

Map Forming Part of
 By-law No. 15-176
 as Amended by By-law No. 18-___

Subject Property
 Lands to be regulated by By-law No. 15-176,
 as amended by By-law No. 18-___

Scale: N.T.S.	File Name/Number: CI-18-A	
Date: April 4, 2018	Planner/Technician: JHE/AL	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		

To Amend Site Plan Control By-law No. 15-176
 Respecting Lands Located in Certain Residential Areas of Ancaster
 ("ER" Zoned Lands)





This is Schedule "C3" to By-law No. 18-
 Passed the day of, 2018

 Mayor

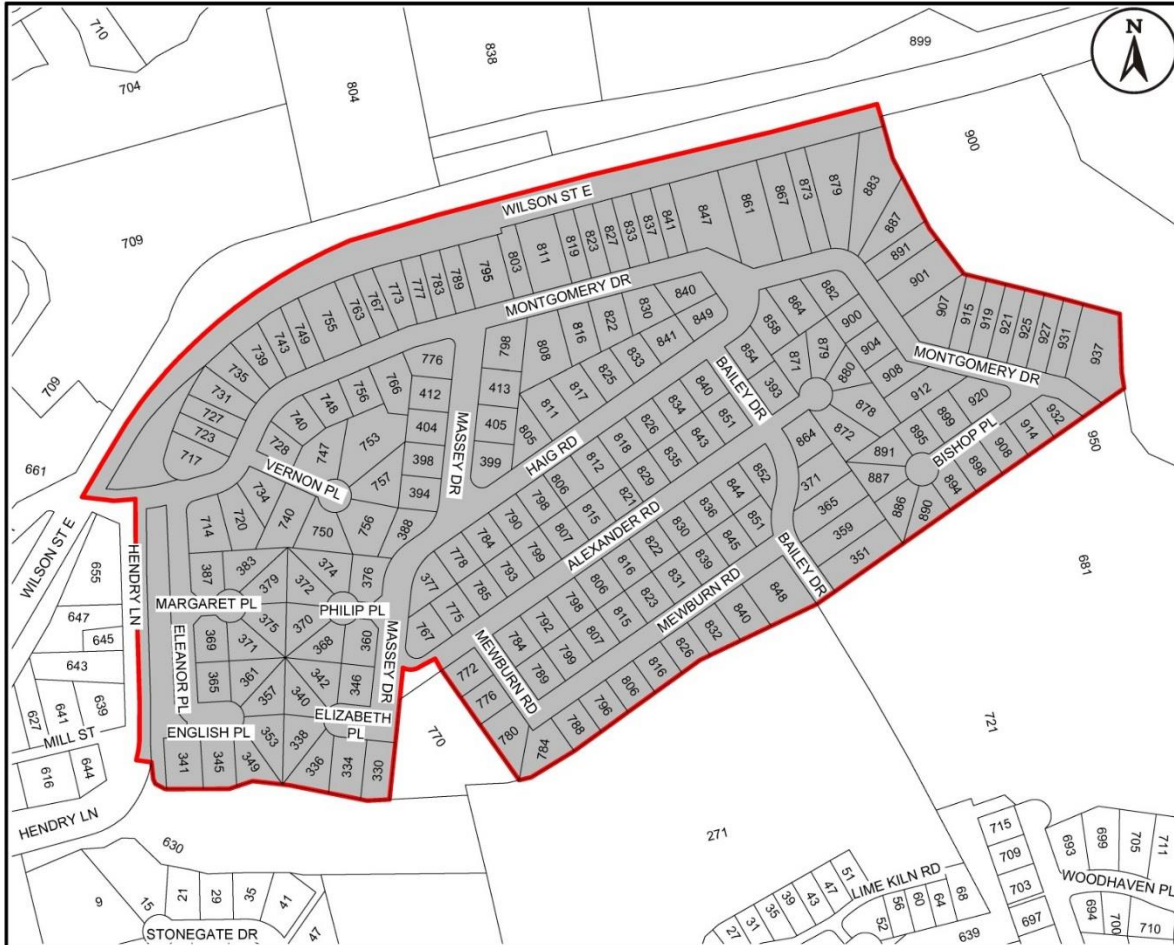
 City Clerk

Schedule "C3"
 Map Forming Part of
 By-law No. 15-176
 as Amended by By-law No. 18-___

Subject Property
 Lands to be regulated by By-law No. 15-176,
 as amended by By-law No. 18-___

Scale: N.T.S.	File Name/Number: CI-18-A	 Hamilton
Date: April 4, 2018	Planner/Technician: JHE/AL	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		

To Amend Site Plan Control By-law No. 15-176
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This is Schedule "C4" to By-law No. 18-

Passed the day of, 2018

 Mayor


 City Clerk

Schedule "C4"

Map Forming Part of
 By-law No. 15-176

as Amended by By-law No. 18-___

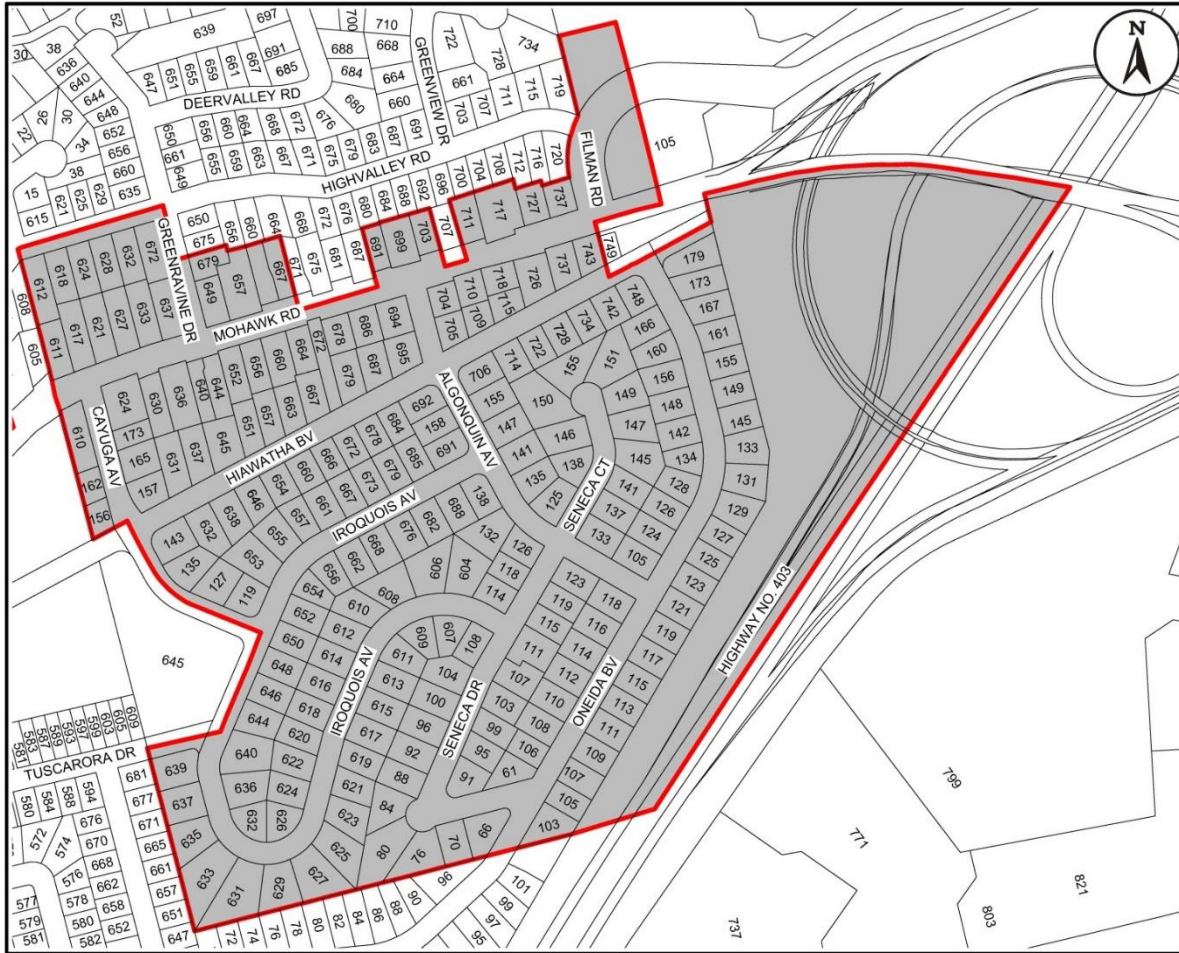
Subject Property


 Lands to be regulated by By-law No. 15-176,
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Scale: N.T.S.	File Name/Number: CI-18-A
Date: April 4, 2018	Planner/Technician: JHE/AL
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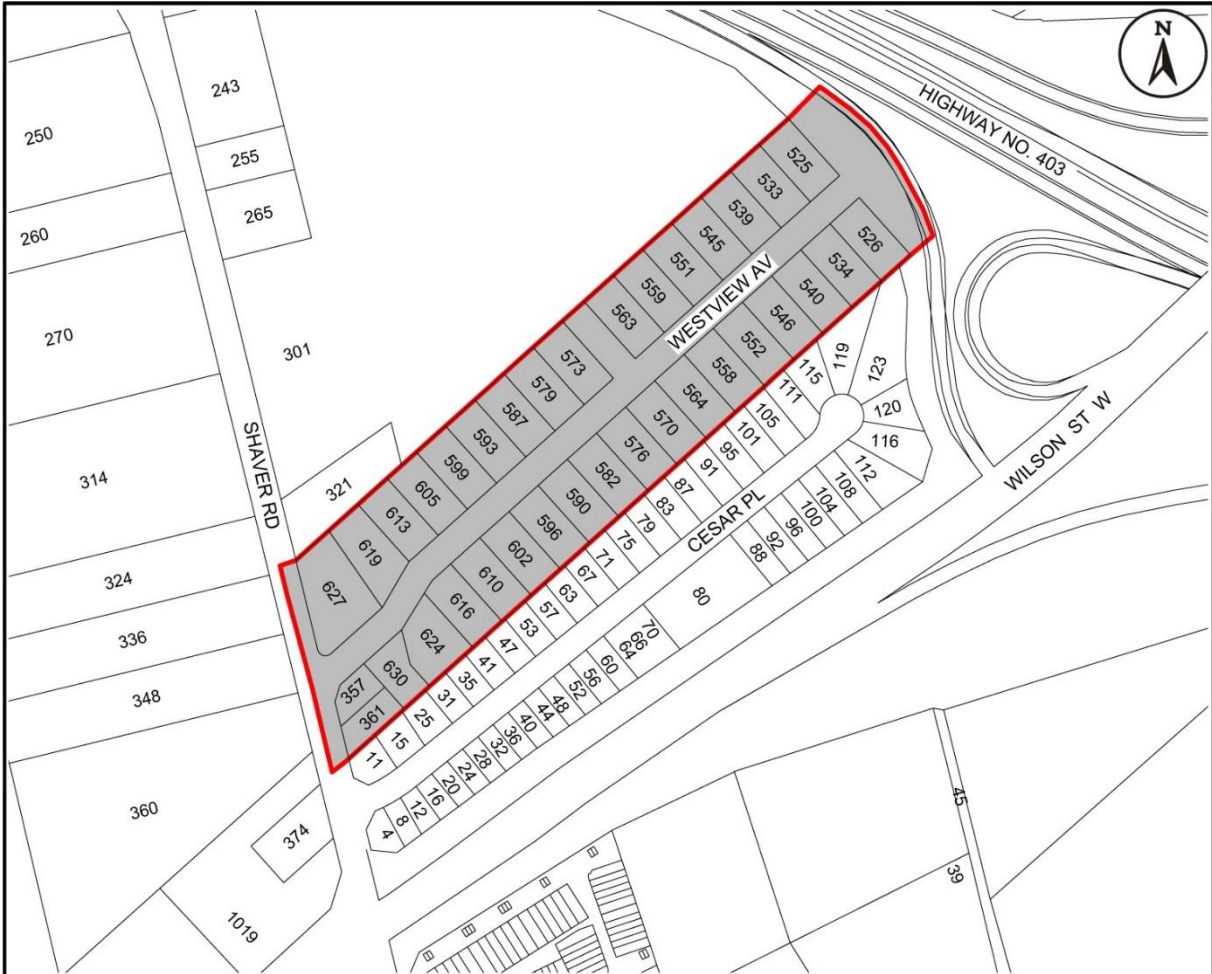


To Amend Site Plan Control By-law No. 15-176
 Respecting Lands Located in Certain Residential Areas of Ancaster
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<p>This is Schedule "C5" to By-law No. 18-</p> <p>Passed the day of, 2018</p>	<p style="text-align: center;">-----</p> <p style="text-align: center;">Mayor</p> <p style="text-align: center;">-----</p> <p style="text-align: center;">City Clerk</p>		
<p style="text-align: center;">Schedule "C5"</p> <p style="text-align: center;">Map Forming Part of By-law No. 15-176</p> <p style="text-align: center;">as Amended by By-law No. 18-___</p>	<p>Subject Property</p> <p> Lands to be regulated by By-law No. 15-176, as amended by By-law No. 18-___</p>		
<p>Scale: N.T.S.</p> <p>Date: April 4, 2018</p>	<p>File Name/Number: CI-18-A</p> <p>Planner/Technician: JHE/AL</p>	 Hamilton	<p style="text-align: center; font-size: small;">PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>

To Amend Site Plan Control By-law No. 15-176
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This is Schedule "C6" to By-law No. 18-

Passed the day of, 2018


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 City Clerk

Schedule "C6"

Map Forming Part of
 By-law No. 15-176
 as Amended by By-law No. 18-___

Subject Property

 Lands to be regulated by By-law No. 15-176,
 as amended by By-law No. 18-___

Scale: N.T.S.	File Name/Number: CI-18-A	 Hamilton
Date: April 4, 2018	Planner/Technician: JHE/AL	
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To Amend Site Plan Control By-law No. 15-176
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This is Schedule "C7" to By-law No. 18-
 Passed the day of, 2018

 Mayor

 City Clerk

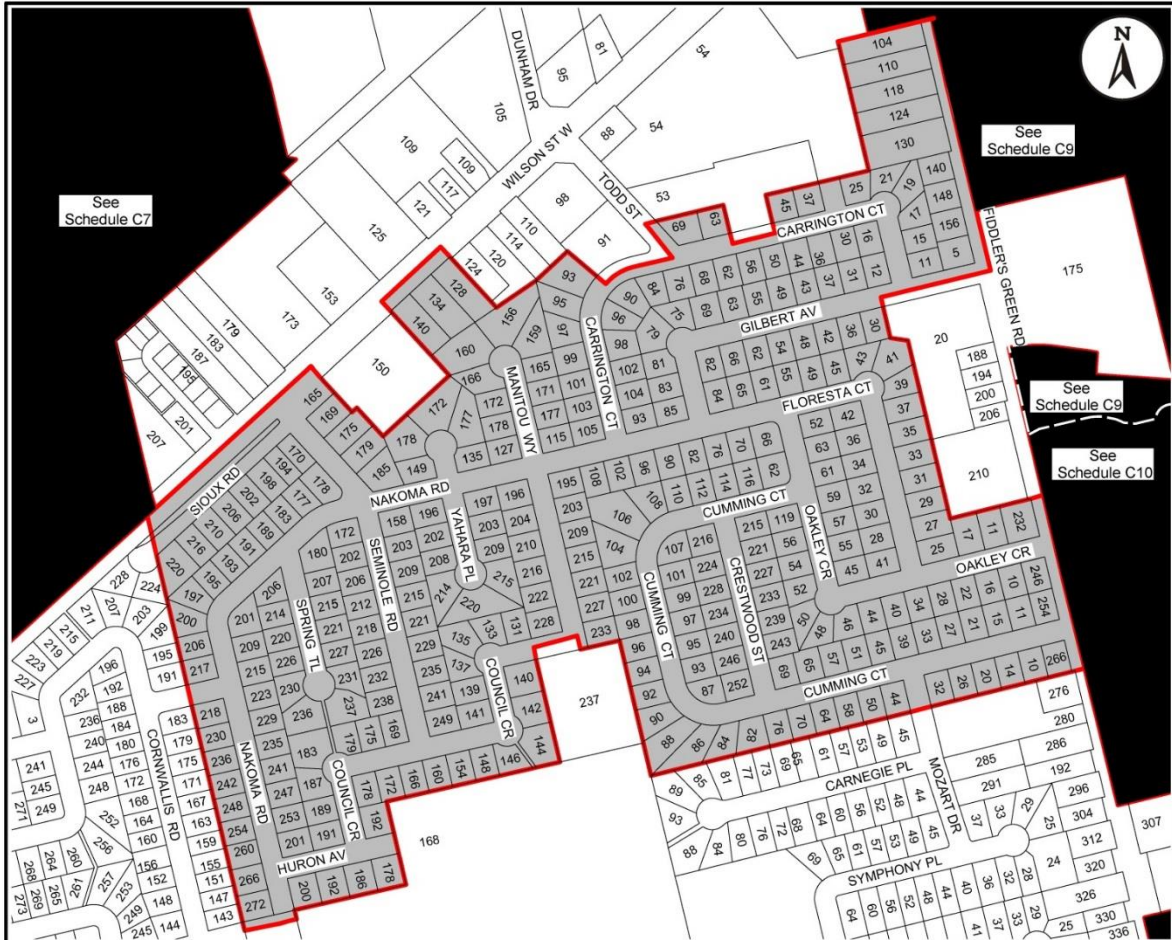
Schedule "C7"
 Map Forming Part of
 By-law No. 15-176
 as Amended by By-law No. 18-___

Subject Property
 Lands to be regulated by By-law No. 15-176,
 as amended by By-law No. 18-___

Scale: N.T.S.	File Name/Number: CI-18-A
Date: April 4, 2018	Planner/Technician: JHE/AL
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To Amend Site Plan Control By-law No. 15-176
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This is Schedule "C8" to By-law No. 18-

Passed the day of, 2018

 Mayor

 City Clerk

Schedule "C8"

Map Forming Part of
 By-law No. 15-176

as Amended by By-law No. 18-___

Subject Property



Lands to be regulated by By-law No. 15-176,
 as amended by By-law No. 18-___

Scale:
 N.T.S.

File Name/Number:
 CI-18-A

Date:
 April 4, 2018

Planner/Technician:
 JHE/AL



Hamilton

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To Amend Site Plan Control By-law No. 15-176
 Respecting Lands Located in Certain Residential Areas of Ancaster
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This is Schedule "C9" to By-law No. 18- Passed the day of, 2018		----- Mayor ----- City Clerk
<h2>Schedule "C9"</h2> <h3>Map Forming Part of By-law No. 15-176</h3> as Amended by By-law No. 18-___		Subject Property Lands to be regulated by By-law No. 15-176, as amended by By-law No. 18-___
Scale: N.T.S.	File Name/Number: CI-18-A	 Hamilton PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Date: April 4, 2018	Planner/Technician: JHE/AL	

To Amend Site Plan Control By-law No. 15-176
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This is Schedule "C10" to By-law No. 18-
 Passed the day of, 2018

 Mayor

 City Clerk

Schedule "C10"

Map Forming Part of
 By-law No. 15-176
 as Amended by By-law No. 18-___

Subject Property
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Date: April 4, 2018	Planner/Technician: JHE/AL
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To Amend Site Plan Control By-law No. 15-176
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This is Schedule "C11" to By-law No. 18-
 Passed the day of, 2018

 Mayor

 City Clerk

Schedule "C11"

Map Forming Part of
 By-law No. 15-176
 as Amended by By-law No. 18-_____

Subject Property
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This is Schedule "C12" to By-law No. 18-
 Passed the day of, 2018

 Mayor

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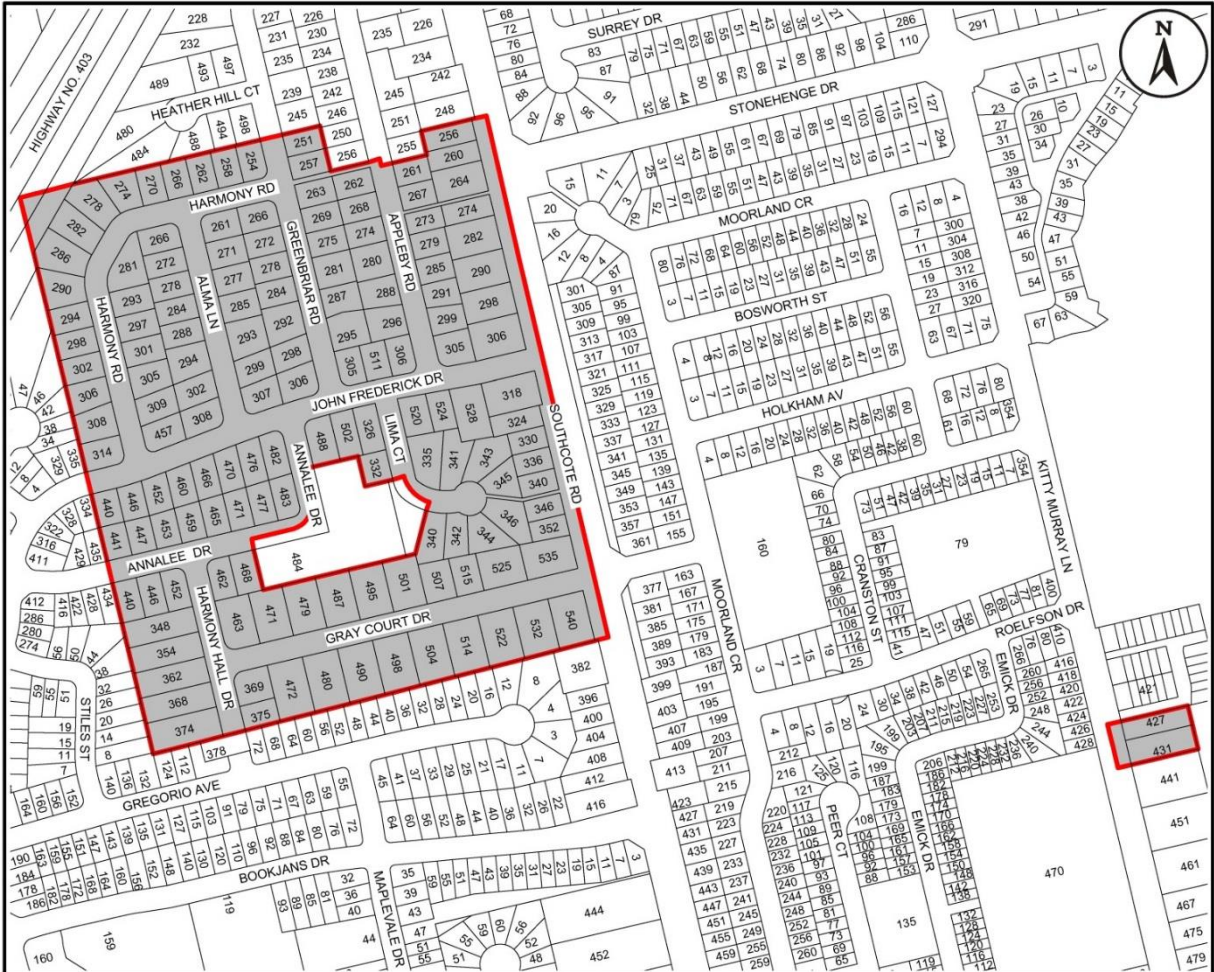
Schedule "C12"

Map Forming Part of
 By-law No. 15-176
 as Amended by By-law No. 18-___

Subject Property
 Lands to be regulated by By-law No. 15-176,
 as amended by By-law No. 18-___

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This is Schedule "C13" to By-law No. 18-
 Passed the day of, 2018

 Mayor

 City Clerk

Schedule "C13"
 Map Forming Part of
 By-law No. 15-176
 as Amended by By-law No. 18-____

Subject Property
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Date: April 4, 2018	Planner/Technician: JHE/AL
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	

