

Authority: Item 4, Planning Committee Report 23-019 (PED23231)

CM: November 22, 2023 Ward: 11

Written approval for this by-law was given by Mayoral Decision MDE-2023 10 dated November 22, 2023

Bill No. 220

CITY OF HAMILTON

BY-LAW NO. 23-220

To Amend Zoning By-law No. 464 (Glanbrook) Respecting Lands Located at 2800 Library Lane and 2641 Regional Road 56 (Glanbrook)

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 lawful successor to certain area municipalities, including the former area municipality known as “The Corporation of the Township of Glanbrook” 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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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. 464 (Glanbrook) was enacted on the 16th day of March, 1992, and approved by the Ontario Land Tribunal on the 31st day of May 1993;

AND WHEREAS Council, in adopting Item 4 of Report 23-019 of the Planning Committee at its meeting held on the 22nd day of November, 2023, recommended that Zoning By-law No. 464 (Glanbrook), be amended as hereinafter provided;

AND WHEREAS this By-law is in conformity with the Urban Hamilton Official Plan.

NOW THEREFORE the Council of the City of Hamilton amends Zoning By-law No. 464 (Glanbrook) as follows:

1. That Schedule “H”, appended to and forming part of By-law No. 464 (Glanbrook), be amended by changing the zoning from the Restricted Agricultural “A2” Zone (Block 1) and Residential Multiple “RM4” Zone (Block 2) to Residential Multiple “RM4-322” Zone, Modified, on the lands the extent and boundaries of which are shown on the plan hereto annexed as Schedule “A”.
2. That SECTION 44: EXCEPTIONS TO THE PROVISIONS OF THIS BY-LAW, be amended by adding the following:

“RM4-322” - 2800 Library Lane and 2641 Regional Road 56 (Block 1)

1. Notwithstanding SECTION 4: DEFINITIONS, LOT LINE, FRONT shall be defined as follows:

LOT LINE, FRONT, for Block 1 on Figure 2 of Section 50: Special Figures, shall mean the lot line having a length of 20.31 metres of frontage along Library Lane.

Notwithstanding SECTION 20: RESIDENTIAL MULTIPLE "RM4" Zone, Subsection 20.2 – REGULATIONS FOR USES PERMITTED IN PARAGRAPH (a) OF SUBSECTION 20.1, Clause (i), the following regulations shall apply to the lands zoned Residential Multiple "RM4-322" Zone, Modified:

- (i) Maximum Height for Block 1 on Figure 2 of Section 50: Special Figures.....10.7 metres

"RM4-322" - 2800 Library Lane and 2641 Regional Road 56 (Block 2)

2. Notwithstanding SECTION 4: DEFINITIONS, LOT LINE, FRONT shall be defined as follows:

LOT LINE, FRONT, for Block 2 on Figure 2 of Section 50: Special Figures, shall mean the lot line having a length of 20.13 metres of frontage along Library Lane.

3. Notwithstanding SECTION 7.13: ACCESSORY BUILDINGS, PARAGRAPH (b) (ii), (iii) and (iv), an accessory building of up to 230 square metres shall not be located less than 2.5 metres from the northerly lot line for Block 2 on Figure 2 of Section 50: Special Figures.
4. In addition to SECTION 20: RESIDENTIAL MULTIPLE "RM4" Zone and Subsection 20.1 –PERMITTED USES, the following shall apply to the lands zoned Residential Multiple "RM4-322" Zone, Modified, for Block 1 and Block 2 on Figure 2 of Section 50: Special Figures, unless otherwise specified:

PERMITTED ACCESSORY USES

For Block 2 on Figure 2 of Section 50: Special Figures, permitted uses, buildings and structures accessory to uses permitted in Paragraph 20.1 (a) on these lands may also include the following:

- (i) Convenience Retail Store;
- (ii) Restaurant, Standard; and,
- (iii) Community Centre.

Notwithstanding SECTION 20: RESIDENTIAL MULTIPLE "RM4" Zone, Subsection 20.2 – REGULATIONS FOR USES PERMITTED IN PARAGRAPH (a) OF SUBSECTION 20.1, Clauses (h), (i), and (l), the

following regulations shall apply to the lands zoned Residential Multiple "RM4-322" Zone, Modified:

- (h) Minimum Floor Area per Dwelling Unit for Block 2 on Figure 2 of Section 50: Special Figures:
 - (i) One Bedroom Unit.....45 square metres
 - (ii) Two Bedroom Unit.....65 square metres
- (i) Maximum Height for Block 2 on Figure 2 of Section 50: Special Figures16.5 metres
- (l) Planting Strip

A planting strip of a minimum width of 2.5 metres is required along a 25 metre portion of the eastern property line beginning 64.88 metres south of the north property line and extending to 89.88 metres for Block 2 on Figure 2 of Section 50: Special Figures.

"RM4-322"-2800 Library Lane and 2641 Regional Road 56 (Blocks 1 and 2)

- 5. Notwithstanding the regulations of SUBSECTION 7.35 MINIMUM PARKING REQUIREMENTS, Clauses (a)(vii), and (b), the following provisions shall apply:
 - (a) each parking space for ninety (90) degree perpendicular parking shall have a minimum width of 2.8 metres and a minimum length of 5.8 metres and each accessible parking space shall have a minimum width of 4.4 metres and a minimum length of 5.8 metres;
 - (b) 0.84 parking spaces per unit shall be required for Block 1 and Block 2 collectively on Figure 2 of Section 50; and
 - (c) Notwithstanding the division of the lands zoned Residential Multiple "RM4-322" Zone, Modified into two or more parcels, the parking provisions for these lands shall apply collectively.

Notwithstanding SECTION 20: RESIDENTIAL MULTIPLE "RM4" Zone, Subsection 20.2 – REGULATIONS FOR USES PERMITTED IN PARAGRAPH (a) OF SUBSECTION 20.1, Clauses (a), (c), and (g), the following regulations shall apply to the lands zoned Residential Multiple "RM4-322" Zone, Modified:

- (a) Minimum Lot Frontage.....20.13 metres
- (c) Maximum Lot Area.....3.04 hectares
- (g) Minimum Side and Rear Yards

Where the boundary of a Residential Multiple "RM4-322" Zone adjoins

lands zoned Residential "R4" a minimum yard of 7 metres shall be provided.

Where the boundaries of Blocks 1 and 2 on Figure 2 of Section 50: Special Figures adjoin, a minimum side yard of 3 metres shall be provided.

Where the boundary of a Residential Multiple "RM4-322" Zone adjoins any other zones a minimum yard of 9 metres shall be provided.

3. That SECTION 50: SPECIAL FIGURES, be amended by adding Figure 2: 2800 Library Lane and 2641 Regional Road 56.
4. 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 Multiple "RM4-322" Zone, Modified provisions, subject to the special requirements as referred to in Sections 2 and 3 of this By-law.
5. 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 22nd day of November, 2023.

A. Horwath
Mayor

J. Pilon
Acting City Clerk

ZAC-23-022



This is Schedule "A" to By-law No. 23-
 Passed the day of, 2023



 Mayor


 Clerk

Schedule "A"
Map forming Part of
By-law No. 23-_____
to Amend By-law No. 464

Subject Property

2800 Library Lane and a portion of lands located at 2641 Regional Road 56, Glanbrook (Ward 11)

-  Block 1 - Change in Zoning from the Restricted Agricultural "A2" Zone to the Residential Multiple "RM4-322" Zone, Modified
-  Block 2 - Change in Zoning from the Residential Multiple "RM4" Zone to the Residential Multiple "RM4-322" Zone, Modified



Scale: N.T.S	File Name/Number: ZAC-23-022	 Hamilton
Date: September 27, 2023	Planner/Technician: JV/AL	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		



Special Figure 2: 2800 Library Lane and 2641 Regional Road 56

Date:
October 2, 2023

Legend

-  Block 1
-  Block 2



Hamilton
Planning & Economic
Development Department