

Authority: Item 11, Planning and Economic
Development Committee
Report 04-022 (PD04316)
CM: December 15, 04

Bill No. 324

CITY OF HAMILTON

BY-LAW NO. 04-324

To Amend Zoning By-law No. 464 (Glanbrook) Respecting Lands located on Southbrook Drive Block 64, Registered Plan 62M-961

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 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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 Municipal Board on the 31st day of May, 1993;

AND WHEREAS the Council of the City of Hamilton, in adopting Item 11 of Report 04-022 of the Planning and Economic Development Committee at its meeting held on the 15th day of December, 2004, recommended that Zoning By-law No. 464 (Glanbrook), 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 Township of Glanbrook) in accordance with the provisions of the Planning Act;

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

1. Schedule "A", appended to and forming part of By-law No. 464 (Glanbrook) is amended,
 - (i) by changing from the Residential Multiple "RM2-157" Zone to the site-specific Residential Multiple "RM1-190" Zone,

the land the extent and boundaries of which are shown on the map hereto annexed as Schedule "A".

2. Notwithstanding the provisions of Subsection 17.1 **PERMITTED USES**, and Subsection 17.4 **REGULATIONS FOR USES PERMITTED IN PARAGRAPH (d) OF SUBSECTION 17.1 (SEMI-DETACHED DWELLING)** paragraphs (b)(i)&(ii), (d) and (e)(iii) in **Section 17: RESIDENTIAL MULTIPLE "RM1" ZONE**, the following provisions are applicable to the lands zoned *Residential Multiple "RM1-190"*:

"RM1-190"

(a) PERMITTED USES

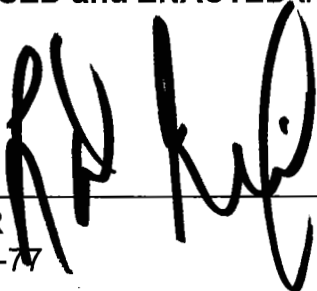
- (i) One (1) semi-detached dwelling per lot; and
- (ii) Uses buildings and structures accessory to the use in (i), pursuant to the provisions of Subsection 7.13 of the Township of Glanbrook Zoning By-law No. 464.

(b) REGULATIONS FOR A SEMI-DETACHED DWELLING

- (i) Minimum Lot Area
 - (A) Undivided Semi-Detached Interior Lot
611 square metres (6,576 square feet), for each dwelling, and
 - (B) Divided Semi-Detached Interior Lot
The minimum lot area for each dwelling unit shall be 305 square metres (3,288 square feet).
- (ii) Minimum Front Yard 6 metres (20 feet)
- (iii) Minimum Side Yard 1.2 metres (4 feet), except:
 - (A) 0.7 metres from the dividing property line to each dwelling, north of the centreline of the common party wall.

3. 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 and ENACTED this 15th day of December, 2004.



MAYOR
ZAR-04-77



CLERK