

**Authority:** Item 8, Planning and Economic  
Development Committee  
Report 05-013 (PED05014)  
CM: June 15, 2005

**Bill No. 159**

**CITY OF HAMILTON**

**BY-LAW NO. 05-159**

**To Amend:**

**Zoning By-law No. 87-57 (Ancaster)  
Zoning By-law No. 3581-86 (Dundas)  
Zoning By-law No. 90-145-2 (Flamborough)  
Zoning By-law No. 464 (Glanbrook)  
Zoning By-law No. 6593 (Hamilton)  
Zoning By-law No. 3692-92 (Stoney Creek),**

**Respecting:**

**Consolidated Lot Development**

**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 area municipality known as "The Corporation of the Town of Ancaster" and is the successor to the former Regional Municipality, namely, The Regional Municipality of Hamilton-Wentworth;

**AND WHEREAS** the City of Hamilton is the successor to certain area municipalities, including the former municipality known as the "The Corporation of the Town of Ancaster", "The Corporation of the Town of Dundas", "The Corporation of the Town of Flamborough", The Corporation of the Township of Glanbrook, "The Corporation of the City of Hamilton", "The Corporation of the City of Stoney Creek, 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 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

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**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 Corporation of the Town of Dundas passed Zoning By-law No. 3581-86 (Dundas) on the 22<sup>nd</sup> day of May 1986, which by-law was approved by the Ontario Municipal Board by Order dated the 10<sup>th</sup> day of May 1988;

**AND WHEREAS** the Council of The Corporation of the Town of Flamborough passed Zoning By-law No. 90-145-Z (Flamborough) on the 5<sup>th</sup> day of November 1990, which by-law was approved by the Ontario Municipal Board by Order dated the 21<sup>st</sup> day of December 1992;

**AND WHEREAS** Zoning By-law No. 464 (Glanbrook) on the 16<sup>th</sup> day of March 1992, and approved by the Ontario Municipal Board on the 31<sup>st</sup> day of May 1993;

**AND WHEREAS** the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 (Hamilton) on the 25<sup>th</sup> day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7<sup>th</sup> day of December 1951, (File No. P.F.C. 3821);

**AND WHEREAS** Zoning By-law No. 3692-92 (Stoney Creek) was enacted on the 8<sup>th</sup> day of December 1992, and approved by the Ontario Municipal Board on the 31<sup>st</sup> day of May, 1994;

**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, the Official Plan of the Town of Dundas, the Official Plan of the Town of Flamborough, the Official Plan of the Township of Glanbrook, the Official Plan of the City of Hamilton and the Official Plan of the City of Stoney Creek);

**AND WHEREAS** the Council of the City of Hamilton, in adopting Section 8 of Report 05-013 of the Planning and Economic Development Committee at its meeting held on the 15<sup>th</sup> day of June, 2005, recommended that Zoning By-law No. 87-57 (Ancaster), Zoning By-law No. 3581-86 (Dundas), Zoning By-law No. 90-145-Z (Flamborough), Zoning By-law No. 464 (Glanbrook), Zoning By-law No. 6593 (Hamilton) and Zoning By-law 3692-92 (Stoney Creek) be amended as hereinafter provided;

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

**1. Town of Ancaster**

- a. Section 7 of Zoning By-law No. 87-57 (Ancaster) is hereby amended by adding the following new subsection as follows:

**“7.28 REGULATION FOR CONSOLIDATED LOT DEVELOPMENT**

Where two or more abutting lots under one identical ownership are consolidated for the purpose of development, the internal lot lines of the original lots shall not be construed to be lot lines for the purposes of any zoning regulations provided that all applicable regulations of this By-law relative to the consolidated lot development and its external lot lines are complied with.”

- b. The City 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.

**2. Town of Dundas**

- a. Section 6 of Zoning By-law No. 3581-86 (Dundas) is hereby amended by adding the following new subsection as follows:

**“6.24 REGULATION FOR CONSOLIDATED LOT DEVELOPMENT**

Where two or more abutting lots under one identical ownership are consolidated for the purpose of development, the internal lot lines of the original lots shall not be construed to be lot lines for the purposes of any zoning regulations provided that all applicable regulations of this By-law relative to the consolidated lot development and its external lot lines are complied with.”

- b. The City 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.

**3. Town of Flamborough**

- a. Section 5 of Zoning By-law No. 90-145-Z (Flamborough) is hereby amended by adding the following new subsection as follows:

**“5.36 REGULATION FOR CONSOLIDATED LOT DEVELOPMENT**

Where two or more abutting lots under one identical ownership are consolidated for the purpose of development, the internal lot lines of the original lots shall not be construed to be lot lines for the purposes of any zoning regulations provided that all applicable regulations of this By-law relative to the consolidated lot development and its external lot lines are complied with.”

- b. The City 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.

**4. Township of Glanbrook**

- a. Section 7 of Zoning By-law No. 464 (Glanbrook) is hereby amended by adding the following new subsection as follows:

**“7.41 REGULATION FOR CONSOLIDATED LOT DEVELOPMENT**

Where two or more abutting lots under one identical ownership are consolidated for the purpose of development, the internal lot lines of the original lots shall not be construed to be lot lines for the purposes of any zoning regulations provided that all applicable regulations of this By-law relative to the consolidated lot development and its external lot lines are complied with.”

- b. The City 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.

**5. City of Hamilton**

- a. Section 6 of Zoning By-law No. 6593 (Hamilton) is hereby amended by adding the following new subsection as follows:

**“(21) REGULATION FOR CONSOLIDATED LOT DEVELOPMENT**

Where two or more abutting lots under one identical ownership are consolidated for the purpose of development, the internal lot lines of the original lots shall not be construed to be lot lines for the purposes of any zoning regulations provided that all applicable regulations of this By-law relative to the consolidated lot development and its external lot lines are complied with.”

- b. The City 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.

**6. City of Stoney Creek**

- a. Section 4.4 of Zoning By-law 3692-92 (Stoney Creek) is hereby amended by adding the following new subsection as follows:

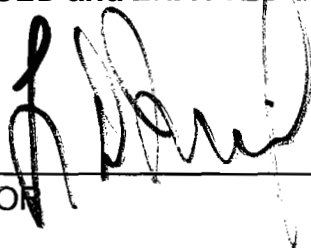
**“4.4.10 REGULATION FOR CONSOLIDATED LOT DEVELOPMENT**


Where two or more abutting lots under one identical ownership are consolidated for the purpose of development, the internal lot lines of the original lots shall not be construed to be lot lines for the purposes of any zoning regulations provided that all applicable regulations of this By-law relative to the consolidated lot development and its external lot lines are complied with.”

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- b. The City 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 15<sup>th</sup> day of June, 2005.

  
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MAYOR

  
\_\_\_\_\_  
CLERK

CI-05-E