

Authority: Item 10 , Planning and Economic
Development Committee
Report 05016(PED05040)
CM: July 13,2005

Bill No. 203

CITY OF HAMILTON

BY-LAW NO. 05-203

**To Amend Zoning By-law No. 90-145-Z (Flamborough),
Respecting Lands located at 80 Rockcliffe Road**

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 municipality known as the “The Corporation of the Town of Flamborough” 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

AND WHEREAS Zoning By-law No. 90-145-Z (Flamborough) was enacted on the 5th day of November 1990, and approved by the Ontario Municipal Board on the 21st day of December, 1992;

AND WHEREAS the Council of the City of Hamilton, in adopting Item 10 of Report 05-016 of the Planning and Economic Development Committee at its meeting held on the 13th day of July, 2005, recommended that Zoning By-law No. 90-145-Z (Flamborough), be amended as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the City of Hamilton (formerly the Town of Flamborough Official Plan) in accordance with the provisions of the Planning Act.

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

1. That Schedule “A-30” attached to and forming part of Zoning By-law No. 90-145-Z (Flamborough), as amended, is hereby further amended by changing the zoning from Urban Residential (Single Detached) “R1-6” Zone to Urban Residential

By-law respecting Lands located at 80 Rockcliffe Road

Page 2 of 3

(Single Detached) "R1-29" Zone on lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. Section 6 –Urban Residential (Single Detached) "R1" Zone of Zoning By-law No. 90-145-Z, is hereby amended by adding the following subsection:

"6.3.29 "R1-29" (See Schedule A-30)

Permitted Uses

- (a) Single Detached Dwelling

Zone Provisions

- | | |
|---|------------------------------------|
| (a) Lot Area (minimum): | 1,200 square metres |
| (b) Lot Frontage (minimum): | 30 metres |
| (c) Height (maximum): | 8.2 metres |
| (d) Lot.Coverage (maximum): | 25% |
| (e) Interior Side Yard (minimum): | 3 metres |
| (f) Floor Space (maximum): | |
| 1 storey: | 274 square metres |
| 1-1/2 storeys: | 274 square metres on
main floor |
| 2 storeys: | 372 square metres |
| (g) All other zone provisions of Section 6.2, "R1" Zone shall apply." | |

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 13th day of July, 2005.



MAYOR



CLERK



This is Schedule "A" to By-Law No 05-203

Passed the 13th day of July, 2005

[Signature]
Clerk

[Signature]
Mayor

Schedule "A"

Map Forming Part of
By-Law No. 05-203
to Amend By-Law No. 90-145-Z

 Change in Zoning from the Urban Residential (Single Detached) "R1-6" Zone to the Urban Residential (Single Detached) "R1-29" Zone

