

**Authority:** Item 13, Planning and Economic  
Development Committee  
Report 05-016 (PED05050)  
CM: July 13,2005

**Bill No. 205**

**CITY OF HAMILTON**

**BY-LAW NO. 05-205**

**To Amend Zoning By-law No. 3692-92 (Stoney Creek), Respecting the Property  
located at 506 Glover 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 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

**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** the Council of the City of Hamilton, in adopting Section of Report 05- of the Planning and Economic Development Committee at its meeting held on the day of , 2005, recommended that Zoning By-law No. 3692-92 (Stoney Creek), be amended as hereinafter provided;

**AND WHEREAS** this by-law is in conformity with the Official Plan of the City of Hamilton (formerly the City of Stoney Creek Official Plan), approved by the Minister under the Planning Act on May 12, 1986;

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

1. That Map No. 16 of Schedule “A”, appended to and forming part of By-law No. 3692-92 (Stoney Creek) is amended,
  - (a) by changing the zoning from the Neighbourhood Development “ND” Zone to the Single Residential “R4-13” Zone, the lands comprised of Block “1”; and,

**By-law respecting property located at 506 Glover Road**

(Page 2 of 3)

- (b) by changing the zoning from the Neighbourhood Development "ND" Zone to the Single Residential "R3" Zone, the lands comprised of Block "2",

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

2. That Section 6.5.7, "Special Exemptions", of Zoning By-law No. 3692-92 (Stoney Creek), be amended by adding a new special provision "R4-13", to include the following:

**"R4-13 506 Glover Road, Schedule "A", Map No. 16**


Notwithstanding the provisions of Paragraphs (a), (c), and (g) of Subsection 6.5.3 of the Single Residential "R4" Zone, for those lands zoned "R4-13" by this By-law, the following shall apply:

- |                                    |   |
|------------------------------------|---|
| (a) Minimum Lot Area<br>Corner Lot | 390 square metres   |
| (c) Minimum Front Yard             | 3 metres, except 5.8 metres to an attached garage or carport. |
| (g) Maximum Lot Coverage           | No maximum  |

In addition to the regulations of Section 4.19 "Yard Encroachments", porches, including porch foundation walls, may project 1.5 metres into the required flankage yard."

3. 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 Single Residential "R3" Zone provisions, and the Single Residential "R4" provisions, subject to the special requirements referred to in Section 2.
4. 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

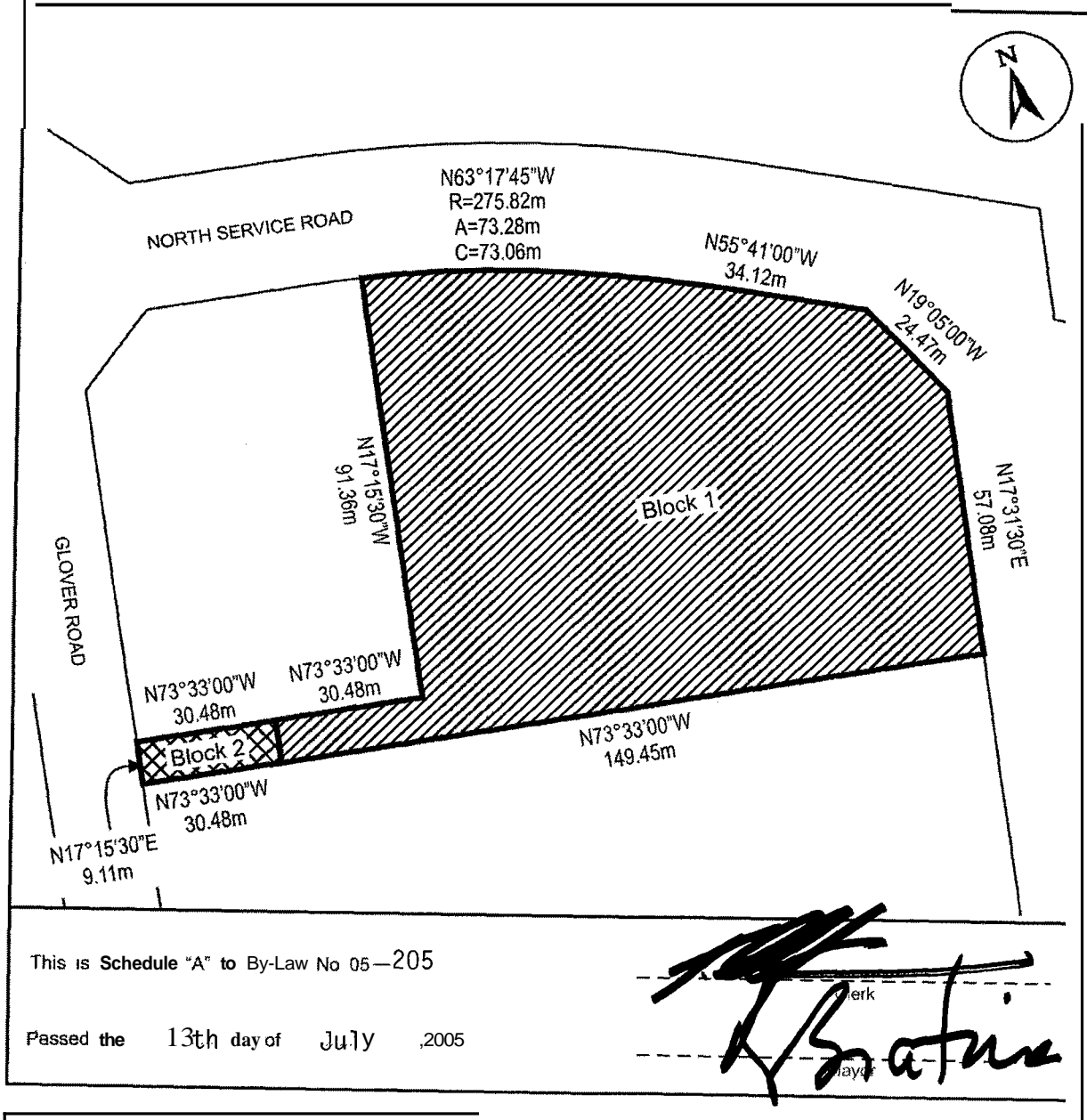
  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CLERK

ZAC-05-27/25T-200504

By-law respecting property located at 506 Glover Road

(Page 3 of 3)



This is Schedule "A" to By-Law No 05-205

Passed the 13th day of July, 2005

*[Signature]*  
 Clerk  
 Mayor

**Schedule "A"**

Map Forming Part of  
 By-Law No. 05-\_\_\_\_  
 to Amend By-Law No. 3692-92

Planning and Economic Development Department  
 Hamilton

**Subject Property**  
 506 Glover Road

Change in Zoning from the:

**Block 1**  
 Neighbourhood Development "ND" Zone to the Single Residential "R4-13" Zone

**Block 2**  
 Neighbourhood Development "ND" Zone to the Single Residential "R3" Zone

	Scale: <b>Not to Scale</b>	File Name/Number: <b>ZAC-05-27</b>
	Date: May 2005	Planner/Technician: GMMF

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