

Authority: Item 28, Planning and Economic
Development Committee
Report:05-017 (PED05014(a))
CM: August 10,2005

Bill No. 238

CITY OF HAMILTON

BY-LAW NO. 05-238

To Amend:

**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)
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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

AND WHEREAS Zoning By-law No. 87-57 (Ancaster) was enacted on the 22nd day of June 1987, and approved by the Ontario Municipal Board on the 23rd 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 22nd day of May 1986, which by-law was approved by the Ontario Municipal Board by Order dated the 10th 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 5th day of November 1990, which by-law was approved by the Ontario Municipal Board by Order dated the 21st day of December 1992;

AND WHEREAS Zoning By-law No. 464 (Glanbrook) 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 Corporation of the City of Hamilton passed Zoning By-law No. 6593 (Hamilton) on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS Zoning By-law No. 3692-92 (Stoney Creek) was enacted on the 8th day of December 1992, and approved by the Ontario Municipal Board on the 31st 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 Item 28 of Report 05-017 of the Planning and Economic Development Committee at its meeting held on the 10th day of August, 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:

■ - 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

By-law Respecting Consolidated Lot Development (Page 5 of 5)

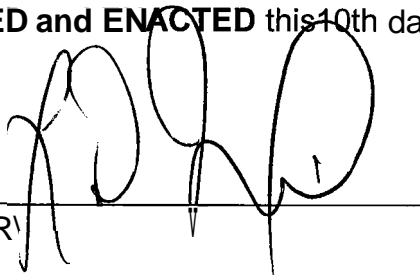
relative to the consolidated lot development and its external lot lines are complied with.”

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.

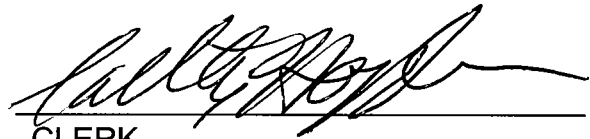
7. **By-law 05-159 is hereby repealed.**

PASSED and ENACTED this 10th day of August, 2005.

MAYOR

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CLERK

A handwritten signature in black ink, appearing to be a cursive name with a long horizontal stroke extending to the right.

CI-05-E