

Authority: Item 9, Planning and Economic
Development Committee
Report: 06-009 (PED06160)
CM: June 14, 2006

Bill No. 157

CITY OF HAMILTON

BY-LAW NO. 06-157

To Amend Zoning By-law No. 464 (Glanbrook) Respecting Lands located at 2665 Binbrook Road East

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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 9, of Report 06-009 of the Planning and Economic Development Committee at its meeting held on the 14th day of June, 2006, 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);

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

1. Schedule "H", appended to and forming part of By-law No. 464 (Glanbrook) is amended by changing from the Existing Residential "ER" Zone to the modified General Commercial "C3-212" Zone, applicable to the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

By-law Respecting 2665 Binbrook Road East (Page 2 of 3)

2. That Section 44, "Exceptions to the Provisions of this By-law", of Zoning By-law No. 464, be amended by adding a new special provision, "C3-212", to include the following:

C3-212 2665 Binbrook Road East

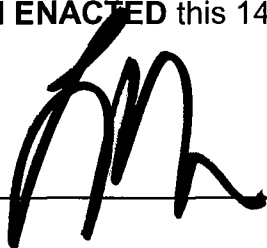
Notwithstanding the regulations of **SECTION 25: GENERAL COMMERCIAL "C3" ZONE**, Subsection 25.2 – **REGULATIONS FOR PERMITTED USES IN SUBSECTION 25.1**, Clauses (f) and (j), the following regulations shall apply to the lands zoned "C3-212";

- (g) Minimum Front Yard 7.4 metres
- (j) Minimum Parking Requirements
- (iv) No parking space or part thereof shall be located and no land shall be used for the temporary parking or storage of any motor vehicle within the front yard, or less than 4.5 metres (15 feet) from the boundary of any Residential or Institutional Zone or any Zone where the adjoining land is used for residential or institutional purposes.

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 14th day of June, 2006.

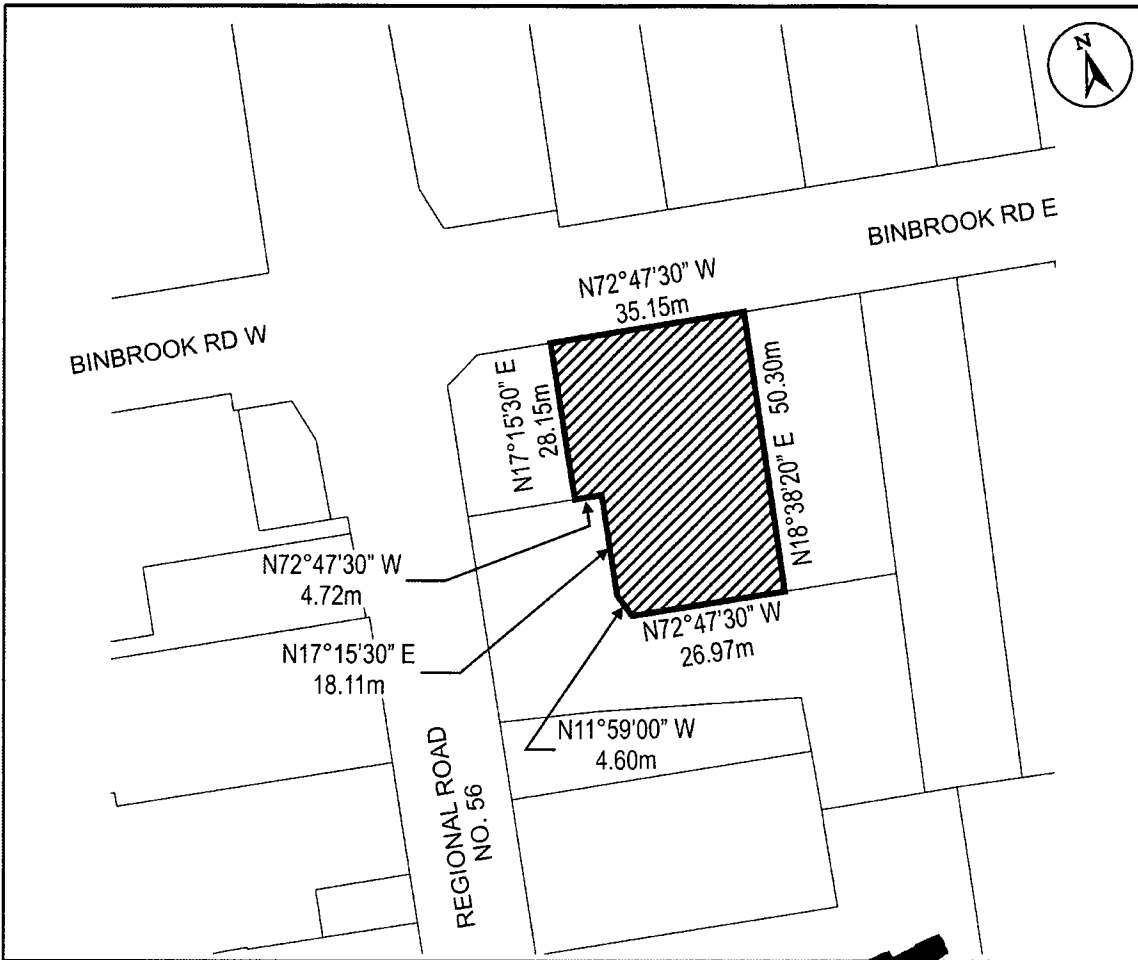
MAYOR



CLERK



ZAC-06-13



This is Schedule "A" to By-Law No. 06—157

Passed the 14th day of June, 2006

[Handwritten Signature]
Clerk

[Handwritten Signature]
Mayor

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

Schedule "A"

Map Forming Part of
By-law No. 06-157

to Amend By-law No. 464

Subject Property

2665 Binbrook Road East, Glanbrook



Change in Zoning from the Existing Residential "ER" Zone to the modified General Commercial "C3-212" Zone

Scale: Not to Scale	File Name/Number: ZAC-06-13	
Date: March 2006	Planner/Technician: JM/MB	