

**Authority:** Item 15, Planning and Economic  
Development Committee  
Report: 06- 010 (PED06131)  
CM: June 28, 2006

**Bill No. 274**

**CITY OF HAMILTON**

**BY-LAW NO. 06-274**

**To Amend Zoning By-law No. 6593 (Hamilton),  
respecting lands located at 80 Springside Drive**

**WHEREAS** the City of Hamilton Act, 1999, Statues of Ontario, 1999 Chap.14, Sch. C. did incorporate, as of January 1<sup>st</sup>, 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 City of Hamilton" and is the successor of 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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** 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** the Council of the City of Hamilton, in adopting Item 15 of Report 06-010 of the Planning and Economic Development Committee at its meeting held on the 28<sup>th</sup> day of June, 2006, recommended that Zoning By-law No. 6593 (Hamilton), be amended as hereinafter provided;

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

1. That Sheet No. E-9e of the District Maps, appended to and forming part of By-law No. 6593 (Hamilton), as amended, is hereby amended by changing from the "B" (Suburban Agriculture and Residential, etc.) District to the "C" (Urban Protected Residential, etc.) District, Modified, the lands the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".
2. That the "C" (Urban Protected Residential, etc.) District regulations as contained in

By-law respecting 80 Springside Drive  
Section 9 of Zoning By-law No. 6593, applicable to the subject lands, be modified to include the following special requirements:

- (a) That a maximum of 17 single-family dwellings shall be permitted within all lands zoned "C/S-1564" (Urban Protected Residential, etc.) District, Modified.
  - (b) That notwithstanding Subsection 9(3)(i) of Zoning By-law 6593, a front yard along a front lot line abutting Seneca Avenue shall have:
    - (i) a depth of at least 6.0 metres for a lot with both side lot lines not greater than 32.0 metres in length;
    - (ii) a depth of at least 8.0 metres for a lot with the longest side lot line greater than 32.0 metres and equal to or less than 38.0 metres in length; and,
    - (iii) a depth of at least 11.5 metres for a lot with any side lot line greater than 38.0 metres in length.
  - (c) That notwithstanding Subsection 9(3)(ii) of Zoning By-law 6593, a side yard along each side lot line abutting Springside Drive shall have a width of at least 4.2 metres except that a roofed over, unenclosed porch may encroach within the sideyard a maximum of 1.2 metres.
  - (d) No building or structure, including a fence, shall be permitted within 4.2 metres of Springside Drive.
3. That no building or structure shall be erected, altered or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "C" District provisions, subject to the special requirements referred to in Section 2.
  4. By-law No. 6593 (Hamilton) is amended by adding this by-law to Section 19B as Schedule S-1564.
  5. Sheet No. E-9e of the District Maps is amended by marking the lands referred to in Section 1 of this by-law as S-1564.
  6. 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 13<sup>th</sup> day of September, 2006.

  
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MAYOR

  
\_\_\_\_\_  
CLERK

ZAC-05-70



This is Schedule "A" to By-Law No. 06-274


Passed the 13th day of September, 2006

*[Signature]*  
Clerk

*[Signature]*  
Mayor


## Schedule "A"


Map Forming Part of  
By-Law No. 06-274  
to Amend By-Law No. 6593

 Planning and Economic Development Department  
Hamilton

### Subject Property

**80 Springside Drive**

 Change in Zoning from the "B" (Suburban Agriculture and Residential, etc.) District to the "C" (Urban Protected Residential, etc.) District, Modified.

	Scale: <b>Not to Scale</b>	File Name/Number: <b>ZAC-05-70 / 25T-200515</b>
	Date: <b>July 2005</b>	Planner/Technician: <b>OQ/MF</b>

T&C File Name: N:\IT&c\Zoning\_By-Law\_Amendments\By-Law\_Schedule\_A\2005July\core\ZAC-05-70\_ScheduleA.cdr