

Authority: Item 12, Economic Development
and Planning Committee
Report 07-015(PED07217)
CM: September 12, 2007

Bill No. 257

CITY OF HAMILTON

BY-LAW NO. 07-257

To Amend Zoning By-law No. 464 (Glanbrook) Respecting Lands located at 112 Marion Street

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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 12 of Report 07-015 of the Economic Development and Planning Committee at its meeting held on the 12th day of September, 2007, 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 "F", appended to and forming part of By-law No. 464 (Glanbrook) is amended as follows:
 - (a) by changing the zoning from the Existing Residential "ER" Zone to the Residential "R1" Zone, the land comprised of Block "1"; and,

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- (b) by changing the zoning from the Existing Residential "ER" Zone to the Residential "R1-226" Zone, the land comprised of Block "2";

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

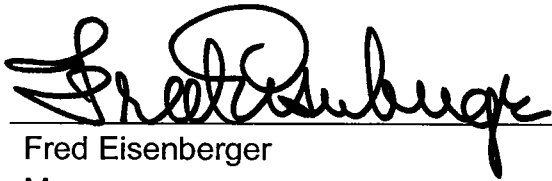
2. That Section 44, "Exceptions to the Provisions of this By-law", of Zoning By-law No. 464 (Glanbrook), be amended by adding a new special exception, "R1-226", as follows:

R1-226 Notwithstanding the regulation of **SECTION 13: RESIDENTIAL "R1" ZONE**, Subsection 13.2 (e) (ii) – **MINIMUM SIDE YARD**, the following site specific regulation shall apply for lands zoned "R1-226":

- (a) On a corner lot, the minimum side yard abutting the flankage street shall be 4.5 metres (14.7 feet).

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 Residential "R1" Zone 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 12th day of September, 2007.

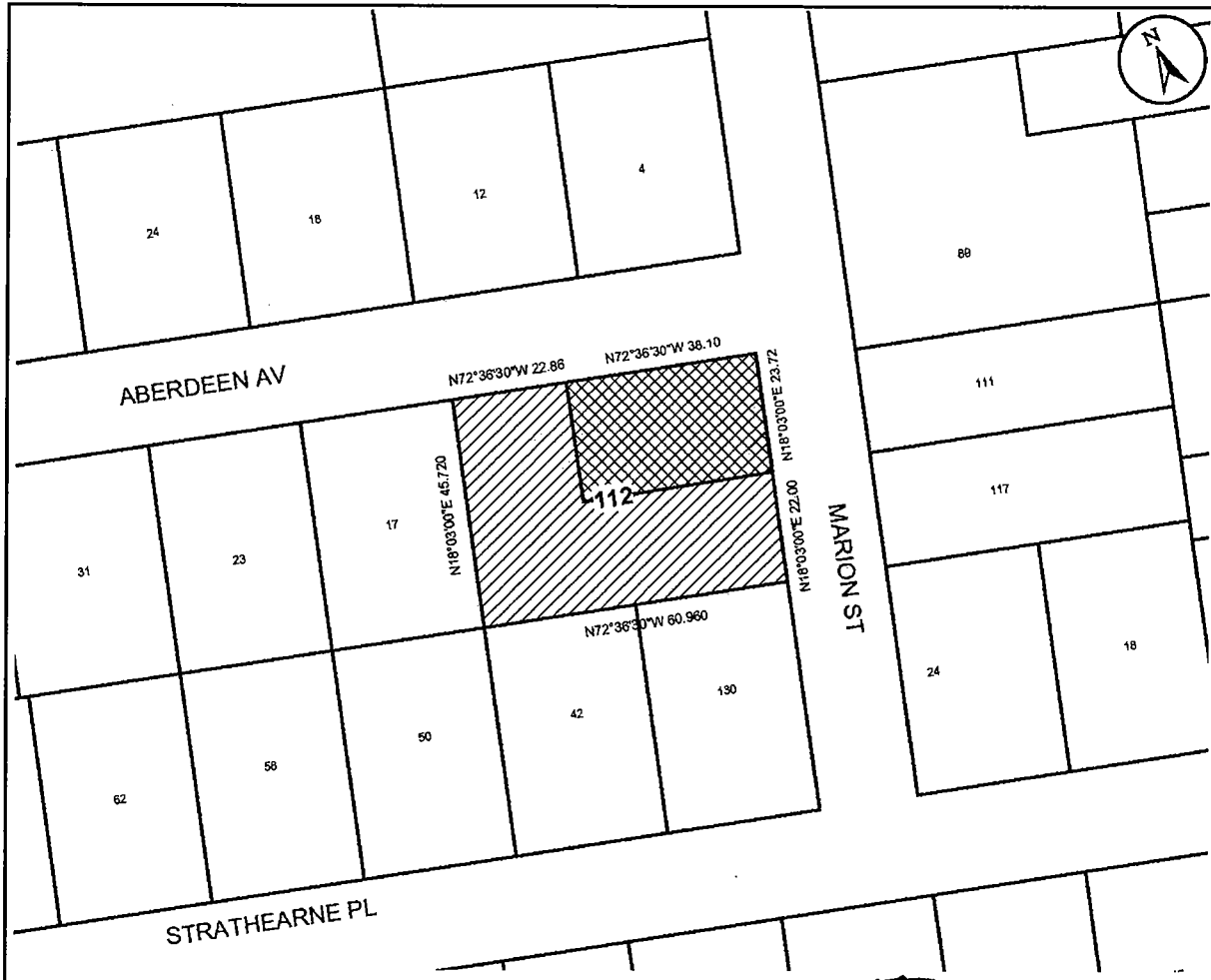


Fred Eisenberger
Mayor



Kevin C. Christenson
City Clerk

ZAR-07-26



This is Schedule "A" to By-Law No. 07-257

Passed the ...12th day of ...September, 2007

[Signature]
 Clerk
 Mayor



Schedule "A"

Map Forming Part of
 By-Law No. 07-257

to Amend By-law No. 464

Subject Property

112 Marion Street

-  Block 1 - Change in Zoning from the Existing Residential "ER" Zone to the Residential "R1" Zone.
-  Block 2 - Change in Zoning from the Existing Residential "ER" Zone to the Residential "R1-226" Zone,

Scale:
 N.T.S.

File Name/Number:
 ZAR-07-026

Date:
 May 30, 2007

Planner/Technician:
 DF/IF



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT