

Authority: Item 13, Economic Development and
Planning Committee
Report 08:015 (PED08170)
CM: August 7, 2008

Bill No. 190

CITY OF HAMILTON

BY-LAW NO. 08-190

To Amend Zoning By-law No. 464 (Glanbrook) Respecting Lands located at 9345 Chippewa Road West

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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 13 of Report 08-015 of the Economic Development and Planning Committee, at its meeting held on the 7th day of August, 2008, recommended that Zoning By-law No. 464 (Glanbrook), be amended as hereinafter provided;

AND WHEREAS this by-law will be in conformity with the Official Plan of the City of Hamilton (the Official Plan of the former Township of Glanbrook) with the approval of Official Plan Amendment No. 66;

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

1. That Schedule "B", appended to and forming part of By-law No. 464 (Glanbrook) is amended:

**To Amend Zoning By-law No. 464 (Glanbrook) Respecting
Lands located at 9345 Chippewa Road West
Page 2 of 4**

- (a) by changing from the General Agricultural "A1" Zone to the General Agricultural "A1-240" Zone, the land comprised as Block "1"; and,
- (b) by changing from the General Agricultural "A1" Zone to the General Agricultural "A1-241" Zone, the land comprised as 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 the By-law", of Zoning By-law No. 464, be amended by adding a new special provision, "A1-240", as follows:

"A1-240" 9345 Chippewa Road West

Notwithstanding **SECTION 8: GENERAL AGRICULTURAL "A1" ZONE, Subsection 8.1 - PERMITTED USES**, the following uses shall be prohibited on the lands zoned "A1-240";

- (a) A single detached dwelling.
- (b) Outside parking and storage of larger vehicles not accessory to or required for an agricultural use.

Notwithstanding **SECTION 8: GENERAL AGRICULTURAL "A1" ZONE, Subsection 8.2 - REGULATIONS FOR USES PERMITTED IN PARAGRAPH (a) OF SUBSECTION 8.1 (AGRICULTURAL USES)**, Clause (a), the following regulation shall apply to the lands zone "A1-241";

- (a) Minimum Lot Frontage109.36 metres

3. That Section 44, "Exceptions to the Provisions of the By-law", of Zoning By-law No. 464, be amended by adding a new special provision, "A1-241", as follows:

"A1-241" 9345 Chippewa Road West

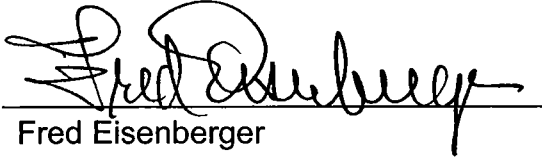
Notwithstanding the regulations of **SECTION 8: GENERAL AGRICULTURAL "A1" ZONE, Subsection 8.3.2 - REGULATIONS FOR USES PERMITTED IN PARAGRAPH (b) OF SUBSECTION 8.1 (SINGLE DETACHED DWELLINGS)**, Clause (d), the following regulation shall apply to the lands zone "A1-241";

An accessory building in excess of 15 square metres may be located 5.7 metres from the rear lot line.

To Amend Zoning By-law No. 464 (Glanbrook) Respecting
Lands located at 9345 Chippewa Road West
Page 3 of 4

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 7th day of August, 2008.



Fred Eisenberger
Mayor



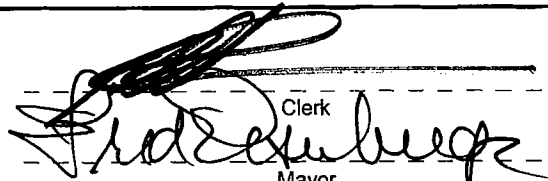
Kevin C. Christenson
City Clerk

ZAR-08-022

**To Amend Zoning By-law No. 464 (Glanbrook) Respecting
Lands located at 9345 Chippewa Road West
Page 4 of 4**



This is Schedule "A" to By-Law No. 08- 190
Passed the7th... day ofAugust., 2008


 Clerk
 Mayor

Schedule "A"

Map Forming Part of
By-Law No. 08- 190
to Amend By-law No.464

Subject Property

9345 Chippewa Road West, Glanbrook



Block 1: Change in zoning from the General Agriculture "A1" Zone to the General Agriculture "A1-240" Zone



Block 2: Change in zoning from the General Agricultural "A1" Zone to the General Agriculture "A1-241" Zone

Scale:
N.T.S.

File Name/Number:
ZAR-08-022/OPA-08-006

Date:
April 29, 2008

Planner/Technician:
DF/NB

