

Authority: Item 8, Economic Development
and Planning Committee
Report: 07-013 (PED07190)
CM: July 11, 2007

Bill No. 214

CITY OF HAMILTON

BY-LAW NO. 07-214

To Amend Zoning By-law No. 464 (Glanbrook) Respecting Lands located at 9854 Twenty 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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 Section 8 of Report 07-013 of the Economic Development and Planning Committee at its meeting held on the 11th day of July, 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 and the Official Plan of the former Township of Glanbrook;

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

1. Schedule "E", appended to and forming part of By-law No. 464 (Glanbrook) is amended by changing the zoning from the Existing Residential "ER" Zone to the Residential "R4-221" Zone, applicable to the lands, 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, be amended by adding the following:

"R4-221

Notwithstanding the minimum lot frontage, minimum lot area, maximum lot coverage and minimum front yard setback regulations of Subsection 16.2 **REGULATIONS FOR USES PERMITTED IN PARAGRAPH (a) of SUBSECTION 16.1 (SINGLE DETACHED DWELLING) of SECTION 16: RESIDENTIAL "R4" ZONE**, the following regulations shall apply to those lands zoned site specific Residential "R4-221":

REGULATIONS FOR USES PERMITTED IN PARAGRAPH (a) OF SUBSECTION 16.1 (SINGLE DETACHED DWELLING)

- | | | |
|-------|---------------------------------------|-------------------|
| (i) | Minimum Lot Frontage: | 11.0 metres |
| (ii) | Minimum Lot Area: | 350 square metres |
| (iii) | Maximum Lot Coverage shall not apply. | |
| (iv) | Minimum Front Yard: | 6.0 metres" |
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 "R4" 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 11th day of July, 2007.

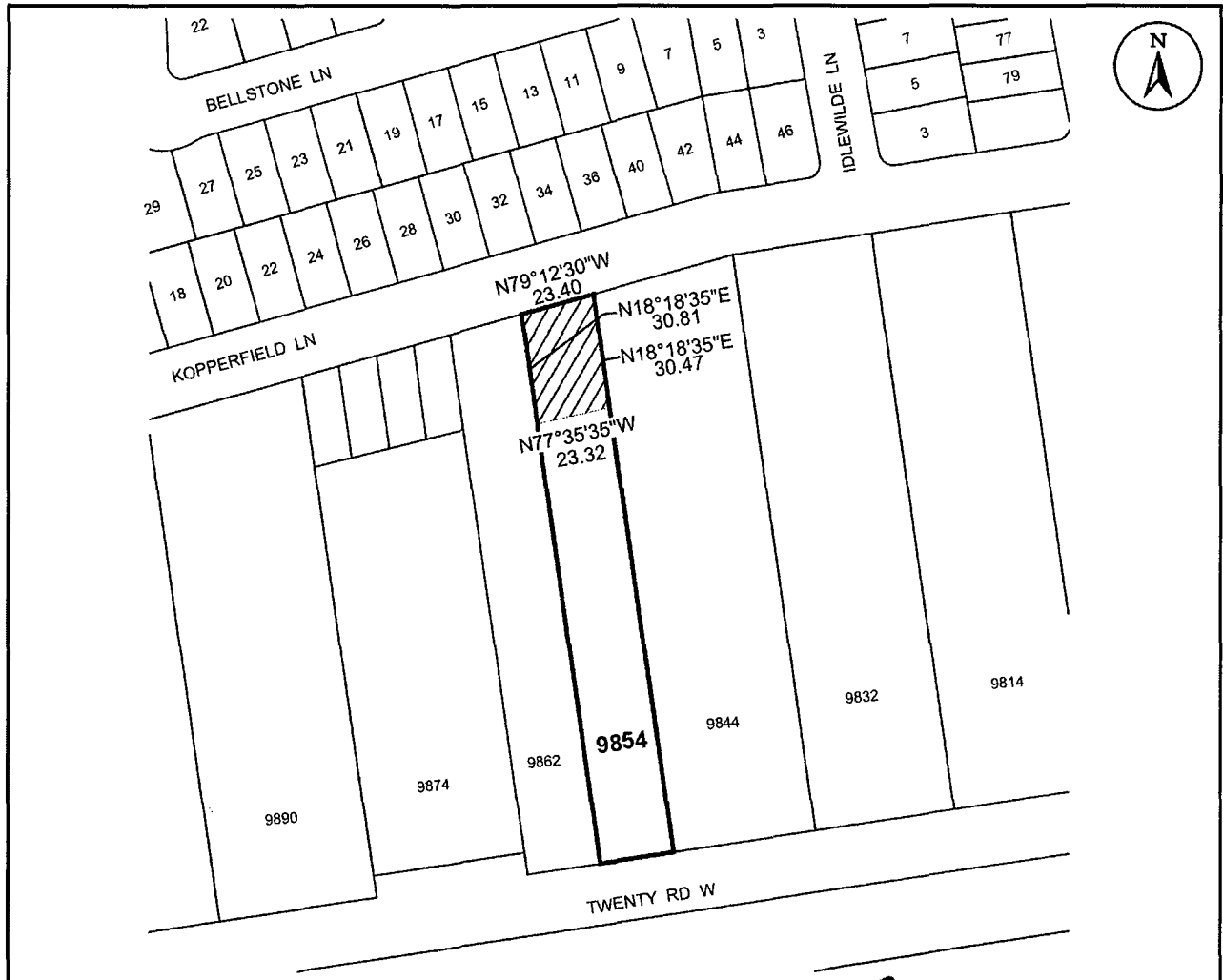


Fred Eisenberger
Mayor



Kevin C. Christenson
City Clerk

ZAR-07-017




This is Schedule "A" to By-Law No. 07- 214
 Passed the ...11th day of ...July....., 2007

Fred [Signature]
 Clerk
 Mayor

Schedule "A"
 Map Forming Part of
 By-Law No. 07- 214
 to Amend By-law No.464

Subject Property
 9854 Twenty Road West

 Change in zoning from the Existing Residential "ER" Zone to the Residential "R4-221" Zone.

Scale: N.T.S.	File Name/Number: ZAR-07-017	 Hamilton
Date: June 15, 2007	Planner/Technician: SH/KA	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		