

EXPLANATION OF THE PURPOSE AND EFFECT
OF BY-LAW NO. 10-259

1. The purpose of By-law No. 10-259 is to amend Zoning By-law No. 90-145-Z (Flamborough) by:

- (a) changing the zoning from the Urban Residential "R1-6" Zone, Modified, to the Urban Residential "R4-47" Zone, Modified, on the lands as shown as "Block 1" on the attached Key Map; and,
- (b) changing the zoning from the Urban Residential "R4-6" Zone, Modified, to the Urban Residential "R1-25" Zone, Modified, on the lands as shown as "Block 3" on the attached Key Map.

The effect of the by-law for Block 1 is to change the zoning of the subject lands in order to permit the development of single detached dwellings with the following modifications:

- Minimum Lot Area 900 square metres
- Minimum Lot Frontage 30 metres
- Maximum Lot Coverage 30%
- Minimum Rear Yard 5.2 metres for the dwelling existing on the date of the passing of the By-law.

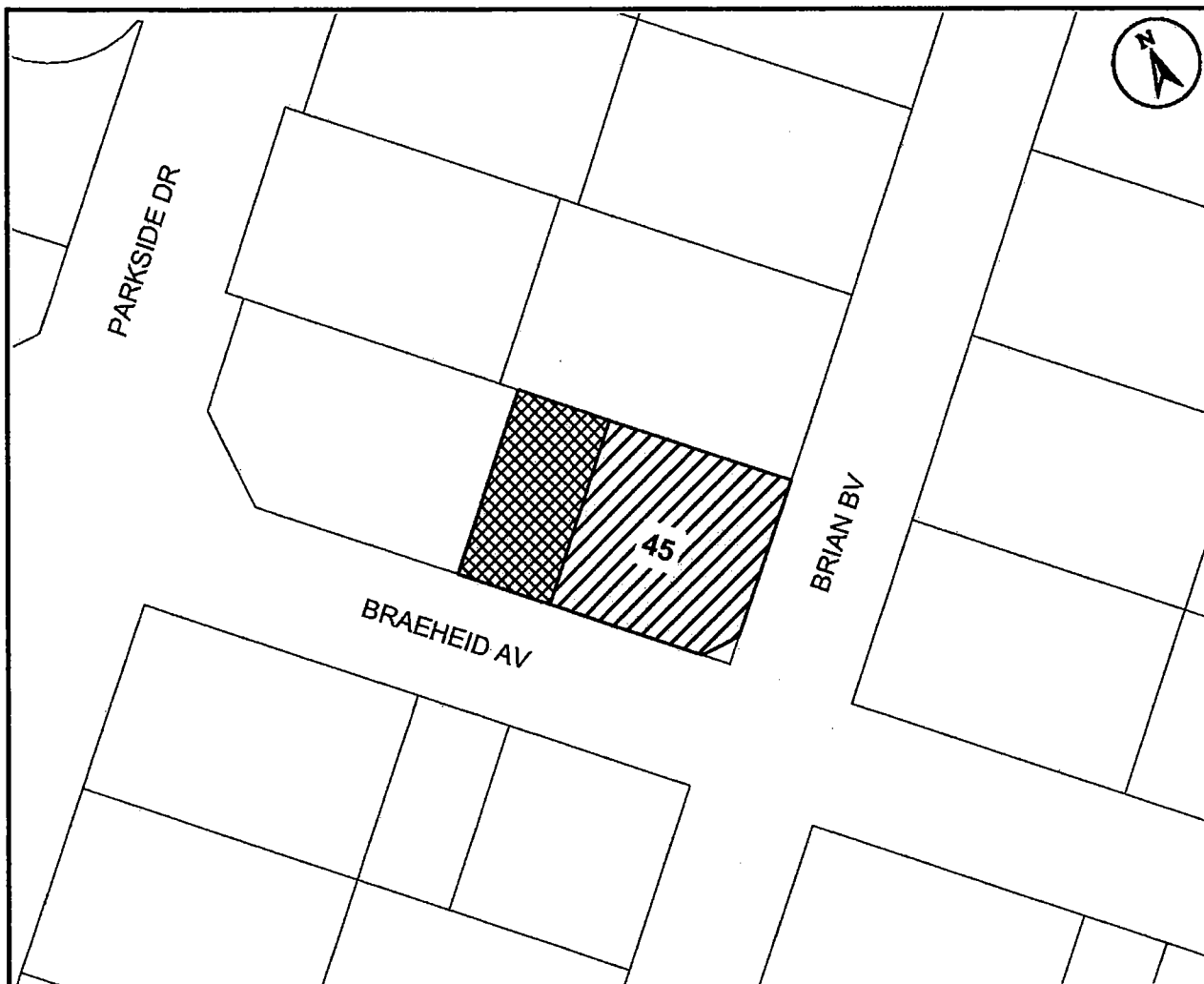
The effect of the by-law for Block 1 is to change the zoning of the subject lands in order to permit the development of single detached dwellings with the following modifications:

- Minimum Lot Area 460 square metres
- Minimum Lot Frontage 15 metres
- Height 8.2 metres
- Lot Coverage 30%
- Interior Side Yard (Minimum) 1.5 metres
- Exterior Side Yard (Minimum) 5 metres

2. Only the property referred to above and shown on the attached map is affected by the By-law. However, all owners of property within 120 metres (400 feet) of the property affected by the By-law are required to be notified.

Clerk
City Hall, Hamilton, Ontario

ZAR-10-030



Key Map to By-Law No. 10-259

Subject Property

45 Brian Boulevard



Block 1 - Change in Zoning from the Urban Residential "R1-6" Zone, Modified to Urban Residential "R1-47" Zone, Modified



Block 2 - Change in Zoning from the Urban Residential "R1-6" Zone, Modified to Urban Residential "R1-25" Zone, Modified

Scale:
N.T.S.

File Name/Number:
ZAR-10-030

Date:
October 19, 2010

Planner/Technician:
TL/SW



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT