

**Authority:** Item 2, Planning Committee  
Report: 13-005 (PED13057)  
CM: April 10, 2013

**Bill No. 097**

## **CITY OF HAMILTON**

### **BY-LAW NO. 13-097**

**To Amend Zoning By-law No. 90-145-Z Respecting Lands Located at 249, 251 and 255 Parkside Drive and 60 Truedell Circle, in the former Town of Flamborough, now in the City of Hamilton**

**WHEREAS** the City of Hamilton Act, 1999, Statutes of Ontario, 1999 Chap. 14, Sch. C. did incorporate, as of January 1, 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 "The Corporation of the Town of Flamborough" 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 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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** Zoning By-law No. 90-145-Z (Flamborough) was enacted on the 5<sup>th</sup> day of November 1990, and approved by the Ontario Municipal Board on the 21<sup>st</sup> day of December, 1992;

**AND WHEREAS** the Council of the City of Hamilton, in adopting Item 2 of Report 13-005 of the Planning Committee, at its meeting held on the 10th day of April, 2013, recommended that Zoning By-law No. 90-145-Z, 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 Town of Flamborough) in accordance with the provisions of the Planning Act.

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

1. That Schedule "A-6" of Zoning By-law No. 90-145-Z (Flamborough), as amended, is hereby further amended;
  - (a) by changing from the Urban Residential (Single Detached) "R1-6" Zone, Modified, to the Urban Residential (Single Detached) "R1-59" Zone, Modified, the lands comprised of **Block "1"**;
  - (b) by changing from the Urban Residential (Single Detached) "R1-34" Zone, to the Urban Residential (Single Detached) "R1-59" Zone, Modified, the lands comprised of **Block "2"**;
  - (c) by changing from the Urban Residential (Single Detached) "R1-6" Zone, Modified, to the Urban Residential (Single Detached) "R1-60" Zone, Modified, the lands comprised of **Block "3"**; and,
  - (d) by changing from the Urban Residential (Single Detached) "R1-34" Zone, Modified, to the Urban Residential (Semi-Detached and Link) "R4" Zone, the lands comprised of **Block "4"**;

the extent and boundaries of which are more particularly shown on Schedule "A" annexed hereto and forming part of this By-law.

2. That Section 6 - Urban Residential (Single Detached) "R1" Zone of Zoning By-law No. 90-145-Z (Flamborough), as amended, is hereby further amended by adding the following Sub-sections:

### 6.3 EXCEPTION NUMBERS

#### 6.3.59 "R1-59"

##### Permitted Uses:

- (a) Sub-section 6.3.34 shall apply.

##### Zone Provisions:

- (a) Lot Frontage (minimum)
  - (i) Single Detached Dwelling 7.8 m.
- (b) All other zone provisions of Sub-section 6.3.34 shall apply.

General Provisions:

Other than contained herein, the provisions of Section 5 shall apply.

6.3.60 "R1-60"

Permitted Uses:

(a) Sub-section 6.3.6 shall apply.

Zone Provisions:

(a) Lot Area (minimum) 1,180.0 sq. m.

(b) All other zone provisions of Sub-section 6.3.6 shall apply.

General Provisions:

Other than contained herein, the provisions of Section 5 shall apply.

3. That 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** this 10<sup>th</sup> day of April, 2013.

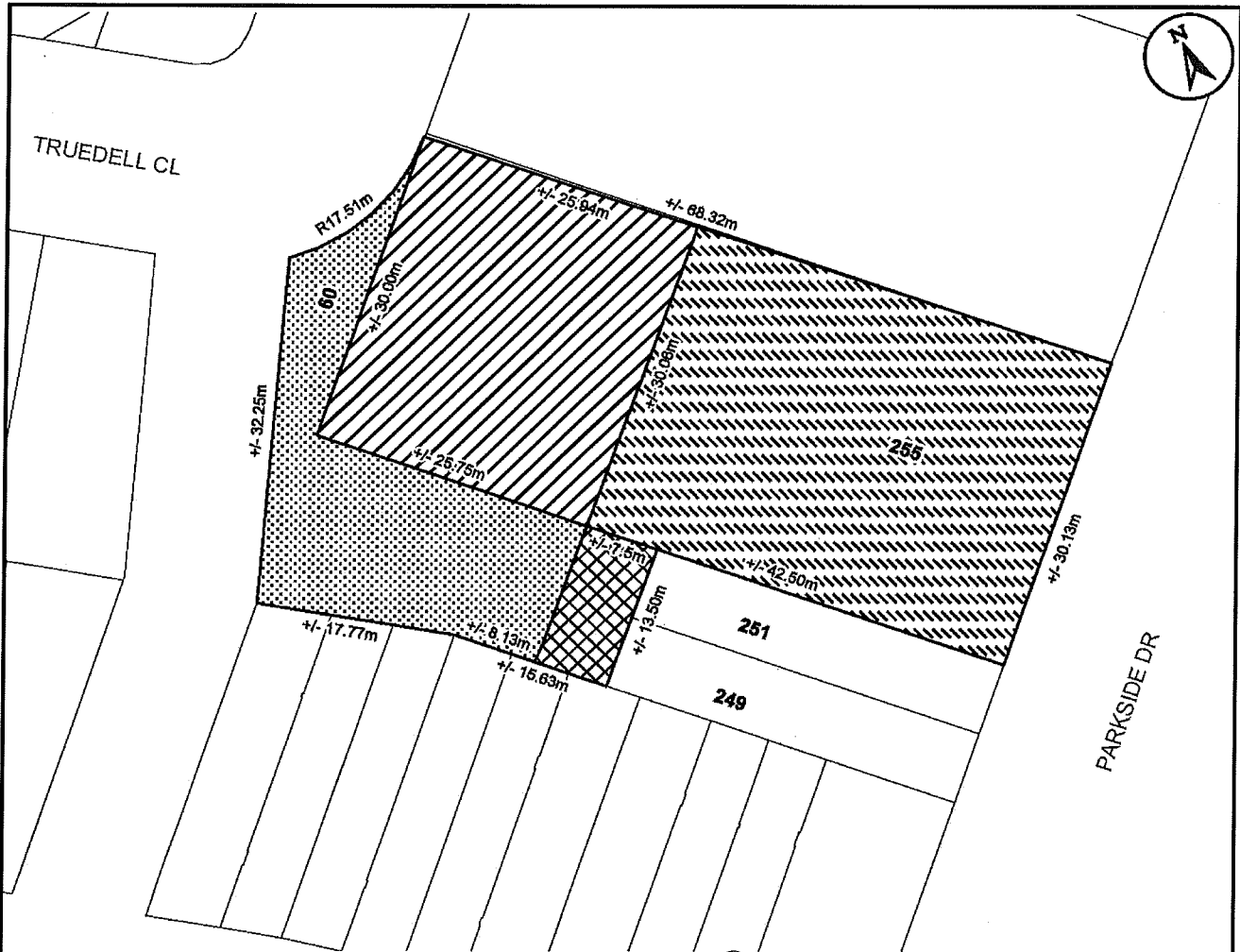


R. Bratina  
Mayor



R. Caterini  
City Clerk

ZAC-12-049



This is Schedule "A" to By-Law No. 13-097  
 Passed the 10th day of April, 2013

*R. Bratjina*  
 Mayor  
*[Signature]*  
 Clerk





## Schedule "A"

Map Forming Part of  
 By-Law No. 13- 097

to Amend By-law No. 90-145-Z

### Subject Property

249, 251, 255 Parkside Dr & 60 Truedell Cl

-  **Block 1:** Change in Zoning from the Urban Residential (Single Detached) "R1-6" Zone, modified with a special exception to the Urban Residential (Single Detached) "R1-59" Zone, modified with a special exception.
-  **Block 2:** Change in Zoning from the Urban Residential (Single Detached) "R1-34" Zone, modified with a special exception to the Urban Residential (Single Detached) "R1-59" Zone, modified with a special exception.
-  **Block 3:** Change in Zoning from the Urban Residential (Single Detached) "R1-6" Zone, modified with a special exception to the Urban Residential (Single Detached) "R1-60" Zone, modified with a special exception.
-  **Block 4:** Change in Zoning from the Urban Residential (Single Detached) "R1-34" Zone, modified to the Urban Residential (Semi-Detached and Link) "R4" Zone.

Scale:  
 N.T.S.

File Name/Number:  
 ZAC-12-049

Date:  
 February 7, 2013

Planner/Technician:  
 KM/AL



Hamilton