

**Authority:** Item 7, Planning Committee  
Report 14-012 (PED14154)  
CM: August 15, 2014

**Bill No. 206**

**CITY OF HAMILTON**

**BY-LAW NO. 14-206**

**To Amend Zoning By-law No. 90-145-Z (Flamborough), as amended,  
Respecting Lands located at 22 Dennis Avenue, (Flamborough)**

**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 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 5th day of November 1990, and approved by the Ontario Municipal Board on the 21st day of December, 1992;

**AND WHEREAS** the Council of the City of Hamilton, in adopting Item 7 of Report **14-016** of the Planning Committee at its meeting held on the **12<sup>th</sup>** day of **August**, 2014, recommended that Zoning By-law No. 90-145-Z (Flamborough), be amended as hereinafter provided;

**AND WHEREAS** this By-law is in conformity with the Urban Hamilton Official Plan of the City of Hamilton in accordance with the provisions of the Planning Act.

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

1. Schedule No. A-30, attached to and forming part of Zoning By-Law 90-145-Z (Flamborough), as amended, is hereby amended by changing the zoning from the "R1-6" Urban Residential (Single Detached) Zone to the "R1-66" Urban Residential (Single Detached) Zone, Modified;

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

2. That the "R1" Urban Residential (Single Detached) District regulations, as contained in Section 6 of Zoning By-law No. 90-145-Z, be modified to include the following special requirements:

"R1-66" (See Schedule A-31)

Permitted Uses

- (a) Subsection 6.1 shall apply.

Zoning Provisions

- |  |   |
|--|---|
| (a) Lot Area (minimum)   | 865 sq. m.  |
| (b) Lot Frontage (minimum)   | 25m   |
| (c) Interior Side Yard Setback (minimum)   | 3m, except for 1.8m for the dwelling existing on the date of the passing of this by-law |
| (d) Building Height (maximum)  | 8.2m  |
| (e) That the Dennis Avenue lot line be defined as the front lot line for the corner lot. |   |
| (f) All other zone provisions of Subsection 6.2 shall apply.                             |   |

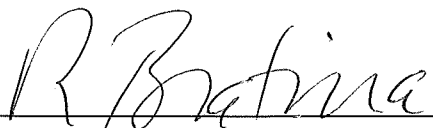
3. That the General Provisions regulations, as contained in Section 5 of Zoning By-law No. 90-145-Z, be modified to include the following special requirements:

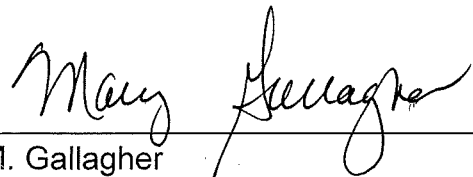
"R1-66" (See Schedule A-31)

- (a) That notwithstanding Section 5.2.3 a) the accessory building existing on the date of the passing of this by-law be permitted to be located within a required exterior side yard.

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** this 15th day of August 2014.

  
\_\_\_\_\_  
R. Bratina  
Mayor


  
\_\_\_\_\_  
M. Gallagher  
Acting City Clerk




This is Schedule "A" to By-law No. 14-206  
 Passed the 15 day of August, 2014

*R. Bratina*  
 Mayor  
*May Guelagh*  
 Clerk

**Schedule "A"**  
 Map Forming Part of  
 By-law No. 14-206  
 to Amend By-law No. 90-145-Z

**Subject Property**  
 22 Dennis Avenue  
 Change in Zoning from the Urban Residential (Single Detached) "R1-6" Zone to the Urban Residential (Single Detached) "R1-66" Zone

Scale: N.T.S.	File Name/Number: ZAR-13-034	
Date: June 18, 2014	Planner/Technician: DB/AL	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		