

Authority: By-law No. 22-217
CM: August 12, 2022 Ward: 11

CITY OF HAMILTON
BY-LAW NO. 25-102-PED
To Amend Zoning By-law No. 464
Respecting Lands Located at 3105 Fletcher Road (Glanbrook)

WHEREAS under the provisions of Subsection 29.2(1) of the *Planning Act*, as amended by Bill 13, the *Supporting People and Businesses Act, 2021*, a council of a local municipality may, by by-law, delegate the authority to pass by-laws under Section 34 of the *Planning Act* that are of a minor nature to a committee of council or an individual who is an officer, employee, or agent of the municipality.

AND 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 lawful 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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 Land Tribunal on the 31st day of May 1993;

AND WHEREAS Ontario Land Tribunal, issued decision on May 20, 2016, which added the Holding Provision to the balance of the subject lands located at 3105 Fletcher Road, Glanbrook, be amended as hereinafter provided;

AND WHEREAS the conditions of the Holding Provision for the lands shown in Schedule "A" attached to this By-law have been satisfied;


AND WHEREAS the Notice of Intention to Pass the Holding Removal By-law was issued on May 20th, 2025;

NOW THEREFORE the Director of Planning and Chief Planner of the City of Hamilton enacts as follows:

1. That Schedule "H", appended to and forming part of By-law No. 464 (Glanbrook), as amended, is hereby further amended by changing the zoning from Residential – Holding "H-R4-295" Zone, Modified to Residential "R4-295" Zone, Modified, the extent and boundaries of which are shown as Block 1 on a plan hereto annexed as Schedule "A".

2. That Schedule "H", appended to and forming part of By-law No. 464 (Glanbrook), as amended, is hereby further amended by changing the zoning from Residential Multiple – Holding "H-RM2-296" Zone, Modified, to Residential Multiple "RM2-296" Zone, Modified, the extent and boundaries of which are shown as Block 2 on a plan hereto annexed as Schedule "A".
3. That Schedule "H", appended to and forming part of By-law No. 464 (Glanbrook), as amended, is hereby further amended by changing the zoning from Residential Multiple – Holding "H-RM3-297" Zone, Modified, to Residential Multiple "RM3-297" Zone, Modified, the extent and boundaries of which are shown as Block 3 on a plan hereto annexed as Schedule "A".
4. That Schedule "H", appended to and forming part of By-law No. 464 (Glanbrook), as amended, is hereby further amended by changing the zoning from General Commercial – Holding "H-C3-299" Zone, Modified, to General Commercial – "C3-299" Zone, Modified, the extent and boundaries of which are shown as Block 4 on a plan hereto annexed as Schedule "A".
5. That Section 44, "Exceptions to the Provisions of this By-law", of Zoning By-law No. 464, be amended by deleting the Holding (H) Symbol in the Residential – Holding "H-R4-295" Zone, Modified.
6. That Section 44, "Exceptions to the Provisions of this By-law", of Zoning By-law No. 464, be amended by deleting the Holding (H) Symbol in the Residential – Multiple Holding "H-RM2-296" Zone, Modified.
7. That Section 44, "Exceptions to the Provisions of this By-law", of Zoning By-law No. 464, be amended by deleting the Holding (H) Symbol in the Residential Multiple – Holding "H-RM3-297" Zone, Modified.
8. That Section 44, "Exceptions to the Provisions of this By-law", of Zoning By-law No. 464, be amended by deleting the Holding (H) Symbol in the General Commercial – Holding "H-C3-299" Zone, Modified.
9. That 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 "R4-295" Zone, Modified, Residential Multiple "RM2-296" Zone, Modified, Residential Multiple "RM3-297" Zone, Modified, and General Commercial – "C3-299" Zone, Modified, provisions.

PASSED this 22nd day of May, 2025



Anita Fabac
Acting Director, Planning and Chief Planner

ZAH-25-016



This is Schedule "A" to By-law No. 25-102-PED
Passed the 22nd day of May, 2025


Director of Planning and Chief Planner


Schedule 'A'


Map forming part of
By-law No. 25-102-PED


to Amend By-law No. 464


Subject Property


3105 Fletcher Road, Glanbrook

 Block 1 – Change in zoning from Residential – Holding "H-R4-295" Zone, Modified to Residential "R4-295" Zone, Modified

 Block 2 – Change in zoning from Residential Multiple – Holding "H-RM2-296" Zone, Modified to Residential Multiple "RM2-296" Zone, Modified

 Block 3 – Change in zoning from Residential Multiple – Holding "H-RM3-297" Zone, Modified to Residential Multiple "RM3-297" Zone, Modified

 Block 4 – Change in zoning from General Commercial – Holding "H-C3-299" Zone, Modified to General Commercial "C3-299" Zone, Modified

 Refer to By-law No. 05-200

Scale:
N.T.S.

File Name/Number:
ZAC-25-016

Date:
May 20, 2025

Planner/Technician:
JVR/DR



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT