

Authority: Item 13, Planning Committee
Report 18-014 (PED18197)
CM: September 26, 2018
Ward: 11

Bill No. 291

CITY OF HAMILTON

BY-LAW NO. 18-291

**To Amend Zoning By-law No. 464 (Glanbrook)
Respecting Lands Located at 3331 Homestead Drive (Glanbrook)**

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 municipality known as the "The Corporation of the City of Hamilton" 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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 13 of Report 18-014 of the Planning Committee at its meeting held on the 4th day of September 2018, recommended that Zoning By-law No. 464 (Glanbrook), be amended as hereinafter provided; and

AND WHEREAS this By-law will be in conformity with the Urban Hamilton Official Plan and Rural Hamilton Official Plan, upon finalization of Official Plan Amendment No. 117;

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

1. That Schedule "F" – Mount Hope Urban Settlement Area Land Use Plan, appended to and forming part of By-law No. 464 (Glanbrook), be amended as follows:

- (a) by changing the zoning from General Commercial "H-C3-050" Zone, Modified with a Holding to the Residential "R3-311" Zone, Modified;

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 the By-law", as amended, of Zoning By-law No. 464, is hereby further amended by modifying the "R3-311" Zone provisions (a), (b), (d) and (f) as follows:

R3-311

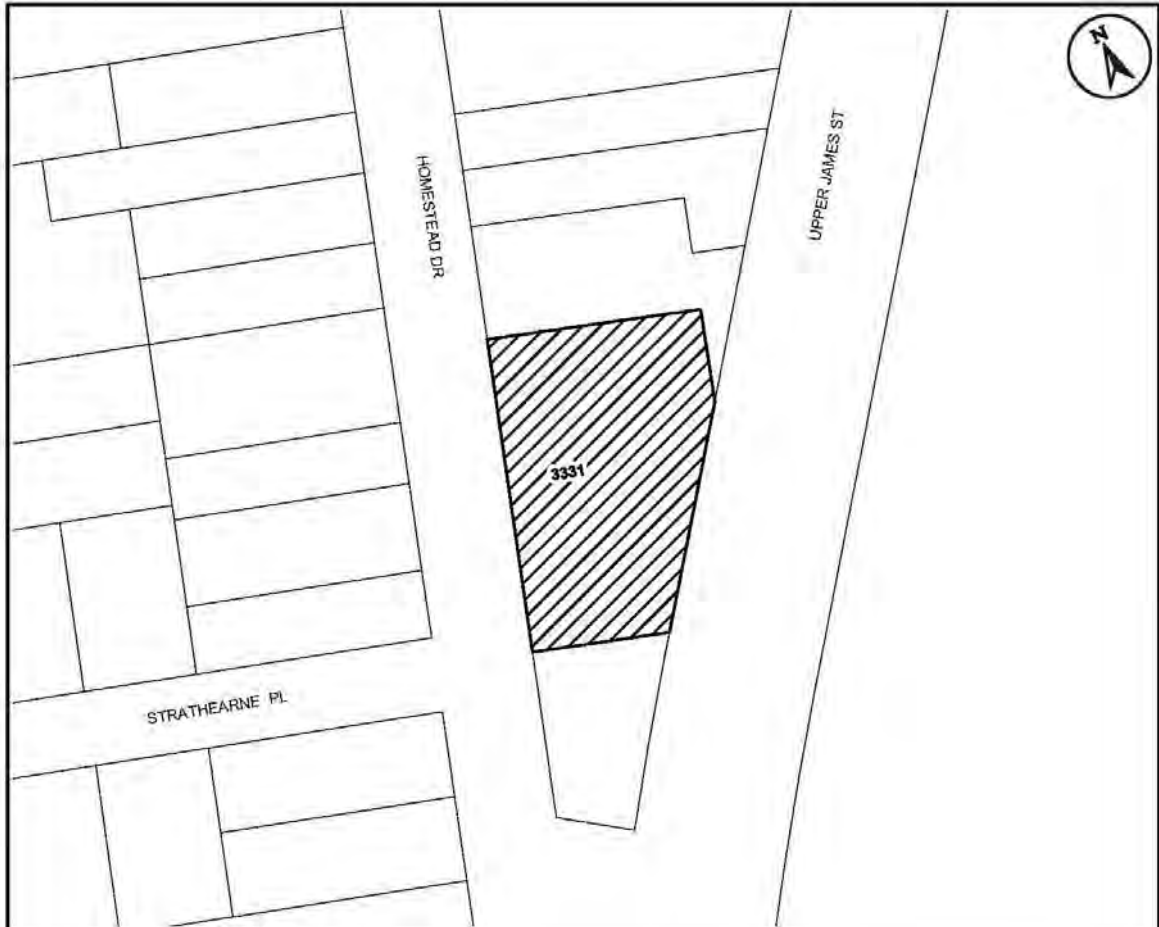
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|------|-----|----------------------|---|
| 15.2 | (a) | Minimum Lot Frontage | 20 metres |
| | (b) | Minimum Lot Area | 950 square metres for Lots 1-2, 905 square metres for Lot 3 and 760 square metres for Lot 4 |
| | (d) | Minimum Front Yard | 9 metres |
| | (f) | Minimum Rear Yard | 19 metres |
3. 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 "R3" Zone provisions, subject to the special requirements as referred to in Section 2 of this By-law.
4. That for the purposes of this by-law, the front lot line is deemed to be Homestead Drive and no vehicular egress to Upper James Street shall be permitted.
5. 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 26th day of September, 2018.

F. Eisenberger
Mayor

J. Pilon
Acting City Clerk

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This is Schedule "A" to By-law No. 18- Passed the day of, 2018	_____ Mayor _____ Clerk
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<h2 style="margin: 0;">Schedule "A"</h2> <h3 style="margin: 0;">Map Forming Part of By-law No. 18-_____</h3> <h3 style="margin: 0;">to Amend By-law No. 464</h3>	Subject Property 3331 Homestead Drive Change in zoning from H-C3-050 (General Commercial "C3" Zone- Holding) to Residential (R3-311) Zone, Modified.
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Scale: N.T.S.	File Name/Number: ZAC-18-007		Date: Jan. 10, 2018
Planner/Technician: JR/JAL			PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT