

Authority: Item 14, Planning and Economic
Development Committee
Report PD04168
CM: July 14, 2004

Bill No. 186

CITY OF HAMILTON

BY-LAW NO. 04-186

To Amend Zoning By-law No. 464 (Glanbrook) Respecting Lands located at 8029 Twenty Road East

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 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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 Municipal Board on the 31st day of May, 1993;

AND WHEREAS the Council of the City of Hamilton in adopting Section 14 of Report 04-013 of the Planning and Economic Development Committee at its meeting held on the 6th day of July, 2004, recommended that Zoning By-law No. 464 (Glanbrook), 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 Township of Glanbrook), approved by the Minister under the Planning Act on February 8, 1989;

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

1. Schedule "E", appended to and forming part of By-law No. 464 (Glanbrook) is amended as follows:
 - (a) by changing from the General Agricultural "A1" Zone to the Residential "R3-187" Zone, the land comprised of Block 1;

- (b) by changing from the General Agricultural "A1" Zone to the Residential - Holding "H-R3-187" Zone, the land comprised of Block 2;
- (c) by changing from the General Agricultural "A1" Zone to the Public Open Space "OS2" Zone, the land comprised of Block 3; and,
- (d) by changing from the General Agricultural "A1" Zone to the Open Space - Conservation "OS3" Zone, the land comprised of Block 4;

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 this By-law", of Zoning By-law No. 464, be amended by adding the Following new special provisions:

"R3-187 & H-R3-187

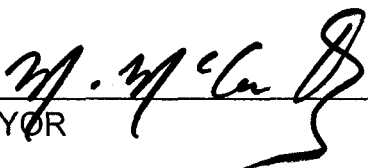
Notwithstanding the minimum lot frontage, lot area, lot coverage and front yard setback regulations of Subsection 15.2 (a), (b), (c) and (d) **REGULATIONS FOR USES PERMITTED IN SUBSECTION 15.1** of **SECTION 15: RESIDENTIAL "R3" ZONE**, for those lands zoned modified "R3-187", the following regulations shall apply:

- (a) Minimum Lot Frontage ... 15 metres, except 16 metres for a corner lot
- (b) Minimum Lot Area 450 square metres, except
490 square metres for a corner lot
- (c) Maximum Lot Coverage 40%, except 45% for bungalows
- (d) Minimum Front Yard 6 metres

The removal of the Holding Provision "H" by By-law for those lands zoned site-Specific Residential – Holding "H-R3-187" shall be subject to the Owner resolving fish habitat issues to the satisfaction of the Niagara Peninsula Conservation Authority."

3. 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 and ENACTED this 12th day of August, 2004.



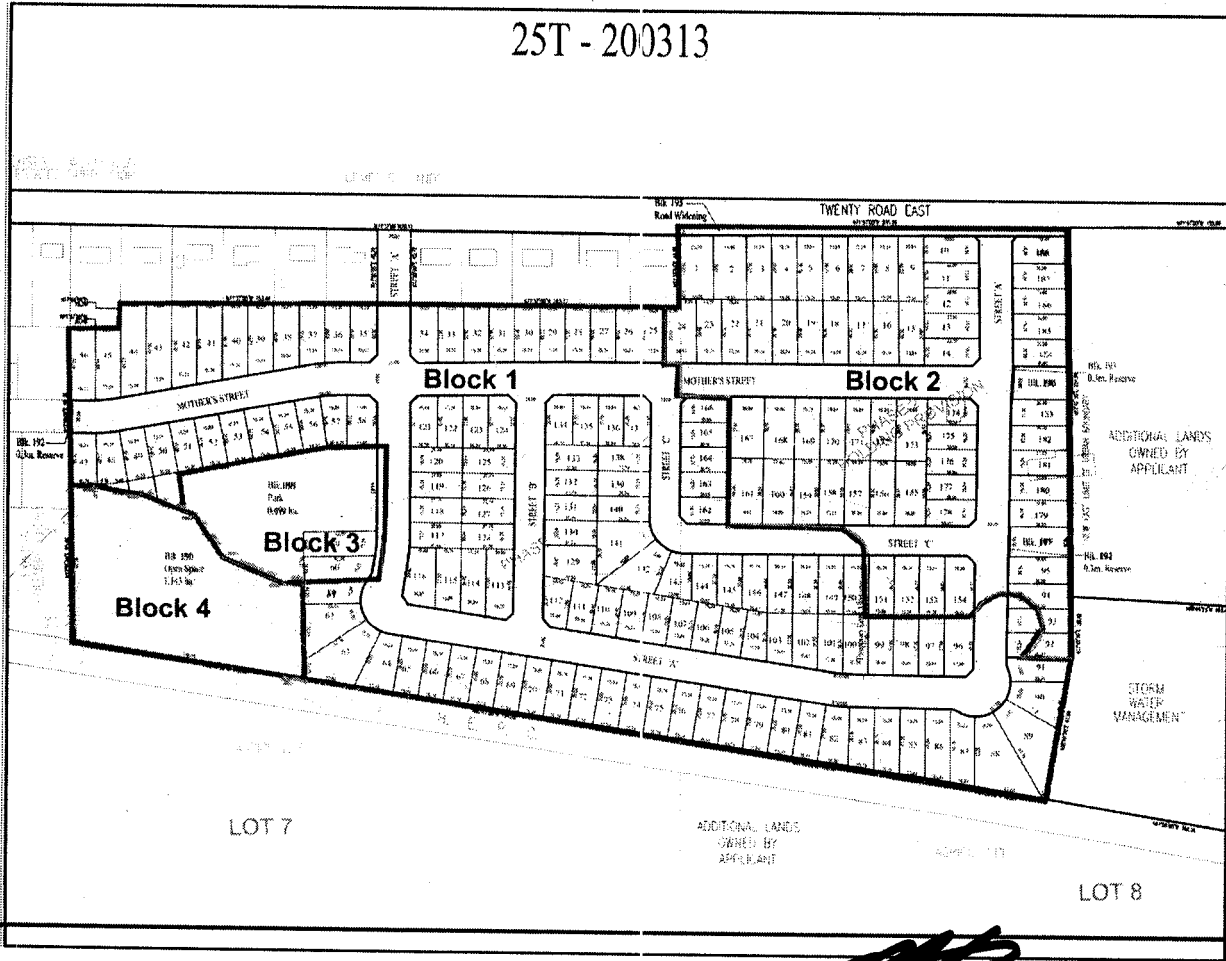
MAYOR



CLERK



25T - 200313



This is Schedule "A" to By-Law No. 04-186

Passed the 12th day of August, 2004

[Signature]
Clerk

[Signature]
Mayor

Schedule "A"

Map Forming Part of
By-Law No. 04-186
to Amend By-Law No. 464



Hamilton

Planning and Development Department

Legend

Lands to be Rezoned From the General Agricultural "A1" Zone to:

- Block 1 - Residential "R3-187"
- Block 2 - Residential-Holding "H-R3-187"
- Block 3 - Public Open Space "OS2"
- Block 4 - Open Space - Conservation "OS3"

North 	Scale NOT TO SCALE	Reference File No. OPA-03-16_ZAC-03-54
	Date June 17, 2004	Drawn By L.M.M.