

Authority: Item 10, Planning and
Economic Development
Report; 04-020 (PD04281)
CM: November 10, 04

Bill No. 275

CITY OF HAMILTON

BY-LAW NO. 04-275

**To Amend Zoning By-law No. 06593
Respecting Lands Located at 13 Brantdale Avenue**

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 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 (Hamilton) on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of the City of Hamilton, in adopting Item 10 of Report 04-020 of the Planning and Economic Development Committee at its meeting held on the 10th day of November, 2004, recommended that Zoning By-law No. 6593 (Hamilton), be amended as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

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

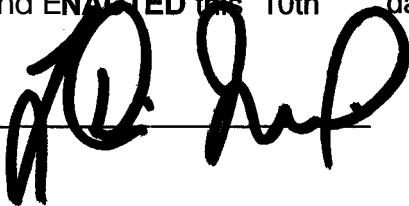
1. Sheet No. W-7 of the District Maps, appended to and forming part of By-law No. 6593 (Hamilton), is amended,
 - (a) by changing from "C" (Urban Protected Residential, etc.) District, to "R-4" (Small Lot Single Family Dwelling) District, Modified, the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

By-law respecting 13 Brantdale Avenue

3. The "R-4 (Small Lot Single Family Dwelling) District provisions, as contained in Section 9A of Zoning By-law No. 6593, applicable to the lands, on a plan hereto annexed as Schedule "A", are amended to the extent only of the following special requirement:
 - (a) That notwithstanding Section 9A(3)(c)(1)(i) of Zoning By-law 6593, the minimum lot width shall be 17.79 metres for a semi-detached dwelling.
4. 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 "R-4 (Small Lot Single Family Dwelling) District provisions, subject to the special requirement referred to in section 3(a).
5. By-law No. 6593 (Hamilton) is amended by adding this by-law to section 19B as Schedule S-1514.
6. The City 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 10th day of November, 2004.

MAYOR



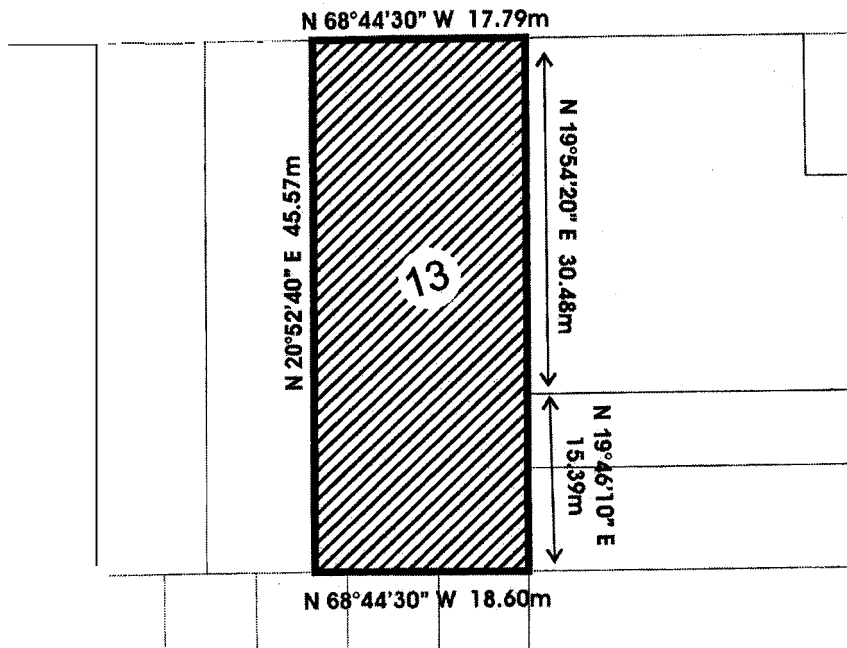
CLERK



ZAR-04-56



BRANTDALE AVENUE



This is Schedule "A" to By-Law No. 04-275

Passed the 10th day of November, 2004

[Signature]
Clerk

[Signature]
Mayor

Schedule "A"

Map Forming Part of
By-Law No. 04-275
to Amend By-Law No. 6593



Hamilton

Planning and Development Department

Legend



Subject Property

Change in zoning from "C" (Urban Protected Residential, etc.) District to "R-4" (Small Lot Single Family Dwelling) District, Modified

	Scale NOT TO SCALE	Reference File No. ZAR-04-56
	Date July 13, 2004	Drawn By LC