

**Authority:** Item 14, Planning and Economic  
Development Committee  
Report; 04-022(PD04310)  
CM: December 15, 04

**Bill No. 328**

**CITY OF HAMILTON**

**BY-LAW NO. 04-328**

**To Amend Zoning By-law No. 464 (Glanbrook), Respecting Lands Located at  
9906 and 9890 Twenty Road West**

**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 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 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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. 464 (Glanbrook) was enacted on the 16<sup>th</sup> day of March, 1992, and approved by the Ontario Municipal Board on the 31<sup>st</sup> day of May, 1993;

**AND WHEREAS** the Council of the City of Hamilton, in adopting item 14 of Report 04-022 of the Planning and Economic Development Committee at its meeting held on the 15<sup>th</sup> day of December, 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 (formerly the Township of Glanbrook), in accordance with the requirements of the Planning Act;

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

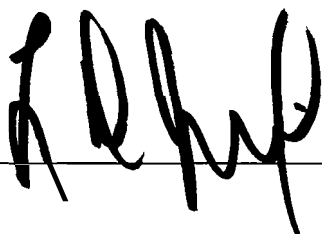
1. Schedule "E", appended to and forming part of By-law No. 464 (Glanbrook) is amended by changing from the Existing Residential "E R Zone to the Residential "R4-188" Zone, the portion of lands located at the rear of 9906 and 9890 Twenty Road West, the extent and boundaries of which are shown on a plan 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 a new special provision, "R4-188", to include the following:

**"R4-188**

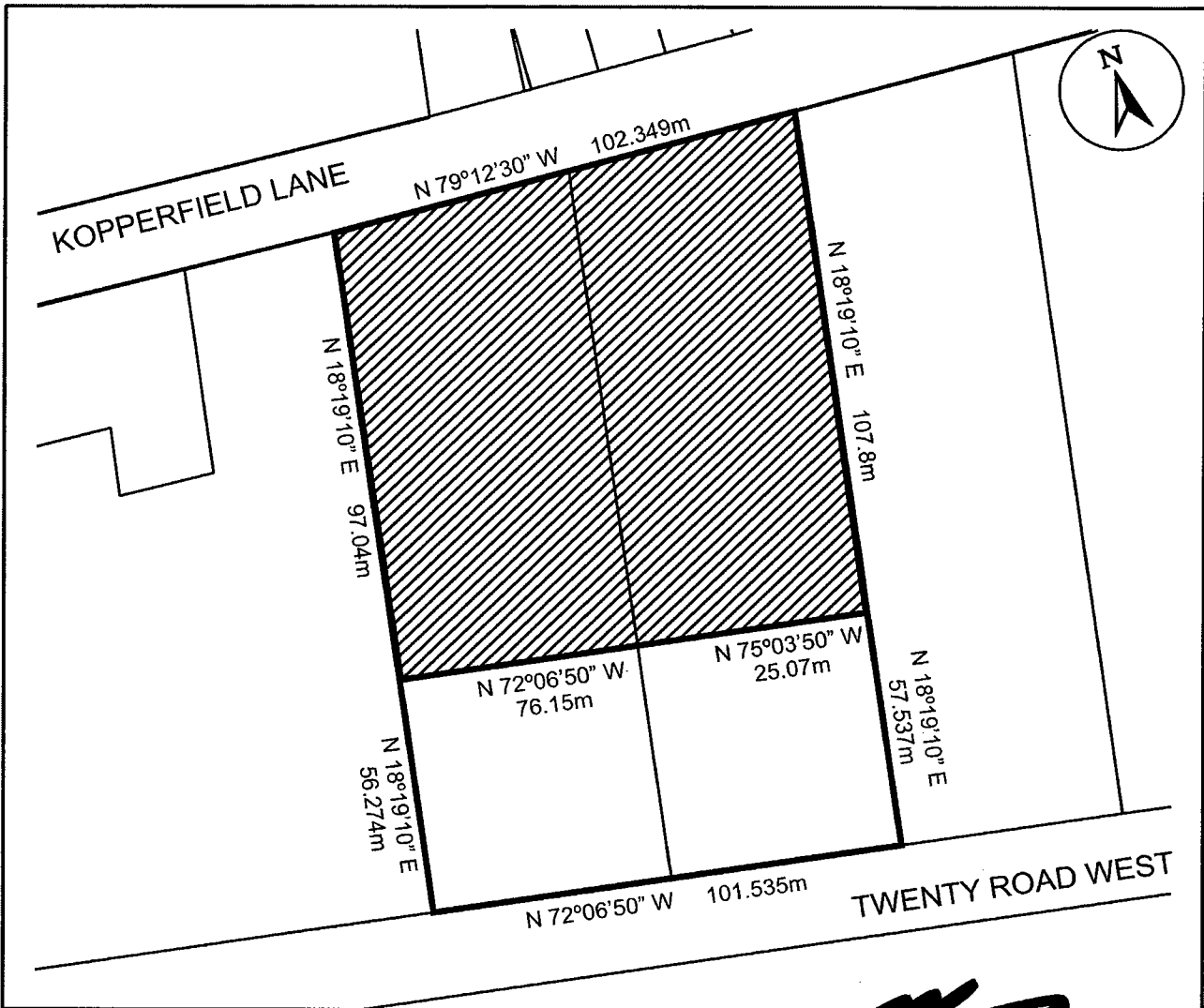
Notwithstanding the minimum lot frontage, lot area, front yard and side yard setback regulations of Subsection 16.2 (a), (b), (d), and (e)(ii) **REGULATIONS FOR USES PERMITTED IN PARAGRAPH (a) OF SUBSECTION 16.1 (SINGLE DETACHED DWELLING)**, for those lands zoned modified "R4-188", the following regulations shall apply:

- (a) Minimum Lot Frontage.....12 metres, except 15 metres for a corner lot
  - (b) Minimum Lot Area.....345 square metres, except 400 square metres for a corner lot
  - (d) Minimum Front Yard..... 6 metres
  - (e)(ii) On a corner lot, the minimum side yard abutting the flanking street shall be 3.0 metres, except that an attached garage or attached carport which fronts on the flankage street shall not be located within 6 metres of the flanking street line."
3. 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 "R4-188" Zone provisions.
  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 and ENACTED** this 15th day of December, 2004.

MAYOR 

CLERK 




This is Schedule "A" to By-Law No. 04-328

Passed the 15th day of December, 2004


*[Handwritten signature]*  
 Clerk

**Schedule "A"**

Map Forming Part of  
 By-Law No. 04-328  
 to Amend By-Law No. 464



Hamilton

	Scale: Not to Scale	File Name/Number: ZAC-04-58 / 25T-200409
	Date: November 4, 2004	Planner/Technician: MC/GM

T&C File Name: N:\1T&e\Zoning By-Law Amendments\By-Law Schedule A\2004\October\Core\ZAC-04-58.cdr

-  Subject Property  
9906 - 9890 Twenty Road West
-  Change in Zoning from the Existing Residential "ER" Zone to the Residential "R4-188" Zone