

**Authority:** Item 9, Planning and Economic  
Development Committee  
Report; 05-007 (PD05063)  
CM: March 23, 2005

**Bill No. 059**

**CITY OF HAMILTON**

**BY-LAW NO. 05-059**

**To Amend Zoning By-law No. 464 (Glanbrook), Respecting Lands Located at  
9874 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 7 of Report 05-007 of the Planning and Economic Development Committee at its meeting held on the 23<sup>rd</sup> day of March, 2005, 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 "ER" Zone to the Residential "R4-197" Zone, the portion of lands located at the rear of 9874 Twenty Road

By-law respecting 9874 Twenty Road West -Page 2 of 3  
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, "R4-197", to include the following:

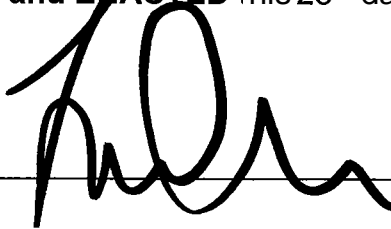
**"R4-197**

Notwithstanding the minimum lot area, lot coverage, and front yard regulations of Subsection 16.2 (b), (c), and (d) **REGULATIONS FOR USES PERMITTED IN PARAGRAPH (a) OF SUBSECTION 16.1 (SINGLE DETACHED DWELLING)**, for those lands zoned modified "R4-197", the following regulations shall apply:

- (b) Minimum Lot Area.....345 square metres, except 500 square metres for a corner lot
  - (c) Maximum Lot Coverage..... .45 percent
  - (d) Minimum Front Yard..... 6 metres
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 "R4-197" 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 23<sup>rd</sup> day of March, 2005.

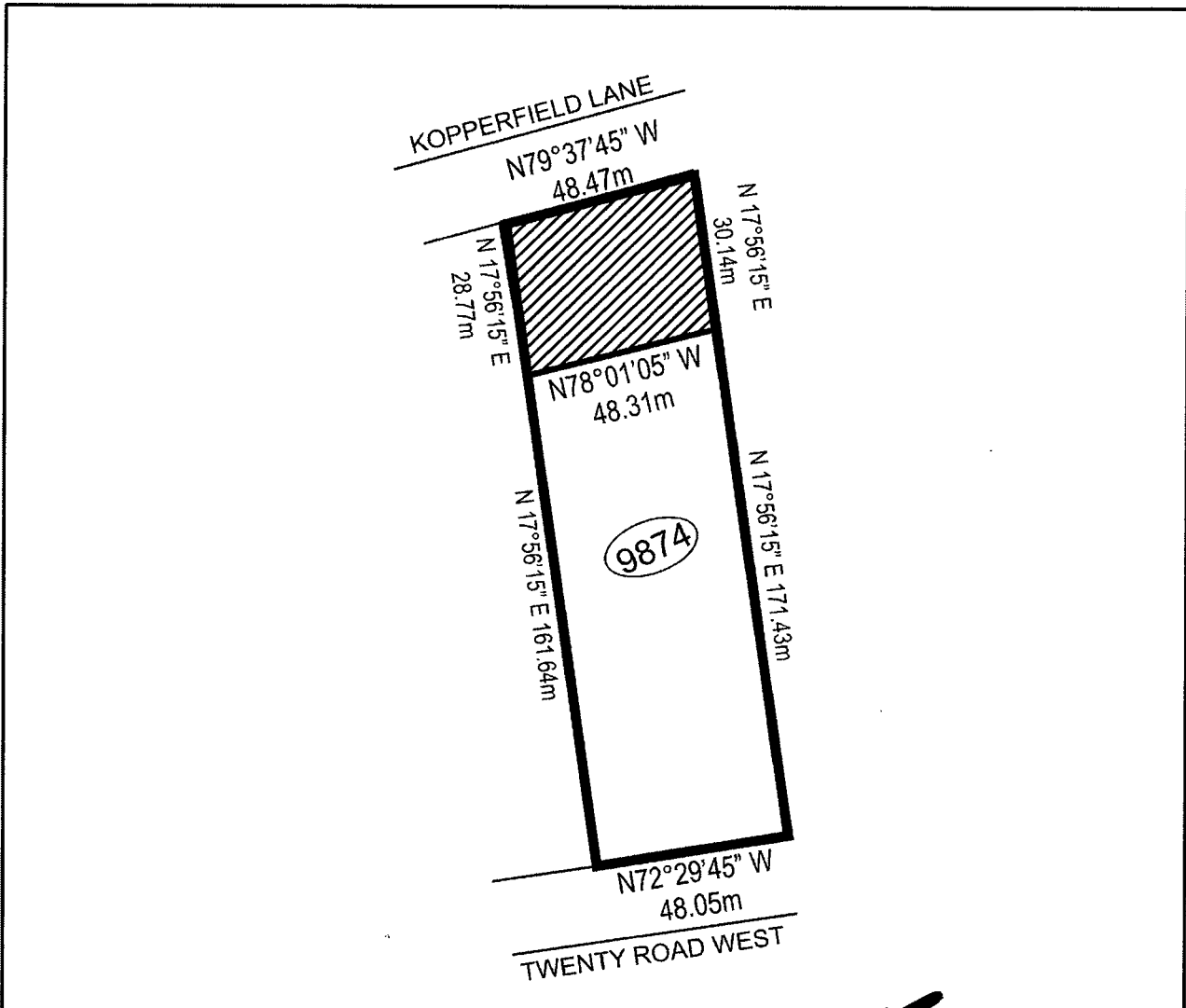
MAYOR



CLERK



ZAC-04-99



This is Schedule "A" to By-Law No. 05-059

Passed the 23rd day of March, 2005

*[Signature]*  
Clerk

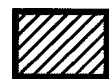
*[Signature]*  
Mayor

# Schedule "A"

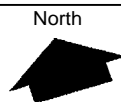
Map Forming Part of  
By-Law No. 05-059  
to Amend By-Law No. 464



**Subject Property**  
9874 Twenty Road West



Change in zoning from the Existing Residential "ER" Zone to the Residential "R4-197" Zone.



Scale:  
Not to Scale

Date:  
February 2005

FileName/Number:  
**ZAC-04-99**

Planner/Technician:  
GM/LM