

**Authority:** Item 14, Planning and Economic  
Development Committee  
Report: 06 -014 (PED06226)  
CM: August 9, 2006

**Bill No. 239**

**CITY OF HAMILTON**

**BY-LAW NO. 06-239**

**To Amend Zoning By-law No. 6593 (Hamilton),  
respecting lands located at the southeast corner of Colin  
Crescent and Lorenzo Drive**

**WHEREAS** the City of Hamilton Act, 1999, Statutes of Ontario, 1999 Chap.14, Sch. C. did incorporate, as of January 1<sup>st</sup>, 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 City of Hamilton" and is the successor of 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 25<sup>th</sup> day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7<sup>th</sup> day of December 1951, (File No. P.F.C. 3821);

**AND WHEREAS** the Council of the City of Hamilton, in adopting Section of Report of the Planning and Economic Development Committee at its meeting held on the day of , 2006, 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. That Sheet No. E-9e of the District Maps, appended to and forming part of By-law No. 6593 (Hamilton), as amended, is hereby amended:

- (a) by changing **Block “1”** from the “C” (Urban Protected Residential, etc.) District to the “R-4” (Small Lot Single Family Dwelling) District, Modified; and,
- (b) by changing **Block “2”** from the “C” (Urban Protected Residential, etc.) District to the “R-4” (Small Lot Single Family Dwelling) District, Modified;

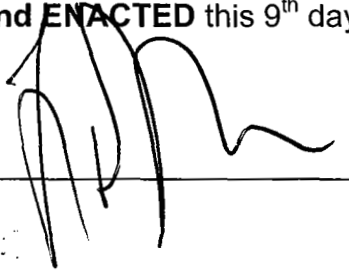
the extent and boundaries of which are shown on a plan hereto annexed as Schedule “A”.

- 2. That the “R-4” (Small Lot Single Family Dwelling) District regulations as contained in Section 9A of Zoning By-law No. 6593, applicable to Blocks “1” & “2” described in Section 1, be modified to include the following special requirements:
  - (a) That notwithstanding Subsection 18A(14a) of Zoning By-law 6593, not less than 40% of the gross area of the front yard shall be used for a landscaped area excluding concrete, asphalt, gravel, pavers, or other similar materials.
- 3. That the “R-4” (Small Lot Single Family Dwelling) District regulations as contained in Section 9A of Zoning By-law No. 6593, applicable to Block “2” described in Section 1, be modified to include the following special requirements:
  - (b) That notwithstanding Subsection 9A(2)(b)1.(i) of Zoning By-law 6593, a front yard shall have:
    - (i) a minimum depth of at least 3.0 metres to the face of the dwelling; and
    - (ii) a minimum depth of at least 6.0 metres to the face of the garage.
- 4. That no building or structure shall be erected, altered 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” District provisions, subject to the special requirements referred to in Section 2 and 3.
- 5. By-law No. 6593 (Hamilton) is amended by adding this by-law to Section 19B as Schedule S-1555.
- 6. Sheet No. E-9e of the District Maps is amended by marking the lands referred to in Section 1 of this by-law as S-1555.

7. 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 9<sup>th</sup> day of August, 2006.

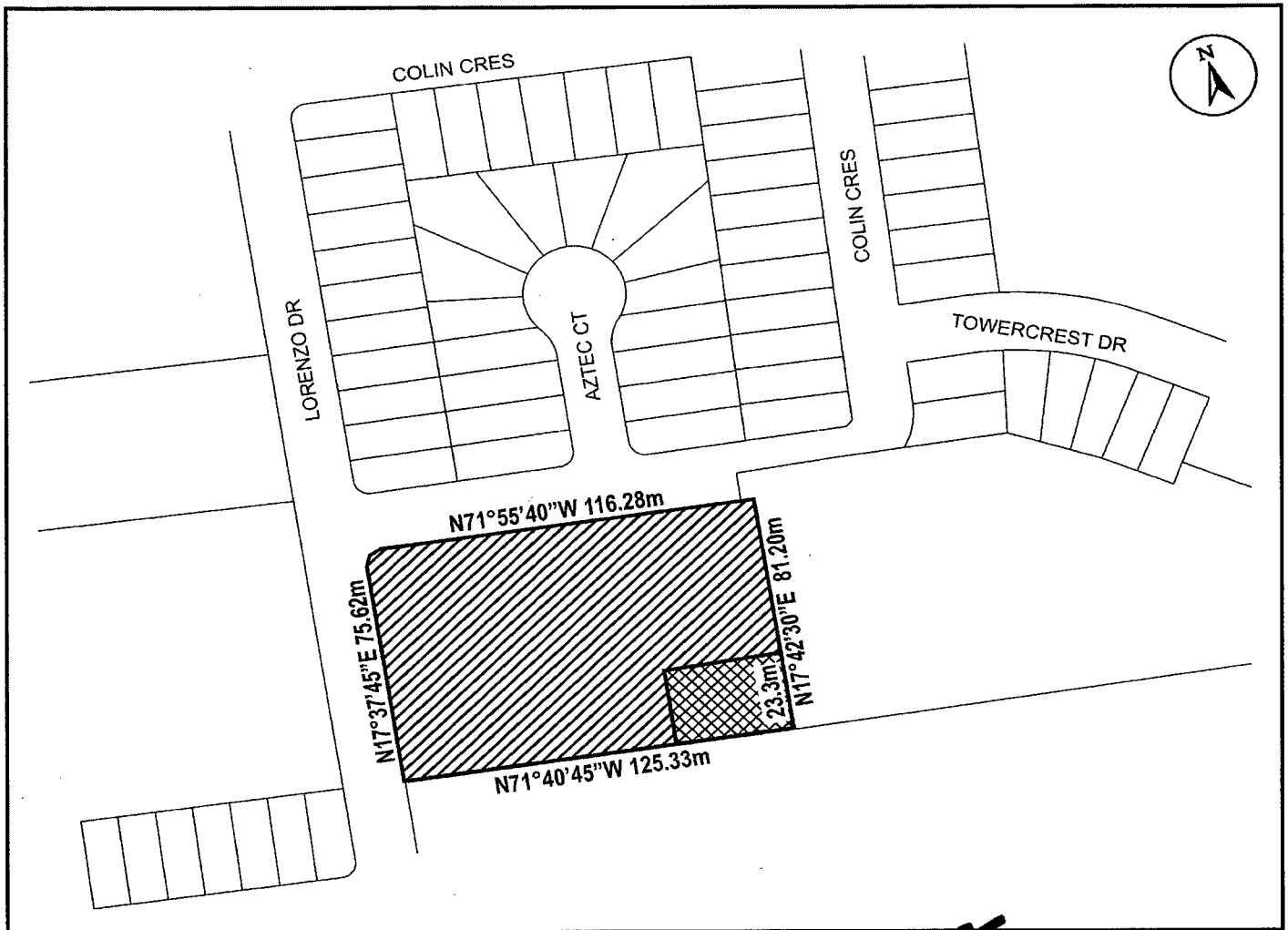
MAYOR



CLERK



ZAC-06-16



This is Schedule "A" to By-Law No. 06— 239

Passed the 9th day of August, 2006

*[Signature]*  
 Clerk  
*[Signature]*  
 Mayor

# Schedule "A"

Map Forming Part of  
 By-law No. 06-239

to Amend By-law No. 6593

**Subject Property**

South East corner of Colin Crescent and Lorenzo Drive


Draft Plan of Subdivision and Change in Zoning



**Block 1** – Change in Zoning from "C" (Urban Protected Residential, etc.) District to "R-4" (Small Lot Single Family Dwelling) District, Modified.



**Block 2** – Change in Zoning from "C" (Urban Protected Residential, etc.) District to "R-4" (Small Lot Single Family Dwelling) District, Modified.

Scale: <b>Not to Scale</b>	File Name/Number: <b>ZAC-06-16/25T200604</b>	
Date: <b>July 12, 2006</b>	Planner/Technician: <b>EJNB</b>	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		<b>Hamilton</b>