

Authority: Item 9, Economic Development
and Planning Committee
Report: 07-004 (PED07061)
CM: February 28, 2007

Bill No. 064

CITY OF HAMILTON

BY-LAW NO. 07-064

To Amend Zoning By-law No. 90-145-Z (Flamborough), as amended Respecting lands located at 18 Dennis Avenue

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 Town of Flamborough" 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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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. 90-145-Z (Flamborough) was enacted on the 5th day of November 1990, and approved by the Ontario Municipal Board on the 21st day of December, 1992;

AND WHEREAS the Council of the City of Hamilton, in adopting Item 9 of Report 07-004 of the Economic Development and Planning Committee at its meeting held on the 28th day of February, 2007, recommended that Zoning By-law No. 90-145-Z (Flamborough), 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 Town of Flamborough), approved by the Minister under the Planning Act on September 27th, 1988.

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

1. Schedule No. "A-30" attached to and forming part of Zoning By-law No. 90-145-Z (Flamborough), as amended, is hereby further amended by changing the zoning from the "R1-6" Urban Residential (Single Detached) Zone to the "R1-35" Urban

Residential (Single Detached) Zone, on lands the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. Section 6 – "R1" Urban Residential (Single Detached) Zone of Zoning By-Law No. 90-145-Z, is hereby amended by adding the following subsection:

"6.3.35 "R1-35" (See Schedule A-30)

Zone Provisions

- (a) Lot Area (minimum): 730 square metres
- (b) Lot Frontage (minimum): 15 metres
- (c) Lot Coverage (maximum): 30%
- (d) Exterior Side Yard (minimum): 15 metres
- (e) All other Zone provisions of Section 6.2 "R1" Zone shall apply."

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.

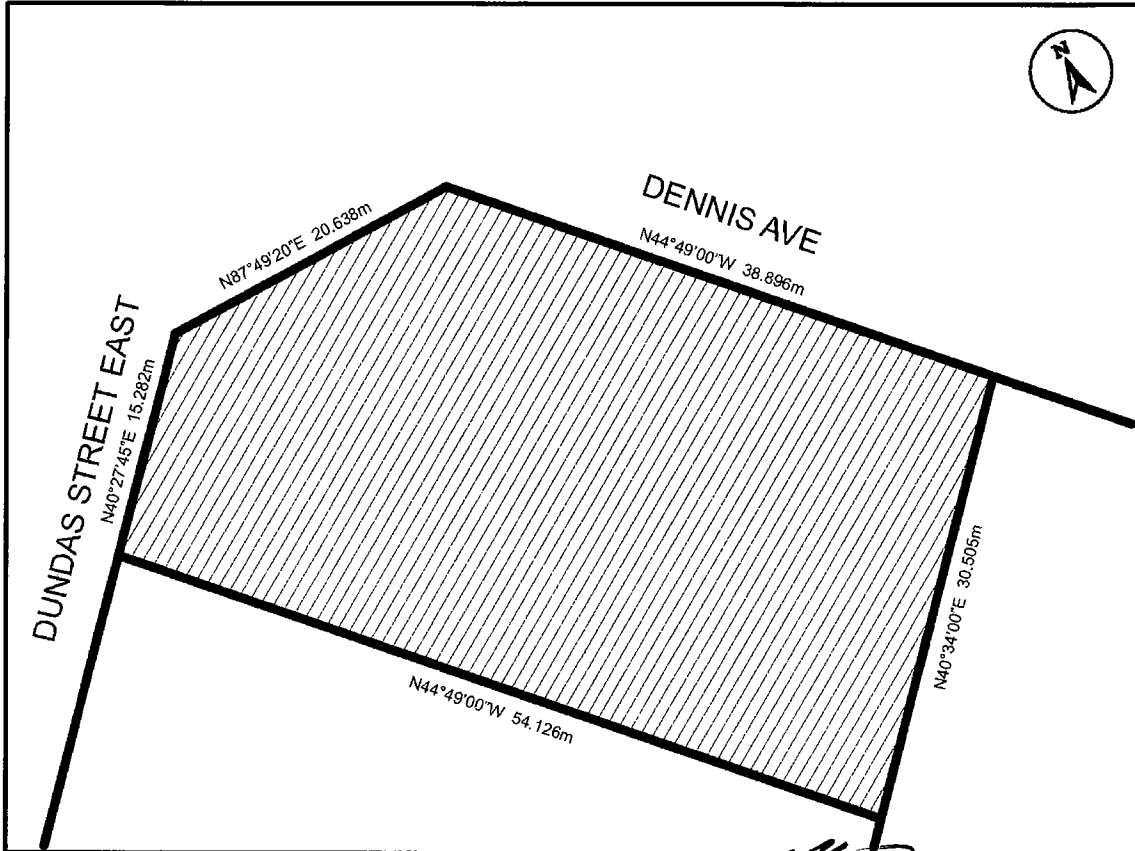
PASSED and ENACTED this 28th day of February, 2007.



Fred Eisenberger
Mayor



Kevin C. Christenson
City Clerk



This is Schedule "A" to By-Law No. 07-064

Passed the ..28th day of .February., 2007

[Handwritten Signature]

 Clerk

 Mayor

Schedule "A"

Map Forming Part of By-Law No. 07-064

to Amend By-law No. 90-145-Z

Subject Property



18 Dennis Avenue
 To be re-zoned from "R1-6" Urban Residential
 (Single Detached) Zone to "R1-35" Urban Residential
 (Single Detached) Zone.

Scale: N.T.S.	File Name/Number: ZAR-06-89
Date: Jan 23, 2007	Planner/Technician: LB/KA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	

