

**Authority:** Item 11, Economic Development  
and Planning Committee  
Report: 07-004 (PED07066)  
CM: February 28, 2007

**Bill No. 066**

**CITY OF HAMILTON**

**BY-LAW NO. 07-066**

**To Amend Zoning By-law No. 464 (Glanbrook), Respecting Lands Located at  
9796, 9788, 9778, 9772, 9754 and 9738 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 11 of Report 07-004 of the Economic Development and Planning Committee at its meeting held on the 28<sup>th</sup> day of February, 2007, 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,

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- (a) by changing the zoning from the Existing Residential "ER" Zone to the Single Residential "R4-206" Zone, the lands comprised of Block "1"; and,
- (b) by changing the zoning from the Existing Residential "ER" Zone to the Single Residential – Holding "H-R4-206" Zone, the lands comprised of Block "2".

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, "R4-206" and "H-R4-206", to include the following:

**"R4-206 and H-R4-206**

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 "R4-206" and "H-R4-206", 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.

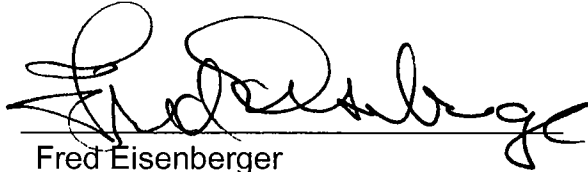
The 'H' symbol, applicable to the lands zoned "H-R4-206", may be removed by a further amendment to this By-law, at such time as the applicant applies for an receives approval of a draft plan of subdivision to the satisfaction of the Director of Development and Real Estate, and satisfies the Niagara Peninsula Conservation Authority that all issues pertaining to alteration to a watercourse and stormwater management have been adequately addressed."

- 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 "R4-206" Zone provisions.

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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 28<sup>th</sup> day of February, 2007.

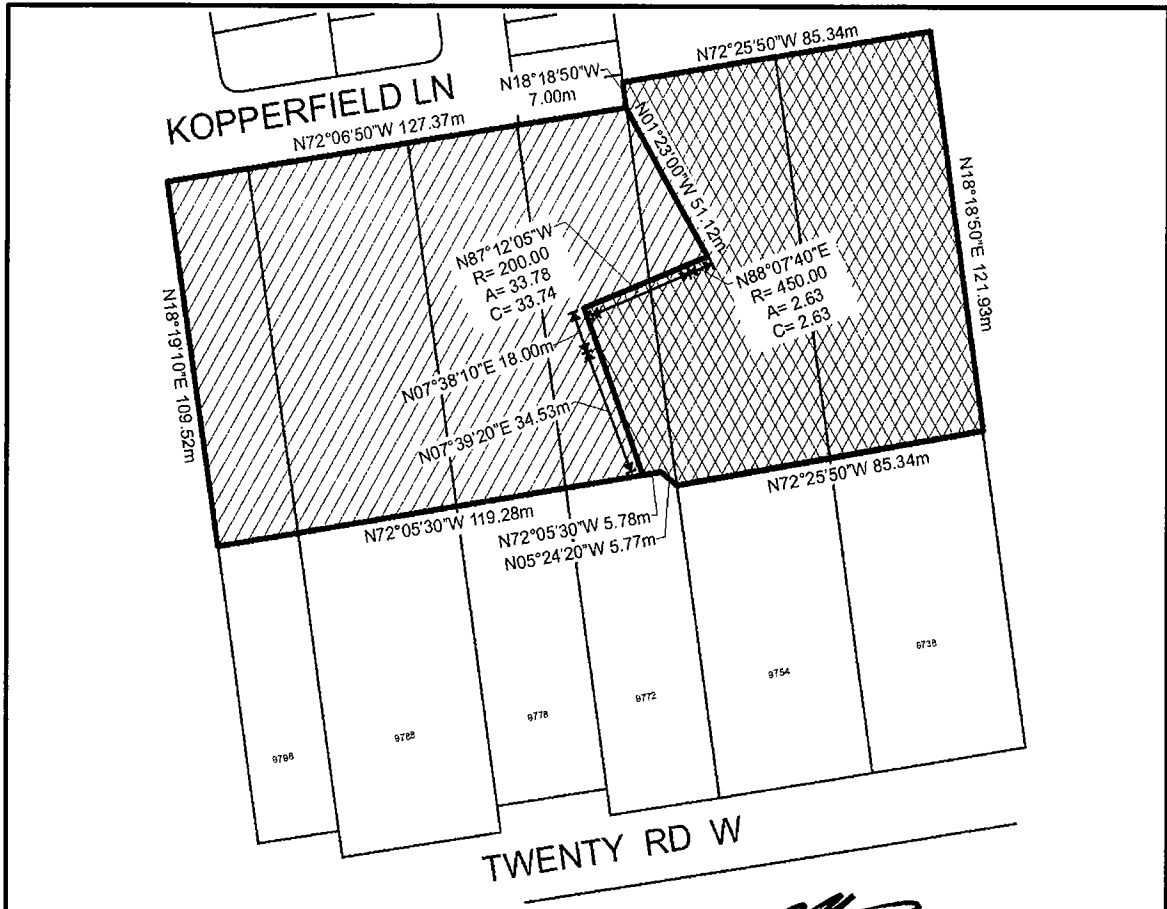


Fred Eisenberger  
Mayor



Kevin C. Christenson  
City Clerk

ZAC-05-95/25T-200522





This is Schedule "A" to By-Law No. 07-066  
 Passed the 28th day of February, 2007


*[Signature]*  
 Clerk  
 Mayor

**Schedule "A"**  
 Map Forming Part of  
 By-Law No. 07-066  
 to Amend By-law No. 464

**Subject Property**  
 9796, 9788, 9778, 9772, 9754 and 9738 Twenty Road West, (Glanbrook)

 **Block 1** - Change in zoning from the Existing Residential "ER" Zone to the Single Residential "R4-206" Zone.

 **Block 2** - Change in zoning from the Existing Residential "ER" Zone to the Single Residential-Holding "H-R4-206" Zone.

<b>Scale:</b> N.T.S.	<b>File Name/Number:</b> ZAC-05-90, 25T-200522	
<b>Date:</b> Jan 23, 2007	<b>Planner/Technician:</b> GM/KA	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		