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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 16th day of March, 1992, and approved by the Ontario Municipal Board on the 31st 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 28th 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,
By-law Respecting 9796, 9788, 9778, 9772, 9754 and 9738 Twenty Road West
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(a) by changing the zoning from the Existing Residential “ER” Zone to the
Single Residential “R-4-206” 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.
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 28th day of February, 2007.

Fred Eisenberger
Mayor

Kevin C. Christenson
City Clerk

ZAC-05-95/25T-200522
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This is Schedule "A" to By-Law No. 07-066

Passed the 28th day of February, 2007

Mayor

Schedule "A"

Map Forming Part of By-Law No. 07-066 to Amend By-law No. 484

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.

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