

**Authority:** Item 8, Economic Development and  
Planning Committee  
Report 07-014 (PED07209)  
CM: August 8, 2007

**Bill No. 237**

## **CITY OF HAMILTON**

### **BY-LAW NO. 07-237**

#### **To Amend Zoning By-law No. 3692-92 (Stoney Creek), Respecting the Lands Located at the Rear of 481 and 483 Glover Road, Stoney Creek**

**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 Stoney Creek" 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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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. 3692-92 (Stoney Creek) was enacted on the 8<sup>th</sup> day of December, 1992, and approved by the Ontario Municipal Board on the 31<sup>st</sup> day of May, 1994;

**AND WHEREAS** the Council of the City of Hamilton, in adopting Item 8 of Report 07-014 of the Economic Development & Planning Committee at its meeting held on the 8<sup>th</sup> day of August, 2007, recommended that Zoning By-law No. 3692-92 (Stoney Creek), be amended as hereinafter provided;

**AND WHEREAS** this by-law is in conformity with the Official Plan of the City of Hamilton (formerly the City of Stoney Creek Official Plan), approved by the Minister under the Planning Act on May 12, 1986;

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

1. That Map No. 2 of Schedule "A", appended to and forming part of By-law No. 3692-92 (Stoney Creek) is amended as follows:
  - (a) by changing the zoning from the Rural Residential "RR" Zone to the Single Residential "R4-19" Zone, the land comprised in Block "1"; and,

- (b) by changing the zoning from the Neighbourhood Development “ND” Zone to the Single Residential “R4-19” Zone, the land comprised in Block “2”;

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

2. That Subsection 6.5.7, “Special Exemptions”, of Section 6. Single Residential “R4” Zone, of Zoning By-law No. 3692 (Stoney Creek), be amended by adding a new special exemption, “R4-19”, as follows:

**“R4-19” - 481 and 483 Glover Road, Schedule “A”, Map No. 2**

Notwithstanding the provisions of paragraphs (c), (d), (e), (f) and (g) of Subsection 6.5.3 of the Single Residential “R4” Zone, on those lands zoned “R4-19” by this By-law, the following shall apply:

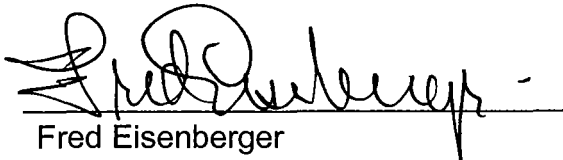
- (c) Minimum Front Yard - 3 metres, except 5.8 metres to an attached garage or an attached carport;  
Maximum Front Yard - 4.5 metres, except 6.3 metres to an attached garage or an attached carport;
- (d) Minimum Side Yard - No part of any dwelling shall be located closer than 1.2 metres, except as provided in clause (i) below:
- (i) The minimum side yard on the side of the dwelling containing an attached garage or attached carport may be 0.6 metres except for a side yard which abuts a flankage street;
- (e) Minimum Rear Yard - 7.0 metres
- (f) Maximum Building Height - 12.6 metres
- (g) Maximum Lot Coverage - None

Notwithstanding the provision of Paragraph (a) of Section 4.16.1 - “Unitary Equipment”, on those lands zoned “R4-19” by this By-law, the following shall apply:

- (a) Minimum Distance to any side lot line – 1.0 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 Single Residential "R4" Zone provisions, subject to the special requirements referred to in Section 2.
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 8<sup>th</sup> day of August, 2007.



Fred Eisenberger  
Mayor



Kevin C. Christenson  
City Clerk

ZAR-07-015



This is Schedule "A" to By-Law No. 07- 237  
 Passed the 8<sup>th</sup> day of August, 2007

*[Signature]*  
 Clerk  
 Mayor

**Schedule "A"**  
 Map Forming Part of  
 By-Law No. 07- 237  
 to Amend By-law No. 3692-92

**Subject Property**  
 481 Glover Road

- Block 1 - Change in Zoning from the Rural Residential "RR" Zone to the Single Residential "R4-19" Zone.
- Block 2 - Change in Zoning from the Neighbourhood Development "ND" Zone to the Single Residential "R4-19" Zone.
- Additional Lands Owned by Applicant.

Scale: N.T.S.	File Name/Number: ZAR-07-015	
Date: May 2nd 2007	Planner/Technician: DF/MF	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		