

**Authority:** Item 7, Economic Development and  
Planning Committee  
Report 07-018 (PED07263)  
CM: October 24, 2007

**Bill No. 304**

**CITY OF HAMILTON**

**BY-LAW NO. 07-304**

**To Amend Zoning By-law No. 90-145-Z (Flamborough), as amended,  
Respecting Lands located at 8 McDonald Court, (Flamborough)**

**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 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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. 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 7 of Report 07-018 of the Economic Development and Planning Committee at its meeting held on the 24<sup>th</sup> day of October, 2007, recommended that Zoning By-law No. 90-145-Z (Flamborough), be amended as hereinafter provided;

**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 90-145-Z (Flamborough), as amended, is hereby amended by changing the zoning:

- (a) from the Urban Residential (Single Detached) “R1-6” Zone to the Urban Residential (Single Detached) “R1-36” Zone, for lands comprised in **Block “1”**; and,
- (b) from the Urban Residential (Single Detached) “R1-6” Zone to the Urban Residential (Single Detached) “R1-37” Zone, for lands comprised in **Block “2”**;

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

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

“6.3.36 “R1-36” (See Schedule A-30)

Permitted Uses

- (a) Single Detached Dwelling

Zoning Provisions

- (a) Lot Area (minimum) 1,055 square metres
- (b) Lot Frontage (minimum) 28.5 metres
- (c) Height (maximum) 8.2 metres
- (d) Lot Coverage (maximum) 15%
- (e) Northerly Interior Side Yard (minimum) 1.5 metres
- (f) Southerly Interior Side Yard (minimum) 3 metres
- (g) Floor Space (maximum)  
1 storey 186 square metres

1-1/2 storeys 186 square metres  
on main floor

2 storeys 372 square metres

(h) All other zone provisions of Subsection 6.2 shall apply.”

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

"6.3.37 "R1-37" (See Schedule A-30)

Permitted Uses

(a) Single Detached Dwelling

Zoning Provisions

(a) Lot Area (minimum) 646 square metres

(b) Lot Frontage (minimum) 25.3 metres

(c) Height (maximum) 8.2 metres

(d) Lot Coverage (maximum) 21%

(e) Interior Side Yard (minimum) 1.2 metres

(f) Exterior Side Yard (minimum) 6 metres

(g) Rear Yard (minimum) 6 metres

(h) Floor Space (maximum)

1 storey 186 square metres

1-1/2 storeys 186 square metres  
on main floor

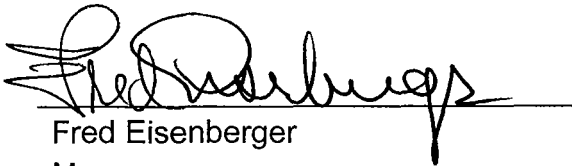
2 storeys

372 square metres

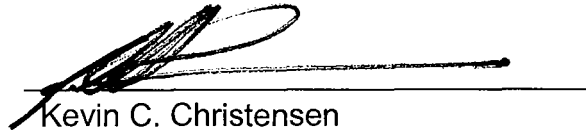
(i) All other zone provisions of Subsection 6.2 shall apply.”

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 24<sup>th</sup> day of October , 2007.

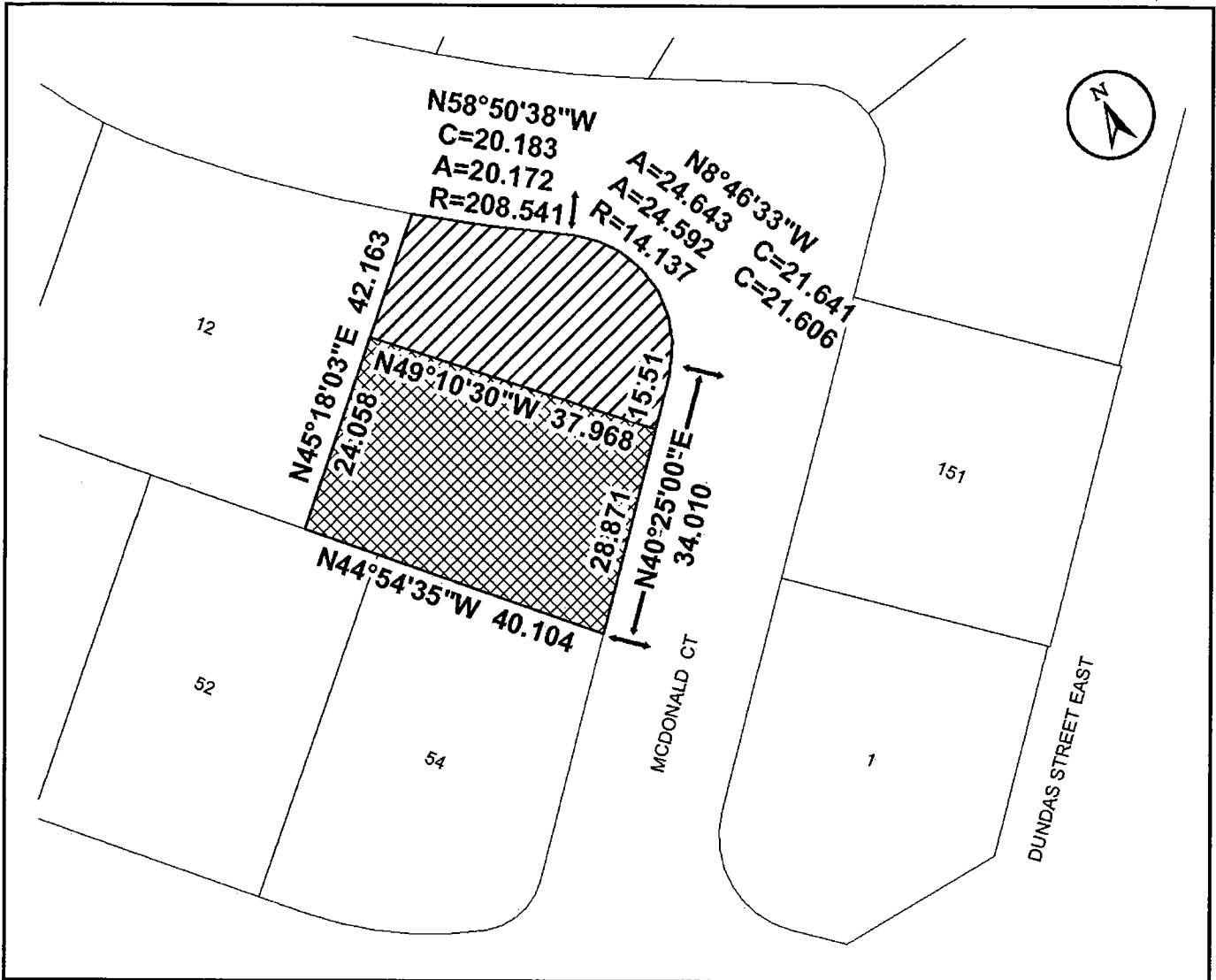


Fred Eisenberger  
Mayor



Kevin C. Christensen  
City Clerk

ZAR-07-035



This is Schedule "A" to By-Law No. 07- 304

Passed the .24.th.. day of ...October....., 2007

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

## Schedule "A"

Map Forming Part of  
 By-Law No. 07-304

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

### Subject Property

8 McDonald Court, Flamborough



Block 1 - Change in Zoning from the Urban Residential (Single Detached) "R1-6" Zone to Urban Residential (Single Detached) "R1-36" Zone.



Block 2 - Change in Zoning from the Urban Residential (Single Detached) "R1-6" Zone to Urban Residential (Single Detached) "R1-37" Zone.

Scale: N.T.S.	File Name/Number: ZAR-07-035	 <b>Hamilton</b>
Date: October 18, 2007	Planner/Technician: DB/LMM	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		