

**Authority:** Item 9, Economic Development and  
Planning Committee  
Report: 08-020 (PED08235)  
CM: October 29, 2008

**Bill No. 252**

## **CITY OF HAMILTON**

### **BY-LAW NO. 08-252**

**To Amend Zoning By-law No. 3581-86 (Dundas),  
Respecting Lands located at 25, 27, and 29 Bond Street South,**

**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 Dundas" 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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. 3581-86 (Dundas) was enacted on the 22nd day of May, 1986, and approved by the Ontario Municipal Board on the 10<sup>th</sup> day of May, 1988;

**AND WHEREAS** the Council of the City of Hamilton, in adopting Item 9 of Report **08-020** of the Economic Development and Planning Committee at its meeting held on the 29<sup>th</sup> day of October, 2008, recommended that Zoning By-law No. 3581-86 (Dundas), be amended as hereinafter provided;

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

1. That Schedule "L" of Zoning By-Law No. 3581-86 (Dundas), as amended, is hereby further amended by changing from the Single Detached Residential "R2" Zone:
  - (a) To the Low to Medium Density Multiple Dwelling "RM1/S-112" Zone, for lands comprised in **Block "1"**;

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- (b) To the Low to Medium Density Multiple Dwelling “RM1/S-113” Zone, for lands comprised in **Block “2”**;
- (c) To the Single Detached Residential “R2/S-114” Zone, for lands comprised in **Block “3”**;

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

- 2. That Section 32 – “EXCEPTIONS” of Zoning By-Law No. 3581-86 (Dundas), as amended, is hereby further amended by adding the following subsection:

RM1/S-112 That notwithstanding the provisions of Paragraphs 12.4.1.1, and 12.4.2.1-12.4.2.3 of Subsection 12.4 “Regulations for Street Townhouse Dwellings” of Section 12: Low to Medium Density Multiple Dwelling Zone “RM1” Zone, and the provisions of Paragraphs 6.6.8 and 6.6.9 of Subsection 6.6 “Encroachment Into Yards” of Section 6: General Regulations, the following special provisions shall apply only to the townhouse dwelling units existing on the date of the passing of this By-law, being the 29<sup>th</sup> day of October, 2008:

- a) Minimum Lot Area 158 square metres
- b) Minimum Front Yard Setback 0.6 metres
- c) Side Yard Setbacks:
  - i) Minimum Side Yard Setback for a Habitable Room with a Window 0 metres
  - ii) Minimum Exterior Side Yard Setback 0 metres
  - iii) Minimum Interior Side Yard Setback 0.5 metres
- d) Minimum Rear Yard Setback 6 metres
- e) Minimum Setback from the Nearest Street Line 1.4 metres
- f) An unenclosed porch is permitted 0.0 metres from the front lot line and 0.2 metres from an exterior side lot line.

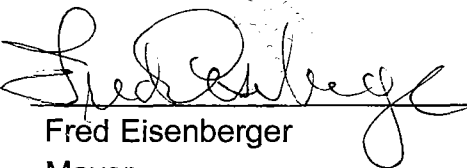



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- a) Minimum Lot Area 190 square metres
- b) Minimum Lot Frontage 7.6 metres
- c) i) Minimum Southerly Side Yard 0.9 metres  
ii) Minimum Northerly Side Yard 1.0 metres  
iii) Sections 9.2.2.2 and 9.2.2.2 iv) shall not apply.
- d) One parking space is permitted within the required front yard.
- e) All other provisions of Section 12: Low to Medium Density Multiple Dwelling Zone, and Section 7: Off Street Parking and Loading shall apply:

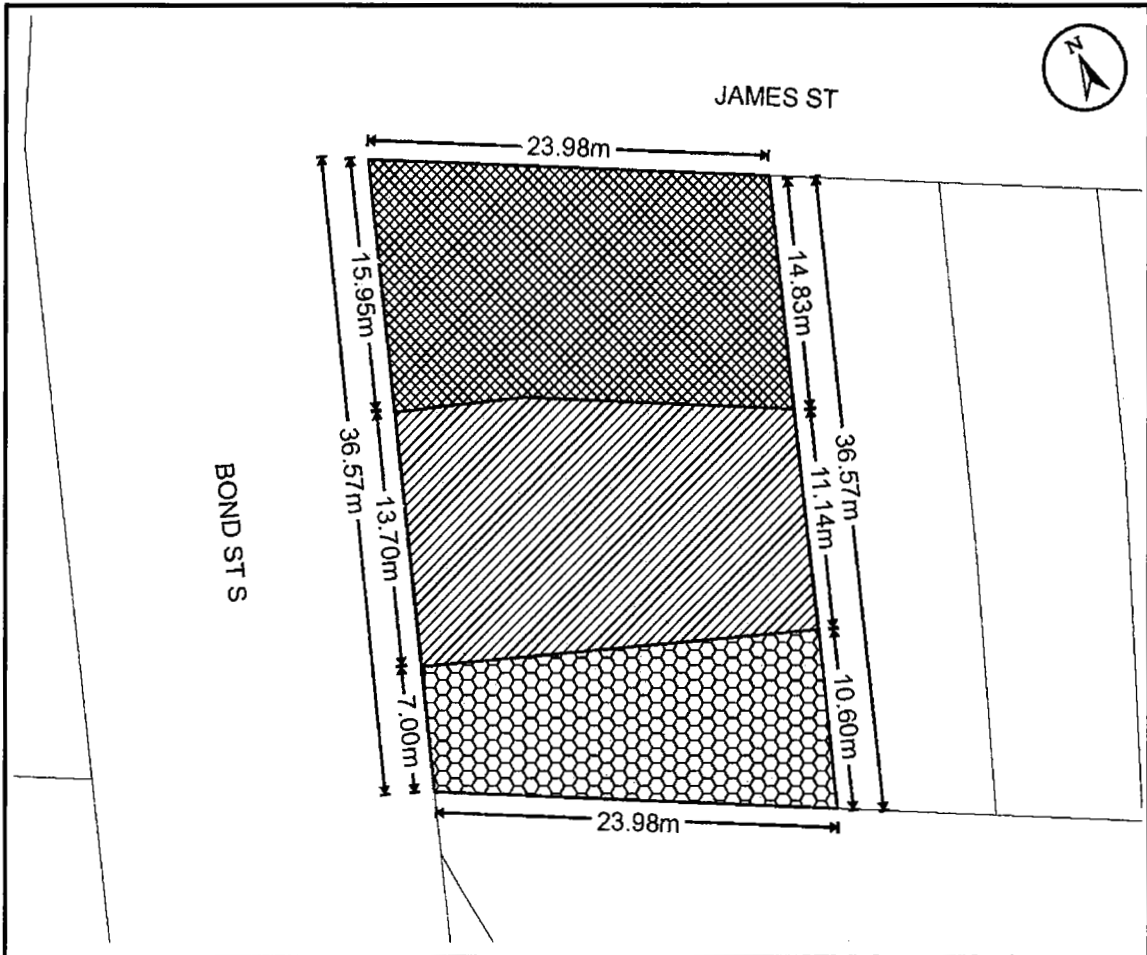
5. The Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law, in accordance with the Planning Act.

**PASSED and ENACTED** this 29th day of October, 2008.

  
Fred Eisenberger  
Mayor

  
Kevin C. Christenson  
City Clerk

ZAR-07-093





This is Schedule "A" to By-Law No. 08- 252  
Passed the ...29th day of ..October....., 2008


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

**Schedule "A"**  
  
Map Forming Part of  
By-Law No. 08- 252  
  
to Amend By-law No. 3581-86

**Subject Property**  
25, 27, and 29 Bond Street South, Dundas

 **Block 1** - Change in Zoning from the Single Detached Residential "R2" Zone to Low to Medium Density Multiple Dwelling "RM1-112" Zone.

 **Block 2** - Change in Zoning from the Single Detached Residential "R2" Zone to Low to Medium Density Multiple Dwelling "RM1-113" Zone.

 **Block 3** - Change in Zoning from the Single Detached Residential "R2" Zone to Single Detached Residential "R2-114" Zone.

Scale: N.T.S.	File Name/Number: ZAR-07-093	
Date: Sept. 23, 2008	Planner/Technician: DB/MS	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		