

Authority: Item 13, Economic Development
and Planning Committee
Report 09-007 (PED09073)
CM: April 1, 2009

Bill No. 062

CITY OF HAMILTON

BY-LAW NO. 09-062

**To Amend Zoning By-law No. 90-145-Z (Flamborough), as amended,
Respecting Lands located at 182 Parkside Drive, (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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 13 of Report 09-007 of the Economic Development and Planning Committee at its meeting held on the 1st day of April, 2009, recommended that Zoning By-law No. 90-145-Z (Flamborough), be amended as hereinafter provided;

AND WHEREAS this By-law is in conformity with the Official Plan of the City of Hamilton (the Official Plan of the former Town of Flamborough) in accordance with the provisions of the Planning Act;

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

1. That 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 from the Urban Residential (Single Detached) "R1-6" Zone modified to the following:
 - (a) the Urban Residential (Single Detached) "R1-43" Zone, for the lands comprised in **Block "1"**; and,
 - (b) the Urban Residential (Single Detached) "R1-44" Zone, for the lands comprised in **Block "2"**;

the extent and boundaries of which are more particularly shown on Schedule "A" annexed hereto and forming part of this by-law.

2. That 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 subsections:

"6.3.43 "R1-43" (see Schedule A-30)

Permitted Uses

- (a) Single Detached Dwelling

Zoning Provisions

- | | |
|----------------------------|--|
| (a) Lot Area (minimum) | 618 square metres |
| (b) Lot Frontage (minimum) | 10.8 metres |
| (c) Lot Coverage (maximum) | 25% |
| (d) Rear Yard (minimum) | 7.5 metres,
except 3 metres for
the dwelling existing
on the date of the
passing of this By-
law, being the 1 st
day of April , 2009. |

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- (e) All other zone provisions of Subsection 6.3.6 shall apply.”

“6.3.44 “R1-44” (see Schedule A-30)

Permitted Uses

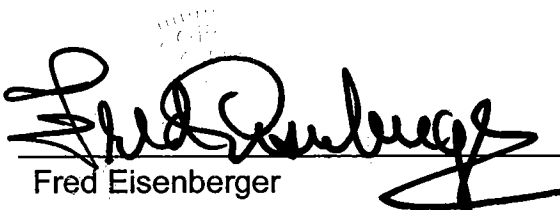
- (a) Single Detached Dwelling

Zoning Provisions

- | | |
|---|-------------------|
| (a) Lot Area (minimum) | 690 square metres |
| (b) Lot Frontage (minimum) | 22.8 metres |
| (c) Lot Coverage (maximum) | 25% |
| (d) All other zone provisions of Subsection 6.3.6 shall apply.” | |

3. That 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 1st day of April, 2009.

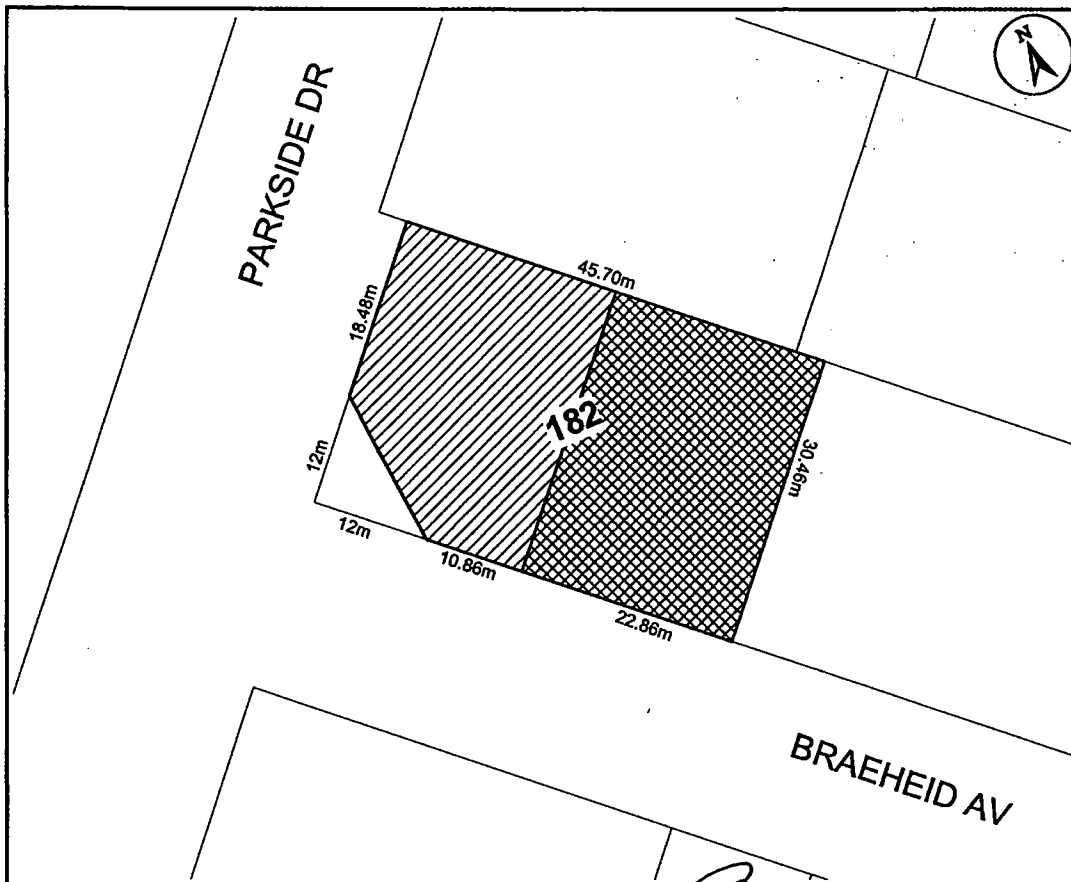

Fred Eisenberger
Mayor


Rose Caterini
Acting City Clerk

ZAR-08-056

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This is Schedule "A" to By-Law No. 09- 062
 Passed the ... day of ... April, 2009



[Signature]
 Clerk
[Signature]
 Mayor

Schedule "A"

Map Forming Part of
 By-Law No. 09- 062
 to Amend By-law No. 90-145-Z

Subject Property

182 Parkside Drive

-  **Block 1** - Change in Zoning from the Urban Residential (Single Detached) "R1-6" Zone Modified to the Urban Residential (Single Detached) "R1-43" Zone, Modified.
-  **Block 2** - Change in Zoning from the Urban Residential (Single Detached) "R1-6" Zone Modified to the Urban Residential (Single Detached) "R1-44" Zone, Modified.

Scale: N.T.S.	File Name/Number: ZAR-08-056
Date: November 3, 2008	Planner/Technician: DB / NH
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	

