

Authority: Item 14, Economic Development
and Planning Committee
Report: 10-017 (PED10188)
CM: September 15, 2010

Bill No. 222

CITY OF HAMILTON

BY-LAW NO. 10-222

To Amend Zoning By-law No. 90-145-Z (Flamborough), Respecting Lands Located at 15 McDonald Court / 45 Scott Street (Flamborough)

WHEREAS the City of Hamilton Act, 1999, Statutes of Ontario 1999 Chap. 14, Schedule 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 City of Hamilton", and is the successor of 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council or the City of Hamilton;

AND WHEREAS Zoning By-law No. 90-145-Z (Flamborough) was enacted on the 5th of November 1990 and approved by the Ontario Municipal Board on the 21st of December, 1991;

AND WHEREAS the Council of the City of Hamilton, in adopting Item 14 of Report 10-017 of the Economic Development and Planning Committee, at its meeting held on the 15th day of September, 2010, 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.

By- Respecting 15 McDonald Court / 45 Scott Street (Flamborough)

(Page 2 of 4)

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

1. The Schedule "A-30" of Zoning By-law No. 90-145-Z (Flamborough), as amended, is hereby further amended to rezone from the Urban Residential "R1-6" Zone, Modified, to the Urban Residential "R1-45" Zone, Modified, on the lands, 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 subsection:

6.3 Exception Numbers

6.3.45 "R1-45" (See Schedule A-30)

Permitted Uses:

(a) Subsection 6.1 shall apply.

Zone Provisions:

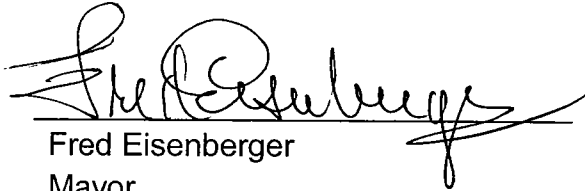
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|-----|--|---|
| (a) | Lot Coverage: (Maximum) | 29% for interior lot only. |
| (b) | Minimum Lot Area: | 658 square metres. |
| (c) | Rear Yard: | 2.4 metres for the building existing on the date of passing of the By-law, being the 15 th day of September, 2010. |
| (d) | Floor Space: (Maximum) | |
| | 1 storey | 186 square metres. |
| | 1-1/2 storeys | 186 square metres on main floor. |
| | 2 storeys | 372 square metres. |
| (e) | All other zone provisions of Subsection 6.2 shall apply. | |

By- Respecting 15 McDonald Court / 45 Scott Street (Flamborough)

(Page 3 of 4)

3. That By-law No. 90-145-Z (Flamborough) is amended by adding this By-law to Section 6 as "R1-45".
4. That the Clerk is hereby authorized and directed to proceed with the giving of notice of passing of this By-law, in accordance with the Planning Act.

PASSED this 15th day of September, 2010.



Fred Eisenberger
Mayor

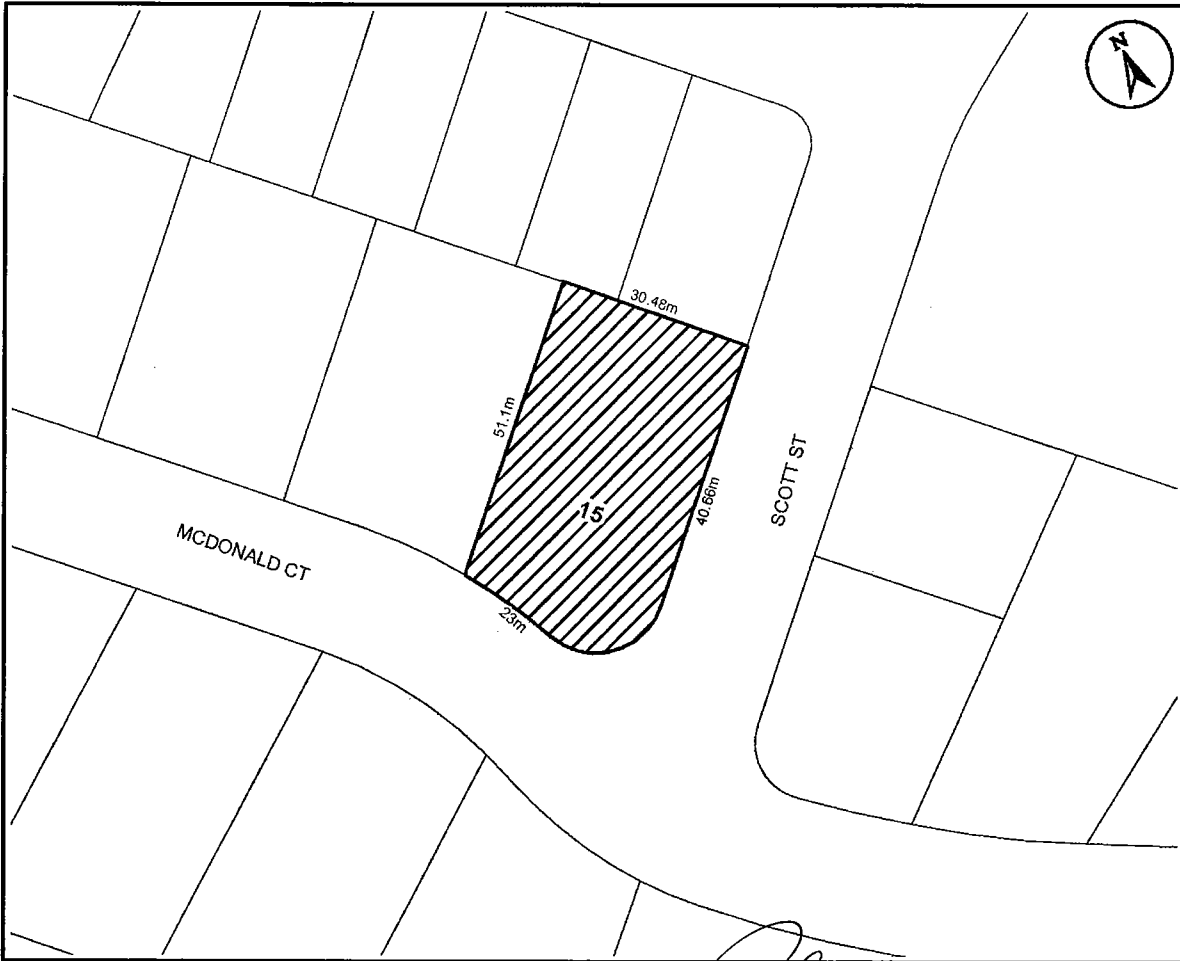



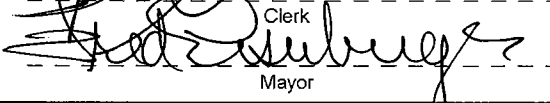
Rose Caterini
City Clerk


ZAR-10-016

By- Respecting 15 McDonald Court / 45 Scott Street (Flamborough)

(Page 4 of 4)



<p>This is Schedule "A" to By-Law No. 10-222</p> <p>Passed the <u>15th</u> day of <u>September</u>, 2010</p>	 Clerk  Mayor
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<h2>Schedule "A"</h2> <p>Map Forming Part of By-Law No. <u>10-222</u></p> <p>to Amend By-law No.90-145-Z</p>	<p>Subject Property 15 Scott Street, Flamborough</p> <p> Change in Zoning from the Urban Residential "R1-6" Zone Modified to the Urban Residential "R1-45" Zone, Modified</p>
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Scale: N.T.S.	File Name/Number: ZAR-10-016	 Hamilton
Date: July 30, 2010	Planner/Technician: TL/AL	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		