

Authority: Item 3, Planning Committee
Report 11- 001 (PED11002)
CM: January 26, 2010

Bill No. 031

CITY OF HAMILTON

BY-LAW NO. 11-031

To Amend Zoning By-law No. 464 (Glanbrook) Respecting Lands located at 9800 and 9814 Twenty Road West

WHEREAS the City of Hamilton Act, 1999, Statutes of Ontario, 1999 Chap.14, Sch. C. did incorporate, as of January 1, 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 Township of Glanbrook" 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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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. 464 (Glanbrook) was enacted on the 16th day of March, 1992, and approved by the Ontario Municipal Board on the 31st day of May, 1993;

AND WHEREAS the Council of the City of Hamilton, in adopting Item 3 of Report 11-001 of the Planning Committee, at its meeting held on the 26th day of January, 2011, recommended that Zoning By-law No. 464 (Glanbrook) 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 Township of Glanbrook);

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

By-law Respecting 9800 and 9814 Twenty Road West

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1. That Schedule "E", appended to and forming part of By-law No. 464 (Glanbrook) is amended by changing the zoning from the Existing Residential "ER" Zone:
 - (a) to the Residential "R4-263" Zone, on the lands comprised of Block 1;
 - (b) to the Residential - Holding "H-R4-263" Zone, on the lands comprised of Block 2; and,
 - (c) to the Existing Residential "ER-264" Zone, on the lands comprised of Block 3;

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

2. That Section 44, "Exceptions to the Provisions of the By-law", be amended by adding new Special Exceptions, "R4-263", "H-R4-263", and "ER-264"; as follows:

"R4-263" and "H-R4-263"

Notwithstanding the minimum lot frontage, lot area, front yard, and side yard setback regulations of Subsection 16.2 (a), (b), (d), and (e)(ii) **REGULATIONS FOR USES PERMITTED IN PARAGRAPH (a) OF SUBSECTION 16.1 (SINGLE DETACHED DWELLING)**, for those lands zoned "R4-263" and "H-R4-263", the following regulations shall apply:

- (a) Minimum Lot Frontage: 12 metres, except 14.5 metres for a corner lot.
- (b) Minimum Lot Area: 345 square metres, except 400 square metres for a corner lot.
- (d) Minimum Front Yard: 6 metres.
- (e)(ii) On a corner lot, the minimum side yard abutting the flanking street shall be 3.0 metres, except that an attached garage or attached carport, which fronts on the flankage street, shall not be located within 6 metres of the flanking street line.

City Council may remove the 'H' symbol, and thereby give effect to the "R4-263" Zone, by enactment of an amending By-law once the owner applies for and receives approval of a draft plan of subdivision, to the satisfaction of the Director of Planning.

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“ER-264”

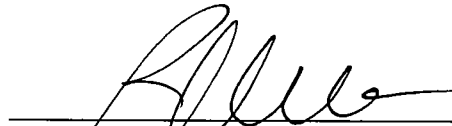
Notwithstanding the minimum lot frontage regulation of Subsection 12.2 (a), **REGULATIONS FOR USES PERMITTED IN PARAGRAPH (a) OF SUBSECTION 12.1 (SINGLE DETACHED DWELLING)**, for those lands zoned “ER-264”, the following regulation shall apply:

- (a) Minimum Lot Frontage: 22 metres.
3. That 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 “R4” and “ER” Zone provisions, subject to the special requirements referred to in Section 2 of this By-law.
4. 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 this 26th day of January, 2011.



R. Bratina
Mayor



R. Caterini
City Clerk

ZAC-10-040

By-law Respecting 9800 and 9814 Twenty Road West



This is Schedule "A" to By-Law No. 11-031

Passed the 26th day of January, 2011

[Signature]
Clerk
[Signature]
Mayor

Schedule "A"

Map Forming Part of
By-Law No. 11-031

to Amend By-law No. 464

Subject Property

9800 & 9814 Twenty Road West



Block 1: Change in Zoning from the Existing Residential "ER" Zone to the Residential "R4-263" Zone.



Block 2: Change in Zoning from the Existing Residential "ER" Zone to the Residential - Holding "H-R4-263" Zone.



Block 3: Change in Zoning from the Existing Residential "ER" Zone to the Existing Residential "ER-264" Zone.

Scale: N.T.S.	File Name/Number: ZAC-10-040
Date: October 28, 2010	Planner/Technician: GM/SW
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	

