

Authority: Item 5, Planning Committee
Report: 12-001 (PED12007)
CM: January 25, 2012

Bill No. 019

CITY OF HAMILTON

BY-LAW NO. 12-019

**To Amend Zoning By-law No. 464
Respecting the Lands Located at 3316 and 3332 Regional Road 56 (Glanbrook)**

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 municipality known as the "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 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Plan of the former regional municipality, continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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. 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 5 of Report 12-001 of the Planning Committee, at its meeting held on the 25th day of January, 2012, 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:

1. That Schedule "D", appended to and forming part of By-law No. 464 (Glanbrook), is amended:
 - (a) by changing from the General Agricultural "A1-237" Zone to the General Agricultural "A1-236" Zone, the land comprised as Block "2"; and,
 - (b) by changing from the General Agricultural "A1-236" Zone to the General Agricultural "A1-237" Zone, the land comprised as 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", of Zoning By-law No. 464, be amended by deleting and replacing special provision, "A 1-236", as follows:

"A1-236" 3316 Regional Road 56

Notwithstanding **SECTION 8: GENERAL AGRICULTURAL "A1" ZONE**, Sub-section 8.1 - **PERMITTED USES**, the following use shall be prohibited on the lands zoned "A1-236";

- a single detached dwelling.

Notwithstanding the regulations of **SECTION 8: GENERAL AGRICULTURAL "A1" ZONE**, Sub-section 8.2 - **REGULATIONS FOR USES PERMITTED IN PARAGRAPH (a) OF SUB-SECTION 8.1 (AGRICULTURAL USES)**, Clause (a), the following regulation shall apply to lands zoned "A1-236";

- (a) Minimum Lot Frontage98.0 metres.

3. That Section 44, "Exceptions to the Provisions of the By-law", of Zoning By-law No. 464, be amended by deleting and replacing special provision, "A1-237", as follows:

"A1-237" 3332 Regional Road 56

Notwithstanding the regulations of **SECTION 8: GENERAL AGRICULTURAL "A1" ZONE**, Sub-section 8.3 - **REGULATIONS FOR USES PERMITTED IN PARAGRAPH (b) OF SUB-SECTION 8.1 (SINGLE DETACHED DWELLINGS)**, Clause (a), the following regulation shall apply to the lands zoned "A1-237";

(a) Minimum Lot Frontage..... 29.0 metres.

4. 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 General Agricultural "A1" Zone provisions, subject to the special requirements referred to in Sections 2 and 3.
5. 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 25th day of January, 2012.

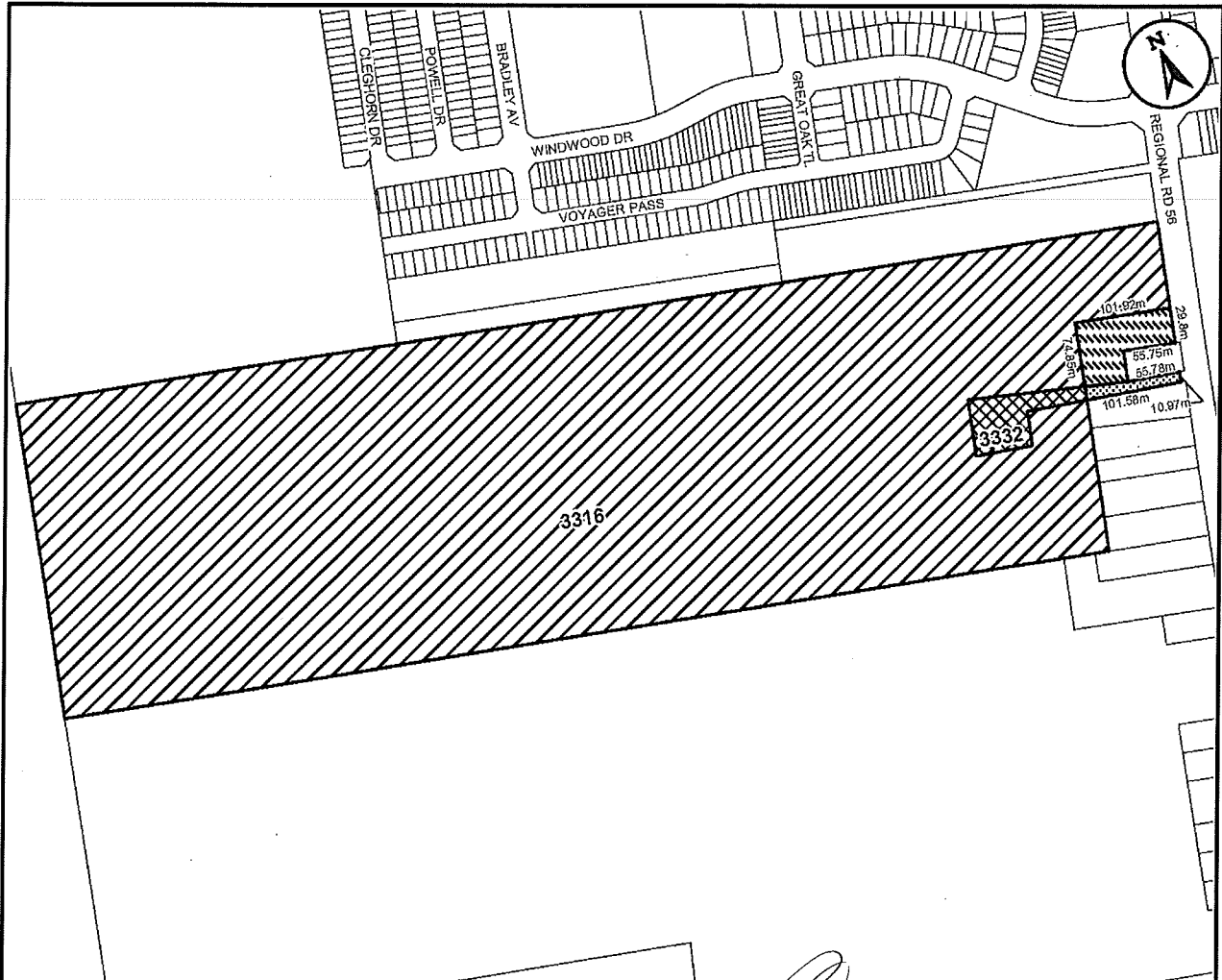


B. Bratina
Mayor



R. Caterini
Clerk

ZAR-11-038







This is Schedule "A" to By-Law No. 12- 019
 Passed the25th.....day ofJanuary....., 2012

Ally
 Clerk
R. Bratton
 Mayor

Schedule "A"

 Map Forming Part of
 By-Law No. 12- 019

 to Amend By-law No. 464

- Subject Property**
- 3316 Regional Road No. 56
-  **Block 1** - Lands to remain General Agricultural "A1-236" Zone
 -  **Block 2** - Change in zoning from the General Agricultural "A1-237" Zone to the General Agricultural "A1-236" Zone to prohibit the construction of a new dwelling
- 3332 Regional Road No. 56
-  **Block 3** - Change in zoning from the General Agricultural "A1-236" Zone to the General Agricultural "A1-237" Zone to permit the construction of a new dwelling
 -  **Block 4** - Lands to remain General Agricultural "A1-237" Zone

Scale: N.T.S.	File Name/Number: ZAR-11038	 Hamilton
Date: Nov. 30, 2011	Planner/Technician: PD / AL	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		