

Authority: Item 3, Planning Committee
Report 13-010 (PED13092)
CM: June 26, 2013

Bill No. 174

CITY OF HAMILTON

BY-LAW NO. 13-174

**To Amend Zoning By-law No. 90-145-Z (Flamborough), as Amended,
Respecting Lands located at 99 Wellington Street, (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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 3 of Report 13-010 of the Planning Committee, at its meeting held on the 18th day of June, 2013, recommended that Zoning By-law No. 90-145-Z (Flamborough), be amended as hereinafter provided;

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

1. That Schedule No. A-31, attached to and forming part of Zoning By-law 90-145-Z (Flamborough), as amended, is hereby further amended by changing the zoning from the "R1-5" Urban Residential (Single Detached) Zone to the "R1-61" Urban Residential (Single Detached) Zone, Modified;

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

2. That the "R1" (Urban Residential (Single Detached)) District regulations, as contained in Section 6 of Zoning By-law No. 90-145-Z, be modified to include the following special requirements:

"R1-61" (See Schedule A-31)

Permitted Uses:

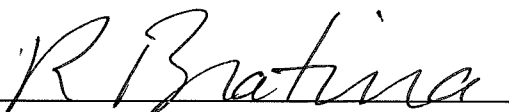
- (a) Subsection 6.1 shall apply.

Zoning Provisions:

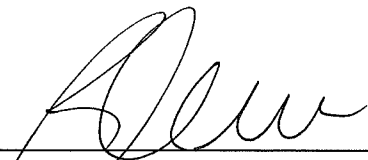
- | | | |
|-----|--|------------|
| (a) | Minimum interior side yard setback for a dwelling existing on the date of the passing of this By-law being the 26 th day of June, 2013: | 0.6m |
| (b) | Minimum exterior side yard setback for a dwelling existing on the date of the passing of this By-law being the 26 th day of June, 2013: | 3.6m |
| (d) | Lot Area (minimum): | 485 sq. m. |
| (e) | Lot Coverage (maximum): | 31% |
| (f) | All other zone provisions of Sub-section 6.2 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 this 26th day of June, 2013.



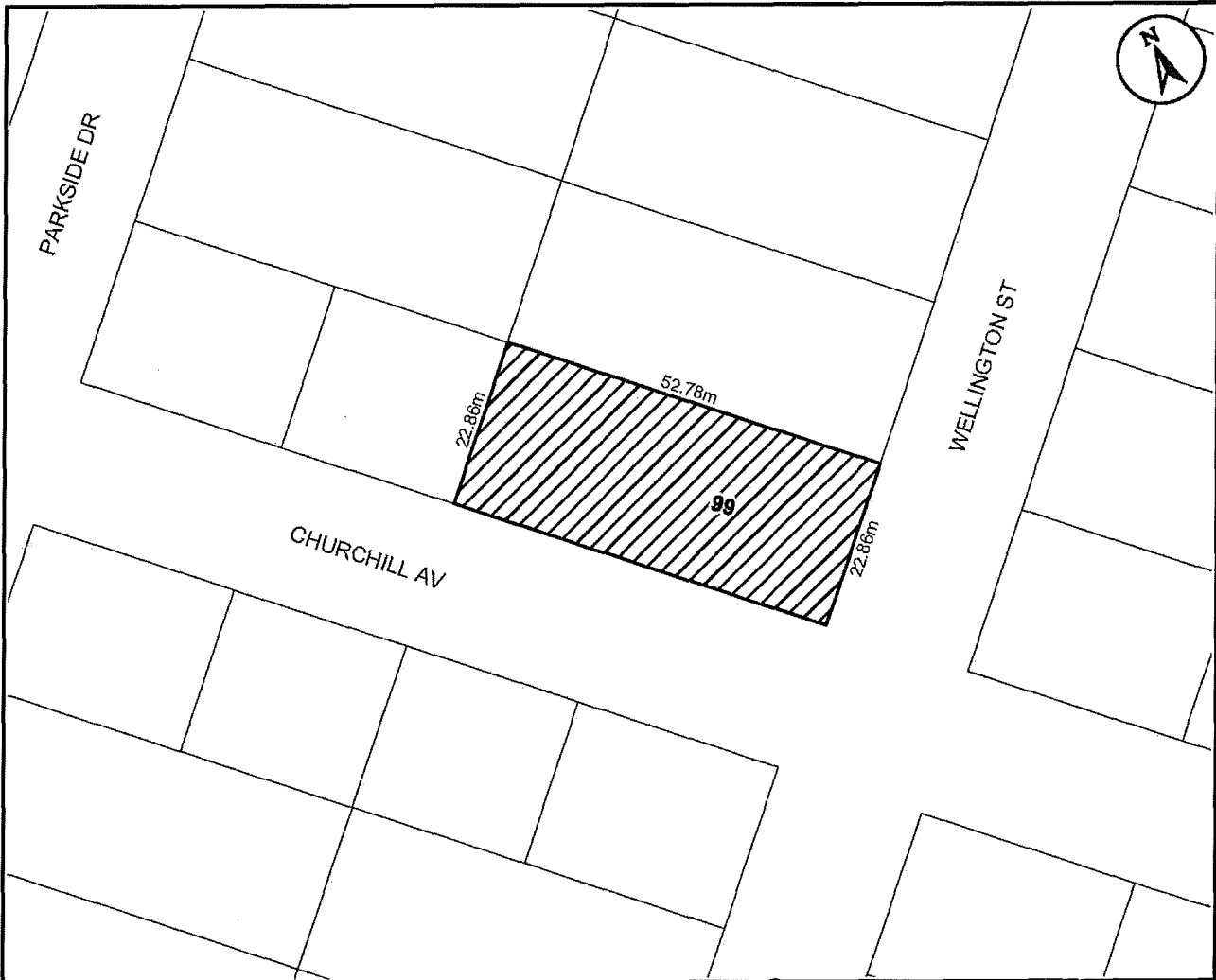
R. Bratina
Mayor



R. Caterini
City Clerk

To Amend Zoning By-law No. 90-145-Z (Flamborough), as Amended,
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This is Schedule "A" to By-Law No. 13- 174

Passed the 26th day of June, 2013

R. Ignatius
Mayor
[Signature]
Clerk

Schedule "A"

Map Forming Part of
By-Law No. 13- 174

to Amend By-law No. 90-145-Z

Subject Property
99 Wellington Street



Change in Zoning from the Urban Residential (Single Detached) "R1-5" Zone, to the Urban Residential (Single Detached) "R1-61" Zone

Scale:
N.T.S.

File Name/Number:
ZAR-12-038

Date:
April 9, 2013

Planner/Technician:
DB/AL



Hamilton