THAT this By-law is in conformity with the Urban Hamilton Official Plan of the City of Hamilton in accordance with the provisions of the Planning Act.

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

1. 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 "R1-6" Urban Residential (Single Detached) Zone to the "R1-67" Urban Residential (Single Detached) Zone, Modified;

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:

“R1-67” (See Schedule A-31) (Block 1)

Permitted Uses

(a) Subsection 6.1 shall apply.

Zoning Provisions

(a) Lot Area (minimum) 696 sq m
(b) Lot Frontage (minimum) 17.2 m
(c) Interior Side Yard Setback (minimum) 1.8 m
(d) Lot Coverage (Maximum) 32%
(e) Building Height (Maximum) 8.2 m
(f) Floor Space(Maximum)

1 storey 186 sq m
1½ storey 186 sq m on main floor
2 storey 372 sq m

(g) All other zone provisions of Subsection 6.2 shall apply.

4. 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 15th day of August, 2014.

R. Bratina  M. Gallagher
Mayor  Acting City Clerk

ZAR-14-004
Schedule "A"

Map Forming Part of By-law No. 14-207
to Amend By-law No. 90-145-Z

Subject Property
25 Howard Boulevard

Change in Zoning from the Urban Residential (Single Detached) "R1-6" Zone to the Urban Residential (Single Detached) "R1-67" Zone