

**Authority:** Item 2, Planning Committee  
Report: 14-013 (PED14148)  
CM: September 10, 2014

**Bill No. 271**

## **CITY OF HAMILTON**

### **BY-LAW NO. 14-271**

#### **To Amend Zoning By-law No. 90-145-Z (Flamborough), Respecting Lands Located at 122 Dundas Street East (Flamborough)**

**WHEREAS** the City of Hamilton Act, 1999, Statutes of Ontario 1999 Chap. 14, Schedule C did incorporate, as of January 1<sup>st</sup>, 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 Urban Hamilton Official Plan was declared in force and effect on August 16, 2013 and is the Official Plan in effect for lands within the Urban Area of the City of Hamilton;

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

**AND WHEREAS** the Council of the City of Hamilton, in adopting Item 2 of Report 14-013 of the Planning Committee, at its meeting held on the 10<sup>th</sup> day of September, 2014, recommended that Zoning By-law No. 90-145-Z (Flamborough) be amended as hereinafter provided;

**AND WHEREAS** this By-law will be in conformity with the Urban Hamilton Official Plan upon the approval of Official Plan Amendment No. 29.

**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 Development "UD" Zone, to the Medium Density Residential "R6-36" Zone, Modified, on the lands the extent and boundaries of which are shown on Schedule "A", annexed hereto and forming part of this By-law.

2. That Section 11 - Medium Density Residential Zone, of Zoning By-law No. 90-145-Z (Flamborough), as amended, is hereby further amended by adding the following Sub-section:

11.3 Exception Numbers

11.3.36 "R6-36" (See Schedule A-30)

Permitted Uses:

(a) Townhouses


Zone Provisions:


- (a) Lot Area (Minimum): 210 sq. m. per dwelling.
- (b) Front Yard (Minimum): 6.0 m.
- (c) Rear Yard (Minimum): 3.0 m.
- (d) Density (Maximum): 48 dwelling units per net ha.
- (e) Size of Visitor Parking Spaces: 2.6m x 5.5m.
- (f) Condominium Road Width (Minimum): 6.0m.
- (g) All other zone provisions of Flamborough Zoning By-law No. 90-145-Z shall apply

3. That By-law No. 90-145-Z (Flamborough) is amended by adding this By-law to Section 11 as "R6-36".

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 24<sup>th</sup> day of September, 2014.

  
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R. Bratina  
Mayor

  
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R. Caterini  
Clerk



This is Schedule "A" to By-law No. 14- 271  
 Passed the 24<sup>th</sup> day of September, 2014

*[Signature]*  
 Mayor  
*[Signature]*  
 Clerk


**Schedule "A"**

Map Forming Part of  
 By-law No. 14-271

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

**Subject Property**

122 Dundas Street East, Flamborough

 Change in Zoning from the Urban Development "UD" Zone to the Medium Density Residential "R6-36" Zone, Modified.

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| Scale:<br>N.T.S.                             | File Name/Number:<br>ZAC-13-053/UHOPA-14-008 |
| Date:<br>July 7, 2014                        | Planner/Technician:<br>GMVS                  |
| PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT |  |

