

Authority: Item 7, Planning Committee
Report 12- 002 (PED12001)
CM: February 8, 2012

Bill No. 047

CITY OF HAMILTON

BY-LAW NO. 12-047

To Amend Zoning By-law No. 464 (Glanbrook) Respecting Lands Located at 8 Country Fair Way

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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 7 of Report 12-002 of the Planning Committee, at its meeting held on the 8th day of February, 2012, recommended that Zoning By-law No. 464 (Glanbrook) be amended as hereinafter provided;

AND WHEREAS this By-law will be in conformity with the Official Plan of the City of Hamilton (the Official Plan of the former Township of Glanbrook) upon approval of Official Plan Amendment No. 86.

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

1. That Schedule "H", appended to and forming part of By-law No. 464 (Glanbrook), is amended by changing the zoning from the:
 - (a) Residential Multiple "RM3-223" Zone to the Residential "R4-273" Zone, on the lands comprised of Block 1;
 - (b) Residential "R4-222" Zone to the Residential "R4-273" Zone, on the lands comprised of Block 2;
 - (c) Residential "R4-222" Zone to the Residential "RM2-274" Zone, on the lands comprised of Block 3;
 - (d) Residential Multiple "RM2-224" Zone to the Residential "R4-273" Zone, on the lands comprised of Block 4; and,
 - (e) Residential Multiple "RM2-224" Zone to the "RM2-274" Zone, on the lands comprised of Block 5,

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, "R4-273" and "RM2-274", as follows:

"R4-273"

All regulations contained within the **RESIDENTIAL R4-222 ZONE** shall apply except for the following:

- (a) Minimum Lot Area: 280 square metres, except 320 square metres for a corner lot.

- (b) Minimum Parking Requirements:

Pursuant to the provisions of Sub-sections 7.35, 11.5, and 11.6 of this By-law. In addition, the parking space size shall have a minimum width of 2.6 metres and have a minimum length of 5.5 metres, except that parking spaces within an attached garage or carport shall have a minimum width of 3.0 metres and have a minimum length of 6.0 metres. Stairs are not permitted to encroach into the interior garage parking space.

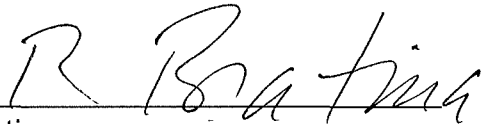
All regulations contained within the **RESIDENTIAL RM2-224 ZONE** shall apply, except for the following:

(a) Minimum Parking Requirements:

Pursuant to the provisions of Sub-sections 7.35, 11.5, and 11.6 of this By-law. In addition, the parking space size shall have a minimum width of 2.6 metres and have a minimum length of 5.5 metres, except that parking spaces within an attached garage or carport shall have a minimum width of 3.0 metres and have a minimum length of 6.0 metres. Stairs are not permitted to encroach into the interior garage parking space.

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 "RM2" 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 22nd day of February, 2012.



R. Bratina
Mayor



R. Caterini
City Clerk

ZAC-11-004 / OPA-11-001 / 25T-200615(R)








This is Schedule "A" to By-Law No. 12- 047
 Passed the ..22..... day of ..Feb.r.u.a.r.y...., 2012

[Signature]
 Clerk
[Signature]
 Mayor

Schedule "A"
 Map Forming Part of
 By-Law No. 12- 047
 to Amend By-law No. 464

Subject Property
 Fairgrounds East - Phase 3
 Lands are also subject to an Official Plan Amendment

-  Block 1 - Change in Zoning from the Residential Multiple "RM3-223" Zone to the Residential "R4-273" Zone
-  Block 2 - Change in Zoning from the Residential "R4-222" Zone to the Residential "R4-273" Zone
-  Block 3 - Change in Zoning from the Residential "R4-222" Zone to the Residential Multiple "RM2-274" Zone
-  Block 4 - Change in Zoning from the Residential Multiple "RM2-224" Zone to the Residential "R4-273" Zone
-  Block 5 - Change in Zoning from the Residential Multiple "RM2-224" Zone to the Residential Multiple "RM2-274" Zone

Scale: N.T.S.	File Name/Number: OPA-11-001, 25T-200615R, ZAC-11-004
Date: January 5, 2012	Planner/Technician: DF/AL
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	

