

**Authority:** By-law No. 22-217  
CM: August 12, 2022 Ward: 11

## **CITY OF HAMILTON**

### **BY-LAW NO. 24-121-PED**

#### **To Amend Zoning By-law No. 464 Respecting Lands Located at 3105 Fletcher Road (Glanbrook)**

**WHEREAS** under the provisions of Subsection 29.2(1) of the *Planning Act*, as amended by Bill 13, the *Supporting People and Businesses Act, 2021*, a council of a local municipality may, by by-law, delegate the authority to pass by-laws under Section 34 of the *Planning Act* that are of a minor nature to a committee of council or an individual who is an officer, employee or agent of the municipality.

**AND 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 lawful 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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 16<sup>th</sup> day of March, 1992, and approved by the Ontario Land Tribunal on the 31<sup>st</sup> day of May 1993;

**AND WHEREAS** Ontario Land Tribunal, issued decision on May 20, 2016, which added the Holding Provision to the balance of the subject lands located at 3105 Fletcher Road, Glanbrook, be amended as hereinafter provided;

**AND WHEREAS** the conditions of the Holding Provision for the lands shown in Schedule "A" attached to this By-law have been satisfied;

**NOW THEREFORE** the Director of Planning and Chief Planner of the City of Hamilton enacts as follows:

1. That Schedule "H", appended to and forming part of By-law No. 464 (Glanbrook), as amended, is hereby further amended by changing the zoning from Residential – Holding "H-R4-295" Zone, Modified to Residential "R4-295" Zone, Modified, the extent and boundaries of which are shown as Block 1 on a plan hereto annexed as Schedule "A".
2. That Schedule "H", appended to and forming part of By-law No. 464 (Glanbrook), as amended, is hereby further amended by changing the zoning from Residential Multiple – Holding "H-RM2-296" Zone, Modified, to Residential

Multiple "RM2-296" Zone, Modified, the extent and boundaries of which are shown as Block 2 on a plan hereto annexed as Schedule "A".

3. That Schedule "H", appended to and forming part of By-law No. 464 (Glanbrook), as amended, is hereby further amended by changing the zoning from Residential Multiple – Holding "H-RM3-298" Zone, Modified, to Residential Multiple "RM3-298" Zone, Modified, the extent and boundaries of which are shown as Block 3 on a plan hereto annexed as Schedule "A".
4. That Section 44, "Exceptions to the Provisions of this By-law", of Zoning By-law No. 464, be amended by deleting the Holding (H) Symbol in the Residential Multiple – Holding "H-RM3-298" Zone, Modified.
5. 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 Residential "R4-295" Zone, Modified, Residential Multiple "RM2-296" Zone, Modified, and Residential Multiple "RM3-298" Zone, Modified, provisions.

**PASSED** this 3rd day of July, 2024.



---

Anita Fabac  
Acting Director, Planning and Chief  
Planner  
ZAH-23-046






This is Schedule "A" to By-law No. 24-  
 Passed the 3<sup>rd</sup> day of July, 2024

*Caita Jabour*  
 Director of Planning Chief Planner

**Schedule 'A'**  
 Map forming part of  
 By-law No. 24-101-PEB  
 to Amend By-law No. 464

**Subject Property**  
 3105 Fletcher Road

-  Block 1 - Change in zoning from Residential – Holding "H-R4-295" Zone, Modified to Residential "R4-295" Zone, Modified
-  Block 2 - Change in zoning from Residential Multiple – Holding "H-RM2-296" Zone, Modified to Residential Multiple "RM2-296" Zone, Modified
-  Block 3 - Change in zoning from Residential Multiple – Holding "H-RM3-297" Zone, Modified to Residential Multiple "RM3-298" Zone, Modified

|  |                                 |   |
|--|---------------------------------|---|
| Scale:<br>N.T.S.                             | File Name/Number:<br>ZAH-23-046 |  |
| Date:<br>April 25, 2024                      | Planner/Technician:<br>TV/AL    |   |
| PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT |                                 |   |

"H-RM3-298"