

**Authority:** Item [REDACTED]  
Planning Committee  
Report: 14-[REDACTED] (PED14044)  
CM: [REDACTED]

**Bill No.** [REDACTED]

**CITY OF HAMILTON**

**BY-LAW NO.** [REDACTED]

**To Amend Zoning By-law No. 3581-86 (Dundas)  
Respecting Lands Located at 231 York Road**

**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 "The Corporation of the Town of Dundas" 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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. 3581-86 (Dundas) was enacted on the 22<sup>nd</sup> day of May, 1986, and approved by the Ontario Municipal Board on the 10th day of May, 1988;

**AND WHEREAS** the Council of the City of Hamilton, in adopting Item [REDACTED] of Report 14-[REDACTED] of the Planning Committee, at its meeting held on the [REDACTED] day of [REDACTED], 2014, recommended that Zoning By-law No. 3581-86 (Dundas), be amended as hereinafter provided;

**AND WHEREAS** 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. That Schedule "Q" (York Road), appended to and forming part of Zoning By-law No. 3581-86 (Dundas) is amended by changing the zoning from the Single-Detached Residential "R2" Zone to the Low Density Residential "R3/S-124" Zone,

Modified, on the lands the extent and boundaries of which are shown on Schedule "A" which forms part of this By-law.

2. That Section 32: "EXCEPTIONS" of Zoning By-law No. 3581-86 (Dundas) is hereby further amended by adding the following Sub-section:

"R3/S-124" That notwithstanding the provisions of Section 10: Low Density Residential "R3" Zone, the following Special Provisions shall apply to lands known municipally as 231 York Road, shown as "R3/S-124" on Schedule "Q".

- (i) All regulations of Section 10.3 Regulations for Semi-Detached Dwelling, shall apply except for the following:

10.3.2.1 FRONT YARD

Minimum 2.5 metres to a building with a driveway on a condominium road. The 2.5 m. shall be measured from the corner of the front elevation closest to York Road. In addition, a minimum 10.0 metre front yard shall be provided from York Road measured from the rear corner of the dwelling closest to York Road.

10.3.2.2 SIDE YARD

All regulations of Subsection 10.3.2.2 shall apply except that a minimum 2.4 metre setback shall be provided between two exterior walls.

- (ii) Notwithstanding Subsection 6.16 One Dwelling Per Lot, more than one dwelling per lot is permitted on lands known municipally as 231 York Road, shown as "R3/S-124" on Schedule "Q".
- (iii) Notwithstanding Subsection 7.12.1.2, visitor parking at a rate of 0.5 spaces per dwelling unit is required.
- (iv) Where a side elevation abuts a residential zone, no windows to an habitable room are permitted above the first storey level.

3. That By-law No. 3581-86 of the Town of Dundas Zoning By-law is amended by adding this By-law to Section 32 as Schedule "S-124".
5. That Schedule "Q" (York Road) of the Zoning Schedule Key Map is amended by marking the lands referred to in Section 2 of this By-law as "R3/S-124".
6. 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 and ENACTED** this [REDACTED] day of [REDACTED], 2014

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R. Bratina  
Mayor

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R. Caterini  
Clerk

ZAC-13-040



This is Schedule "A" to By-law No. 14-  Passed the ..... day of ....., 2014	----- Mayor  ----- Clerk
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<h2 style="margin: 0;">Schedule "A"</h2> <p style="margin: 10px 0 0 0;">Map Forming Part of By-law No. 14-_____</p> <p style="margin: 10px 0 0 0;">to Amend By-law No. 3581-86</p>	<p><b>Subject Property</b> 231 York Road, Dundas</p> <p> Change in Zoning from the Single-Detached Residential "R2" Zone to the Low Density Residential "R3/S-124" Zone, Modified</p>
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<b>Scale:</b> N.T.S.	<b>File Name/Number:</b> ZAC-13-040	
<b>Date:</b> Jan. 31, 2014	<b>Planner/Technician:</b> GM/AL	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		