

Authority:

Ward: 2

Bill No.

CITY OF HAMILTON

BY-LAW NO.

To Amend Zoning By-law No. 6593 (Hamilton), Respecting Lands Located at 820 Rymal Road East (Hamilton)

WHEREAS the *City of Hamilton Act, 1999*, Statutes of Ontario, 1999 Chap.14, Schedule. C. did incorporate, as of January 1st, 2001, the municipality "City of Hamilton";

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";

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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

WHEREAS the Council of the Corporation of the City of Hamilton passed Zoning By-law No. 6593 (Hamilton) on the 25th day of July 1950, which By-law was approved by the Ontario Municipal Board by Order, dated the 7th day of December 1951, (File No. P.F.C. 3821);

WHEREAS the Council of the City of Hamilton, in adopting Item _____ of Report 17- _____ of the Planning Committee, at its meeting held on the _____ day of _____, 2017, recommended that Zoning By-law No. 6593 (Hamilton), be amended as hereinafter provided;

WHEREAS this By-law will be in conformity with the Urban Hamilton Official Plan upon approval of Official Plan Amendment No. [REDACTED].

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

1. That Sheet No. E38e of the District Maps, appended to and forming part of Zoning By-law No. 6593 (Hamilton) is amended, by changing from the "AA" (Agricultural) District to the "RT-30/S-1752" (Street-Townhouse) District, Modified

on the lands the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. That the "RT-30" (Street-Townhouse) District provisions are contained in Section 10F of Zoning By-law No. 6593, applicable to the subject lands, be modified to include the following special requirements:
 - a) That notwithstanding Section 2 (2) (A) (viid), a Dwelling, Street Townhouse shall mean a townhouse dwelling in which all single family dwelling units front on a public street or a common element driveway.
 - b) That in addition to Section 2 (2) (J) (xiii), for the lots abutting Rymal Road East, Rymal Road East shall be deemed the front lot line, the lot line opposite to and furthest from the front lot line shall be deemed the rear lot line, and all other lot lines shall be deemed a side lot line.
 - c) That notwithstanding Section 10F (4) (a), a front yard of a depth of not less than 3 metres.
 - d) That in addition to Section 10F (4) (c), (ii) a side yard depth from the hypotenuse of the daylight triangle of 1 metre shall be provided.
 - e) That notwithstanding Section 10F (6) (i) and (ii), a lot area not less than 161 square metres and a lot width of not less than 5.95 metres for each dwelling unit.
 - f) That notwithstanding Section 10F (9), not more than nine (9) single family dwelling units shall be attached in a continuous row.
 - g) That notwithstanding Section 18A (1) (f), no on-site manoeuvring space shall be provided for 90 degree parking spaces.
 - h) That notwithstanding Section 18A (9), manoeuvring space for the shall be provided and maintained on the common element road.
 - i) That notwithstanding Section 18A (10), the parking space provided within the attached garage is permitted to be obstructed by another parking space provided on the access driveway.
 - j) That Section 18A (14g), shall not apply.
 - k) That notwithstanding Section 18A (22), the manoeuvring space for the parking provided within the attached garage is permitted to be obstructed by another 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 "RT-30" District provisions, subject to the special requirements in Section 2 of this By-law.

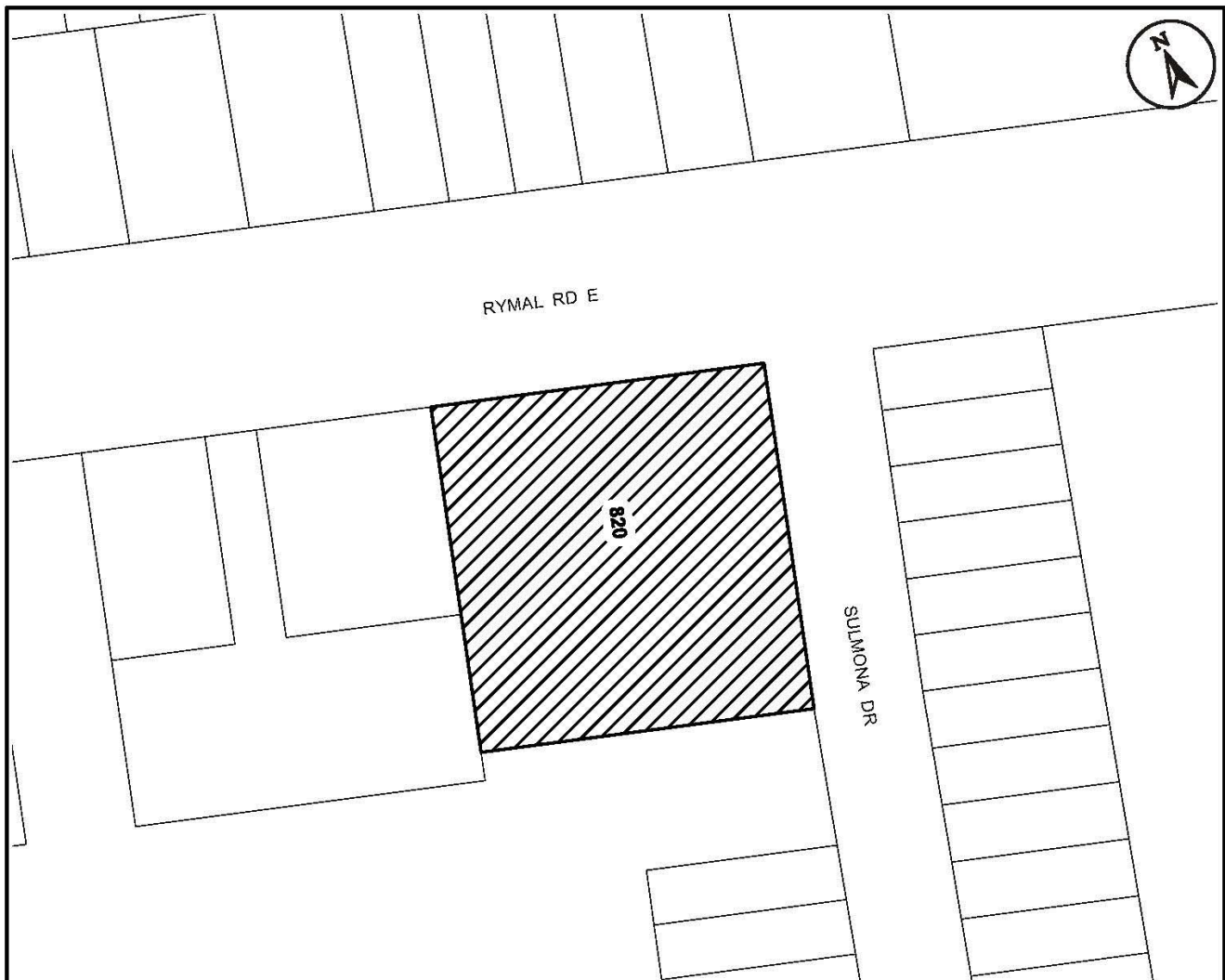
- 4) That By-law No. 6593 (City of Hamilton) is amended by adding this By-law to Section 19B as Schedule S-1752.
- 5) That Sheet No. E38e of the District maps is amended by making the lands referred to in Section 1 of this By-law as Schedule S-1752.
- 6) That the Clerk is hereby authorized and directed 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], 2017.

F. Eisenberger
Mayor

Rose Caterini
Clerk

ZAR-15-063 and OPA-17-013



This is Schedule "A" to By-law No. 17-

Passed the day of, 2017

Mayor

Clerk

Schedule "A"

Map Forming Part of
By-law No. 17-_____

to Amend By-law No. 6593

Subject Property

820 Rymal Road East



Change in zoning from the "AA" (Agricultural)
District to the "RT-30/S-1752"
(Street - Townhouse) District, Modified

Scale:
N.T.S.

File Name/Number:
ZAC-15-063 / UHOPA-17-013

Date:
August 4, 2017

Planner/Technician:
DB/AL



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

For Office Use Only, this doesn't appear in the by-law - Clerk's will use this information in the Authority Section of the by-law

Is this by-law derived from the approval of a Committee Report? Yes

Committee: Steve Robichaud

Report No.: PED17160

Date: 09/05/2017

Ward(s) or City Wide: Ward: 6

(MM/DD/YYYY)

Prepared by: Daniel Barnett

Phone No: 905-546-2424 ext. 4445

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