

**CITY OF HAMILTON**  
**BY-LAW NO. 18-**

**To Amend Zoning By-law No. 464, Respecting Lands located at 235 Tanglewood Drive in the Former Township of Glanbrook, now in the City of Hamilton**

**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 Township of Glanbrook," and is the successor to the former Regional municipality, namely "The Regional Municipality of the Hamilton-Wentworth";

**AND WHEREAS** the *City of Hamilton Act, 1999* provides that the Zoning By-laws of the former municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 11 of Report 18-002 of the Planning Committee, at its meeting held on 14<sup>th</sup> day of February, which recommended that the Zoning By-law No. 464 (Glanbrook), be amended as hereinafter provided;

**AND WHEREAS** this By-law is in conformity with the Urban Hamilton Official Plan, upon finalization of Official Plan Amendment No. 93.

**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 Deferred Development "DD" Zone to the Residential Multiple "RM2-310" Zone, Modified.

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

2. That Section 44 "Exceptions to the Provisions on this By-law", of Zoning By-law No. 464 (Glanbrook) be amended by adding Special Exception "RM2-310" as follows:

**“RM2-310”**

**235 Tanglewood Drive**

1) Notwithstanding the regulations of SECTION 18: RESIDENTIAL MULTIPLE “RM2” Zone, Subsection 18.2 – REGULATIONS FOR USES PERMITTED IN PARAGRAPH (A) OF SUBSECTION 18.1 (STREET TOWNHOUSE DWELLING), Clauses (a), (a)(i), (b), (b)(i), (c),(e)(i), and k(ii) the following regulations shall apply to the lands zoned “RM2-310” Zone:

(a) Minimum Lot Frontage.....6.0 metres  
(19.68 feet) per  
dwelling unit, except:

(i) For a dwelling end unit which does not abut a flanking street, the minimum lot frontage shall be 7.9 metres (25.9 feet).

(b) Minimum Lot Area.....200 square metres  
(2,152.78 square feet) per  
dwelling unit, except:

(i) On an end lot which does not abut a flanking street, the minimum lot area shall be 260 square metre (2,798.61 square feet).

(c) Maximum Lot Coverage.....55 percent

(e) Minimum Side Yard

(i) End dwelling unit not abutting a flanking street.....1.9 metres

(k) Dwelling Unit Placement

(ii) Not more than four (4) attached dwelling units shall be erected in a row without offsetting or staggering the front face or wall of the dwelling a minimum of 1 metre (3.3 feet) or without varying the exterior design.

2) In addition to the regulations of SECTION 7: GENERAL PROVISIONS FOR ALL ZONES, Subsection 7.26 – ENCROACHMENTS INTO YARDS, the following regulation shall apply to the lands zoned “RM2-310” Zone:

(h) An alcove, without foundation, may encroach into any required yard to a maximum of 0.5 metres. No such feature shall have a width greater than 3.0 metres.

3. That the City 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 28<sup>th</sup> day of February, 2018.

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F. Eisenberger  
Mayor

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R. Caterini  
City Clerk

ZAC-17-025/UHOPA-17-019



This is Schedule "A" to By-law No. 18-

Passed the ..... day of ....., 2018

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Mayor

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Clerk

## Schedule "A"

Map Forming Part of  
By-law No. 18-\_\_\_\_\_

to Amend By-law No. 464

### Subject Property

235 Tanglewood Drive



Change in Zoning from  
Deferred Development "DD" Zone to  
Residential Multiple "RM2-310" Zone, Modified

Scale:  
N.T.S.

File Name/Number:  
ZAC-17-025/UHOPA-17-019

Date:  
Dec. 13, 2017

Planner/Technician:  
AB/AL



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT