Authority:
Ward: 11
Bill No.

CITY OF HAMILTON

BY-LAW NO.

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,* Statues of Ontario, 1999 Chap. 14. Schedule C. did incorporate, as of January 1st 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the Zoning By-laws of the former municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 WHEREASthe Council of the City of Hamilton, in adopting Item XX of Report PED18034 of the Planning Committee, at its meeting held on XXDay ofXXXX, 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. __.

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 <u>SECTION 18: RESIDENTIAL MULTIPLE "RM2" Zone</u>, 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.
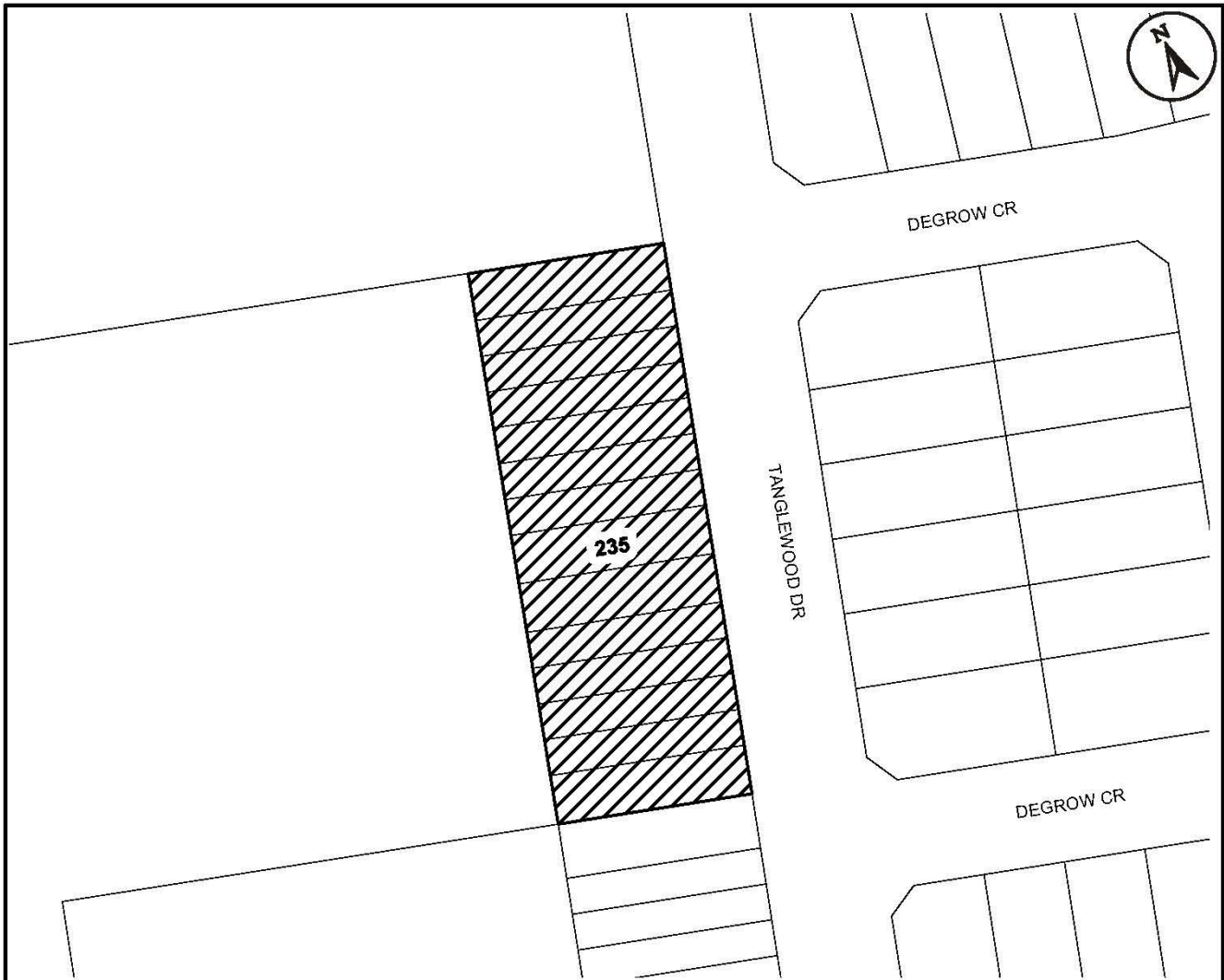
3. That the clerk is hereby authorized and directed to proceed with the giving of Notice of Passing of this by-law, in accordance with the *Planning Act.*

PASSED and ENACTED this XX day of XXX, 2018.

_____   _____
Fred Eisenberger   Rose Caterini
Mayor   City Clerk

ZAC-17-025 and UHOPA-17-019

DEGROW CR

TANGLEWOOD DR

235

DEGROW CR

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

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

_____
Mayor

_____
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		

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? No

Committee: Steve Robichaud	Report No.: XX	Date: 10/03/2017
Ward(s) or City Wide: Ward: 11		(MM/DD/YYYY)

Prepared by: Alaina Baldassarra   Phone No: 905-546-2424 ext. 7421

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