

Authority: Item ,
Report (PED18XXX)
CM:
Ward: 12

Bill No.

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

**To Amend Zoning By-law No. 87-57
Respecting Lands Located at 20 Miller Drive**

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”;

WHEREAS the City of Hamilton is the successor to certain area municipalities, including the former municipality known as the “The Corporation of the City of Hamilton” and is the successor to the former regional municipality, namely, “The Regional Municipality of Hamilton-Wentworth”;

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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

WHEREAS the Council of the City of Hamilton, in adopting Section _____ of Report 18- of the Planning Committee at its meeting held on the XXth day of Month 2018, recommended that Zoning By-law No. 87-57 (Ancaster), be amended as hereinafter provided; and,

WHEREAS this By-law is in conformity with the Urban Hamilton Official Plan;

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

1. That Map No. 1-B to Schedule “B”, appended to and forming part of By-law No. 87-57 (Ancaster) is amended by changing the zoning from the Institutional “I” Zone to the Residential “R4-697” Zone, Modified (Block 1), Residential “R4-693” Zone, Modified (Block 2), and Residential “R4-694” Zone, Modified (Block 3) on

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

2. The Section 34: Exceptions, to Zoning By-law No. 87-57 (Ancaster), as amended, is hereby further amended by adding the following Sub-Sections:

"R4-693"

REGULATIONS

That notwithstanding the provisions of Subsections 3.81, 12.2, (b), (c), (f), (g), and in addition to the provisions of Subsection 12.2, the following special provisions shall apply to lands zoned "R4-693":

- | | | |
|-----|-----------------------|---|
| (a) | Maximum Lot Coverage | 40%, except on a corner lot the maximum lot coverage shall be 35%. |
| (b) | Minimum Rear Yard | 10.0 metres, except on a corner lot the minimum rear yard shall be 7.5 metres. |
| (c) | Maximum Height | 9.5 metres. |
| (d) | Location of Balconies | Balconies above the ground floor shall not be permitted in the rear or side yard. |

DEFINITIONS

"Lot Frontage"

Shall mean the length of a straight line connecting the side lot lines measured from points located 7.5 metres from the intersection of the side and front lot lines.

"R4-694"

REGULATIONS

That notwithstanding the provisions of Subsections 3.81, 12.2 (b), (f), (g), and in addition to the provisions of Subsection 12.2, the following special provision shall apply to lands zoned "R4-694":

- | | | |
|-----|----------------------------|-------------|
| (a) | Minimum easterly side yard | 2.0 metres. |
| (b) | Maximum Height | 9.5 metres. |

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- | | | |
|-----|-----------------------|---|
| (c) | Location of Balconies | Balconies above the ground floor shall not be permitted in the rear or side yard. |
| (d) | Rear Yard | 10.0 metres. |

DEFINITIONS

"Lot Frontage"

Shall mean the length of a straight line connecting the side lot lines measured from points located 7.5 metres from the intersection of the side and front lot lines.

"R4-697"

REGULATIONS

That notwithstanding the provisions of Subsection 12.2 (c) and (g), and in addition to the provisions of Subsection 12.2, the following special provisions shall apply to lands zoned "R4-967":

- | | | |
|-----|----------------------|--|
| (a) | Maximum Lot Coverage | 40%, except on a corner lot the maximum lot coverage shall be 35%. |
| (b) | Maximum Height | 9.5 metres. |

DEFINITIONS

"Lot Frontage"

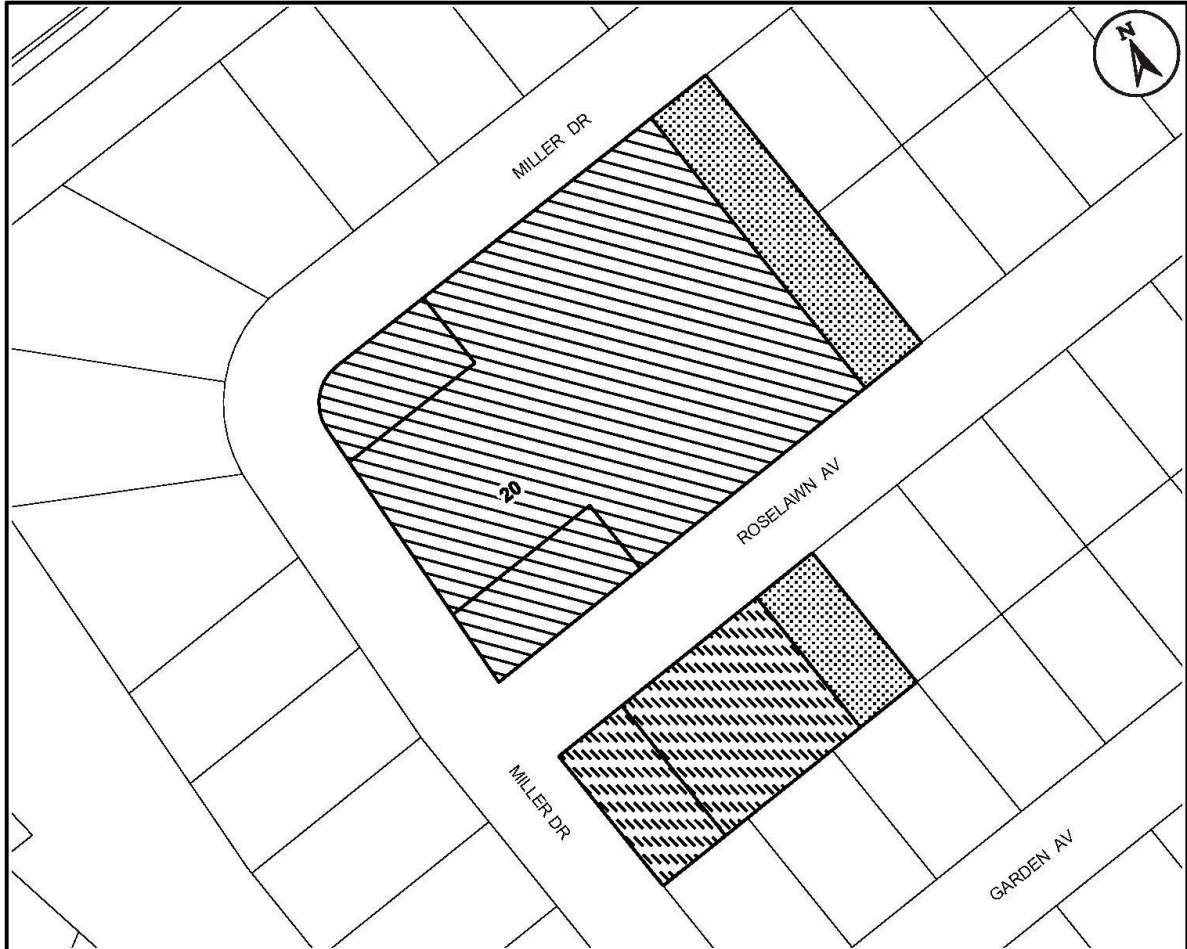
Shall mean the length of a straight line connecting the side lot lines measured from points located 7.5 metres from the intersection of the side and front lot lines.

PASSED this _____ , _____

F. Eisenberger
Mayor

City Clerk

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This is Schedule "A" to By-law No. 18- Passed the day of, 2018	_____ Mayor _____ Clerk
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<h2>Schedule "A"</h2> Map Forming Part of By-law No. 18-_____ to Amend By-law No. 87-57	Subject Property 20 Miller Drive <table style="width: 100%;"> <tr> <td style="width: 30px;"></td> <td>Block 1 - Change in zoning from the Institutional "I" to the Residential "R4-697" Zone, Modified</td> </tr> <tr> <td></td> <td>Block 2 - Change in zoning from the Institutional "I" to the Residential "R4-693" Zone, Modified</td> </tr> <tr> <td></td> <td>Block 3 - Change in zoning from the Institutional "I" to the Residential "R4-694" Zone, Modified</td> </tr> </table>		Block 1 - Change in zoning from the Institutional "I" to the Residential "R4-697" Zone, Modified		Block 2 - Change in zoning from the Institutional "I" to the Residential "R4-693" Zone, Modified		Block 3 - Change in zoning from the Institutional "I" to the Residential "R4-694" Zone, Modified
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	Block 3 - Change in zoning from the Institutional "I" to the Residential "R4-694" Zone, Modified						

Scale: N.T.S.	File Name/Number: ZAC-16-048 & 25T-201606	 Hamilton
Date: April 27, 2018	Planner/Technician: MS/VS	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		