

Authority: Item 5, Planning Committee
Report 18-010 (PED18123)
CM: June 27, 2018
Ward: 12

Bill No. 168

CITY OF HAMILTON

BY-LAW NO. 18-

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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 Item 5 of Report 18-010 of the Planning Committee at its meeting held on the 27th day of June, 2018, which 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 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. |
| (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 27th day of June, 2018

F. Eisenberger
Mayor

J. Pilon
Acting City Clerk

ZAC-16-048
25T-201606



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. 87-57

Subject Property

20 Miller Drive



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

Scale:
N.T.S.

File Name/Number:
ZAC-16-048 & 25T-201606

Date:
April 27, 2018

Planner/Technician:
MS/VS



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT