CITY OF HAMILTON

BY-LAW NO. 18-

To Amend Zoning By-law No. 464 (Glanbrook)
Respecting Lands Located at 3331 Homestead Drive (Glanbrook)

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”;

AND 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”;

AND 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amended or repealed by the Council of the City of Hamilton;

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 Section 13 of Report 18-
014 of the Planning Committee at its meeting held on the 4th day of September 2018,
recommended that Zoning By-law No. 464 (Glanbrook), be amended as hereinafter
provided; and

AND WHEREAS this By-law will be in conformity with the Urban Hamilton Official Plan
and Rural Hamilton Official Plan, upon finalization of Official Plan Amendment No. 117;

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

1. That Schedule “F” – Mount Hope Urban Settlement Area Land Use Plan,
append to and forming part of By-law No. 464 (Glanbrook), be amended as
follows:
To Amend Zoning By-law No. 464 (Glanbrook)
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(a) by changing the zoning from General Commercial “H-C3-050” Zone, Modified with a Holding to the Residential “R3-311” 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 of the By-law”, as amended, of Zoning By-law No. 464, is hereby further amended by modifying the “R3-311” Zone provisions (a), (b), (d) and (f) as follows:

R3-311

15.2 (a) Minimum Lot Frontage 20 metres

(b) Minimum Lot Area 950 square metres for Lots 1-3 and 810 square metres for Lot 4

(d) Minimum Front Yard 9 metres

(f) Minimum Rear Yard 22 metres

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 Residential “R3” Zone provisions, subject to the special requirements as referred to in Section 2 of this By-law.

4. That for the purposes of this by-law, the front lot line is deemed to be Homestead Drive and no vehicular egress to Upper James Street shall be permitted.

5. 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 this 26th day of September, 2018

F. Eisenberger  J. Pilon
Mayor  Acting City Clerk

UHOPA-18-03 and ZAC-18-007
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Schedule "A"

Map Forming Part of By-law No. 18—

to Amend By-law No. 464

Subject Property
3331 Homestead Drive

To Permit a change in zoning from H-C3-050 (General Commercial “C3” Zone-Holding) to Residential (R3) Zone. Modified under the Change in zoning from H-C3-050 (General Commercial “C3” Zone- Holding) to Residential (R3-311) Zone, Modified.