

CITY OF HAMILTON

BY-LAW NO. 21-

**To Amend Zoning By-law No. 3581-86
Respecting Lands Located at 321 Hatt Street
in the former Town of Dundas**

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 area municipality known as "The Corporation of the Town of Dundas" 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 and Official Plans of the former municipalities and the Official Plan of the former Regional Municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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. 3581-86 (Dundas) was enacted on the 22nd day of May 1986, and approved by the Ontario Municipal Board on the 10th day of May, 1988;

AND WHEREAS the Council of the City of Hamilton, in adopting Item 6 of Report 21-010 of the Planning Committee, at its meeting held on the 23rd day of June, 2021, recommended that Zoning By-law No. 3581-86 (Dundas) 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 Schedule "L" (Spencer Creek) appended to and forming part of Zoning By-law No. 3581-86 (Dundas) is amended by changing the zoning from Single - Detached Residential Zone (R2) to the Low Density Residential Zone (R4/S-140), Modified, on the lands to the extent and boundaries of which are shown on Schedule "A" which forms part of this By-law.
2. That Section 32 "EXCEPTIONS" of Zoning By-law No. 3581-86 (Dundas), be amended by adding the following subsection:

"S-140"

i) Notwithstanding Subsection 6.22 ii) the following special regulations shall apply:

6.22 DIVISION OF SEMI-DETACHED LOTS

Notwithstanding any other provisions in this By-law, the division of any lot on which is erected a semi-detached dwelling into not more than two parts for the purpose of creating two separate lots for each dwelling unit shall be permitted provided:

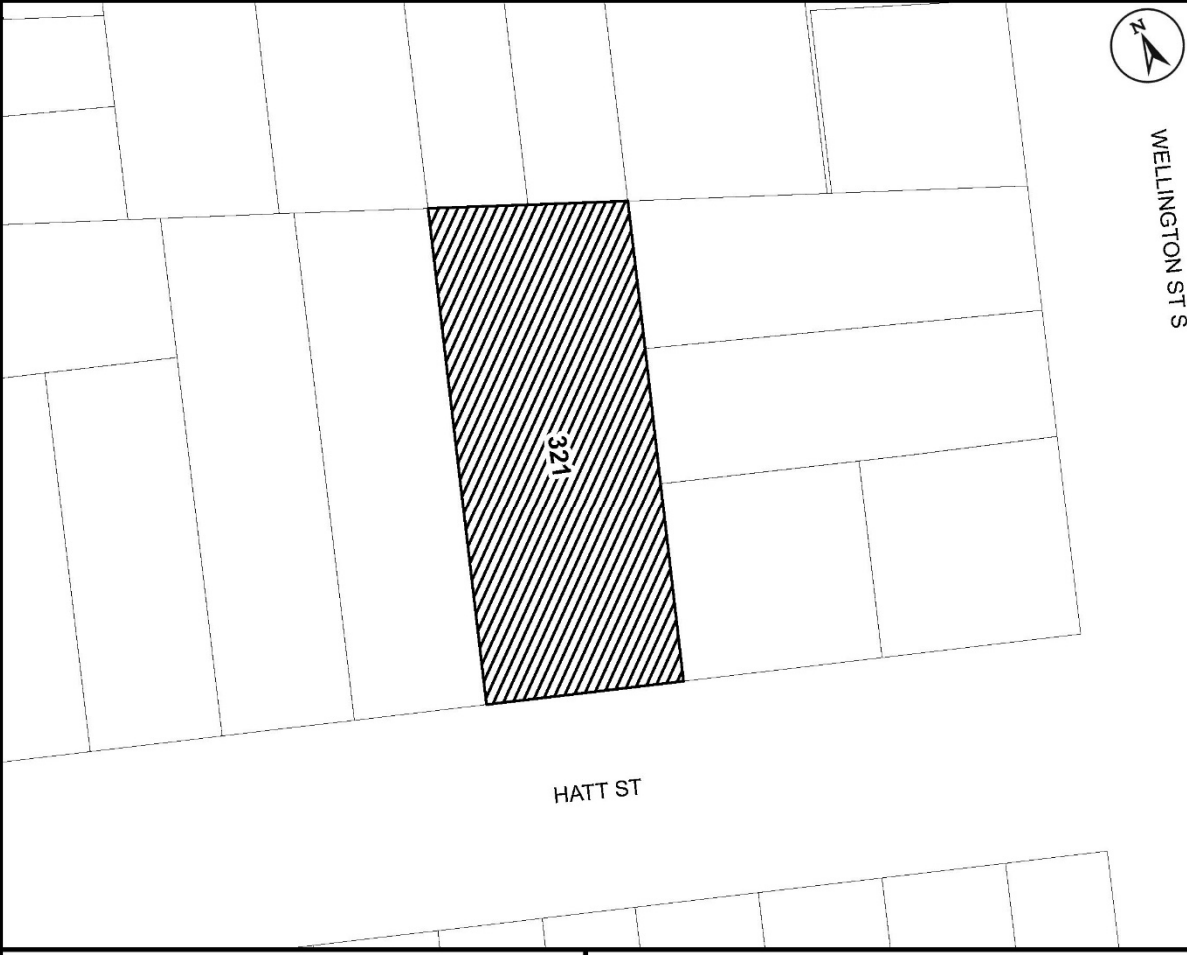

- ii) that such dwelling was erected on or after the date of passing of this Bylaw, the said lot shall be divided into two parts and if located in a R3 or R4 Zone, each of two such parts shall have a minimum frontage of 9.0 metres and a minimum area of 315 square metres.
- 3. That the Town of Dundas Zoning By-law No. 3581-86 is amended by adding this By-law to Section 32 as Schedule “S-140”.
 - 4. That Schedule “A” of the Zoning Schedule Key Map is amended by marking the lands referred to in Section 2 of this By-law as “R4/S-140”.
 - 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 23rd of June, 2021

F. Eisenberger
Mayor

A. Holland
City Clerk

ZAR-20-036

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| <p>This is Schedule "A" to By-law No. 21-</p> <p>Passed the day of, 2021</p> | <p>-----</p> <p style="text-align: center;">Mayor</p> <p>-----</p> <p style="text-align: center;">Clerk</p> | |
| <p style="text-align: center; font-size: 1.2em;">Schedule "A"</p> <p style="text-align: center; font-size: 1.1em;">Map forming Part of</p> <p style="text-align: center; font-size: 1.1em;">By-law No. 21-_____</p> <p style="text-align: center; font-size: 1.1em;">to Amend By-law No. 3581-86</p> | <p>Subject Property</p> <p>321 Hatt Street, Dundas</p> <p> Change in zoning from the Single – Detached Residential Zone (R2) to the Low Density Residential Zone (R4/S-140), Modified</p> | |
| <p>Scale: N.T.S</p> | <p>File Name/Number: ZAR-20-036</p> |  Hamilton |
| <p>Date: May 13, 2021</p> | <p>Planner/Technician: EM/VS</p> | |
| <p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p> | | |