

## **CITY OF HAMILTON**

### **BY-LAW NO. 21-**

#### **To Amend Zoning By-law No. 87-57 Respecting Lands Located at 365 Springbrook Avenue and Part of Block 121, Plan 62M-1161**

**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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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. 87-57 (Ancaster) was enacted on the 22<sup>nd</sup> day of June, 1987, and approved by the Ontario Municipal Board on the 23<sup>rd</sup> day of January, 1989;

**AND WHEREAS** the Council of the City of Hamilton, in adopting Item 4 of Report 21-017 of the Planning Committee at its meeting held on the 10<sup>th</sup> day of November 2021, recommended that Zoning By-law No. 87-57 (Ancaster), be amended as hereinafter provided; and,

**AND WHEREAS** this By-law will be 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 of Schedule “A”, appended to and forming part of Zoning By-law No. 87-57 (Ancaster) is amended, by changing the zoning from the Agricultural “A” Zone to the Residential “R4-714” Zone, Modified (Block 1), the Agricultural “A” Zone to the Residential “R4-714” Zone, Modified (Block 2) and the Residential “R4-563” Zone, Modified to the Residential “R4-714” Zone, Modified (Block 3), on the lands to 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-section:

“R4 – 714” (Block 1)

That notwithstanding the provisions of Sub-section 12.2: Regulations of Section 12: Residential “R4” Zone (f) the following special provision shall apply to the lands zoned “R4-714”:

REGULATIONS

- (f) Minimum Rear Yard: 4.5 metres for the dwelling existing as of the passage of R4-714 Zoning By-law.

“R4 – 714” (Block 2 and Block 3)

That notwithstanding the provisions of Sub-section 12.2: Regulations of Section 12: Residential “R4” Zone (a), (b), (c), (d) and (e) the following special provisions shall apply to the lands zoned “R4-714”:

REGULATIONS

- (a) Minimum Lot Area: 365 square metres
- (b) Minimum Lot Frontage: 11.4 metres
- (c) Maximum Lot Coverage: 45%
- (d) Minimum Front Yard: 5.5 metres to a dwelling and 6 metres to an attached garage
- (e) Minimum Side Yard: 1.1 metres

That notwithstanding the provisions of Sub-section 7.12: Yard Encroachments of Section 7: General Provisions (d) the following special provision shall apply to the lands zoned “R4-714” (Blocks 2 and 3):

- (d) Yard Encroachments An unenclosed porch and stairs may project not more than 2.0 metres into the required front yard.

(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 “R4” Zone provisions, subject to the special requirements referred to in Section 2 of this By-law.

(4) 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 10<sup>th</sup> day of November, 2021.

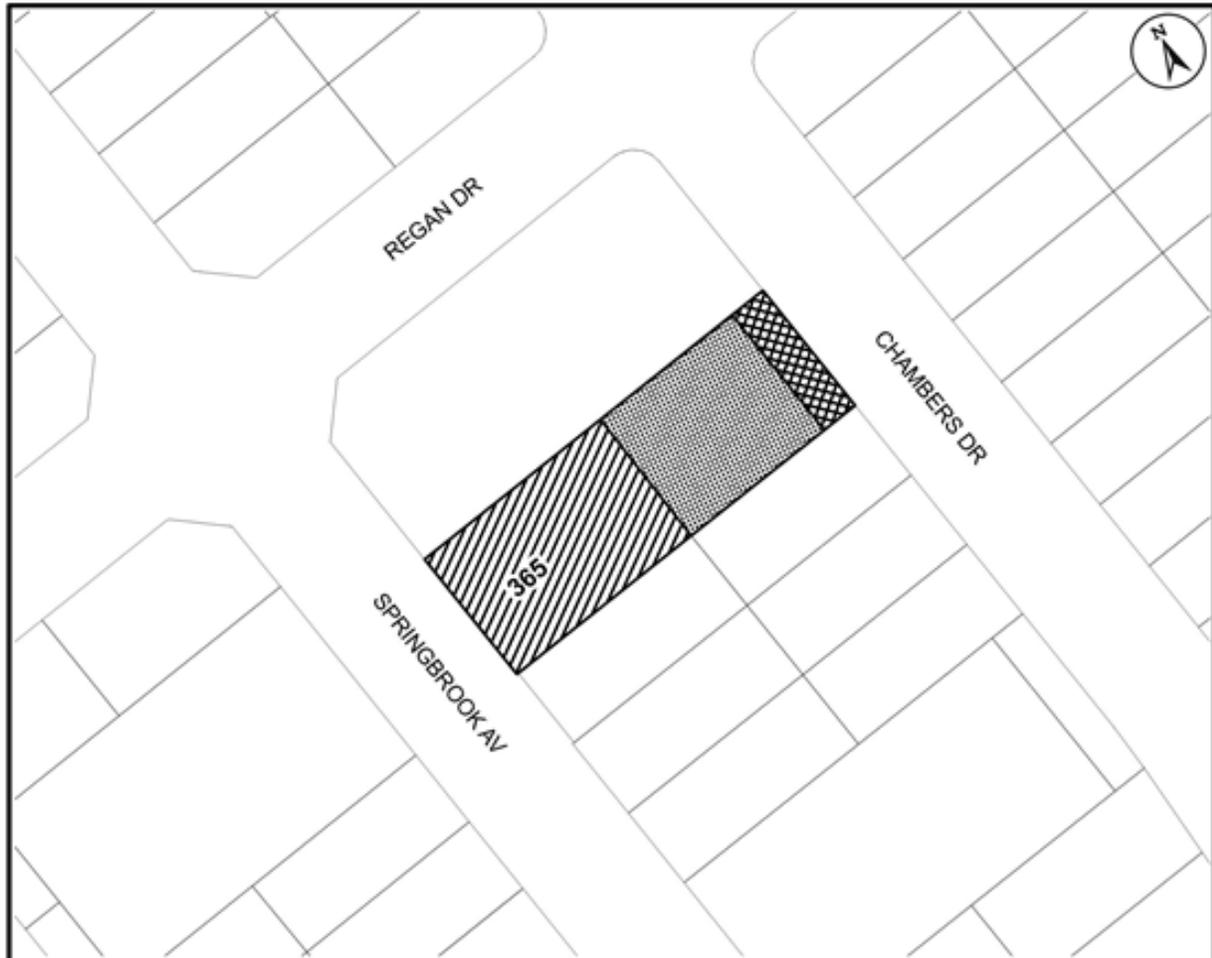
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F. Eisenberger  
Mayor

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A. Holland  
City Clerk

ZAR-21-015



<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>
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<h2 style="margin: 0;">Schedule "A"</h2> <p style="margin: 5px 0 0 0;"><b>Map forming Part of</b></p> <p style="margin: 5px 0 0 0;"><b>By-law No. 21-_____</b></p> <p style="margin: 5px 0 0 0;"><b>to Amend By-law No. 87-57</b></p>		<p><b>Subject Property</b></p> <p>365 Springbrook Avenue</p> <ul style="list-style-type: none"> <li style="margin-bottom: 5px;">  Block 1 - Change in zoning from the Agricultural "A" Zone to the Residential "R4-714" Zone, Modified                 </li> <li style="margin-bottom: 5px;">  Block 2 - Change in zoning from the Agricultural "A" Zone to the Residential "R4-714" Zone, Modified                 </li> <li style="margin-bottom: 5px;">  Block 3 - Change in zoning from the Residential "R4-563" Zone, Modified to the Residential "R4-714" Zone, Modified                 </li> </ul>				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">Scale: N.T.S</td> <td style="width: 50%; padding: 2px;">File Name/Number: ZAR-21-015</td> </tr> <tr> <td style="padding: 2px;">Date: October 12, 2021</td> <td style="padding: 2px;">Planner/Technician: MA/V.S</td> </tr> </table>	Scale: N.T.S	File Name/Number: ZAR-21-015	Date: October 12, 2021	Planner/Technician: MA/V.S	<p><b>Hamilton</b></p>	
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<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>						