

**Authority:** Item ,  
Report (PED23003)  
CM:  
Ward: 11

**Bill No.**

**CITY OF HAMILTON**

**BY-LAW NO.**

**To Amend Zoning By-law No. 05-200 with respect to lands located at  
3479 Binbrook Road, Glanbrook**

**WHEREAS** Council approved Item \_\_\_ of Report \_\_\_\_\_ of the Planning Committee, at the meeting held on \_\_\_\_\_, 2023;

**AND WHEREAS** this By-law will be in conformity with the Urban Hamilton Official Plan, upon finalization of Official Plan Amendment No. XX.

**NOW THEREFORE** Council of the City of Hamilton enacts Zoning By-law No. 05-200 as follows:

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

1. That Map Nos. 1910, 1932, 1933, and 1955 of Schedule “A” – Zoning Maps are amended by adding the Low Density Residential – Small Lot (R1a, 867) Zone, Low Density Residential – Small Lot (R1a, 868) Zone, Low Density Residential – Small Lot (R1a, 869) Zone, Conservation/Hazard Land (P5) Zone and Neighbourhood Park (P1) Zone, for the lands known as 3479 Binbrook Road, the extent and boundaries of which are shown on Schedule “A” to this By-law.
2. That Schedule “C” – Special Exceptions is amended by adding the following new Special Exceptions:

“867. Within the lands zoned Low Density Residential – Small Lot (R1a, 867) Zone, identified on Maps 1932 and 1933 of Schedule “A” – Zoning Maps and described as 3479 Binbrook Road, the following special provisions shall apply:

a) Notwithstanding Sections 15.2.2.1 a), d), e), f), g), and h), the regulations shall apply:

a) Minimum Lot Area 235 square metres

d) Minimum Setback from a Side Lot Line 1.2 metres on one side and 0.6 metres on the other

- e) Minimum Setback from a Flankage Lot Line 2.4 metres
- f) Minimum Setback from the Rear Lot Line 7 metres
- g) Maximum Building Height 12.5 metres
- h) Parking Notwithstanding 5.2 b) ii), a parking space shall be a minimum 2.7 metres in width and 5.8 metres in length.

868. Within the lands zoned Low Density Residential – Small Lot (R1a, 868) Zone, identified on Maps 1932, 1933 and 1955 of Schedule “A” – Zoning Maps and described as 3479 Binbrook Road, the following special provisions shall apply:

a) Notwithstanding Sections 15.2.2.2 a), b), e), f), g), and h), the regulations shall apply:

- a) Minimum Lot Area 185 square metres
- b) Minimum Lot Width 6.5 metres
- e) Minimum Setback from a Flankage lot Line 2.4 metres
- f) Minimum Setback from the Rear Lot Line 7 metres
- g) Maximum Building Height 12.5 metres
- h) Parking Notwithstanding 5.2 b) i), a parking space shall be a minimum 2.7 metres in width and 5.8 metres in length.

869. Within the lands zoned Low Density Residential – Small Lot (R1a, 868) Zone, identified on Maps 1910, 1932, and 1933 of Schedule “A” – Zoning Maps and described as 3479 Binbrook Road, the following special provisions shall apply:

a) Notwithstanding Sections 15.2.2.3 a), e), f), g), and h), the regulations shall apply:

- a) Minimum Lot Area 150 square metres

- e) Minimum Setback from a Flankage lot Line 2.4 metres
- f) Minimum Setback from the Rear Lot Line 7 metres
- g) Maximum Building Height 12.5 metres
- h) Parking Notwithstanding 5.2 b) i), a parking space shall be a minimum 2.7 metres in width and 5.8 metres in length."

3. 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 \_\_\_\_\_ , \_\_\_\_\_

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A. Horwath  
Mayor

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A. Holland  
City Clerk



This Is Schedule "A" to By-law No. 23-

Passed the ..... day of ....., 2023







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Mayor


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Clerk

**Schedule "A"**

Map forming Part of  
By-law No. 23-\_\_\_\_\_

to Amend By-law No. 05-200  
Maps 1910, 1932, 1933, & 1955

- Subject Property**  
3479 Binbrook Road
-  Block 1 - Lands to be zoned Neighbourhood Park (P1) Zone
  -  Blocks 2 & 3 - Lands to be zoned Conservation / Hazard Land (P5) Zone
  -  Block 4 - Lands to be zoned Low Density Residential - Small Lot (R1a, 867) Zone
  -  Block 5 - Lands to be zoned Low Density Residential - Small Lot (R1a, 868) Zone
  -  Block 6 - Lands to be zoned Low Density Residential - Small Lot (R1a, 869) Zone
  -  Refer to By-law No.464

Scale: N.T.S	File Name/Number: ZAC-22-008	
Date: July 4, 2023	Planner/Technician: JV/AL	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		