

Authority: Item 8, Planning Committee
Report 23-011 (PED23117)
CM: July 14, 2023
Ward: 11
Written approval of this by-law was given
by Mayoral Decision MDE-2023-01 dated
August 18, 2023

Bill No. 149

CITY OF HAMILTON

BY-LAW NO. 23-149

To Amend Zoning By-law No. 05-200 with Respect to Lands Located at 3479 Binbrook Road, Glanbrook

WHEREAS Council approved Item 8 of Report 23-011 of the Planning Committee, at the meeting held on July 14, 2023;

AND WHEREAS this By-law will be in conformity with the Urban Hamilton Official Plan, upon finalization of Official Plan Amendment No. 186.

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 18th day of August, 2023.

A. Horwath
Mayor

A. Holland
City Clerk

ZAC-22-008



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

Passed the day of, 2023

 Mayor

 Clerk

<h2>Schedule "A"</h2> <p>Map forming Part of By-law No. 23-_____</p> <p>to Amend By-law No. 05-200 Maps 1910, 1932, 1933, & 1955</p>		<p>Subject Property 3479 Binbrook Road</p> <ul style="list-style-type: none"> 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
<p>Scale: N.T.S</p> <p>Date: July 4, 2023</p>	<p>File Name/Number: ZAC-22-008</p> <p>Planner/Technician: JV/AL</p>	
<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>		