

**CITY OF HAMILTON**

**BY-LAW NO. - \_\_\_\_**

**To Amend Zoning By-law No. 6593, Respecting Lands Located at 35 Sabrina Boulevard, in the City of Hamilton**

**WHEREAS** the City of Hamilton Act, 1999, Statutes of Ontario, 1999 Chap. 14, Sch. C. did incorporate, as of January 1st, 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 City of Hamilton” and is the successor of the former Regional Municipality, namely “The Regional Municipality of Hamilton-Wentworth”;

**AND WHEREAS** the City of Hamilton Act, 1999, provides that the Zoning By-law and Official Plans of the former area 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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. 6593 (Hamilton) was enacted on the 25th day of July 1950, which was approved by the Ontario Municipal Board by Order dated the 7<sup>th</sup> date of December 1951, (File. No. O.F. C. 3821);

**AND WHEREAS** the Council of the City of Hamilton, in adopting Item \_\_\_\_ of Report 19-\_\_\_\_ of the Planning Committee at its meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2019, recommended that Zoning By-law No.6593 (Hamilton), be amended as hereinafter provided;

**AND WHEREAS** this By-law is in conformity with the Urban Hamilton Official Plan, approved by the Minister under the Planning Act on March 16, 2011;

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

1. That Sheet No. \_\_ of the District Maps as amended to and forming part of By-law No. 6593 (Hamilton), is hereby further amended by:
  - a. Changing the zoning from the “RT-20/S-1301a” (Townhouse - Maisonette) District, Modified, to the “RT-20/S-\_\_\_\_a” (Townhouse - Maisonette) District, Modified, the lands of which are comprised in Block 1; and,
  - b. Changing the zoning from the “RT-20/S-1301a” (Townhouse – Maisonette) District, Modified, to the “RT-20/S-\_\_\_\_b” (Townhouse – Maisonette) District, Modified, the lands of which are comprised in Block 2.

The extent and boundaries of which are more particularly shown on Schedule “A” annexed hereto and forming part of this By-law.

**RT-20/S-\_\_\_\_a**

2. That the “RT-20” (Townhouse – Maisonette) District regulations, as contained in Section 10E, are modified to include the following special requirements:
  - a) Notwithstanding Section 10F(4), the following setbacks shall be provided and maintained:
    - i. A front yard of a depth of not less than 4.5 metres to the front of the unit and not less than 6.0 metres to the front of the garage.
    - ii. A rear yard of a depth of not less than 6.5 metres.
    - iii. A side yard abutting a wall that is not a party wall, along each side lot line of a width of not less than 1.0 metre.
    - iv. A front and side yard of a depth of not less than 1.0 metre to a building and 6.0 metres to a garage for a corner unit.
  - b) Notwithstanding Section 10F(6)(i), a lot area of not less than 160.00 square metres shall be provided and maintained for each single family dwelling unit.
  - c) Notwithstanding Section 10F(6)(ii), a width of not less than 5.5 metres shall be provided and maintained for each dwelling unit.
  - d) Notwithstanding Section 18(14)(i), not less than 35% of the gross area of the front yard shall be used for a landscaped area excluding concrete, asphalt, gravel pavers or other similar materials.
  - e) Section 18A(1)(c) and Table 3 shall not apply.

**RT-20/S-\_\_\_b**

3. That the “RT-20” (Townhouse – Maisonette) District regulations, as contained in Section 10E, are modified to include the following special requirements:
  - a. Notwithstanding Section 10E(2)(a), multiple dwellings and street townhouse dwellings shall be permitted.
  - b. Notwithstanding Sections 10E(3), 10E(4) and 10E(5), 10E(8), 10E(10), and Section 18A(7), multiple dwellings shall be subject to the following regulations:
    - i. No building or structure, within the district shall exceed 13.0 metres.
    - ii. Where a yard abuts a street, a yard with a depth of not less than 1.2 metres from the street line shall be provided and maintained.
    - iii. There shall be provided and maintained in the district where there is more than one building on a lot, a distance of not less than 3.3 metres between two exterior walls containing no window or windows.
    - iv. There shall be provided and maintained a privacy area for each single family dwelling unit that is not less than 1.5 metres in depth.

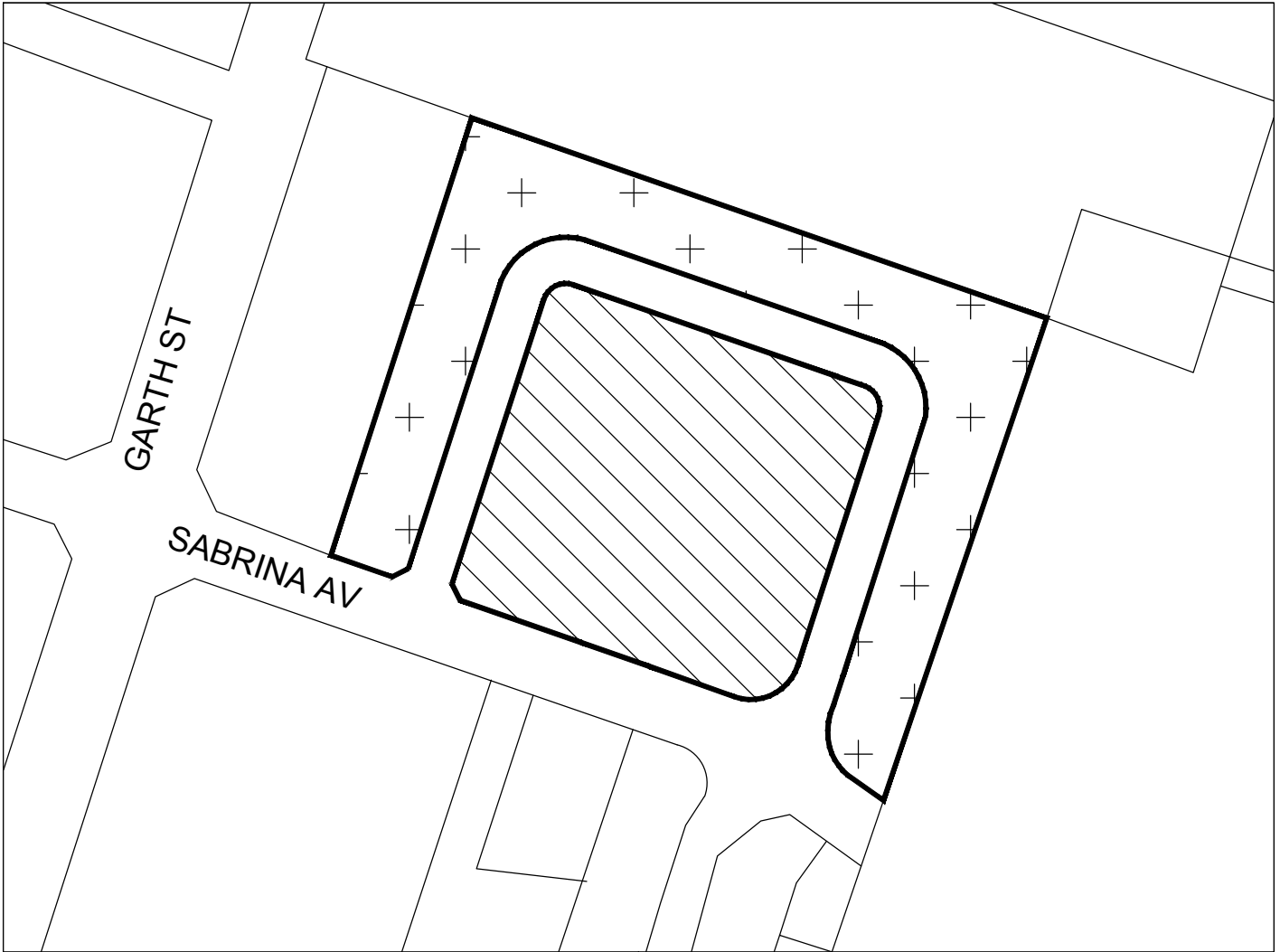
- v. There shall be provided and maintained on the same lot and within the district, for one or more buildings or structures, an amount not less than 30% of the area of the lot on which the buildings or structures are situated, as landscaped area.
  - vi. Every required parking space within the underground parking structure shall have dimensions not less than 2.8 metres wide by 5.8 metres long.
  - vii. Where a wall or other obstruction is located abutting or within any parking space within an underground parking structure, the minimum width of a parking space shall be increased by 0.3 metres.
- c. Street townhouse dwellings shall be subject to the regulations of the "RT-20/S-\_\_a" District.
4. The By-law No. 6593 is amended by adding this by-law to Section\_\_ as Schedule\_\_;
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 AND ENACTED this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

ZAC-18-022



This is Schedule "A" to By-law No.  
18- \_\_\_\_\_

Passed the \_\_\_\_\_ day of \_\_\_\_\_, 2018

\_\_\_\_\_

Clerk

\_\_\_\_\_

Mayor


**DRAFT**


**Schedule "A"**

Map Forming part of  
By-law No. 18-

to Amend By-law No. 6593

**Subject Property**  
Part of Lot 18, Concession 8, Geographic Township of Barton now in the City of Hamilton

 Block 1 - change in zoning from "RT-20/S-1301a" to "RT-20/S-\_\_\_\_a"

 Block 2 - change in zoning from "RT-20/S-1301a" to "RT-20/S-\_\_\_\_b"

Scale: N.T.S	File Name/Number:
Date:	Planner/Technician:
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	