

**Authority:** Item 15, Planning and Economic  
Development Committee  
Report 04-006 (PD04075)  
CM: March 24, 2004

**Bill No. 082**

**CITY OF HAMILTON**

**BY-LAW NO. 04-082**

**To Amend Zoning By-law No. 6593  
Respecting Lands Located at 120 Bay Street North**

**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 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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** the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 (Hamilton) on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C.3821);

**AND WHEREAS** the Council of the City of Hamilton, in adopting Item 15 of Report 04-006 of the Planning and Economic Development Committee at its meeting held on the 24th day of March, 2004, recommended that Zoning By-law No. 6593 (Hamilton), be amended as hereinafter provided;

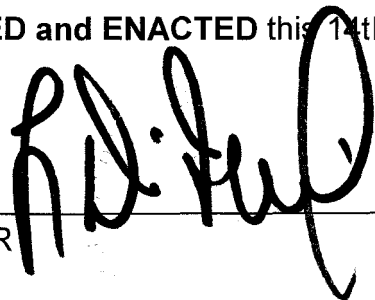
**AND WHEREAS** this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

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

1. Sheet No. W-4 of the District Maps, appended to and forming part of By-law No 6593 (Hamilton), is amended,
  - (a) by changing from "L-C" (Planned Development) District to "H" (Community Shopping and Commercial, etc.) District, Modified;  
  
the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".
2. The "H" (Community Shopping and Commercial, etc.) District, contained in Section 14 of Zoning By-law No. 6593, applicable to the subject lands, are amended to the extent only of the special requirements:
  - (a) That notwithstanding the provisions of Section 14 of Zoning By-law No. 6593, only a take-out restaurant, on the first floor, and a residential dwelling unit, on the second floor, of the building existing at the time of the passing of this By-law shall be permitted.
3. 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 "H" (Community Shopping and Commercial, etc.) District provisions, subject to the special requirements referred to in section 2.
4. By-law No. 6593 (Hamilton) is amended by adding this by-law to section 19B as Schedule S-1499.
5. Sheet No. W-4 of the District Maps is amended by marking the lands referred in Section 1 of this by-law as S-1499.
6. 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 14th day of April, 2004.

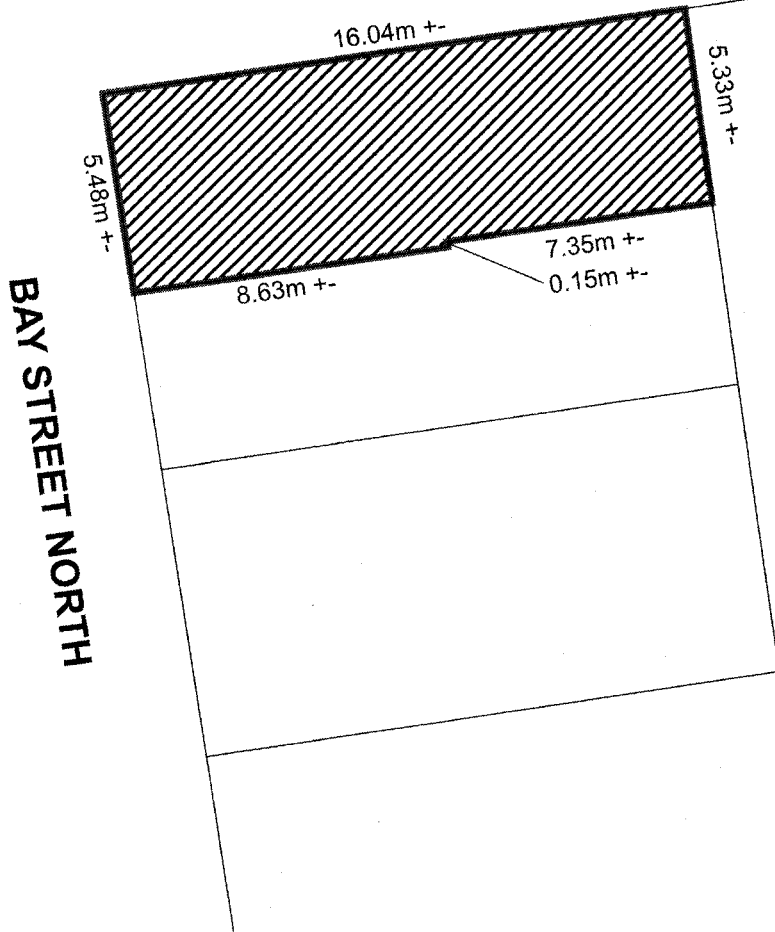
MAYOR



CLERK



CANNON STREET EAST



This is Schedule "A" to By-Law No.04-082

Passed the 14th day of April, 2004

*[Handwritten Signature]*  
 Clerk  
 City of Hamilton

# Schedule "A"

Map Forming Part of  
 By-Law No. 04-082  
 to Amend By-Law No 6593

## Legend



### Subject Property

120 Bay Street North  
 "Change from the "L-C" (Planned Development District to the "H" (Community Shopping and Commercial, etc.) District, Modified."



Hamilton

Planning and Development Department



North

Scale

**NOT TO SCALE**

Date

**April 2, 2004**

Reference File No.

**ZAC-03-98**

Drawn By

**LC**