

Authority: Item 6, Planning and
Economic Development
Committee
Report 04-021(PD04293)
CM: November 24,2004

Bill No. 296

CITY OF HAMILTON

BY-LAW NO. 04-296

**To Amend Zoning By-law No. 6593
Respecting Lands Located at 872 Concession Street**

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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 6 of Report 04-021 of the Planning and Economic Development Committee at its meeting held on the 24th day of November, 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. E-35 of the District Maps, appended to and forming part of By-law No. 6593 (Hamilton) is amended,

- (a) by changing from "C" (Urban Protected Residential, etc.) District to "RT-30" (Street - Townhouse) District, the lands, the extent and boundaries of which are shown on a plan annexed as Schedule "A".
2. The "RT-30" (Street - Townhouse) District provisions, as contained in Section 10F of Zoning By-law No. 6593, applicable to the land the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are further amended to the extent only of the following special requirement,
 - (a) That notwithstanding Section 10F(6)(i) of Zoning By-law 6593, a lot area of not less than 160.0 square metres shall be provided for each dwelling unit.
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 "RT-30" (Street - Townhouse) District provisions, subject to the special requirements referred to in Section 2.
4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1515.
5. Sheet No. E-35 of the District Maps is amended by marking the lands referred to in Section 1 of this by-law as S-1515.
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 24th

day of November, 2004.

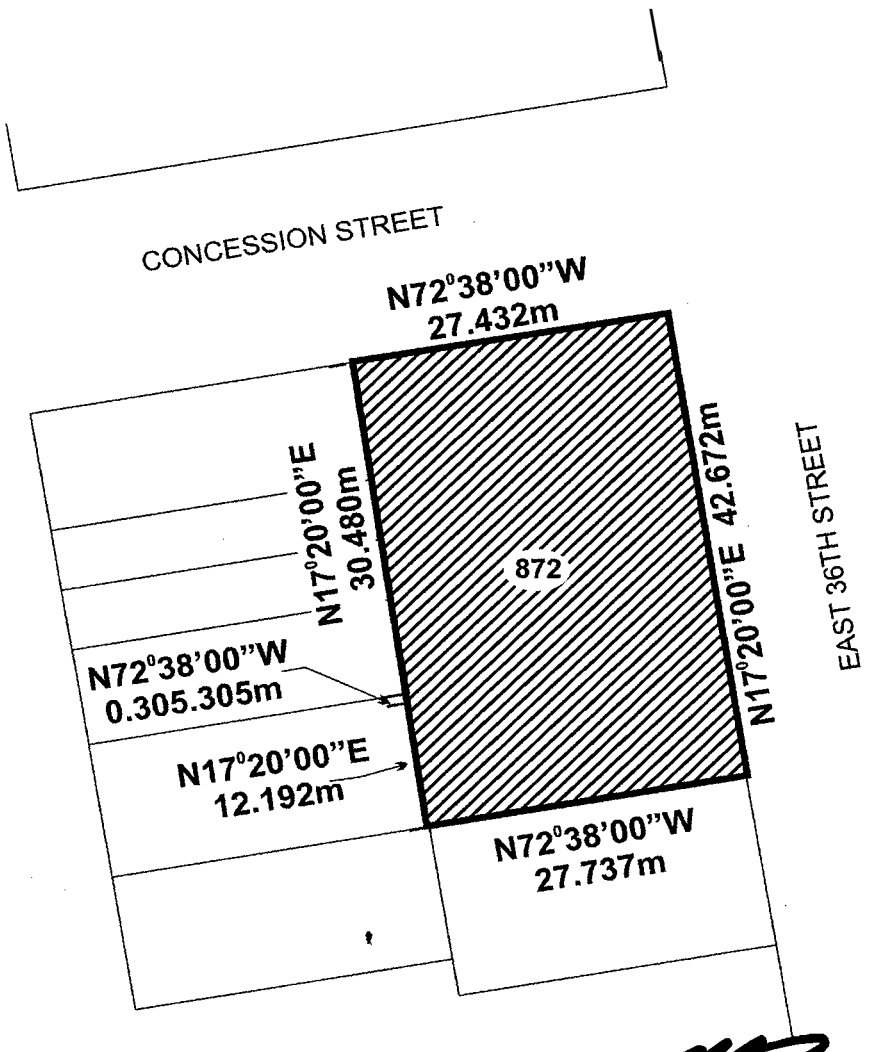


MAYOR



CLERK

ZAC-04-61



This is Schedule "A" to By-Law No. 04—296

Passed the 24th day of November, 2004

[Signature]
Clerk

[Signature]
Mayor

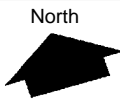
Schedule "A"

Map Forming Part of
By-Law No. 04-296
to Amend By-Law No. 6593

Subject Property 872 Concession Street



Change in zoning from "C" (Urban Protected Residential, etc.)
District to "RT-30 (Street - Townhouse) District, Modified



Scale:
Not to Scale

Date:
October 21, 2004

File Name/Number:
ZAC-04-61

Planner/Technician:
HB/NB

F&C File Name: