

Authority: Item 10, Planning and
Economic Development
Committee Report 04-022
(PD04305)
CM: December 15, 2004

Bill No. 310

CITY OF HAMILTON

BY-LAW NO. 04-310

**To Amend Zoning By-law No. 3581-86 as amended by By-law No. 4436-98
Respecting Lands Located at 50 Hatt Street, Blocks 1 and 2, Registered Plan
No. 62M-963**

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 Town of Dundas" 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 Town of Dundas passed Zoning By-law No. 3581-86 (Dundas) on the 22nd day of May 1986, which by-law was approved by the Ontario Municipal Board by Order dated the 10th day of May 1998;

AND WHEREAS the Council of the City of Hamilton, in adopting Section 10 of Report 04-022 of the Planning and Economic Development Committee at its meeting held on the 7th day of December, 2004, recommended that Zoning By-law No. 3581-86 (Dundas), be amended as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Town of Dundas, approved by the Minister under the Planning Act on June 21, 1999.

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

1. Section 32: "EXCEPTIONS" of Zoning By-law No. 3581-86 (Dundas), applicable to the lands the extent and boundaries of which are shown as

Block 1 on the map hereto annexed as Schedule "A" is hereby amended by deleting the following "Other Uses" from Section 1(a)(ii) of Exemption S-78 :

- day nurseries;
 - recreation and culture, administration;
 - post secondary non-university education limited to ballet schools, barbering schools, beauty culture schools, business schools (non-university), commercial schools (non-university), correspondence schools, and modelling schools.
2. Section 32: "EXCEPTIONS" of Zoning By-law No. 3581-86 (Dundas), applicable to the lands the extent and boundaries of which are shown as Block 2 on the map hereto annexed as Schedule "A", is hereby amended by deleting the following "Other Uses" from Section 1(a)(ii) of Exemption S-79 :
- recreation and culture, administration.
3. All other regulations of the Central Area Commercial "CAC Zone, as amended, and any other General Provision of Zoning By-law No. 3581-86 (Dundas), shall continue to apply.
4. 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 15th

day of December, 2004.

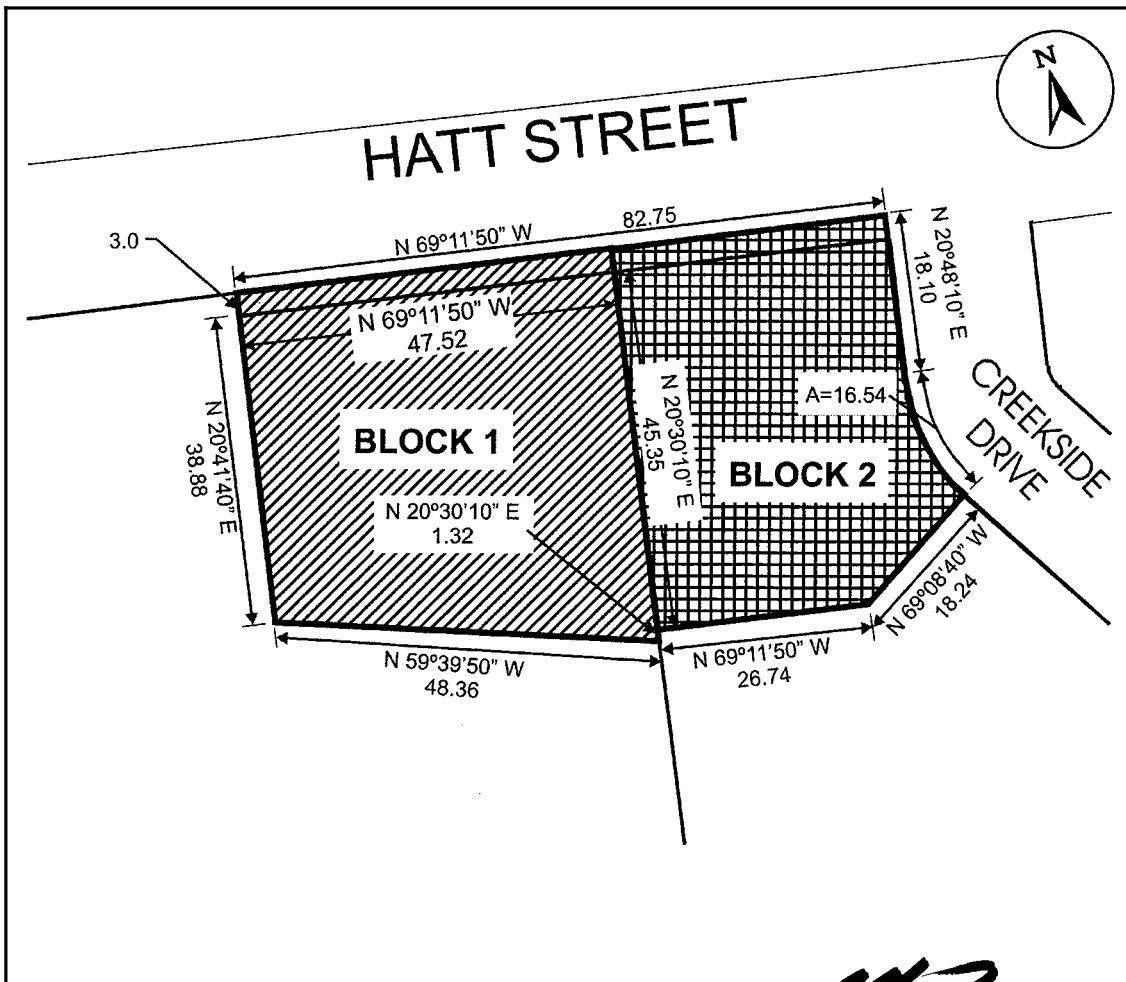


MAYOR



CLERK

ZAR-04-79



This is Schedule "A" to By-Law No. 04-310



Passed the 15th day of December, 2004

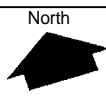
[Signature]
Clerk
[Signature]
Mayor

Schedule "A"

Map Forming Part of
By-Law No. 04-310
to Amend By-Law No. 3581-86

Subject Property 50 Hatt Street, Dundas

-  **BLOCK 1**
Further Modification to the Central Area
"CAC/S-78" Zone
-  **BLOCK 2**
Further Modification to the Central Area
Commercial "H-CAC/S-79" Zone



Scale:
Not to Scale

Date:
October 2004

File Name/Number:
ZAR-04-79

Planner/Technician:
PM/AF

&C File N: zar-04-79 schedule a.cdr