

Authority: Item 16 , Planning and Economic
Development Committee
Report 05014 (PED05017)
CM: June 29,2005

Bill No. 177

CITY OF HAMILTON

BY-LAW NO. 05-177

**To Amend Zoning By-law No. 6593
Respecting Lands Located at 250 Rymal Road West**

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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 16 of Report 05-014 of the Planning and Economic Development Committee at its meeting held on the 29th day of June, 2005, 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. The "B" (Suburban Agriculture and Residential, etc.) District regulations, contained in Section 8 of Zoning By-law No. 6593, applicable to the lands the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent of the following special requirements:

By-law respecting Lands Located 250 Rymal Road West

(Page 2 of 3)

- (a) Notwithstanding the provisions of Section 8 (3) (i) – Area Requirements of Zoning By-law No. 6593, every building or structure shall have a minimum front yard of 9.0 metres;
 - (b) Notwithstanding the provisions of Section 8 (3) (ii) – Area Requirements of Zoning By-law No. 6593, every building or structure shall have a minimum side yard width of 1.2 metres, with the exception that a side yard which abuts the property shown municipally as 310 Rymal Road West on the attached Schedule “A” to this by-law shall have a minimum width of 3.1 metres;
 - (c) Notwithstanding the provisions of Section 8 (3) (iii) – Area Requirements of Zoning By-law No. 6593, every building or structure shall have a minimum rear yard depth of 7.5 metres; and,
 - (d) Notwithstanding the provisions of Section 8 (4) – Intensity of Use of Zoning By-law No. 6593, a lot for a single detached dwelling shall have a minimum lot width of 15.0 metres and a minimum lot area of 608.0 square metres.
2. Sheet No. W-17d of the District Maps, appended to and forming part of By-law No. 6593, is amended, by changing from the “B” (Suburban Agriculture and Residential, etc.) District, to the “B/S-1525” (Suburban Agriculture and Residential, etc.) District, Modified, the lands the extent and boundaries of which are shown on the map hereto annexed as Schedule “A” .
 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 “B” (Suburban Agriculture and Residential, etc.) District provisions, subject to the special requirements referred to in Section 1.
 4. By-law No. 6593 (Hamilton) is amended by adding this by-law to Section 19B as Schedule S-1525.
 5. 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 29th day of June ,2005.

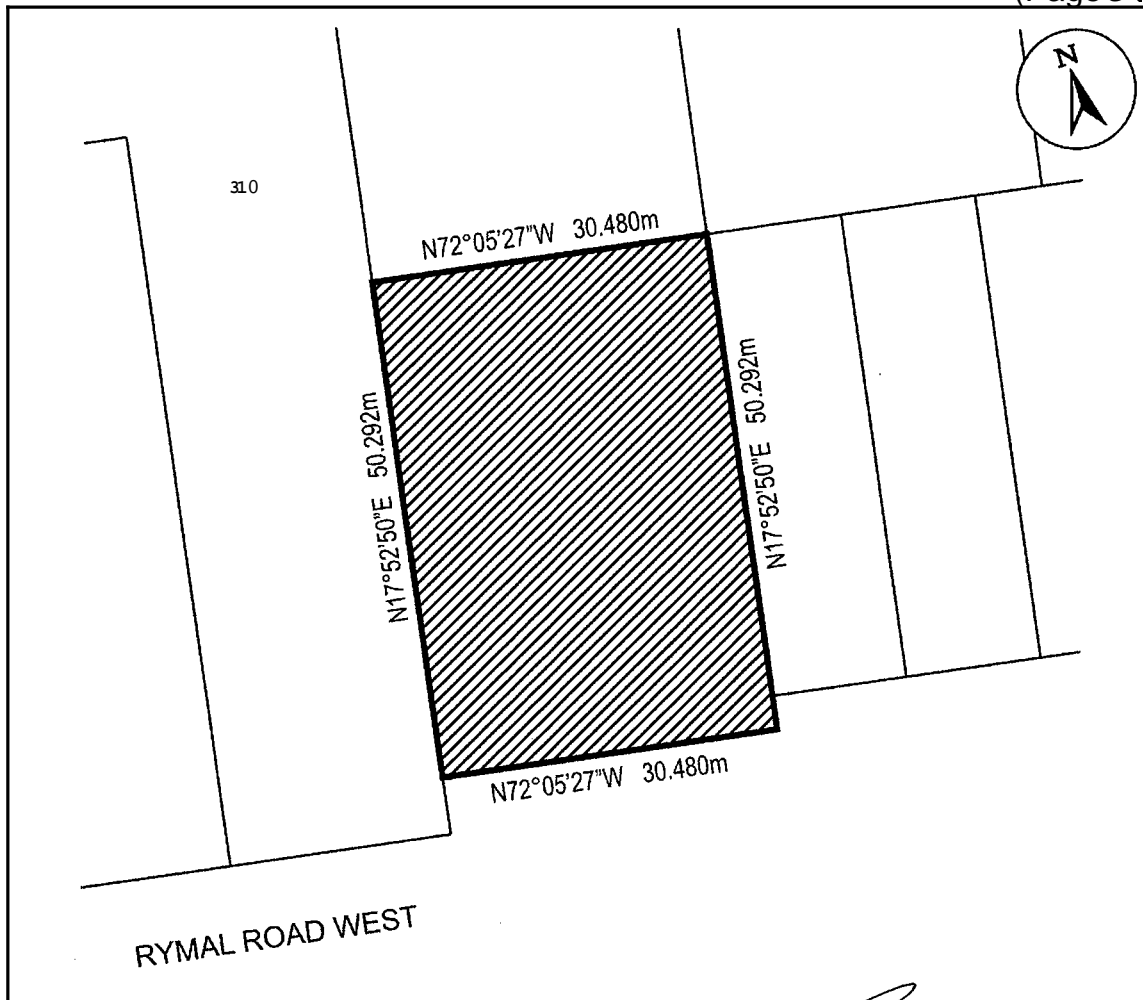


MAYOR



CLERK

By-law respecting Lands Located 250 Rymal Road West



This is Schedule "A" to By-Law No 05-177

Passed the 29th day of June, 2005

[Signature]
Clerk

[Signature]
Mayor

Schedule "A"

Map Forming Part of
By-Law No. 05-177
to Amend By-Law No. 6593



Planning and Economic Development Department
Maniilton

Subject Property
250 Rymal Road West



Modification to the existing "B" (Suburban Agriculture and Residential, etc.) District



Scale:
Not to Scale

Date:
May 2005

File Name/Number:
ZAR-05-15

Planner/Technician:
OQ/MZ