

Authority: Item 20, Planning and Economic
Development Committee
Report 05-016(PED05023)
CM: July 13, 2005

Bill No. 214

CITY OF HAMILTON

BY-LAW NO. 05-214

**To Amend Zoning By-law No. 6593, as amended by By-law No. 85-64,
Respecting Lands Located at 556-564 James 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 20 of Report 05-016 of the Planning and Economic Development Committee at its meeting held on the 13th day of July, 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. That the "G" (Neighbourhood Shopping Centre, etc.) District, Modified, provisions, as contained in Section 13 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 further modified to the extent only of the

By-law respecting Lands Located at 556-564 James Street North

(Page 2 of 3)

following special requirements for the multiple dwellings existing on the date of passing of this By-law, being the 13th day of July, 2005:

- (a) That notwithstanding Section 13(1)(ia) of Zoning By-law No. 6593, multiple dwellings containing a maximum of ten dwelling units shall be permitted;
 - (b) That notwithstanding any regulation to the contrary of Zoning By-law No. 6593, the buildings existing on the day of the passing of this By-law shall be deemed to comply with the provisions of By-law No. 6593;
 - (c) That notwithstanding Section 18A(1)(a) and 18A(1)(b) of Zoning By-law 6593, no parking spaces shall be required for existing multiple dwellings containing a maximum of ten dwelling units;
 - (d) That notwithstanding Section 18A(1)(c) of Zoning By-law 6593, no loading space shall be required for existing multiple dwellings containing a maximum of ten dwelling units; and,
 - (e) That Section 2(c) of Zoning By-law 85-64 shall not apply.
2. 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 "G" (Neighbourhood Shopping Centre, etc.) District, Modified, provisions, subject to the special requirements referred to in Section 1.
 3. By-law No. 6593 is amended by adding this by-law to Section 19B as Schedule S-902a.
 4. Sheet No. E-2 of the District Maps is amended by marking the lands referred to in Section 1 of this by-law as S-902a.
 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 13th

day of July, 2005.

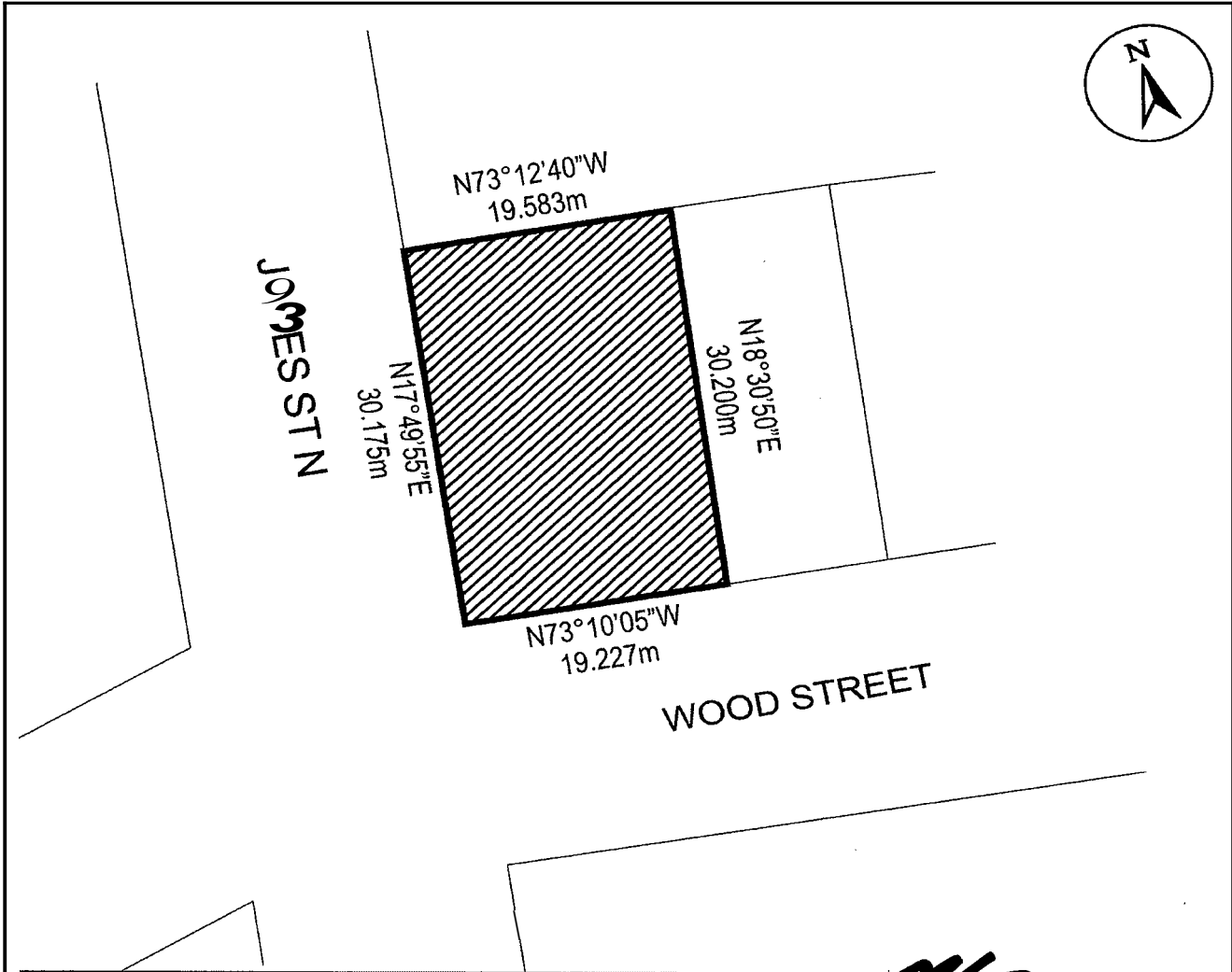

MAYOR


CLERK

ZAR-05-31

By-law respecting Lands Located at 556-564 James Street North

(Page 3 of 3)



This is Schedule "A" to By-Law No. 05-214

Passed the 13th day of July, 2005

[Signature]
 Clerk
[Signature]
 Mayor


Schedule "A"

Map Forming Part of
 By-Law No. 05-214
 to Amend By-Law No 6593



Subject Property
 556-564 James Street N.

Further Modification to "G" (Neighbourhood Shopping Centre, etc.) District, Modified

 Planning and Economic Development Department
 Hamilton



Scale:
 Not to Scale

File Name/Number:
ZAR-05-31

Date:
 May 2005

Planner/Technician:
 HT/LC