

Authority: Item 24, Planning and Economic
Development Committee
Report 06-005 (PED06093)
CM: April 12, 2006

Bill No. 077

CITY OF HAMILTON

BY-LAW NO. 06-077

**To Amend Zoning By-law No. 6593 (Hamilton),
As Amended by By-law No. 90-221,
Respecting 105 Nebo Road**

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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 24 of Report 06-005 of the Planning and Economic Development Committee at its meeting held on the 12th day of April, 2006, 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:

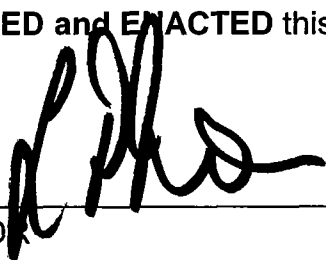
1. That the "M-14" (Prestige Industrial) District provisions, as contained in Section 17F of Zoning By-law No. 6593, applicable to the lands, the extent and boundaries

of which are shown on a plan hereto annexed as Schedule "A", are further modified to the extent only of the following special requirement:

- (a) that notwithstanding Subsections 17F(1)(a) and 17F(1)(b) of Zoning By-law No. 6593, a Labour Organization, Professional Membership Association and Business or Professional Offices shall also be permitted.
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 "M-14" (Prestige Industrial) District, provisions, subject to the special requirements referred to in Section 1 of this By-law, and in Section 1 of By-law No. 90-221.
3. Zoning By-law No. 6593 (Hamilton) is amended by adding this By-law to Section 19B as Schedule S-1181a.
4. Sheet No. E-120 of the District Maps is amended by marking the lands referred to in Section 1 of this By-law as S-1181a.
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 12th day of April, 2006.

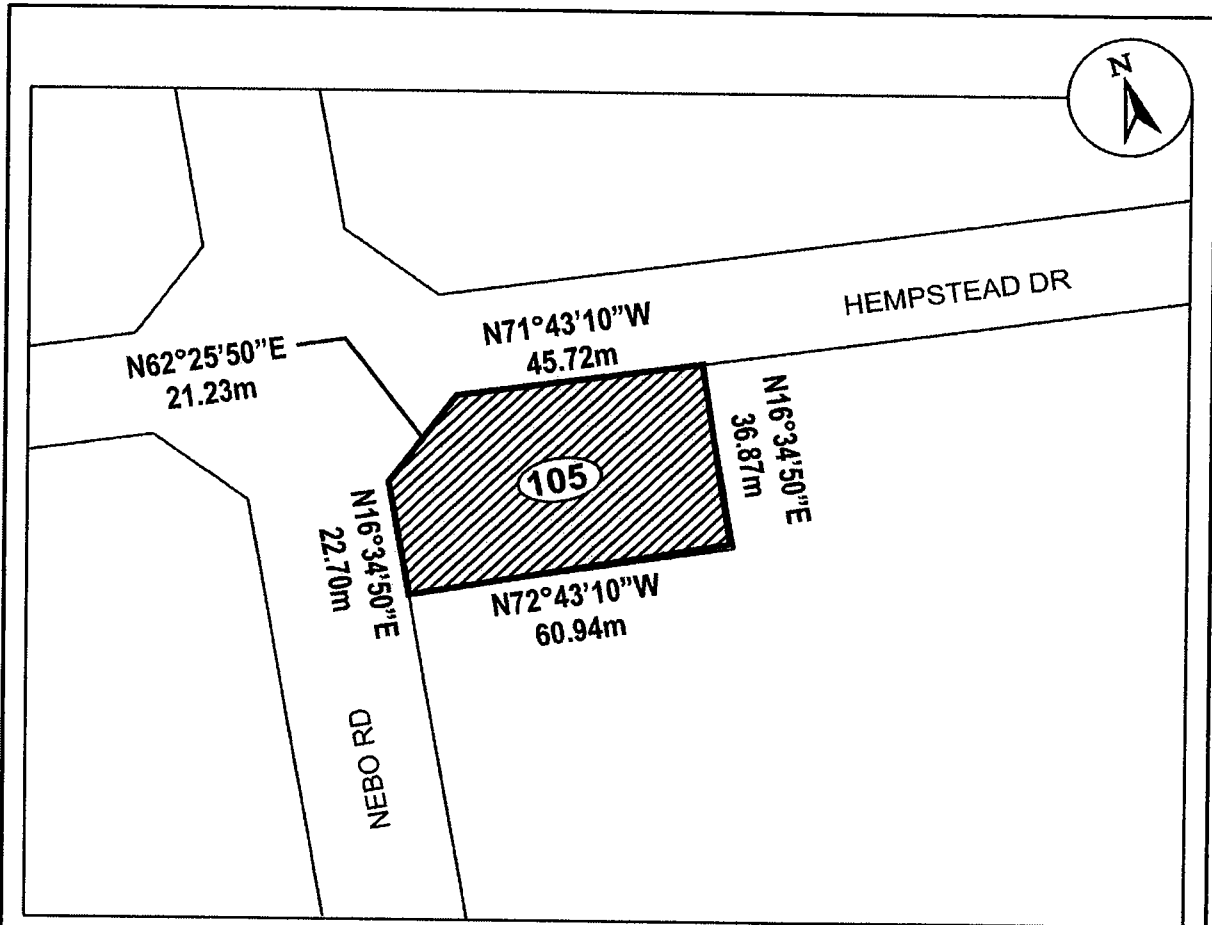
MAYOR



CLERK



ZAC-05-126



This is Schedule "A" to By-Law No. 06-077

Passed the 12 day of April, 2006

[Signature]
 Clerk
[Signature]
 Mayor

Schedule "A"

Map Forming Part of
 By-Law No. 06-077
 to Amend By-Law No. 6593



Subject Property
 105 Nebo Road

Further modification of the
 "M-14" (Prestige Industrial)
 District



Scale:
 Not to Scale

Date:
 December 2005

File Name/Number:
ZAR-05-126

Planner/Technician:
 MJ/LM

T&C File Name: