

Authority: Item 7, Economic Development
and Planning Committee
Report: 07-011 (PED07162)
CM: June 13, 2007

Bill No. 181

CITY OF HAMILTON

BY-LAW NO. 07-181

**To Amend Zoning By-law No. 3581-86 (Dundas),
Respecting Lands Located at 269 King Street 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 area municipality known as the "The Corporation of 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 Zoning By-law No. 3581-86 (Dundas) was enacted on the 22nd day of May, 1986, and approved by the Ontario Municipal Board on the 10th day of May, 1988;

AND WHEREAS the Council of the City of Hamilton, in adopting Item 7 of Report 07-011 of the Economic Development and Planning Committee at its meeting held on the 13th day of June, 2007, 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 City of Hamilton (the Official Plan of the former Town of Dundas) in accordance with the provisions of the Planning Act;

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

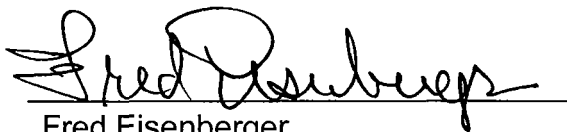
1. That Section 32: "EXCEPTIONS" of Zoning By-law No. 3581-86 (Dundas), as amended, is hereby further amended by deleting Exception S-23 in its entirety and replacing it with the following: "That notwithstanding the provisions of Subsection

By-law Respecting 269 King Street West, Dundas (Page 2 of 2)


9.1 PERMITTED USES of SECTION 9: SINGLE-DETACHED RESIDENTIAL ZONE (R2), the provisions of Section 7: OFF-STREET PARKING AND LOADING and the provisions of Subsection 6.11: LANDSCAPE REQUIREMENTS, the following special provisions shall apply to those lands shown as "R2/S-23" on Schedule "B":

1. The ground floor of the dwelling existing as of the date of the passing of the By-law, being the 13th day of June, 2007 may be used for the following uses:
 - Accounting and bookkeeping services;
 - Offices of lawyers and notaries;
 - Insurance and Real Estate Agent Industries;
 - Offices of Physicians, Surgeons and Dentists' Private Practice; and,
 - Offices of Health Practitioners.
2. The following special provisions shall apply only to a use permitted under Section 1 of this By-law:
 - (i) A minimum of 4 parking spaces shall be provided and maintained.
 - (ii) Each parking space shall be a minimum width of 2.6 metres and minimum length of 5.5 metres.
 - (iii) A minimum manoeuvring space depth for each parking space of 4.8 metres shall be provided and maintained.
 - (iv) A landscaped area having a minimum depth of 2.7 metres directly abutting a street line shall be provided and maintained, except for the area occupied by an access driveway, walkway, porch or steps.
 - (v) Subsection 6.11.2 and Subsection 7.3.4 shall not apply."
2. 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 June, 2007



Fred Eisenberger
Mayor


Rose Caterini
Acting City Clerk