

**Authority:** Item 16, Planning Committee  
Report 14-014 (PED14210)  
CM: September 24, 2014

**Bill No. 290**

**CITY OF HAMILTON**

**BY-LAW NO. 14-290**

**To Amend Zoning By-law No. 464 (Glanbrook)  
Respecting Lands Located at 1955 Upper James Street**

**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 Corporation of the Township of Glanbrook" 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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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. 464 (Glanbrook) was enacted on the 16<sup>th</sup> day of March, 1992, and approved by the Ontario Municipal Board on the 31<sup>st</sup> day of May, 1993;

**AND WHEREAS** the Council of the City of Hamilton, in adopting Item 16 of Report 14-014 of the Planning Committee, at its meeting held on the 24th day of September, 2014, recommended that Zoning By-law No. 464 (Glanbrook), be amended as hereinafter provided;

**AND WHEREAS** this By-law will be in conformity with the Urban Hamilton Official Plan upon the approval of OPA No. 32.

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

1. That Schedule "E", appended to and forming part of By-law No. 464 (Glanbrook) is amended by changing from the Airport-Related Commercial "C5-053" Zone to the Airport-Related Commercial "C5-053(A)" Zone, the lands the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".



- (c) A landscaped area in the form of a 2.0 metre wide planting strip and a board fence shall be provided between the parking area and the northerly side yard, except for that portion of land between from the front lot line and the existing westerly building.
- (d) A permanently maintained landscaped area with a minimum width of 3.7 metres shall be provided along the street line, and it shall be continuous except for driveways required for access to such parking area.

Notwithstanding the regulations of **SECTION 7: PARKING SPACES IN RESIDENTIAL ZONES**, Subsection 7.35(b) – **MINIMUM PARKING REQUIREMENTS**, for the purpose of this By-law, the following regulation shall apply to a place of worship:

- (a) Minimum Number of Parking Spaces.....51 Parking Spaces including 1 for the Physically Handicapped

That **SECTION 7.43: ADEQUATE SERVICES**, as amended by By-law 06-038, shall not apply to the reuse of the buildings in existence on the September 24, 2014, and a 117 m<sup>2</sup> addition to the existing buildings, for use as a place of worship and associated accessory uses.

- 3. That 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 Airport-Related Commercial "C5" Zone provisions, subject to the special requirements referred to in Section 2.
- 4. That 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** this 24<sup>th</sup> day of September, 2014.

  
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R. Bratina  
Mayor

  
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R. Caterini  
City Clerk


ZAR-13-056  
UHOPA-13-020




This is Schedule "A" to By-law No. 14-290  
 Passed the 24th day of September, 2014

*R. Bortina*  
 Mayor  
*[Signature]*  
 Clerk

**Schedule "A"**  
 Map Forming Part of  
 By-law No. 14-290  
 to Amend By-law No. 464

**Subject Property**  
 1955 Upper James Street  
 Change in Zoning from the Airport-Related Commercial "C5-053" Zone, Modified to the Airport-Related Commercial "C5-053(A)" Zone, Modified

Scale: N.T.S.	File Name/Number: ZAR-13-056 & UHOPA-13-020	 <b>Hamilton</b>
Date: July 28, 2014	Planner/Technician: DM/AL	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		