

CITY OF HAMILTON

BY-LAW NO. 16-225

**To Amend Zoning By-law No. 3581-86 (Dundas), as Amended
by By-law Nos. 4436-98 and 05-052
Respecting Lands Located at 54 Hatt 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 "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Plan of the former Regional Municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 8 of Report 16-014 of the Planning Committee, at its meeting held on the 9th day of August, 2016, which recommended that Zoning By-law No. 3581-86 (Dundas), be amended as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Urban Hamilton Official Plan, upon approval of Official Plan Amendment No. 62.

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

1. That Schedule "A" (Central Business District) of Zoning By-law No. 3581-86 (Dundas), is hereby further amended by changes to the Residential Multiple (RM3/S-80) Zone for the lands the extent and boundaries of which are shown on a plan hereto annexed as Schedule 'A' which forms part of this By-law.
2. That Section 32 - "EXCEPTIONS" of Zoning By-law No. 3581-86 (Dundas), as amended, is hereby further amended by adding the following Sub-section:

RM3/S-80	That in addition to the uses and provisions permitted, the following additional use and provisions shall apply to lands
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known Municipally as 54 Hatt Street, shown as “RM3/S-80” on Schedule “A”.

(a) A retirement home consisting of a maximum of 22 studio and one-bedroom units for 22 residents with an associated dining area shall be permitted within a 5 storey building under construction at the time of passing of the amending by-law.

(b) REGULATIONS FOR RETIREMENT HOMES

(i) Minimum Distance Separation – A minimum radial separation distance to the lot line of any other lot occupied or as may be occupied by a retirement home shall not apply.

(ii) Off-Street Parking - Parking shall be in accordance with the Off-Street Parking Provisions of Section 7 of the Dundas Zoning by-law.

4. That By-law No. 3581-86 (Dundas) is amended by adding this By-law to Section 32 as Schedule S-122.
5. That Schedule “A” of the Zoning Schedule Key Map is amended by marking the lands referred to in Section 1 of this By-law as S-122.
6. 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 12th day of August, 2016.

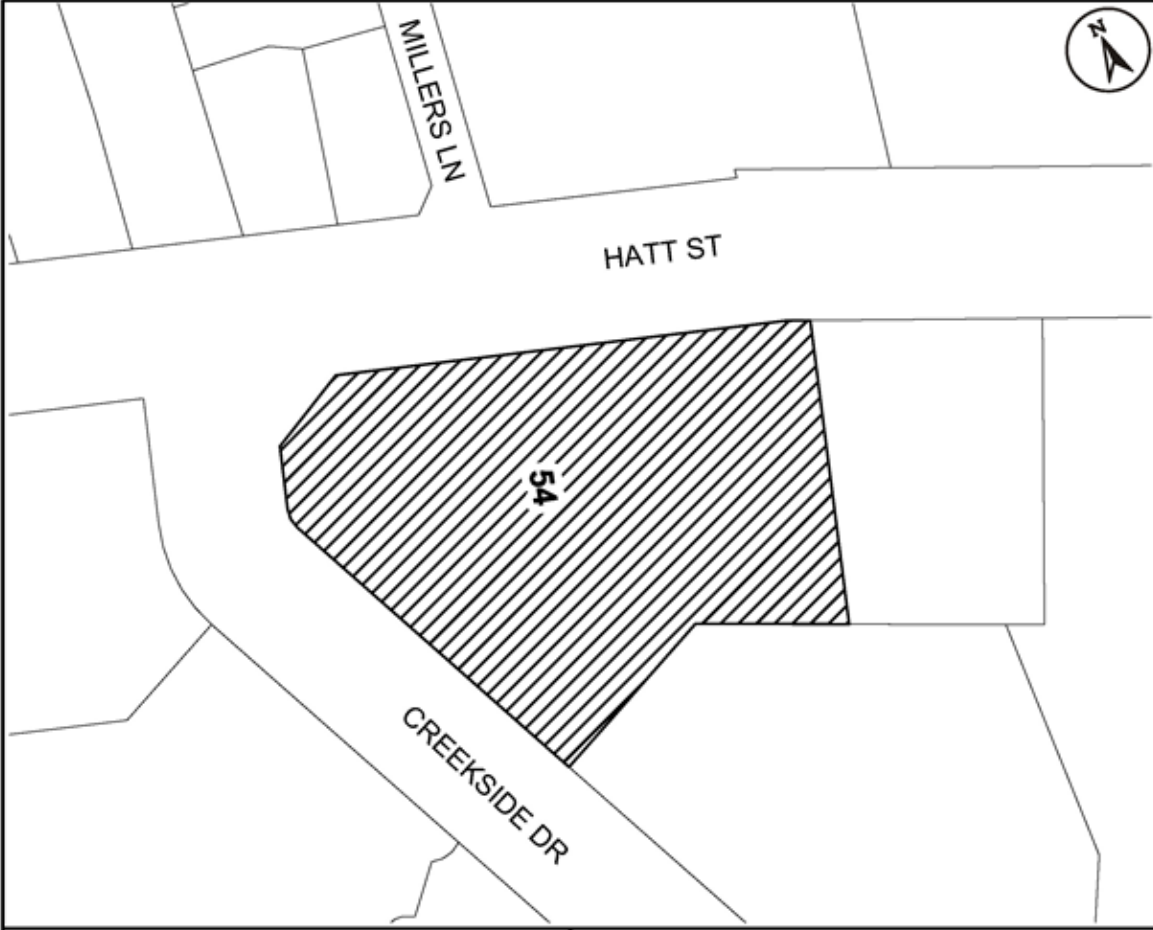


F. Eisenberger
Mayor

J. Pilon
Acting City Clerk

ZAC-16-021
UHOPA-16-08

To Amend Zoning By-law No. 3581-86 (Dundas), as Amended by By-law Nos. 4436-98 and 05-052, Respecting Lands Located at 54 Hatt Street

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<p>This is Schedule "A" to By-law No. 16-</p> <p>Passed the day of, 2016</p>	<p>----- Mayor</p> <p>----- Clerk</p>				
<p>Schedule "A"</p> <p>Map Forming Part of By-law No. 16-_____</p> <p>to Amend By-law No. 3581-86</p>	<p>Subject Property</p> <p>54 Hatt Street, Dundas</p> <p> Further Amendment to the Residential Multiple "RM3/S-80" Zone</p>				
<table border="1"> <tr> <td>Scale: N.T.S.</td> <td>File Name/Number: ZAR-16-021/UHOPA-16-08</td> </tr> <tr> <td>Date: August 9, 2016</td> <td>Planner/Technician: CT/VS</td> </tr> </table>	Scale: N.T.S.	File Name/Number: ZAR-16-021/UHOPA-16-08	Date: August 9, 2016	Planner/Technician: CT/VS	
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<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>					