

Authority: Item 8.2, Planning Committee Minutes 25-010 (PED23164)
CM: July 16, 2025 Ward: 13
Written approval for this by-law was given by Mayoral Decision MDE-2025-12
Dated July 16, 2025
Bill No. 138

CITY OF HAMILTON

BY-LAW NO. 25-138

To Amend Zoning By-law No. 05-200 Respecting Lands Located at 64 Hatt Street (Dundas)

WHEREAS Council approved Item 8.2 of Planning Committee Minutes 25-010, at its meeting held on July 16, 2025.

AND WHEREAS this By-law conforms with the Urban Hamilton Official Plan;

NOW THEREFORE Council amends Zoning By-law No. 05-200 as follows:

1. That Map Nos. 860 and 902 of Schedule "A" – Zoning Maps are amended by adding the Mixed Use Medium Density (C5, 863) Zone and Conservation/Hazard Land (P5, 863) Zone, for the lands known as 64 Hatt Street, the extent and boundaries of which are shown on Schedule "A" to this By-law.
2. That Schedule "C" – Special Exceptions be amended by adding the following new Special Exception:

"863. In addition to Section 7.5 and notwithstanding Section 10.5.3, on those lands zoned Conservation/Hazard (P5, 863) Zone and Mixed Use Medium Density (C5, 863) Zone identified on Map Nos. 860 and 902 of Schedule "A" - Zoning Maps, and described as 64 Hatt Street, Dundas, the following special provision shall apply:

a) The buildings existing on the date of passing of this By-law shall be permitted and no further additions or expansions to the existing buildings shall be permitted and the uses therein shall be permitted in accordance with Sections 10.5.1, 10.5.1.1 and 10.5.2.
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 provisions of the Mixed Use Medium Density (C5, 863,) Zone and Conservation/Hazard (P5, 863) Zone, subject to the special requirements referred to in Section No. 2 of this By-law.
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*.

To Amend Zoning By-law No. 05-200
Respecting Lands Located at 64 Hatt Street (Dundas)

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PASSED this 16th day of July, 2025.

A. Horwath
Mayor

M. Trennum
City Clerk

ZAC-22-044

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This is Schedule "A" to By-law No. 25-

Passed the day of, 2025

Mayor

Clerk

Schedule "A"

Map forming Part of
By-law No. 25-_____

to Amend By-law No. 05-200
Map 860 & 902

Subject Property

64 Hatt Street, Dundas (Ward 13)



Lands to be added as Mixed Use Medium Density
(C5, 863) Zone



Lands to be added as Conservation/Hazard Land
(P5, 863) Zone

Scale:
N.T.S

File Name/Number:
ZAC-22-044

Date:
June 10, 2025

Planner/Technician:
AG/NB



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT