

Authority: Item 5, Planning and Economic
Development Committee
Report 04-017 (PD04261)
CM: October 13, 04

Bill No. 252

CITY OF HAMILTON

BY-LAW NO. 04-252

**To Amend Zoning By-law No. 6593
Respecting Lands Located at 307 John Street South**

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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 5 of Report 04-017 of the Planning and Economic Development Committee at its meeting held on the 13th day of October, 2004, recommended that Zoning By-law No. 6593 (Hamilton), be amended as hereinafter provided;

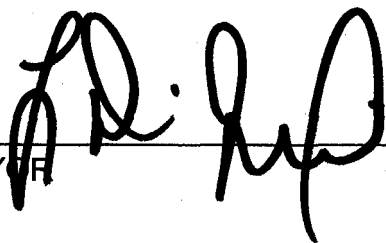
AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

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

1. The "E-3" (High Density Multiple Dwellings) District provisions, contained in Section 11C and the "E" (Multiple Dwellings, Lodges, Clubs, etc.) District provisions contained in Section 11 of Zoning By-law No. 6593, the extent and boundaries of which are shown as Blocks 1 and 2 respectfully, on a plan hereto annexed as Schedule " A ,are amended to the extent of the following special requirements:
 - (a) That notwithstanding the provisions of Section 11C and Section 11 of Zoning By-law No. 6593, a drugless practitioner (being a Holistic Wellness Centre) having a maximum gross floor area of 160 square metres, shall be permitted only within the basement of the building existing at the date of the passing of this By-law.
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 "E-3" (High Density Multiple Dwellings) District, and the "E" (Multiple Dwellings, Lodges, Clubs, etc.) District provisions, subject to the special requirements referred to in section 1.
3. By-law No. 6593 (Hamilton) is amended by adding this by-law to section 19B as Schedule S-1512.
4. Sheet Nos. E-5 and E-6 of the District Maps are amended by marking the lands referred in Section 1 of this by-law as S-1512.
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 13th day of October, 2004.

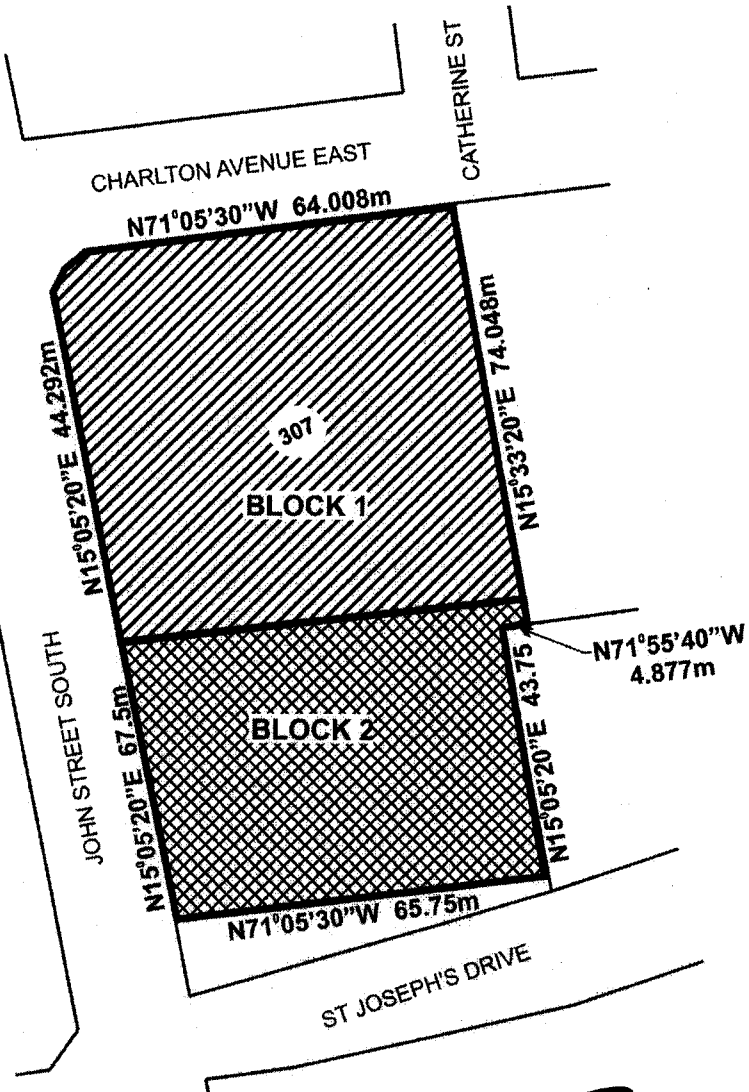
MAYOR



CLERK



ZAR-04-16



This is Schedule "A" to By-Law No. 04 - 252

Passed the 13th day of October, 2004

[Signature]
Clerk
[Signature]
Mayor

Schedule "A"

Map Forming Part of
By-Law No. 04-252—
to Amend By-Law No. 6593



Planning and Development Department

Subject Property

307 John Street South (Hamilton)



Block 1 - Modification in zoning to the existing "E-3" (High Density Multiple Dwellings) District.



Block 2 - Modification in zoning to the existing "E" (Multiple Dwellings, Lodges, Clubs, etc.) District.

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|-----------|-----------------------------------|--|
| North | Scale NOT TO SCALE | Reference File No. ZAR-04-16 |
| | Date September 07, 2004 | Drawn By NB |