

Authority: Item 4, Planning and
Economic Development
Committee
Report 05-010(PD05111)
CM: May 11,2005

Bill No. 120

CITY OF HAMILTON

BY-LAW NO. 05-120

**To Amend Zoning By-law No. 6593, as amended by By-law No. 04-296,
Respecting Lands Located at 872 Concession 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 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 4 of Report 05-010 of the Planning and Economic Development Committee at its meeting held on the 11th day of May, 2005, 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. Sheet No. E-35 of the District Maps, appended to and forming part of By-law No. 6593 (Hamilton) is amended by changing from "RT-30" (Street - Townhouse) District to "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District, the lands, the extent and boundaries of which are shown on a plan annexed as Schedule "A".

2. The "D" (Urban Protected Residential – One and Two Family Dwellings, etc.) District provisions, as contained in Section 10 of Zoning By-law No. 6593, applicable to the land the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are further amended to the extent only of the following special requirement,
 - (a) That notwithstanding Section 10(4)(ii) of Zoning By-law 6593, a lot area of at least 490 square metres shall be provided for a two family dwelling.
3. 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 "D" (Urban Protected Residential – One and Two Family Dwellings, etc.) District provisions, subject to the special requirement referred to in Section 2.
4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1523.
5. Sheet No. E-35 of the District Maps is amended by marking the lands referred to in Section 1 of this by-law as S-1523.
6. By-law No. 04-296 is hereby repealed in entirety.
7. 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.

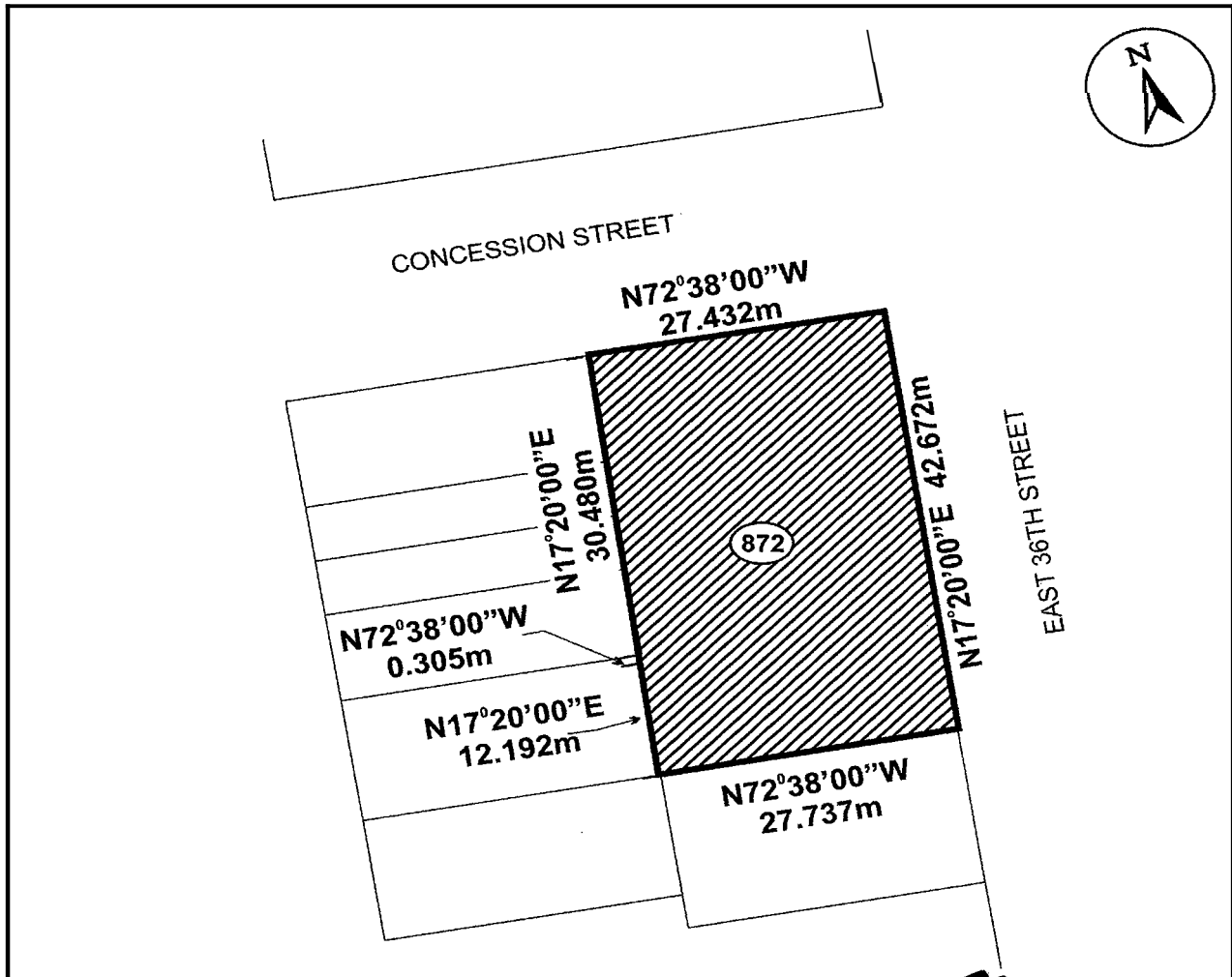
PASSED and ENACTED this 17th

day of May, 2005.

MAYOR

CLERK

ZAR-05-17



This is Schedule "A" to By-Law No 05-120

Passed the 11th day of May, 2005

[Handwritten signature]

Schedule "A"

Map Forming Part of
By-Law No. 05-120
to Amend By-Law No 6593

Subject Property 872 Concession Street



Change in Zoning from "RT-30 (Street-Townhouse) District to "D" (Urban Protected Residential- One and Two Family Dwellings etc.) District, Modified



Hamilton



Scale:
Not to Scale

Date:
April 11, 2005

File Name/Number:
ZAR-05-17

Planner/Technician:
HT/MZ