

Authority: Item 22, Planning and Economic
Development Committee
Report 06-046 (PED06345)
CM: September 27, 2006

Bill No. 283

CITY OF HAMILTON

BY-LAW NO. 06-283

**To Amend Zoning By-law No. 6593
Respecting Lands Located at 1286 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 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 22 of Report 06-016 of the Planning and Economic Development Committee at its meeting held on the 27th day of September, 2006, 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:

By-law Respecting at 1286 Upper James Street (Page 2 of 3)

1. Sheet No. W-7c of the District maps, appended to and forming part of By-law No. 6593 (Hamilton), is amended,
 - (a) by changing Block "1" from the "C" (Urban Protected Residential, etc.) District and the "AA" (Agricultural) District to the "H" (Community Shopping and Commercial, etc.) District; and
 - (b) by changing Block "2" from the "AA" (Agricultural) District to the "C" – H (Urban Protected Residential, etc. – Holding) District;

the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. That the 'H' symbol applicable to the lands referred to in Section 1 (b) of this By-law shall be removed conditional upon,
 - i) The lands, described in Section 1(b) of this by-law, being included within an approved draft plan of subdivision with the abutting northerly lands and southerly lands with an appropriate, integrated lotting pattern, to the satisfaction of the Manager, Development Planning.

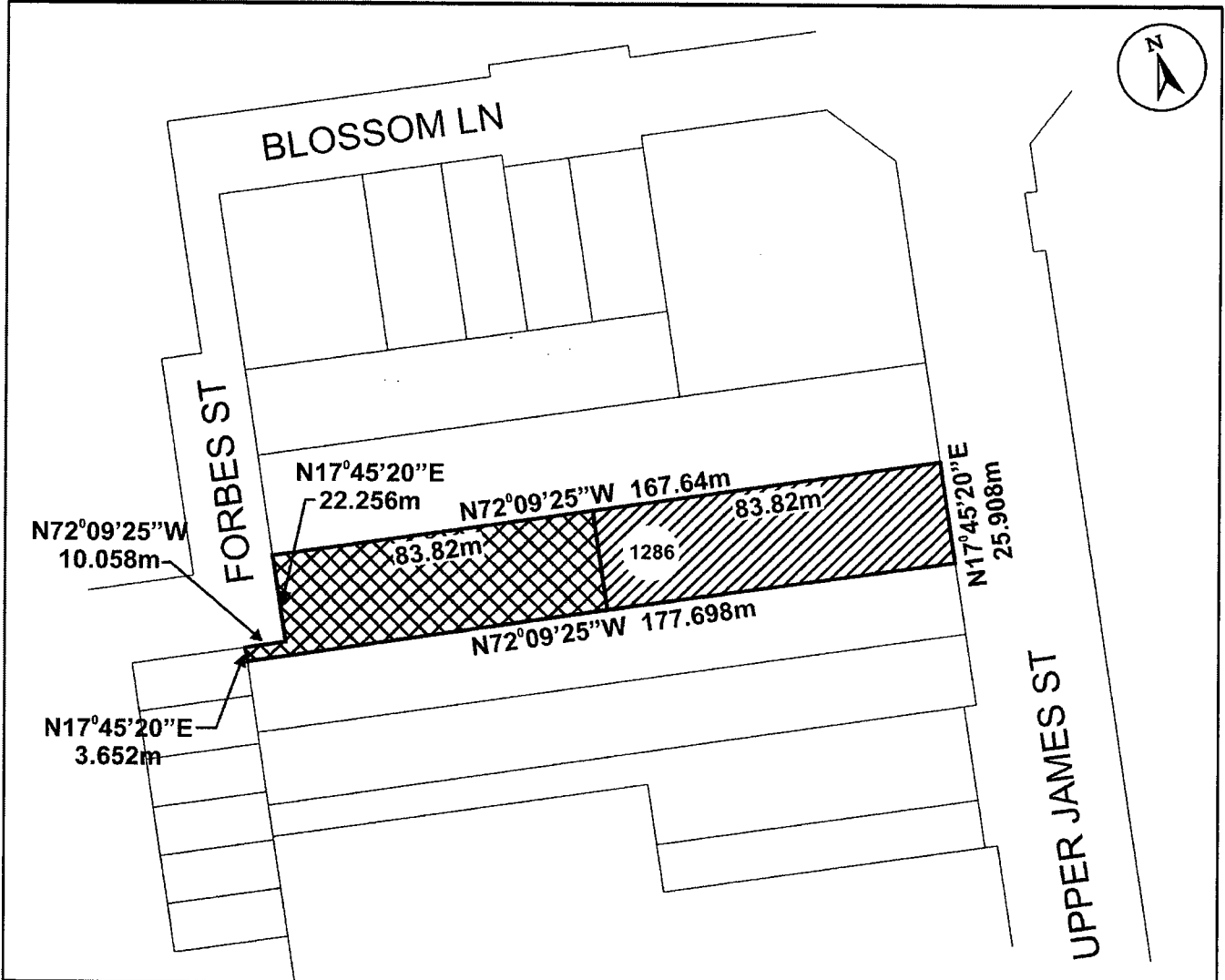
City Council may remove the 'H' symbol and, thereby give effect to the "C" (Urban Protected Residential, etc.) District, by enactment of an amending By-law once the above conditions have been fulfilled.

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 "H" District and "C" – 'H' District provisions.
4. 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 27th day of September, 2006.

MAYOR 

CLERK 



This is Schedule "A" to By-Law No. 06— 283

Passed the 27th day of September, 2006

Clerk

Mayor

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

Schedule "A"

Map Forming Part of
By-law No. 06- 283

to Amend By-law No. 6593

Subject Property

1286 Upper James Street, (Hamilton)



Block 1 - Change in Zoning from the "C" (Urban Protected Residential, etc.) and the "AA" (Agricultural) District to the "H" (Community Shopping and Commercial, etc.) District.



Block 2 - Change in Zoning from the "AA" (Agricultural) District to the "C" - 'H' (Urban Protected Residential, etc. - Holding) District.

Scale: Not to Scale	File Name/Number: ZAC-06-33	
Date: April 27, 2006	Planner/Technician: DF/NB	