

Authority: Item10, Planning and Economic
Development Committee
Report 07-014 (PED07212)
CM: August 8, 2007

Bill No. 234

CITY OF HAMILTON

BY-LAW NO. 07-234

**To Amend Zoning By-law No. 6593 (Hamilton),
Respecting Lands Located at 21 Sherman Avenue North**

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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 10 of Report 07-014 of the Planning and Economic Development Committee at its meeting held on the 8th day of August, 2007, 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:

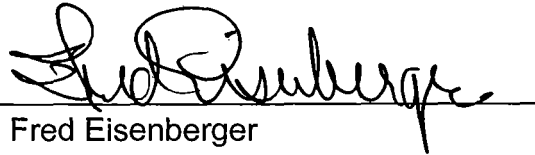
1. Sheet No. E-22 of the District maps, appended to and forming part of By-law No. 6593 (Hamilton), is amended by changing from the "D" (Urban Protected Residential – One and Two Family Dwellings, Etc.) District to the "D/S-1582"

(Urban Protected Residential – One and Two Family Dwellings, Etc.) District Modified, the lands the extent and boundaries of which are shown on a plan here to annexed as Schedule “A”.

2. That the “D” (Urban Protected Residential – One and Two Family Dwellings Etc.) District regulations as contained in Section 10 of Zoning By-law No. 6593, applicable to the lands identified in Section 1 of this By-law, are modified to the extent only of the following special requirements:
 - (a) That notwithstanding Section 10 of By-law No. 6593 the following special provisions shall apply:
 - (i) A General Office shall be permitted only on the ground floor of the building existing on the date of the passing of this By-law being the 8th day of August, 2007.
 - (ii) A landscaped strip having a minimum width of 3.4 metres, shall be provided and maintained along Wilson Street, except for the area used for an access driveway.
 - (b) That notwithstanding the parking regulations of Section 18A of Zoning By-law No. 6593 the following shall special provisions apply:
 - (i) A minimum of 5 parking spaces shall be provided and maintained for a General Office, and 1 parking space shall be provided and maintained for a residential unit.
 - (ii) The minimum parking stall size shall be 2.6 metres x 5.5 metres.
 - (iii) A landscaped strip having a minimum width of 1.5 metres shall be provided and maintained for a distance of not less than 17.0 metres from the northerly lot line along the westerly lot line.
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” District provisions, subject to the special requirements referred to in Section 2 of this By-law.
4. By-law No. 6593 (Hamilton) is amended by adding this by-law to Section 19B as Schedule S-1582.
5. Sheet No. E-22 of the District Maps is amended by marking the lands referred in Section 1 of this by-law as S-1582.

6. 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 8th day of August, 2007.

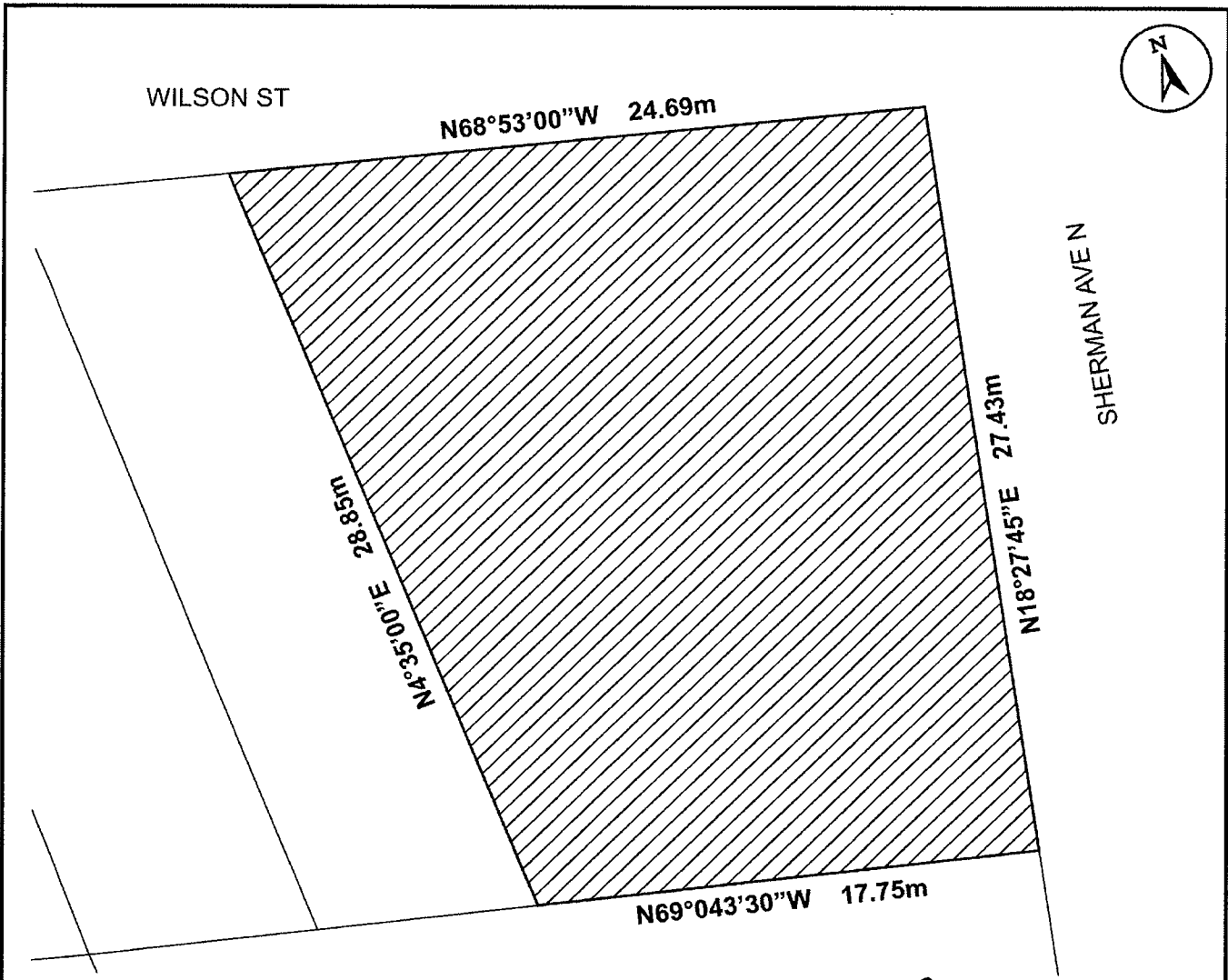


Fred Eisenberger
Mayor

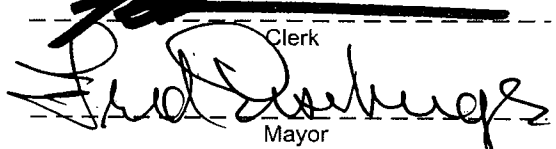


Kevin C. Christenson
City Clerk

ZAC-06-91




This is Schedule "A" to By-Law No. 07— 234
 Passed the8th..... day ofAugust.....,2007

~~_____~~ Clerk

 Mayor

Schedule "A"
 Map Forming Part of
 By-law No. 07- 234
 to Amend By-law No. 6593

Subject Property
 21 Sherman Avenue North, Hamilton

 Change in zoning from the "D" (Urban Protected Residential - One and Two Family Dwellings, Etc.) District to the "D/S-1582" (Urban Protected Residential - One and Two Family Dwellings, Etc.) District, Modified.

Scale: Not to Scale	File Name/Number: ZAR-06-91
Date: July 12, 2007	Planner/Technician: DF/MB

