

**Authority:** Item, Economic Development and  
Planning Committee  
Report 07-019 (PED06405(c))  
CM: November 14, 2007

**Bill No. 330**

**CITY OF HAMILTON**

**BY-LAW NO. 07-330**

**to Amend By-law 05-200**

**WHEREAS** the City of Hamilton has in force several Zoning By-laws which apply to the different areas incorporated into the City by virtue of the City of Hamilton Act, 1999, S.O. 1999, Chap. 14;

**AND WHEREAS** the City of Hamilton is the lawful successor to the former Municipalities identified in Section 1.7 of By-law 05-200;

**AND WHEREAS** it is desirable to enact a new Zoning By-law to comprehensively deal with zoning throughout the City;

**AND WHEREAS** the first stage of the new Zoning By-law, being By-law 05-200, came into force on May 25, 2005;

**AND WHEREAS** the Council of the City of Hamilton, in adopting Item 16 of Report 07-019 of the Economic Development and Planning Committee at its meeting held on the 14<sup>th</sup> day of November, 2007, recommended that Zoning By-law No. 05-200, be amended as hereinafter provided;

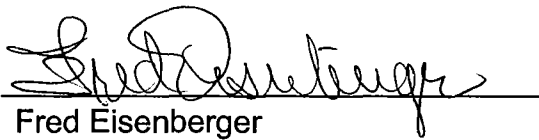
**NOW THEREFORE** the Council of the City of Hamilton enacts as follows:

1. That Schedule "A", of By-law 05-200, is amended as follows:
  - (a) by adding Special Exception 4 on Map 952 to the property known as 160 Park Street South, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", to this By-law;
  - (b) by adding Special Exception 4 on Map 995 and 996 to the property known as 65 East Avenue South, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A1", to this By-law;

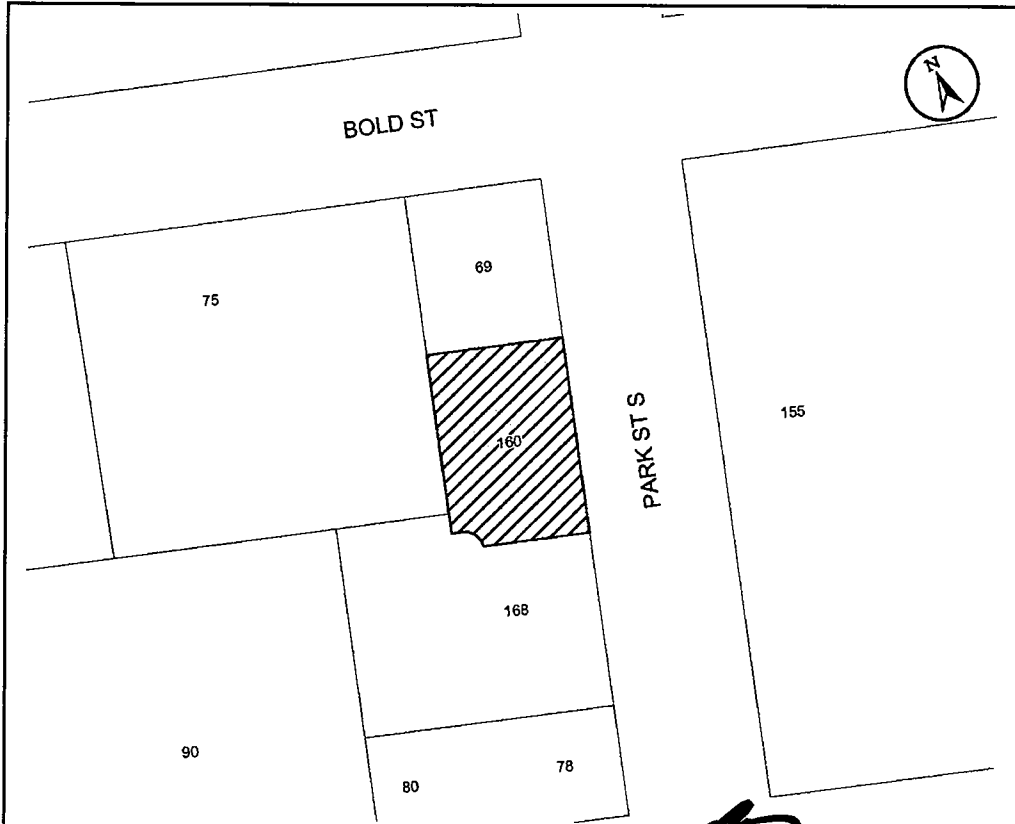


- (c) by changing the zoning from the Community Institutional (I2) Zone to the Neighbourhood Institutional (I1) Zone on Map 998, for the property known as 77 Gage Avenue North, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A2", to this By-law;
- (d) by deleting the lands known as 636 Upper James Street from Map 1084, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A3" to this By-law;
- (e) by adding the Major Institutional (I3) Zone to Map 1129, for the property known as 60 Chedmac Drive, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A4", to this By-law;
- (f) by changing the zoning from the Neighbourhood Institutional (I1) Zone to the Community Institutional (I2) Zone on Map 1181, for the property known as 1045 Limeridge Road West, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A5", to this By-law;
- (g) by changing the zoning from the Community Institutional (I2) Zone to the Neighbourhood Institutional (I1) Zone on Map 1251, for the property known as 378 Highway No. 8, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A6", to this By-law;
- (h) by deleting the lands known as 66 Skyview Drive from Map 1287, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A7" to this By-law;
- (i) by adding Special Exception 8 to the Major Institutional (I3) Zone on Maps 1291 and 1344, for the properties known as 1321, 1329, 1335, 1339, 1343, 1347, 1349 and 1355 Upper Wellington Street, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A8", to this By-law;
- (j) by changing the zoning from the Community Institutional (I2) Zone to the Neighbourhood Institutional (I1) Zone on Maps 1449 and 1450, for the property known as 62 Templemead Drive, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A9", to this By-law;

- (k) by deleting the lands known as 1338 Stone Church Road East from Map 1451, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A10", to this By-law;
  - (l) by changing the zoning from the Neighbourhood Institutional (I1) Zone to the Major Institutional (I3) Zone on Maps 1503 and 1504, for the property known as 351 Ventura Drive, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A11", to this By-law.
2. Schedule "C" of By-law 05-200 is amended by adding an additional special exception as follows:
- "8. Notwithstanding Sections 8.3.2.1 and 8.3.2.2 of this By-law, on those lands zoned Major Institutional (I3) Zone, identified on Maps 1291 and 1344 of Schedule "A" – Zoning Maps and described as 1321, 1329, 1335, 1339, 1343, 1347, 1349 and 1355 Upper Wellington Street, the following special provisions shall also apply:
- a. A maximum of 121 dwelling units shall also be permitted within one or more buildings;
  - b. Minimum Lot frontage – 19.0 metres;
  - c. Section 8.3.2.2 c) shall not apply; and,
  - d. Section 8.3.2 shall not apply to the existing single detached dwelling and no further additions shall be permitted."
3. 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 14<sup>th</sup> day of November, 2007.

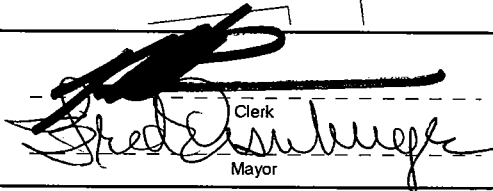
  
Fred Eisenberger  
Mayor

  
Kevin C. Christenson  
City Clerk

		<p>This is Schedule "A" to By-Law No. 07-330 Passed the 14th day of November, 2007</p>		<p><i>[Signature]</i> Clerk <i>[Signature]</i> Mayor</p>	
		<p><b>Schedule "A"</b></p> <p>Map Forming Part of By-Law No. 07-330</p> <p>to Amend By-law No.05-200 Map 952</p>		<p><b>Subject Property</b> 160 Park Street South</p> <p> Change in Zoning from Neighbourhood Institutional (I1) Zone to Neighbourhood Institutional (I1) Zone, Modified.</p>	
Scale: N.T.S.	File Name/Number: 160 Park St S			PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	
Date: September 2007	Planner/Technician: AF / MB				



This is Schedule "A1" to By-Law No. 07-330  
Passed the 14th day of November, 2007


  
Clerk  
Mayor


**Schedule "A1"**

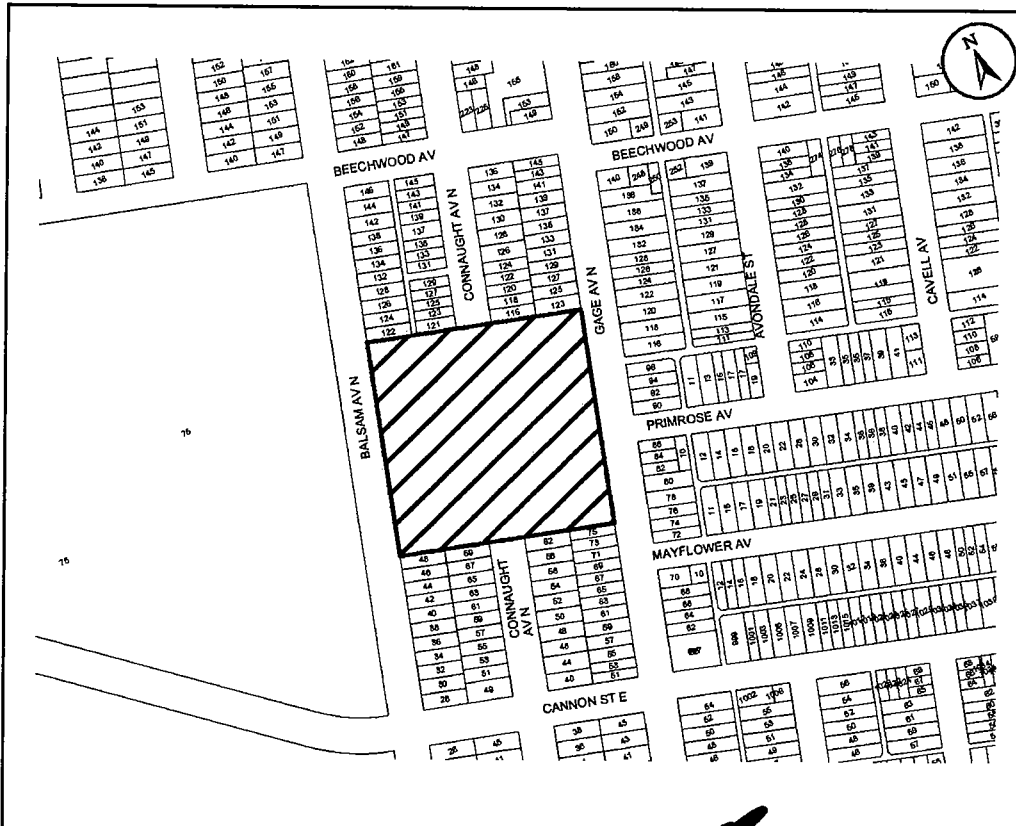
Map Forming Part of  
By-Law No. 07-330

to Amend By-law No. 05-200  
Maps 995 and 996

**Subject Property**  
65 East Avenue South

 Change in Zoning from Neighbourhood Institutional (I1) Zone to Neighbourhood Institutional (I1), Modified.

Scale: N.T.S.	File Name/Number: 65 East Ave S	
Date: September 2007	Planner/Technician: AF / MB	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		<b>Hamilton</b>



This is Schedule "A2" to By-Law No. 07-330  
Passed the 14th day of November, 2007


*[Signature]*  
Clerk  
*[Signature]*  
Mayor

**Schedule "A2"**

Map Forming Part of  
By-Law No. 07- 330

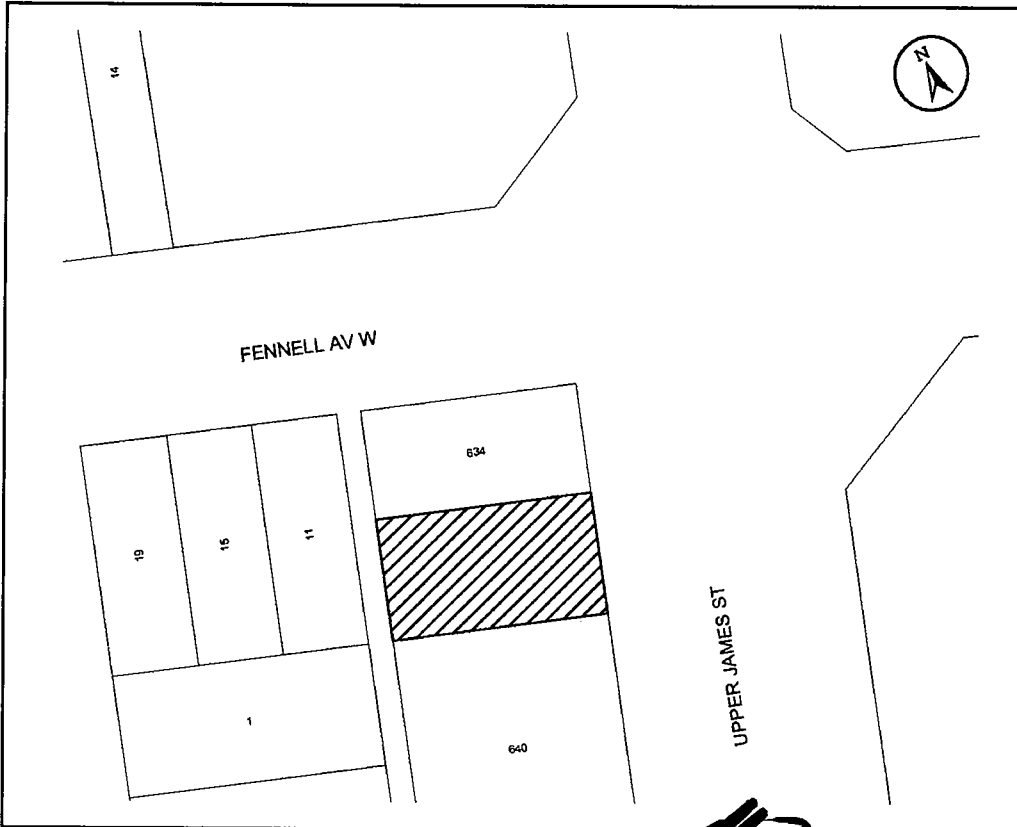
to Amend By-law No.05-200  
Map 998

**Subject Property**  
77 Gage Avenue South

 Change in Zoning from Community Institutional (I2)  
Zone to Neighbourhood Institutional (I1) Zone.

Scale: N.T.S.	File Name/Number: 77 Gage Ave S
Date: September 2007	Planner/Technician: AF /MB
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	





This is Schedule "A3" to By-Law No. 07-330  
Passed the 14th day of November, 2007

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Clerk  
*[Signature]*  
Mayor

**Schedule "A3"**

Map Forming Part of  
By-Law No. 07- 330

to Amend By-law No.05-200  
Map 1084

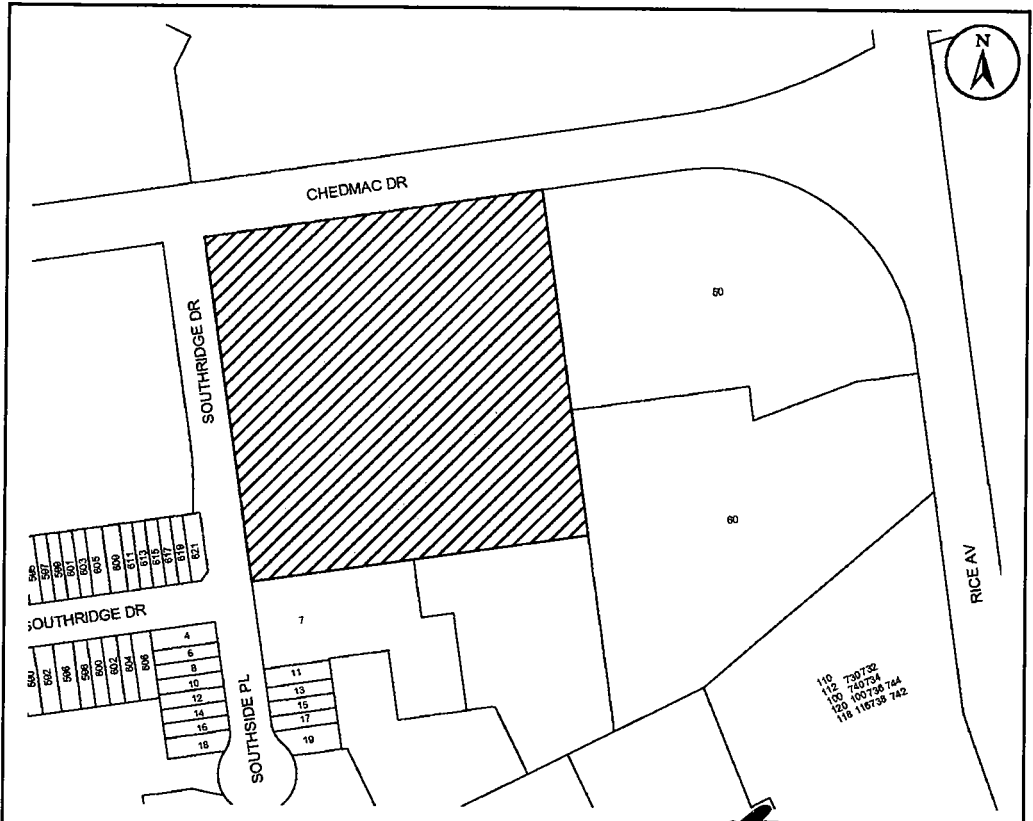
Subject Property  
636 Upper James Street



Lands to be Deleted from By-law 05-200.

Scale: N.T.S.	File Name/Number: 636 Upper James St
Date: September 2007	Planner/Technician: AF / MB
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	





This is Schedule "A4" to By-Law No. 07-330  
Passed the ...14th day of ..November, 2007

*[Signature]*  
Clerk  
*[Signature]*  
Mayor

**Schedule "A4"**

Map Forming Part of  
By-Law No. 07- 330

to Amend By-law No.05-200  
Map 1129

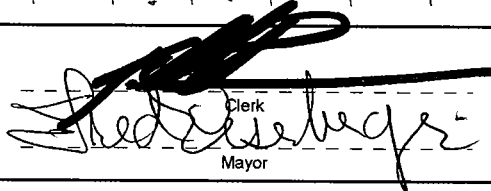


**Subject Property**  
60 Chedmac Drive  
 Lands to be Zoned Major Institutional (I3) Zone.

Scale: N.T.S.	File Name/Number: 60 Chedmac Dr
Date: September 2007	Planner/Technician: AF / MB



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT



<p>This is Schedule "A5" to By-Law No. 07-330</p> <p>Passed the ...14th day of ..November, 2007</p>	 <p>Clerk</p> <p>Mayor</p>				
<p><b>Schedule "A5"</b></p> <p>Map Forming Part of By-Law No. 07-330</p> <p>to Amend By-law No.05-200 Map 1181</p>	<p><b>Subject Property</b> 1045 Limeridge Road West</p> <p> Change in Zoning from Neighbourhood Institutional (I1) Zone to Community Institutional (I2) Zone.</p>				
<table border="1"> <tr> <td>Scale: N.T.S.</td> <td>File Name/Number: 1045 Limeridge Rd W</td> </tr> <tr> <td>Date: September 2007</td> <td>Planner/Technician: AF / MB</td> </tr> </table>	Scale: N.T.S.	File Name/Number: 1045 Limeridge Rd W	Date: September 2007	Planner/Technician: AF / MB	 <p>Hamilton</p>
Scale: N.T.S.	File Name/Number: 1045 Limeridge Rd W				
Date: September 2007	Planner/Technician: AF / MB				
<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>					



This is Schedule "A6" to By-Law No. 07- 330  
Passed the 14th day of November, 2007


*[Signature]*  
Clerk  
*[Signature]*  
Mayor

**Schedule "A6"**

Map Forming Part of  
By-Law No. 07- 330

to Amend By-law No.05-200  
Map 1251

**Subject Property**  
378 Highway No. 8

 Change in Zoning from Community Institutional (I2)  
Zone to Neighbourhood Institutional (I1) Zone.

Scale: N.T.S.	File Name/Number: 378 Highway No. 8
Date: September 2007	Planner/Technician: AF / MB
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	





This is Schedule "A7" to By-Law No. 07- 330  
Passed the 14th day of November, 2007

*[Signature]*  
Clerk  
*[Signature]*  
Mayor

**Schedule "A7"**

Map Forming Part of  
By-Law No. 07- 330

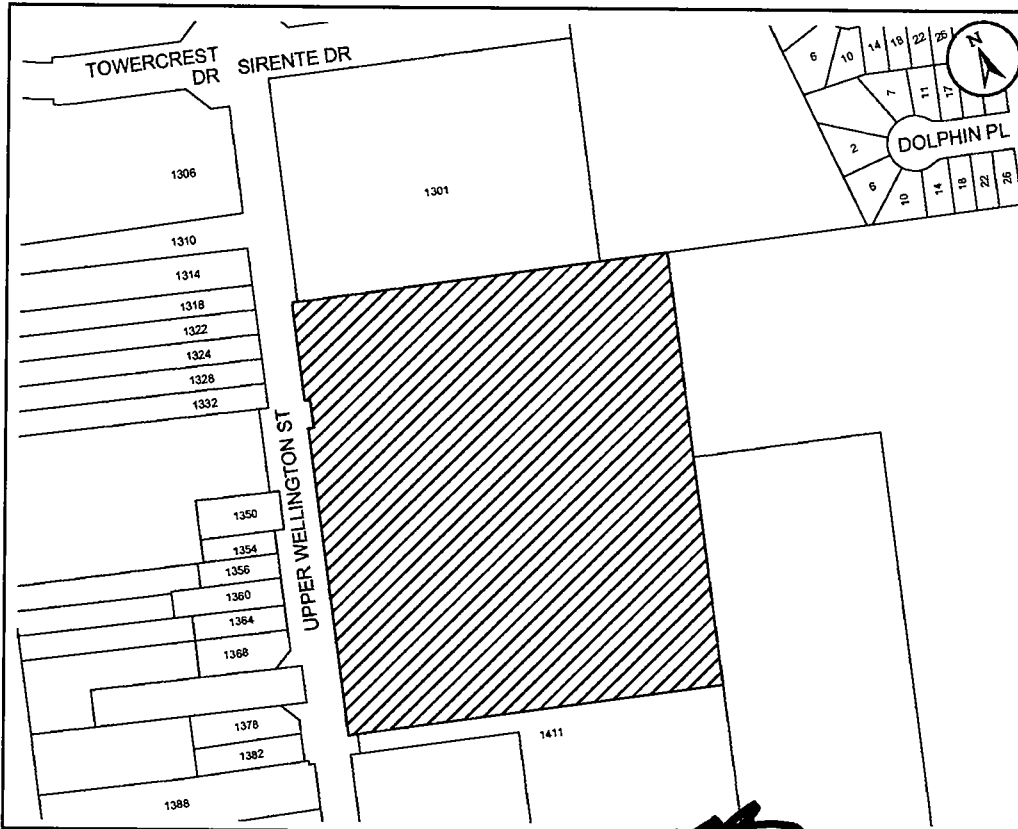
to Amend By-law No. 05-200  
Map 1287

**Subject Property**  
66 Skyview Drive

 Lands to be Deleted from By-law 05-200.

Scale: N.T.S.	File Name/Number: 66 Skyview Dr
Date: September 2007	Planner/Technician: AF / MB
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	





This is Schedule "A8" to By-Law No. 07- 330  
Passed the 14<sup>th</sup>. day of .November, 2007


*[Signature]*  
Clerk  
Mayor

**Schedule "A8"**

Map Forming Part of  
By-Law No. 07- 330

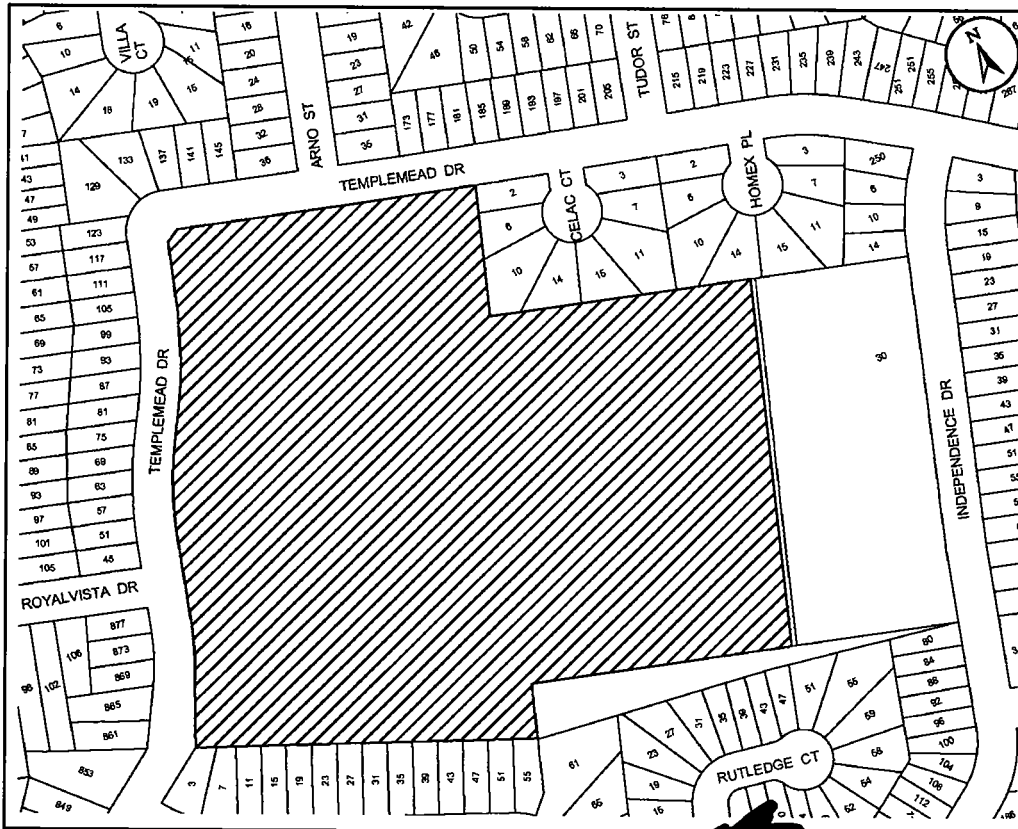
to Amend By-law No.05-200  
Maps 1291 and 1344

**Subject Property**  
1321-1355 Upper Wellington Street

 Change in Zoning from Major Institutional (I3) Zone  
to Major Institutional (I3) Zone, Modified.

Scale: N.T.S.	File Name/Number: 1321-1355 Upper Wellington
Date: September 2007	Planner/Technician: AF / MB
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	





This is Schedule "A9" to By-Law No. 07-330  
Passed the 14<sup>th</sup> day of November, 2007


*[Signature]*  
Clerk  
Mayor

**Schedule "A9"**

Map Forming Part of  
By-Law No. 07-330

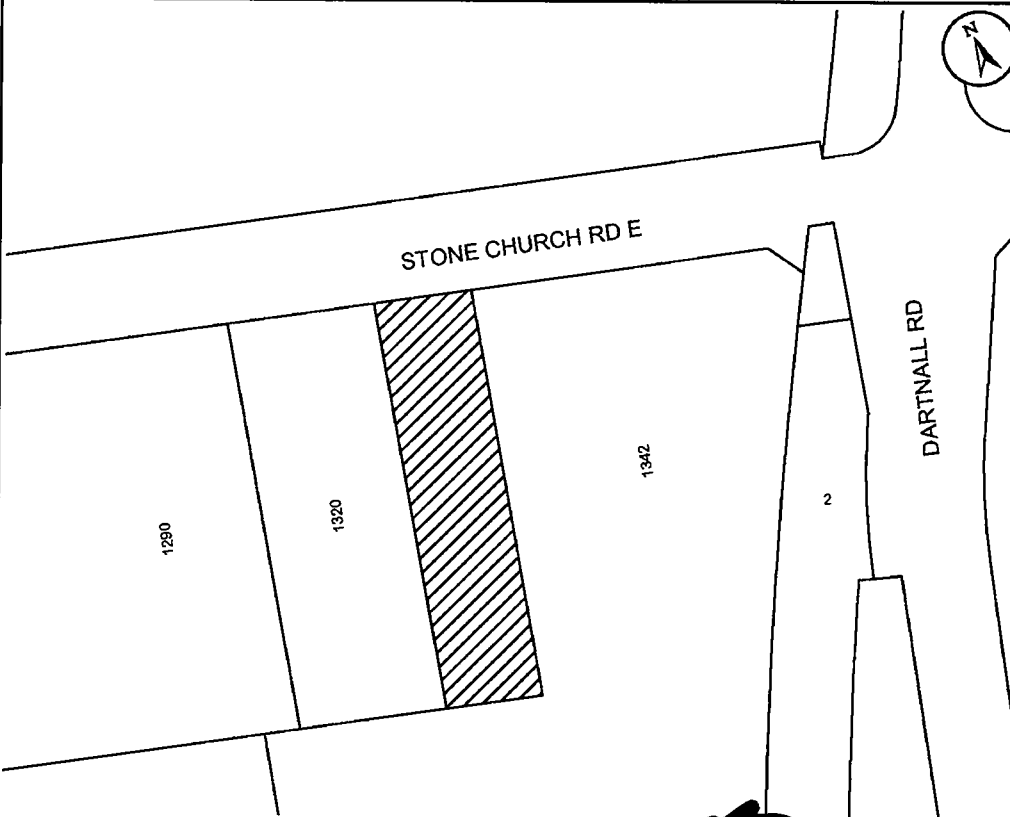


to Amend By-law No. 05-200  
Maps 1449 and 1450

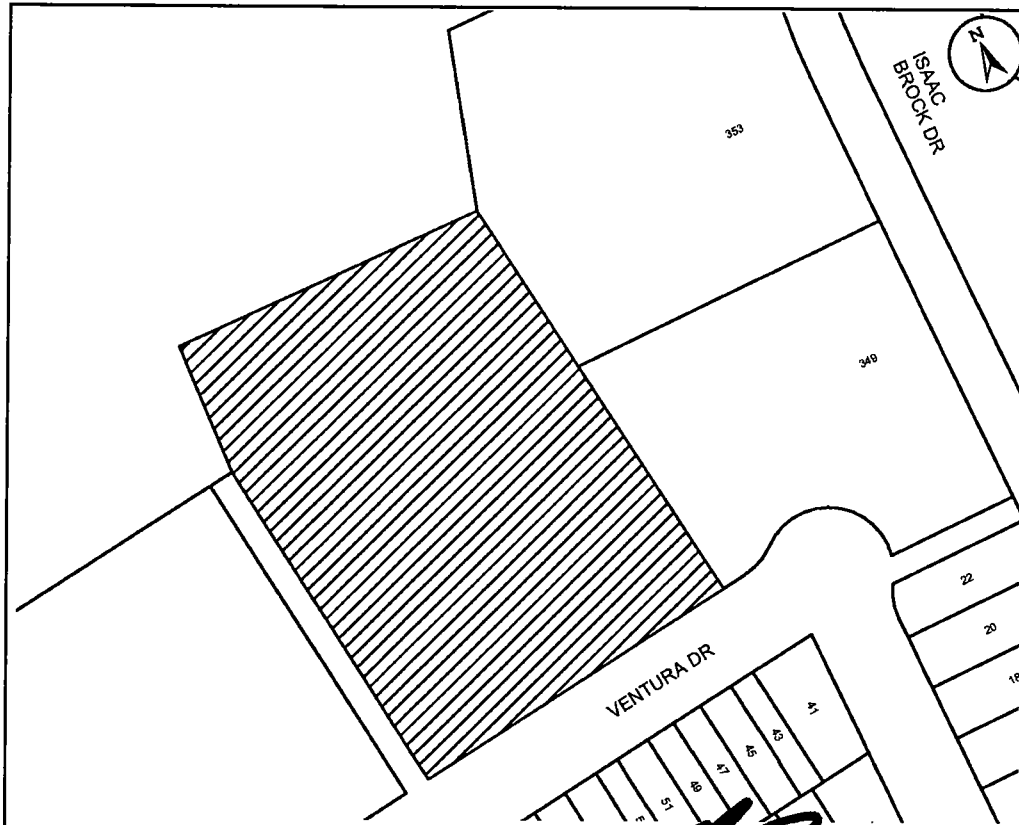
**Subject Property**  
62 Templemead Drive

 Change in Zoning from Community Institutional (I2)  
Zone to Neighbourhood Institutional (I1) Zone.

Scale: N.T.S.	File Name/Number: 62 Templemead Drive
Date: September 2007	Planner/Technician: AF / MB
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	



	
<p>This is Schedule "A10" to By-Law No. 07- 330</p> <p>Passed the ...14th day of ..November, 2007</p>	
<p style="text-align: center;"><i>[Signature]</i> Clerk Mayor</p>	
<p style="text-align: center;"><b>Schedule "A10"</b></p> <p style="text-align: center;">Map Forming Part of By-Law No. 07- <u>330</u></p> <p style="text-align: center;">to Amend By-law No.05-200 Map 1451</p>	
<p><b>Subject Property</b> 1338 Stone Church Road East</p> <p> Lands to be Deleted from By-law 05-200.</p>	
<p>Scale: N.T.S.</p>	<p>File Name/Number: 1338 Stone Church Rd E</p>
<p>Date: September 2007</p>	<p>Planner/Technician: AF / MB</p>
<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>	
	



This is Schedule "A11" to By-Law No. 07-330  
 Passed the ...14th day of .November, 2007


*[Signature]*  
 Clerk  
*[Signature]*  
 Mayor


**Schedule "A11"**

Map Forming Part of  
 By-Law No. 07- 330

to Amend By-law No.05-200  
 Maps 1503 and 1504

**Subject Property**  
 351 Ventura Drive

 Change in Zoning from Neighbourhood Institutional (I1) Zone to Major Institutional (I3) Zone.

Scale: N.T.S.	File Name/Number: 351 Ventura Dr	
Date: September 2007	Planner/Technician: AF / MB	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		

**Hamilton**