

Authority: Item 20, Economic Development
and Planning Committee
Report 08-002 (PED08007)
CM: January 30, 2008

Bill No. 019

CITY OF HAMILTON

BY-LAW NO. 08-019

**To Amend Zoning By-law No. 6593, as Amended by By-Law No. 04-126,
Respecting Lands Located at 287 Locke 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 Section 20 of Report 08-002 of the Economic Development and Planning Committee at its meeting held on the 30th day of January, 2008, recommended that Zoning By-law 6593 (Hamilton), be amended as hereinafter provided;

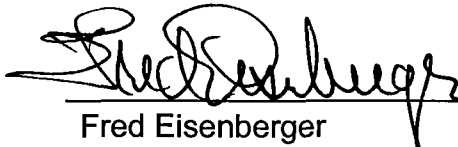
AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

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

1. Sheet No. W-14 of the District maps, appended to and forming part of By-law No. 6593 (Hamilton), is amended by changing from the "D/S-1052a" (Urban Protected Residential – One and Two Family Dwellings, Etc.) District, Modified, to the "D/S-1052b" (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, as amended by By-law Nos. 88-206 and 04-126, are further amended to the extent of the following special requirements:
 - (a) That notwithstanding the provisions of Section 10 (1) of Zoning By-law No. 6593, a hair/esthetics salon shall be permitted only within the first storey of the entire building.
 - (b) That notwithstanding the provisions of Section 10 (2) of Zoning By-law No. 6593, the following yards shall be provided within the district, and maintained, as appurtenant to every building or structure:
 - (ii) a northerly side yard width of at least 0.0m and a southerly side yard width of at least 0.6m; and,
 - (iii) a rear yard depth of at least 3.0m metres
 - (c) That notwithstanding the provisions of Section 18(a)(1)(f) of Zoning By-law No. 6593, no manoeuvring space shall be required for parking.
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-1052b.
5. Sheet No. W-14 of the District Maps is amended by marking the lands referred in Section 1 of this by-law as S-1052b.
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 30th day of January , 2008.



Fred Eisenberger
Mayor

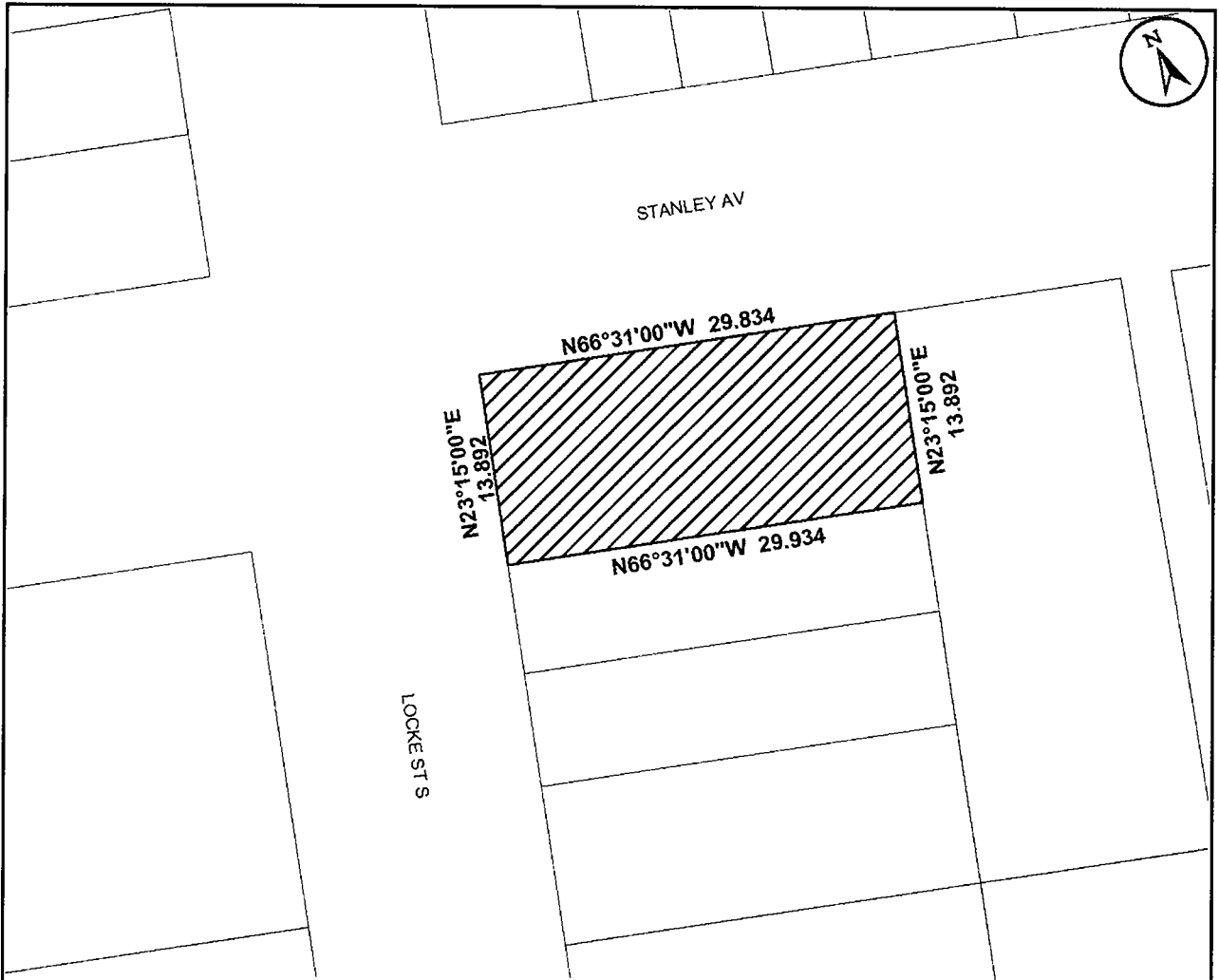


Kevin C. Christenson
Clerk

ZAR-07-056

By-law Respecting Lands Located at 287 Locke Street South

(Page 3 of 3)




This is Schedule "A" to By-Law No. 08-019
 Passed the .30.th.. day of ..January....., 2008

[Signature]
 Clerk
 Mayor

Schedule "A"
 Map Forming Part of
 By-Law No. 08- 019
 to Amend By-law No.6593

Subject Property
 287 Locke Street South, Hamilton

 Change in Zoning from the existing "D/S-1052a" (Urban Protected Residential – One and Two Family Dwellings, etc.) District, Modified to the "D/S-1052b" (Urban Protected Residential – One and Two Family Dwellings, etc.) District, Modified

Scale: N.T.S.	File Name/Number: ZAR-07-056
Date: Nov 28, 2006	Planner/Technician: LB/NB
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	

