

**Authority:** Item 28, Economic Development and  
Planning Committee  
Report: 09-016 (PED09210)  
CM: August 13, 2009

**Bill No. 181**

## **CITY OF HAMILTON**

### **BY-LAW NO. 09-181**

#### **To Amend Zoning By-law No. 05-200 (Hamilton), respecting lands located at 280 Bay Street South (Hamilton)**

**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 28 of Report 09-016 of the Economic Development and Planning Committee, at its meeting held on the 13<sup>th</sup> day of August, 2009, recommended that Zoning By-law No. 05-200 (Hamilton) be amended as hereinafter provided;

**AND WHEREAS** this By-law is in conformity with the Official Plan of the City of Hamilton (the Official Plan of the former City of Hamilton) in accordance with the provisions of the Planning Act.

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

1. That Map No. 994 of Schedule "A" of By-law No. 05-200 is hereby amended by changing the zoning from the Community Institutional (I2)

Zone to the Community Institutional (I2, C22) Zone, on the lands the extent and boundaries of which are shown on Schedule "A" annexed hereto and forming part of this By-law.

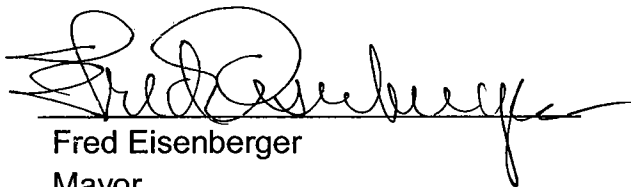
2. That Schedule "C" of By-law 05-200 is amended by adding an additional exception as follows:

"22. Notwithstanding Sections 5.6 and 8.2.1 of this By-law, within the lands zoned Community Institutional (I2) Zone, identified on Map No. 994 of Schedule "A" to By-law 05-200, and described as 280 Bay Street South, the following special provisions shall apply:

- (a) In addition to the permitted uses in Section 8.2.1, a multiple dwelling with a maximum of three units within the building existing at the time of the passing of the By-law.
- (b) A minimum Side Yard setback of 1.0 metre shall be permitted; and,
- (c) Notwithstanding Section 5.6c) of By-law 05-200, and for the purposes of this By-law, no parking spaces shall be required for a multiple dwelling with a maximum of three units within the building existing at the time of the passing of the By-law.

3. That the Clerk is hereby authorized and directed to proceed with the giving of notice of passing of this By-law, in accordance with the Planning Act.

**PASSED and ENACTED** this 13<sup>th</sup> day of August, 2009.

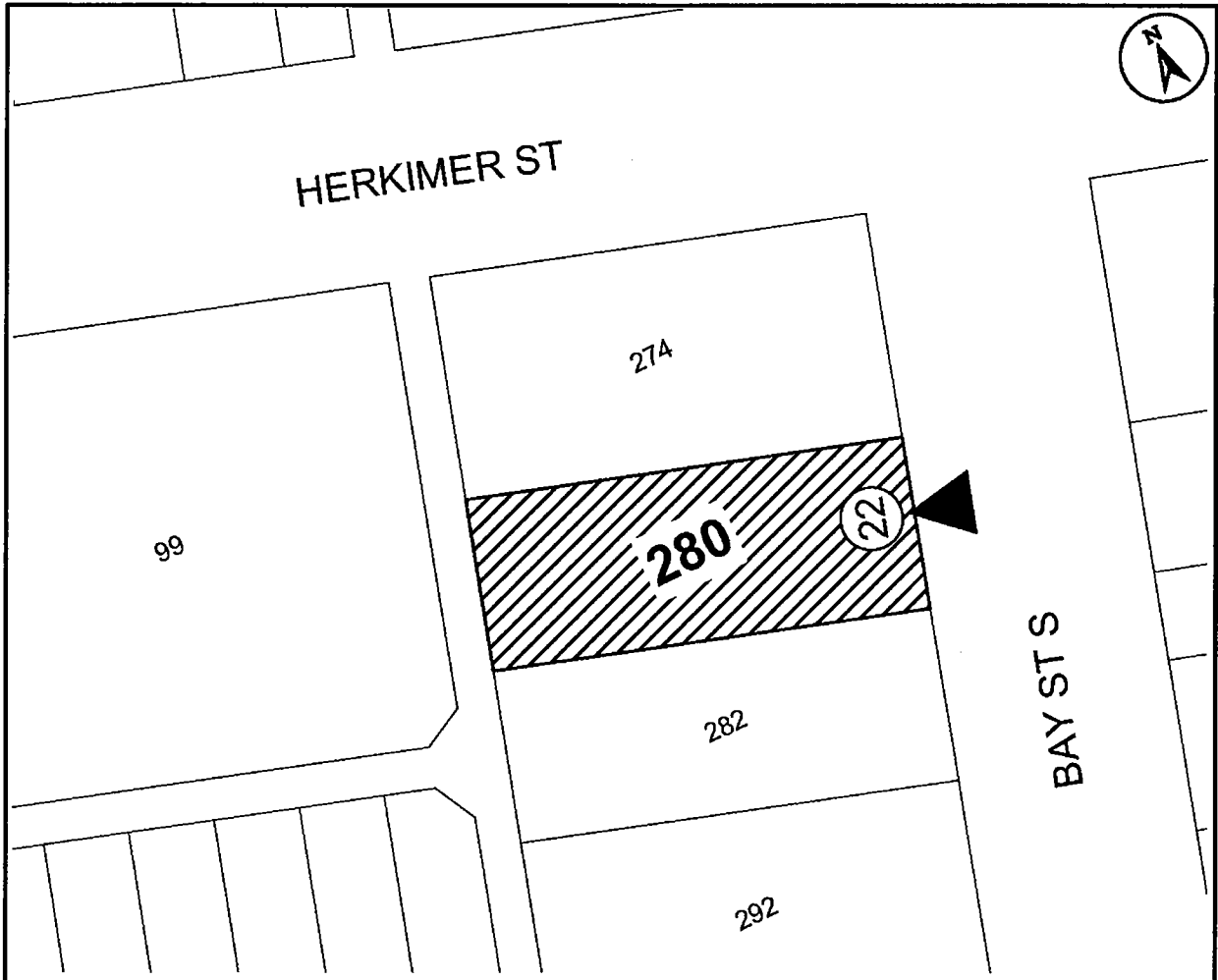


Fred Eisenberger  
Mayor



Kevin C. Christenson  
City Clerk

ZAR-09-015



This is Schedule "A" to By-Law No. 09-181

Passed the 13th day of August, 2009

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


**Schedule "A"**

Map Forming Part of  
By-Law No. 09-181

to Amend By-law No. 05-200

**Subject Property**

280 Bay Street South, Hamilton

 Change in zoning from the Community Institutional (I2) Zone to the Community Institutional (I2, 22) Zone

Scale: N.T.S.	File Name/Number: ZAR-09-015
Date: July 9, 2009	Planner/Technician: TL/NB
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	

