

Authority: Item 6, Economic Development
and Planning Committee
Report: 09-020 (PED09266)
CM: October 14, 2009

Bill No. 214

CITY OF HAMILTON

BY-LAW NO. 09-214

To Amend Zoning By-law No. 6593 (Hamilton), respecting lands located at 354 East 14th Street (Hamilton)

WHEREAS the City of Hamilton Act, 1999, Statutes of Ontario 1999 Chap. 14, Schedule C did incorporate, as of January 1st, 2001, the municipality “City of Hamilton”;

AND WHEREAS the City of Hamilton is the successor to certain area municipalities, including the former area municipality known as “The Corporation of the City of Hamilton”, and is the successor of 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council or the City of Hamilton;

AND WHEREAS Zoning By-law No. 6593 (Hamilton) was enacted on the 25th day of July 1950, which 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 6 of Report 09-020 of the Economic Development and Planning Committee, at its meeting held on the 14th day of October, 2009, 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 City of Hamilton (the Official Plan of the former City of Hamilton) in accordance with the provisions of the Planning Act.

By-law respecting 354 East 14th Street (Hamilton)

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

1. That Sheet No. E17 of the District Maps, appended to and forming part of By-law No. 6593 (Hamilton), is amended
 - (a) by changing from the "A" (Conservation, Open Space, Park and Recreation) District to the "C/S-1617" (Urban Protected Residential, etc.) District, Modified;

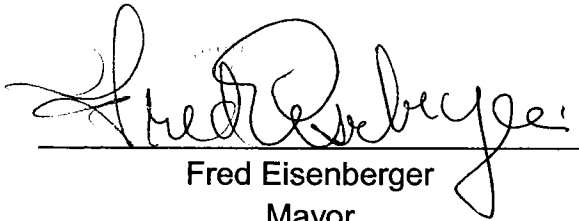
on the lands the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".
2. That the "C" (Urban Protected Residential, etc.) District regulations, as contained in Section 9 of Zoning By-law No. 6593, be modified to include the following requirements:
 - (a) For the purposes of this by-law, the Front Lot Line shall be along East 14th Street;
 - (b) That notwithstanding Section 9(3)(i) of Zoning By-law No. 6593, a front yard of a depth of at least 7.5m shall be provided and maintained;
 - (c) That notwithstanding Section 9(3)(iii) of Zoning By-law No. 6593, a rear yard of a depth of at least 6.0m shall be provided and maintained;
 - (d) That notwithstanding Section 9(2) of Zoning By-law No. 6593, no building shall exceed 1 storey, and no structure shall exceed 7.5m in height;
 - (e) That notwithstanding Sections 18(14), 18a(14a), and 18a(14h) of Zoning By-law No. 6593, not less than 100% of the front yard shall be landscaped excluding concrete, asphalt, gravel, pavers or other similar materials; and,
 - (f) That no vehicular egress or ingress shall be permitted from East 14th Street.
3. That Zoning By-law No. 6593 is amended by adding this By-law to Section 19B as Schedule S-1617.

By-law respecting 354 East 14th Street (Hamilton)


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4. That Sheet E17 of the District Maps is amended by marking the lands referred to in Section 1 of this By-law as S-1617.
5. 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 14th day of October, 2009.



Fred Eisenberger
Mayor

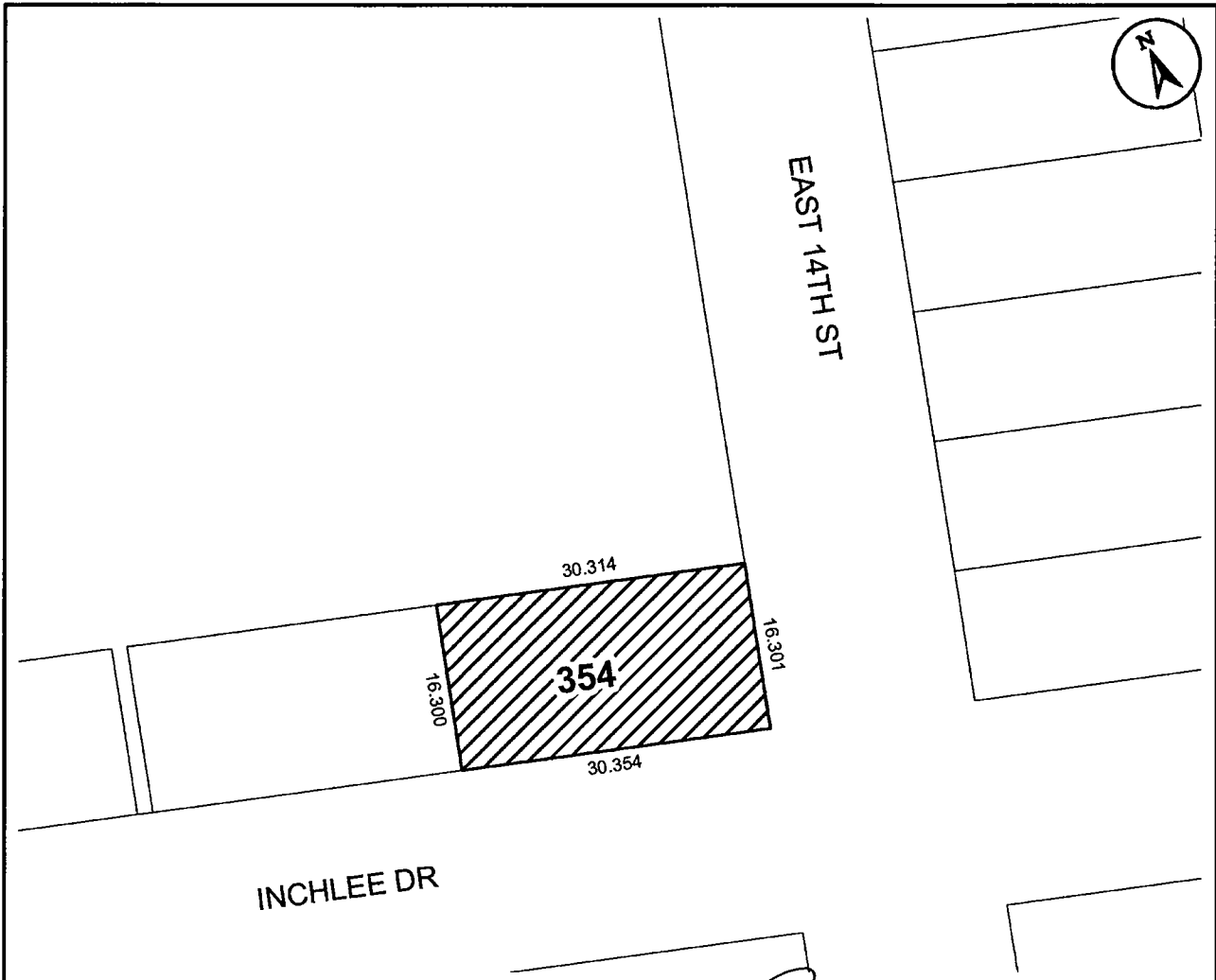


Rose Caterini
Acting, City Clerk

ZAR-09-013

By-law respecting 354 East 14th Street (Hamilton)

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This is Schedule "A" to By-Law No. 09-214

Passed the 14th day of October, 2009

[Signature]
 Clerk
 Mayor

Schedule "A"

Map Forming Part of
 By-Law No. 09-214

to Amend By-law No. 6593

Subject Property



354 East 14th Street

Change in Zoning from the "A" (Conservation, Open Space, Park and Recreation) District to the "C/S-1617" (Urban Protected Residential, etc.) District, Modified

Scale:
 N.T.S.

File Name/Number:
 ZAR-09-013

Date:
 April 14, 2009

Planner/Technician:
 KM/SL



Hamilton