

Authority: Item 7
Planning Committee
Report 11-019 (PED11159)
CM: November 16, 2011

Bill No. 271

CITY OF HAMILTON

BY-LAW NO. 11-271

To Amend Zoning By-law No. 6593 (Hamilton) Respecting the Property Located at 1285 Upper Ottawa Street

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 area municipality known as "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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 7 of Report 11-019 of the Planning Committee, at its meeting held on the 16th day of November, 2011, 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:

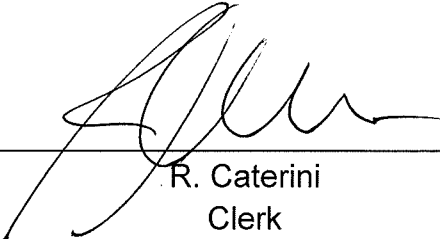
1. That Sheet No. E-59c of the District Maps, appended to and forming part of By-law No. 6593 (Hamilton), is amended,
 - (a) by changing from the "M-13" (Prestige Industrial) District to the "G-1/S-1650" (Designed Shopping Centre) District, Modified, on the lands the extent and boundaries of which are shown on the plan hereto annexed as Schedule "A".
2. That the "G-1" (Designed Shopping Centre) District regulations, as contained in Section 13A of Zoning By-law No. 6593, applicable to the lands identified in Section 1, be modified to the extent only of the following special requirements:
 - (a) That notwithstanding Sub-section 13A (4) (a) of Zoning By-law No. 6593, a minimum westerly side yard of 3.1 metres shall be provided and maintained.
 - (b) That notwithstanding Sub-section 13A (4) (a) of Zoning By-law No. 6593, a minimum rear yard depth of 3.1 metres shall be provided and maintained.
 - (c) That notwithstanding Sub-section 18A(7) of Zoning By-law No. 6593, every required parking space, other than a parallel parking space, shall have dimensions not less than 2.7 metres wide and 5.5 metres long.
 - (d) That notwithstanding Sub-section 2.(2)J.(xb) of Zoning By-law No. 6593, for the purposes of this By-law, street furniture, a walkway, and decorative fencing shall be permitted within the required landscape area.
3. That 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 "G-1" (Designed Shopping Centre) District provisions, subject to the special requirements referred to in Section 2.
4. That Zoning By-law No. 6593 (Hamilton) is amended by adding this by-law to Section 19B as Schedule S-1650.
5. That Sheet No. E-59c of the District Maps is amended by marking the lands referred to in Section 1 of this by-law as S-1650.

6. That 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 this 16th day of November, 2011.

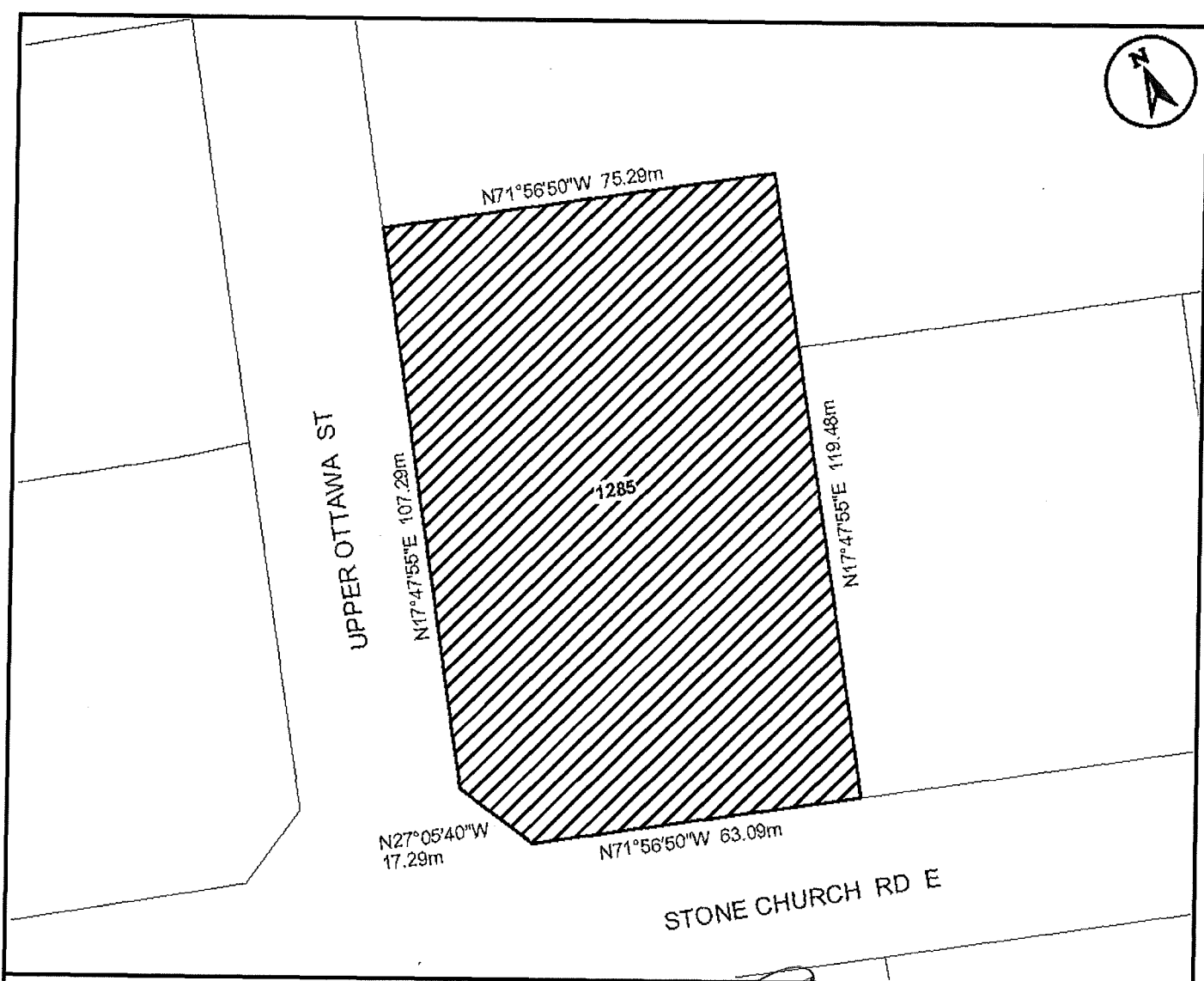


R. Bratina
Mayor



R. Caterini
Clerk

ZAC-11-032



This is Schedule "A" to By-Law No. 11- 271

Passed the .16th... day of ...November....., 2011

Abu R. Ratno
 Clerk
R. Ratno
 Mayor


Schedule "A"

Map Forming Part of
 By-Law No. 11- 271

to Amend By-law No. 6593

Subject Property

1285 Upper Ottawa Street

 Change in Zoning from the "M-13" (Prestige Industrial) District to the "G-1/S-1650" (Designed Shopping Centre) District, Modified

Scale:
 N.T.S.

File Name/Number:
 ZAC-11-032

Date:
 Sep. 12, 2011

Planner/Technician:
 JM/KA

