

**Authority:** Item 4  
Planning Committee  
Report: 14-001 (PED14007)  
CM: January 29, 2014

**Bill No. 011**

## **CITY OF HAMILTON**

### **BY-LAW NO. 14-011**

#### **To Amend Zoning By-law No. 6593 (Hamilton), Respecting Lands Located at 981 and 985 King Street West (Hamilton)**

**WHEREAS** the City of Hamilton Act, 1999, Statutes of Ontario 1999 Chap. 14, Schedule C did incorporate, as of January 1<sup>st</sup>, 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council or the City of Hamilton;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 25<sup>th</sup> day of July 1950, which was approved by the Ontario Municipal Board by Order dated the 7<sup>th</sup> day of December 1951 (File No. P.F.C. 3821);

**AND WHEREAS** the Council of the City of Hamilton, in adopting Item 4 of Report 14-001 of the Planning Committee, at its meeting held on the 26<sup>th</sup> day of January, 2014, recommended that Zoning By-law No. 6593 (Hamilton) be amended as hereinafter provided;

**AND WHEREAS** this By-law is in conformity with the Urban Hamilton Official Plan, approved by the Minister under the Planning Act on March 16, 2011;

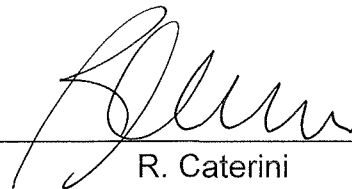
**NOW THEREFORE** the Council of the City of Hamilton enacts as follows:

1. That Sheet No. W-33 of the District Maps, appended to and forming part of By-law No. 6593 (Hamilton), as amended, is further amended by changing the zoning from the "G/S-1361" (Neighbourhood Shopping Centre, etc.) District, Modified, to the "G/S-1361a" (Neighbourhood Shopping Centre, 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 "G" (Neighbourhood Shopping Centre, etc.) District regulations, as contained in Section 13 of Zoning By-law No. 6593, are modified to include the following special provisions:
  - (a) That notwithstanding Section 13(1) of Zoning By-law No. 6593, a dance studio shall also be permitted.
4. That Zoning By-law No. 6593 is amended by adding this By-law to Section 19B as Schedule S-1361a.
5. That Sheet W-33 of the District Maps is amended by marking the lands referred to in Section 1 of this By-law as S-1361a.
6. 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/S-1361" (Neighbourhood Shopping Centre, etc.) District, Modified, subject to the special requirement referred to in Section 2.
7. 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** this 29th day of January, 2014.

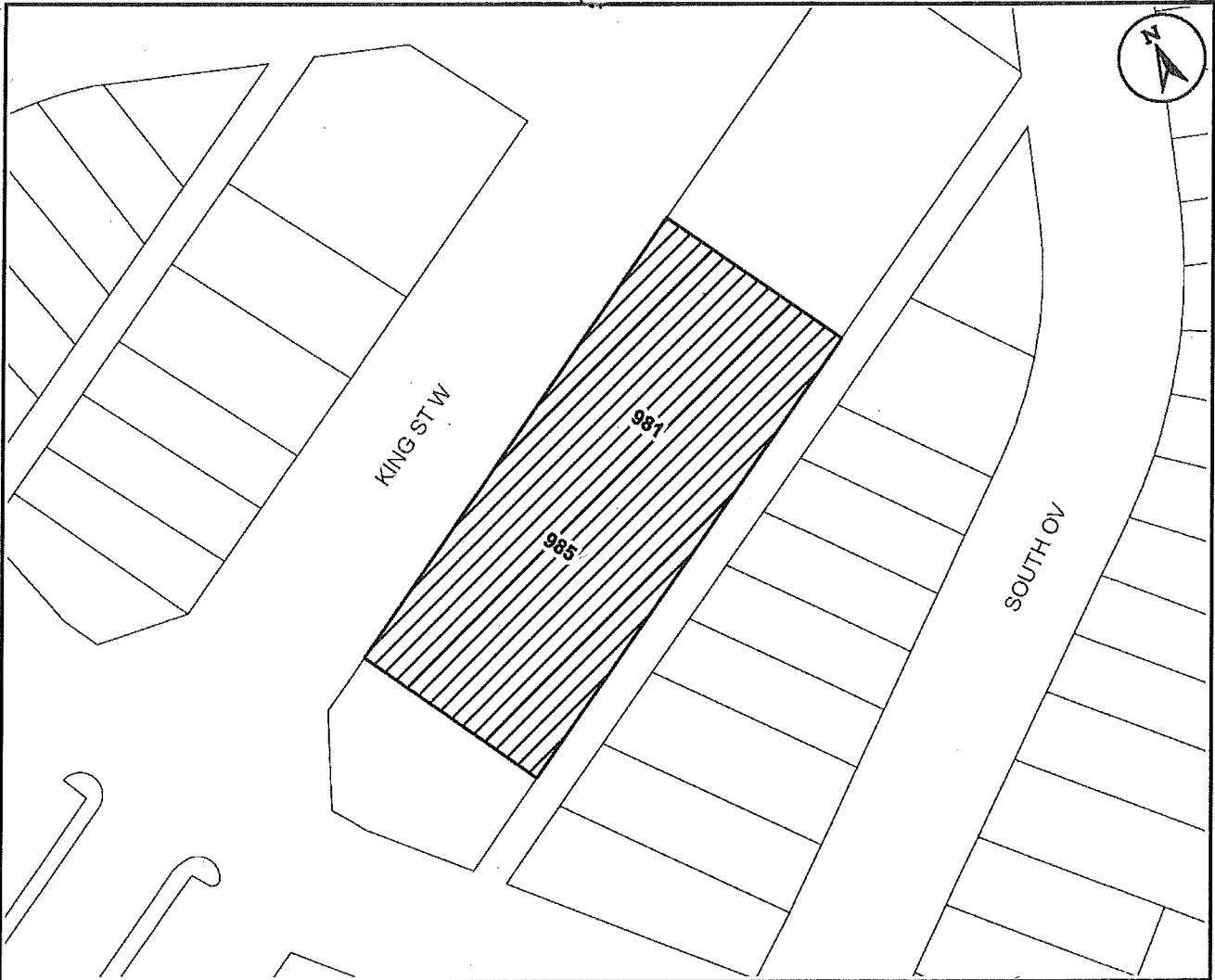


R. Bratina  
Mayor



R. Caterini  
Clerk

ZAC-13-021



This is Schedule "A" to By-law No. 14- 011

Passed the 29th.... day of ...January....., 2014

*R. Watson*  
 Mayor  
*[Signature]*  
 Clerk

**Schedule "A"**

Map Forming Part of  
 By-law No. 14- 011

to Amend By-law No. 6593

**Subject Property**

981 & 985 King Street West



Change in Zoning from the "G/S-1361"  
 (Neighbourhood Shopping Centre, etc.)  
 District, Modified, to the "G/S-1361a"  
 (Neighbourhood Shopping Centre, etc.)  
 District, Modified"

Scale:  
 N.T.S.

File Name/Number:  
 ZAR-13-021

Date:  
 Nov. 28, 2013

Planner/Technician:  
 TL/AL



**Hamilton**

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT