

Authority:

Item [REDACTED]
Planning Committee
Report: 16-[REDACTED] (PED16xxx)
CM: [REDACTED]

Bill No. [REDACTED]

CITY OF HAMILTON

BY- LAW NO. _____

**To Amend Zoning By-law No. 3581-86
Respecting Lands Located at 118 Hatt Street (Dundas)**

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 Town of Dundas" 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 Zoning By-law No. 3581-86 (DUNDAS) was enacted on the 22nd day of May 1986, and approved by the Ontario Municipal Board on the 10th day of May, 1988;

AND WHEREAS the Council of the City of Hamilton, in adopting Item [REDACTED] of Report 16-[REDACTED] of the Planning Committee at its meeting held on the 6th day of September 2016, recommended that Zoning By law No. 3581-86 (Dundas), be amended as hereinafter provided;

AND WHEREAS this By-law is in conformity with the Urban Hamilton Official Plan.

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

1. That Schedule "A" appended to and forming part of Zoning By-law No. 3581-86

(Dundas) as amended, is hereby further amended by changing the zoning of lands from Industrial General – Flood Plain "IG-FP" Zone to Industrial General – Flood Plain "IG-FP/S-XXX" Zone, Modified, the extent and boundaries of which are shown on Schedule "A", annexed hereto and forming part of this By-law.

2. That Section 32: "EXCEPTIONS" of Zoning By-law No. 3581-86 (Dundas) is hereby amended by adding the following sub-sections:

IG-FP/S-XXX

That notwithstanding the provisions of Section 6: General Regulations, Section 7: Off-street Parking and Loading, Section 22: General Industrial Zone (I.G.), the following Special Provisions shall apply to lands known municipally as 118 Hatt Street shown as IG-FP/S-XXX on Schedule "A".

- (i) Notwithstanding Section 6.11: Landscape Requirements, the following regulations shall apply:

Buffer Strip

6.11.2.2 Minimum width of buffer strip: 0.9 metres along westerly lot line.

- (ii) Notwithstanding Section 7.3: Access, the following regulations shall apply:

Access

7.3.4 Where a non-residential use is adjacent to a residential zone, every access driveway to or from the non-residential use shall be located not less than 0.9 metres from the common boundary with the residential zone.

Dimensions For The Design of Parking Areas

7.14.1 The minimum dimensions for the provision of a required parking space shall be a minimum width of 2.6 metres and a minimum length of 5.5 metres for parking spaces with a 90 degree angle.

- (iii) Notwithstanding Section 22.1: Permitted Uses, the following regulation shall apply:

A Medical Office, specifically Offices of Physicians, Surgeons and Dentists, Private Practice is permitted.

- (iv) Notwithstanding Subsection 22.2.2.2 ii), the following regulation shall apply:

The minimum side yard abutting any R1, R2, R3, R3A, R4, R6, RM1, RM2, RM2-FP/S-41a, RM3, RM4, OS, PR1, PPS, U, UR, SP1, or SP2 Zone shall be 4.5 m for the building existing on the day of the passing of this By-law.

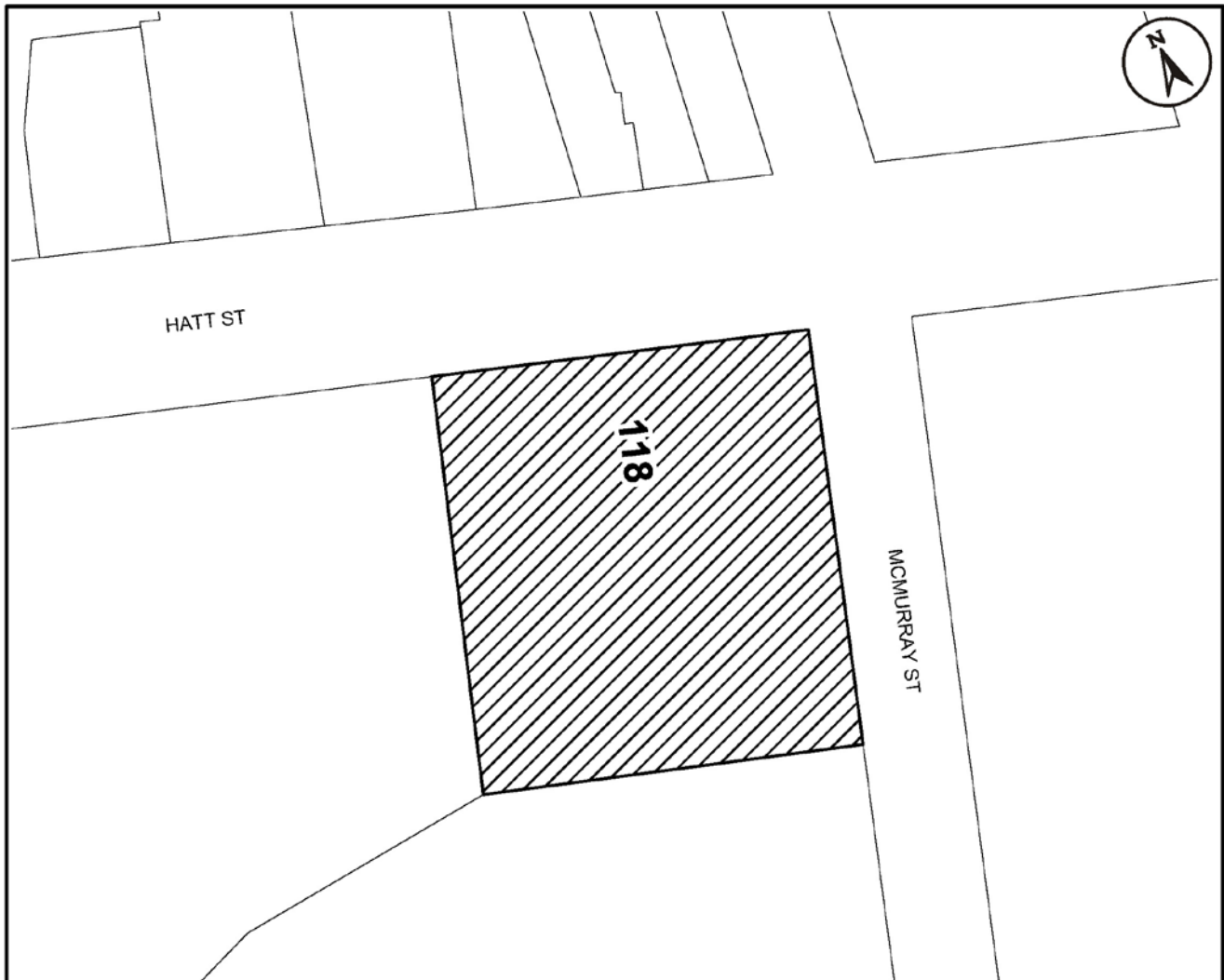
3. That By-law No. 3581-86 (Dundas) is amended by adding this By-law to Section 32 as Schedule S-XXX.
4. That Schedule "A" of the Zoning Schedule Key Map is amended by marking the lands referred to in Section 1 of this By-law as "IG-FP/S-XXX".
5. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law in accordance with the *Planning Act*.

PASSED and ENACTED this ____ day of ____, 2016.

Fred Eisenberger
Mayor

R. Caterini
Clerk

ZAR-16-028



<p>This is Schedule "A" to By-law No. 16-</p> <p>Passed the day of, 2016</p>	<p>-----</p> <p style="text-align: center;">Mayor</p> <p>-----</p> <p style="text-align: center;">Clerk</p>
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<h2>Schedule "A"</h2> <p>Map Forming Part of By-law No. 16-_____</p> <p>to Amend By-law No. 3581-86</p>	<p>Subject Property 118 Hatt Street, Dundas</p> <p> Change in zoning from General Industrial (IG-FP) Zone to General Industrial Flood Plain (IG-FP/S-XX) Zone, Modified</p>
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<p>Scale: N.T.S.</p>	<p>File Name/Number: ZAR-16-028</p>	
<p>Date: July 15, 2016</p>	<p>Planner/Technician: TS/VS</p>	
<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>		