

**Authority:** Item 3, Planning Committee  
Report: 17-009 (PED17083)  
CM: May 24, 2017  
Ward: 8

**Bill No. 097**

## **CITY OF HAMILTON**

### **BY-LAW NO. 17-**

#### **To Amend Zoning By-law No. 6593 (Hamilton), as amended by By-law Nos. 80-171 and 11-188, Respecting Lands Located at 95 Rymal Road 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”;

**WHEREAS**, the City of Hamilton is the successor to certain area municipalities, including the former area municipality known as the “The Corporation of the City of Hamilton” and is the successor of the former regional municipality, namely, “The Regional Municipality of Hamilton-Wentworth”;

**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Plan of the former regional municipality continue in full force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

**WHEREAS**, the Council of the Corporation of the City of Hamilton passed Zoning By-law No. 6593 (Hamilton) on the 25<sup>th</sup> day of July 1950, which By-law 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);

**WHEREAS**, the Council of the City of Hamilton, in adopting Item 3 of Report 17-009 of the Planning Committee, at its meeting held on the 24<sup>th</sup> day of May, 2017, which 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.

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

1. That the “C” (Urban Protected Residential, etc.) District provisions, as contained in Section 9 of Zoning By-law No. 6593, as amended by By-law 11-188, applicable to the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule “A”, are further amended to the extent only of the special requirements that:

- (a) Paragraph (i) of Section 2.(a) of By-law No. 11-188 is hereby repealed and replaced by the following:
- i) A medical clinic with a maximum gross floor area of 76 square metres in conjunction with a dwelling unit only within the converted single detached dwelling existing on the date of the passing of this By-law.
  - (b) A parking area shall be permitted 1.3 metres from the southerly rear lot line, except for points of ingress and egress.
  - (c) Subsection 18 (3) (vi) shall not apply to all existing buildings and structures existing on the date of the passing of this By-law.
2. That By-law No. 80-171, applicable to the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", be repealed.
3. That Zoning By-law No. 6593 is amended by adding this By-law to Section 19B as Schedule S-706b.
4. That Sheet No. W-9e of the District Maps is amended by marking the lands referred to in By-law Nos. 80-171 and 11-188 and further amended by Section 2 of this By-law, S-706b.
5. In all other respects, By-law No. 11-188 is hereby confirmed, unchanged.
6. 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 24<sup>th</sup> day of May, 2017.

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T. Whitehead  
Acting Mayor

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R. Caterini  
City Clerk

ZAR-16-069



This is Schedule "A" to By-law No. 17-  Passed the ..... day of ....., 2017	----- Mayor  ----- Clerk
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<h2>Schedule "A"</h2>  <h3>Map Forming Part of By-law No. 17-_____</h3>  <h3>to Amend By-law No. 6593</h3>	<p><b>Subject Property</b>                  95 Rymal Road West</p> <p> Change in zoning from the "C/S-706a" (Urban Protected Residential, etc.) District, Modified, to the "C/S-706b" (Urban Protected Residential, etc.) District, Modified for lands located at 95 Rymal Road West</p>
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Scale: N.T.S.	File Name/Number: ZAR-16-069	Hamilton PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Date: April 4, 2017	Planner/Technician: MS/AL	