

Authority:

City Wide

Bill No.

CITY OF HAMILTON

BY-LAW NO.

To Amend Zoning By-law No. 6593, as Amended by By-law No. 76-61
Respecting Lands Located at 53 Gibson Avenue, Hamilton

WHEREAS the *City of Hamilton Act, 1999*, Statutes of Ontario, 1999 Chap. 14, Schedule 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 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 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Plan of the former regional municipality continue in full force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

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 _____ of Report 17-_____ of the Planning Committee, at its meeting held on the Xnd day of XXX 2017, recommended that Zoning By-law No. 6593 (Hamilton), be amended as hereinafter provided; and,

AND WHEREAS this By-law is in conformity with the Urban Hamilton Official Plan, upon finalization of Official Plan Amendment No. ___;

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

1. That Sheet No. E22 of the District Maps appended is amended to and forming part of Zoning By-law No. 6593 (Hamilton), is amended by changing the zoning from the "D/S-459" (Urban Protected Residential - One and Two Family Dwellings, Etc.) District to "RT-30/S-1754 " (Street-Townhouse) District, Modified (Block 1), and "RT-30/S-1754-'H'" (Street-Townhouse) District, Holding, Modified

To Amend Zoning By-law No. 6593, as Amended by By-law No. 76-61
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(Page 2 of 5)

(Block 2); the extent and boundaries of which are shown on a plan here to annexed as Schedule "A".

2. That the "RT-30" (Street-Townhouse) District provisions, as contained in Section 10F of Zoning By-law No. 6593, are further modified to include the following special requirements:
 - (a) Notwithstanding Section 10F(4)(c)(ii) and (iii), 1.2 metres for a Street Townhouse Dwelling, not exceeding three storeys in height;
 - (b) Notwithstanding Section 10F(5)(b) and (c), a distance of not less than 2.44 metres; and,
 - (c) Notwithstanding Section 10F (6) (i) and (ii), a lot area of not less than 143 square metres for each dwelling unit and a width of not less than 4.6 metres for each dwelling unit.
3. That the 'H' symbol applicable to the lands referred to in Sections 1 (a) of this By-law, shall be removed conditional upon:
 - (i) the applicant submitting a signed Record of Site Condition (RSC) to the City of Hamilton and the Ministry of the Environment and Climate Change (MOECC). This RSC must be to the satisfaction of the Director of Planning and Chief Planner, including a notice of acknowledgement of the RSC by the MOECC, and submission of the City of Hamilton's current RSC administration fee.
4. 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 "RT-30" (Street-Townhouse) District provisions, subject to the special requirements referred to in Sections 2 and 3.
5. That Sheet No. E22 of the District Maps is amended by marking the lands referred to in Section 1 of the By-law as "RT-30/S-1754" and "RT-30/S-1754-'H'".
6. That By-law No. 6593 is amended by adding this By-law to Section 19B as Schedule S-1754.
7. 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*.

To Amend Zoning By-law No. 6593, as Amended by By-law No. 76-61
Respecting Lands Located at 53 Gibson Avenue, Hamilton

(Page 3 of 5)

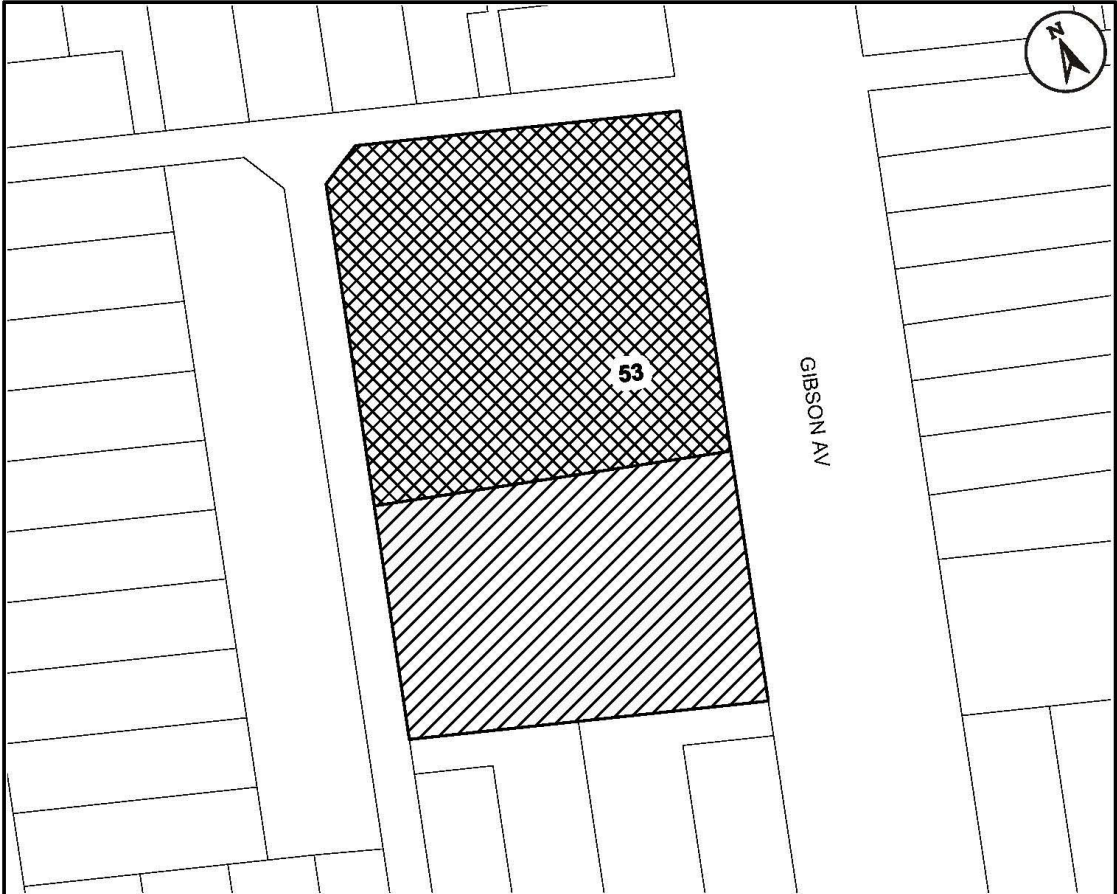
PASSED this ___ day of _____, 2017.

Fred Eisenberger
Mayor

Rose Caterini
City Clerk

To Amend Zoning By-law No. 6593, as Amended by By-law No. 76-61
Respecting Lands Located at 53 Gibson Avenue, Hamilton

(Page 4 of 5)



<p>This is Schedule "A" to By-law No. 17-</p> <p>Passed the day of, 2017</p>		<p>----- Mayor</p> <p>----- Clerk</p>
<h2>Schedule "A"</h2> <p>Map Forming Part of By-law No. 16-_____</p> <p>to Amend By-law No. 6593</p>		<p>Subject Property 53 Gibson Avenue</p> <p> Block 1 - "D/S-459" (Urban Protected Residential - One and Two Family Dwellings, Etc.) District, Modified to "RT-30/S-1754" (Street-Townhouse) District, Modified</p> <p> Block 2 - D/S-459" (Urban Protected Residential - One and Two Family Dwellings, Etc.) District, Modified to "RT-30/S-1754-'H'" (Street-Townhouse) District, Holding, Modified</p>
<p>Scale: N.T.S.</p>	<p>File Name/Number: ZAC-16-037 & UHOPA-16-14</p>	
<p>Date: Aug. 8, 2017</p>	<p>Planner/Technician: TS/AL</p>	
<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>		

To Amend Zoning By-law No. 6593, as Amended by By-law No. 76-61
Respecting Lands Located at 53 Gibson Avenue, Hamilton

(Page 5 of 5)

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Is this by-law derived from the approval of a Committee Report? Yes
Committee: Chair and Members Report No.: PED17XXX Date: 09/05/2017
Ward(s) or City Wide: Ward 3 (MM/DD/YYYY)

Prepared by: Tiffany Singh, Planner I Phone No: 905-546-2424 ext.1334
For Office Use Only, this doesn't appear in the by-law