

**Bill No. 195**

**CITY OF HAMILTON**

**BY-LAW NO. 19-195**

**To Amend Zoning By-law No. 6593  
Respecting Lands Located at 360 Mohawk Road West**

**WHEREAS**, the *City of Hamilton Act, 1999*, Statutes of Ontario, 1999 Chap.14, Schedule. C. did incorporate, as of January 1st, 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 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 6 of Report 19-012 of the Planning Committee, at its meeting held on the 16<sup>th</sup> day of August, 2019, 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 Sheet No. W17c of the District Maps, appended to and forming part of Zoning By-law No. 6593 (Hamilton) is amended, by changing the zoning from the "C" (Urban Protected Residential, etc.) District to the "D/S-1785" (Urban Protected Residential – One and Two Family Dwellings, 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 “D” (Urban Protected Residential – One and Two Family Dwellings, etc.) District provisions are contained in Section 10 of Zoning By-law No. 6593, applicable to the subject lands, be modified to include the following special requirements:
  - (a) That notwithstanding Subsection 4(ii), for a two family dwelling a width of at least 13.5 metres and an area of at least 480 square metres.
  - (b) In addition to Section 10, driveway access shall be prohibited from Mohawk Road West.
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 “D” District provisions, subject to the special requirements in Section 2 of this By-law.
4. That By-law No. 6593 (Hamilton) is amended by adding this By-law to Section 19B as Schedule S-1785.
5. That Sheet No. W17c of the District maps be amended by making the lands referred to in Section 1 of this By-law as Schedule S-1785.
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 16<sup>th</sup> day of August , 2019

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A. VanderBeek  
Acting Mayor

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J. Pilon  
Acting City Clerk



<p>This is Schedule "A" to By-law No. 19-</p> <p>Passed the ..... day of ....., 2019</p>	<p>-----</p> <p style="text-align: center;">Mayor</p> <p>-----</p> <p style="text-align: center;">Clerk</p>
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<h2 style="margin: 0;">Schedule "A"</h2> <p style="margin: 10px 0 0 0;">Map Forming Part of By-law No. 19-_____</p> <p style="margin: 0 0 0 0;">to Amend By-law No. 6593</p>		<p><b>Subject Property</b></p> <p>360 Mohawk Road West</p> <div style="display: flex; align-items: flex-start;"> <div style="width: 20px; height: 10px; border: 1px solid black; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); margin-right: 5px;"></div> <div> <p>Change in Zoning from the "C" (Urban Protected Residential, etc.) District to the "D/S-1785" (Urban Protected Residential - One and Two Family Dwellings, etc.) District, Modified</p> </div> </div>
<p><b>Scale:</b> N.T.S.</p>	<p><b>File Name/Number:</b> ZAC-18-046</p>	<p style="margin: 0;">Hamilton</p>
<p><b>Date:</b> June 18, 2019</p>	<p><b>Planner/Technician:</b> MS/AL</p>	
<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>		