

Authority: Item ,
Report (PED18173)
CM:
Ward: 8

Bill No.

**CITY OF HAMILTON
BY-LAW NO.**

**To Amend Zoning By-law No. 05-200,
Respecting Lands Located at 567 Scenic Drive, Hamilton**

WHEREAS Council approved Item ___ of Report _____ of the Planning Committee, at its meeting held on September 18, 2018;

AND WHEREAS this By-law conforms to the Urban Hamilton Official Plan;

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

1. That Map No. 1035 on Schedule "A" – Zoning Maps, to Zoning By-law No. 05-200 is amended by incorporating Neighbourhood Commercial (C2, 704) Zone, boundaries for the applicable lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".
2. That Schedule "C": Special Exemptions of Zoning By-law No. 05-200, as amended, is hereby further amended by adding the following site specific Neighbourhood Commercial (C2, 704) Zone:

"704. Within the lands zoned Neighbourhood Commercial (C2, 704) Zone, identified on Map 1035 of Schedule "A" – Zoning Maps and described as 567 Scenic Drive, the following special provisions shall apply:

- a) Notwithstanding Section 10.2.1. Permitted Uses, and in addition to Section 10.2.2, the following uses shall also be prohibited:
 - i) Day Nursery
 - ii) Emergency Shelter
 - iii) Motor Vehicle Service Station
 - iv) Repair Services
 - v) Social Services Establishment
 - vi) Veterinary Service
- b) Notwithstanding Subsections 10.2.1.1ii)1., 10.2.3b)ii), 10.2.3i)vi), and 10.2.3j), the following regulations shall also apply:
 - i) Restriction of Residential Uses within a Building Notwithstanding Section 10.2.1, a Dwelling unit(s) in conjunction

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square metres, and shall not contain more than one medical practitioner.

Amenity Area

A minimum 10.5 square metres of amenity space shall be provided for each dwelling unit and may be provided as a private balcony.

d) In addition to Subsections 4.6d) and 4.6e) the following regulation shall also apply:

Permitted Rear Yard Encroachments

1) A porch or canopy may encroach into a required rear yard to a maximum of 2.0 metres.

2) A balcony may encroach into a required rear yard to maximum of 2.0 metres.

e) Notwithstanding Subsections 5.2b)i) and 5.2f) the following regulations shall also apply:

i) Parking Space Size Dimensions

A minimum parking space size dimension of 2.6 metres in width by 5.8 metres in length

ii) Barrier Free Parking Space Size Dimensions

A minimum barrier free parking space size dimension of 4.4 metres in width by 5.8 metres in length

3. That the Clerk is hereby authorized and directed to proceed with the giving of notice of passing of this by-law, in according with the *Planning Act*.

4. That no building or structure shall be erected, 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 Neighbourhood Commercial (C2) Zone provisions, subject to the special requirements as referred to in Section 2 of this By-law.

PASSED this _____, 2018

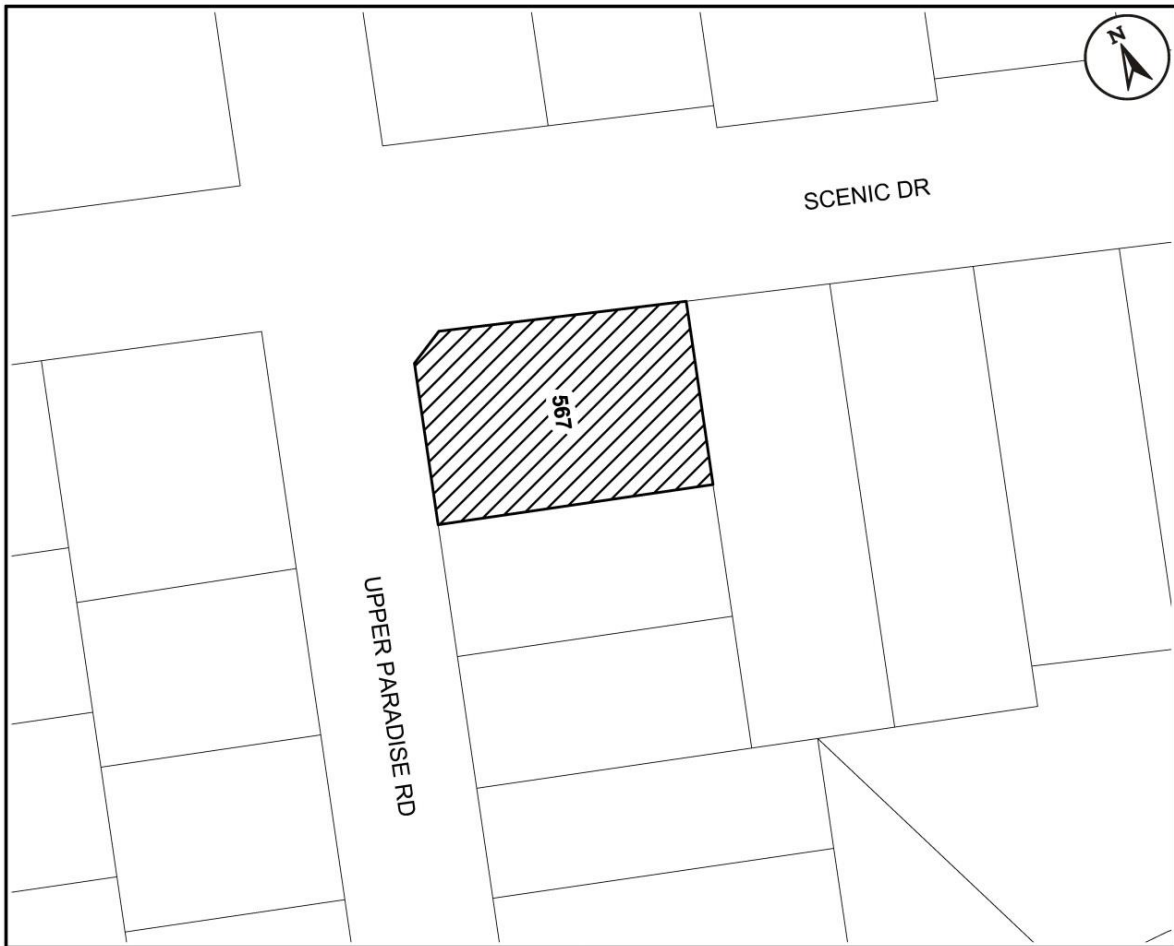
**To Amend Zoning By-law No. 05-200,
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F. Eisenberger
Mayor

J. Pilon
Acting City Clerk

ZAC-17-030

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Respecting Lands Located at 567 Scenic Drive, Hamilton



<p>This is Schedule "A" to By-law No. 18-</p> <p>Passed the day of, 2018</p>	<p>-----</p> <p style="text-align: center;">Mayor</p> <p>-----</p> <p style="text-align: center;">Clerk</p>
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<p>Schedule "A"</p> <p>Map Forming Part of By-law No. 18-_____</p> <p>to Amend By-law No. 05-200 Map 1035</p>	<p>Subject Property 567 Scenic Drive</p> <p> Lands to be rezoned from "B-1" (Suburban Agriculture and Residential, etc.) District to Neighbourhood Commercial (C2, 704) Zone</p>
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<p>Scale: N.T.S.</p>	<p>File Name/Number: ZAC-17-030</p>		<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>
<p>Date: July 27, 2018</p>	<p>Planner/Technician: MF/AL</p>		