

Authority: Item ,
Report (PED23212)
CM:
Ward: 2

Bill No.

**CITY OF HAMILTON
BY-LAW NO. 23-**

**To Amend Zoning By-law No. 05-200
Respecting Lands Located at 527 James Street North, Hamilton**

WHEREAS Council approved Item ___ of Report _____ of the Planning Committee, at its meeting held on October 17, 2023;

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

NOW THEREFORE the Council of the City of Hamilton amends Zoning By-law No. 05-200 as follows:

1. That Schedule "A" – Zoning Maps, Map No. 827 is amended by adding the Transit Oriented Corridor Local Commercial (TOC2, 875) Zone for the lands known as 527 James Street North, Hamilton, the extent and boundaries of which are shown on Schedule "A" to this By-law.
2. That Schedule "C" - Special Exceptions is amended by adding the following new Special Exception:
 - "875. Within the lands zoned Transit Oriented Corridor Local Commercial (TOC2) Zone, identified on Map 827 of Schedule "A" – Zoning Maps and described as 527 James Street North, the following special provisions shall apply:
 - a) Notwithstanding Section 11.2.3 a) and c) the following special provisions shall apply:
 - i) Minimum Building Setback from a Street Line 0.0 metres;
 - ii) Minimum Interior Side Yard 0.0 metres;
3. That no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure thereof be used, nor shall any land be used, except in accordance with the provisions of the Transit Oriented Corridor Local Commercial

(TOC2, 875) Zone, subject to the special requirements referred to in Section No. 2 of this By-law.

- 4. 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 _____ , _____

A. Horwath
Mayor

J. Pilon
Acting City Clerk



This is Schedule "A" to By-law No. 23- Passed the day of, 2023	----- Mayor ----- Clerk
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<h2>Schedule "A"</h2> <p>Map forming Part of By-law No. 23-_____</p> <p>to Amend By-law No. 05-200 Map 827</p>	<p>Subject Property</p> <p>527 James Street North</p> <p> Lands to be added as Transit Oriented Corridor Local Commercial (TOC2, 875) Zone</p>
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Scale: N.T.S	File Name/Number: ZAC-23-038	Hamilton
Date: September 13, 2023	Planner/Technician: AB/AL	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		