

**Authority:** Item 4, Planning Committee Report 22-017 (PED23212)

CM: October 25, 2023    Ward: 2

Written approval for this by-law was given by Mayoral Decision MDE-2023 05 dated October 25, 2023

**Bill No. 203**

## **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 4 of Report 23-017 of the Planning Committee, at its meeting held on October 25, 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                      0.0 metres;  
            Setback from a Street  
            Line

ii)        Minimum Interior Side                  0.0 metres;  
            Yard

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 25<sup>th</sup> day of October, 2023.

---

A. Horwath  
Mayor

---

J. Pilon  
Acting City Clerk

ZAC-23-038



This is Schedule "A" to By-law No. 23-  Passed the ..... day of ....., 2023	----- Mayor  ----- Clerk
---	--------------------------------------

<h2 style="margin: 0;">Schedule "A"</h2> <p style="margin: 10px 0 0 0;">Map forming Part of By-law No. 23-_____</p> <p style="margin: 10px 0 0 0;">to Amend By-law No. 05-200 Map 827</p>	<p><b>Subject Property</b></p> <p>527 James Street North</p> <p> Lands to be added as Transit Oriented Corridor Local Commercial (TOC2, 875) Zone</p>
---	---

Scale: N.T.S	File Name/Number: ZAC-23-038	
Date: September 13, 2023	Planner/Technician: AB/AL	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		