

**Authority:** Item 31, Economic Development and  
Planning Committee Report: 06-005  
CM: April 12, 2006  
Ward: 13

**Bill No. 115**

**CITY OF HAMILTON  
BY-LAW NO. 22-**

**To Amend Zoning By-law No. 3581-86  
Respecting Lands Located at 71 Main Street and 10 Baldwin Street, Dundas**

**WHEREAS** the *City of Hamilton Act, 1999*, Statutes of Ontario, 1999 Chap.14, Sch. 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 area 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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

**AND WHEREAS** Zoning By-law No. 3581-86 (Dundas) was enacted on the 22<sup>nd</sup> day of May, 1986, and approved by the Ontario Municipal Board on the 10<sup>th</sup> day of May, 1988;

**AND WHEREAS** the Council of the City of Hamilton, in adopting Section 31 of Report 06-005 of the Planning and Economic Development Committee at its meeting held on the 12<sup>th</sup> day of April, 2006, recommended that the Director of Development and Real Estate be authorized to give notice and prepare by-laws for presentation to Council, to remove the "H" Holding provision from By-laws where the conditions have been met;

**AND WHEREAS** this By-law is in conformity with the Urban Hamilton Official Plan, approved by the Ontario Municipal Board on August 16, 2013.

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

1. That Schedule "A" appended to and forming part of By-law No. 3581-86 (Dundas) as amended by By-law No. 15-299, is hereby further amended by changing the zoning from the Holding - Medium to High Density Multiple Dwelling Zone (H-RM3/S-129) and Holding - Medium to High Density Multiple Dwelling Zone (H-RM3/S-130) to the Medium to High Density Multiple Dwelling Zone (RM3/S-129) and Medium to High Density Multiple Dwelling Zone (RM3/S-130) on the lands the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. 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 Medium to High Density Multiple Dwelling Zone (RM3/S-129) and Medium to High Density Multiple Dwelling Zone (RM3/S-130) provisions applicable to the lands shown on the hereto annexed Schedule "A".
3. 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 11<sup>th</sup> day of May, 2022.

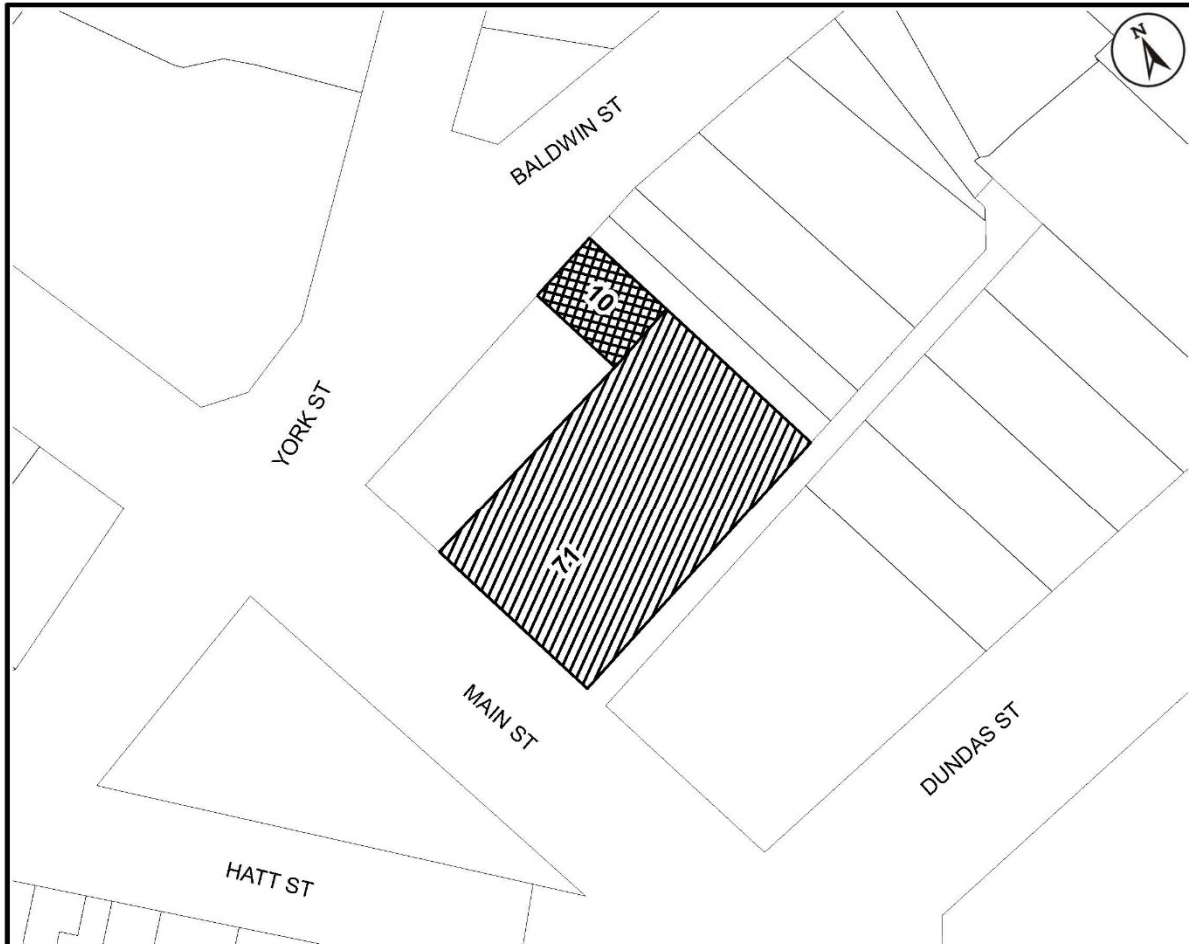
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F. Eisenberger  
Mayor

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A. Holland  
City Clerk

ZAH-21-037



This is Schedule "A" to By-law No. 22-

Passed the ..... day of ....., 2022

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 Mayor

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 Clerk

## Schedule "A"

Map forming Part of  
 By-law No. 22-\_\_\_\_\_

to Amend By-law No. 3581-86

### Subject Property

71 Main Street and 10 Baldwin Street



Block 1 - Holding – Medium to High Density Multiple Dwelling Zone (H-RM3/S-129) to Medium to High Density Multiple Dwelling Zone (RM3/S-129)



Block 2 - Holding Medium to High Density Multiple Dwelling Zone (H-RM3/S-130) to Medium to High Density Multiple Dwelling Zone (RM3/S-130)

Scale:  
 N.T.S

File Name/Number:  
 ZAH-21-037

Date:  
 May 2, 2022

Planner/Technician:  
 MK/AL



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT