

CITY OF HAMILTON

BY-LAW NO. - ____

To Amend Zoning By-law No. 6593, Respecting Lands Located at 338 & 338 ½ Cumberland Avenue, in the City of Hamilton

WHEREAS the City of Hamilton Act, 1999, Statutes of Ontario, 1999 Chap. 14, Sch. C. did incorporate, as of January 1st, 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 Corporation of the City of Hamilton” and is the successor of the former Regional Municipality, namely “The Regional Municipality of Hamilton-Wentworth”;

AND WHEREAS the City of Hamilton Act, 1999, provides that the Zoning By-law 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

AND WHEREAS Zoning By-law No. 6593 (Hamilton) was enacted on the 25th day of July 1950, which was approved by the Ontario Municipal Board by Order dated the 7th date of December 1951, (File. No. O.F. C. 3821);

AND WHEREAS the Council of the City of Hamilton, in adopting Item ____ of Report 22-____ of the Planning Committee at its meeting held on the ____ day of _____, 2022, recommended that Zoning By-law No. 6593 (Hamilton), be amended as hereinafter provided;

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

1. That Map No. ____ of Schedule “A” – Zoning Maps, to Zoning By-law No. 6593 is hereby further amended as follows:
 - (a) By rezoning the lands and boundaries of which are shown on Block No. 1 on Schedule “A” from “D/S-476” (Urban Protected Residential – One and Two Family Dwellings, Etc.) District to the “RT-20/S-____” (Townhouse - Maisonette) District Modified.
 - (b) By rezoning the lands and boundaries of which are shown on Block No. 2 on Schedule “A” from “JJ” (Restricted Light Industrial) District to the “RT-20/S-____” (Townhouse - Maisonette) District Modified.
2. That Section 19B – Special Requirements of Zoning By-law No. 6593 is hereby further amended as follows:
 - 2.1 That the “RT-20” (Townhouse - Maisonette) District regulations, as contained in Section 10E of Zoning By-law No. 6593, are modified to include the following special requirements for the lands zoned “RT-20/S-____” (Street Townhouse) District, Modified:

- (a) Notwithstanding Subsections 10E (3), a building height of 3.5 storeys shall be permitted.
 - (b) Notwithstanding Subsections 10E (4)(b), a minimum side yard of 1.2 metres shall be permitted.
 - (c) Notwithstanding Subsections 10E (5), a 2.7 metre distance between buildings shall be permitted.
 - (d) Notwithstanding Subsections 10E (6), a lot depth of 21.0 metres shall be permitted.
 - (e) Notwithstanding Subsections 10E (7)(a)(i), a minimum area of 37.0 square metres per dwelling unit shall be permitted.
 - (f) Notwithstanding Subsection 10E (7)(a)(ii), a minimum lot width of 14.0 metres shall be permitted.
 - (g) Subsection 10E (8) shall not apply.
 - (h) Notwithstanding Subsections 10E (10), a minimum landscaped area of 30% shall be permitted.
3. The By-law No. 6593 is amended by adding this by-law to Section__ as Schedule "A";
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 AND ENACTED this ____ day of _____, 2022.

Mayor

Clerk

ZAC-22-_____