

**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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 25-\_\_\_\_ of the Planning Committee at its meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2025, 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. 2 on Schedule “A” from the “D/S-476” and “D/S-1822” (Urban Protected Residential – One and Two Family Dwellings, Etc.) District, Modified to the “DE/S-\_\_\_\_” (Low Density Multiple Dwellings) District, Modified.
  - (b) By rezoning the lands and boundaries of which are shown on Block No. 2 on Schedule “A” from the “JJ” (Restricted Light Industrial) District to the “DE/S-\_\_\_\_” (Low Density Multiple Dwellings) District, Modified.
2. That Section 19B – Special Requirements of Zoning By-law No. 6593 is hereby further amended as follows:

“S-\_\_\_\_\_ That the following regulations shall apply to the lands located within the “DE-/S-\_\_\_\_\_” (Multiple Dwellings) District, Modified, municipally known as 338 & 338 ½ Cumberland Avenue:

- (a) Notwithstanding Section 10A(3)(i), a minimum front yard depth of 4.5 metres shall be required.
- (b) Notwithstanding Section 10A(3)(ii)(c), for a multiple dwelling, a minimum side yard width of 1.5 metres shall be required.
- (c) Section 10A(4) (iii) shall not apply.
- (d) Notwithstanding Section 18A(7), every required parking space, other than a parallel parking space shall have dimensions not less than 2.8 metres wide and 5.8 metres long.
- (e) Notwithstanding Section 18A(11)(a), the boundary of every parking area and loading space on a lot containing five or more parking spaces located on the surface of a lot adjoining a residential district shall be fixed, not less than 1.0 metres from the adjoining residential district boundary.
- (f) Notwithstanding Section 18A(12)(a), for every parking area referred to in subsection 11, there shall be provided and maintained; between the boundary of the parking area and the residential district, a landscaped area with a minimum width of 1.5 metres.
- (g) Notwithstanding Section 18A(25), where a multiple dwelling is adjacent to a residential district that does not permit such uses, every access driveway to the multiple dwelling shall be located not less than 3.0 metres from the common boundary between the district in which the multiple dwelling is located and the district that does not permit such uses beyond a front yard depth of 6.0 metres, and not less than 1.5 metres within a front yard depth of 6.0 metres.

3. That Zoning 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 \_\_\_\_\_, 2025

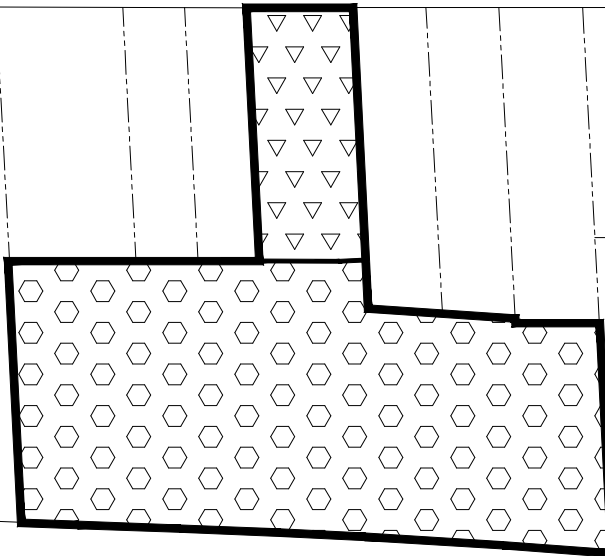
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

ZAC-25-\_\_\_\_\_

LORNE AVENUE

CUMBERLAND AVENUE



This is Schedule "A" to By-law No. 25-\_\_\_\_\_

Passed the \_\_\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
Clerk

\_\_\_\_\_  
Mayor

# DRAFT Schedule "A"

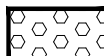
Map Forming part of  
By-law No. 6593  
to Amend By-law No. 6593

### Subject Property

338 1/2 Cumberland Avenue, in the City of Hamilton.



Block 1 - Lands to be rezoned from "D/S-476" and "D/s-1822" (Urban Protected Residential - One and Two Family Dwellings, Etc.) District, Modified to the "DE/S-\_\_\_\_" (Low Density Multiple Dwellings) District, Modified.



Block 2 - Lands to be rezoned from "JJ" (Restricted Light Industrial) District to "DE/S-\_\_\_\_" (Low Density Multiple Dwellings) District, Modified.

Scale: 1:1000

File Name/Number:

Date: July 11, 2025

Planner/Technician:

PLANNING AND ECONOMIC  
DEVELOPMENT DEPARTMENT