

**Authority:** Item 9, Planning Committee  
Report:15-016 (PED15157)  
CM: October 28, 2015

**Bill No. 245**

**CITY OF HAMILTON**

**BY-LAW No.15-245**

**To establish an Interim Control Zoning By-law, respecting lands within Zoning By-law No. 6593, in the former City of Hamilton generally fronting on Main Street West between Thorndale Street and the 403 Interchange, King Street West between the 403 Interchange and the west side of Queen Street North, King Street East between Wellington Street North to west of Parkdale Avenue, and James Street North between Cannon Street to Strachan Street**

**WHEREAS** section 38 of the *Planning Act*, R.S.O. 1990 c.P. 13, as amended, permits the council of a municipality to pass an interim control by-law where the council has directed that a review or study be undertaken in respect of land use planning policies within the municipality or in any defined area or areas thereof;

**AND WHEREAS** subsection 38(1) of the *Planning Act*, R.S.O. 1990 c.P. 13 as amended provides as follows:

Where the council of a local municipality has, by by-law or resolution, directed that a review or study be undertaken in respect of land use planning policies in the municipality or in any defined area or areas thereof, the council of the municipality may pass a by-law (hereinafter referred to as an interim control by-law) to be in effect for a period of time specified in the by-law, which period shall not exceed one year from the date of the passing thereof, prohibiting the use of land, buildings or structures within the municipality or within the defined area or areas thereof for, or except for, such purposes as are set out in the by-law;

**AND WHEREAS** the land which is the subject of this By-law was, as of January 1<sup>st</sup>, 2001 placed within the jurisdiction of the City of Hamilton, a new municipality incorporated as of January 1, 2001 by the *City of Hamilton Act*, 1999 (S.O. 1999, Chapter 14, Schedule C);

**AND WHEREAS** the Provincial government announced on major funding to design and build a light rail transit corridor along Main and King Streets and Queenston Road

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between McMaster University and the Queenston traffic circle with a connection to the James Street North GO station;

**AND WHEREAS** in 2012, the City prepared Main, King, Queenston (B-Line) Corridor Strategy Study, Phase 1 – Corridor Options (March 2012). City Council directed staff to use Option 2 Focused Reurbanization, as outlined within the Main King Queenston (B-Line) Corridor Strategy Study, Phase 1 – Corridor Options for further work along the corridor;

**AND WHEREAS** many zones along the LRT corridor are outdated and do not implement the Urban Hamilton Official Plan;

**AND WHEREAS** the City is preparing a new comprehensive Zoning By-law to implement the Urban Hamilton Official Plan, including various Secondary Plans;

**AND WHEREAS** the City is and will be undertaking different city initiatives to study and zone lands along the proposed LRT corridors to permit land uses and their associated regulations that support the residential and commercial intensification, that do not impede the operation of the LRT system and contribute to city building through the establishment of built form and urban design requirements and;

**AND WHEREAS** the Urban Hamilton Official Plan was declared in force and effect on August 16, 2013 and is the Official Plan in effect for lands within the Urban Area of the City of Hamilton;

**AND WHEREAS** this By-law is in conformity with the Urban Hamilton Official Plan;

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

1. Staff are hereby directed to undertake planning studies in respect of land use policies and the Zoning By-law in the areas described in Schedules “A1” to “A20” and “B1” to “B2“, attached hereto.
2. No buildings or structures are permitted on any lands subject to this by-law, except for those legally existing on the date of the passage of this by-law. Notwithstanding the foregoing restriction, the following are permitted:
  - (a) an expansion to a maximum of 10% of the existing gross floor area of such legally existing buildings or structure; and
  - (b) changes to the interior or facade of legally existing buildings or structures.

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3. This By-law shall be in effect for a period of one year from the date of passage of this By-law.
4. The Municipal 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 28<sup>th</sup> day of October, 2015.

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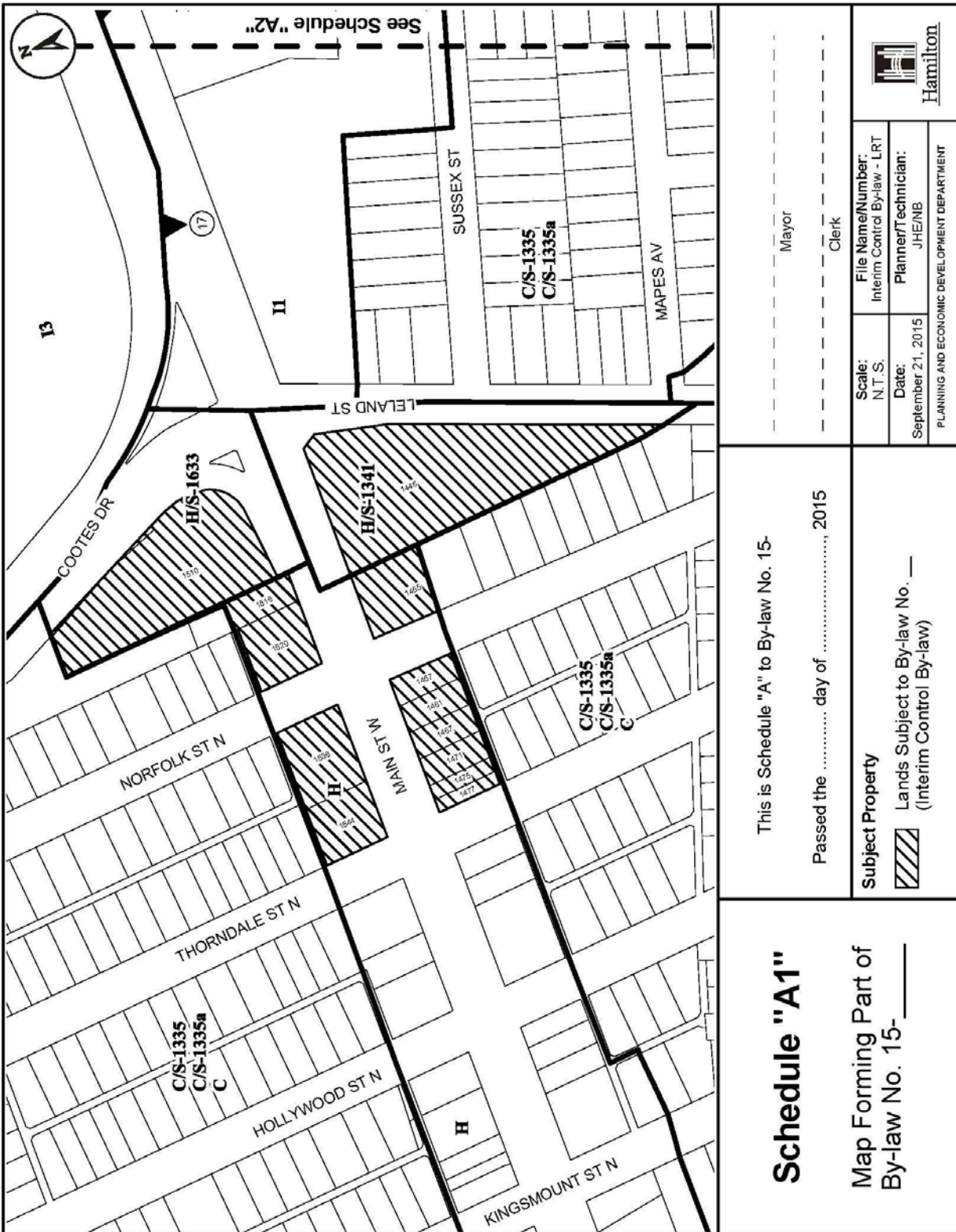
Fred Eisenberger  
Mayor

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R. Caterini  
City Clerk

CI 15-F

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This is Schedule "A" to By-law No. 15-

Passed the ..... day of ....., 2015

### Schedule "A1"

Map Forming Part of  
By-law No. 15- \_\_\_\_\_

Subject Property



Lands Subject to By-law No. \_\_\_  
(Interim Control By-law)

Mayor

Clerk

File Name/Number:  
Interim Control By-law - LRT

Planner/Technician:  
JHE/NB

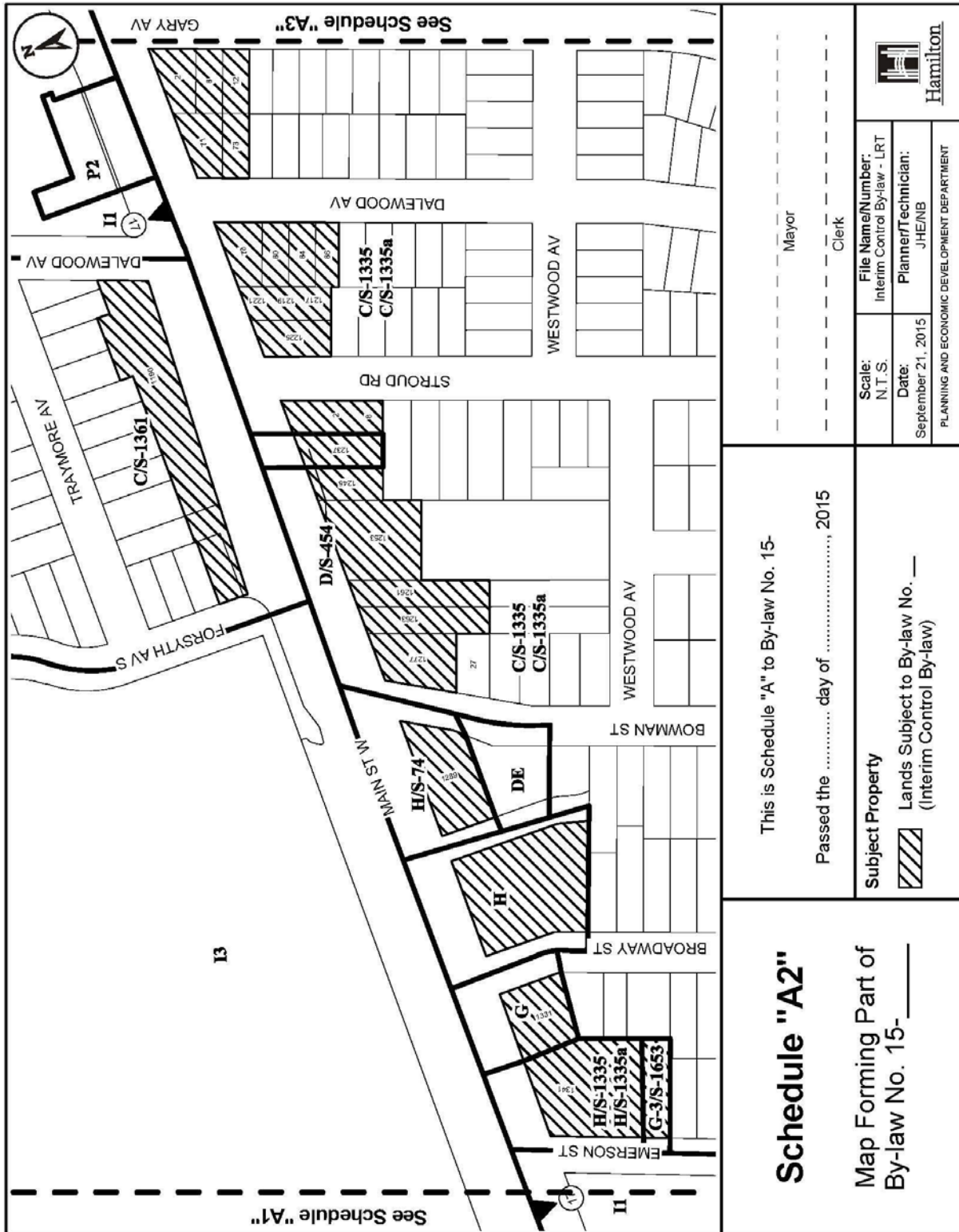
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Date:  
September 21, 2015

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT



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----- Mayor  
 ----- Clerk

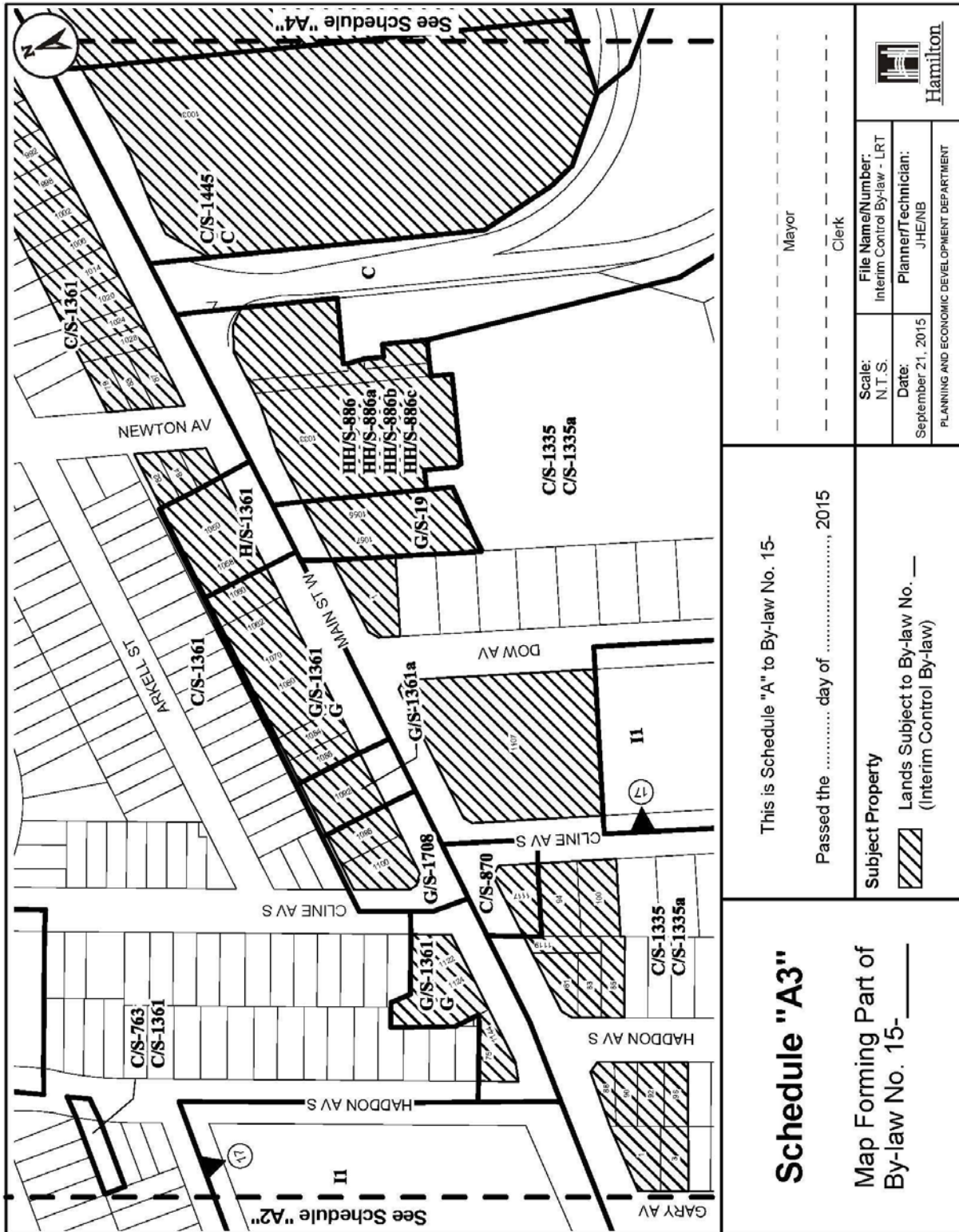
File Name/Number: Interim Control By-law - LRT	Planner/Technician: JHE/INB
Scale: N.T.S.	Date: September 21, 2015
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	

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 Passed the ..... day of ....., 2015

Subject Property  
 Lands Subject to By-law No. \_\_\_  
 (Interim Control By-law)

**Schedule "A2"**  
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 By-law No. 15-\_\_\_\_\_

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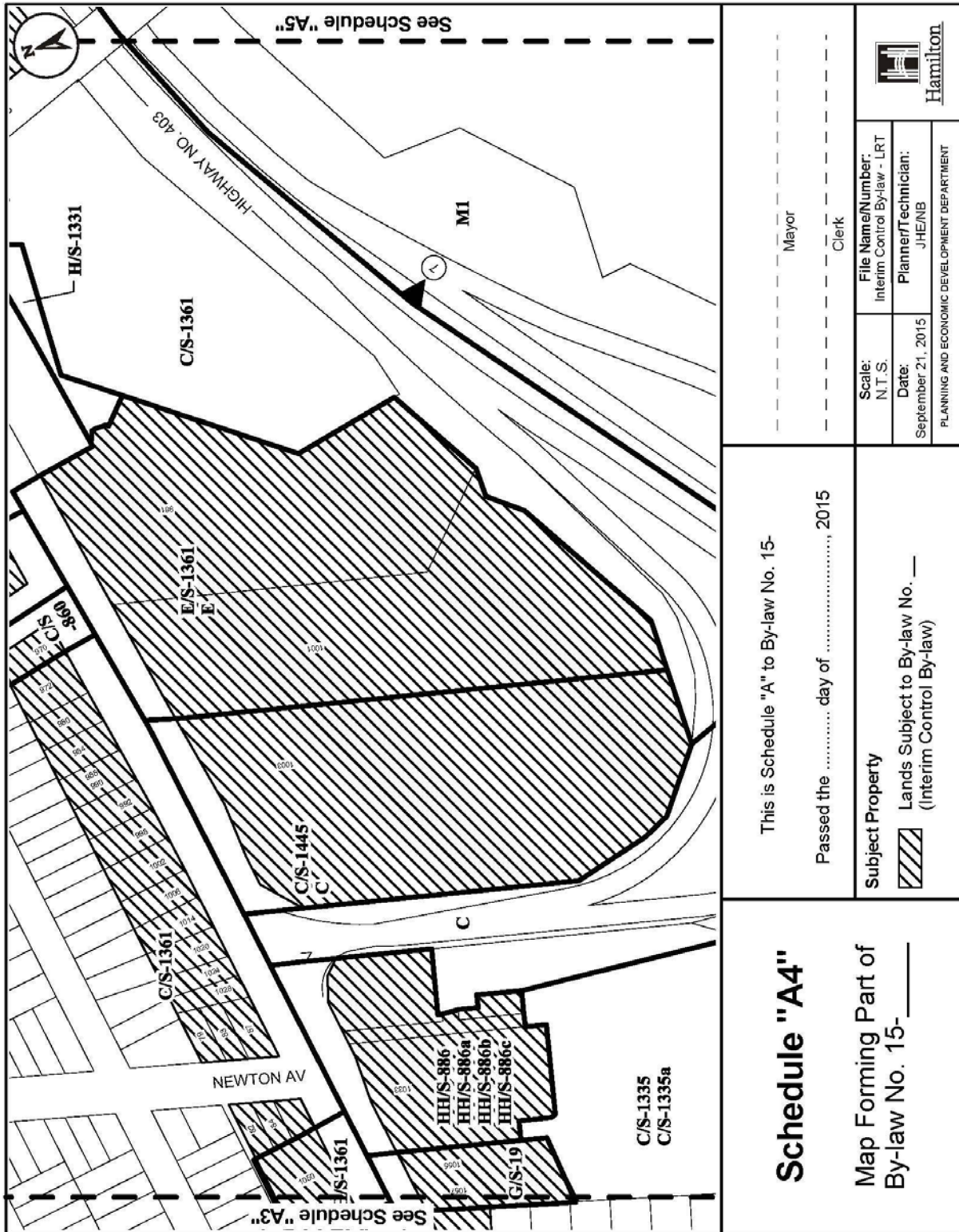
<p>----- Mayor</p> <p>----- Clerk</p>			
<p>Scale: N.T.S.</p>	<p>Date: September 21, 2015</p>	<p>File Name/Number: Interim Control By-law - LRT</p>	<p>Planner/Technician: JHE/INB</p>
<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>			

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**Subject Property**  
 Lands Subject to By-law No. \_\_\_  
 (Interim Control By-law)

**Schedule "A3"**  
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**Schedule "A4"**  
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 By-law No. 15-\_\_\_\_\_

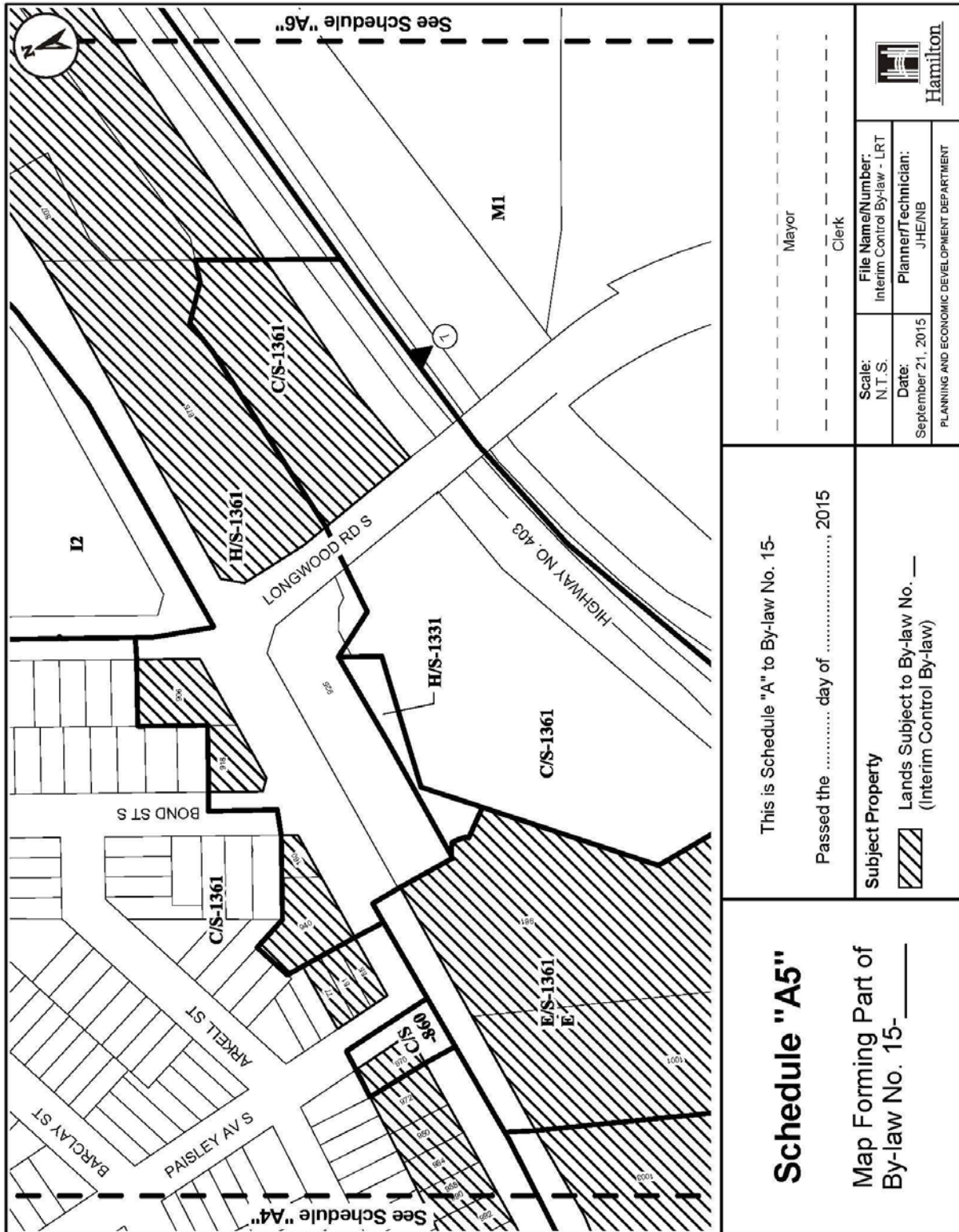
**Subject Property**  
 Lands Subject to By-law No. \_\_\_  
 (Interim Control By-law)

\_\_\_\_\_  
 Mayor  
 \_\_\_\_\_  
 Clerk

Scale: N.T.S.	File Name/Number: Interim Control By-law - LRT
Date: September 21, 2015	Planner/Technician: JHE/NB
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	



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# Schedule "A5"

Map Forming Part of  
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Passed the ..... day of ....., 2015

**Subject Property**  
Lands Subject to By-law No. \_\_\_  
(Interim Control By-law)

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

**File Name/Number:**  
Interim Control By-law - LRT

**Scale:**  
N.T.S.

**Date:**  
September 21, 2015

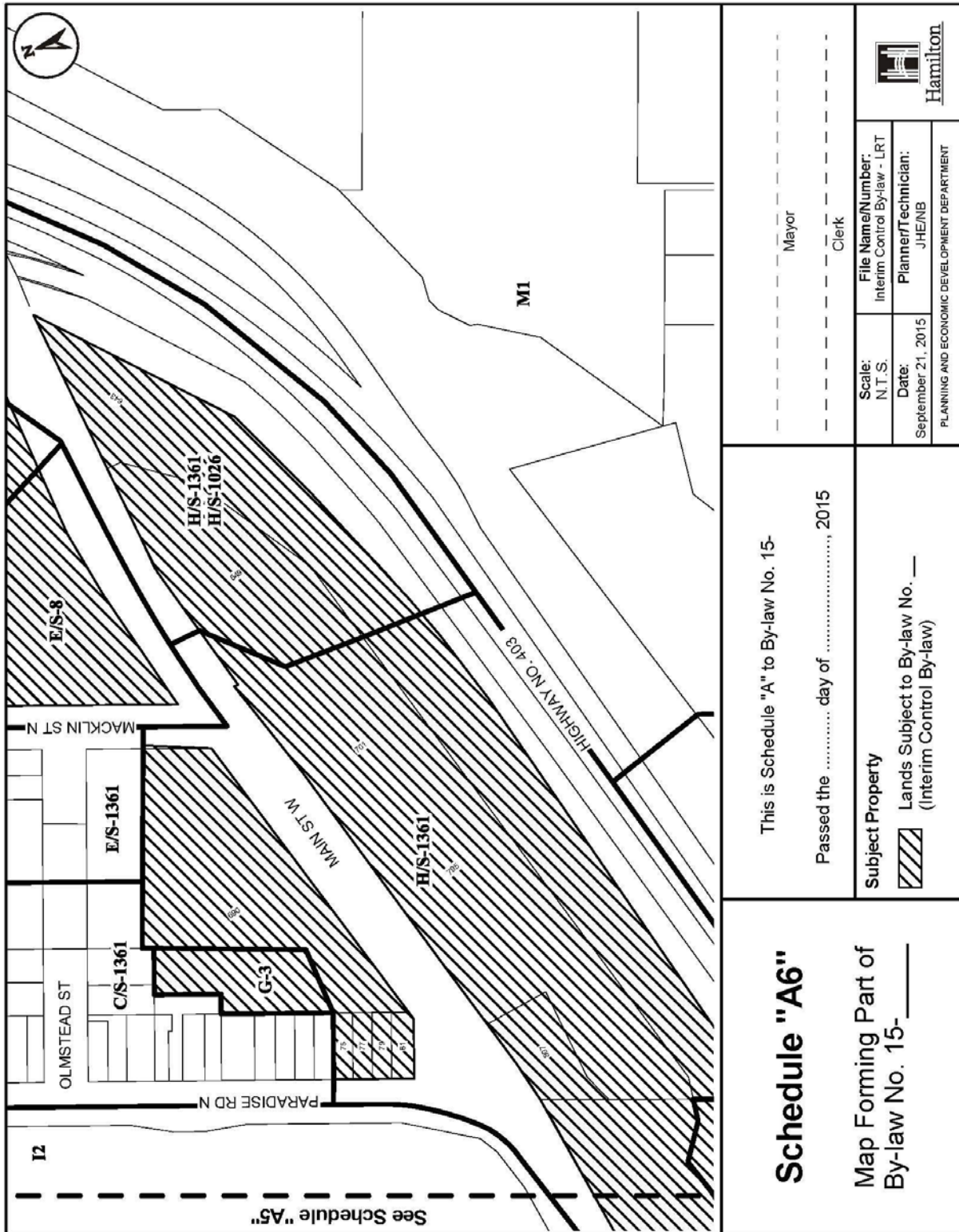
**Planner/Technician:**  
JHE/INB

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT





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<p>----- Mayor</p> <p>----- Clerk</p>		
<p>Scale: N.T.S.</p>	<p>File Name/Number: Interim Control By-law - LRT</p>	
<p>Date: September 21, 2015</p>	<p>Planner/Technician: JHE/INB</p>	<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>

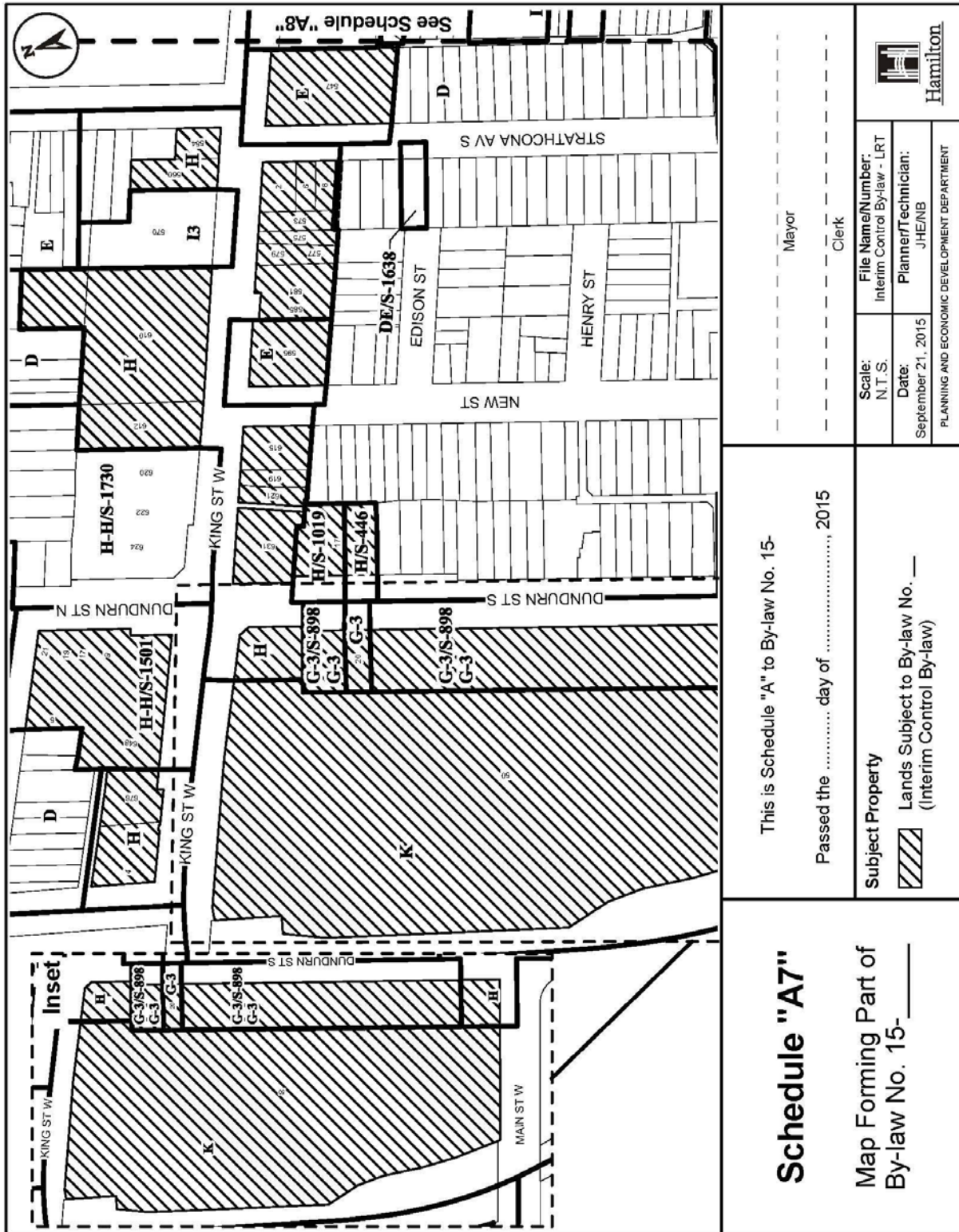
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 Passed the ..... day of ....., 2015

**Subject Property**  
 Lands Subject to By-law No. \_\_\_  
 (Interim Control By-law)

**Schedule "A6"**

Map Forming Part of  
 By-law No. 15-\_\_\_\_\_

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Passed the ..... day of ....., 2015

### Schedule "A7"

Map Forming Part of  
By-law No. 15-\_\_\_\_\_

#### Subject Property

Lands Subject to By-law No. \_\_\_  
(Interim Control By-law)



Mayor

Clerk

Scale:  
N.T.S.

Date:  
September 21, 2015

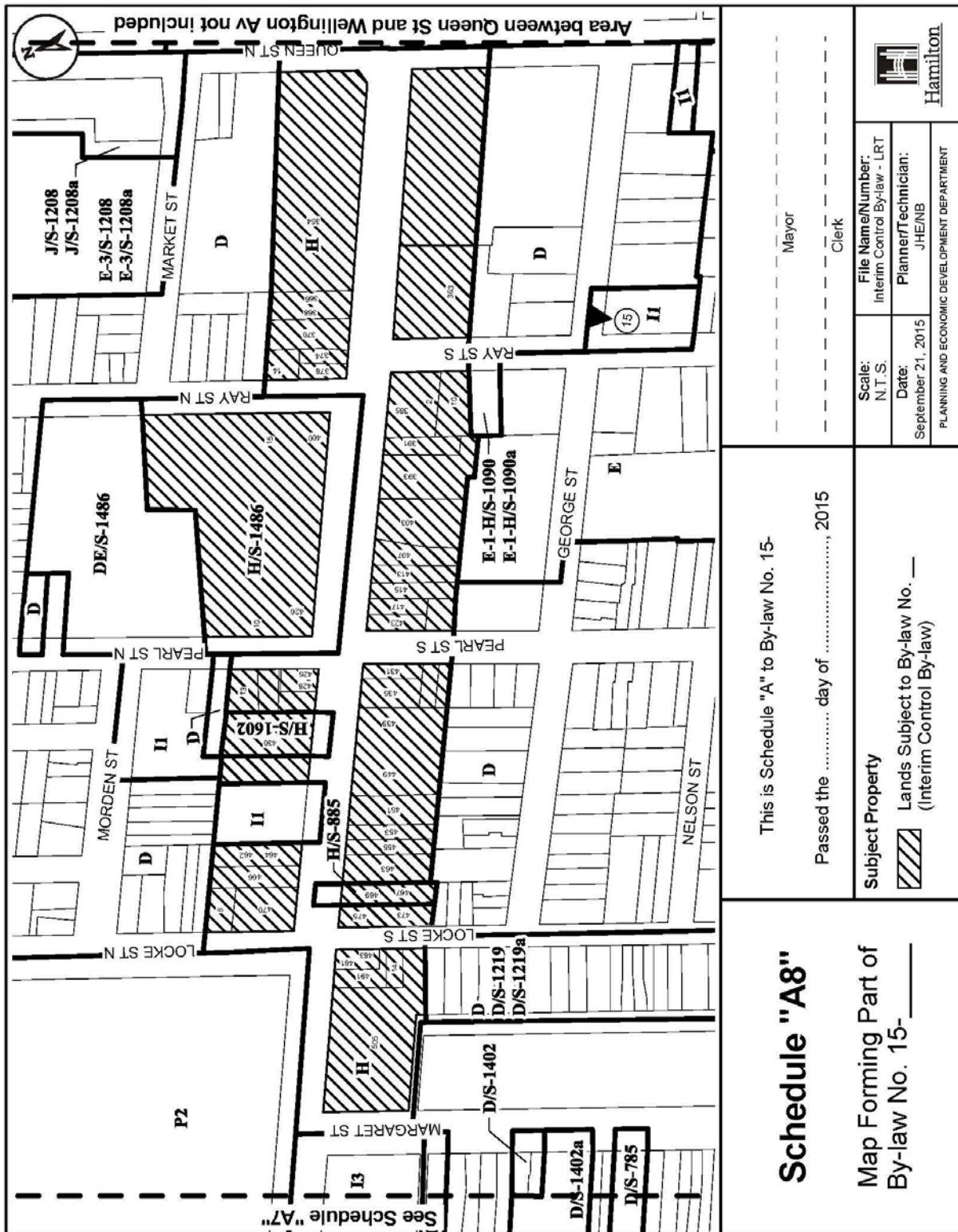
File Name/Number:  
Interim Control By-law - LRT

Planner/Technician:  
JHE/INB



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

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Passed the ..... day of ....., 2015

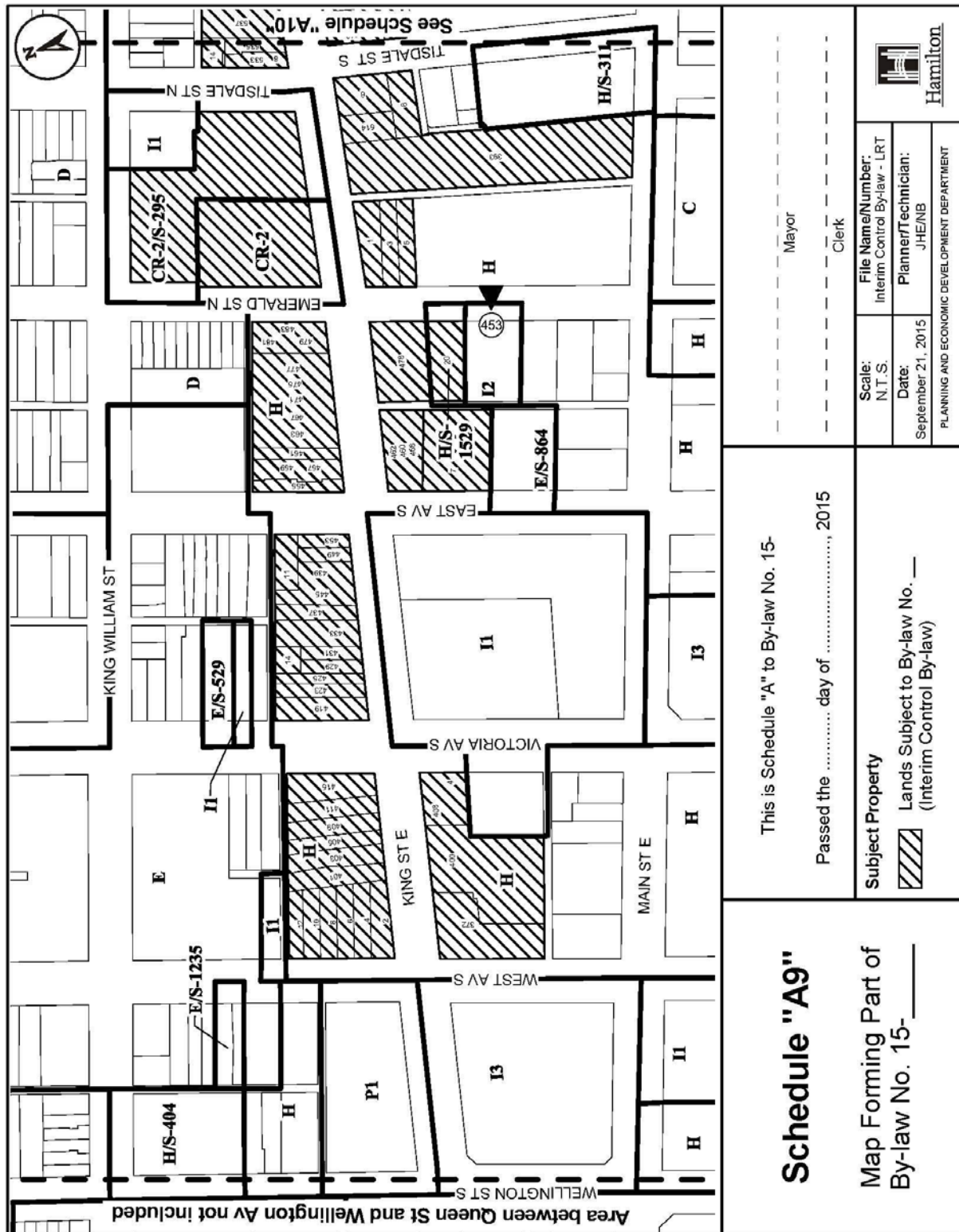
**Subject Property**  
Lands Subject to By-law No. 15-  
(Interim Control By-law)

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Date: September 21, 2015	Planner/Technician: JHE/INB
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	

Mayor \_\_\_\_\_  
Clerk \_\_\_\_\_



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# Schedule "A9"

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Passed the ..... day of ....., 2015

Subject Property

Lands Subject to By-law No. \_\_\_\_  
(Interim Control By-law)

Mayor

Clerk

File Name/Number:  
Interim Control By-law - LRT

Scale:  
N.T.S.

Date:  
September 21, 2015

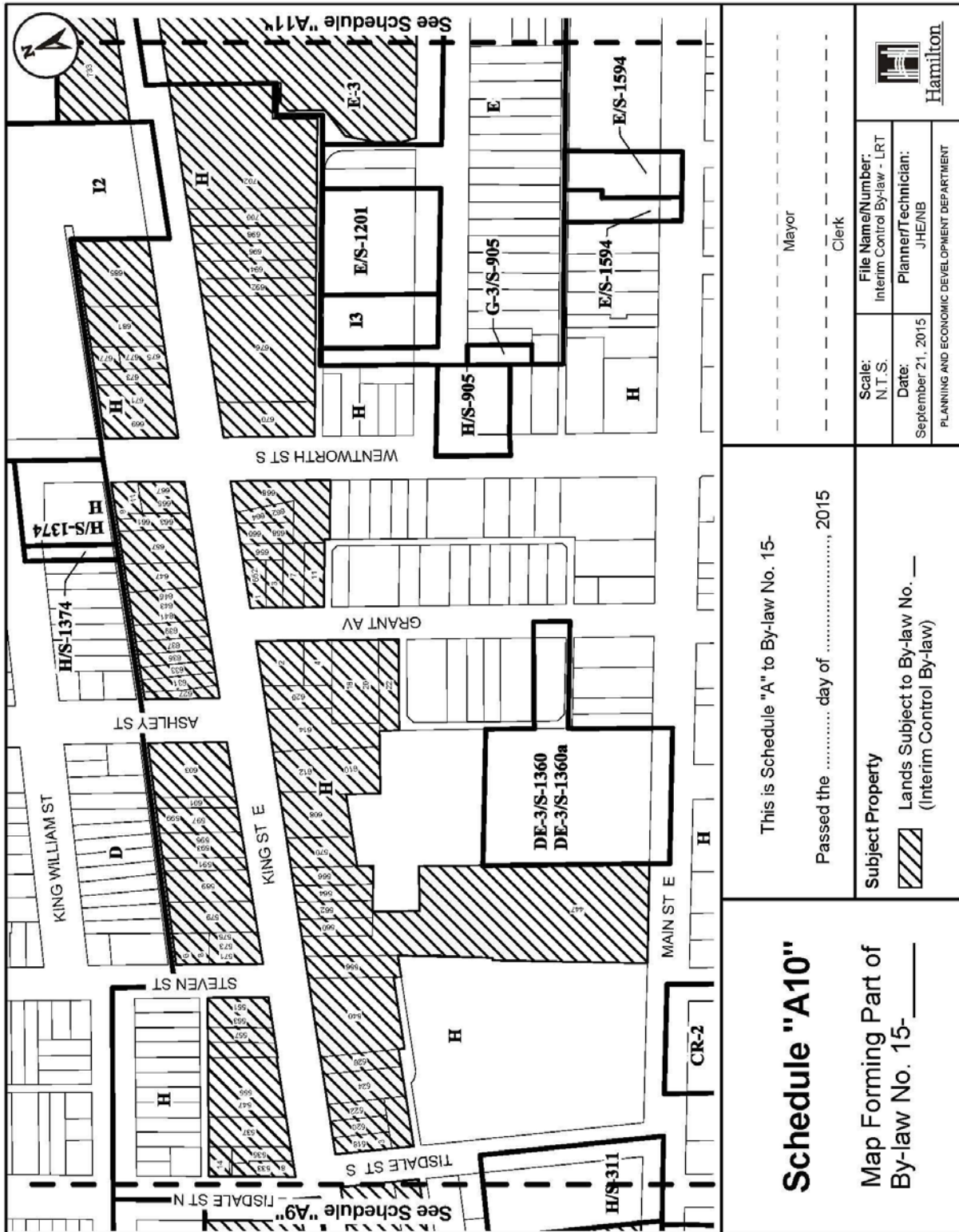
Planner/Technician:  
JHE/INB

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT



Hamilton

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# Schedule "A10"

Map Forming Part of  
By-law No. 15-\_\_\_\_\_

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Passed the ..... day of ....., 2015

Subject Property

Lands Subject to By-law No. \_\_\_\_  
(Interim Control By-law)

Scale:  
N.T.S.

Date:  
September 21, 2015

Planner/Technician:  
JHE/NB

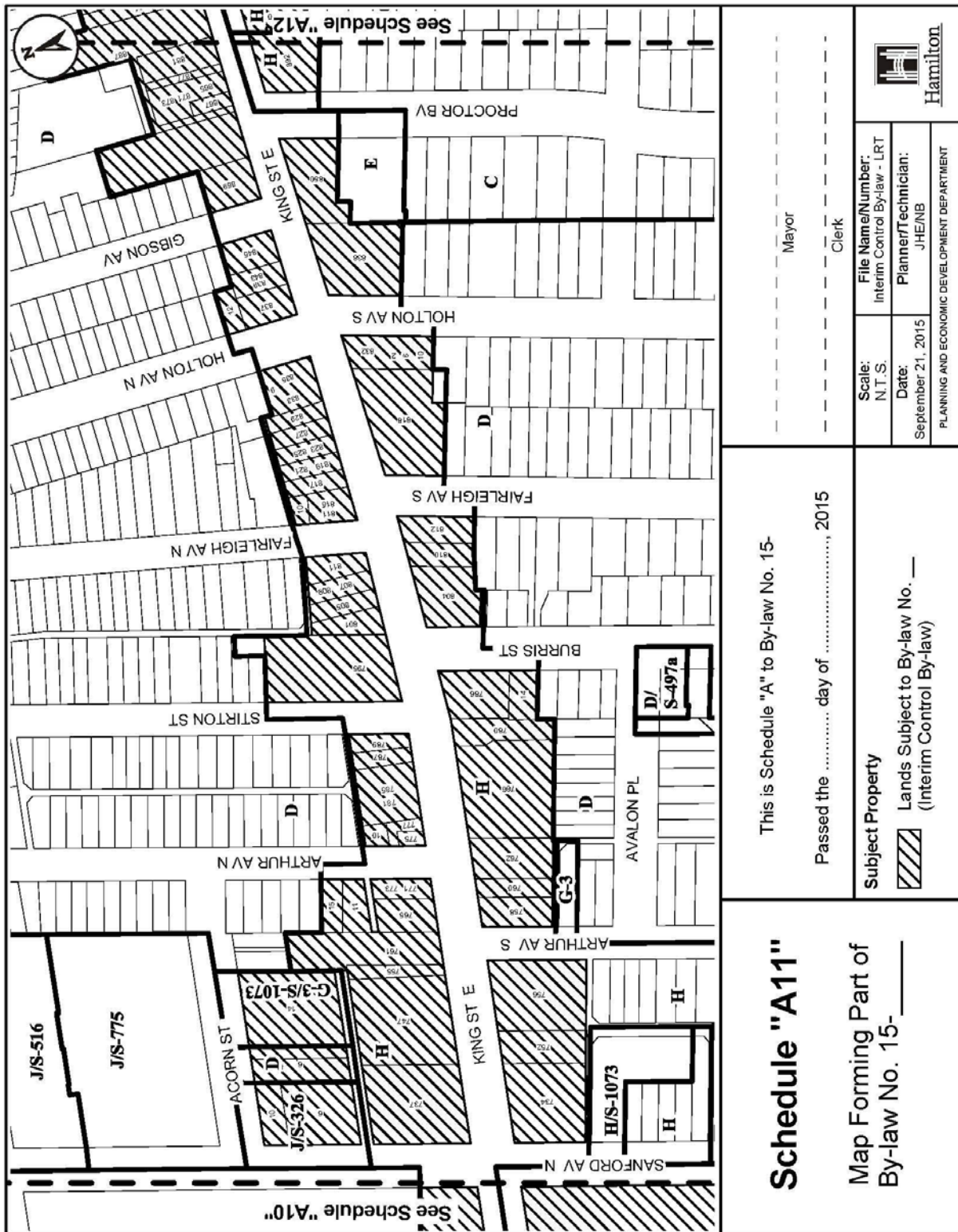
Mayor

Clerk



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

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# Schedule "A11"

Map Forming Part of  
By-law No. 15-\_\_\_\_\_

This is Schedule "A" to By-law No. 15-

Passed the ..... day of ....., 2015

**Subject Property**

Lands Subject to By-law No. \_\_\_\_  
(Interim Control By-law)



----- Mayor

----- Clerk

Scale: N.T.S.  
Date: September 21, 2015

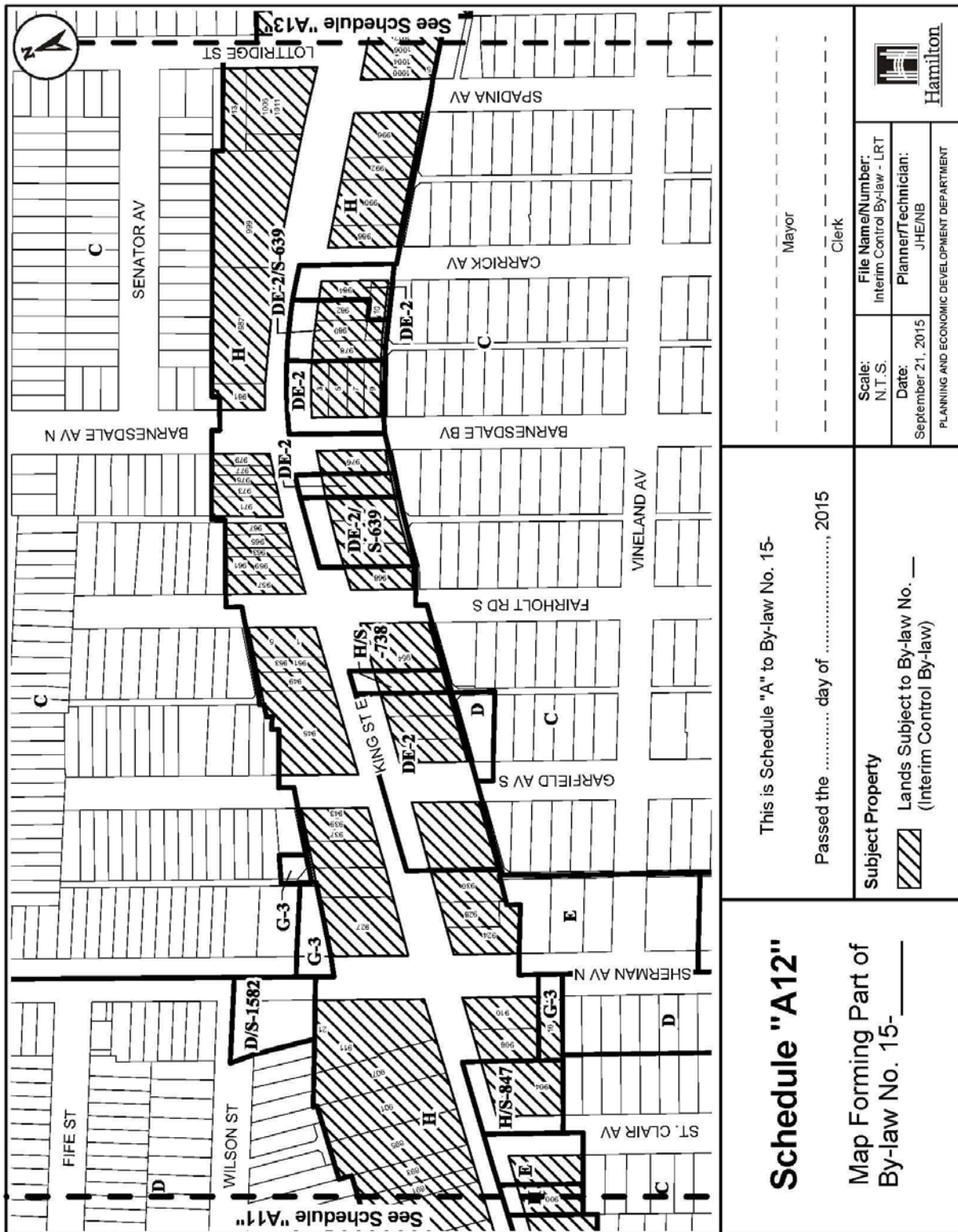
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Planner/Technician: JHE/INB

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT



Hamilton

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# Schedule "A12"

Map Forming Part of  
By-law No. 15-\_\_\_\_\_

This is Schedule "A" to By-law No. 15-

Passed the ..... day of ....., 2015

**Subject Property**

Lands Subject to By-law No. \_\_\_\_  
(Interim Control By-law)



Mayor \_\_\_\_\_

Clerk \_\_\_\_\_

Scale: N.T.S.

Date: September 21, 2015

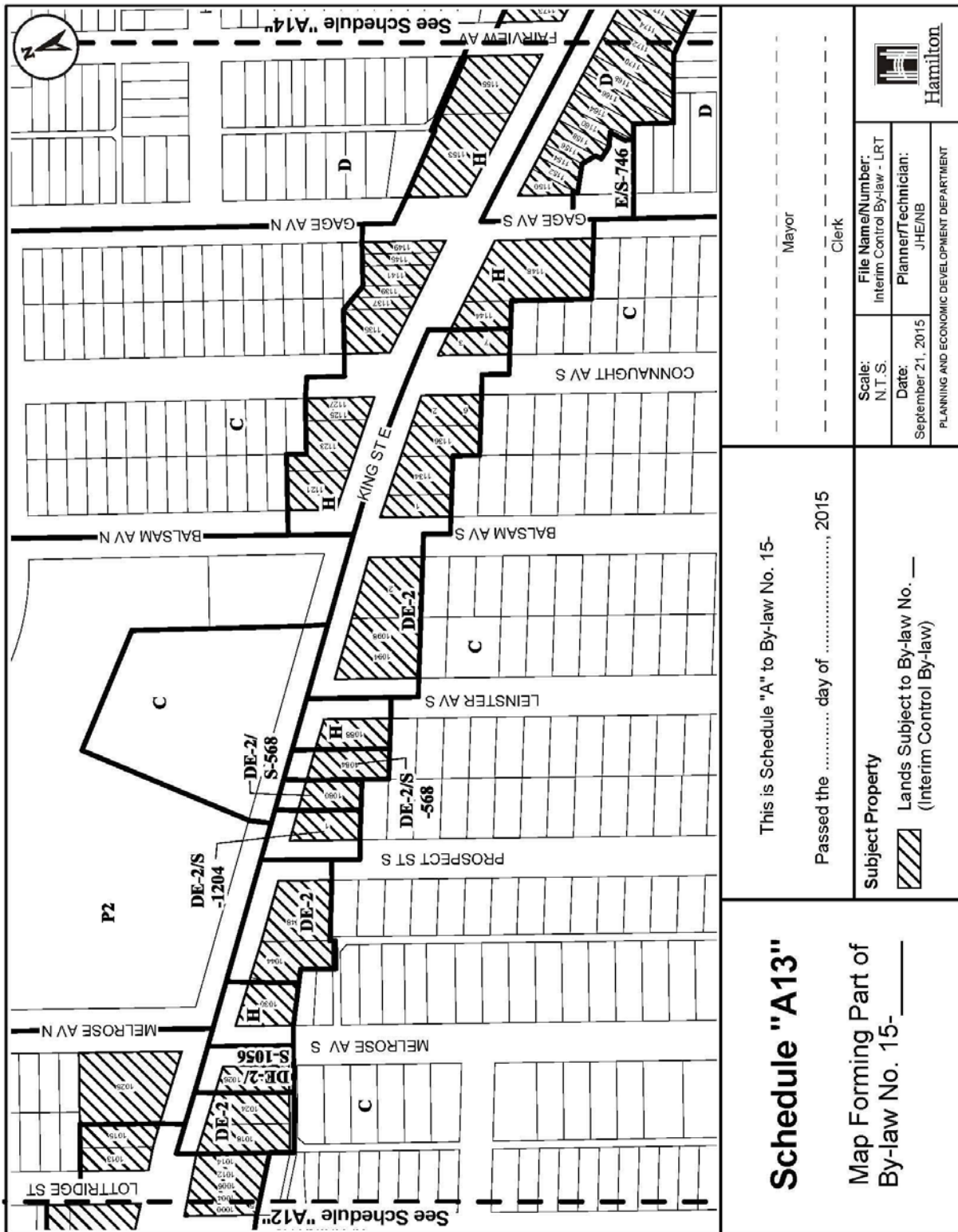
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Interim Control By-law - LRT

Planner/Technician:  
JHE/INB



Hamilton  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

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# Schedule "A13"

Map Forming Part of  
By-law No. 15-\_\_\_\_\_

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Passed the ..... day of ....., 2015

Mayor

Clerk

Subject Property

Lands Subject to By-law No. \_\_\_  
(Interim Control By-law)



Scale:  
N.T.S.

Date:  
September 21, 2015

File Name/Number:  
Interim Control By-law - LRT

Planner/Technician:  
JHE/INB

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT



Hamilton

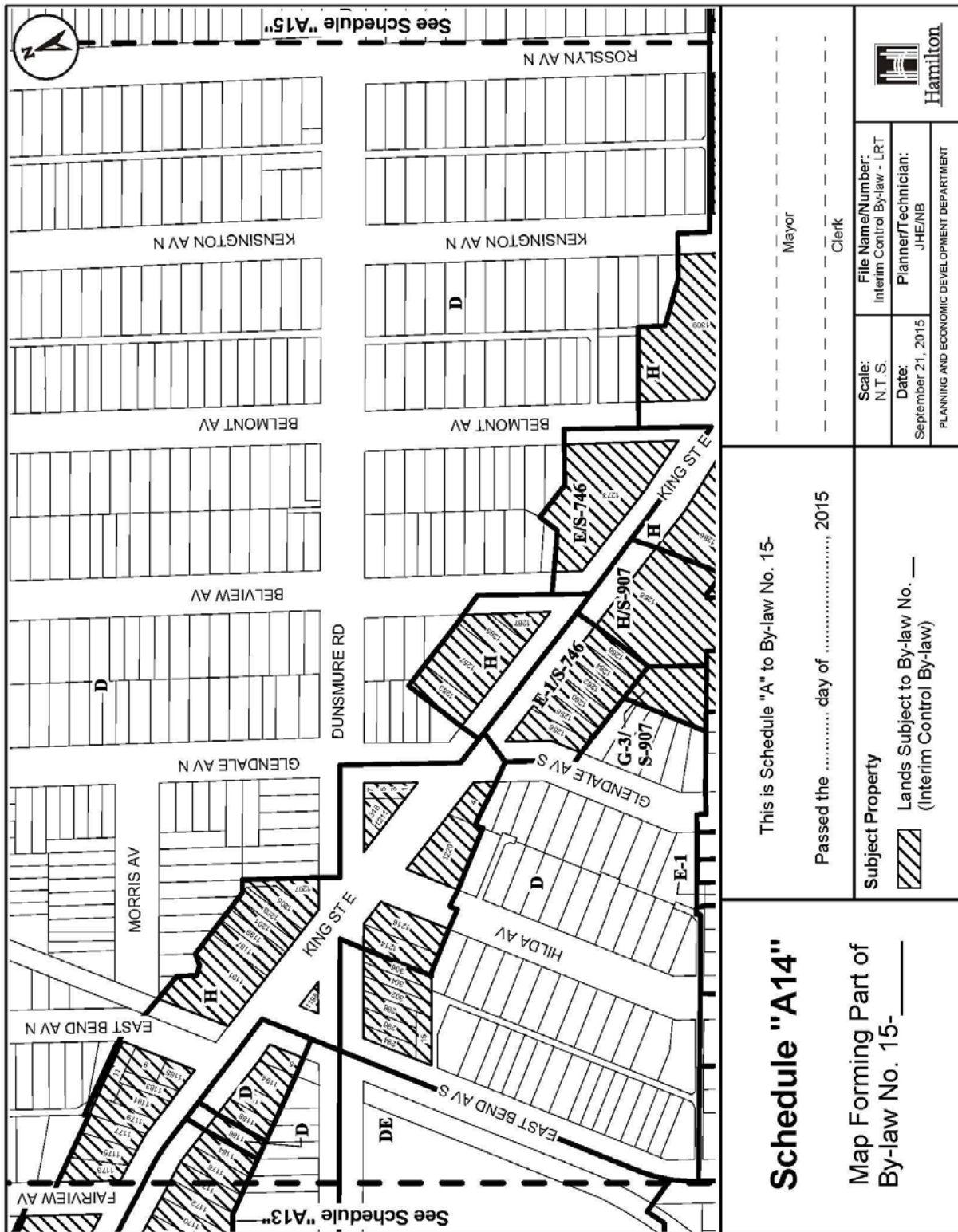


See Schedule "A12"

See Schedule "A14"



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# Schedule "A14"

Map Forming Part of  
By-law No. 15-\_\_\_\_\_

This is Schedule "A" to By-law No. 15-

Passed the ..... day of ....., 2015

**Subject Property**

Lands Subject to By-law No. \_\_\_  
(Interim Control By-law)



Mayor

Clerk

File Name/Number:  
Interim Control By-law - LRT

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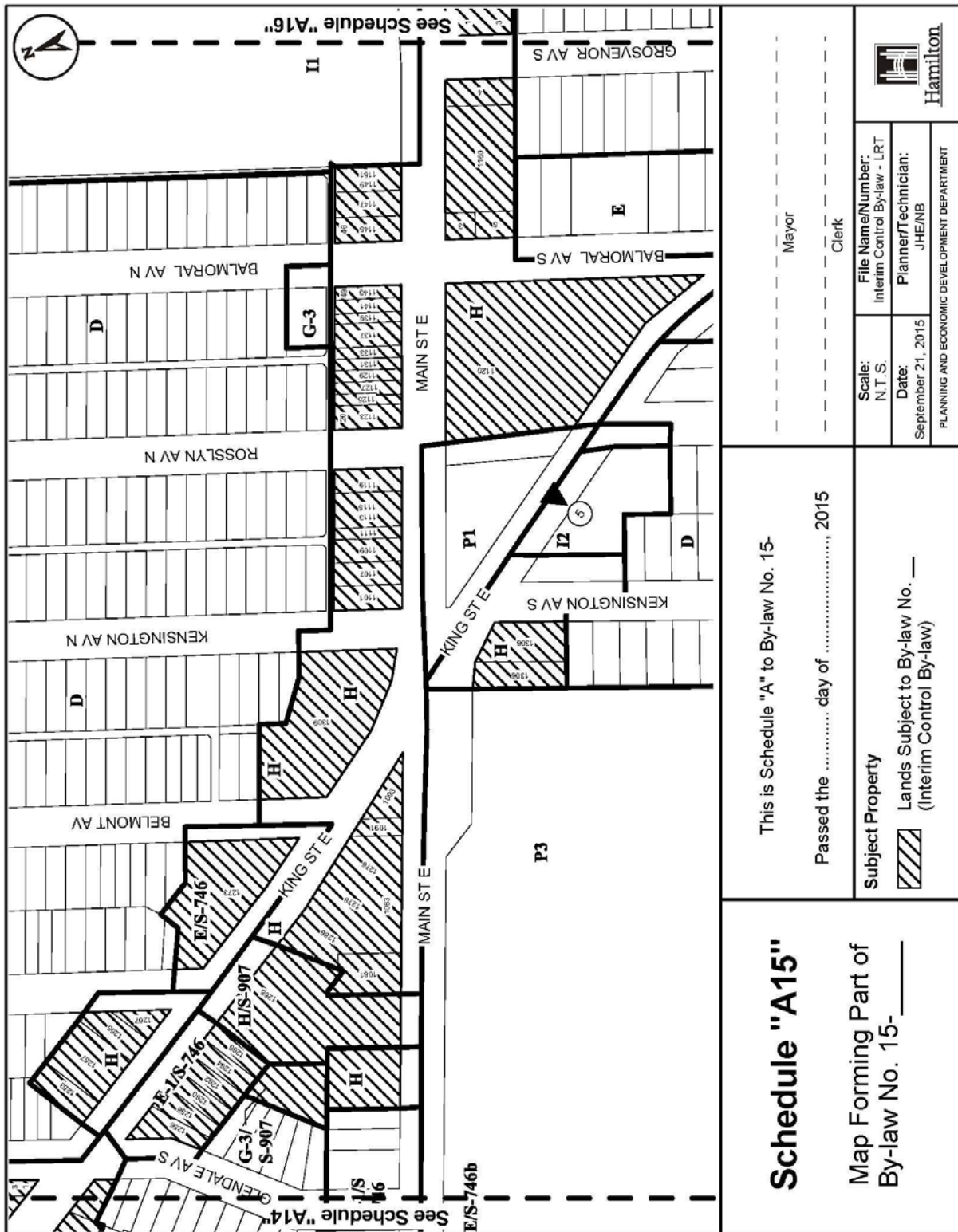
Date:  
September 21, 2015

Planner/Technician:  
JHE/NB



Hamilton  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

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# Schedule "A15"

Map Forming Part of  
By-law No. 15-\_\_\_\_\_

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Passed the ..... day of ....., 2015

**Subject Property**

Lands Subject to By-law No. \_\_\_  
(Interim Control By-law)



Mayor

Clerk

Scale: N.T.S.  
Date: September 21, 2015

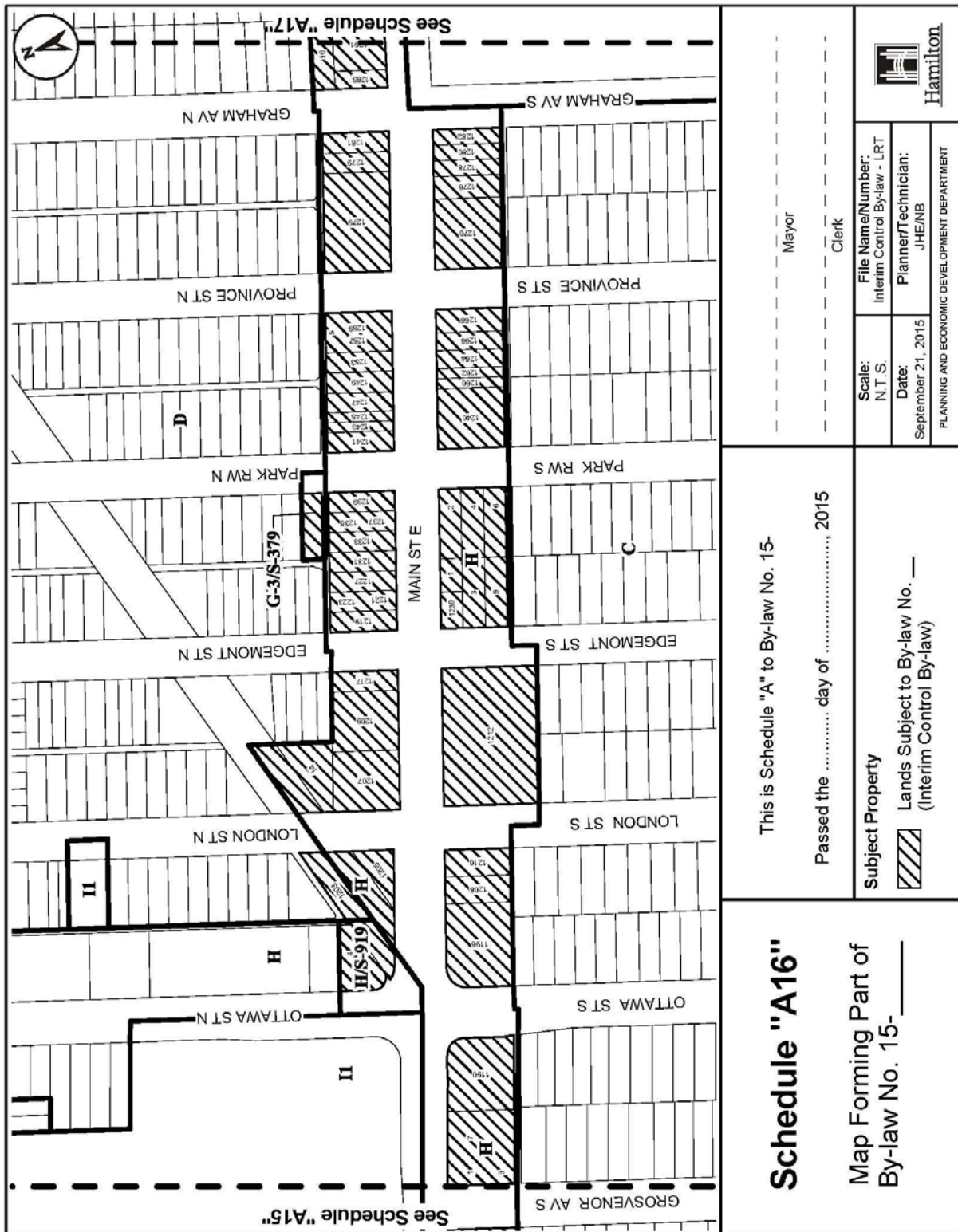
File Name/Number: Interim Control By-law - LRT  
Planner/Technician: JHE/NB

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT



Hamilton

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# Schedule "A16"

Map Forming Part of  
By-law No. 15-\_\_\_\_\_

This is Schedule "A" to By-law No. 15-

Passed the ..... day of ....., 2015

**Subject Property**

Lands Subject to By-law No. \_\_\_\_  
(Interim Control By-law)



Mayor \_\_\_\_\_

Clerk \_\_\_\_\_

Scale: N.T.S.  
Date: September 21, 2015

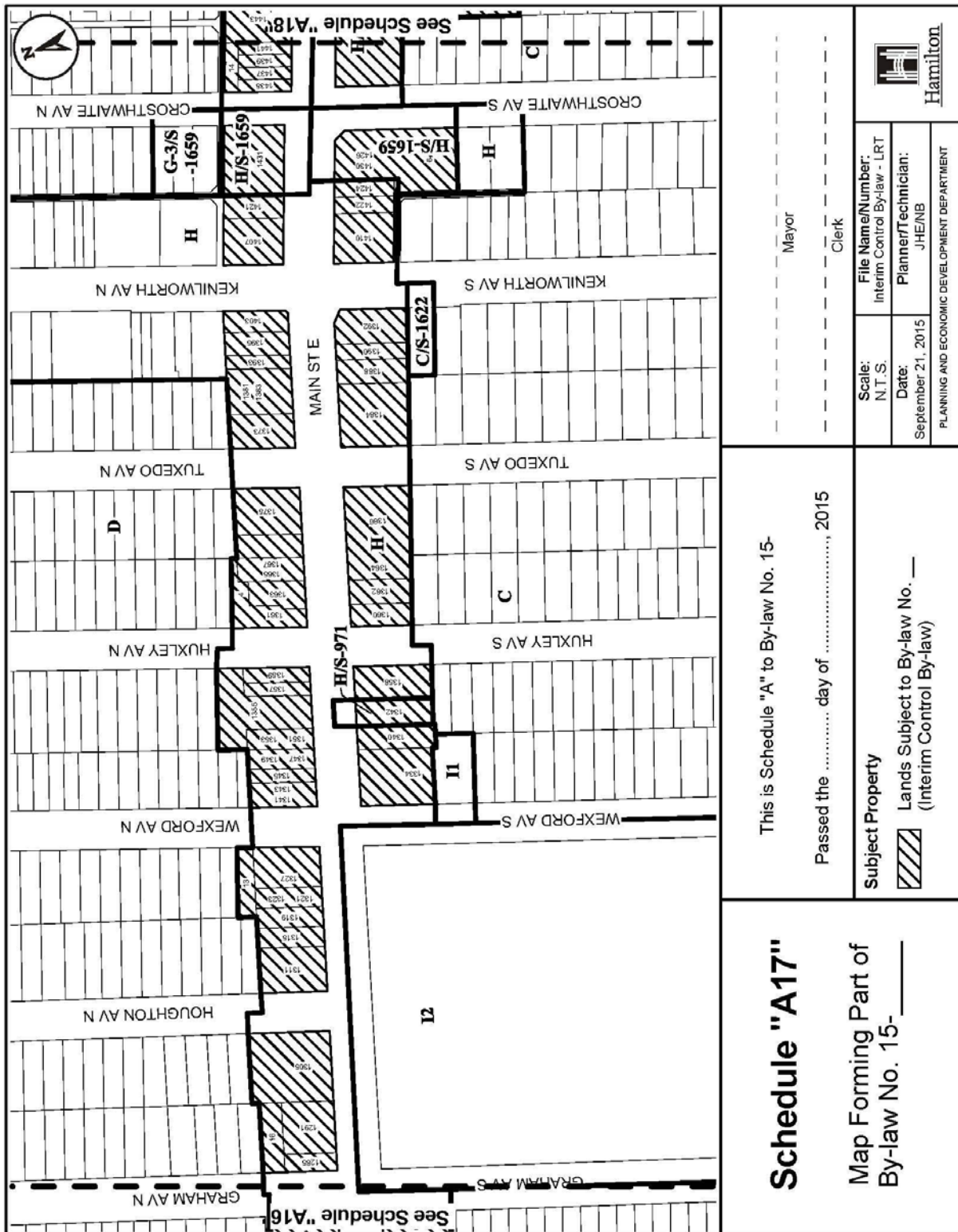
File Name/Number:  
Interim Control By-law - LRT

Planner/Technician:  
JHE/INB



Hamilton  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

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# Schedule "A17"

Map Forming Part of  
By-law No. 15-\_\_\_\_\_

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Passed the ..... day of ....., 2015

Mayor

Clerk

**Subject Property**



Lands Subject to By-law No. \_\_\_\_  
(Interim Control By-law)

Scale:

N.T.S.

Date:

September 21, 2015

File Name/Number:

Interim Control By-law - LRT

Planner/Technician:

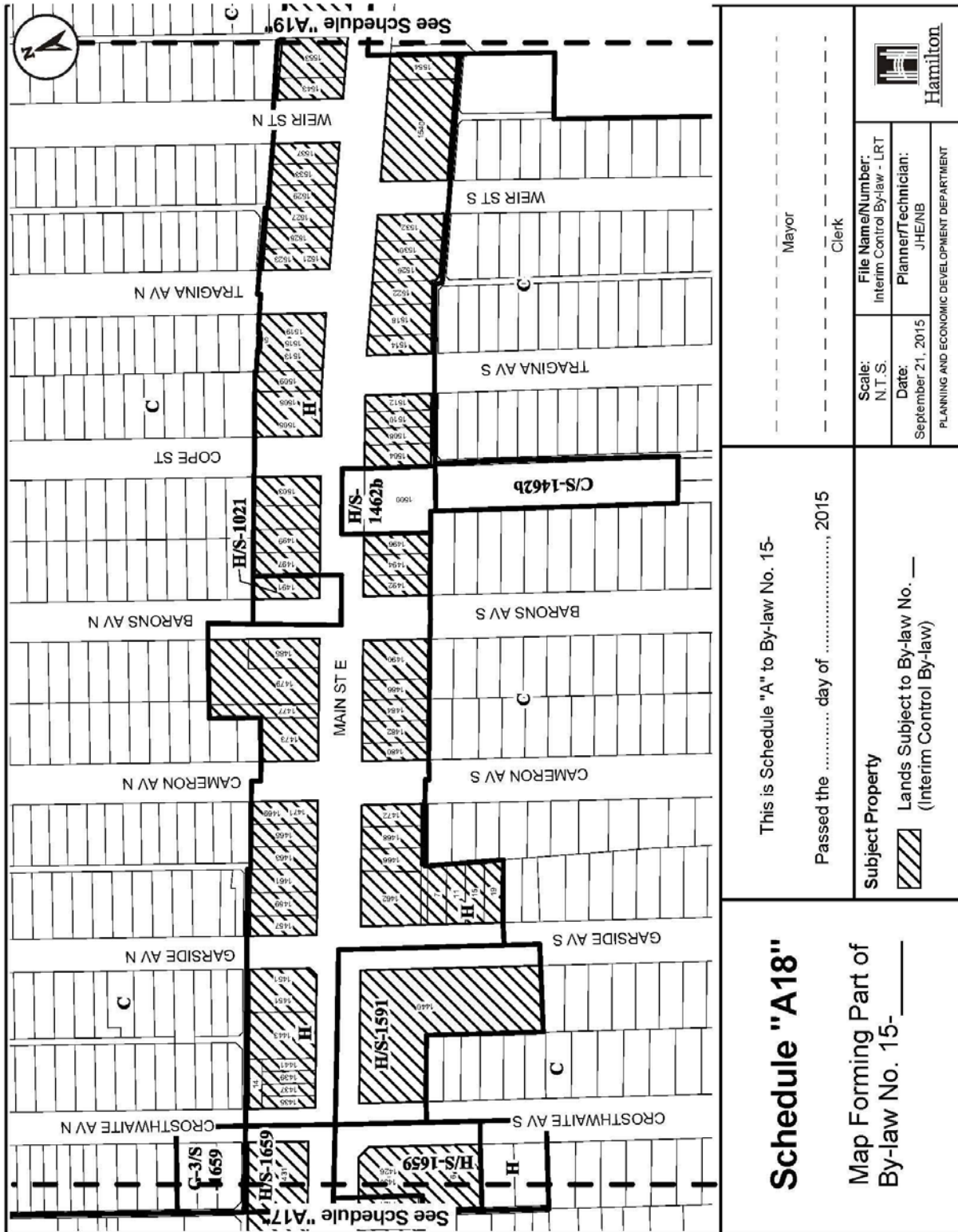
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Hamilton  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

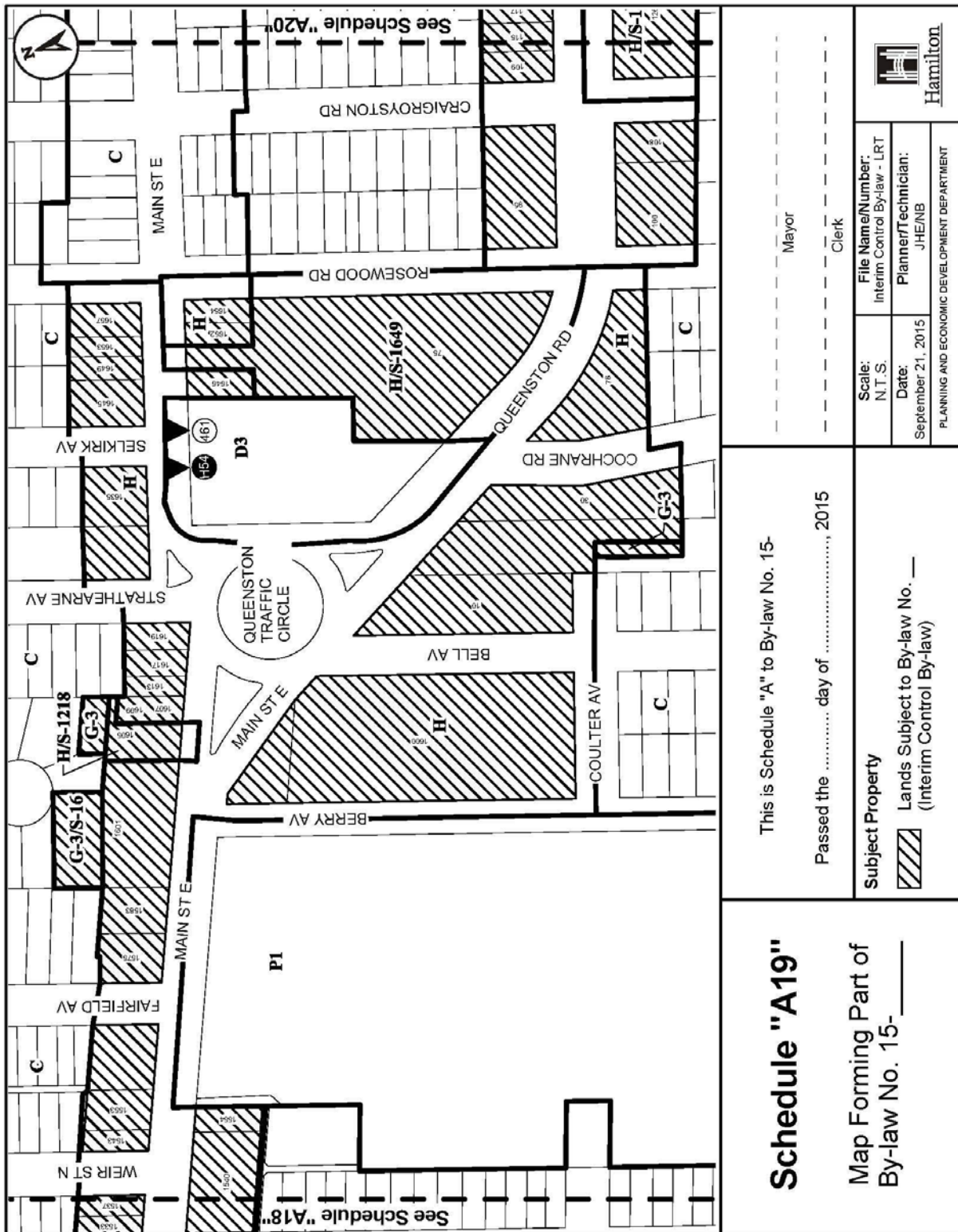
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(Page 21 of 25)



<p>----- Mayor ----- ----- Clerk -----</p>			
<p>Scale: N.T.S.</p>	<p>File Name/Number: Interim Control By-law - LRT</p>	<p>Planner/Technician: JHE/INB</p>	
<p>Date: September 21, 2015</p>	<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>		
<p>This is Schedule "A" to By-law No. 15- Passed the ..... day of ....., 2015</p>		<p>Subject Property Lands Subject to By-law No. ___ (Interim Control By-law)</p>	
<p><b>Schedule "A18"</b> Map Forming Part of By-law No. 15-_____</p>			

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# Schedule "A19"

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**Subject Property**

Lands Subject to By-law No. \_\_\_  
(Interim Control By-law)

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

File Name/Number:  
Interim Control By-law - LRT

Planner/Technician:  
JHE/INB

Scale:  
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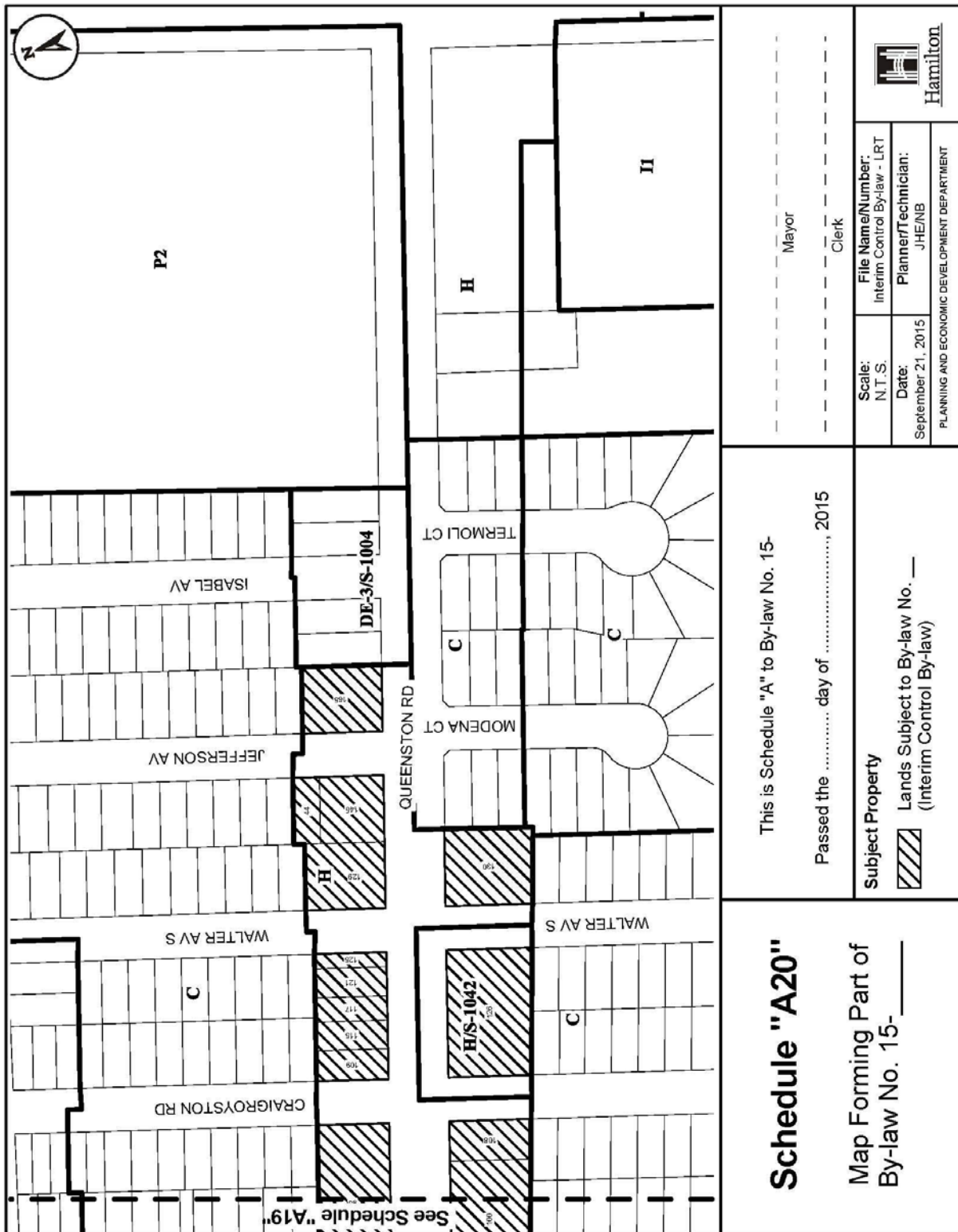
Date:  
September 21, 2015

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT



Hamilton

To establish an Interim Control Zoning By-law, respecting lands within Zoning By-law No. 6593, in the former City of Hamilton generally fronting on Main Street West between Thorndale Street and the 403 Interchange, King Street West between the 403 Interchange and the west side of Queen Street North, King Street East between Wellington Street North to west of Parkdale Avenue, and James Street North between Cannon Street to Strachan Street



# Schedule "A20"

Map Forming Part of  
By-law No. 15-\_\_\_\_\_

This is Schedule "A" to By-law No. 15-

Passed the ..... day of ....., 2015

**Subject Property**



Lands Subject to By-law No. \_\_\_\_  
(Interim Control By-law)

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

Scale:  
N.T.S.

Date:  
September 21, 2015

File Name/Number:  
Interim Control By-law - LRT

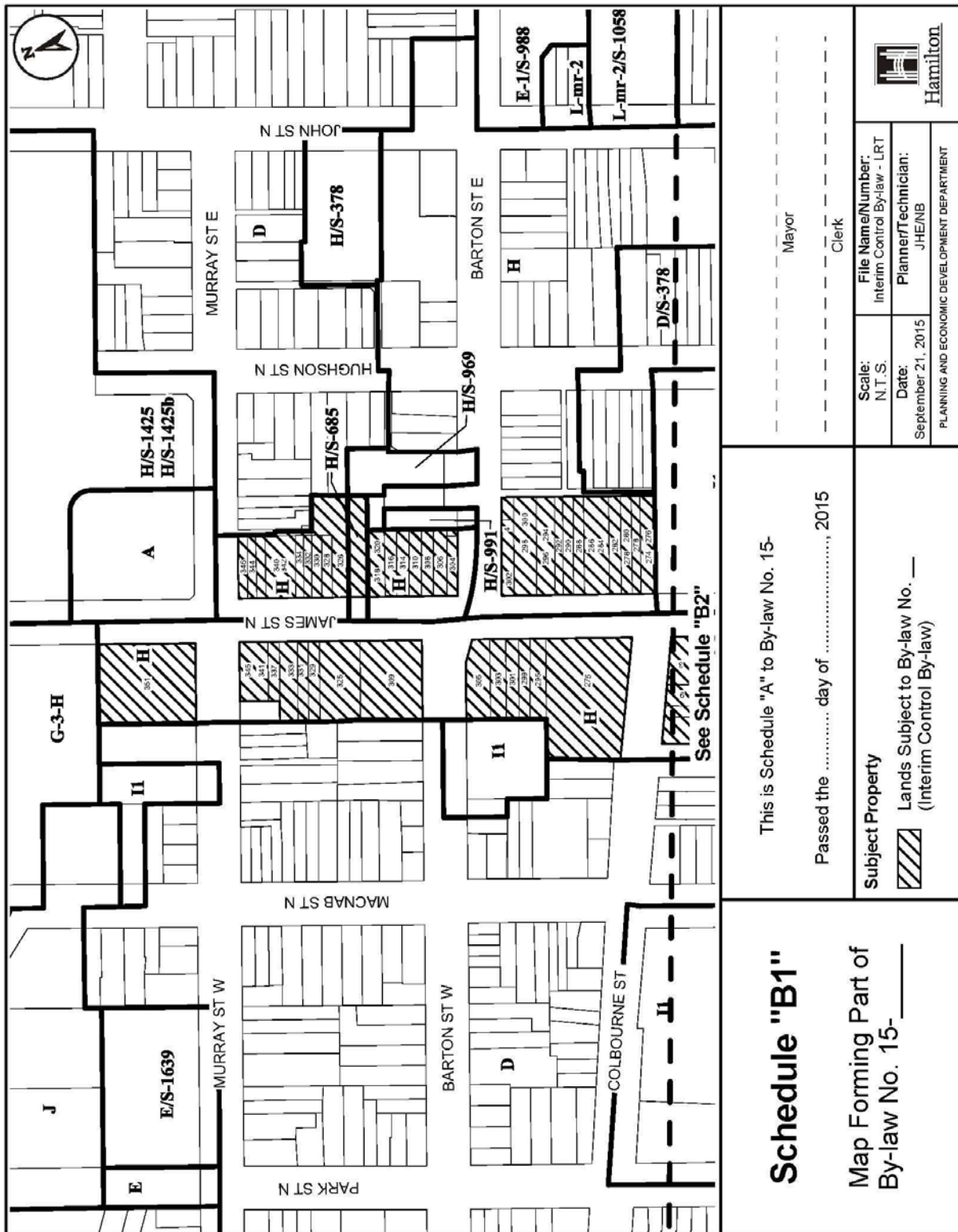
Planner/Technician:  
JHE/INB



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

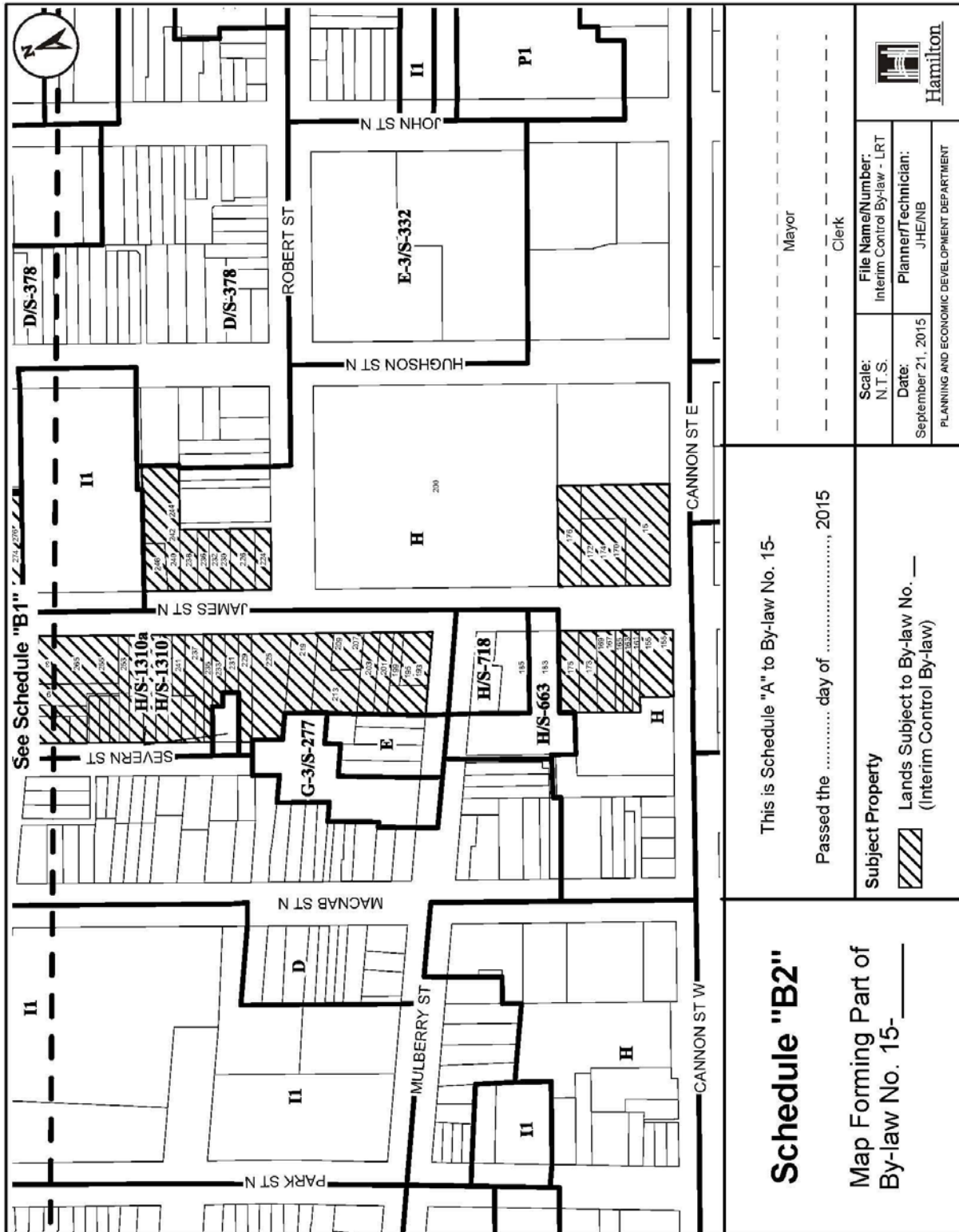
To establish an Interim Control Zoning By-law, respecting lands within Zoning By-law No. 6593, in the former City of Hamilton generally fronting on Main Street West between Thorndale Street and the 403 Interchange, King Street West between the 403 Interchange and the west side of Queen Street North, King Street East between Wellington Street North to west of Parkdale Avenue, and James Street North between Cannon Street to Strachan Street





<p><b>Schedule "B1"</b></p> <p>Map Forming Part of By-law No. 15-_____</p>	<p>This is Schedule "A" to By-law No. 15- Passed the ..... day of ....., 2015</p> <p>Mayor _____ Clerk _____</p>	<p>Scale: N.T.S.</p> <p>Date: September 21, 2015</p>	<p>File Name/Number: Interim Control By-law - LRT</p> <p>Planner/Technician: JHE/INB</p>
		<p>Subject Property</p> <p>Lands Subject to By-law No. ____ (Interim Control By-law)</p>	



To establish an Interim Control Zoning By-law, respecting lands within Zoning By-law No. 6593, in the former City of Hamilton generally fronting on Main Street West between Thorndale Street and the 403 Interchange, King Street West between the 403 Interchange and the west side of Queen Street North, King Street East between Wellington Street North to west of Parkdale Avenue, and James Street North between Cannon Street to Strachan Street



See Schedule "B1" 254/255

<p>----- Mayor</p> <p>----- Clerk</p>	<table border="1"> <tr> <td data-bbox="1274 346 1323 493"> <p>Scale: N.T.S.</p> </td> <td data-bbox="1323 346 1412 493"> <p>File Name/Number: Interim Control By-law - LRT</p> </td> </tr> <tr> <td data-bbox="1274 493 1323 892"> <p>Date: September 21, 2015</p> </td> <td data-bbox="1323 493 1412 892"> <p>Planner/Technician: JHE/INB</p> </td> </tr> </table> <p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p> 	<p>Scale: N.T.S.</p>	<p>File Name/Number: Interim Control By-law - LRT</p>	<p>Date: September 21, 2015</p>	<p>Planner/Technician: JHE/INB</p>
<p>Scale: N.T.S.</p>	<p>File Name/Number: Interim Control By-law - LRT</p>				
<p>Date: September 21, 2015</p>	<p>Planner/Technician: JHE/INB</p>				
<p>This is Schedule "A" to By-law No. 15-</p> <p>Passed the ..... day of ....., 2015</p>	<p><b>Subject Property</b></p> <p>Lands Subject to By-law No. ___ (Interim Control By-law)</p> 				
<p><b>Schedule "B2"</b></p> <p>Map Forming Part of By-law No. 15-___</p>					