

Authority: Item 8, Planning Committee
Report 22-006 (PED22083)
CM: April 27, 2022
Ward: 14

Bill No. 100

CITY OF HAMILTON

BY-LAW NO. 22-100

To Amend Zoning By-law No. 6593, Respecting Lands Located at 525 Rymal Road West, Hamilton

WHEREAS the *City of Hamilton Act, 1999*, Statutes of Ontario, 1999 Chap. 14, Schedule 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 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 and Official Plans of the former area municipalities and the Official Plan of the former regional municipality continue in full force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

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

AND WHEREAS the Council of the City of Hamilton, in adopting Item 8 of Report 22-006 of the Planning Committee, at its meeting held on the 27th day of April 2022, recommended that Zoning By-law No. 6593 (Hamilton), be amended as hereinafter provided; and,

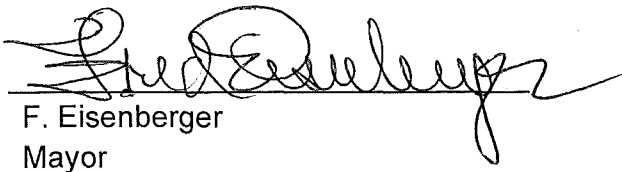
AND WHEREAS this By-law is in conformity with the Urban Hamilton Official Plan;

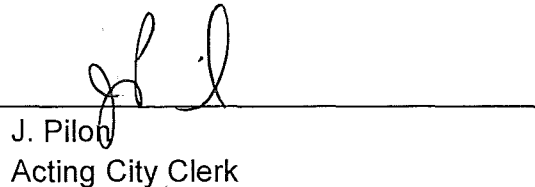
NOW THEREFORE the Council of the City of Hamilton enacts as follows:

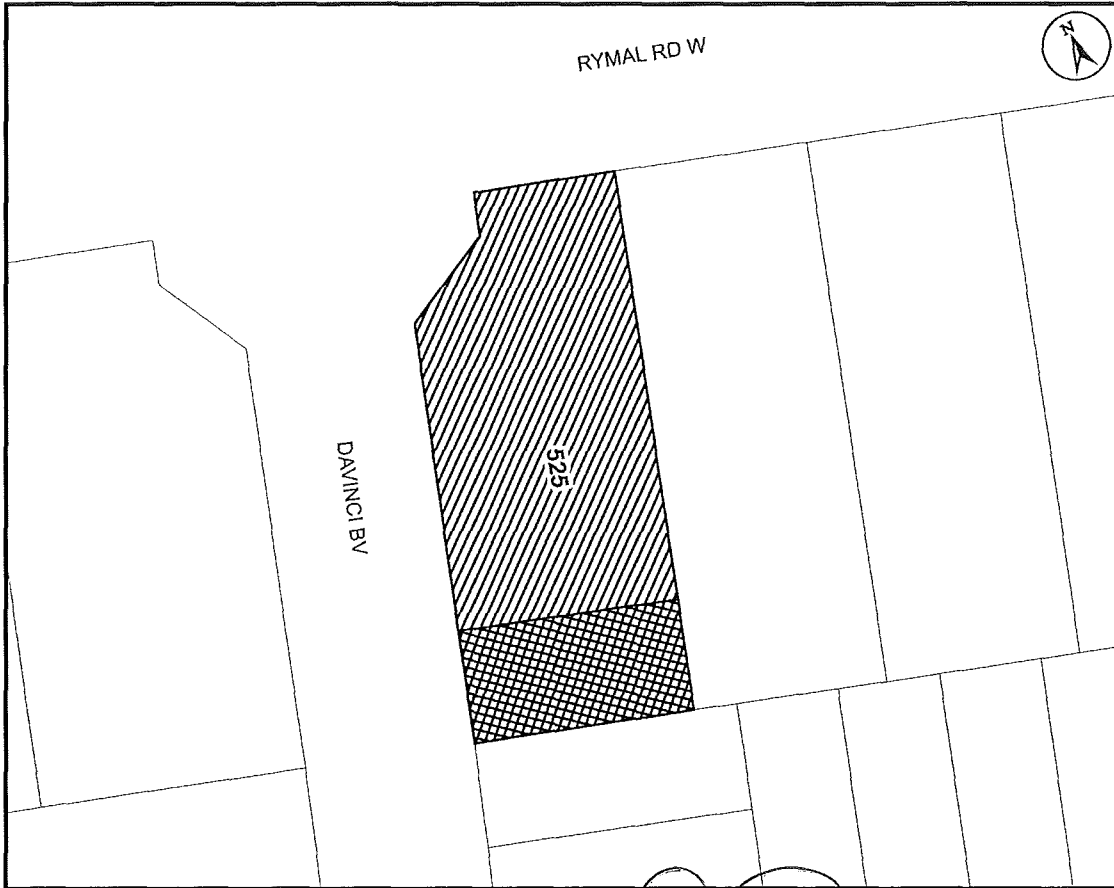
1. That Sheet No. W27e of the District Maps appended to and forming part of Zoning By-law No. 6593 (Hamilton), is amended by changing the zoning from “AA” (Agricultural) District to “RT-30/S-1817” (Street – Townhouse) District, Modified, (Block 1) and “C/S-1817” (Urban Protected Residential, etc.) District, Modified, (Block 2) on the lands the extent and boundaries of which are shown on a plan hereto annexed as Schedule “A”;
2. That the “RT-30” (Street Townhouse) District provisions, as contained in Section Ten F of Zoning By-law No. 6593, applicable to the subject lands, be modified to include the following special requirements:

- a) That notwithstanding Subsection 10F. (4)(c) the following provisions shall apply for Street Townhouse Dwellings:
 - i. A side yard abutting a wall that is not a party wall, along each side lot line of a width of not less than 1.2 metres not exceeding two storeys in height; and,
 - ii. A side yard abutting a wall that is not a party wall, along a side lot line of a width of not less than 3 metres not exceeding two storeys in height on a Corner Lot;
 - b) That notwithstanding Subsection 10 F. (6)(i), a lot area of not less than 160.0 square metres for each Street Townhouse Dwelling; and,
 - c) That in addition to the provisions of Subsection 10F. (4)(c), a side yard width of not less than 1.5 metres abutting the hypotenuse of a daylight triangle for a Street Townhouse Dwelling, not exceeding two storeys in height;
3. That the “C” (Urban Protected Residential, etc.) District provisions, as contained in Section Nine of Zoning By-law No. 6593, applicable to the subject lands, be modified to include the following special requirements:
- a) Notwithstanding Subsection 9(4), every lot or tract of land shall have a width of at least 12.0 metres and an area of at least 358 square metres within the district;
4. 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 site-specific “C/S-1817” (Urban Protected Residential, etc.) District and the site-specific “RT-30/S-1817” (Street – Townhouse) District provisions; and,
5. 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 27th day of April, 2022.


F. Eisenberger
Mayor


J. Pilon
Acting City Clerk




This is Schedule "A" to By-law No. 22-100
 Passed the 27th day of April, 2022


[Signature]
 Mayor


[Signature]
 Clerk

Schedule "A"
Map forming Part of
By-law No. 22- 100
to Amend By-law No. 6593

Subject Property
 525 Rymal Road West

 Block 1 - Change in zoning from the "AA" (Agricultural) District to the "RT-30/S-1817" (Street - Townhouse) District, Modified

 Block 2 - Change in zoning from the "AA" (Agricultural) District to the "C/S-1817" (Urban Protected Residential, etc.) District, Modified

Scale: N.T.S.	File Name/Number: ZAC-20-044 & 25T-202010	
Date: March 7, 2022	Planner/Technician: JV/S	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		Hamilton