



Hamilton

Office of the City Clerk
71 Main Street West, Hamilton, ON L8P 4Y5
Phone: 905-546-2424 Fax: 905-546-2095

NOTICE OF THE PASSING OF A ZONING BY-LAW BY THE CITY OF HAMILTON

TAKE NOTICE THAT the City of Hamilton Council passed **Zoning By-law No. 20-216** on the 14th day of October, 2020 under Section 34 of the Planning Act, R.S.O. 1990, c. P.13. The municipal address of the subject property is 117 Forest Avenue and 175 Catharine Street South, Hamilton.

AND TAKE NOTICE THAT *the public submissions received regarding this matter did not affect the decision.*

AND TAKE NOTICE THAT any person or agency who objects to Zoning By-law No. 20-216 may appeal the decision of Council to the Local Planning Appeal Tribunal (formerly the Ontario Municipal Board), by filing with the City Clerk, not later than the **12th day of November, 2020** a certified cheque or money order in the amount of \$1,100.00, payable to the Minister of Finance, Province of Ontario. A completed Notice of Appeal form setting out the reasons for the appeal of the Zoning By-law is required to be accompanied with the Local Planning Appeal Tribunal fee. Appeal forms are available on the ELTO website <http://elto.gov.on.ca/>.

PLEASE NOTE: IF YOU HAVE NO OBJECTION TO THE BY-LAW, YOU DO NOT NEED TO TAKE ANY ACTION, AND YOU DO NOT NEED TO SEND ANY CHEQUE.

AND TAKE NOTICE THAT the decision by Council on the Zoning By-law is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

Only Individuals, Corporations and Public Bodies may appeal a Zoning By-Law to the Local Planning Appeal Tribunal. A Notice of Appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

An explanation of the purpose and effect of the Zoning By-law, describing the lands to which the Zoning By-law applies, and a key map of the affected lands, are attached. The complete by-law is available for inspection during regular office hours. If you have any questions, please call Lisa Kelsey at 905 546 2424 extension 4605. Appeals should be submitted to: City Clerk, City of Hamilton, 71 Main Street West, 1st floor, Hamilton, Ontario, L8P 4Y5.

DATED at the City of Hamilton
this 23rd day of October, 2020

Andrea Holland, City Clerk
City Hall, Hamilton, Ontario

EXPLANATION OF THE PURPOSE AND EFFECT OF
BY-LAW NO. 20-216

1. The purpose and effect of By-law No. 20-216 is for a further modification to the "E-3/S-601" (High Density Multiple Dwellings) District, Modified to recognize the existing 11 storey multiple dwelling and to permit a ten storey, 78 unit multiple dwelling, and a seven unit multiple dwelling in the form of three storey townhouse dwellings, with both buildings connected by an underground parking garage. A total of 56 vehicle parking spaces are proposed.

2. Only the property referred to above and shown on the attached map is affected by the By-law. However, all owners of property within 120 metres (400 feet) of the property affected by the By-law are required to be notified.

A. Holland
City Clerk
City Hall, Hamilton, Ontario

ZAC-17-008



Key Map

to By-law No. 20- 216

Subject Property

117 Forest Avenue & 175 Catharine Street South, Hamilton



Block 1 - Change in zoning from "E-3/S-601" (High Density Multiple Dwellings) District, Modified to "E-3/S-601a" (High Density Multiple Dwellings) District, Modified.



Block 2 - Change in zoning from "E-3/S-601" (High Density Multiple Dwellings) District, Modified to "E-3/S-601a" (High Density Multiple Dwellings) District, Modified.



Block 3 - Change in zoning from "E-3/S-601" (High Density Multiple Dwellings) District, Modified to "E-3/S-601a" (High Density Multiple Dwellings) District, Modified.



Block 4 - Change in zoning from "E-3/S-601" (High Density Multiple Dwellings) District, Modified to "E-3/S-601a" (High Density Multiple Dwellings) District, Modified.

Scale:
N.T.S

File Name/Number:
ZAC-17-008

Date:
July 23, 2020

Planner/Technician:
MK/VS



Hamilton

