

Authority: Item 14, Planning and
Economic Development
Committee Report 05-009
(PD05094)
CM: April 27, 2005

Bill No. 096

CITY OF HAMILTON

BY-LAW NO. 05-096

**To Amend Zoning Bylaw No. 3692-92 (Stoney Creek)
Respecting Lands located at 270 Mud Street West as Amended by Bylaw No.
5162-00**

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 Stoney Creek" 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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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. 3692-92 (Stoney Creek) was enacted on the 8th day of December, 1992, and approved by the Ontario Municipal Board on the 31st day of May, 1994;

AND WHEREAS the Council of the City of Hamilton, in adopting Section 14 of Report 05-009 of the Planning and Economic Development Committee at its meeting held on the 27th day of April, 2005, recommended that Zoning By-law No. 3692-92 (Stoney Creek), be amended as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the City of Hamilton (formerly the City of Stoney Creek Official Plan), approved by the Minister under the Planning Act on May 12, 1986;

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

1. Map No. 10 of Schedule "A" appended to and forming part of By-law No. 3692-92 (Stoney Creek) is amended by modifying the Neighbourhood Shopping Centre "SC1-1" Zone, on the lands the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. That Section 8.9.5, "Special Exemptions", of Zoning By-law No. 3692-92 (Stoney Creek), be amended by revising the Neighbourhood Shopping Centre "SC1-1", by inserting the words "a dry cleaning and laundering establishment having a maximum gross floor area of 105m²", after the words "in Subsection 8.9.2" of the first line.
3. 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 Neighbourhood Shopping Centre "SC1" Zone provisions, subject to the special requirements referred to in Section 2.
4. 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 27th day of April, 2005

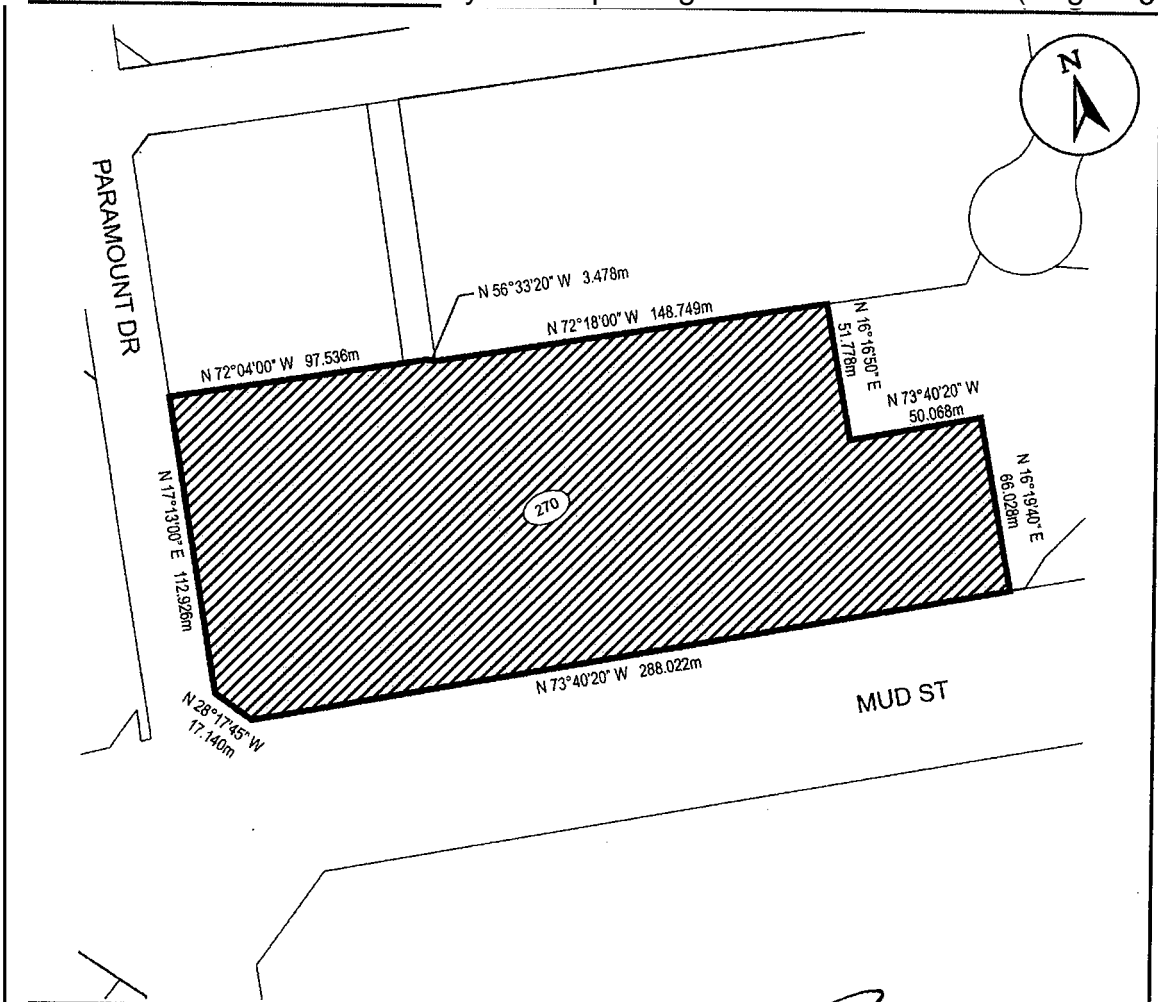


MAYOR

ZAR-05-08



A/CLERK



This is Schedule "A" to By-Law No. 05-096

Passed the 27th day of April, 2005

[Signature]
Clerk

[Signature]
Mayor

Schedule "A"

Map Forming Part of
By-Law No. 05-096
to Amend By-Law No. 3692-92

Subject Property 270 Mud Street



Block 1 - Further modification to the Neighbourhood Shopping Centre "SC1-1" zone



Scale:
Not to Scale

Date
March 18, 2005

File Name/Number:
ZAR-05-08

Planner/Technician:
JM/MC