

Authority: Item15, Planning and Economic
Development Committee
Report 05-016 (PED
CM: July 13, 2005

Bill No. 211

CITY OF HAMILTON

BY-LAW NO. 05-211

**To Amend Zoning By-law No. 3692-92 (Stoney Creek), Respecting Lands
Located at 272 First Road West**

WHEREAS the City of Hamilton Act, 1999, Statutes of Ontario, 1999 Chap. 14, Sch. 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 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 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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. 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 Item 15 of Report 05-016 of the Planning and Economic Development Committee at its meeting held on the 13th day of July, 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), as amended by Official Plan Amendment No. 117 proposed by the Corporation of the City of Hamilton as By-law No. 05-210, but not yet approved in accordance with the provisions of the Planning Act.

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

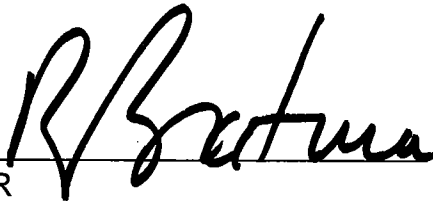
1. Map No. 11 of Schedule "A", appended to and forming part of By-law No. 3692-92 (Stoney Creek) is amended by changing the zoning on the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A" from the Multiple Residential "RM4-3(H)" Zone to the General Commercial "GC-52(H)" Zone.
2. That Section 8.3.8, "Special Exemptions", of Zoning By-law No. 3692-92 (Stoney Creek), be amended by adding a new special provision "GC-52(H)", to include the following:

"GC-52(H) 272 First Road West, Schedule "A", Map No. 11

On those lands zoned GC-52(H), the Holding "H" symbol may be removed by way of an amendment to the Zoning By-law when the applicant has carried out a traffic impact study and at such time as these lands can be adequately and appropriately serviced with municipal water and sanitary sewers, both to the satisfaction of the Manager, Development Engineering."

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 General Commercial "GC" Zone provisions, subject to the special requirement 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.

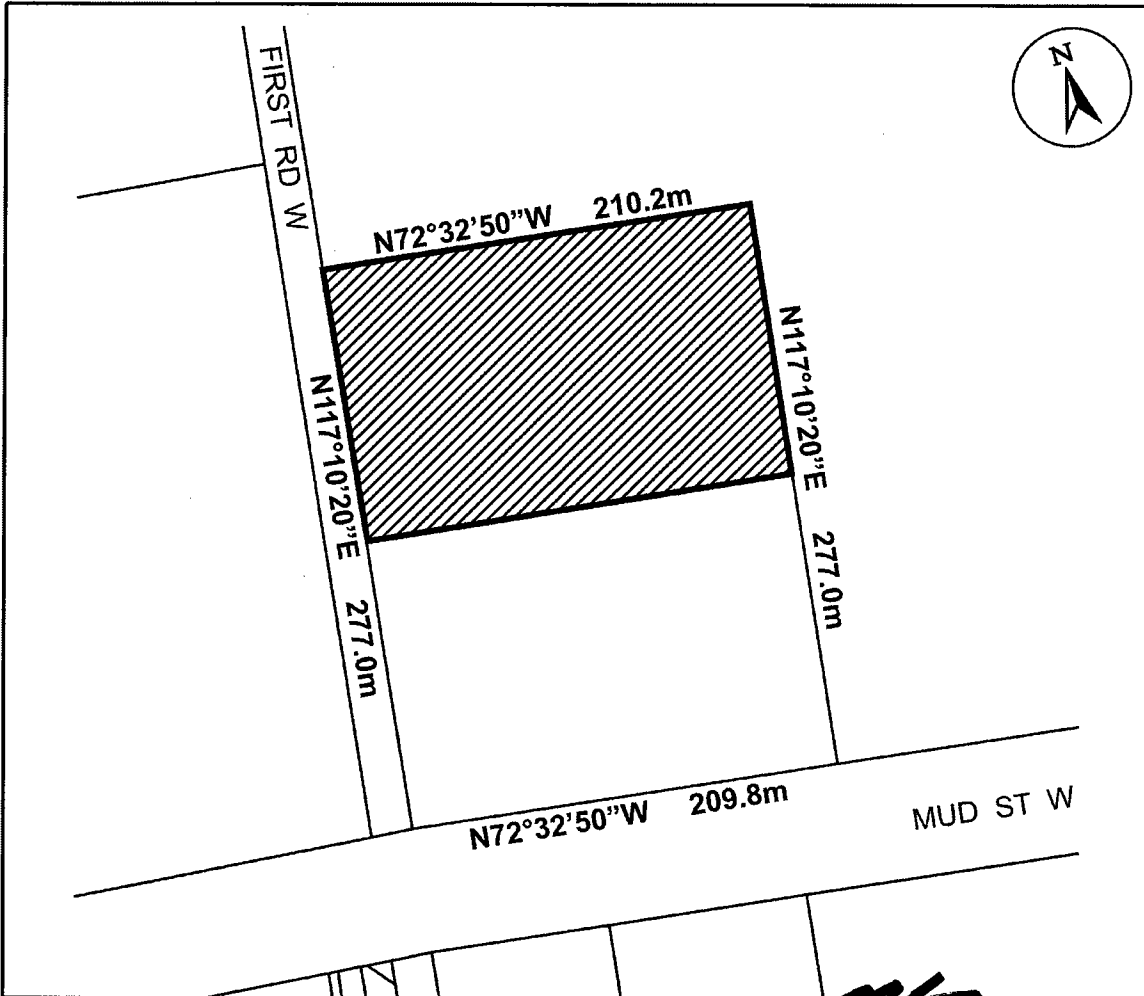
PASSED and ENACTED this 13th day of July , 2005.



MAYOR



CLERK




This is Schedule "A" to By-Law No. 05—211

Passed the 13th day of July, 2005


[Signature]
Clerk


Schedule "A"

Map Forming Part of
By-Law No. 05-211
to Amend By-Law No. 3692-92



Subject Property
272 First Road West

 Block 1 - Change from Multiple Residential "RM4-3(H)" Zone to General Commercial "GC-52(H)" Zone

 North	Scale: Not to Scale	File Name/Number: ZAC-04-92
	Date: March 9, 2005	Planner/Technician: PM/MC

T&C File Name: N\11T&C\Zoning By-Law Amendments\By-Law Schedule A\2004\November\Core\ZAC-04-92.cdr