

**Authority:** Item 16, Economic Development  
and Planning Committee  
Report ; 07-001 (PED07016)  
CM: January 24, 2007

**Bill No. 027**

**CITY OF HAMILTON**

**BY-LAW NO. 07-027**

**To Amend Zoning By-law No. 3692-92 (Stoney Creek), Respecting the Rear of the  
Properties Located at 2099 and 2105 Rymal Road East**

**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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 8<sup>th</sup> day of December, 1992, and approved by the Ontario Municipal Board on the 31<sup>st</sup> day of May, 1994;

**AND WHEREAS** the Council of the City of Hamilton, in adopting Item 16 of Report 07-001 of the Economic Development and Planning Committee at its meeting held on the 24<sup>th</sup> day of January, 2007, 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. That Map No. 16 of Schedule "A", appended to and forming part of By-law No. 3692-92 (Stoney Creek) is amended,

**By-law Respecting Rear of 2099 and 2105 Rymal Road East Page 2 of 3**

- (a) by changing the zoning from the Single Residential "R1" Zone to the Single Residential "R3", the lands composed of Block "1"; and
- (b) by changing the zoning from the Single Residential "R1" Zone to the Single Residential "R3-28" Zone, the lands composed of Block "2";

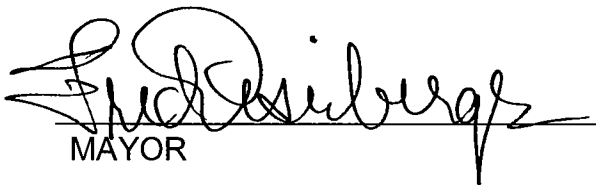
the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

- 2. That Subsection 6.4.7, "Special Exceptions" of Section 6.4, Single Residential "R3" Zone of Zoning By-law 3692-92 (Stoney Creek), be amended by adding a new special provision "R3-28" to include the following:

"Notwithstanding the definition of Rear Lot Line as contained in Part 2 Definitions, the most westerly lot line, running north-south, within the lands zoned "R3-28", shall be deemed to be a Side Lot Line."

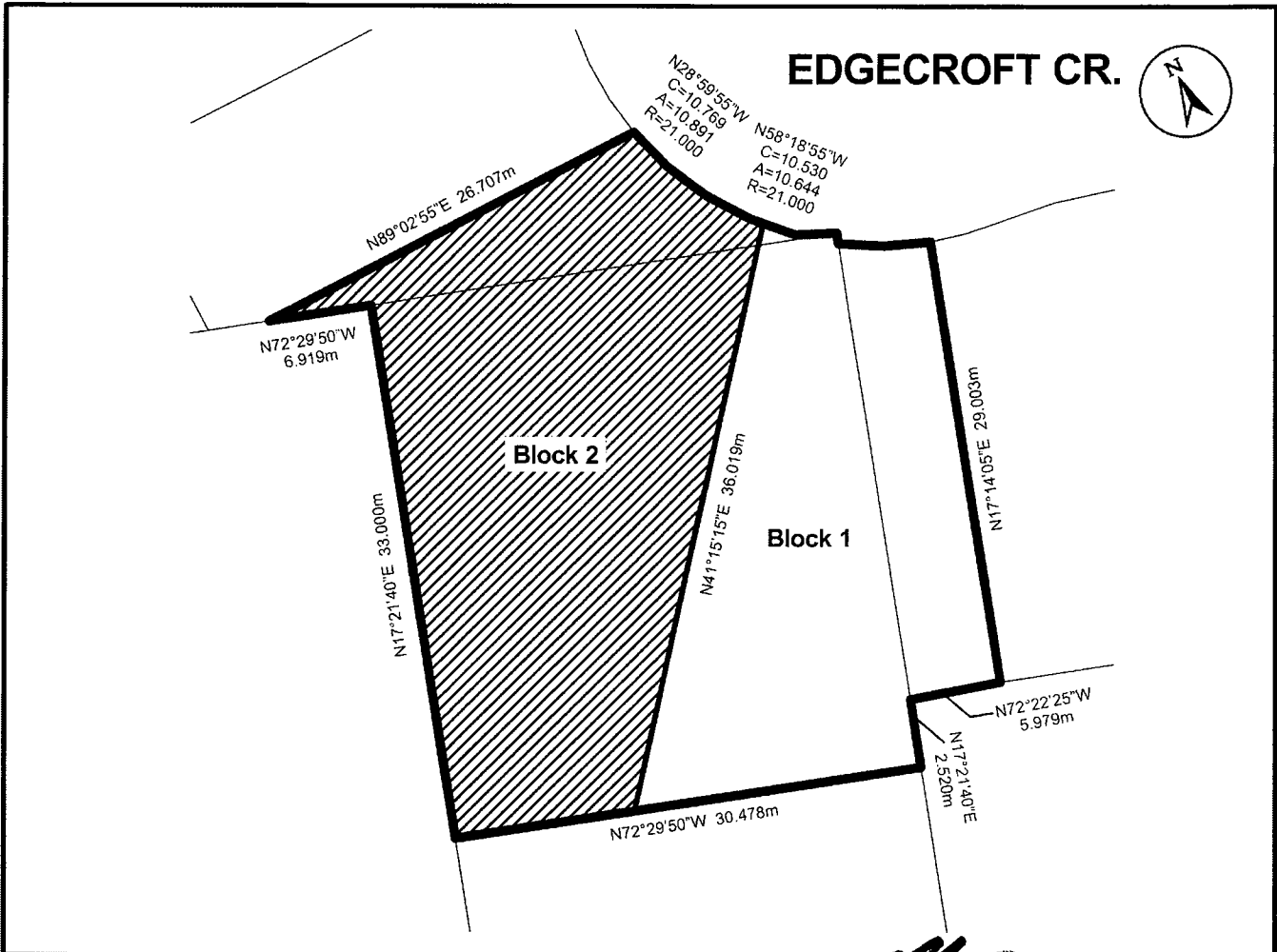
- 3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the Single Residential "R3" Zone provisions.
- 4. The Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

**PASSED and ENACTED** this 24<sup>th</sup> day of January, 2007.

  
MAYOR

  
CLERK

ZAC-06-79



This is Schedule "A" to By-Law No. 07- 027

Passed the ..24th.. day of ..January....., 2007

*[Signature]*  
 Clerk  
 Mayor

# Schedule "A"

## Map Forming Part of By-Law No. 07- 027

to Amend By-law No. 3692-92

**Subject Property**



**Block 1** - Change in Zoning from the Single Residential "R1" Zone to the Single Residential "R3" Zone



**Block 2** - Change in Zoning from the Single Residential "R1" Zone to the Single Residential "R3-28" Zone

Scale:  
N.T.S.

File Name/Number:  
ZAC-06-79

Date:

November 23, 2006

Planner/Technician:  
SH/LC



Hamilton