



## Draft Official Plan Amendment / Draft Zoning By-law Amendment

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### PURPOSE:

This document provides guidance for the preparation of a Draft Official Plan Amendment and/or a Draft Zoning By-law Amendment, which may be required for the submission of an application under the *Planning Act*. All Draft Official Plan Amendments and Zoning By-law Amendments shall follow the guidelines contained and referenced in this document.

A Draft Official Plan Amendment provides information required for an Official Plan Amendment application under the *Planning Act* where changes to the policies, schedules and/or maps of the Official Plan are proposed.

The purpose of the Draft Official Plan Amendment is to provide a draft of the implementing amendment to the Official Plan for consideration by Planning Committee and Council.

A Draft Zoning By-law Amendment is required for a Zoning By-law Amendment application under the *Planning Act* where changes to the zones, districts, permitted uses and/or development standards of the Zoning By-law are proposed.

The purpose of the Draft Zoning By-law Amendment is to provide a draft of the implementing by-law to amend the Zoning By-law for consideration by Planning Committee and Council.

### PREPARED BY:

Draft Official Plan Amendments and Draft Zoning By-law Amendments must be prepared by a Registered Professional Planner (RPP) or a Certified Planning Technician (CPT).

### CONTENTS:

A Draft Official Plan Amendment shall be prepared using the standard template for Draft Official Plan Amendments attached as Appendix "A" to this Guideline, and shall include the following:

- The purpose and effect of the proposed Official Plan Amendment;

## Draft Official Plan Amendment / Draft Zoning By-law Amendment – Development Application Guidelines

- The location of the lands affected by the Amendment (municipal address);
- The planning basis for the proposed Official Plan Amendment, including confirmation that the amendment is consistent with the Provincial Planning Statement; and,
- Detailed explanation of the proposed changes to the Official Plan, including reference to the sections, policies, maps, and schedules to be amended.

A Draft Zoning By-law Amendment shall be prepared using the standard template for the Zoning By-law being amended attached as Appendices “B1” to “B7” to this Guideline and shall include the following:

- Location Map showing the lands affected by the change in zoning;
- Proposed changes to the Maps and/or Schedules of the Zoning By-law;
- Proposed changes to the development standards of the Zoning By-law, including reference to the section number of each regulation being amended; and,
- A copy of the Signed Acknowledgement Clause for Zoning Compliance Review Applications in Support of a Zoning By-law Amendment.

Please note that the attached templates may be updated from time to time, and that the following staff may be contacted for assistance:

- Policy Planning staff via [policyplanning@hamilton.ca](mailto:policyplanning@hamilton.ca) respecting the Draft Official Plan Amendment template; and,
- Zoning staff via [zoninginquiry@hamilton.ca](mailto:zoninginquiry@hamilton.ca) respecting the Draft Zoning By-law Amendment templates.

### **OTHER INFORMATION:**

City of Hamilton Official Plans:

[Urban Hamilton Official Plan | City of Hamilton](#)  
[Rural Hamilton Official Plan | City of Hamilton](#)

City of Hamilton Zoning By-laws:

[Zoning By-law 05-200 | City of Hamilton](#)  
[Zoning By-laws for the Former Communities | City of Hamilton](#)

Acknowledgement Clause contained within link below:

[Zoning Compliance Review | City of Hamilton](#)

### **REVIEWED AND APPROVED BY:**

Development Planning, Planning and Economic Development Department

### **CONTACT:**

Development Planning, Planning and Economic Development Department  
[pdgeninq@hamilton.ca](mailto:pdgeninq@hamilton.ca)

Draft Official Plan Amendment / Draft Zoning By-law Amendment – Development  
Application Guidelines

Policy Planning, Planning and Economic Development Department  
[policyplanning@hamilton.ca](mailto:policyplanning@hamilton.ca)

Zoning, Planning and Economic Development Department  
[zoninginquiry@hamilton.ca](mailto:zoninginquiry@hamilton.ca)

**APPENDICES ATTACHED:**

Appendix “A” – Draft Official Plan Amendment

Appendix “B1” – Draft Zoning By-law Amendment – City-wide Zoning By-law No. 05-200

Appendix “B2” – Draft Zoning By-law Amendment – Ancaster Zoning By-law No. 87-57

Appendix “B3” – Draft Zoning By-law Amendment – Dundas Zoning By-law No. 3581-86

Appendix “B4” – Draft Zoning By-law Amendment – Flamborough Zoning By-law No.  
90-145-Z

Appendix “B5” – Draft Zoning By-law Amendment – Glanbrook Zoning By-law No. 464

Appendix “B6” – Draft Zoning By-law Amendment – Stoney Creek Zoning By-law No.  
3692-92

Appendix “B7” – Draft Zoning By-law Amendment – Former City of Hamilton By-law No.  
6593

DRAFT

Schedule "1"

Urban Hamilton Official Plan  
Amendment No. X

The following text, together with:

Appendix "X"	Volume X: Schedule/Map X – Title
Appendix "Y"	Volume X: Schedule/Map X – Title

attached hereto, constitutes Official Plan Amendment No. "X" to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to [redacted].

2.0 Location:

The lands affected by this Amendment are known municipally as [redacted], in the former City/Town/Township of [redacted].

3.0 Basis:

The basis for permitting this Amendment is:

- [redacted]
- [redacted]

- The Amendment is consistent with the Provincial Planning Statement, 2024

4.0 Actual Changes:

4.1 Volume 1 – Parent Plan

Text

4.1.1 Chapter X – Title

a. That Volume 1: Chapter X – Chapter Title, Section X – Title, Policy X be amended by [redacted].

Commented [VL1]: At the request of the development planner, an OPA number will be assigned by Policy Planning staff

Commented [DM2]: If only one Appendix, reformat introduction, so that text is one continuous paragraph (e.g., remove ":" and list of appendices.

Commented [DM3]: If more than one Appendix, please list as shown.

Commented [DM4]: In more complex circumstances, the purpose and effect may need to be separated into two separate sentences.

Commented [VL5]: The basis should reference how the proposed OPA implements the general intent of the policies of the Official Plan, and any secondary plan (if relevant). Depending on the nature of the changes, this may need to be more than one bullet.

Commented [VL6]: If there is another Council approved City Strategy (ie Completes Streets Manual etc.) that also assists in the justification for the basis of the OPA, this could be added as a bullet

Commented [DM7]: If changes are not proposed to all 3 Volumes of the UHOP, please delete the irrelevant Section(s) and ensure that the new numbering is appropriate (Section Title, Text and Schedule and Appendices subsections).

Commented [DM8]: Text changes to Volume 1 are only made through a City-Initiative, not a development application.

## Schedules and Appendices

### 4.1.2 Schedule

- a. That Volume 1: Schedule X – Title be amended by redesignating / identifying the subject lands from " " to " ", as shown on Appendix "X", attached to this Amendment.

**Commented [DM9]:** If there are only mapping changes to Volume 1, renumber this section from 4.1.2 to 4.1.1.

**Commented [DM10]:** If more than one change is necessary to a single schedule or appendix, reformat paragraph to list style, as in Section 4.2.2 a., below.

### 4.2 Volume 2 – Secondary Plans

#### Text

#### 4.2.1 Chapter B.X.0 – Former Municipality Secondary Plans – Section B.X.X – Title Secondary Plan

- a. That Volume 2: Chapter B.X.0 – Former Municipality Secondary Plans, Section B.X.X – Title Secondary Plan be amended by adding a new Area/Site Specific Policy, as follows:

**Commented [DM11]:** If changes are not proposed to Volume 1, please delete that Section from the OPA and renumber this Section from 4.2 to 4.1 in all references (e.g., 4.1, 4.1.1, 4.1.2, etc.).

#### "Area/Site Specific Policy – Area X

B.X.X.X For lands identified as Site Specific Policy – Area X on Map B.X.X Title, designated " ", and known as " ", the following policy/polices shall also apply:

**Commented [VL12]:** SSP policy number and area letter will be assigned by Policy Planning staff

**Commented [VL13]:** Only list if there is more than one special policy that will apply. If there is only one special policy that applies, make it part of the main paragraph.

a)....."

#### Maps

### 4.2.2 Map

- a. That Volume 2: Map B.X – Title Secondary Plan – Map Title be amended by:

- i) redesignating lands from " " to " "; and,
- ii) identifying the subject lands as Area/Site Specific Policy – Area "X",

as shown on Appendix "X", attached to this Amendment.

**Commented [DM14]:** If there are only mapping changes to Volume 2, renumber this section from 4.2.2 to 4.2.1.

**Commented [DM15]:** If making only one change, eliminate list and format text so that it is one continuous paragraph.

### 4.3 Volume 3 – Special Policy Areas, Area Specific Policies, and Site Specific Policies

#### Text

**Commented [DM16]:** If changes are not proposed to Volumes 1 and/or 2, please delete those Sections from the OPA and renumber this Section from 4.3 to 4.1 in all references (e.g., 4.1, 4.1.1, 4.1.2, etc.).

4.3.1 Chapter X – Title

- a. That Volume 3: Chapter X – Title and subtitles be amended by adding a new Area/Site Specific Policy, as follows:

"UXX-X Lands located at Address, former municipality

1.0 Text"

**Maps and Appendices**

4.3.2 Map

- a. That Volume 3: Map X – Title be amended by identifying the subject lands as UXX-X, as shown on Appendix "X", attached to this Amendment.

**5.0 Implementation:**

An implementing Zoning By-Law Amendment and Site Plan will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule "1" to By-law No. \_\_\_\_\_ passed on the \_\_\_\_<sup>th</sup> day of \_\_\_, 202X.

The  
City of Hamilton

\_\_\_\_\_  
A. Horwath  
MAYOR

\_\_\_\_\_  
M. Trennum  
CITY CLERK

**Commented [VL17]:** Letters here will following this order: Urban, Former Municipality, Designation. Example: UHC = Urban, Hamilton, Commercial

**Commented [VL18]:** Number assigned by Policy Planning staff

**Commented [VL19]:** If you are unsure if an Inset Map is required, check with Policy Planning staff.

**Commented [DM20]:** In cases where an inset map is required, paste and format the map so that it is aligned right and allows text to wrap square with the map.

**Commented [VL21]:** Confirm what other applications apply and reflect in this section.

[Paste Mapping]

**\* When copying a PDF image, ensure that the original PDF image is zoomed in to at least 100%, so that the pasted image is legible and not blurry. Do not rotate image to fit page – keep image horizontal.**

**Commented [DM22]:** Insert Appendices, if applicable. Otherwise eliminate page from document.

Note: Header and footer of this section is different from the previous section of the draft OPA, due to the use of Section Breaks. Contact Policy Planning staff for assistance, if required.

**Authority:** Item,  
Report (PED [REDACTED])  
CM:  
Ward:

**Bill No.**

**CITY OF HAMILTON  
BY-LAW NO.**

To amend Zoning By-law No. 05-200 with respect to lands located at **ADDRESS, Municipality**

**WHEREAS** Council approved Item \_\_\_ of Report \_\_\_\_\_ of the Planning Committee, at its meeting held on Click or tap to enter a date.;

**AND WHEREAS** this By-law conforms to the **Choose an item.;**

**Or**

**AND WHEREAS** this By-law conforms with the **Choose an item.** upon adoption of Official Plan Amendment No. **OPA NUMBER;**

**NOW THEREFORE** Council amends Zoning By-law No. 05-200 as follows:

1. That Schedule "A" – Zoning Maps, Map No. is amended by **Choose an item.** the **Choose an item.** to the **Choose an item.**, for the lands known as **ADDRESS**, the extent and boundaries of which are shown on Schedule "A" to this By-law.
2. That Schedule "C": Special Exceptions is amended by adding the following new Special Exception:

**"NO.** Within the lands zoned **Choose an item.**, identified on **MAP NUMBER** of Schedule "A" – Zoning Maps and described as **PROPERTY ADDRESS, MUNICIPALITY** the following special provisions shall apply:

- a) **Choose an item.** Section 5. **SUBSECTION** the following regulations shall apply:

ii)	Regulation		a)	New Regulation
			b)	

- b) **Choose an item.** Section **PARENT ZONE SECTIONS**, the following regulations shall apply:

i)	Permitted Uses			New Use
ii)	Regulation		a)	New Regulation
			b)	

3. 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 provisions of the **Choose an item.**, subject to the special requirements referred to in Section **No.** of this By-law.
4. 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 \_\_\_\_\_, **YEAR**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

**Authority:** Item,  
Report (PED [REDACTED])  
CM:  
Ward: X

**Bill No.**

## **CITY OF HAMILTON**

### **BY-LAW NO.**

**To amend Zoning By-law No. 87-57  
with respect to lands located at  
[REDACTED], Ancaster**

**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 “The Corporation of the Town of Ancaster” 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. 87-57 (Ancaster) was enacted on the 22<sup>nd</sup> day of June 1987, and approved by the Ontario Land Tribunal on the 23<sup>rd</sup> day of January, 1989;

**AND WHEREAS** Council approved Item \_\_ of Report \_\_\_\_\_ of the Planning Committee, at its meeting held on Click or tap to enter a date.;

**AND WHEREAS** this By-law conforms to the **Choose an item.**;

**Or**

**AND WHEREAS** this By-law conforms with the **Choose an item.** upon adoption of Official Plan Amendment No. **OPA NUMBER**;

**NOW THEREFORE** Council amends Zoning By-law No. 87-57 as follows:

1. That **Map No.** of Schedule **Choose an item.**, appended to and forming part of Zoning By-law No. 87-57 (Ancaster), is amended by changing the zoning from the **Choose an item.** to the **Choose an item.** for the lands known **ADDRESS**, the extent and boundaries of which are shown on Schedule "A" to this By-law.
2. That Section 34: Exceptions, to Zoning By-law 87-57 (Ancaster), as amended, is hereby further amended by adding the following sub-sections:

**XXX-XXX**

1. Notwithstanding the permitted uses of Subsection **No.** of the **Choose an item.**, those lands zoned **Choose an item.** by this By-law, only the following uses shall be permitted:
  - (a) **USE**
2. Notwithstanding the provisions of Paragraphs (x), (x) and (x) of Section XX.X of the **Choose an item.** on those lands zoned **Choose an item.** by this By-law, the following shall apply:

(a) Regulation	NEW REGULATION

3. 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 **Choose an item.**, subject to the special requirements referred to in Section **No.** of this By-law.
4. 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 \_\_\_\_\_, **YEAR**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

**Authority:** Item,  
Report (PED [REDACTED])  
CM:  
Ward: X

**Bill No.**

## **CITY OF HAMILTON**

### **BY-LAW NO.**

**To amend Zoning By-law No. 3581-86  
with respect to lands located at  
ADDRESS, Dundas**

**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 “The Corporation of the Town of Dundas” 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. 3581-86 (Dundas) was enacted on the 22<sup>nd</sup> day of May 1986, and approved by the Ontario Land Tribunal on the 10<sup>th</sup> day of May 1988;

**AND WHEREAS** Council approved Item \_\_ of Report \_\_\_\_\_ of the Planning Committee, at its meeting held on Click or tap to enter a date.;

**AND WHEREAS** this By-law conforms to the **Choose an item.;**

**Or**

**AND WHEREAS** this By-law conforms with the **Choose an item.** upon adoption of Official Plan Amendment No. **OPA NUMBER;**

**NOW THEREFORE** Council amends Zoning By-law No. 3581-86 as follows:

1. That Schedule "LETTER" (Map Name), appended to and forming part of Zoning By-law No. 3581-86 (Dundas), is amended by changing the zoning from the Choose an item. to the Choose an item. for the lands known ADDRESS, the extent and boundaries of which are shown on Schedule "A" to this By-law.
2. That Section No. 32: "Exceptions" of Zoning By-law 3581-86 (Dundas), be amended by adding the following new subsection:

**"S-XXX"**

That notwithstanding the provisions of Section No.: Choose an item., the following Special Provisions shall apply to the lands known municipally as ADDRESS, shown as Choose an item. on Schedule "LETTER".

(a) **USE**

1. Notwithstanding the provisions of Paragraphs (x), (x) and (x) of Section XX.X of the Choose an item. on those lands zoned Choose an item. by this By-law, the following shall apply:

(a) Regulation	NEW REGULATION

2. 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 Choose an item., subject to the special requirements referred to in Section No. of this By-law.
3. 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 \_\_\_\_\_, **YEAR**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

**Authority:** Item,  
Report (PED [REDACTED])  
CM:  
Ward: **X**

**Bill No.**

## **CITY OF HAMILTON**

### **BY-LAW NO.**

**To amend Zoning By-law No. 90-145-Z  
with respect to lands located at  
[REDACTED], Flamborough**

**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 “The Corporation of the Town of Flamborough” 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. 90-145-Z (Flamborough) was enacted on the 5<sup>th</sup> day of November 1990, and approved by the Ontario Land Tribunal on the 21<sup>st</sup> day of December, 1991;

**AND WHEREAS** Council approved Item \_\_\_ of Report \_\_\_\_\_ of the Planning Committee, at its meeting held on Click or tap to enter a date.;

**AND WHEREAS** this By-law conforms to the **Choose an item.;**

**Or**

**AND WHEREAS** this By-law conforms with the **Choose an item.** upon adoption of Official Plan Amendment No. **OPA NUMBER;**

**NOW THEREFORE** Council amends Zoning By-law No. 90-145-Z as follows:

- 1. That **Schedule "No."**, appended to and forming part of Zoning By-law 90-145-Z (Flamborough), is amended by changing the zoning from the **Choose an item.** to the **Choose an item.** for the lands known **ADDRESS**, the extent and boundaries of which are shown on Schedule "A" to this By-law.
- 2. That the **Choose an item.** Regulations, as contained in Section **No.** of Zoning By-law No. 90-145-Z, applicable to the subject lands, be modified to include the following special requirements:

"Section **No.** **"Choose an item."** (See Schedule **No.**)

Permitted Uses:

(a)

Zone Provisions

Notwithstanding Sub-Section **XX.X, (x), (x), and (x)** the following provisions shall apply:

(a) Regulation **NEW REGULATION**

- 3. That the amending By-law be added to **Schedule "No."** of Flamborough Zoning By-law No. 90-145-Z.
- 4. 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 \_\_\_\_\_, **YEAR**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

**Authority:** Item,  
Report (PED [REDACTED])  
CM:  
Ward: X

**Bill No.**

## **CITY OF HAMILTON**

### **BY-LAW NO.**

**To amend Zoning By-law No. 464  
with respect to lands located at  
ADDRESS, Glanbrook**

**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 “The Corporation of the Township of Glanbrook” 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. 464 (Glanbrook) was enacted on the 16<sup>th</sup> day of March, 1992, and approved by the Ontario Land Tribunal on the 31<sup>st</sup> day of May, 1993;

**AND WHEREAS** Council approved Item \_\_ of Report \_\_\_\_\_ of the Planning Committee, at its meeting held on [Click or tap to enter a date.](#);

**AND WHEREAS** this By-law conforms to the [Choose an item.](#);

**Or**

**AND WHEREAS** this By-law conforms with the [Choose an item.](#) upon adoption of Official Plan Amendment No. [OPA NUMBER](#);

**NOW THEREFORE** Council amends Zoning By-law No. 464 as follows:

1. That **Schedule "LETTER"**, appended to and forming part of Zoning By-law No. 464 (Glanbrook), is amended by changing the zoning from the **Choose an item.** to the **Choose an item.** for the lands known **ADDRESS**, the extent and boundaries of which are shown on Schedule "A" to this By-law.
2. That Section 44: "EXCEPTIONS TO THE PROVISIONS OF THIS BY-LAW" as amended, of Zoning By-law 464 (Glanbrook), be amended by adding a new Special Exception, **Choose an item.:**

**"XXX-XXX" ADDRESS, Schedule "A" Map No.**

1. Notwithstanding the permitted uses of Subsection **No.** of the **Choose an item.**, those lands zoned **Choose an item.** by this By-law, only the following uses shall be permitted:
  - (a) **USE**
2. Notwithstanding the provisions of Paragraphs (x), (x) and (x) of Section XX.X of the **Choose an item.** on those lands zoned **Choose an item.** by this By-law, the following shall apply:

(a) Regulation	NEW REGULATION

3. 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 **Choose an item.**, subject to the special requirements referred to in Section **No.** of this By-law.
4. 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 \_\_\_\_\_, **YEAR**

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Mayor

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City Clerk

Authority: Item  
Report (PED)  
CM:  
Ward: X

Bill No.

**CITY OF HAMILTON  
BY-LAW NO.**

**To Amend Zoning By-law No. 3692-92  
with respect to lands located at ADDRESS,  
Stoney Creek**

**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 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 8<sup>th</sup> day of December 1992, and approved by the Ontario Land Tribunal on the 31<sup>st</sup> day of May, 1994;

**AND WHEREAS** Council approved Item \_\_\_ of Report \_\_\_ of the Planning Committee, at its meeting held on Click or tap to enter a date.;

**AND WHEREAS** this By-law conforms to the Choose an item.;

**Or**

**AND WHEREAS** this By-law conforms with the Choose an item. upon adoption of Official Plan Amendment No. OPA NUMBER;

**NOW THEREFORE** Council amends Zoning By-law No. 3692-92 as follows:

1. That Map No. of Schedule “A”, appended to and forming part of Zoning By-law No. 3692-92 (Stoney Creek), is amended by changing the zoning from the Choose an item. to the Choose an item. for the lands known as ADDRESS, the extent and boundaries of which are shown on a plan hereto annexed as Schedule “A”.

2. That Subsection **No.** “Special Exemptions”, of Section **No.**, **Choose an item.** to Zoning By-law 3692-92 (Stoney Creek), be amended by adding a new Special Exemption “**XXX-XXX**”, as follows:

**“XXX-XXX” ADDRESS, Schedule “A” Map No.**

1. Notwithstanding the permitted uses of Subsection **No.** of the **Choose an item.**, those lands zoned **Choose an item.** by this By-law, only the following uses shall be permitted:

(a) **USE**

2. Notwithstanding the provisions of Paragraphs (x), (x) and (x) of Section XX.X of the **Choose an item.** on those lands zoned **Choose an item.** by this By-law, the following shall apply:

(a) Regulation	NEW REGULATION
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3. 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 provisions of the **Choose an item.**, subject to the special requirements referred to in Section **No.** of this By-law.
4. 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 \_\_\_\_\_ day of \_\_\_\_\_, **YEAR**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

**Authority:** Item,  
Report (PED [REDACTED])  
CM:  
Ward: X

**Bill No.**

## **CITY OF HAMILTON**

### **BY-LAW NO.**

**To amend Zoning By-law No. 6593  
with respect to lands located at  
[REDACTED], Hamilton**

**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 “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 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. 6593 (Hamilton) was enacted on the 25<sup>th</sup> day of July, 1950, and approved by the Ontario Land Tribunal on the 7<sup>th</sup> day of December, 1951;

**AND WHEREAS** Council approved Item \_\_\_ of Report \_\_\_\_\_ of the Planning Committee, at its meeting held on [Click or tap to enter a date.](#);

**AND WHEREAS** this By-law conforms to the **Choose an item.**;

**Or**

**AND WHEREAS** this By-law conforms with the **Choose an item.** upon adoption of Official Plan Amendment No. **OPA NUMBER**;

**NOW THEREFORE** Council amends Zoning By-law No. 6593 as follows:

1. That Sheet **No.**, appended to and forming part of Zoning By-law No. 6593 (Hamilton), is amended by changing the zoning from the **Choose an item.** to the **Choose an item.**, Modified, for the lands known as **ADDRESS**, the extent and boundaries of which are shown on Schedule "A" to this By-law.
2. That the **Choose an item.** regulations, as contained in Section XX of Zoning By-law No. 6593, are modified to include the following special requirements:
  - (a) That notwithstanding Section XXX, XXX...
  - (b) That in addition to Section XXX, XXX...
  - (c)
3. 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 modified **Choose an item.** provisions, subject to the special requirements referred to in Section **No.** of this By-law.
4. 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 \_\_\_\_\_ day of \_\_\_\_\_, **YEAR**

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Mayor

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City Clerk