

Authority: Item 9, Planning and Economic
Development Committee
Report; 04-020 (PD04283)
CM: November 10, 04

Bill No. 277

CITY OF HAMILTON

BY-LAW NO. 04-277

**To Amend Zoning By-law No. 3692-92 (Stoney Creek)
Respecting Lands located in Part of Lot 2, Broken Front Concession, forming
Parts 2, 3 & 4, Plan 62R-16847**

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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 Item 9 of Report 04-020 of the Planning and Economic Development Committee at its meeting held on the 10th day of November, 2004, 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. 4 of Schedule "A", appended to and forming part of By-law No. 3692-92 (Stoney Creek) is amended by changing the zoning from the Rural Residential "RR" Zone to the site-specific Single Residential "R3-18" Zone on the lands located in Part of Lot 2, Broken Front Concession, the extent and boundaries of which are shown as Subject Property on a plan hereto annexed as Schedule "A".

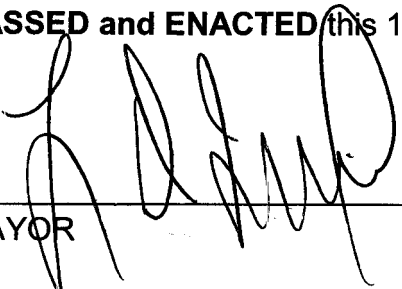
2. That Subsection 6.4.7, "Special Exemptions" of Section 6.4, Single Residential "R3" Zone, of Zoning By-law No. 3692-92, be amended by adding a new special exemption, "R3-18", as follows:

R3-16 Parts 2, 3 & 4, Plan 62R-16847, within Part of Lot 2, Broken Front Concession, Schedule " A , Map No. 4

Notwithstanding the provisions of paragraph (a) of Section 6.4.3 of the Single Residential "R3" Zone, on the those lands zoned "R3-18" by this By-law, the minimum lot area shall be 329 square metres.


3. 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 10th day of November, 2004.

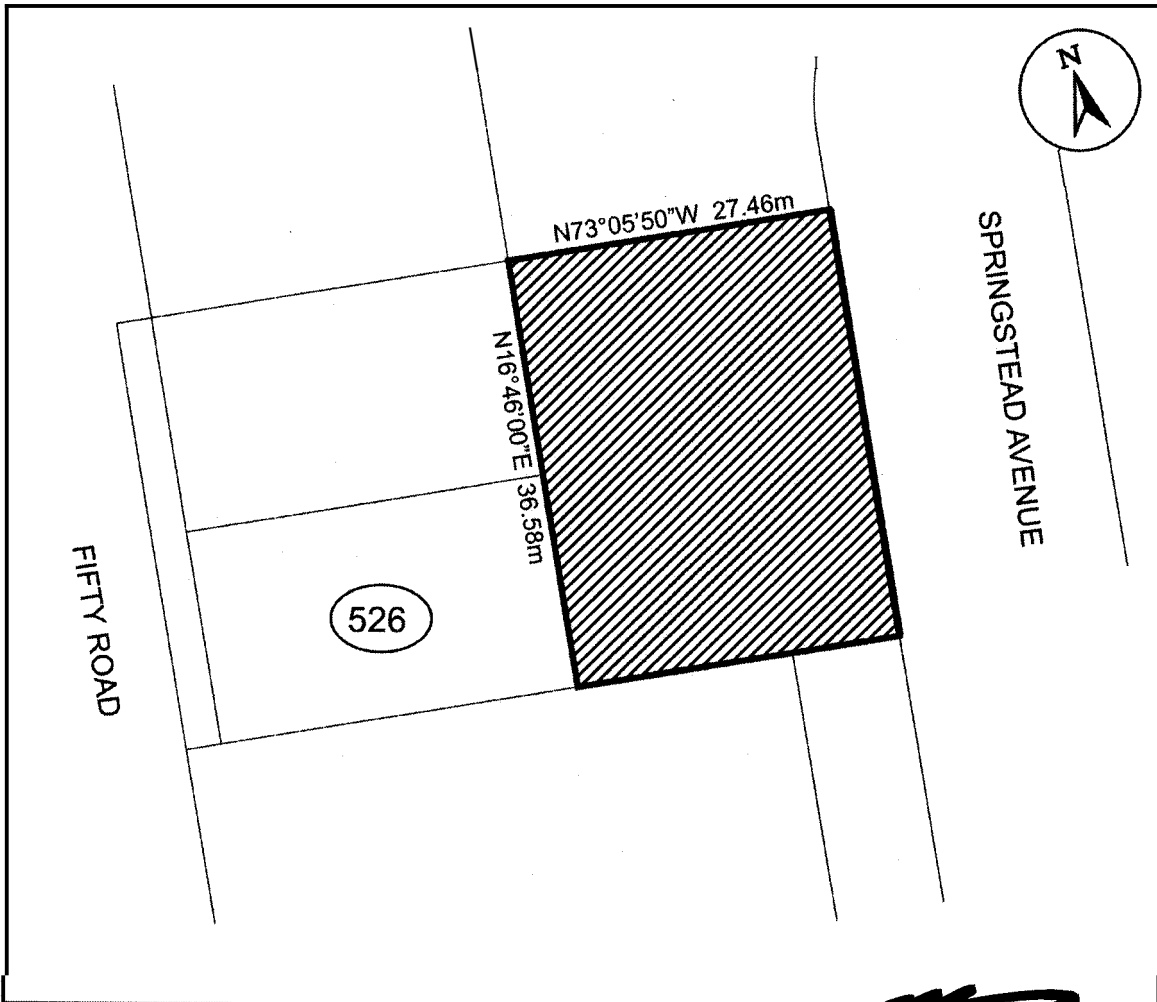


MAYOR

ZAC-04-85



CLERK



This is Schedule "A" to By-Law No. 04— 277

Passed the 10th day of November, 2004

[Signature]
Clerk

Schedule "A"

Map Forming Part of
By-Law No. 04-277
to Amend By-Law No 3692-92



Planning and Development Department

Subject Property
Rear portion of 526 Fifty Rd.
Parts 2,3 & 4 of Plan 62R-16847



Change from Rural Residential" RR Zone
to Single Residential"R3-18" Zone.

North	Scale: Not to Scale	File Name/Number: ZAR-04-85
	Date: October 8, 2004	Planner/Technician: MJ/CL