

Authority: Item 13, Planning and Economic
Development Committee
Report: 05-020 (PED05124)
CM: October 12, 2005

Bill No. 293

CITY OF HAMILTON

BY-LAW NO. 05-293

**To Amend Zoning By-law No. 3692-92 (Stoney Creek), Respecting the Property
Located at 480 Jones Road**

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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 13 of Report 05-20 of the Planning and Economic Development Committee at its meeting held on the 12th day of October, 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 Plannina Act on May 12, 1986;

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

1. Map No. 2 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 Single Residential "R4-14" Zone, on the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

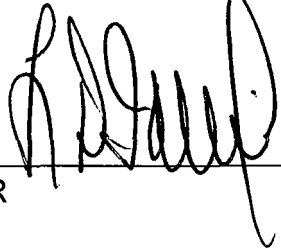
2. That Section 6.5.7, "Special Exemptions", of Zoning By-law No. 3692-92 (Stoney Creek), be amended by adding a new special provision "R4-14", to include the following:

**"R4-14 480 Jones Road, Part of Lots 7 & 8, Registered Plan 428
Schedule "A", Map No. 2**

Notwithstanding the provisions of Paragraph (d) of Subsection 6.5.3 Zone Regulations, of the Single Residential "R4" Zone, a minimum northerly side yard of 0.94 metres shall be provided for the single detached dwelling existing on the date of the passing of this by-law being October 12, 2005. "

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 "R4" 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 12th day of October, 2005.

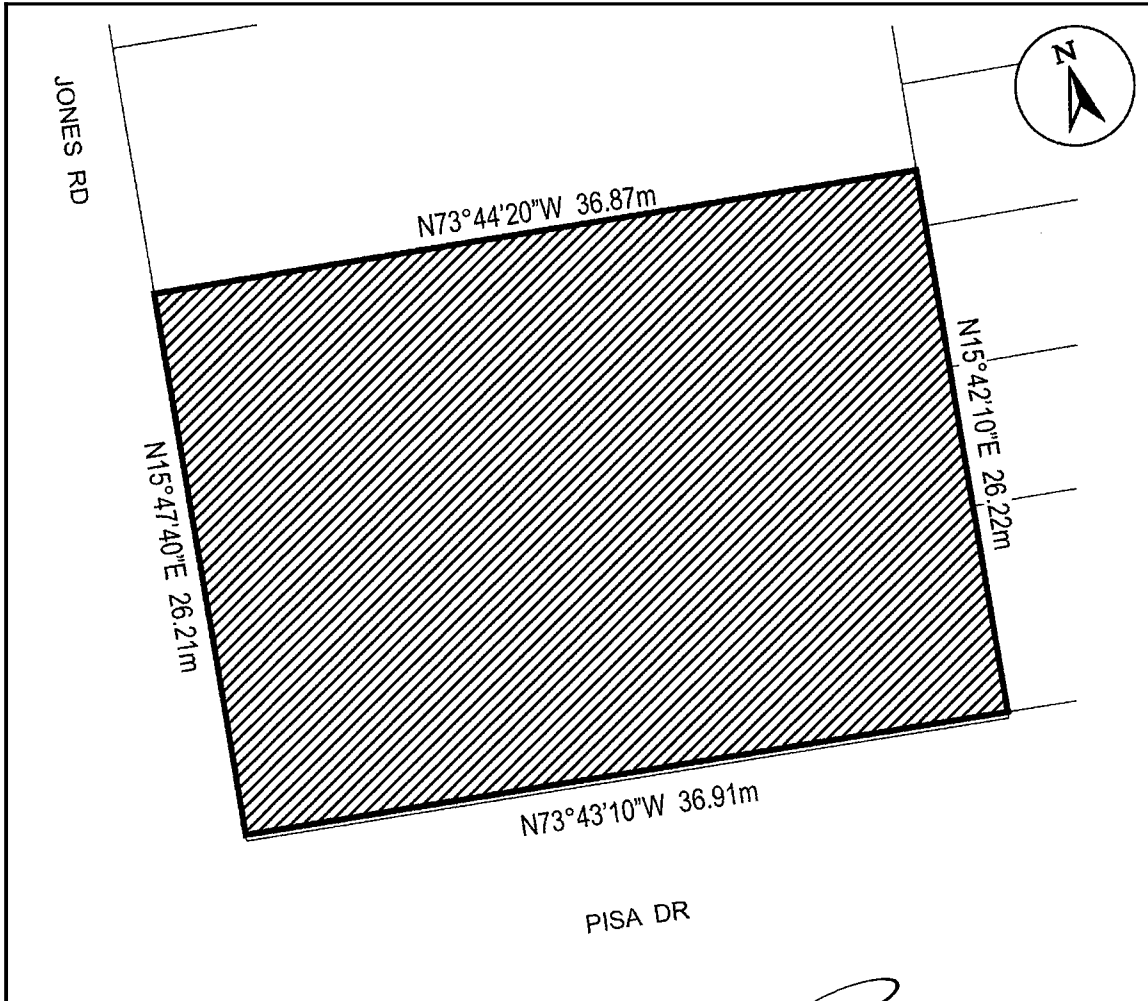


MAYOR



CLERK

ZAR-05-68



This is Schedule "A" to By-Law No. 05-293


Passed the 12th day of October, 2005


[Signature]
Clerk
[Signature]
Mayor

Schedule "A"

Map Forming Part of
By-Law No. 05-293
to Amend By-Law No. 3692-92

Subject Property 480 Jones Road

 Change in Zoning from Rural Residential "RR" Zone to the Single Residential "R4-14" Zone

 Planning and Economic Development Department
Hamilton



Scale:
Not to Scale

Date:
July 2005

File Name/Number:
ZAR-05-68

Planner/Technician:
SM/MZ