

Authority: Item 16, Planning and Economic
Development Committee
Report 06-002 (PED06032)
CM: February 15, 2006

Bill No. 035

CITY OF HAMILTON

BY-LAW NO. 06-035

To Amend Zoning By-law No. 3692-92 (Stoney Creek), Respecting a Portion of the Property Located at Lot 15 and Part of Lots 14 and 16, Plan 635, and Part of Lot 9, Broken Front Concession (Seabreeze Estates Phase 2)

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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 16 of Report 06-002 of the Planning and Economic Development Committee at its meeting held on the 15th day of February, 2006, 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, as amended by Official Plan Amendment No.122 proposed by the Corporation of the City of Hamilton as By-law No. 06-034, but not yet approved in accordance with the provisions of the Planning Act.

By-law Respecting part of Lot 15 and Part of Lots 14 and 16, Plan 635, and Part of Lot 9, Broken Front Concession

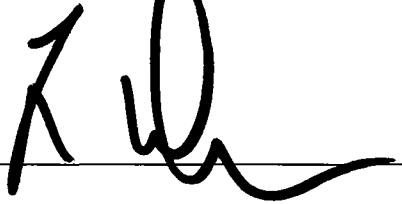
(Page 2 of 3)

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

1. Map No. 3 of Schedule "A", appended to and forming part of By-law No. 3692-92 (Stoney Creek) is amended by changing the zoning from the Neighbourhood Development "ND" Zone to the Single Residential "R3" Zone, the lands the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".
2. 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.
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 15th day of February, 2006.

MAYOR



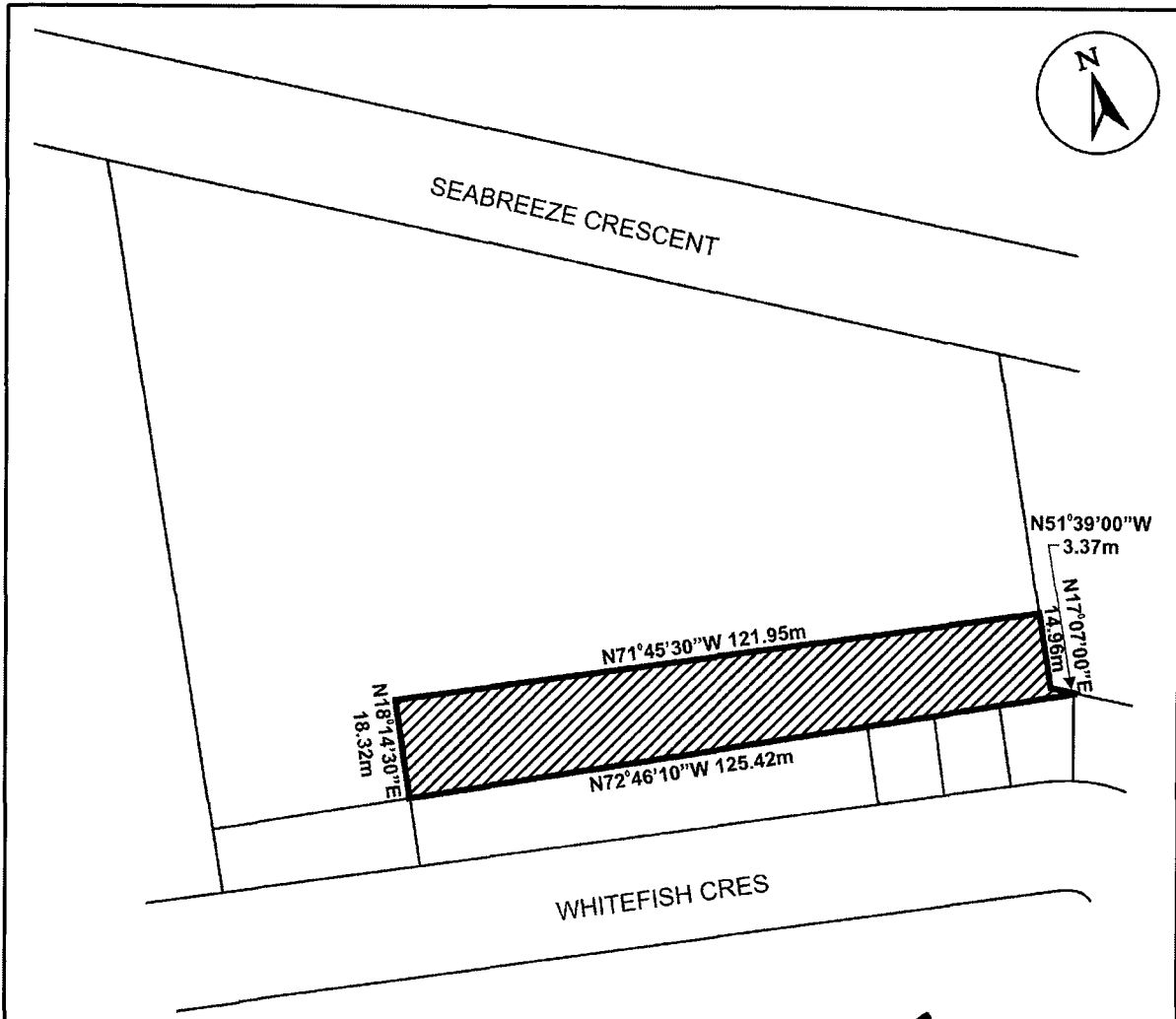
CLERK



ZAC-05-107/OPA-05-19


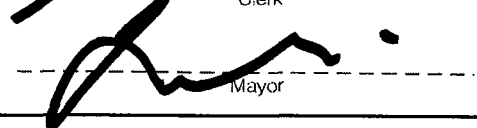
By-law Respecting part of Lot 15 and Part of Lots 14 and 16, Plan 635, and Part of Lot 9, Broken Front Concession

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This is Schedule "A" to By-Law No. 06—035

Passed the 15th day of February, 2006


 Clerk

 Mayor

Schedule "A"

Map Forming Part of
By-Law No. 06-035
to Amend By-Law No. 3692-92




Subject Property

Lot 15 and Part of Lots 14 & 16,
Registered Plan 635 and Part of Lot 9,
Broken Front Concession



Change in Zoning from the Neighbourhood
Development "ND" Zone to the Single
Residential "R3" Zone

	Scale: Not to Scale	File Name/Number: OPA-05-19/ZAC-05-107
	Date: January 6, 2006	Planner/Technician: MG/NB
T&C File Name:		