

Authority: Item 17, Economic Development
and Planning Committee
Report: 10-020 (PED10039)
CM: October 13, 2010

Bill No. 272

CITY OF HAMILTON

BY-LAW NO. 10-272

To Amend Zoning By-law No. 3692-92 (Stoney Creek) Respecting the Lands Located at 80 Creanona Boulevard, Stoney Creek

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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 17 of Report 10- 020 of the Economic Development and Planning Committee, at its meeting held on the 13th day of October, 2010, recommended that Zoning By-law No. 3692-92 (Stoney Creek), be amended as hereinafter provided;

AND WHEREAS this by-law will be in conformity with the Official Plan of the City of Hamilton (formerly the City of Stoney Creek Official Plan) upon approval of Official Plan Amendment No. 160;

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

By-law Respecting 80 Creanona Boulevard, Stoney Creek

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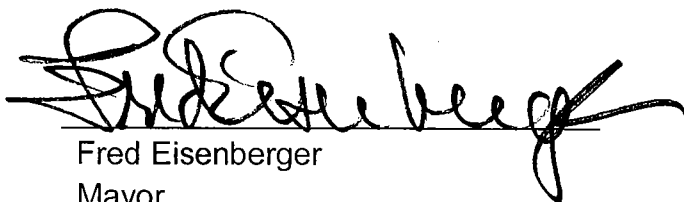
1. That Map No. 4 of Schedule 'A', appended to and forming part of By-law No. 3692-92 (Stoney Creek), is amended by changing the zoning from the Neighbourhood Development "ND" Zone to the Single Residential "R2" Zone (Block 1), and the Single Residential "R3-32" Zone (Block 2), on the lands the extent and boundaries of which are shown 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 (Stoney Creek), be amended by adding a new Special Exemption, "R3-32", as follows:

"R3-32" 80 Creanona Boulevard, Schedule 'A', Map No. 4

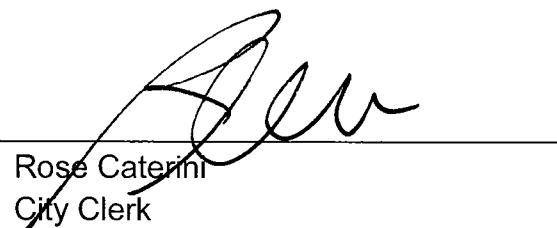
Notwithstanding the provisions of Paragraphs (c), (d) and (g) of Section 6.4.3 "Zone Regulations" of Zoning By-law No. 3692-92, on those lands zoned "R3-32" by this by-law, the following shall apply:

- (c) Minimum Front Yard - 3.0 metres to the face of a dwelling and 5.8 metres to the face of the garage.
 - (d) Minimum Side Yard - No part of any dwelling shall be located closer than 1.2 metres to a side lot line, except 0.6 metres on the side of the dwelling containing an attached garage or attached carport, provided that a maintenance easement is entered into between the owners of the abutting lands and properly registered on title of each of the abutting lots
 - (g) Maximum Lot Coverage – 40 percent, except 45 percent for 1 storey and/or bungalow dwelling units
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 Single Residential "R3" Zone provisions, subject to the special requirements referred to in Section 2, and the Single Residential "R2" Zone provisions.
 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 and ENACTED this 13th day of October, 2010.



Fred Eisenberger
Mayor
ZAC-10-026



Rose Caterini
City Clerk



This is Schedule "A" to By-Law No. 10-272

Passed the 13th..... day of ...October..... 2010

[Signature]
Clerk
[Signature]
Mayor

Schedule "A"

Map Forming Part of
By-Law No. 10- 272

to Amend By-law No. 3692-92

Subject Property

80 Creanona Boulevard, Stoney Creek



Block 1 - Change in Zoning from the Neighbourhood Development "ND" Zone to Single Residential "R2" Zone.



Block 2 - Change in Zoning from the Neighbourhood Development "ND" Zone to the Single Residential "R3-32" Zone, Modified.
Lands Subject to an Official Plan Amendment



Block 3 - Lands to remain, Single Residential "R2" Zone.

Scale: N.T.S.	File Name/Number: ZAC-10-026
Date: Sept. 13, 2010	Planner/Technician: DF/MS
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	

