

Authority: Item 4, Planning Committee
Report 14-011 (PED14112)
CM: July 11, 2014

Bill No. 198

CITY OF HAMILTON

BY-LAW NO. 14-198

**To Amend Zoning By-law No. 3692-92 (Stoney Creek)
Respecting Lands located at 259-261 Highway No. 8 (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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 4 of Report 14-011 of the Planning and Economic Development Committee at its meeting held on the 11th day of July, 2014, 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 Urban Hamilton Official Plan upon finalization of Official Plan Amendment No. 26;

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

1. That Subsection 8.3.8, "Special Exemptions" of Section 8.3, General Commercial (GC) Zone, of Zoning By-law No. 3692-92, be amended by deleting Special Exemption "GC-53" in its entirety and replaced with the following:

"GC-53 259-261 Highway No. 8, Schedule "A" Map No. 6

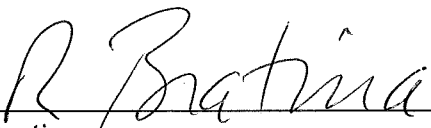
Notwithstanding the uses permitted in Subsection 8.3.2, only the following uses shall be permitted: Retail Stores, Personal Services Shops, Fast Food

Restaurants, Professional and Business Offices, Dentures Clinics, Optometrists, Financial Institution and an Animal Hospital only if wholly enclosed within a building.

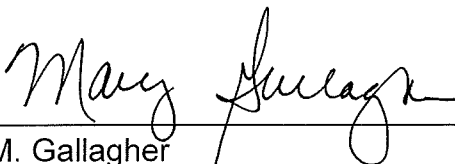
Notwithstanding the provisions of paragraphs (a) and (i) of Subsection 8.3.3, the minimum lot frontage shall be 41 metres and a parking ratio of 1 space per 31 square metres of gross floor area shall be provided and maintained.”

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 General Commercial “GC” Zone provisions, subject to the special provisions referred to in Section 1.
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 this 15th day of August, 2014.



R. Bratina
Mayor



M. Gallagher
Acting City Clerk

To Amend Zoning By-law No. 3692-92 (Stoney Creek)
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		This is Schedule "A" to By-law No. 14- 198 Passed the <u>15</u> day of <u>August</u> , 2014		Mayor Clerk
		<p align="center">Schedule "A"</p> <p align="center">Map Forming Part of By-law No. 14-<u>198</u> to Amend By-law No. 3692-92</p>		<p>Subject Property 259 - 261 Highway No. 8, Stoney Creek</p> <p> Modification to General Commercial "GC-53"</p>
Scale: N.T.S.	File Name/Number: ZAR-14-008			
Date: April 24, 2014	Planner/Technician: RC/AL			
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT				