

**Authority:** Item [REDACTED]  
Planning Committee  
Report: 14-[REDACTED] (PED140\_\_)  
CM: [REDACTED]

**Bill No.** [REDACTED]

## CITY OF HAMILTON

### BY-LAW NO. [REDACTED]

#### To Amend Zoning By-law No. 6593 (Hamilton), Respecting Lands Located at 30 Eleanor Avenue (Hamilton)

**WHEREAS** the City of Hamilton Act, 1999, Statutes of Ontario 1999 Chap. 14, Schedule C did incorporate, as of January 1<sup>st</sup>, 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 Hamilton", and is the successor of 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council or the City of Hamilton;

**AND WHEREAS** Zoning By-law No. 6593 (Hamilton) was enacted on the 25<sup>th</sup> day of July 1950, which was approved by the Ontario Municipal Board by Order dated the 7<sup>th</sup> day of December 1951 (File No. P.F.C. 3821);

**AND WHEREAS** the Council of the City of Hamilton, in adopting Item [REDACTED] of Report 14-[REDACTED] of the Planning Committee, at its meeting held on the [REDACTED] day of [REDACTED], 2014, recommended that Zoning By-law No. 6593 (Hamilton) be amended as hereinafter provided;

**AND WHEREAS** this By-law is in conformity with the Urban Hamilton Official Plan, approved by the Minister under the Planning Act on March 16, 2011;

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

1. That Sheet No. E38c of the District Maps, appended to and forming part of By-law No. 6593 (Hamilton), as amended, is further amended by changing the zoning from the "R-4" (Small Lot Single Family Detached) District, to the "R-4 - "H"/S-1713" (Small Lot Single Family Detached) District, Modified, with a Holding Provision, on the lands the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".
2. That the 'H' symbol shall only be removed conditional upon:
  - (i) That the applicant receives Draft Plan approval and to enter into a Subdivision Agreement requiring the construction of the Eaglewood Drive extension from its current terminus to Eleanor Avenue, to the satisfaction of the Senior Director of Growth Management.
3. That Sheet No. E38c of the District Maps is amended by marking the lands referred to in Section 1 of this By-law.
4. 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 "R-4" (Small Lot Single Family Detached) District.
5. That the Clerk is hereby authorized and directed to proceed with the giving of notice of passing of this By-law, in accordance with the Planning Act.

**PASSED and ENACTED** this [REDACTED] day of [REDACTED], 2014.

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R. Bratina  
Mayor

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R. Caterini  
Clerk

ZAR-14-021



<p>This is Schedule "A" to By-law No. 14-</p> <p>Passed the ..... day of ....., 2014</p>	<p>-----</p> <p style="text-align: center;">Mayor</p> <p>-----</p> <p style="text-align: center;">Clerk</p>
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<h2>Schedule "A"</h2> <p>Map Forming Part of By-law No. 14-_____</p> <p>to Amend By-law No. 6593</p>	<p><b>Subject Property</b> 30 Eleanor Avenue</p> <p> Modification to the "R-4" (Small Lot Single Family Residential) District, to the "R-4" - 'H/S-1713' (Small Lot Single Family Residential) District, Holding, Modified</p>
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Scale: N.T.S.	File Name/Number: ZAR-14-021	
Date: August 19, 2014	Planner/Technician: TL/AL	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		