

**Authority:** Item 6, Planning Committee  
Report: 12-010 (PED12108)  
CM: June 27, 2012

**Bill No. 147**

## **CITY OF HAMILTON**

### **BY-LAW NO. 12-**

#### **To Amend Zoning By-law No. 3692-92 (Stoney Creek) Respecting the Lands Located at 76 Creanona Boulevard, Stoney Creek**

**WHEREAS** the City of Hamilton Act, 1999, Statutes of Ontario, 1999 Chap.14, Sch. 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 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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 8<sup>th</sup> day of December, 1992, and approved by the Ontario Municipal Board on the 31<sup>st</sup> day of May, 1994;

**AND WHEREAS** the Council of the City of Hamilton, in adopting Item 6 of Report 12- 010 of the Planning Committee, at its meeting held on the 27th day of June, 2012, 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. 167;

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

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 Single Residential "R2" Zone to the Single Residential "R2-60" Zone, Modified (Block 1), and from the Neighbourhood Development "ND" Zone to the Single Residential "R3-35" Zone, Modified (Block 2), on the lands the extent and boundaries of which are shown on a plan hereto annexed as Schedule 'A'.
2. That Sub-section 6.3.7, "Special Exemptions", of Section 6.3 Single Residential "R2" Zone, of Zoning By-law No. 3692-92 (Stoney Creek), be amended by adding a new Special Exemption, "R2-60", as follows:

**"R2-60" 76 Creanona Boulevard, Schedule 'A', Map No. 4**

Notwithstanding the provision of Paragraph (e) of Section 6.3.3 "Zone Regulations" of Zoning By-law No. 3692-92, on those lands zoned "R3-35" by this By-law, the following shall apply:

(e) Minimum Rear Yard 6.7 metres

3. That Sub-section 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, "R3-35", as follows:

**"R3-35" 76 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 "R3-35" 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, an attached garage or attached carport may be erected at a distance of no less than 1 metre from a side lot line.

(g) Maximum Lot Coverage: 40 percent, except 45 percent for a 1-storey and/or bungalow dwelling unit.

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 Single Residential "R2" Zone and the Single Residential "R3" Zone provisions, subject to the special requirements referred to in Sections 2 and 3.
5. 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** this 27<sup>th</sup> day of June, 2012.

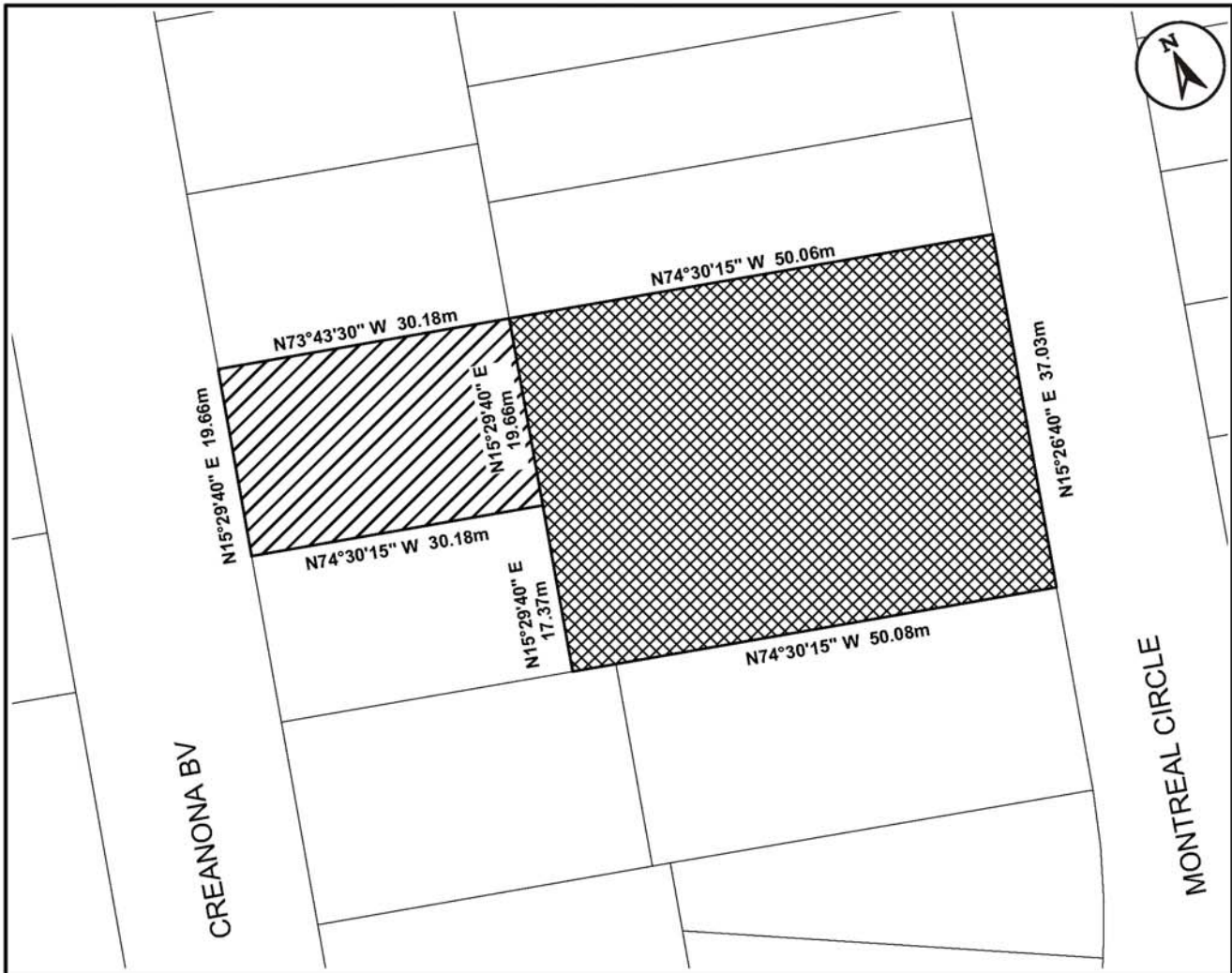
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R. Bratina  
Mayor

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R. Caterini  
City Clerk

ZAC-12-006  
OPA-12-002



This is Schedule "A" to By-Law No. 12-

Passed the ..... day of ....., 2012

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 Mayor

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 Clerk

## Schedule "A"

Map Forming Part of  
 By-Law No. 12-\_\_\_\_\_

to Amend By-law No. 3692-92

### Subject Property

76 Creanona Blvd.



**Block 1:** Change in Zoning from the Single Residential "R2" Zone to the Single Residential "R2-60" Zone, Modified



**Block 2:** Change in Zoning from the Neighbourhood Development "ND" Zone to the Single Residential "R3-35" Zone, Modified

Scale:  
 N.T.S.

File Name/Number:  
 ZAC-12-006 / OPA-12-002

Date:  
 April 27, 2012

Planner/Technician:  
 JM / MB



Hamilton