



Hamilton

Michael Davis  
5<sup>th</sup> Floor  
City Hall

RECEIVED  
DEC 20 2019

Office of the City Clerk  
Hamilton, ON L8P 4Y5  
4 Fax: 905-546-2095

## NOTICE OF THE PASSING OF A ZONING BY-LAW BY THE CITY OF HAMILTON

**TAKE NOTICE THAT** the City of Hamilton Council passed **Zoning By-law No. 19-304** on the 11<sup>th</sup> day of December, 2019 under Section 34 of the Planning Act, R.S.O. 1990, c. P.13. The municipal address of the subject property is 35 Sabrina Boulevard, Hamilton.

**AND TAKE NOTICE THAT** *the public submissions received on this matter did not affect the decision.*

**AND TAKE NOTICE THAT** any person or agency who objects to Zoning By-law No 19-304 may appeal the decision of Council to the Local Planning Appeal Tribunal (formerly the Ontario Municipal Board), by filing with the Clerk of the City of Hamilton, not later than the **9th day of January, 2020** a certified cheque or money order in the amount of \$300.00, payable to the Minister of Finance, Province of Ontario. A completed Notice of Appeal form setting out the reasons for the appeal of the amendments is required to be accompanied with the Local Planning Appeal Tribunal fee. Appeal forms are available on the ELTO website <http://elto.gov.on.ca/>.

**PLEASE NOTE: IF YOU HAVE NO OBJECTION TO THE BY-LAW, YOU DO NOT NEED TO TAKE ANY ACTION, AND YOU DO NOT NEED TO SEND ANY CHEQUE.**

**AND TAKE NOTICE THAT** the decision by Council on the Zoning By-law is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

Only Individuals, Corporations and Public Bodies may appeal a Zoning By-Law to the Local Planning Appeal Tribunal. A Notice of Appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

An explanation of the purpose and effect of the Zoning By-law, describing the lands to which the Zoning By-law applies, and a key map of the affected lands, are attached. The complete by-law is available for inspection during regular office hours. If you have any questions, please call Lisa Chamberlain at 905 546 2424 extension 4605. Appeals should be submitted to: City Clerk, City of Hamilton, 71 Main Street West, 1<sup>st</sup> floor, Hamilton, Ontario, L8P 4Y5.

**DATED** at the City of Hamilton  
this 20<sup>th</sup> day of December, 2019  
Ontario

Andrea Holland, City Clerk  
City Hall, Hamilton,

**EXPLANATION OF THE PURPOSE AND EFFECT OF**  
**BY-LAW NO. 19-304**

1. The purpose of By-law No. 19-304 is to provide for a change in zoning from “RT-20/S-1301a” (Townhouse – Maisonette) District, Modified, to “RT-20/S-1301b-H1” (Townhouse – Maisonette – ‘Holding’) District, Modified (Blocks 1 and 2) and “RT-20/S-1301b-H1, H2” (Townhouse – Maisonette – ‘Holding’) District, Modified (Block 3), in the City of Hamilton Zoning By-law No. 6593, to permit the development of 71 street townhouse dwellings and 260 stacked townhouse dwellings on lands located at 35 Sabrina Boulevard (Hamilton), as shown on the attached key map.
  
2. Only the property referred to above and shown on the attached map is affected by the By-law. However, all owners of property within 120 metres (400 feet) of the property affected by the By-law are required to be notified.

\_\_\_\_\_  
City Clerk  
City Hall, Hamilton, Ontario

ZAC-18-022



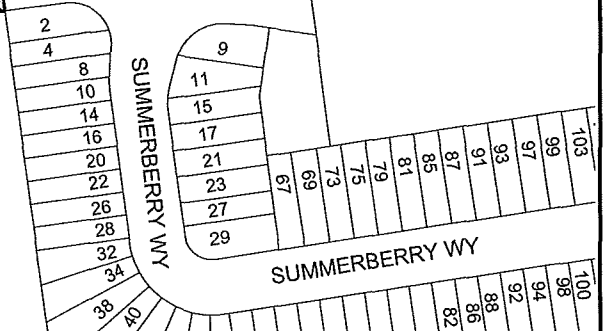
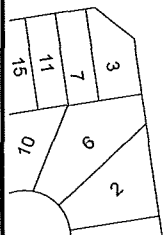
327

1455

GARTH ST

SABRINA BV

1605






# Key Map

## to By-law No. 19- 304

### Subject Property

Part of Lots 17 & 18, Concession 8,  
Part 1 on Plan 62R-19029

-  **Block 1** - Change in zoning from "RT-20/S-1301a" (Townhouse - Maisonette) District, Modified, to "RT-20/S-1301b-H1" (Townhouse - Maisonette - 'Holding') District, Modified
-  **Block 2** - Change in zoning from "RT-20/S-1301a" (Townhouse - Maisonette) District, Modified, to "RT-20/S-1301b-H1" (Townhouse - Maisonette - 'Holding') District, Modified
-  **Block 3** - Change in zoning from "RT-20/S-1301a" (Townhouse - Maisonette) District, Modified, to "RT-20/S-1301b-H1, H2" (Townhouse - Maisonette - 'Holding') District, Modified

Scale:  
N.T.S.

File Name/Number:  
ZAC-18-022

Date:  
Dec. 19, 2019

Planner/Technician:  
MD/AL



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

