



City of Hamilton

PLANNING COMMITTEE ADDENDUM

Meeting #: 24-006
Date: April 30, 2024
Time: 9:30 a.m.
Location: Council Chambers (Planning)
Hamilton City Hall
71 Main Street West

Lisa Kelsey, Legislative Coordinator (905) 546-2424 ext. 4605

	Pages
10. PUBLIC HEARINGS	
10.1 Application for a Zoning By-law Amendment for Lands Located at 560 Grays Road, Stoney Creek (PED24085) (Ward 10)	
*a. Written Submissions:	2
(i) Viv Saunders	
*b. Staff Presentation	4

From: Viv Saunders

Sent: Thursday, April 25, 2024 2:31 PM

To: michelle.fiorino@hamilton.ca

Cc: Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>

Subject: Application for a Zoning By-law Amendment for Lands Located at 560 Grays Road, Stoney Creek (PED24085) (Ward 10)

Good Afternoon Michelle (and Planning Committee Members)

This infill development is on a piece of land that slowly absorbs pure stormwater prior to draining into a Core / ESA area (the Big Pond) & Lake Ontario. For context, a pic is below.

If the City could find a way to remove the ditches in tandem with the construction for these homes, I would ask that the Planning Committee put that in motion in tandem with approving this development.

There's 2 significant environmental concerns if the ditches were to remain after build:

1. Quality of Stormwater Runoff:

LOVE that the proposed municipal sidewalks, if they materialize, are going to be 6 1/2' wide since people will be walking alongside a truck route.

Not loving that the existing rural ditches between the sidewalks and the buildings surrounding this lot are proposed to remain. There are also a few interior sidewalks that are proposed to go over the ditches to connect to this new municipal sidewalk. I'm fairly confident the majority of those of us that back on to the Big Pond don't want the added salt that comes from the multiple sidewalks adjacent to the ditches. . Salt runoff will harm this ESA/Core Water quality & the present habitants: snapping turtles, painter turtles, beavers, muskrats, swans, fish, geese et al.

In addition, I would ask that a Construction Management Plan clearly address mitigation strategies to ensure construction debris etc does not travel from the site into the Big Pond in light of the fact many new concrete sidewalks/roadways are proposed over the ditches.

2. Quantity of Stormwater Runoff:

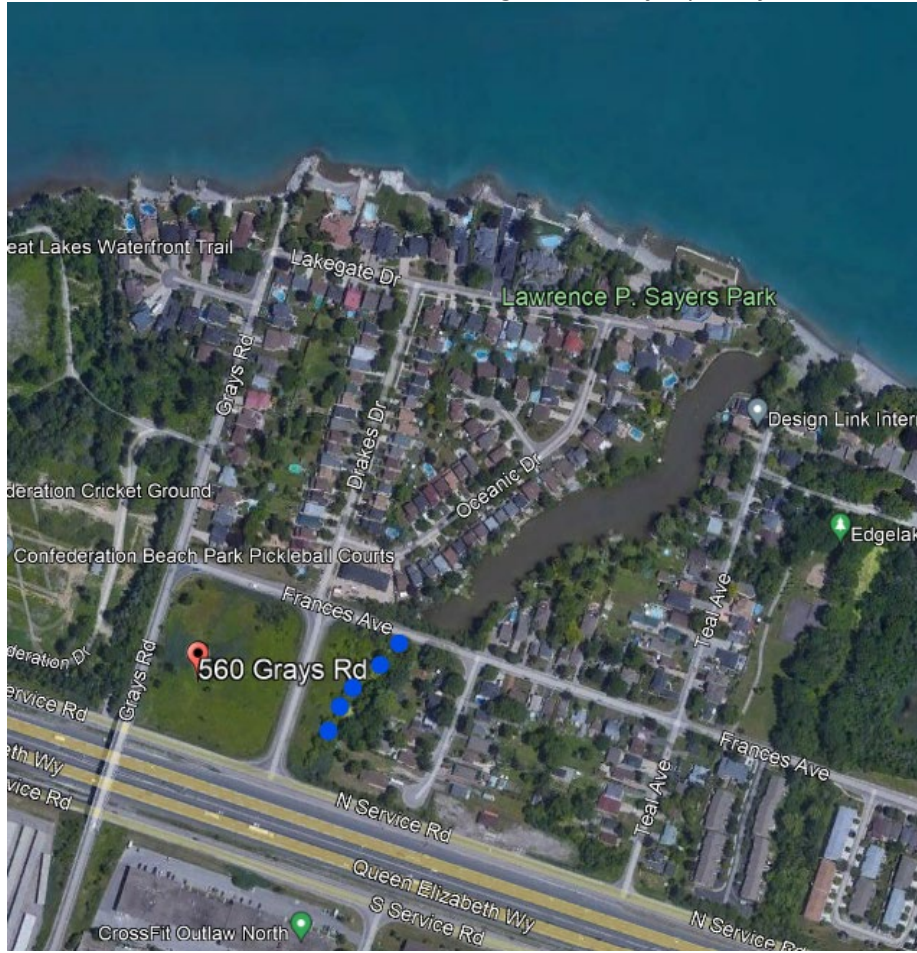
I appreciate that this build will result in less stormwater runoff into the Big Pond, but that comment in the Staff Report I believe in fact means *less than the previous proposal* and not *less than the existing conditions*. Is that correct?

If yes, and while I appreciate the HCA *thinks* this proposal *should not* result in flooding issues any increase in stormwater flow over to a natural watercourse that historically and is presently (as in while I'm typing) experiencing flooding issues, will more than likely exacerbate a well documented issue.

I'm hopeful that the City will look at the broader picture, the potential impacts and ensure there will be next to zero potential damages down the road due to a municipal decision to increase the amount and quality of stormwater directed to my waterlot.

Thank you,
Viv Saunders

It was hard to see the stream/creek through the trees for part of the watercourse so I blue dotted them:





WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

April 30, 2024

PED24085 – (ZAC-24-005)

Application for a Zoning By-law Amendment for Lands Located at
560 Grays Road, Stoney Creek.

Presented by: Michael Fiorino

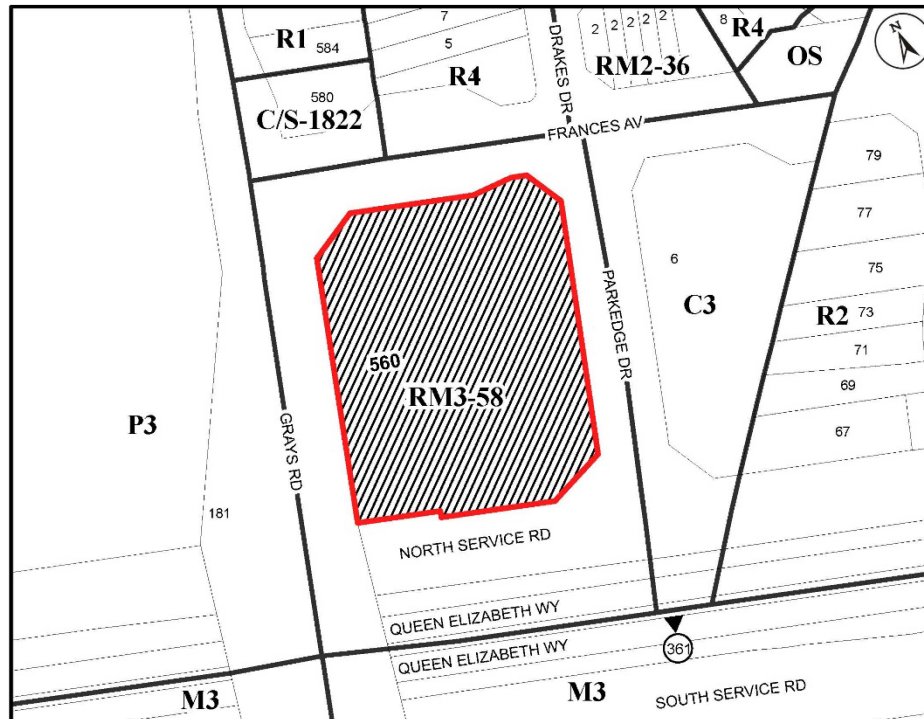


SUBJECT PROPERTY

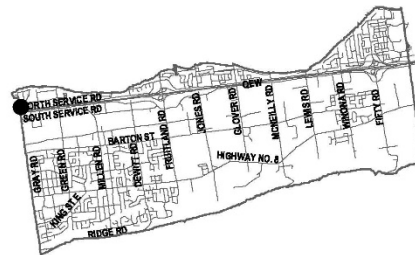


560 Grays Road, Stoney Creek





● Site Location



Key Map - Ward 10

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-24-005

Date:
March 19, 2024


Appendix "A"

Scale:
N.T.S

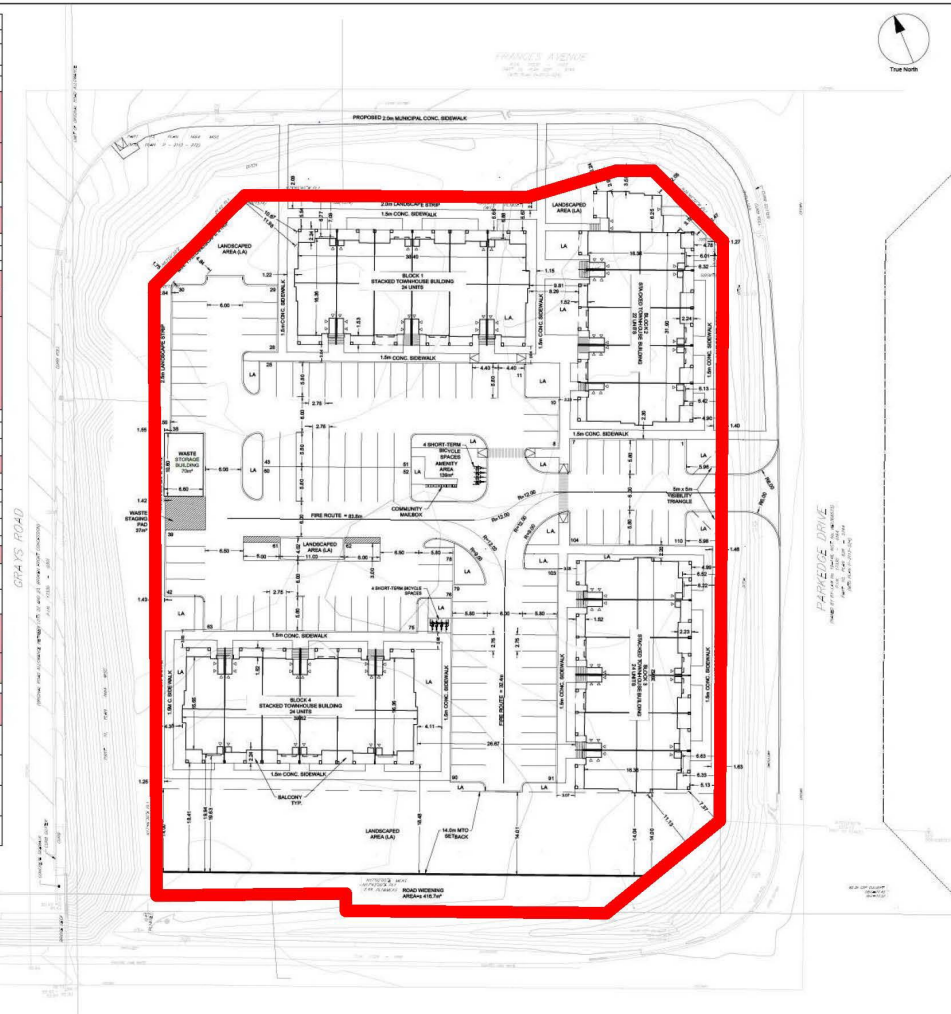
Planner/Technician:
MF/NB

Subject Property

560 Grays Road, Stoney Creek (Ward 10)

 Change in zoning from the Multiple Residential "RM3-58" Zone, Modified to the Multiple Residential "RM3-58-H" Zone, Modified, Holding

CITY OF STONEY CREEK ZONING BY-LAW 3662-22			
SECTION	MULTIPLE RESIDENTIAL TRMP ZONE	REQUIRED	PROVIDED
6.1.02	USES PERMITTED	MANSIONETTES, STREET TOWNHOUSES, TOWNHOUSES, APARTMENT DWELLINGS, DWELLING GROUPS	DWELLING GROUP
6.1.02.30	MINIMUM LOT AREA	4,000sq	10,730sq
6.1.02.30	MINIMUM LOT FRONTAGE (FRANCES AVENUE)	50m	73.6m
6.1.02.30	MINIMUM FRONT YARD (FRANCES AVENUE)	MIN. 12.0m FOR THAT PORTION OF THE BUILDING LOCATED BETWEEN 0.9m AND 45.0m FROM FRANCES ROAD. MIN. 0.9m FOR THAT PORTION OF THE BUILDING LOCATED BETWEEN 45.0m AND 61.0m FROM FRANCES AVENUE.	2.23m
6.1.02.30	MINIMUM SIDE YARD FOR MANSIONETTES, TOWNHOUSES, AND DWELLING GROUPS	0m, EXCEPT FOR 7.5m FOR A FLANKAGE YARD, 7.5m SETBACK, 4.0m FOR SINGLE DETACHED SEMI-DETACHED OR DUPLEX DWELLINGS AND 3m THERE AN END UNIT ADJACENT A LOT LINE OF A STREET TOWNHOUSE	2.09m
6.1.02.30	MINIMUM REAR YARD FOR MANSIONETTES, TOWNHOUSES, AND DWELLING GROUPS	0m, EXCEPT FOR 7.5m SETBACK, 4.0m FOR SINGLE SEMI-DETACHED OR DUPLEX DWELLINGS, OR A STREET TOWNHOUSE	14.04m
6.1.02.30	MINIMUM DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	1.5m, EXCEPT 3m BETWEEN END WALLS AND 0m BETWEEN AN END WALL AND A REAR WALL.	0.29m
6.1.02.30	MAXIMUM DENSITY	141 UNITS PER HECTARE	94 UPH
6.1.02.30	MAXIMUM BUILDING HEIGHT	15m	12.32m
6.1.02.30	MAXIMUM LOT COVERAGE	33% = 1,375.5sq	3,018.19 = 28.2%
6.1.02.30	PRIVACY AREA	NOTWITHSTANDING THE YARD REQUIREMENTS ABOVE, EACH MANSIONETTE AND TOWNHOUSE UNIT SHALL HAVE AT LEAST ONE AREA WHICH SERVED AS A PRIVACY AREA WHICH SHALL BE ADJACENT TO THE DWELLING UNIT AND SHALL HAVE A MINIMUM DEPTH OF 4.5m.	NO AT GRADE PRIVATE AMENITY PROPOSED
6.1.02.30	MINIMUM LANDSCAPED OPEN SPACE	1. MANSIONETTES, TOWNHOUSE AND DWELLING GROUPS INCLUDING PRIVACY AREAS - 45,386,025sq 2. APARTMENT BUILDINGS - 2.1m 3. NOT LESS THAN 1.5% OF LANDSCAPED STRIP SHALL BE PROVIDED BETWEEN ANY PRIVACY AREA AND ANY LOT LINE. 4. A LANDSCAPED STRIP HAVING A MINIMUM WIDTH OF 0.3m SHALL BE PROVIDED AND THEREAFTER MAINTAINED ADJACENT TO EVERY PORTION OF ANY LOT THAT ADJUTS A STREET EXCEPT FOR PORTIONS OF ROADS AND DRIVEWAYS.	1. 4,029sq (37.2%) 2. 1m 3. 1m 4. 1.22m
ACCESSORY BUILDINGS			
6.1.40	MINIMUM FRONT YARD SETBACK	0.9m	N/A
6.1.40	MINIMUM SETBACK TO ANY OTHER LOT LINE	0.9m	1.42m
6.1.40	MAXIMUM BUILDING HEIGHT	4.5m	6.0m
6.1.40	MAXIMUM LOT COVERAGE	10% = 1,073.3sq	0.6% = 75sq
PARKING REQUIREMENTS			
6.1.50	MINIMUM STALL SIZE	2.75m X 5.8m	2.75m X 5.8m
6.1.50	MINIMUM ACCESSIBLE STALL SIZE	4.4m X 5.8m	4.4m X 5.8m
6.1.50	MINIMUM ACCESSIBLE STALLS	1% OF REQUIRED PARKING = 1 SPACE	2 SPACES
6.1.50	MINIMUM NUMBER OF PARKING SPACES	1. MANSIONETTES/TOWNHOUSES: 2 SPACES + 0.5 VISITOR PER UNIT + 235 SPACES 2. APARTMENT BUILDINGS: 1 SPACE PER UNIT + 235 SPACES	OCCUPANTS: 1 SPACE PER UNIT VISITOR: 19 SPACES
6.1.50	LOCATION	NO COMMON PARKING SPACES SHALL BE LOCATED CLOSER THAN 3.0m FROM A SINGLE DETACHED, SEMI-DETACHED OR DUPLEX UNIT.	+3.0m
6.1.50	LOCATION	FOR MANSIONETTES OR TOWNHOUSES, ONLY ONE OF THE REQUIRED PARKING SPACES PER UNIT MAY BE PROVIDED IN THE REQUIRED FRONT YARD. NO PARKING SHALL BE PROVIDED CLOSER THAN 3.0m TO A LOT LINE OR CLOSER THAN 0.9m TO ANY DWELLING UNITS ON A LOT OTHER THAN THE SAID LOT, EXCEPT FOR SPACES PROVIDED WITHIN A PRIVATE GARAGE OR UNDERGROUND GARAGE. NO PARKING SHALL BE PROVIDED CLOSER THAN 3.0m TO ANY DWELLING UNIT LOCATED ON THE SAME LOT, EXCEPT WHEN LOCATED WITHIN AN UNDERGROUND GARAGE.	N/A
6.1.50	LOCATION: GROUPING OF 4+ SPACES		1.44m to the WESTERLY SIDE LOT LINE
6.1.50	LOCATION: GROUPING OF 4+ SPACES		2.00m
6.1.51	DAYLIGHT TRIANGLES	ANY LOT LOCATED AT THE INTERSECTION OF TWO OR MORE ROADS OR RAILWAY RIGHTS-OF-WAY SHALL REQUIRE A MINIMUM YARD OF 3m FROM THE HYPOTENUSE OF THE DAYLIGHT TRIANGLE.	2.05m
6.1.10	WALL, BELL COULURES, CORNICES, CHIMNEY BREASTS, BAY WINDOWS, DECORATIVE BRICK FACING OR BALUSTERS	ANY REQUIRED YARD A DISTANCE OF NOT MORE THAN 0.9m.	AS REQUIRED
6.1.10	SCREENS OR GUTTERS FOR OTHER THAN AN ACCESSORY BUILDING	ANY REQUIRED YARD A DISTANCE OF NOT MORE THAN 0.9m.	AS REQUIRED
6.1.10	BALCONIES, CANOPIES, UNENCLOSED PORCHES AND DECKS, INCLUDING A COLD CELLAR UNDERNEATH SAME	ANY REQUIRED FRONT YARD 1.5m	AS REQUIRED
6.1.10	BALCONIES, CANOPIES, UNENCLOSED PORCHES AND DECKS	ANY REQUIRED REAR YARD NOT MORE THAN 4m	AS REQUIRED



CLIENT
 ROSE (GRAYS) INC.

145 REYNOLDS STREET, SUITE 400
 OAKVILLE, ON L6J 6A7

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NO.	DESCRIPTION	DATE
1	FINAL CONSULTATION	2024-05-21
2	1ST SET SUBMISSION	2024-05-21

NOT FOR CONSTRUCTION

KEY PLAN
 SITE

BENCHMARK
 ELEVATIONS ARE DEDUCTED AND ARE DERIVED FROM REAL TIME NETWORKED GNSS RECEIVER MEASUREMENTS. THE HT, LEV, AND HEIGHT TRANSDUCER MODEL, ELEVATION AND MEASUREMENTS TO THE BENCHMARK POINTS SHALL BE ELIMINATED FROM THE FINAL DRAWINGS AND NOT REPRODUCED.

SOURCE
 TOPOGRAPHICAL AND BOUNDARY SURVEY INFORMATION OBTAINED FROM THE BENCHMARKS, DATED IN 2024. BOUNDARY SURVEY INFORMATION OBTAINED FROM THE ARCHITECTS. DWS IN 2022. DATED MAY 31, 2023.

ARCADIS
 360 James Street North - Suite 200
 Toronto, ON, M5H 1P5, CANADA
 Tel: 416-593-5466
 www.arcadis.com

PROJECT
 URBAN TOWNS OF STONEY CREEK
 580 GRAYS ROAD, STONEY CREEK, ON

SCALE
 1:100

PROJECT NO:
 142035

DRAWN BY:
 M. KUCAS

CHECKED BY:
 J. MARCILLI

PROJECT MGR:
 J. MARCILLI

APPROVED BY:
 M. CROUCH

SHEET TITLE
 PRELIMINARY SITE PLAN

SHEET NUMBER
 SP1.0

ISSUE
 1



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NO.	DATE	REVISION/COMMENT
1	2022.09.27	CLIENT REVIEW
2	2023.02.28	CLIENT REVIEW
3	2023.03.30	CLIENT REVIEW
4	2023.04.25	CLIENT REVIEW - OPTION 5
5	2023.05.31	CLIENT REVIEW - OPTION 6
6	2023.11.24	CONING REVIEW

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CONDITIONS FOR ELEVATIONS - INTERIOR FINISHES:
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NO.	DATE	REVISION/COMMENT

S&N ARCHITECTS
ARCHITECTS
6390 JANE STREET SUITE 202
MILTON, ONTARIO L6E 0Y2
PHONE: 905.477.8318 FAX: 905.477.8317

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CLIENT:
ROSE (GRAYS) INC.
140 Reynolds Court, Suite 400
Caledonia, Ontario

PROJECT:
560 GRAY'S ROAD
STONE CREEK, ONTARIO

DRAWING TITLE:
BLOCK 3 FRONT & REAR ELEVATIONS

DATE: 2023.09.20 SCALE: 1/8" = 1/8"

DRAWN BY: GCF CHECKED BY: GCF

PROJECT NUMBER: S22033 DRAWING NUMBER: A404



FRONT ELEVATION - BLOCK 1

NO.	DATE	REVISION

BLOCK 1 FRONT ELEVATION 1
(SCALE: 1:400)



REAR ELEVATION - BLOCK 1

NO.	DATE	REVISION

BLOCK 1 REAR ELEVATION 2
(SCALE: 1:400)

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ALL DIMENSIONS ARE SHOWN UNLESS OTHERWISE SPECIFIED.

NO.	DATE	REVISION
1	2022.09.20	CLIENT REVIEW
2	2022.09.28	CLIENT REVIEW
3	2022.09.30	CLIENT REVIEW
4	2022.10.27	CLIENT REVIEW - OPTION 1
5	2022.09.31	CLIENT REVIEW - OPTION 2
6	2022.11.24	ZONING REVIEW

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NO.	DATE	REVISION



505 JANE STREET SUITE 202
WILLOWDALE, ONTARIO, CANADA M2H 1W8
PHONE: 416.491.8119 FAX: 416.491.8117

CLIENT: ROSE (GRAYS) INC.
145 REYNOLDS STREET, SUITE 300
CANADA, ONTARIO

PROJECT: 560 GRAYS ROAD
STONEY CREEK, ONTARIO

DRAWING TITLE: BLOCK 1 FRONT & REAR ELEVATIONS

DATE: 2022.09.25 SCALE: 1/8"=1'-0"

DRAWN BY: GP CHECKED BY: GP

PROJECT NUMBER: S22033 A402



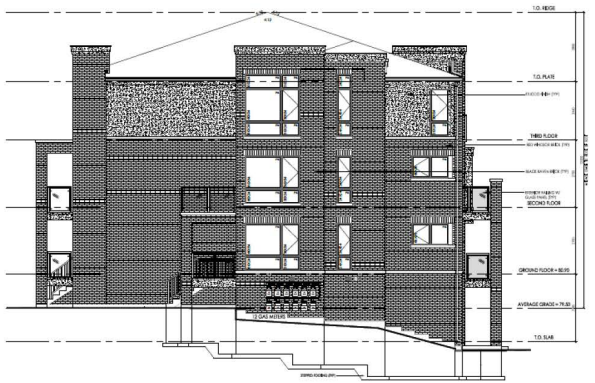
① MODULE 1 ELEV 'C' (S/D)
 UPGRADED END CONDITION



④ MODULE 1 ELEV 'C' (REV)
 UPGRADED END CONDITION



① MODULE 1 ELEV 'C' (S/D)
 END CONDITION



⑦ MODULE 2 ELEV 'A' (S/D)
 UPGRADED END CONDITION

BLOCK 1 END ELEVATIONS **1**
 (SCALE: 1/8"=1'-0")

BLOCK 2 END ELEVATIONS **2**
 (SCALE: 1/8"=1'-0")

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NO.	DATE	REVISION FOR
1	2022.09.23	CLIENT REVIEW
2	2023.02.29	CLIENT REVIEW
3	2023.03.30	CLIENT REVIEW
4	2023.04.25	CLIENT REVIEW - OPTION 5
5	2023.05.17	CLIENT REVIEW - OPTION 5
6	2023.11.24	ZONING REVIEW

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NO.	DATE	REVISION COMMENT

8286 JANE STREET, SUITE 202
 VAUGHAN, ONTARIO, L4R 5Y2
 PHONE: (905) 477-5577 FAX: (905) 477-5577

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CLIENT:
ROSE (GRAYS) INC.
 145 Reynolds Street, Suite 400
 Cobourg, Ontario

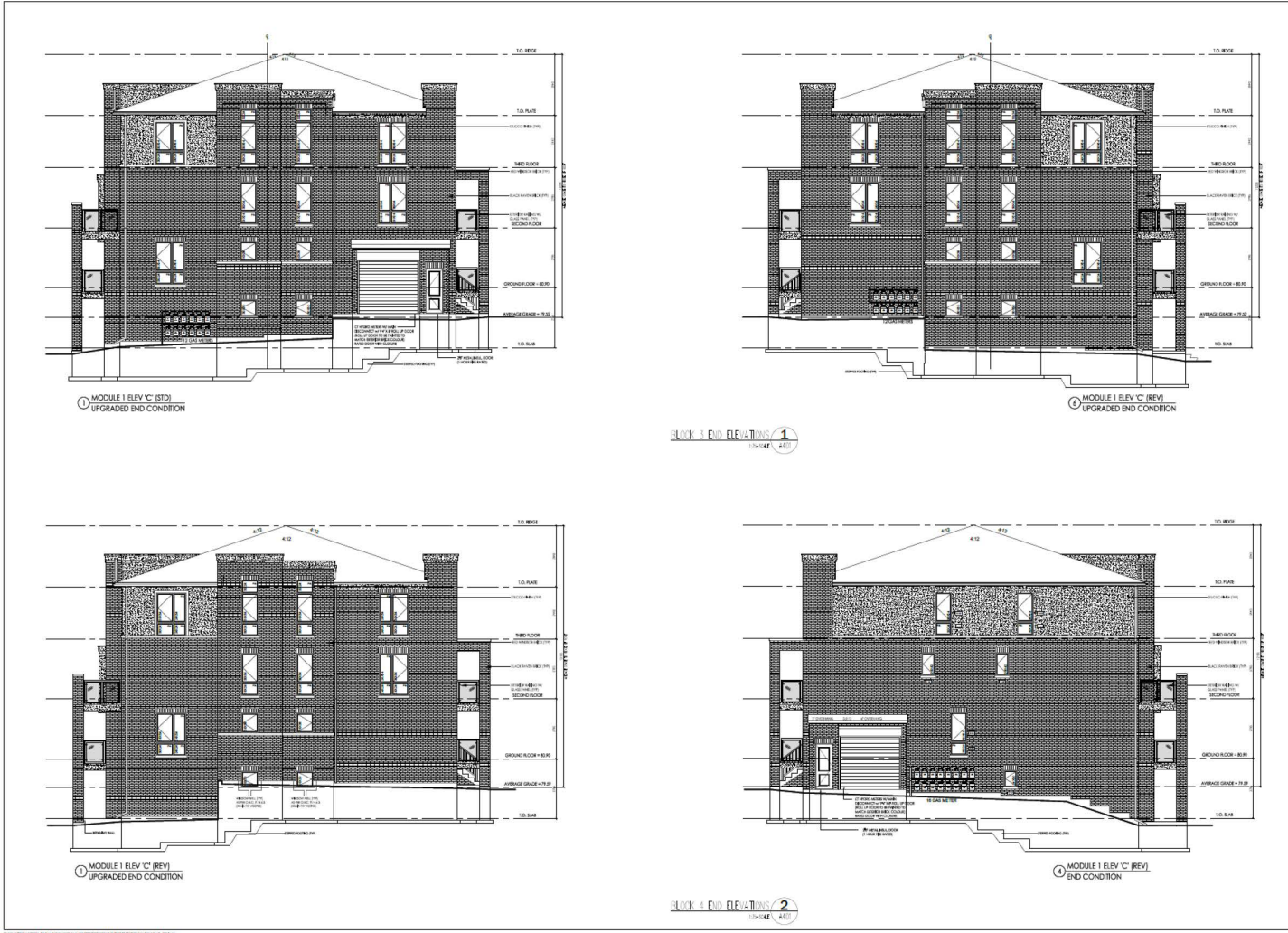
PROJECT:
560 GRAYS ROAD
 STONEY CREEK, ONTARIO

DRAWING TITLE:
BLOCK 1 & 2 END ELEVATIONS FOR AVERAGE GRADE CALCULATIONS

DATE: 2022.09.20 SCALE: 1/8"=1'-0"

DRAWN BY: GP CHECKED BY: GP

PROJECT NUMBER: **S22033** DRAWING NUMBER: **A400**



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NO.	DATE	REVISION COMMENT
1	2022.09.23	CLIENT REVIEW
2	2023.02.28	CLIENT REVIEW
3	2023.03.30	CLIENT REVIEW
4	2023.04.28	CLIENT REVIEW - OPTION 5
5	2023.06.31	CLIENT REVIEW - OPTION 5
6	2023.11.24	SCHEMATIC REVIEW

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 3. THE USE OF ANY INFORMATION FOR ANY OTHER PURPOSE.

PRELIMINARY
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NO.	DATE	REVISION COMMENT

S+I ARCHITECTS

8396 JARVIS STREET/SUITE 202
 VAUGHAN, ONTARIO, L4K 5Y2
 PHONE: 905-881-7400 FAX: 905-881-8533

SR&A ARCHITECTS INC. 003

ROSE (GRAYS) INC.
 145 Reynolds Street, Suite 400
 Oshawa, Ontario

PROJECT:
 560 GRAYS ROAD
 STONEY CREEK, ONTARIO

DRAWING TITLE:
 BLOCK 3 & 4 END ELEVATIONS FOR AVERAGE GRADE CALCS.

DATE: 2022.09.25 **SCALE:** 1/8" = 1'-0"

DRAWN BY: JGP **CHECKED BY:** JGP

PROJECT NUMBER: S22033 **DRAWING NUMBER:** A401



560 Grays Road, SC - Facing Southeast



560 Grays Road, SC - Facing East



560 Grays Road, SC - Facing South (from Frances Avenue)



560 Grays Road, SC - Facing South (from Frances Avenue)



560 Grays Road, SC - Facing Southwest (From Frances Avenue and Parkedge Drive)



560 Grays Road, SC - Facing West (from Parkedge Drive)

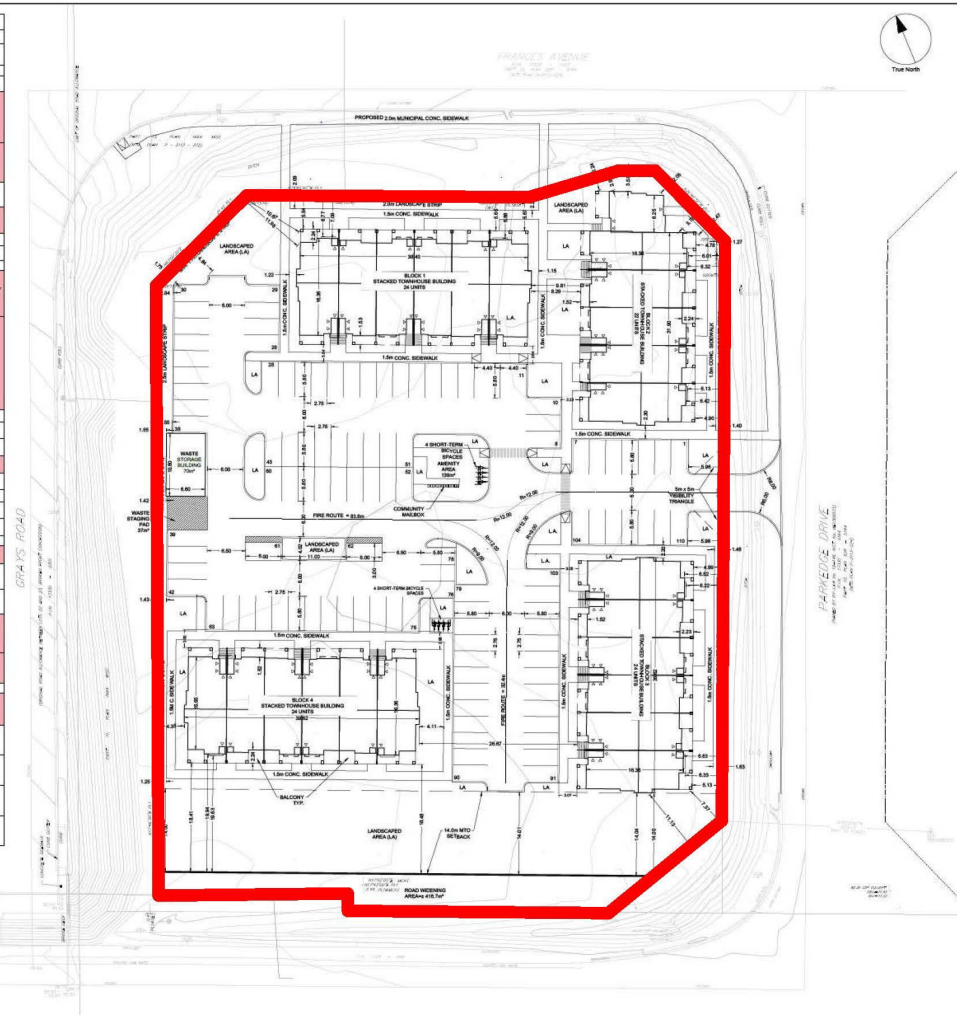


560 Grays Road, SC - Facing Northwest (from Parkedge Drive and Nort Service Road)



560 Grays Road, SC - Facing North (from North Service Road)

CITY OF STONEY CREEK ZONING BY-LAW 3662-22			
SECTION	MULTIPLE RESIDENTIAL TRMP ZONE	REQUIRED	PROVIDED
6.1.02	USIES PERMITTED	MANSIONETTES, STREET TOWNHOUSES, TOWNHOUSES, APARTMENT DWELLINGS, DWELLING GROUPS	DWELLING GROUP
6.10.30a	MINIMUM LOT AREA	4,000sqf	10,730sqf
6.10.30b	MINIMUM LOT FRONTAGE (FRANCES AVENUE)	50ft	73.6ft
6.10.30c	MINIMUM FRONT YARD (FRANCES AVENUE)	MIN. 12.0ft FOR THAT PORTION OF THE BUILDING LOCATED BETWEEN 0.9m AND 4.6m FROM FRANCES ROAD. MIN. 18.0ft FOR THAT PORTION OF THE BUILDING LOCATED BETWEEN 4.6m AND 61.0m FROM FRANCES AVENUE.	2.23m
6.10.30d	MINIMUM SIDE YARD FOR MANSIONETTES, TOWNHOUSES, AND DWELLING GROUPS	9ft, EXCEPT FOR 7.5ft FOR A FLANKAGE YARD, 7.5ft MEETING A ZONE FOR SINGLE DETACHED SEMI-DETACHED OR DUPLEX DWELLINGS AND 3ft THERE AN END UNIT ADJACENT A LOT LINE OF A STREET TOWNHOUSE	2.09m
6.10.30e	MINIMUM REAR YARD FOR MANSIONETTES, TOWNHOUSES, AND DWELLING GROUPS	9ft, EXCEPT FOR 7.5ft MEETING A ZONE FOR SINGLE SEMI-DETACHED OR DUPLEX DWELLINGS, OR A STREET TOWNHOUSE	14.04m
6.10.30f	MINIMUM DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	1.5m EXCEPT 3m BETWEEN END WALLS AND 9ft BETWEEN AN END WALL AND A REAR WALL.	0.29m
6.10.30g	MAXIMUM DENSITY	141 UNITS PER HECTARE	94 UPH
6.10.30h	MAXIMUM BUILDING HEIGHT	15m	12.32m
6.10.30i	MAXIMUM LOT COVERAGE	33% + 1,375.5sqf	3,018.19% + 28.2%
6.10.30j	PRIVACY AREA	NOTWITHSTANDING THE YARD REQUIREMENTS ABOVE, EACH MANSIONETTE AND TOWNHOUSE UNIT SHALL HAVE AT LEAST ONE AREA WHICH SERVED AS A PRIVACY AREA WHICH SHALL BE ADJACENT TO THE DWELLING UNIT AND SHALL HAVE A MINIMUM DEPTH OF 4.5m.	NO AT GRADE PRIVATE AMENITY PROPOSED
6.10.30k	MINIMUM LANDSCAPED OPEN SPACE	1. MANSIONETTES, TOWNHOUSE AND DWELLING GROUPS INCLUDING PRIVACY AREAS - 45.386.02sqft 2. APARTMENT BUILDINGS - 2.1m 3. NOT LESS THAN 1.5% OF LANDSCAPED STRIP SHALL BE PROVIDED BETWEEN ANY PRIVACY AREA AND ANY LOT LINE. 4. A LANDSCAPED STRIP HAVING A MINIMUM WIDTH OF 4.5m SHALL BE PROVIDED AND THEREAFTER MAINTAINED ADJACENT TO EVERY PORTION OF ANY LOT THAT ADJUTS A STREET EXCEPT FOR POINTS OF INGRESS AND EGRESS.	1. 4,029sqft (37.3%) 2. 1.6m 3. 1.6m 4. 1.22m
ACCESSORY BUILDINGS			
6.1.04a	MINIMUM FRONT YARD SETBACK	5.0m	N/A
6.1.04b	MINIMUM SETBACK TO ANY OTHER LOT LINE	0.9m	1.42m
6.1.04c	MAXIMUM BUILDING HEIGHT	4.5m	6.0m
6.1.04d	MAXIMUM LOT COVERAGE	10% + 1,077.3sqf	0.6% + 79sqf
PARKING REQUIREMENTS			
6.1.08a	MINIMUM STALL SIZE	2.75m X 5.8m	2.75m X 5.8m
6.1.08b	MINIMUM ACCESSIBLE STALL SIZE	4.4m X 5.8m	4.4m X 5.8m
6.1.02	MINIMUM ACCESSIBLE STALLS	1% OF REQUIRED PARKING + 1 SPACE	2 SPACES
6.10.80a	MINIMUM NUMBER OF PARKING SPACES	1. MANSIONETTES/TOWNHOUSES: 2 SPACES + 0.5 VISITOR PER UNIT + 235 SPACES 2. APARTMENT BUILDINGS: 1 SPACE PER UNIT + 10 VISITOR PER UNIT + 19 SPACES	OCCUPANT: 1 SPACE PER UNIT VISITOR: 19 SPACES
6.10.80b	LOCATION	NO COMMON PARKING SPACE SHALL BE LOCATED CLOSER THAN 3.0m FROM A SINGLE DETACHED, SEMI-DETACHED OR DUPLEX UNIT.	+3.0m
6.10.80c	LOCATION	FOR MANSIONETTES OR TOWNHOUSES, ONLY ONE OF THE REQUIRED PARKING SPACES PER UNIT MAY BE PROVIDED IN THE REQUIRED FRONT YARD. NO PARKING SHALL BE PROVIDED CLOSER THAN 3.0m TO A LOT LINE OR CLOSER THAN 0.9m TO ANY DWELLING UNITS ON A LOT OTHER THAN THE SAID LOT, EXCEPT FOR SPACES PROVIDED WITHIN A PRIVATE GARAGE OR UNDERGROUND GARAGE. NO PARKING SHALL BE PROVIDED CLOSER THAN 3.0m TO ANY DWELLING UNIT LOCATED ON THE SAME LOT, EXCEPT WHEN LOCATED WITHIN AN UNDERGROUND GARAGE.	N/A
6.10.80d	LOCATION 4+ SPACES	NO PARKING SHALL BE PROVIDED CLOSER THAN 3.0m TO THE WESTERLY SIDE LOT LINE	1.44m TO THE WESTERLY SIDE LOT LINE
6.10.80e	LOCATION GROUPINGS OF 4+ SPACES	NO PARKING SHALL BE PROVIDED CLOSER THAN 3.0m TO ANY DWELLING UNIT LOCATED ON THE SAME LOT, EXCEPT WHEN LOCATED WITHIN AN UNDERGROUND GARAGE.	2.00m
4.1.11	DAYLIGHT TRIANGLES	ANY LOT LOCATED AT THE INTERSECTION OF TWO OR MORE ROADS OR RAILWAY RIGHTS-OF-WAY SHALL REQUIRE A MINIMUM YARD OF 3m FROM THE HYPOTENUSE OF THE DAYLIGHT TRIANGLE.	2.05m
4.19.10a	WALL, BELL COULURES, CORNICES, CHIMNEY BREASTS, BAY WINDOWS, DECORATIVE BRICK FACING OR BALUSTERS	ANY REQUIRED YARD A DISTANCE OF NOT MORE THAN 0.9m.	AS REQUIRED
4.19.10b	SCREENS OR GUTTERS FOR OTHER THAN AN ACCESSORY BUILDING	ANY REQUIRED YARD A DISTANCE OF NOT MORE THAN 0.9m.	AS REQUIRED
4.19.10c	BALCONIES, CANOPIES, UNENCLOSED PORCHES AND DECKS, INCLUDING A COLD CELLAR UNDERNEATH SAME	ANY REQUIRED FRONT YARD 1.5m	AS REQUIRED
4.19.10d	BALCONIES, CANOPIES, UNENCLOSED PORCHES AND DECKS	ANY REQUIRED REAR YARD NOT MORE THAN 4m	AS REQUIRED



CLIENT
ROSE (GRAYS) INC.

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NO.	DESCRIPTION	DATE
1	FINAL CONSULTATION	2024-05-01
2	1ST SET SUBMISSION	2024-05-01

NOT FOR CONSTRUCTION

KEY PLAN
SITE

BENCHMARK
ELEVATIONS ARE DEDUCTED AND ARE DERIVED FROM REAL TIME NETWORKED GNSS RECEIVER MEASUREMENTS ACCORDING TO THE HTV 2.0 WITH HEIGHT TRANSFER/PROPAGATION MODEL. ELEVATIONS ARE REFERENCED TO THE CANADIAN DATUM 1984 (CD 84). ELEVATIONS ARE NOT ADJUSTED FOR CURVATURE AND REFRACTION.

SOURCE
TOPOGRAPHICAL AND BOUNDARY SURVEY INFORMATION OBTAINED FROM THE BUREAU OF LAND SURVEY, ONTARIO, IN 2018 AND 2019.

BUILDING DESIGN AND LAYOUT OBTAINED FROM BSA ARCHITECTS. DWS IN DESIGN. DATED MAY 31, 2023.

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PROJECT
URBAN TOWNS OF STONEY CREEK
580 GRAYS ROAD, STONEY CREEK, ON

SCALE
0 5 10 20 30 40 50 60 70 80 90 100
METERS

PROJECT NO:
142035

DRAWN BY:
M. KUCAS

CHECKED BY:
J. MARCZAK

PROJECT MGR:
J. MARCZAK

APPROVED BY:
M. CROUCH

SHEET TITLE
PRELIMINARY SITE PLAN

SHEET NUMBER
SP1.0

ISSUE
1



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE