

**Authority:** Item  
Planning Committee  
Report 16-  
CM:

**Bill No.**

## CITY OF HAMILTON

**BY-LAW NO.** \_\_\_\_\_

### **To Amend Zoning By-law No. 3692-92 (Stoney Creek) Respecting the Lands Located at 560 Grays Road**

**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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 \_\_\_\_\_ of Report 16-\_\_\_\_\_ of the Planning Committee, at its meeting held on the \_\_\_\_\_ day of August, 2016, 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.

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

1. That Map No. 1 of Schedule "A", appended to and forming part of By-law No. 3692-92 (Stoney Creek), is amended as follows:
  - a. by adding to the Stoney Creek Zoning By-law No. 3692-92, the lands the extent and boundaries of which are shown as "Block 1" on a plan hereto annexed as Schedule "A";

- b. by establishing a Multiple Residential "RM3-58" Zone, Modified, to the lands the extent and boundaries of which are shown as "Block 1" on a plan hereto annexed as Schedule "A"; and,
  - c. by changing the zoning from the Highway Commercial (Holding) "HC(H)" Zone, to a Multiple Residential "RM3-58" Zone, Modified, on the lands the extent and boundaries of which are shown as "Block 2" on a plan hereto annexed as Schedule "A".
2. That Subsection 6.10.7, "Special Exemptions" of Section 6.10, Multiple Residential "RM3" Zone, of Zoning By-law No. 3692-92, be amended by adding Special Exemption, "RM3-58", as follows:

**"RM3-58" 560 Grays Road, Schedule "A", Map No. 1**

That notwithstanding the provisions of Paragraphs (g), (i), (j) of Subsection 6.10.3 "Zone Regulations" of the Multiple Residential "RM3" Zone, on those lands zoned "RM3-58" by this By-law, the following shall apply:

- (g) Minimum Rear Yard for Apartment Buildings - 11 m
- (i) Maximum Density - 99 units per hectare
- (j) Maximum Building Height - 15 m

3. 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 Multiple Residential "RM3" Zone provisions, subject to the special requirements referred to in Section 2.
4. 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*.

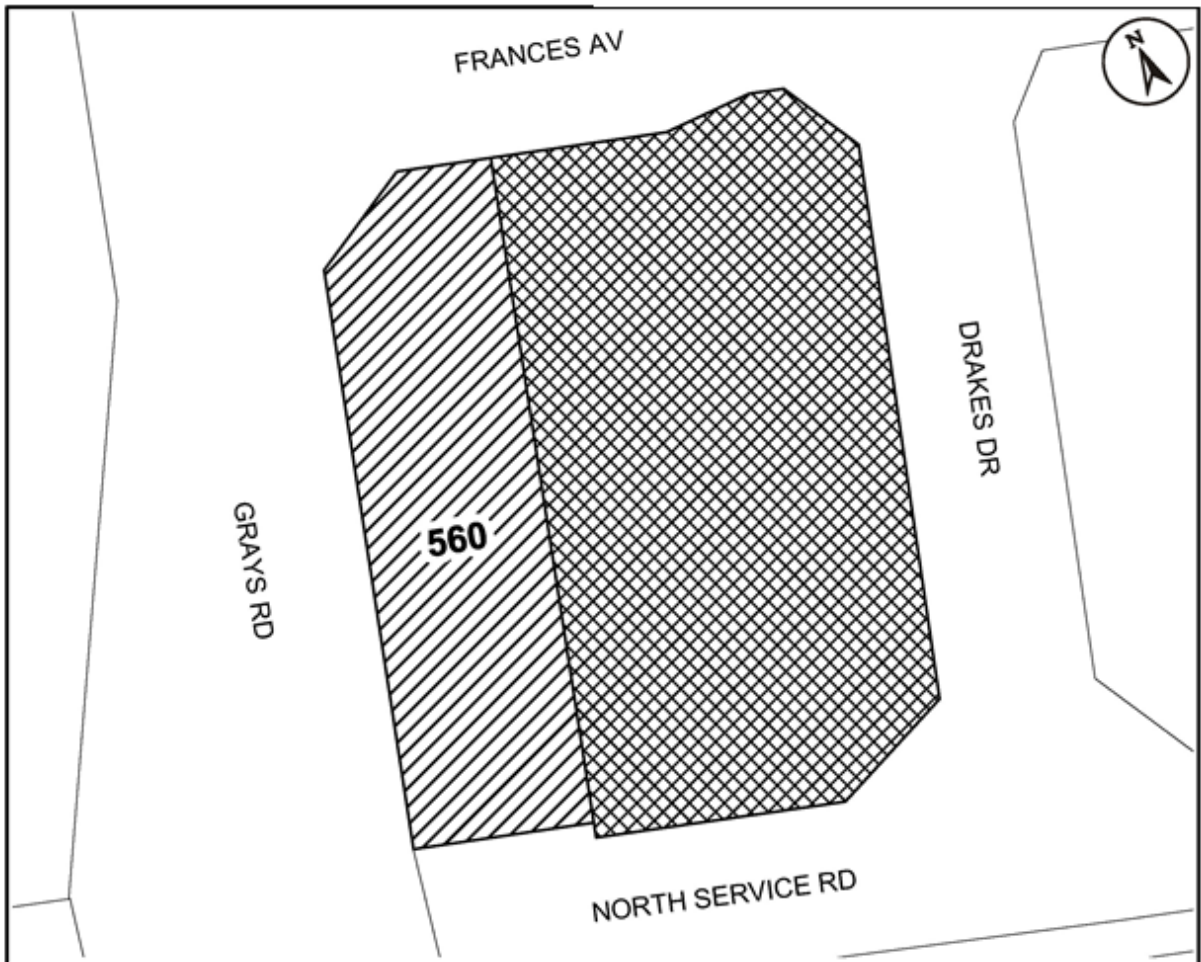
**PASSED and ENACTED** this            day of August, 2016.

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Fred Eisenberger  
Mayor

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Rose Caterini  
City Clerk



This is Schedule "A" to By-law No. 16-  Passed the ..... day of ....., 2016	----- Mayor  ----- Clerk
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<h2>Schedule "A"</h2>  <h3>Map Forming Part of By-law No. 16-_____</h3>  <h3>to Amend By-law No. 3692-92</h3>	<p><b>Subject Property</b> 560 Grays Road, Stoney Creek</p> <p> <b>Block 1</b> - Lands added to By-law No. 3692-92 and zoned Multiple Residential "RM3-58" Zone, Modified</p> <p> <b>Block 2</b> - Change in zoning from Highway Commercial (Holding) "HC(H)" Zone, to a Multiple Residential "RM3-58" Zone, Modified</p>
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<b>Scale:</b> N.T.S.	<b>File Name/Number:</b> ZAC-16-008	 Hamilton
<b>Date:</b> June 20, 2016	<b>Planner/Technician:</b> AF/VS	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		