

Authority: Item XX, Planning Committee
Report 18-XXX
CM: XXXX
Ward: 12
Bill No. XXX

CITY OF HAMILTON

BY-LAW NO. 18-XXX

To Amend Zoning By-law No. 3692-92 Respecting Lands Located at 1288 Baseline Road (Stoney Creek)

WHEREAS the *City of Hamilton Act, 1999*, Statutes of Ontario, 1999 Chap. 14, Sch. C. did incorporate, as of January 1, 2001, the municipality "City of Hamilton";

AND WHEREAS the City of Hamilton is the successor to certain area municipalities, including the former municipality known as the "The Corporation of the City of Hamilton" 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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 8th day of December, 1992, and approved by the Ontario Municipal Board on the 31st day of May, 1994;

AND WHEREAS the Council of the City of Hamilton, in adopting Section _____ of Report 18-_____ of the Planning Committee at its meeting held on the 20th day of March 2018, recommended that Zoning By-law No. 3692-92 (Stoney Creek), be amended as hereinafter provided; and,

AND WHEREAS this By-law will be in conformity with the Urban Hamilton Official Plan upon adoption of UHOPA No. _____;

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 as follows:
 - (a) by adding the subject property to Zoning By-law 3692-92 and zone to the Multiple Residential "RM3-62" Zone, Modified;

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 a new Special Exemption, "RM3-62", as follows:

RM3 - 62

Notwithstanding the provisions of Section 6.9.3 "Zone Regulations", Paragraphs a), (b), (c), (d), (e), 6.10.3 "Zone Regulations for Maisonettes", Paragraphs (a), (b), (c), (d), (f), (g), (h) and (i) 6.10.4 "Zone Regulations for Street Townhouses" and Section 6.10.5 "Regulations for Parking", Paragraph (a):

REGULATIONS

(a)	Minimum Lot Area:	<u>Street Townhouses</u>	<u>Maisonettes</u>
	Interior Unit	170 sq m	80 sq m
	Corner Unit	250 sq m	118 sq m
	End Unit	240 sq m	N/A
(b)	Minimum Lot Frontage:	<u>Street Townhouses</u>	<u>Maisonettes</u>
	Interior Unit	5.5 m	6.45 m
	Corner Unit	8.25 m	8.1 m
	End Unit	7.25 m	N/A
(c)	Minimum Front Yard:	<u>Street Townhouses</u>	<u>Maisonettes</u>
		N/A	4.0 m to the dwelling face and 6.0 m to the attached garage
(d)	Minimum Side Yard:	<u>Street Townhouses</u>	<u>Maisonettes</u>
	End Unit	1.5 m	N/A
	Corner Unit	1.75 m	2.75 m
(e)	Minimum Rear Yard:	7.5 m, except 3.0 m to the daylighting triangle	0.0 m
(f)	Maximum Density:	53 units per net ha	
(g)	Maximum Building Height:	12 m (maisonettes)	
(h)	Maximum Lot Coverage:	Shall not apply to maisonettes	

- (i) Minimum Privacy Area: 4.0 sq m for maisonettes to be located on a balcony or patio
 - (j) Minimum Landscaped Open Space: Shall not apply to maisonettes
 - (k) Minimum Number of Visitor Parking Spaces: 20 internal visitor parking spaces to be provided
 - (l) Notwithstanding clause (a) of Section 4.16.1, unitary equipment may be located not closer than 0.5 m to any side lot line.
 - (m) Notwithstanding any provision to the contrary, prior to the registration of a plan of subdivision or condominium, 44 maisonette townhouse units and 16 standard townhouses, shall be permitted on one parcel of land.
 - (n) For the purpose of this By-law, maisonettes may front onto a public roadway.
 - (o) For the purpose of this By-law, a Private Common Element Condominium road shall be deemed a street and that landscaping and visitor parking for the dwelling units fronting onto the common element condominium road are permitted within the common element condominium road.
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 of this By-law.
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 this ____ day of _____, 2018.

Fred Eisenberger
Mayor

City Clerk

ZAC-17-067
UHOPA-17-029



This is Schedule "A" to By-law No. 18- Passed the day of, 2018	----- Mayor ----- Clerk
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<h2 style="margin: 0;">Schedule "A"</h2> <h3 style="margin: 0;">Map Forming Part of By-law No. 18-_____</h3> <h3 style="margin: 0;">to Amend By-law No. 3692-92</h3>	<p>Subject Property 1288 Baseline Road, Stoney Creek</p> <p> Lands added to By-law 3692-92 and zoned Multiple Residential "RM3-62" Zone, Modified</p>
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Scale: N.T.S.	File Name/Number: ZAC-17-067/UHOPA-17-29	
Date: February 12, 2018	Planner/Technician: GZ/AL	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		Hamilton

For Office Use Only, this doesn't appear in the by-law - Clerk's will use this information in the Authority Section of the by-law

Is this by-law derived from the approval of a Committee Report? No

Committee: Chair and Members Report No.: PED18038 Date: 02/20/2018

Ward(s) or City Wide: Ward: 11 (MM/DD/YYYY)

Prepared by: George T. Zajac

Phone No: 905-546-2424, ext. 1024

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