

## **CITY OF HAMILTON**

### **BY-LAW NO. 19-**

#### **To Amend Zoning By-law 3692-92 (Stoney Creek) Respecting 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";

**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;

**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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

**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;

**WHEREAS** the Council of the City of Hamilton, in adopting Item 9 of Report 19-001 of the Planning Committee, at its meeting held on the 23<sup>rd</sup> day of January, 2019, 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 further modifying the zoning of the Multiple Residential "RM3-58" 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6.10.7, "Special Exemptions" of Section 6.10 Multiple Residential "RM3" Zone, of Zoning By-law No. 3692-92, be repealed and replaced with the following:

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

Notwithstanding Part 2 – Definition and the provisions of Paragraphs (c), (e), (g), (i) and (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:

1. Definitions

- (a) Frances Avenue shall be deemed to be the front lot line.

2. Regulations

- (c) Front Yard Minimum 12.0 metres for that portion of the building located between 9.0 metres and 40.0 metres from Grays Road.

Minimum 89.0 metres for that portion of the building between 9.0 metres and 61.0 metres from Drakes Drive.

- (e) Rear Yard 14.0 metres

- (g) Side Yard (westerly) Minimum 9.0 metres

- (g) Side Yard (easterly) Minimum 9.0 metres for that portion of the building between 14.0 metres and 24.5 metres from North Service Road, excluding the daylight triangle.

Minimum 61.0 metres for that portion of the building 24.0 metres from Frances Avenue.

- (i) Maximum Density 141 units per net residential hectare

- (j) Maximum Building Height 15.0 metres (4 storeys).

Maximum Building Height may be equivalently increased as the front yard increases beyond the front lot line to a maximum of 25.0 metres and 6 storeys.

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 23rd day of January, 2019

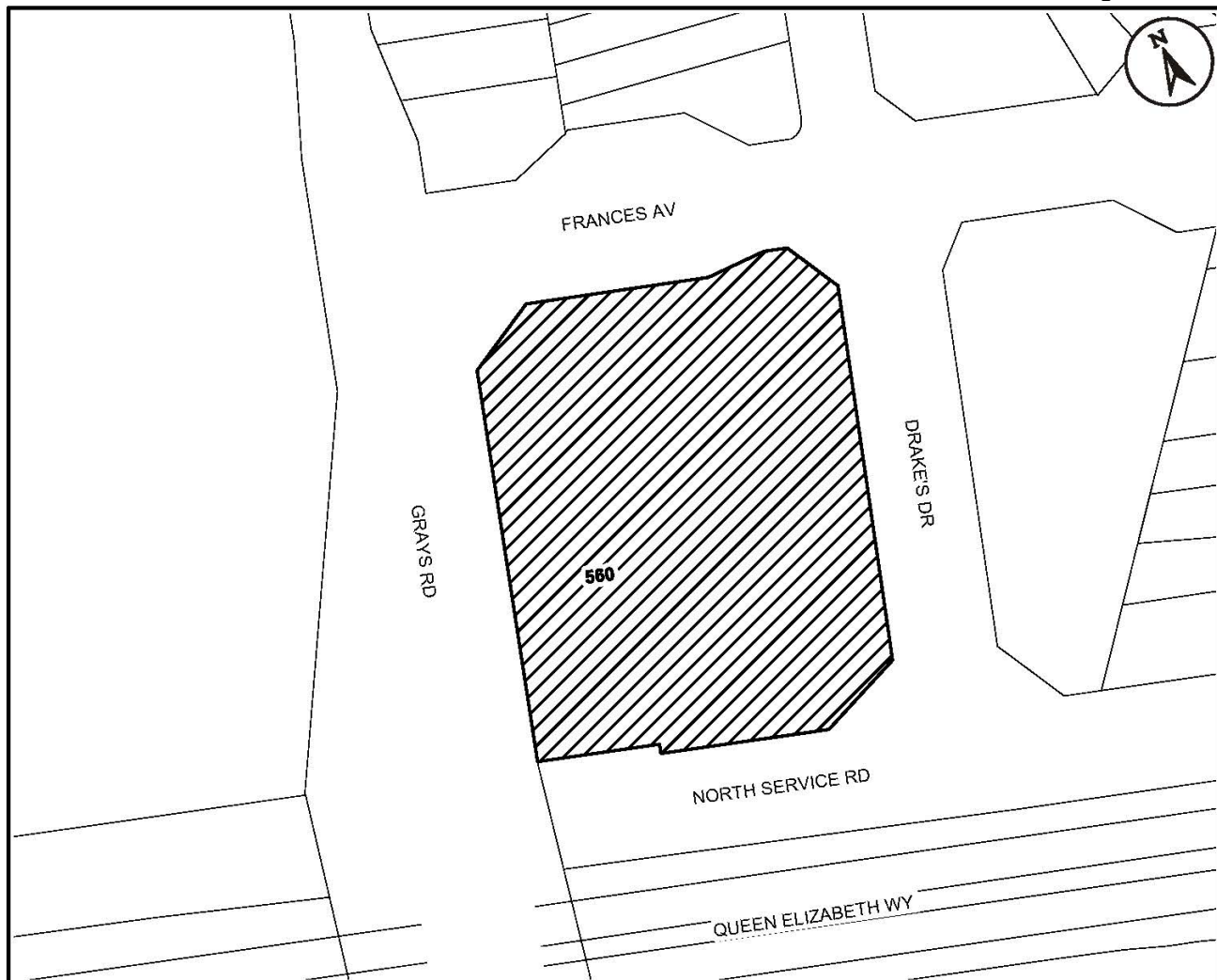
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F. Eisenberger  
Mayor

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J. Pilon  
Acting City Clerk

ZAC-18-017



This is Schedule "A" to By-law No. 19-

Passed the ..... day of ....., 2019

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 Mayor

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 Clerk

## Schedule "A"

Map Forming Part of  
 By-law No. 19-\_\_\_\_\_

to Amend By-law No. 3692-92

### Subject Property

560 Grays Road



Lands to be further amended from  
 Multiple Residential "RM3-58" Zone,  
 Modified to Multiple Residential "RM3-  
 58" Zone Modified.

Scale:  
 N.T.S.

File Name/Number:  
 ZAC-18-017

Date:  
 Nov. 14, 2018

Planner/Technician:  
 JL/NB



**Hamilton**

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT