

**Authority:** Item,  
Report (PEDXXX)  
CM:  
Ward: 11

**Bill No.**

## **CITY OF HAMILTON**

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

**To amend Zoning By-law No. 05-200 with respect to lands located at 861 Highway No. 8, Stoney Creek**

**WHEREAS** Council approved Item \_\_\_ of Report \_\_\_\_\_ of the Planning Committee, at its meeting held on

**AND WHEREAS** this By-law conforms with the Urban Hamilton Official Plan upon adoption of Official Plan Amendment No. XX;

**NOW THEREFORE** Council amends Zoning By-law No. 05-200 as follows:

1. That Schedule “A” – Zoning Maps, Map No. 1308 is amended by adding the following zoning:

- a) Major Institutional (I3, 963, H214) Zone;
- b) Conservation/Hazard Land (P5) Zone; and,
- c) Neighbourhood Park (P1) Zone;

for the lands known as 861 Highway No. 8, Stoney Creek, the extent and boundaries of which are shown on Schedule “A” to this By-law.

2. That Schedule “C”: Special Exceptions is amended by adding the following new Special Exception:

“963. Within the lands zoned Major Institutional (I3, 963) Zone identified on Map No. 1308 of Schedule “A” – Zoning Maps and described as 861 Highway No. 8, Stoney Creek, the following special provisions shall apply:

- a) That notwithstanding Section 4.8.2 a) and b), for an Accessory Building, the following regulations shall apply:

- i) Minimum Side Yard 1.8 metres
    - b) That notwithstanding Section 5.2.1 a), the following regulations shall apply:
      - i) Minimum Parking Space Dimensions Unless permitted by another regulation in this By-law, parking space sizes shall be a minimum of 2.75 metres in width and 5.8 metres in length.
    - c) That in addition to Section 8.3.1, Dwelling Unit(s) shall also be permitted.
    - d) That notwithstanding Sections 8.3.2.1 b) and d), the following regulations shall apply:
      - i) Minimum Side Yard 3.0 metres, except 4.5 metres for any portion of a building greater than 4.2 metres in height.
      - ii) Maximum Building Height 23.0 metres
    - e) That in addition to Sections 8.3.2.1, the following regulations shall apply:
      - i) Location of Dwelling Unit(s) and Multiple Dwelling A Dwelling Unit(s) and Multiple Dwelling shall only be permitted in the same building as a Long Term Care Facility.”
3. That Schedule “D” – Holding Provisions is amended by adding the following Holding Provision as follows:
- “214. Notwithstanding Section 8.3 of this By-law, on those lands zoned Major Institutional (I3, 963) Zone on Map No. 1308 of Schedule “A” – Zoning Maps and described as 861 Highway No. 8, Stoney Creek, no development shall be permitted until such time as:
- a) That the owner make satisfactory arrangements with the City’s Growth Management Division and enter into and register on title of the lands, an External Works Agreement with the City for the design and construction of the identified sanitary sewer extension along Highway No.8 from the existing sanitary maintenance hole at

the intersection of Highway No. 8 and Glover Road to the western limit of the site in accordance with the Fruitland Winona Block 2 Servicing Strategy Alternative Local Sanitary Sewer Highway 8 at the Owner's expense, and in general accordance with the Functional Servicing and Stormwater Management Report prepared by S. Llewellyn & Associates Limited for 861 Highway No. 8 dated November 2025, to the satisfaction of the Director of Development Engineering.”

4. 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 provisions of the Major Institutional (I3, 963) Zone, subject to the special requirements referred to in Section No. 2 of this By-law.
5. 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 \_\_\_\_\_ , 2026

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A. Horwath  
Mayor

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M. Trennum  
City Clerk

UHOPA-25-014 and ZAC-25-028



This is Schedule "A" to By-law No. 26-

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Mayor

Passed the ..... day of ....., 2026

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Clerk




## Schedule "A"

Map forming Part of  
By-law No. 26-\_\_\_\_\_

to Amend By-law No. 05-200  
Map 1308

### Subject Property

861 Highway No. 8

-  Lands being added as Major Institutional (I3, 963, H214) Zone
-  Lands being added as Conservation/Hazard Land (P5) Zone
-  Lands being added as Neighbourhood Park (P1) Zone

Scale:  
N.T.S

File Name/Number:  
ZAC-25-028 & UHOPA-25-014

Date:  
February 3, 2026

Planner/Technician:  
JV/NB



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT