

Authority: Item 8.3, Planning Committee Minutes PLC 25-015 (PED25123(a))
CM: November 19, 2025 Ward: 10
Written approval for this by-law was given by Mayoral Decision MDE-2025-19 Dated, November 19, 2025

Bill No. 214

CITY OF HAMILTON

BY-LAW NO. 25-214

**To amend Zoning By-law No. 05-200
with respect to lands located at
255 Lewis Road, Stoney Creek**

WHEREAS Council approved Item 8.3 of Minutes 25-015 of the Planning Committee, at its meeting held on November 19, 2025;

AND WHEREAS this By-law conforms to the Urban Hamilton Official Plan;

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

1. That Schedule "A" – Zoning Maps, Map No. 1310 is amended by adding the Low Density Residential (R1, 935, H202) Zone and the Low Density Residential (R1, H203) Zone to the lands located at 255 Lewis Road, Stoney Creek, the extent, and boundaries of which are shown on Schedule "A" attached to this By-law.
2. That Schedule "C" - Special Exceptions, is amended by adding the following new Special Exception:
 - "935. Within the lands zoned Low Density Residential (R1, 935) Zone, identified on Map No. 1310 of Schedule "A" – Zoning Maps and described as 255 Lewis Road, Stoney Creek, the following special provisions shall apply:
 - a) Notwithstanding Section 4.35 a), the following regulation shall apply:
 - a) A minimum 40% Landscaped Area in the Front Yard
 - b) Notwithstanding Section 15.1.2.3 g), the following regulation shall apply:
 - g) Maximum Building Height 11.75 metres
3. That Schedule "D" – Holding Provisions is amended by adding the following Holding Provision as follows:
 - "202. Notwithstanding Section 15.1 of this By-law, on those lands zoned Low Density Residential (R1, 935) Zone, identified on Map No. 1310 of

Schedule "A" – Zoning Maps and described as 255 Lewis Road, Stoney Creek, no development shall be permitted until such time as:

- a) That the owner submits and receives approval of an updated Functional Servicing Report (FSR), to the satisfaction of the Director of Growth Management and Chief Development Engineer, demonstrating:
 - i) That the subject lands can be serviced in accordance with the Block 3 Servicing Strategy; and,
 - ii) That there is a suitable storm and sanitary sewer outlet with sufficient capacity available, including but not limited to improvements to the existing sanitary sewer systems along Lewis Road, to service the proposed development.
- b) That the owner submits and receives approval of an updated Watermain Hydraulic Analysis Report (WHAR), identifying the modelled system pressures at pressure district levels under various boundary conditions and demand scenarios, to demonstrate that the existing 150 mm watermain on Lewis Road can provide for required pressure and flows to support the proposed development in accordance with the Block 3 Servicing Strategy and City of Hamilton Standards. If required, the owner shall install the required watermain upgrades and the storm sewer on Lewis Road and ensure they are fully operational, to the satisfaction of the Director of Growth Management and Chief Development Engineer.
- c) That the owner submits and receives approval of a Noise Study prior to the proposed residential land use being established on the subject lands, to the satisfaction of the Director of Planning and Chief Planner.
- d) That the owner submits and receives approval of a revised Tree Protection Plan, to the satisfaction of the Director of Planning and Chief Planner.
- e) That the owner submits and receives approval of an Air Drainage Assessment prior to the proposed residential land use being established on the subject lands, to the satisfaction of the Director of Planning and Chief Planner.
- f) That the owner submits and receives approval of a Butternut Health Assessment from the Ministry of Natural Resources prior to the proposed residential land use being established on the subject lands, to the satisfaction of the Director of Planning and Chief Planner.

- g) That the owner submits and receives approval of a Consent to Sever application and receives final approval for grading and servicing by executing a Consent/External Works Agreement, to the satisfaction of the Director of Growth Management and Chief Development Engineer and Director of Planning and Chief Planner.”

4. That Schedule “D” – Holding Provisions is amended by adding the following Holding Provision as follows:

“203. Notwithstanding Section 15.1 of this By-law, on those lands zoned Low Density Residential (R1) Zone, identified on Map No. 1310 of Schedule “A” – Zoning Maps and described as 255 Lewis Road, Stoney Creek, no development shall be permitted until such time as:

- a) That the owner submits and receives approval of an updated Functional Servicing Report (FSR), to the satisfaction of the Director of Growth Management and Chief Development Engineer, to demonstrating:
 - i) That the subject lands can be serviced in accordance with the Block 3 Servicing Strategy; and,
 - ii) That there is a suitable storm and sanitary sewer outlet with sufficient capacity available, including but not limited to improvements to the existing sanitary sewer systems along Lewis Road, to service the proposed development.
- b) That the owner submits and receives approval of it an updated Watermain Hydraulic Analysis Report (WHAR), identifying the modelled system pressures at pressure district levels under various boundary conditions and demand scenarios, to demonstrate that the existing 150 mm watermain on Lewis Road can provide for required pressure and flows to support the proposed development in accordance with the Block 3 Servicing Strategy and City of Hamilton Standards. If required, the owner shall install the required watermain upgrades and the storm sewer on Lewis Road and ensure they are fully operational, to the satisfaction of the Director of Growth Management and Chief Development Engineer.
- c) That the owner submits and receives approval of a Noise Study prior to the proposed residential land use being established on the subject lands, to the satisfaction of the Director of Planning and Chief Planner.
- d) That the owner submits and receives approval of a revised Tree Protection Plan, to the satisfaction of the Director of Planning and Chief Planner.

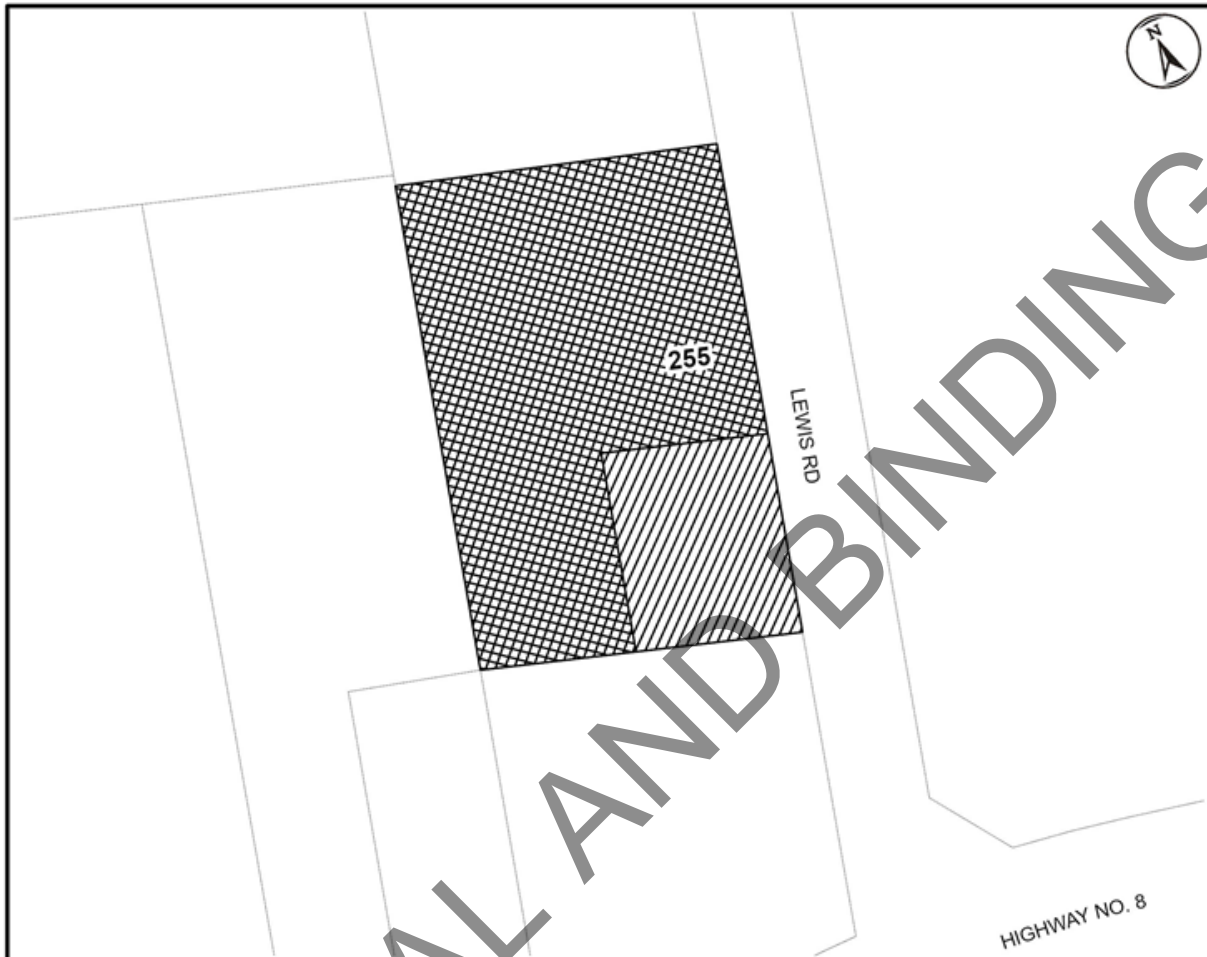
- e) That the owner submits and receives approval of an Air Drainage Assessment prior to the proposed residential land use being established on the subject lands, to the satisfaction of the Director of Planning and Chief Planner.
 - f) That the owner submits and receives approval of a Butternut Health Assessment from the Ministry of Natural Resources prior to the proposed residential land use being established on the subject lands, to the satisfaction of the Director of Planning and Chief Planner.
 - g) That the owner submits and receives approval of a Draft Plan of Subdivision application for the subject lands, and that land assembly and development of the lands adjacent to the west has been approved to ensure comprehensive and orderly development and all lots/blocks have frontage on a public road, to the satisfaction of the Director of Growth Management and Chief Development Engineer and Director of Planning and Chief Planner."
5. 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 Low Density Residential (R1, 935, H202) Zone and the Low Density Residential (R1, H203) Zone, subject to the special requirements referred to in Section No. 2, 3 and 4 of this By-law.
6. 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 19th day of November, 2025

A. Horwath
Mayor

M. Trennum
City Clerk

ZAC-25-014



This is Schedule "A" to By-law No. 25-

Passed the day of, 2025

Mayor

Clerk

Schedule "A"

Map forming Part of
By-law No. 25-_____

to Amend By-law No. 05-200
Map 1310

Subject Property

255 Lewis Road, Stoney Creek



Lands to be added as the Low Density Residential
(R1, 935, H202) Zone



Lands to be added as the Low Density Residential
(R1, H203) Zone

Scale:
N.T.S

File Name/Number:
ZAC-25-014

Date:
October 3, 2025

Planner/Technician:
DM/RS



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT