CITY OF HAMILTON
BY-LAW NO. 19-014

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 1st, 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By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 8th day of December, 1992, and approved by the Ontario Municipal Board on the 31st 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 23rd 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6.10.7, ”Special Exemptions” of Section 6.10 Multiple Residential “RM3” Zone, of Zoning By-law No. 3692-92, be repealed and replaced with the following: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

<table>
<thead>
<tr>
<th>Regulation</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>(c) Front Yard</td>
<td>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.</td>
</tr>
<tr>
<td>(e) Rear Yard</td>
<td>14.0 metres</td>
</tr>
<tr>
<td>(g) Side Yard (westerly)</td>
<td>Minimum 9.0 metres</td>
</tr>
<tr>
<td>(g) Side Yard (easterly)</td>
<td>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.</td>
</tr>
<tr>
<td>(i) Maximum Density</td>
<td>141 units per net residential hectare</td>
</tr>
<tr>
<td>(j) Maximum Building Height</td>
<td>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.</td>
</tr>
</tbody>
</table>
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

________________________________________   ______________________________________
F. Eisenberger                                    J. Pilon
Mayor                                           Acting City Clerk

ZAC-18-017
To Amend Zoning By-law 3692-92 (Stoney Creek)
Respecting lands located at 560 Grays Road (Stoney Creek and Hamilton)

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

Schedule "A"
Map Forming Part of By-law No. 19-____
to Amend By-law No. 3692-92

This is Schedule “A” to By-law No. 19-
Passed the .......... day of ....................... 2019

Mayor

Clerk

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

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

Hamilton