

**CITY OF HAMILTON**

**BY-LAW NO. - \_\_\_\_**

**To Amend Zoning By-law No. 3692-92, Respecting Lands Located at 526 Winona Road, in the City of Hamilton**

**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";

**AND 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 Hamilton" and is the successor of the former Regional Municipality, namely "The Regional Municipality of Hamilton-Wentworth";

**AND WHEREAS** the City of Hamilton Act, 1999, provides that the Zoning By-law and Official Plans of the former area municipalities and the Official Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 8<sup>th</sup> day of December 1992 by the City of Stoney Creek Council;

**AND WHEREAS** the Council of the City of Hamilton, in adopting Item \_\_\_\_ of Report 21- \_\_\_\_ of the Planning Committee at its meeting held on the \_\_\_\_ day of \_\_\_\_\_, 21, 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, approved by the Minister under the *Planning Act* on March 16, 2011;

**NOW THEREFORE** the Council of the City of Hamilton enacts as follows:

1. That Map No. \_\_ to Schedule "A", - Zoning Maps of Zoning By-law No. 3692-92, be amended as follows;
  - a) By adding to the Stoney Creek Zoning By-law 3692-92 the lands and boundaries of which are shown on Block x on Schedule A and placing the lands into the Multiple Residential-Five "RM5-\_\_\_\_" Zone in the Stoney Creek Zoning By-law No. 3692-92.
  - b) By adding to the Stoney Creek Zoning By-law 3692-92 the lands and boundaries of which are shown on Block x on Schedule A and placing them into the Single Residential "R1" Zone in the Stoney Creek Zoning By-law No. 3692-92.
2. That Part 3 Special Exceptions of By-law No. 3692-92 be amended by adding special exception as follows:

" \_\_\_\_ Within the lands zoned Multiple Residential-Five "RM5-\_\_\_\_" identified on Map \_\_of Schedule "A" Zoning Maps and described as 526 Winona Road the following special provisions shall apply:

- a) For the purpose of this by-law, Winona Road shall be considered the front lot line.

- b) Notwithstanding Section 6.12.3 c) the minimum front yard shall be 2.5 metres.
- c) Notwithstanding Section 6.12.3 d) the minimum side yard shall be 3.0 metres.
- d) Notwithstanding Section 6.12.3 e) the minimum rear yard shall be 3.2 metres.
- e) Notwithstanding Section 6.12.3 g) A maximum lot coverage of 41% shall be permitted.
- f) Notwithstanding Section 6.12.3 h) the maximum residential density shall be 430 dwelling units per hectare.
- g) Notwithstanding Section 6.12.3 j) 1 & 2 the minimum landscaped open space shall be 45%.
- h) That in addition to Section 6.12.3 k), Minimum distance between townhouse dwellings on the same lot shall be 5.5 metres and the minimum distance between multiple dwellings on the same lot shall be 20.0 metres.
- i) Notwithstanding Section 4.10.9, for multiple dwellings, a minimum parking ratio of 0.85 spaces per unit and shall be inclusive of visitor parking.

3. 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 AND ENACTED this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

ZAC-21-\_\_\_\_\_