

**Authority:** Item 8.2, Planning Committee Minutes 25-003 (PED25048)  
CM: March 5, 2025      Ward: 9  
Written approval for this by-law was given by Mayoral Decision MDE-2025-05  
Dated March 5, 2025

**Bill No. 032**

**CITY OF HAMILTON**  
**BY-LAW NO. 25-032**

**To Amend Zoning By-law No. 05-200**  
**with Respect to Lands Located at 475 Powerline Road, Stoney Creek**

**WHEREAS** Council approved Item 8.2 of Minutes 25-003 of the Planning Committee, at its meeting held on March 5<sup>th</sup>, 2025;

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

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

1. That Map No. 152 of Schedule “A” – Zoning Maps is amended by adding the Conservation/Hazard Land Rural (P6, 924, H192) Zone to a portion of the lands located at 475 Powerline Road, Stoney Creek, the extent and boundaries of which are shown on Schedule “A” attached to and forming part of this By-law.
2. That Schedule “C” - Special Exceptions of Zoning By-law No. 05-200, is amended by adding the following new special exception:
  - “924. Within the lands zoned Conservation/Hazard Land Rural (P6) Zone, identified on Map No. 152 of Schedule “A” – Zoning Maps and described as 475 Powerline Road, Stoney Creek, the following special provisions shall apply:
    - a) Notwithstanding Section 7.6.2.3 (a) i), one single detached dwelling shall be permitted.
    - b) Notwithstanding Section 4.6, the following regulations shall apply:
      - i. A porch, deck or canopy may encroach into any required yard to a maximum of 3.0 metres.
      - ii. A balcony may encroach into any required yard to a maximum of 3.0 metres.
    - c) Notwithstanding Section 12.1.3.3 c), the following regulations shall apply:

i. Maximum Building Height shall be 12.0 metres.”

3. That Schedule “D” – Holding Provisions be amended by adding the following Holding Provision:

“192. Notwithstanding Section 7.6 of this By-law, within lands zoned Conservation/Hazard Land Rural (P6, 924) Zone, identified on Map No. 152 of Schedule “A” – Zoning Maps and described as 475 Powerline Road, Stoney Creek, no development shall be permitted until such time as:

- a) The owner submits and receives approval of an updated Hydrogeological Study to the satisfaction of the Director of Growth Management and Chief Development Engineer.
- b) That the Owner receives approval of an easement for access purposes from Hydro One Network Inc. prior to the proposed residential land use being established on the subject lands, to the satisfaction of the Director of Development Planning.”

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 Conservation/Hazard Land Rural (P6, 924, H192) 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 5<sup>th</sup> day of March, 2025

---

A. Horwath  
Mayor

---

M. Trennum  
City Clerk

ZAC-25-003



This is Schedule "A" to By-law No. 25-  Passed the ..... day of ....., 2025	----- Mayor  ----- Clerk
---	--------------------------------------

<h2>Schedule "A"</h2> <p>Map forming Part of                  By-law No. 25-_____</p> <p>to Amend By-law No. 05-200                  Maps 152</p>	<p><b>Subject Property</b>                  475 Powerline Road</p> <p> Change in Zoning from the Conservation/Hazard Land Rural (P6) Zone to the Conservation/Hazard Land Rural (P6, 924, H192) Zone</p>
---	--

Scale: N.T.S	File Name/Number: ZAC-25-003	
Date: January 14, 2025	Planner/Technician: DM/AL	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		