

**Authority:** Item ,  
Report (PED21025)  
CM:  
Ward:

**Bill No.**

## **CITY OF HAMILTON**

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

#### **To Amend Zoning By-law No. 05-200 Respecting Lands Located at 822 and 914 Book Road West and 1276 Shaver Road, Hamilton**

**WHEREAS** Council approved Item \_\_\_\_\_ of Report PED21125 of the Planning Committee at its meeting held on the \_\_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2021;

**AND WHEREAS** this By-law conforms with the Rural Hamilton Official Plan upon adoption of Official Plan Amendment No. \_\_\_\_\_.

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

1. That Map No. 174 and No. 159 of Schedule "A" – Zoning Maps of Zoning By-law No. 05-200, is amended by changing the zoning from Open Space (P4) Zone to the Agriculture (A1, 746) Zone, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A" to the By-law.
2. That Schedule "C": Special Exceptions is amended by adding the following new Special Exception:

"746. Within the lands zoned Agriculture (A1) Zone, identified on Maps 174 and No. 159 of Schedule "A" – Zoning Maps and described as 822 and 914 Book Road West and 1276 Shaver Road, the following shall apply:

  - 1) Notwithstanding Section 12.1.3.3a), the minimum Lot Area shall be 0.3 hectares for Block 1;
  - 2) Notwithstanding Section 4.8.2 c), the gross floor area of all buildings accessory to a single detached dwelling shall not exceed 450 square metres for Block 1;
  - 3) Notwithstanding Section 12.1.3.3d), the minimum front yard setback shall be 8.0 metres for Block 3; and
  - 4) Notwithstanding Section 12.1.3.3c), the maximum building height is 11 metres.

**To Amend Zoning By-law No. 05-200  
Respecting Lands Located at 822 and 914 Book Road West and 1276 Shaver  
Road, Hamilton**

3. That Schedule F: Special Figures of By-law 05-200 is hereby amended by adding Figure 23: 822 and 914 Book Road West and 1276 Shaver Road.
4. 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 \_\_\_\_\_, 2021

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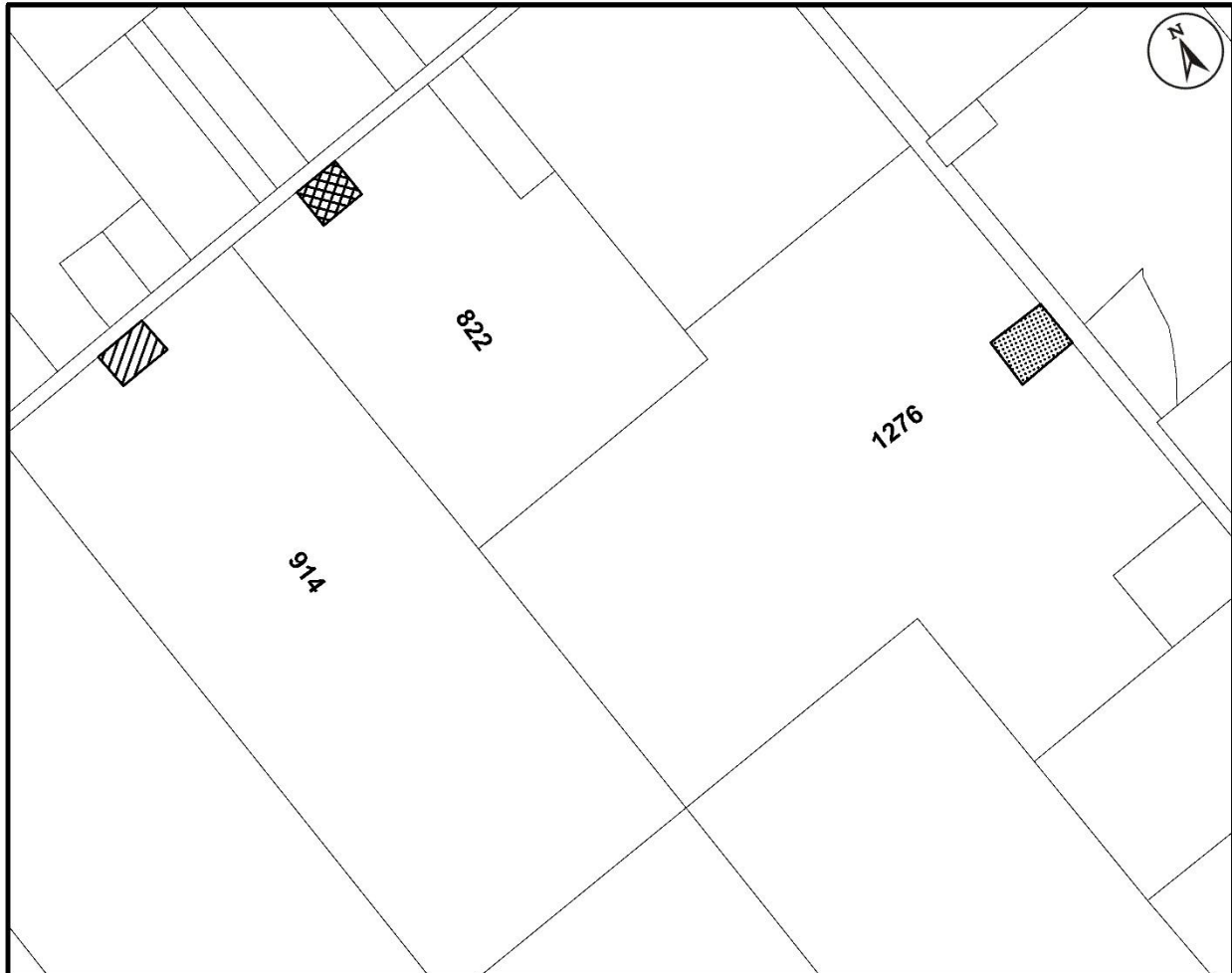
F. Eisenberger  
Mayor

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A. Holland  
City Clerk

RHOPA-20-028 and ZAR-20-045

**To Amend Zoning By-law No. 05-200  
Respecting Lands Located at 822 and 914 Book Road West and 1276 Shaver  
Road, Hamilton**



This is Schedule "A" to By-law No. 21-

Passed the ..... day of ....., 2021

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Mayor

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Clerk


## Schedule "A"


Map forming Part of  
By-law No. 21-\_\_\_\_\_


to Amend By-law No. 05-200  
Map 124 and 173

### Subject Property

822 and 914 Book Road West and 1276 Shaver Road

 Block 1 - Change in Zoning from Open Space (P4) Zone to Agriculture (A1, 746) Zone

 Block 2 - Change in Zoning from Open Space (P4) Zone to Agriculture (A1, 746) Zone

 Block 3 - Change in Zoning from Open Space (P4) Zone to Agriculture (A1, 746) Zone

Scale:  
N.T.S

File Name/Number:  
ZAC-20-045/RHOPA-20-028

Date:  
June 11, 2021

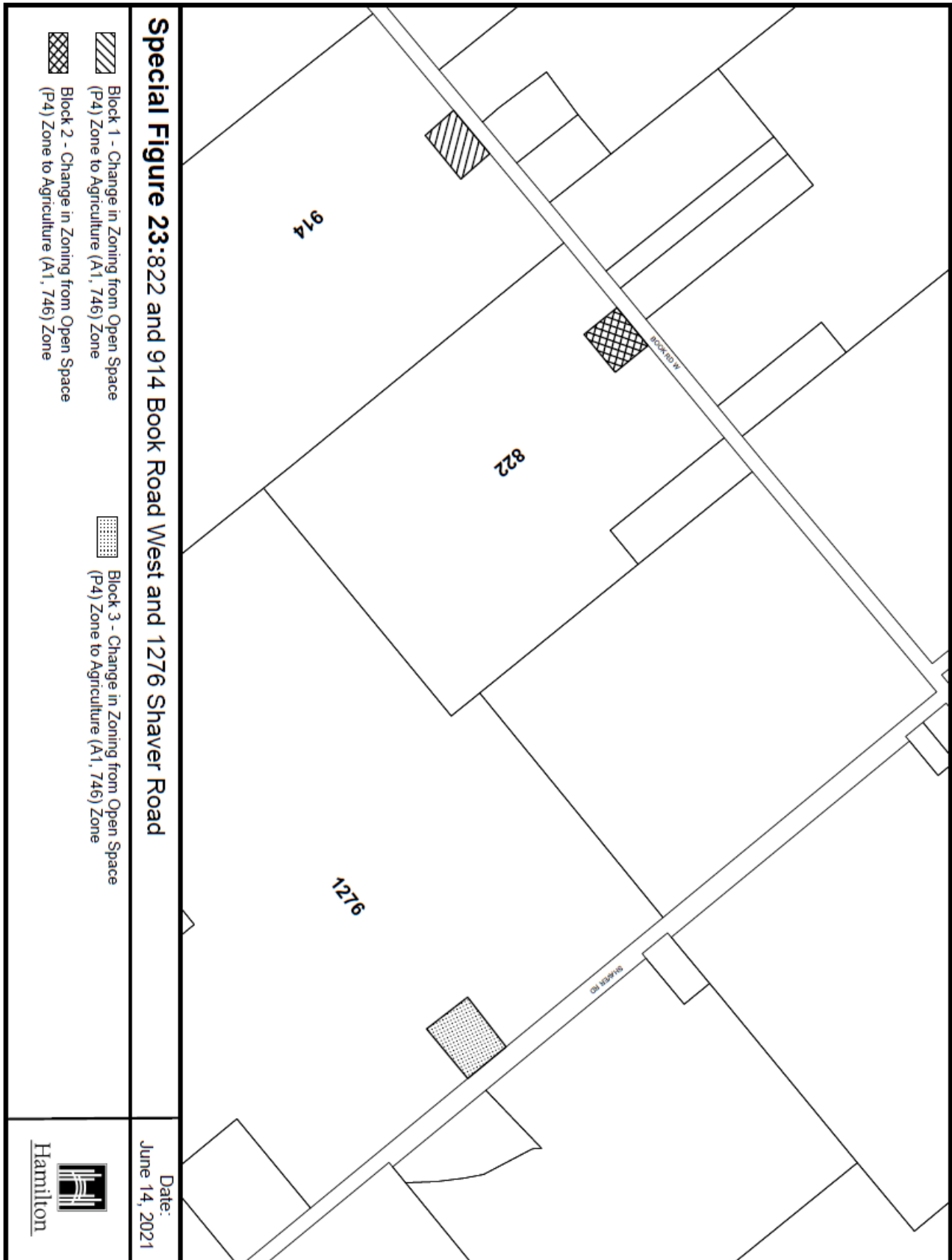
Planner/Technician:  
AB/NB



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

**To Amend Zoning By-law No. 05-200  
Respecting Lands Located at 822 and 914 Book Road West and 1276 Shaver  
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*For Office Use Only, this doesn't appear in the by-law - Clerk's will use this information in the Authority Section of the by-law*

Is this by-law derived from the approval of a Committee Report? Yes

Committee: Planning Committee      Report No.: PED21125      Date:  
Ward(s) or City Wide: Ward 12      (01/27/2021)

Prepared by: Alaina Baldassarra, Planner II      Phone No: 905-546-2424 ext. 4148

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