

**Authority:** Item 8, Planning Committee  
Report 21-011 (PED21125)  
CM: July 9, 2021  
Ward: 12

**Bill No. 135**

**CITY OF HAMILTON**  
**BY-LAW NO. 21-**

**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 8 of Report 21-011 of the Planning Committee at its meeting held on the 9<sup>th</sup> day of July, 2021;

**AND WHEREAS** this By-law conforms with the Rural Hamilton Official Plan upon adoption of Official Plan Amendment No. 29.

**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.
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 13<sup>th</sup> day of August, 2021

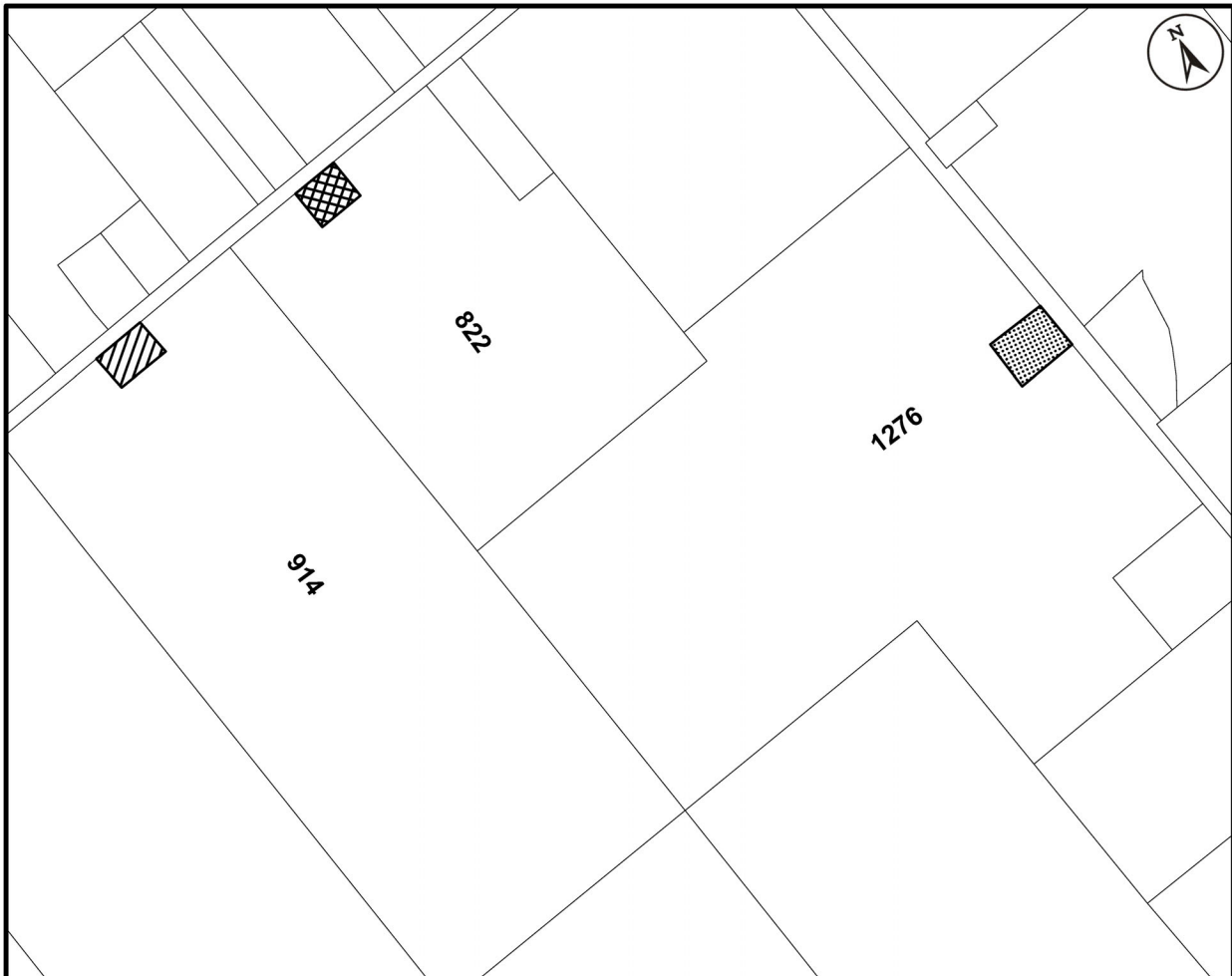
---

F. Eisenberger  
Mayor

RHOPA-20-028  
ZAR-20-045

---

A. Holland  
City Clerk



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

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

-----  
 Mayor

-----  
 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