

**Authority:** Item,  
Report (PED23111)  
CM:  
Ward: 12

**Bill No.**

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

**To amend Zoning By-law No. 05-200 with respect to lands located at 382  
Southcote Road, Ancaster**

**WHEREAS** Council approved Item \_\_\_ of Report \_\_\_\_\_ of the Planning Committee, at its meeting held on June 13th, 2023;

**AND WHEREAS** this By-law conforms with the Urban Hamilton Official Plan upon adoption of Urban Hamilton Official Plan Amendment No. XXX;

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

1. That Map No. 1336 of Schedule "A" – Zoning Maps is amended by adding the Low Density Residential (R1, 848) Zone to the lands attached as Schedule "A" to this By-law.
2. That Schedule "C" - Special Exceptions is amended by adding the following new Special Exception:
  - "848. Within the lands zoned Low Density Residential (R1) Zone, identified on Map 1336 of Schedule "A" – Zoning Maps and described as 382 Southcote Road, the following special provisions shall apply:
    - a) Notwithstanding Subsection 5.1 b) i) and 5.1 b) ii), Single Detached Dwellings shall be exempt from the applicable parking location requirements.
    - b) Notwithstanding Subsection 15.1.1, the following uses shall be prohibited:

Duplex Dwelling  
Semi-Detached Dwelling  
Street Townhouse Dwelling"
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*.

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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 Low Density Residential (R1) Zone, subject to the special requirements referred to in Section No. 2 of this By-law.

**PASSED** this \_\_\_\_\_, 2023

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A. Horwath  
Mayor

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A. Holland  
City Clerk

ZAR-23-003  
UHOPA-23-003

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<p>This is Schedule "A" to By-law No. 23-</p> <p>Passed the ..... day of ....., 2023</p>	<p>-----</p> <p style="text-align: center;">Mayor</p> <p>-----</p> <p style="text-align: center;">Clerk</p>
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<h2>Schedule "A"</h2> <p>Map forming Part of By-law No. 23-_____</p> <p>to Amend By-law No. 87-57</p>	<p><b>Subject Property</b></p> <p>382 Southcote Road</p> <p> Lands to be added to Zoning By-law No. 05-200 as Low Density Residential (R1, 848) Zone</p>
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Scale: N.T.S	File Name/Number: ZAR-23-003 & UHOPA-23-003	<p>Hamilton</p>
Date: May 4, 2023	Planner/Technician: AB/AL	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		