Appendix "C" to Report PED23119(a) Page 1 of 3

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 August 15th, 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:

- 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 Bylaw.
- 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 15.1.1, the following uses shall be prohibited:

Duplex Dwelling Semi-Detached Dwelling Street Townhouse Dwelling"

- b) Notwithstanding Subsection 15.1.2.1 d), the following provision shall apply:
 - i) Minimum Side Yard a) 1.2 metres; Setback

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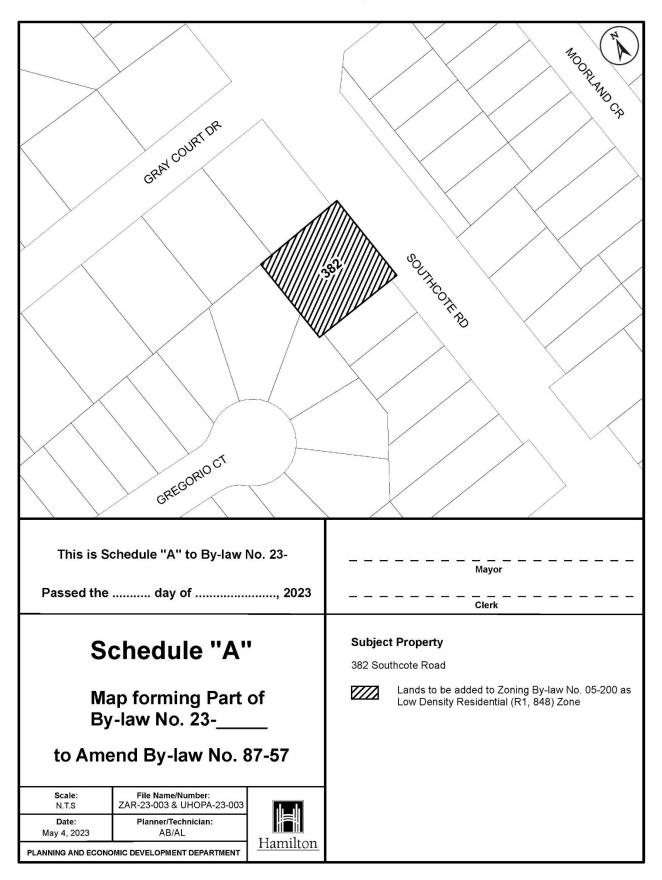
- b) Notwithstanding b) i) a) above,
 4.5 metres shall be provided from the side lot line abutting
 540 Gray Court Drive.
- 3. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law in accordance with the *Planning Act.*
- 4. That no building 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, 848) Zone, subject to the special requirements referred to in Section No. 2 of this By-law.

PASSED this ______, 2023

A. Horwath Mayor A. Holland City Clerk

ZAR-23-003 UHOPA-23-003

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