

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:

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 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
Setback | a) | 1.2 metres; |
|----|------------------------------|----|-------------|

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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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This is Schedule "A" to By-law No. 23-

Passed the day of, 2023

Mayor

Clerk

Schedule "A"

Map forming Part of
By-law No. 23-_____

to Amend By-law No. 87-57

Subject Property

382 Southcote Road



Lands to be added to Zoning By-law No. 05-200 as
Low Density Residential (R1, 848) Zone

Scale:
N.T.S

File Name/Number:
ZAR-23-003 & UHOPA-23-003

Date:
May 4, 2023

Planner/Technician:
AB/AL



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT