

**Authority:** Item 7, Planning Committee  
Report 23-012 (PED23174)  
CM: August 18, 2023  
Ward: 7  
Written approval of this by-law was given  
by Mayoral Decision MDE-2023-01 dated  
August 18, 2023

**Bill No. 152**

## **CITY OF HAMILTON**

### **BY-LAW NO. 23-**

#### **To Amend Zoning By-law No. 05-200 with Respect to Lands Located at 311 Rymal Road East, Hamilton**

**WHEREAS** Council approved Item 7 of Report 23-012 of the Planning Committee, at its meeting held on August 18, 2023;

**AND WHEREAS** this By-law conforms to the Urban Hamilton Official Plan;

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

1. That Map Nos. 1446 and 1447 of Schedule “A” – Zoning Maps is amended by adding the Low Density Residential (R1, 859) Zone and Low Density Residential – Small Lot (R1a, 865) 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:  
  
“859. Within the lands zoned Low Density Residential (R1) Zone, identified on Map Nos. 1446 and 1447 of Schedule “A” – Zoning Maps and described as 311 Rymal Road East, the following special provisions shall apply:
  - a) Notwithstanding Section 4.6. d), Permitted Yard Encroachments, the maximum projection of the existing porch of the single detached dwelling into the front yard setback shall be 2.61 metres;
  - b) Notwithstanding Section 4.8.1.1 a), Buildings Accessory to a Single Detached Dwelling, the maximum Gross Floor Area of the existing rear yard garage shall not exceed 55 square metres; and,
  - c) Notwithstanding Section 5.1 b) ii) and iii) the existing driveway width of 5.1 metres shall be permitted.”
3. That Schedule “C” - Special Exceptions is amended by adding the following new Special Exception:  
  
“865. Within the lands zoned Low Density Residential (R1a) Zone, identified on Map Nos. 1446 and 1447 of Schedule “A” – Zoning Maps and described as 311 Rymal Road East, the following special provisions shall apply:

- a) Notwithstanding Section 4.35. a), Landscape Requirements, the Minimum Landscaped Area in the Front Yard for shall be 44% for Block 3, Special Figure
  - b) Notwithstanding Section 4.6. d), Permitted Yard Encroachments, a porch, deck or canopy may encroach into any required yard to a maximum of 1.6 metres;
  - c) Notwithstanding Section 15.2.2.2 b), Semi-Detached Dwelling Regulations, the Minimum Lot width for each Dwelling Unit shall be 5.6 metres for Block 3, Special Figure 34;
  - d) Notwithstanding Section 15.2.2.2 c), Semi-Detached Dwelling Regulations, the Minimum Setback from the Front Lot Line shall be 6.0 metres.”
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*.
5. 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 Low Density Residential (R1) Zone and Low Density Residential – Small Lot (R1a) Zone provisions, subject to the special requirements referred to in Section Nos. 2 and 3 of this By-law.

**PASSED** this 18<sup>th</sup> day of August, 2023.

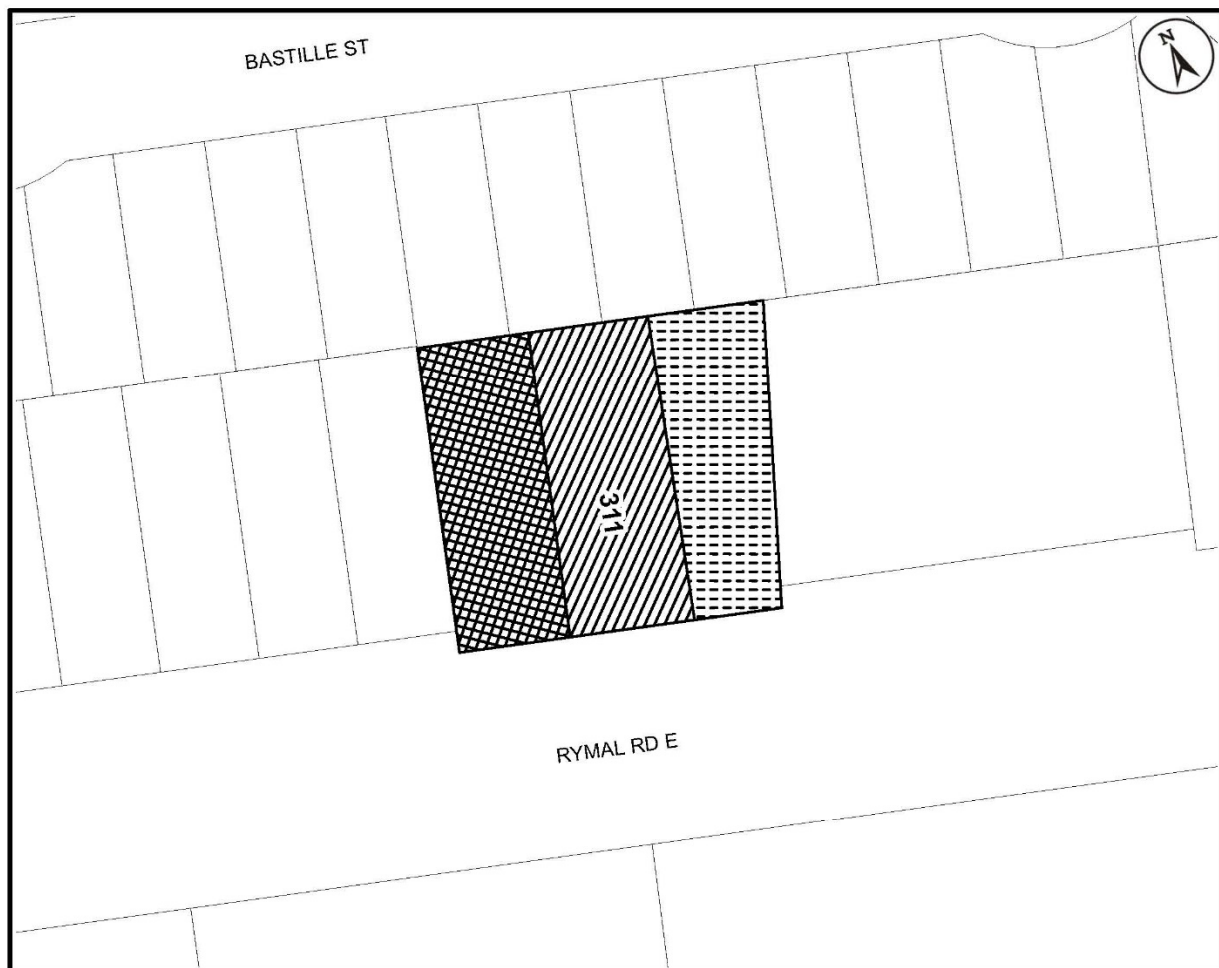
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A. Horwath  
Mayor

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A. Holland  
City Clerk

ZAR-22-052



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

Passed the ..... day of ....., 2023

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Mayor

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Clerk

## Schedule "A"

Map forming Part of  
By-law No. 23-\_\_\_\_\_

to Amend By-law No. 05-200  
Map 1446 & 1447

### Subject Property

311 Rymal Road East, Hamilton (Ward 7)



Block 1 - Change in zoning from the "B"  
(Suburban Agriculture and Residential, Etc.) District  
to the Low Density Residential (R1, 859) Zone



Block 2 - Change in zoning from the "B"  
(Suburban Agriculture and Residential, Etc.) District  
to the Low Density Residential – Small Lot  
(R1a, 865) Zone



Block 3 - Change in zoning from the "B"  
(Suburban Agriculture and Residential, Etc.) District  
to the Low Density Residential – Small Lot  
(R1a, 865) Zone

Scale:

N.T.S

File Name/Number:

ZAR-22-052

Date:

July 12, 2023

Planner/Technician:

MF/AL



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

