

Authority: Item XX, Planning Committee
Report (PED23154)
CM:
Ward: 8

Bill No.

CITY OF HAMILTON
BY-LAW NO. 23-

To amend Zoning By-law No. 05-200 with respect to lands located at 212 and 220 Rymal Road West, Hamilton

WHEREAS Council approved Item ___ of Report _____ of the Planning Committee, at its meeting held on August 15, 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 No. 1393 of Schedule “A” – Zoning Maps is amended by adding the Low Density Residential (R1, 854, H149) Zone and Low Density Residential (R1, 854, H149, H159) Zone to the lands as shown on Schedule “A” to this By-law.
2. That Schedule “C” - Special Exceptions is amended by adding the following new Special Exception:
 - “854. Within the lands zoned Low Density Residential (R1) Zone, identified on Map 1393 of Schedule “A” – Zoning Maps and described as 212 and 220 Rymal Road West, the following special provision shall apply:
 - a) Notwithstanding Section 4.35 a), a minimum 40% landscape area in the Front Yard shall be required.”
3. That Schedule “D” – Holding Provisions be amended by adding the following new Holding Provisions:
 - “149. Notwithstanding Section 15.1 of this By-law, within lands zoned Low Density Residential (R1, 854) Zone, identified on Map 1393 of Schedule “A” – Zoning Maps and described as 212 and 220 Rymal Road West, no development shall be permitted until such time as:

The Owner submits and receives approval of a Stormwater Management Report to demonstrate that post-development drainage is maintained to the open watercourse downstream of the site within William Connell Park, to the satisfaction of the Director of

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Growth Management and Chief Development Engineer and the Hamilton Conservation Authority.

159. Notwithstanding Section 15.1 of this By-law, within lands zoned Low Density Residential (R1, 854) Zone, identified on Map 1393 of Schedule “A” – Zoning Maps and described as 212 Rymal Road West, no development shall be permitted until such time as:

That development of the easternmost lot, extending 12.2 metres westerly from the shared property line with 204 Rymal Road West shall not occur until such time that the remnant lands at the rear of the property within the “AA” (Agricultural) District are consolidated with lands to the west to provide access to a public right-of-way, to the satisfaction of the Director of Planning and Chief Planner.”

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 provisions of the Low Density Residential (R1, 854) Zone, subject to the special requirements referred to in Section Nos. 2, and 3 of this By-law.

PASSED this _____ day of _____, 2023

A. Horwath
Mayor

A. Holland
City Clerk

ZAC-20-018

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Rymal Road West, Hamilton



<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. 05-200 Map 1393</p>	<p>Subject Property</p> <p>212 & 220 Rymal Road West</p> <p> Lands to be added to Zoning By-law No. 05-200 as Low Density Residential (R1, 854, H149) Zone</p> <p> Lands to be added to Zoning By-law No. 05-200 as Low Density Residential (R1, 854, H149, H159) Zone</p>
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<p>Scale: N.T.S</p>	<p>File Name/Number: ZAC-20-018</p>	
<p>Date: July 10, 2023</p>	<p>Planner/Technician: MM/AL</p>	
<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>		