

Authority: Item ,
Report
(PED24042)
CM:
Ward: 12

Bill No.

CITY OF HAMILTON

BY-LAW NO.

**To amend Zoning By-law No. 05-200 Respecting Lands Located at
237 Springbrook Avenue, Ancaster**

WHEREAS Council approved Item XXX of Report PED24042 of the Planning Committee, at its meeting held on XXX, XX, 2024;

AND WHEREAS this By-law will be in conformity with the Urban Hamilton Official Plan;

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

1. That Map No. 1284 of Schedule “A” – Zoning Maps is amended by adding the Low Density Residential (R1, 888, H166) Zone for the lands described as 237 Springbrook Avenue as shown on Schedule “A” to this By-law.
2. That Schedule “C” – Special Exceptions is amended by adding the following new Special Exception:

“888. For the lands zoned Low Density Residential (R1, 888) Zone, on Map No. 1284 of Schedule “A” – Zoning Maps and described as 237 Springbrook Avenue, the following special provisions shall apply:

- a) Notwithstanding Section 15.1.1, the following use shall be prohibited:
Street Townhouse Dwelling
- b) Notwithstanding Section 15.1.2.2 e), the following regulation shall apply:
 - i) Minimum Setback from Flankage Lot Line 1.2 m
- c) In addition to Section 15.1.2.1 and 15.1.2.2, the

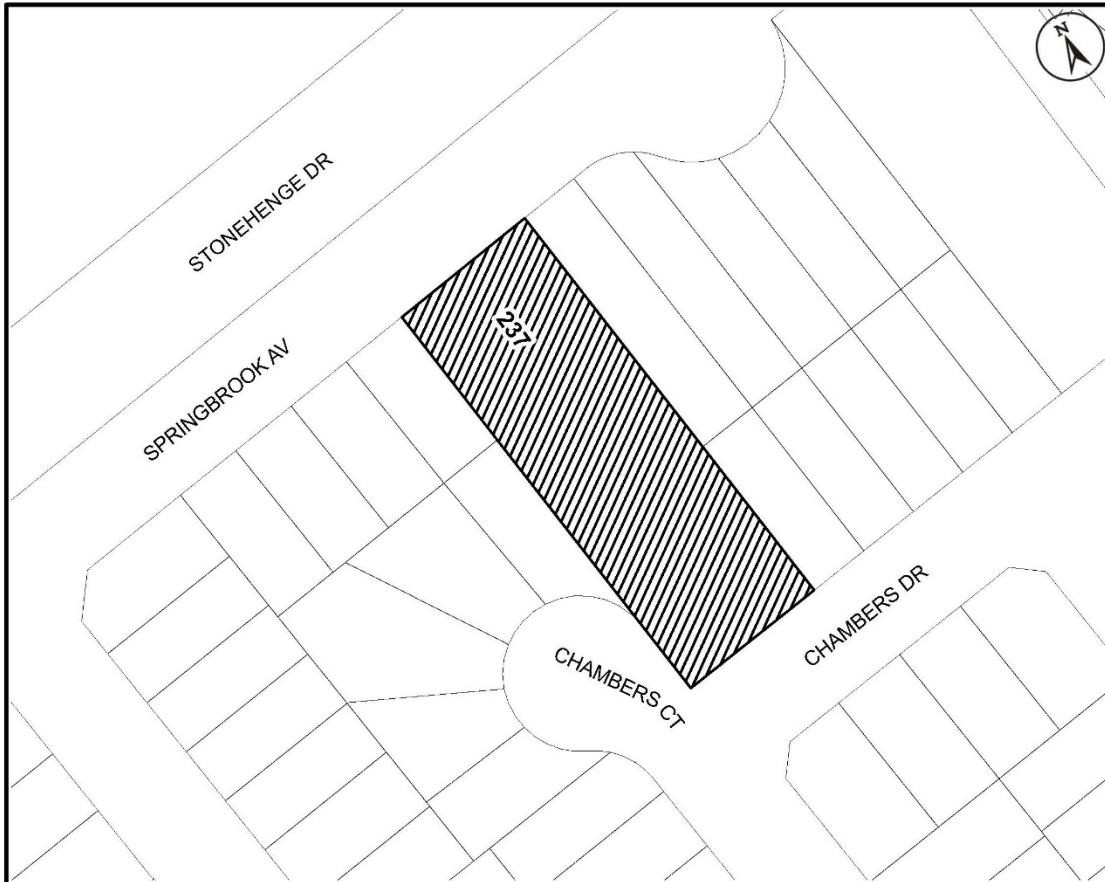
of notice of the passing of this By-law in accordance with the *Planning Act*.

PASSED AND ENACTED this _____ day of _____, 2024.

A. Horwath
Mayor

J. Pilon
Acting City Clerk

ZAC-24-003



<p>This is Schedule "A" to By-law No. 24-</p> <p>Passed the day of, 2024</p>	<p>-----</p> <p style="text-align: center;">Mayor</p> <p>-----</p> <p style="text-align: center;">Clerk</p>
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<p>Schedule "A"</p> <p>Map forming Part of By-law No. 24-_____</p> <p>to Amend By-law No. 05-200 Map 1284</p>	<p>Subject Property</p> <p>237 Springbrook Avenue</p> <p> Change in zoning from Agricultural "A" Zone to Low Density Residential (R1, 888, H166) Zone</p>
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Scale: N.T.S	File Name/Number: ZAC-24-003	
Date: January 17, 2024	Planner/Technician: DB/AL	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		