

Authority: Item 2, Planning Committee Report 24-003 (PED24027)
CM: February 28, 2024 Ward: 12

Bill No. 040

CITY OF HAMILTON

BY-LAW NO. 24-

To Amend Zoning By-law No. 05-200 Respecting Lands Located at 26 Southcote Road (Ancaster)

WHEREAS Council approved Item 2 of Report 24-003 of the Planning Committee, at its meeting held on February 28, 2024;

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

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

1. That Map No. 1230 of schedule “A” – Zoning Maps is amended by adding the Low Density Residential (R1) Zone, Low Density Residential (R1, 885) Zone, and Low Density Residential (R1, 886) Zone, for the lands known as 26 Southcote Road, the extent and boundaries of the lands are attached as Schedule “A” to this By-law.
2. That Schedule “C” – Special Exceptions is amended by adding the following new Special Exception:

“885. Within the lands zoned Low Density Residential (R1, 885) Zone, identified on Map No. 1230 of Schedule “A” – Zoning Maps and as 26 Southcote Road, the following special provisions shall apply:

 - a) Notwithstanding Section 15.1.2.1 d), the minimum setback from a southerly side lot line shall be 6.0 metres.
3. That Schedule “C” – Special Exceptions is amended by adding the following new Special Exception:

“885. Within the lands zoned Low Density Residential (R1, 886) Zone, identified on Map No. 1230 of Schedule “A” – Zoning Maps and as 26 Southcote Road, the following special provisions shall apply:

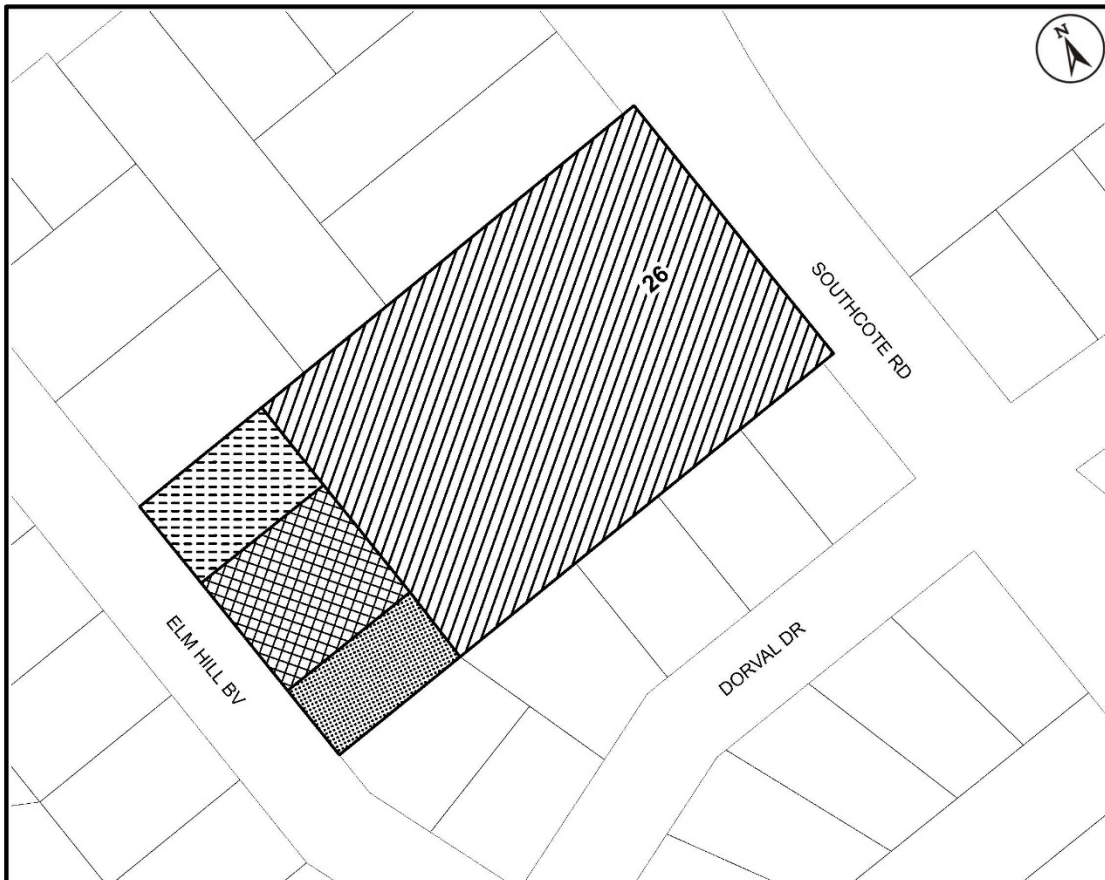
 - b) Notwithstanding Section 15.1.2.1 d), the minimum setback from a northerly side lot line shall be 9.0 metres.

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 provisions.

PASSED this 28th day of February, 2024.

A. Horwath
Mayor

A. McRae
Acting Deputy Clerk



This is Schedule "A" to By-law No. 23- Passed the day of, 2023	----- <p style="text-align: center;">Mayor</p> ----- <p style="text-align: center;">Clerk</p> -----
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<h2 style="margin: 0;">Schedule "A"</h2> <p style="margin: 5px 0 0 0;">Map forming Part of By-law No. 23-_____</p> <p style="margin: 5px 0 0 0;">to Amend By-law No. 05-200 Map 1230</p>	<p>Subject Property 26 Southcote Road</p> <ul style="list-style-type: none"> Refer to By-law No. 87-57 Block 2 - Lands to be zoned Low Density Residential (R1) Zone Block 3 - Lands to be zoned Low Density Residential (R1, 885) Zone Block 4 - Lands to be zoned Low Density Residential (R1, 886) Zone
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Scale: N.T.S	File Name/Number: ZAC-18-056/25T-2018010
Date: December 6, 2023	Planner/Technician: MF/AL
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	

