

Authority: Item 5, Planning Committee Report 23-019 (PED23232)
CM: November 22, 2023 Ward: 11
Written approval for this by-law was given by Mayoral Decision MDE-2023 10
dated November 22, 2023

Bill No. 219

CITY OF HAMILTON

BY-LAW NO. 23-

To Amend Zoning By-law No. 05-200 with Respect to Lands Located at 2080 Rymal Road East, Glanbrook

WHEREAS Council approved Item 5 of Report 23-019 of the Planning Committee, at the meeting held on November 22, 2023;

AND WHEREAS this By-law will be in conformity with the Urban Hamilton Official Plan, upon finalization of Official Plan Amendment No. 195.

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

1. That Map No. 1639 of Schedule “A” – Zoning Maps is amended by adding the Low Density Residential – Small Lot (R1a, 866) Zone, for the lands known as 2080 Rymal Road East, the extent and boundaries of which are shown on Schedule “A” to this By-law.
2. That Schedule “C” – Special Exceptions is amended by adding the following new Special Exception:
 - “866. Within the lands zoned Low Density Residential – Small Lot (R1a) Zone, identified on Map No. 1639 of Schedule “A” – Zoning Maps and described as 2080 Rymal Road East, the following special provisions shall apply:
 - a) Notwithstanding Sections 15.2.2.3 a), b), and f), the following regulations shall apply:

| | | |
|----|---|--------------------|
| a) | Minimum Lot Area for each Dwelling Unit | 160 square metres; |
| b) | Minimum Unit Width for each Dwelling Unit | 5.7 metres; |
| c) | Minimum Setback from the Rear Lot Line | 7.4 metres” |

3. 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 - Small Lot (R1a) Zone, subject to the special requirements referred to in Section No. 2 of this By-law.
4. 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*.

PASSED this 22nd day of November, 2023.

A. Horwath
Mayor

J. Pilon
Acting City Clerk

ZAC-20-015
UHOPA-20-011





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. 05-200
Map 1639

Subject Property
2080 Rymal Road East
 Block 1 – Lands to be added as Low Density Residential – Small Lot (R1a, 866) Zone
 Refer to By-law No. 464

| | | |
|--|---|---|
| Scale: N.T.S | File Name/Number: ZAC-20-015 & UHCPA-20-011 & 25T-200303R |  Hamilton |
| Date: October 2, 2023 | Planner/Technician: JV/NB | |
| PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT | | |