

Authority: Item ,
Report (PED25036) CM: March 18, 2025
Ward: 12

Bill No.

**CITY OF HAMILTON
BY-LAW NO.**

**To amend Zoning By-law No. 05-200 with respect to lands located at
387- 409 Hamilton Drive, Ancaster**

WHEREAS Council approved Item --- of Report PED25036 of the Planning Committee,
at its meeting held on _____, 2025;

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

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

1. That Map No. 1385 of Schedule “A” – Zoning Maps is amended by adding the Low Density Residential (R1, 930) Zone, Open Space (P4, 931) Zone, and Conservation/Hazard Land (P5, 932) Zone to the lands attached as Schedule “A” to this By-law.

2. That Schedule C: Exceptions of Zoning By-law No. 05-200, as amended, is hereby further amended by adding the following sub-section:

“930. Within the lands zoned Low Density Residential (R1, 930) Zone, identified on Map No. 1385 of Schedule “A” Zoning Maps and described as 387- 409 Hamilton Drive, the following special provisions shall apply:

(a) That notwithstanding the provisions of the Subsections 4.23 d) and e), all buildings or structures located on a property shall have a minimum setback of 1.2 metres from a P5 Zone.

(b) That notwithstanding the provisions of Subsections 15.1.2 “Regulations” of Section 15: Low Density Residential (R1) Zone, the provisions of the Low Density Residential (R1, 930) Zone, shall apply to the lands zoned (R1, 930):

Regulations

Notwithstanding Section 15.1.2.1 b), e), and f), on the lands zoned (R1, 930), the following regulations shall apply:

- (b) Minimum Lot Width 10.5 metres
- (e) Minimum Setback from a Flankage Lot Line 1.2 metres
- (f) Minimum Setback from the Rear Lot Line 7.0 metres

931. That notwithstanding the provisions of the Subsections of 7.4.1 “Permitted Uses” of Section 7: Open Space (P4) Zone, the provisions of Open Space (P4, 931) Zone, shall apply to the lands zoned (P4, 931):

Permitted Uses

- (a) Stormwater management facilities.

932. That in addition to the provisions of the Subsections of 7.5.1 “Permitted Uses” of Section 7: Conservation/Hazard Land (P5) Zone, the provisions of Conservation/Hazard Land (P5, 932) Zone, shall apply to the lands zoned (P5, 932):

Permitted Uses

- (a) Retaining Wall.

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 (R1) Zone, Open Space (P4) Zone, and Conservation/Hazard Land (P5) Zone, subject to the special requirements referred to in Section No. 2 of this By-law.

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*.

PASSED AND ENACTED this _____ day of _____, 2025.

A. Horwath
Mayor

Matthew Trennum
City Clerk






This is Schedule "A" to By-law No. 25-
Passed the day of, 2025

Mayor

Clerk

Schedule "A"
Map forming Part of
By-law No. 25-_____
to Amend By-law No. 05-200
Map 1385

- Subject Property**
387, 397, 405 & 409 Hamilton Drive, Ancaster (Ward 12)
-  Change in zoning from Agricultural "A-216" District, Modified to Open Space (P4, 931) Zone
 -  Change in zoning from Agricultural "A-216" District, Modified to Conservation/Hazard Lands (P5, 932) Zone
 -  Change in zoning from Agricultural "A-216" District, Modified to Low Density Residential (R1, 930) Zone

Scale:
N.T.S.
Date:
February 4, 2025

File Name/Number:
ZAC-18-048 & 25T-201809
Planner/Technician:
JC/SH



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT