

Authority: Item,
Report (PED25XXX)
CM:
Ward: 8

Bill No.

CITY OF HAMILTON

BY-LAW NO.

To Amend Zoning By-law No. 05-200 with respect to lands located at 204, 212, 220, and 226 Rymal Road West and Part of Lot 17, Concession 8 and Part of Road Allowance Between Lots 16 and 17, Hamilton

WHEREAS Council approved Item ___ of Report PED25054 of the Planning Committee, at its meeting held on March 18, 2025;

AND WHEREAS this By-law complies with the Urban Hamilton Official Plan;

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

1. That Schedule “A” – Zoning Maps, Map No. 1393 and 1341 is amended by adding the Low Density Residential (R1) Zone and Low Density Residential – Small Lot (R1a, 911) Zone, to the lands known as 204, 212, 220, and 226 Rymal Road West, and Part of Lot 17, Concession 8 and Part of Road Allowance Between Lots 16 and 17, Hamilton, 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:
 - “911. Within the lands zoned Low Density Residential – Small Lot (R1a, 911) Zone, identified on Map No. 1393 and 1341 of Schedule “A” – Zoning Maps and described as 204, 212, 220, and 226 Rymal Road West, and Part of Lot 17, Concession 8 and Part of Road Allowance Between Lots 16 and 17, Hamilton, the following special provisions shall apply:
 - a) Notwithstanding Section 4.35 a), the following regulation shall apply:
 - i) Minimum Landscaped Area in the Front Yard 40%, except 32% for a corner lot.

b) Notwithstanding Section 15.2.2.1 d) and e), the following regulations shall apply:

- i) Minimum Setback from a Side Lot Line
 - a) 1.2 metres on one side and 0.8 metres on the other side, provided that a maintenance easement is entered into between the owners of the abutting lands and properly registered on title of each of the abutting lots otherwise a minimum 1.2 metre setback is required; and,
 - b) 0.8 metres from the hypotenuse of a daylight triangle.
- ii) Minimum Setback from a Flankage Lot Line 1.2 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 (R1) Zone and Low Density Residential – Small Lot (R1a, 911, ~~H181~~) Zone, subject to the special requirements referred to in Section Nos. 2 and 3 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 this _____, 2025

A. Horwath
Mayor

M. Trennum
City Clerk

ZAC-21-029



<p>This is Schedule "A" to By-law No. 25-</p> <p>Passed the day of, 2025</p>		<p>-----</p> <p>Mayor</p> <p>-----</p> <p>Clerk</p>
<p>Schedule "A"</p> <p>Map forming Part of</p> <p>By-law No. 25-_____</p> <p>to Amend By-law No. 05-200</p> <p>Maps 1341 & 1393</p>		<p>Subject Property</p> <p>204, 212, 220, and 226 Rymal Road West Hamilton, and Part of Lot 17, Concession 8 and Part of Road Allowance Between Lots 16 and 17, Geographic Township of Barton, in the City of Hamilton</p> <p> Lands to be added to Zoning By-law No. 05-200 as Low Density Residential – Small Lot (R1a, 911) Zone</p> <p> Lands to be added to Zoning By-law No. 05-200 as Low Density Residential (R1) Zone</p>
<p>Scale:</p> <p>N.T.S</p>	<p>File Name/Number:</p> <p>ZAC-21-029 & 25T-202108</p>	 <p>Hamilton</p>
<p>Date:</p> <p>February 28, 2025</p>	<p>Planner/Technician:</p> <p>MM/AL</p>	
<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>		