

CITY OF HAMILTON

BY-LAW NO. - ____

To Amend Zoning By-law No. 6593, Respecting Lands Located at 253 & 259 Limeridge Road West, in the City of Hamilton

WHEREAS the City of Hamilton Act, 1999, Statutes of Ontario, 1999 Chap. 14, Sch. C. did incorporate, as of January 1st, 2001, the municipality “City of Hamilton”;

AND WHEREAS the City of Hamilton is the successor to certain area municipalities, including the former area municipality known as “The Corporation of the City of Hamilton” and is the successor of the former Regional Municipality, namely “The Regional Municipality of Hamilton-Wentworth”;

AND WHEREAS the City of Hamilton Act, 1999, provides that the Zoning By-law and Official Plans of the former area municipalities and the Official Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

AND WHEREAS Zoning By-law No. 6593 (Hamilton) was enacted on the 25th day of July 1950, which was approved by the Ontario Municipal Board by Order dated the 7th date of December 1951, (File. No. O.F. C. 3821);

AND WHEREAS the Council of the City of Hamilton, in adopting Item ____ of Report 23-____ of the Planning Committee at its meeting held on the ____ day of _____, 2023, recommended that Zoning By-law No. 6593 (Hamilton), be amended as hereinafter provided;

AND WHEREAS this By-law is in conformity with the Urban Hamilton Official Plan approved by the Minister under the Planning Act on March 16, 2011;

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. That Map No. ____ of Schedule “A” – Zoning Maps, to Zoning By-law No. 6593 is hereby further amended as follows:
 - (a) By rezoning the lands and boundaries of which are shown on Block No. 1 on Schedule “A” to this By-law from the “AA” (Agricultural District) to the “RT-10/S____” (Townhouse) District, Modified.
2. That Section 19B – Special Requirements of Zoning By-law No. 6593 is hereby amended by introducing the following within the lands described as 253 & 259 Limeridge Road West, as follows:
 - 2.1 That the “RT-10” (Townhouse) District regulations, as contained in Section 10D of Zoning By-law No. 6593, are modified to include the following special requirements for the lands zoned “RT-10/S____” (Townhouse) District, Modified:
 - (a) Notwithstanding Section 10D of Zoning By-law No. 6593, the following provisions shall apply to townhouse dwellings:
 - i. For the purpose of this By-law, Limeridge Road West shall be considered the front lot line

- ii. Notwithstanding Section 10D.(4)(a), the minimum permitted front yard setback to a structure 3-storeys in height shall be 3.5 metres
- iii. Notwithstanding Section 10D.(4)(b), where a yard abuts any other lot, the minimum permitted setback to a townhouse dwelling containing windows to a habitable room facing the yard shall be 3.5 metres
- iv. Notwithstanding Section 10D.(7)(a), an area of not less than 200.0 square metres shall be required for each dwelling unit
- v. Notwithstanding Section 10D.(10), the minimum landscaped area shall be 35% of the lot area on which the buildings or structures are situated

(b) Notwithstanding Section 18A of Zoning By-law No. 6593, the following provision shall apply to lands zoned “RT-10/S___” (Townhouse) District, Modified:

- i. Notwithstanding Section 18A(7), the minimum required length for a parking space shall be 5.8 metres
- ii. Notwithstanding Section 18A(25), an access driveway shall be located a minimum of 1.25 metres from an abutting “AA” (Agricultural District)

3. The By-law No. 6593 is amended by adding this by-law to Section ___ as Schedule “A”;

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 _____, 2023.

Mayor

Clerk

ZAC-23- ____