

Authority: Item,
Report (PED23111)
CM:
Ward: 12

Bill No.

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

**To amend Zoning By-law No. 05-200 with respect to lands located at 382
Southcote Road, Ancaster**

WHEREAS Council approved Item __ of Report _____ of the Planning Committee, at its meeting held on August 15th, 2023;

AND WHEREAS this By-law conforms with the Urban Hamilton Official Plan upon adoption of Urban Hamilton Official Plan Amendment No. XXX;

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

1. That Map No. 1336 of Schedule "A" – Zoning Maps is amended by adding the Low Density Residential (R1, 848) Zone to the lands attached as Schedule "A" to this By-law.
2. That Schedule "C" - Special Exceptions is amended by adding the following new Special Exception:

"848. Within the lands zoned Low Density Residential (R1, 848) Zone, identified on Map 1336 of Schedule "A" – Zoning Maps and described as 382 Southcote Road, Modified; the land comprised of Block 1 the following special provisions shall apply:

a) Notwithstanding Subsection 5.1 b) i) and 5.1 b) ii), Single Detached Dwellings shall be exempt from the applicable parking location requirements.

b) Notwithstanding Subsection 15.1.1, the following uses shall be prohibited:

Duplex Dwelling
Semi-Detached Dwelling
Street Townhouse Dwelling"

"849. Within the lands zoned Low Density Residential (R1, 849) Zone, identified on Map 1336 of Schedule "A" – Zoning Maps and described as 382

**To amend Zoning By-law No. 05-200 with respect to lands located
at 382 Southcote Road, Ancaster**

Southcote Road, Modified; the land comprised of Block 2 the following special provisions shall apply:

- a) Notwithstanding Subsection 5.1 b) i) and 5.1 b) ii), Single Detached Dwellings shall be exempt from the applicable parking location requirements.
- b) Notwithstanding Subsection 15.1.1, the following uses shall be prohibited:

Duplex Dwelling
Semi-Detached Dwelling
Street Townhouse Dwelling"
- c) Notwithstanding Subsection 15.1.2.1 d), the Minimum Setback to a northerly Lot Line shall be 4.5 metres.

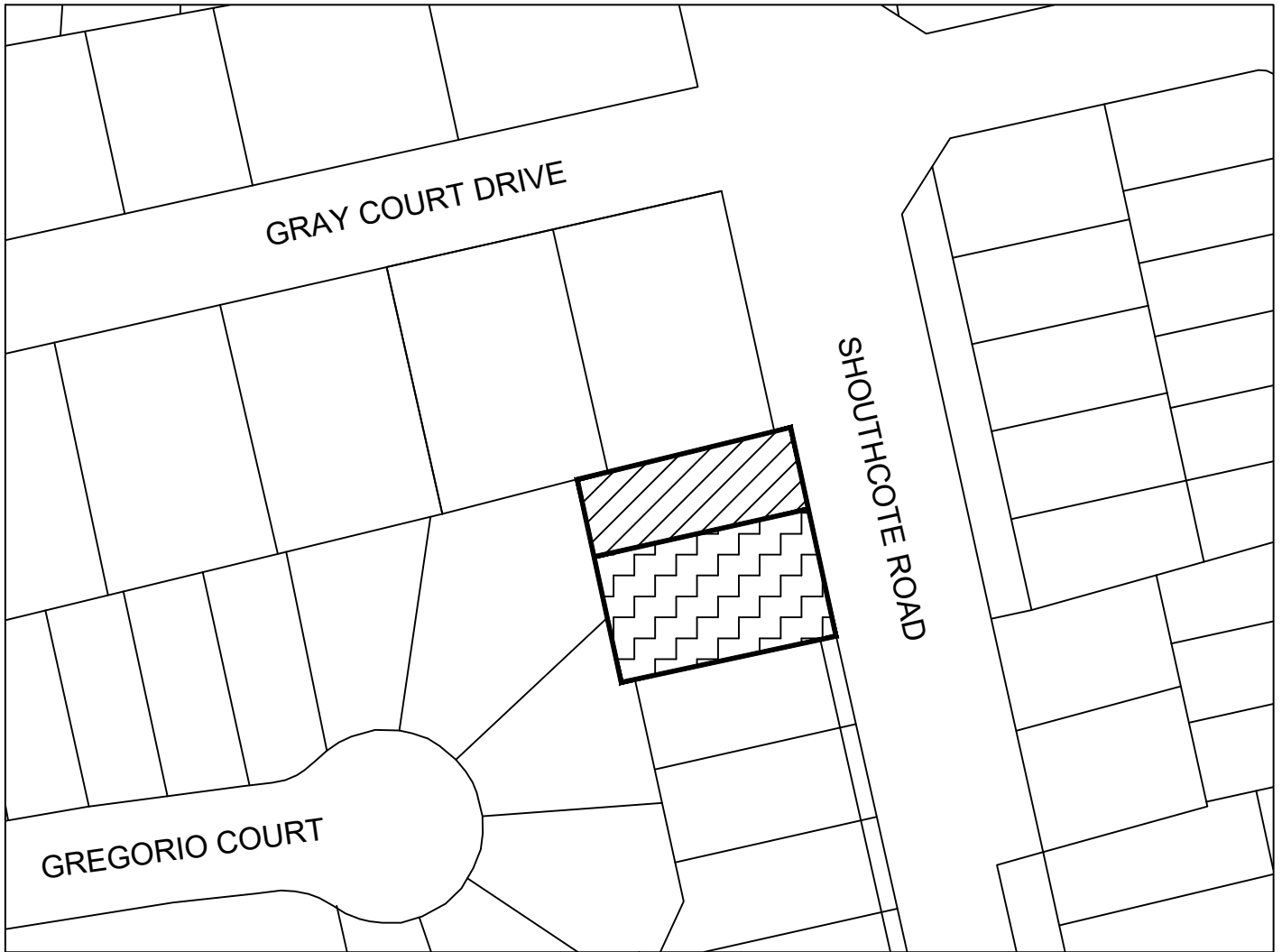
- 3. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law in accordance with the *Planning Act*.
- 4. That no building or structure shall be erected, altered, extended, or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the provisions of the Low Density Residential (R1) Zone, subject to the special requirements referred to in Section No. 2 and 3 of this By-law.

PASSED this _____, 2023

A. Horwath
Mayor

A. Holland
City Clerk

ZAR-23-003
UHOPA-23-003



This is Schedule "A" to By-law No.
23-_____

Passed the _____ day of _____, 2023

_____ Clerk

_____ Mayor

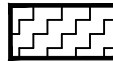
DRAFT Schedule "A"

Map Forming part of
By-law No. 23-_____

to Amend By-law No. 05-200 Map 1336

Subject Property

382 Southcote Road in the City of Hamilton.



Block 1 - Lands to be added to Zoning By-law 05-200 as Low Density Residential (R1-848) Zone, Modified



Block 2 - Lands to be added to Zoning By-law 05-200 as Low Density Residential (R1-849) Zone, Modified

Scale:
N.T.S

File Name/Number:
ZAR-23-003 & UHOPA-23-003

Date:
2023-08-03

Planner/Technician:
J. Stanley

PLANNING AND ECONOMIC
DEVELOPMENT DEPARTMENT