

**Authority:** Item 2, Planning Committee Report 23-015 (PED23178)  
Council Meeting: September 27, 2023 Ward: 9  
Written approval for this by-law was given by Mayoral Decision MDE-2023-03 dated September 27, 2023

**Bill No. 179**

## CITY OF HAMILTON

### BY-LAW NO. 23-179

**To Amend Zoning By-law No. 05-200 with respect to lands located at 82 Carlson Street, Stoney Creek**

**WHEREAS** Council approved Item 2 of Report 23-015 of the Planning Committee, at its meeting held on September 27, 2023;

**AND WHEREAS** this By-law conforms with the Urban Hamilton Official Plan.

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

1. That Map No. 1551 of Schedule "A" – Zoning Maps is amended by adding the Low Density Residential (R1, 870) 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:
  - "870. Within the lands zoned Low Density Residential (R1) Zone, identified on Map 1551 of Schedule "A" – Zoning Maps and described as 82 Carlson Street, the following special provisions shall apply:
    - a) Notwithstanding Subsection 15.1.1, the following use shall be prohibited:

Street Townhouse Dwelling
    - b) Notwithstanding Section 15.1.2.1 a), c), d) and f), the following shall apply to Single Detached Dwellings:
      - i) Minimum Lot Area 300.0 square metres;
      - ii) Minimum Setback from the Front Lot Line 4.5 metres, except 6.0 metres to an attached garage;
      - iii) Minimum Setback from a Side Lot Line 1.2 metres on one side and 0.6 metres on the other side, provided;

(a) 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; and,

(b) that the abutting lands are located in the same zone.

iv) Minimum Setback from the Rear Lot Line 7.0 metres;

c) Notwithstanding 15.1.2.2 a), c) and f), the following shall apply to Semi-Detached Dwellings:

i) Minimum Lot Area for each Dwelling Unit 255 square metres;

ii) Minimum Setback from the Front Lot Line 4.5 metres, except 6.0 metres to an attached garage;

iii) Minimum Setback from the Rear Lot Line 7.0 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, subject to the special requirements referred to in Section No. 2 of this By-law.

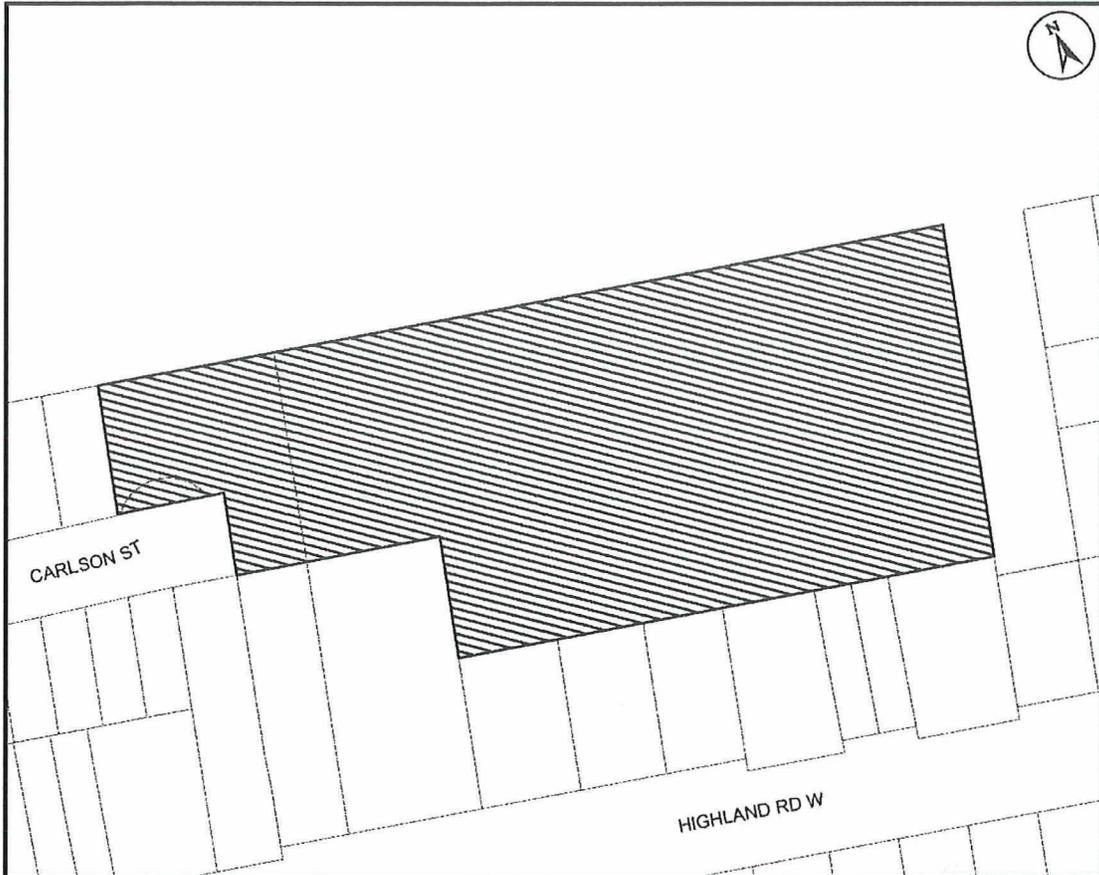
4. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law in accordance with the *Planning Act*.

**PASSED** this 27<sup>th</sup> day of September, 2023

  
A. Horwath  
Mayor

  
J. Pilon  
Acting City Clerk

ZAC-22-064



This is Schedule "A" to By-law No. 23-179  
Passed the 21 day of September, 2023

*[Signature]*  
Mayor  
Clerk

**Schedule "A"**

Map forming Part of  
By-law No. 23-179

to Amend By-law No. 05-200  
Map 1551

**Subject Property**  
Carlson Street Extension, Stoney Creek (Ward 9)

 Lands to be added to Zoning By-law No. 05-200 as  
Low Density Residential (R1, 870) Zone

Scale: N.T.S	File Name/Number: ZAC-22-064/25T-202209	 Hamilton
Date: August 9, 2023	Planner/Technician: TC/NB	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		