

**Authority:** Item 5, Planning Committee Report 23-019 (PED23232)  
CM: November 22, 2023 Ward: 11  
Written approval for this by-law was given by Mayoral Decision MDE-2023 10  
dated November 22, 2023

**Bill No. 218**

## **CITY OF HAMILTON**

### **BY-LAW NO. 23-218**

#### **To Amend Zoning By-law No. 05-200 with Respect to Lands Located at 2080 Rymal Road East, Glanbrook**

**WHEREAS** Council approved Item 5 of Report 23-019 of the Planning Committee, at the meeting held on November 22, 2023;

**AND WHEREAS** this By-law will be in conformity with the Urban Hamilton Official Plan, upon finalization of Official Plan Amendment No. 195.

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

1. That Map No. 1639 of Schedule "A" – Zoning Maps is amended by adding the Low Density Residential – Small Lot (R1a, 866) Zone, for the lands known as 2080 Rymal Road East, 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:

"866. Within the lands zoned Low Density Residential – Small Lot (R1a) Zone, identified on Map No. 1639 of Schedule "A" – Zoning Maps and described as 2080 Rymal Road East, the following special provisions shall apply:

a) Notwithstanding Sections 15.2.2.3 a), b), and f), the following regulations shall apply:

- |    |   |                    |
|----|---|--------------------|
| a) | Minimum Lot Area for each Dwelling Unit   | 160 square metres; |
| b) | Minimum Unit Width for each Dwelling Unit | 5.7 metres;        |
| c) | Minimum Setback from the Rear Lot Line    | 7.4 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 - Small Lot (R1a) Zone, subject to the special requirements referred to in Section No. 2 of this By-law.
4. 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 22<sup>nd</sup> day of November, 2023.

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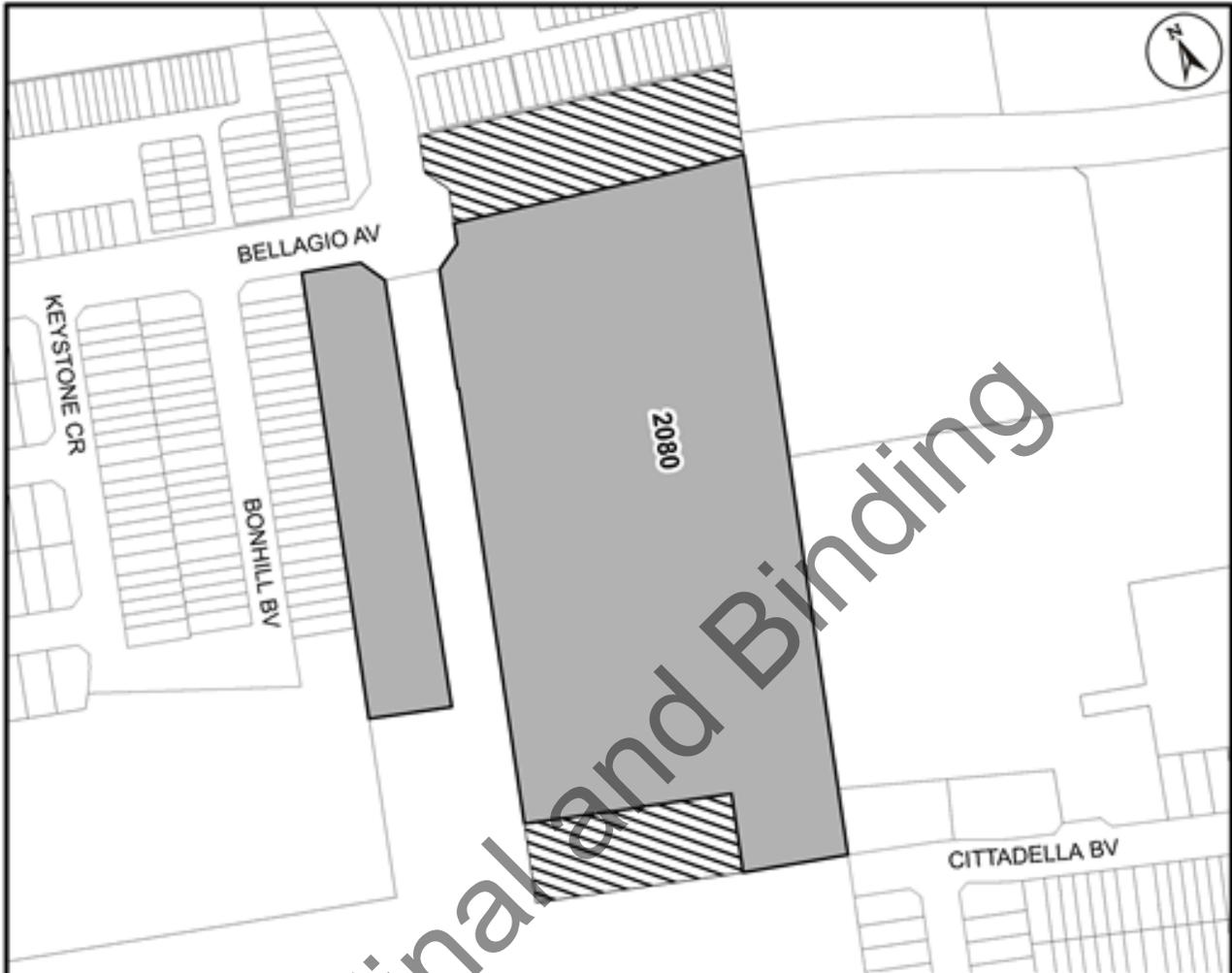
A. Horwath  
Mayor

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J. Pilon  
Acting City Clerk

ZAC-20-015  
UHOPA-20-011

Not Final and Binding



This is Schedule "A" to By-law No. 23-  Passed the ..... day of ....., 2023	----- Mayor  ----- Clerk
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<p style="text-align: center;"><b>Schedule "A"</b></p> <p style="text-align: center;">Map forming Part of By-law No. 23-_____</p> <p style="text-align: center;">to Amend By-law No. 05-200 Map 1639</p>	<p><b>Subject Property</b> 2080 Rymal Road East</p> <p> Block 1 – Lands to be added as Low Density Residential – Small Lot (R1a, 866) Zone</p> <p> Refer to By-law No. 464</p>
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Scale: N.T.S	File Name/Number: ZAC-20-015 & UHCPA-20-011 & 25T-200303R	
Date: October 2, 2023	Planner/Technician: JV/NB	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		