

**Authority:** Item 2, Planning Committee Report 24-003 (PED24027)

CM: March 27, 2024 Ward: 12

Written approval for this by-law was given by Mayoral Decision MDE-2024 07 dated March 27, 2024

**Bill No. 041**

## **CITY OF HAMILTON**

### **BY-LAW NO. 24-041**

#### **To Amend Zoning By-law No. 05-200 Respecting Lands Located at 26 Southcote Road (Ancaster)**

**WHEREAS** Council approved Item 2 of Report 24-003 of the Planning Committee, at its meeting held on March 27, 2024;

**AND WHEREAS** this By-law conforms to the Urban Hamilton Official Plan;

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

1. That Map No. 1230 of schedule “A” – Zoning Maps is amended by adding the Low Density Residential (R1) Zone, Low Density Residential (R1, 885) Zone, and Low Density Residential (R1, 886) Zone, for the lands known as 26 Southcote Road, the extent and boundaries of the lands are attached as Schedule “A” to this By-law.
2. That Schedule “C” – Special Exceptions is amended by adding the following new Special Exception:

“885. Within the lands zoned Low Density Residential (R1, 885) Zone, identified on Map No. 1230 of Schedule “A” – Zoning Maps and as 26 Southcote Road, the following special provisions shall apply:

  - a) Notwithstanding Section 15.1.2.1 d), the minimum setback from a southerly side lot line shall be 6.0 metres.
3. That Schedule “C” – Special Exceptions is amended by adding the following new Special Exception:

“885. Within the lands zoned Low Density Residential (R1, 886) Zone, identified on Map No. 1230 of Schedule “A” – Zoning Maps and as 26 Southcote Road, the following special provisions shall apply:

  - b) Notwithstanding Section 15.1.2.1 d), the minimum setback from a northerly side lot line shall be 9.0 metres.

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*.
5. 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 Low Density Residential (R1) Zone provisions.

**PASSED** this 27<sup>th</sup> day of March, 2024.

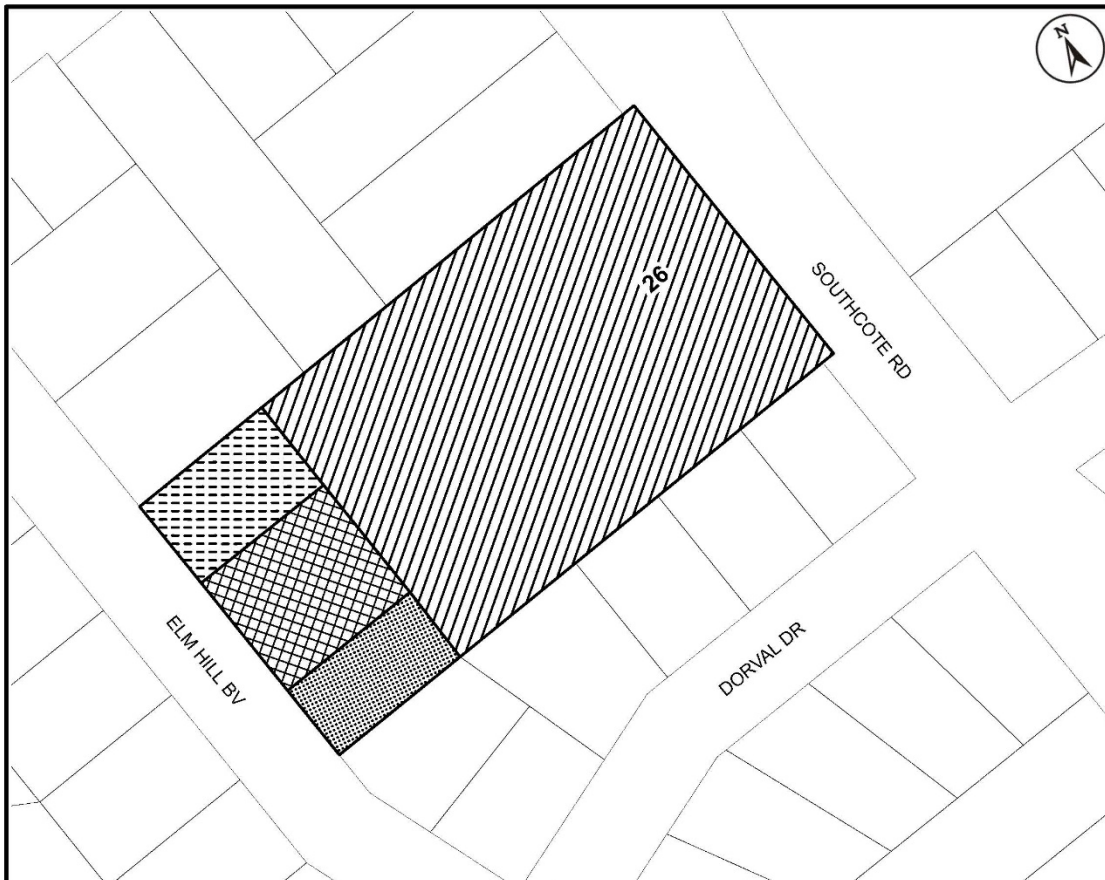
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A. Horwath  
Mayor

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J. Pilon  
Acting City Clerk

ZAC-18-056-25T-2018010



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| This is Schedule "A" to By-law No. 23-<br><br>Passed the ..... day of ....., 2023 | -----<br><p style="text-align: center;">Mayor</p> -----<br><p style="text-align: center;">Clerk</p> |
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| <h2 style="margin: 0;">Schedule "A"</h2> <p style="margin: 5px 0;">Map forming Part of<br/>By-law No. 23-_____</p> <p style="margin: 5px 0;"><b>to Amend By-law No. 05-200<br/>Map 1230</b></p> | <p><b>Subject Property</b><br/>26 Southcote Road</p> <ul style="list-style-type: none"> <li> Refer to By-law No. 87-57</li> <li> Block 2 - Lands to be zoned Low Density Residential (R1) Zone</li> <li> Block 3 - Lands to be zoned Low Density Residential (R1, 885) Zone</li> <li> Block 4 - Lands to be zoned Low Density Residential (R1, 886) Zone</li> </ul> |
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| Scale:<br>N.T.S                              | File Name/Number:<br>ZAC-18-056/25T-2018010 |
| Date:<br>December 6, 2023                    | Planner/Technician:<br>MF/AL                |
| PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT |   |

