

Authority: Item 2, Planning Committee Report 24-008 (PED24092)

CM: June 12, 2024 Ward: 8

Written approval for this by-law was given by Mayoral Decision MDE-2024-14

Dated June 12, 2024

Bill No. 086

CITY OF HAMILTON

BY-LAW NO. 24-086

To Amend Zoning By-law No. 6593 with Respect to Lands Located at 253 and 259 Limeridge Road West, Hamilton

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

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

AND WHEREAS the *City of Hamilton Act*, 1999 provides that the Zoning By-laws 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council or the City of Hamilton;

AND WHEREAS Zoning By-law No. 6593 (Hamilton) was enacted on the 25th day of July, 1950, and approved by the Ontario Land Tribunal on the 7th day of December, 1951;

AND WHEREAS Council approved Item 2 of Report 24-008 of the Planning Committee at its meeting held on June 12th, 2024;

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

NOW THEREFORE Council amends Zoning By-law No. 6593 as follows:

1. That Sheet No. W17a of the District Maps appended to and forming part of Zoning By-law No. 6593 (Hamilton) is amended by changing the zoning from the “AA” (Agricultural) District to the “RT-10/S-1831-H” District, Modified, Holding, for the lands known as 253 and 259 Limeridge Road West the extent and boundaries of which are shown on Schedule “A” to this By-law.
2. That the “RT-10” (Townhouse) District regulations, as contained in Section Ten “D” of Zoning By-law No. 6593, are modified to include the following special requirements:

- a) That for the purposes of this By-law, the lot shall be an interior lot and the lot line adjacent to Limeridge Road West shall be the front lot line.
 - b) That notwithstanding Section 6(19)(a), no residential structure shall be located closer than 16.5 metres from the Mountain Freeway right-of-way proper (excluding access ramps).
 - c) That notwithstanding Section 10D.(4)(a), a front yard of a depth of not less than 3.5 metres from the street line shall be provided and maintained.
 - d) That Section 10D.(7)(a) shall not apply.
 - e) That notwithstanding Section 10D.(10), there shall be provided and maintained on the same lot and within the "RT-10" District, for one or more buildings, or structures, an amount not less than 36% of the area of the lot on which the buildings or structures are situate, as landscaped area.
 - f) That notwithstanding Section 10D.(17), not more than eleven single family dwellings shall be attached in a continuous row.
 - g) That notwithstanding Section 18A.(7), every required parking space, other than a parallel parking space, shall have dimensions not less than 2.7 metres wide and 5.8 metres long.
 - h) That notwithstanding Section 18A.(10), tandem parking shall be permitted.
 - i) That notwithstanding Section 18A.(25), an access driveway shall be permitted to be located not less than 1.5 metres from a property line.
 - j) That a planting strip of not less than 1.5 metres in width shall be provided and maintained along the easterly side lot line.
3. That the Holding Provision "RT-10/S-1831-H" (Townhouse) District, Modified, Holding, applicable to the lands referred to in Section 1 of this By-law, shall be removed conditional upon:
- a) That the Owner submit and receive approval of a revised Functional Servicing Report to demonstrate that the stormwater management, sanitary flows, and water supply demand resulting from the proposed development has adequate capacity in the existing municipal infrastructure, to the satisfaction of the Director of Growth Management and Chief Development Engineer.
 - b) That the Owner enter into an External Works Agreement with the City for the design and construction of required improvements to municipal infrastructure, at the Owner's cost, determined by the revised Functional

Servicing Report, to the satisfaction of the Director of Growth Management and Chief Development Engineer.

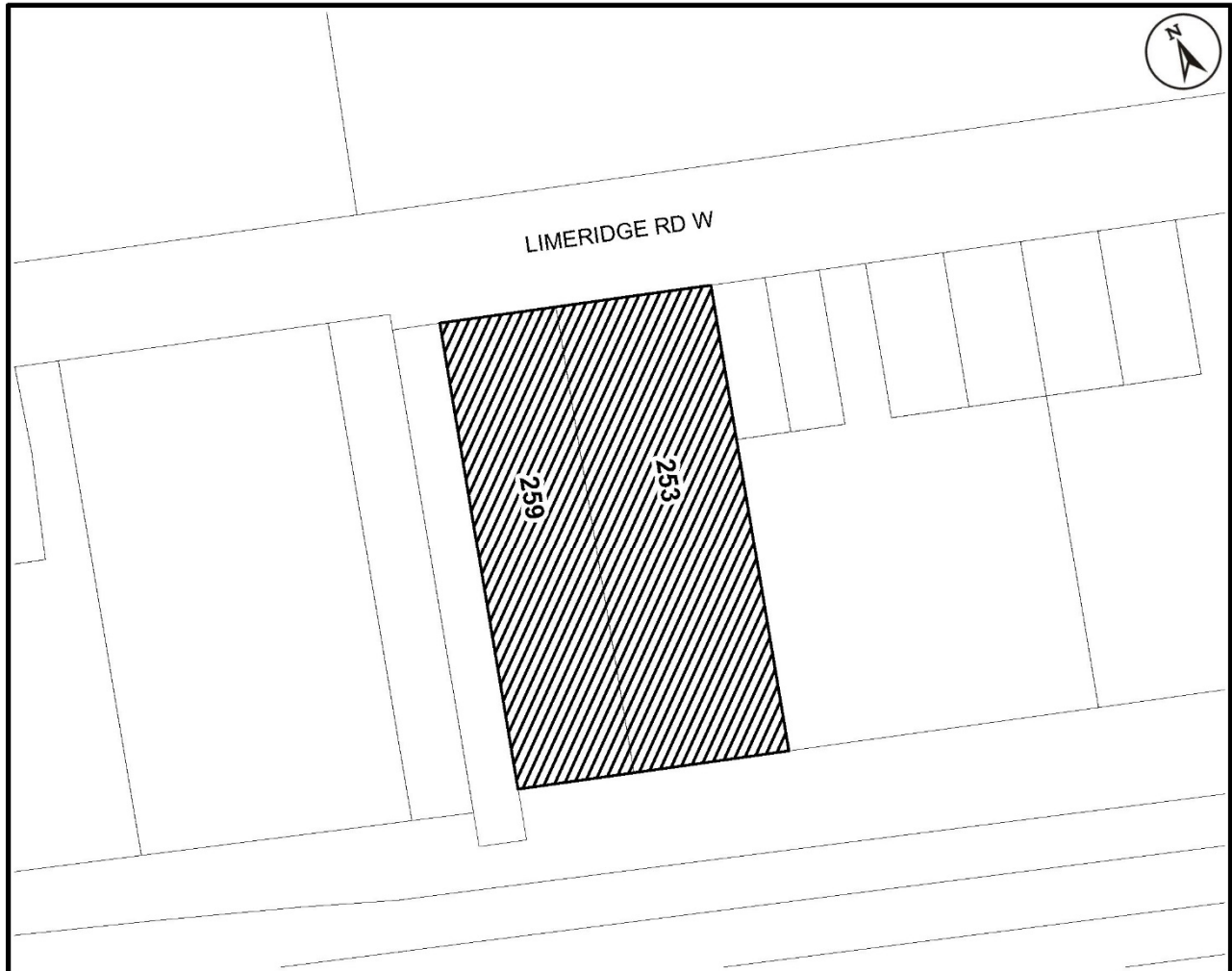
4. No building or structure shall be erected, altered, extended, or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "RT-10" (Townhouse) District provisions, subject to the special requirements referred to in Sections 2 and 3 of this By-law.
5. That By-law No. 6593 is amended by adding this By-law to Section 19B as Schedule S-1831.
6. 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 12th day of June, 2024.

A. Horwath
Mayor

J. Pilon
Acting City Clerk

ZAC-23-014



This is Schedule "A" to By-law No. 24-
Passed the day of, 2024

Mayor


Clerk

Schedule "A"

Map forming Part of
By-law No. 24-_____

to Amend By-law No. 6593

Subject Property
253 & 259 Limeridge Road West

 Change in Zoning from the "AA" (Agricultural) District to the "RT-10/S-1831-H" (Townhouse) District, Modified, Holding

Scale:
N.T.S.

Date:
September 15, 2023

File Name/Number:
ZAC-23-014

Planner/Technician:
MM/NB



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT