

**Authority:** Item 2, Planning Committee Report 24-015 (PED24172)  
CM: October 23, 2024 Ward: 6  
Written approval for this by-law was given by Mayoral Decision MDE-2024 21  
Dated October 23, 2024

**Bill No. 187**

## **CITY OF HAMILTON**

### **BY-LAW NO. 24-187**

#### **To Amend Zoning By-law No. 05-200 Respecting Lands Located at 65 and 69 Eleanor Avenue, 177 Mentino Crescent, and 224 Eaglewood Drive, Hamilton**

**WHEREAS** Council approved Item 2 of Report 24-015 of the Planning Committee, at its meeting held on October 23, 2024;

**AND WHEREAS** this By-law is in conformity with the Urban Hamilton Official Plan;

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

1. That Map Nos. 1397, 1398, and 1449 of Schedule “A” – Zoning Maps are amended by:
  - a) Changing from the Low Density Residential (R1) Zone, to the Low Density Residential – Small Lot (R1a, 910) Zone, for the lands described as 69 Eleanor Avenue and 224 Eaglewood Drive, and identified as Block 1, the extent and boundaries of which are shown on Schedule “A” attached to and forming part of this By-law.
  - b) Adding the Low Density Residential – Small Lot (R1a, 910) Zone, for the lands described as 65 Eleanor Avenue and 177 Mentino Crescent, and identified as Block 2, the extent and boundaries of which are shown on Schedule “A” attached to and forming part of this By-law; and,
2. That Schedule “C” – Special Exceptions is amended by adding the following new Special Exception:

“910. For the lands zoned Low Density Residential – Small Lot (R1a, 910) Zone, on Map Nos. 1397, 1398, and 1449 of Schedule “A” – Zoning Maps and described as 61 Eleanor Avenue, the following special provisions shall apply:

  - a) Notwithstanding Section 15.2.2.1 d) e), and f) and Section 15.2.2.2 f), the following regulations shall apply:

Minimum Setback from a Side Lot Line	1.2 metres for a Single Detached Dwelling, except that the minimum interior side yard may be reduced to 0.6 metres on one side of the lot provided the abutting lot has a minimum side yard of 1.2 metres.
Minimum Setback from a Flankage Lot Line	1.2 metres
Minimum Setback from the Rear Lot Line	6.5 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, 910) 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 23<sup>rd</sup> day of October, 2024.

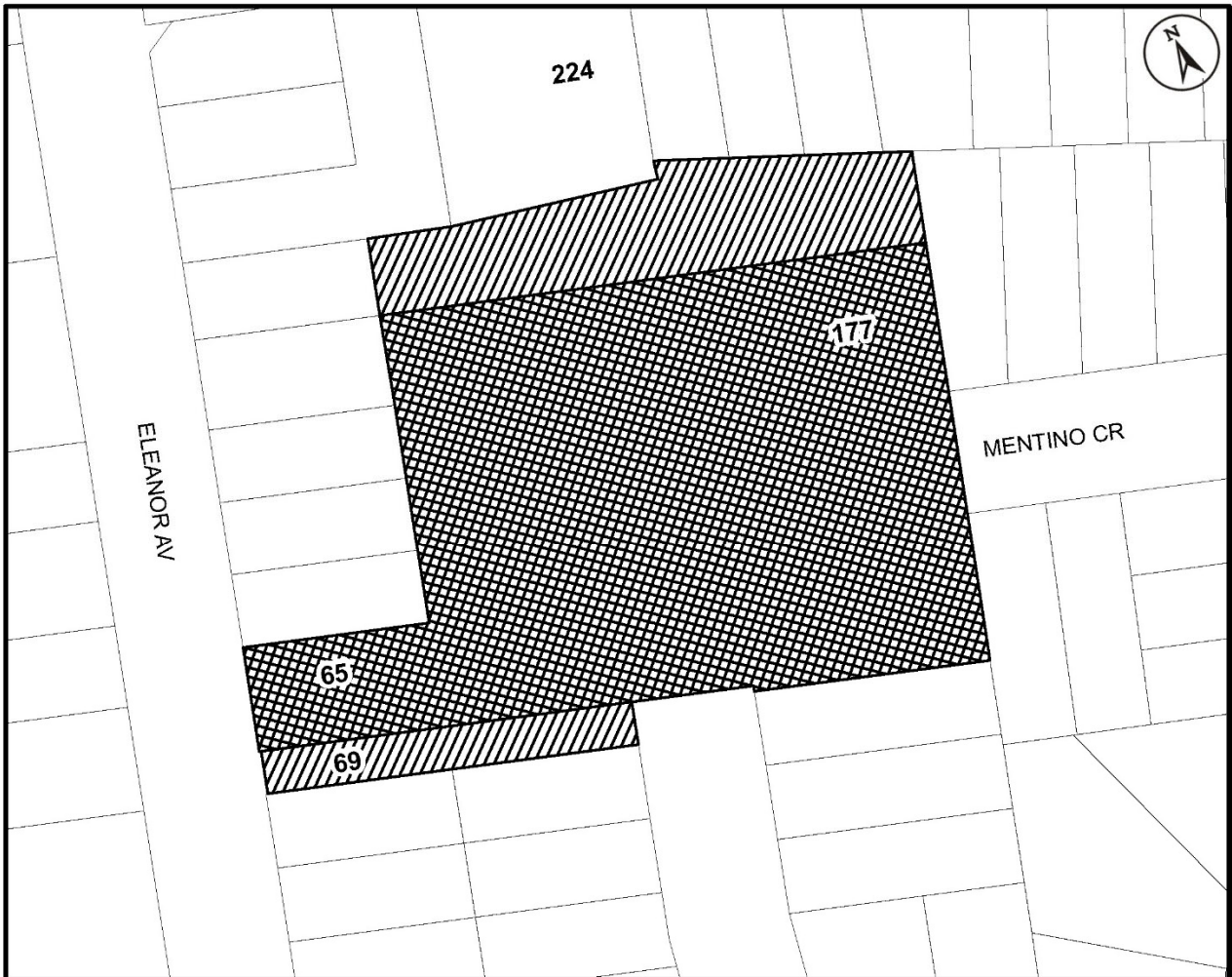
---

A. Horwath  
Mayor

---

Matthew Trennum  
City Clerk

ZAC-22-037





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. 05-200  
 Map 1397, 1398, 1449

**Subject Property**  
 65 and 69 Eleanor Avenue, 177 Mentino Crescent, and  
 224 Eaglewood Drive, Hamilton (Ward 6)

 Block 1 - Change in zoning from the Low Density Residential (R1) Zone to the Low Density Residential – Small Lot (R1a, 910) Zone

 Block 2 - Lands to be added to Zoning By-law No. 05-200 as the Low Density Residential – Small Lot (R1a, 910) Zone

Scale:  
 N.T.S

File Name/Number:  
 ZAC-22-037 & 25T-202207

Date:  
 September 23, 2024

Planner/Technician:  
 SG/NB



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT