

**To Amend Zoning By-law No. 05-200
Respecting Lands Located at 159-163 Sulphur Springs Road, Ancaster**

WHEREAS Subsection 1 of Section 34 of the Planning Act R.S.O. 1990, Chapter P13 provides that local Councils may pass Zoning By-laws;

AND WHEREAS the Council of the Corporation of the City of Hamilton deems it expedient to amend said Zoning By-law 05-200;

AND WHEREAS this By-law is in conformity with the Urban Hamilton Official Plan upon approval of Official Plan Amendment No.;

NOW THEREFORE the Corporation of the City of Hamilton enacts as follows:

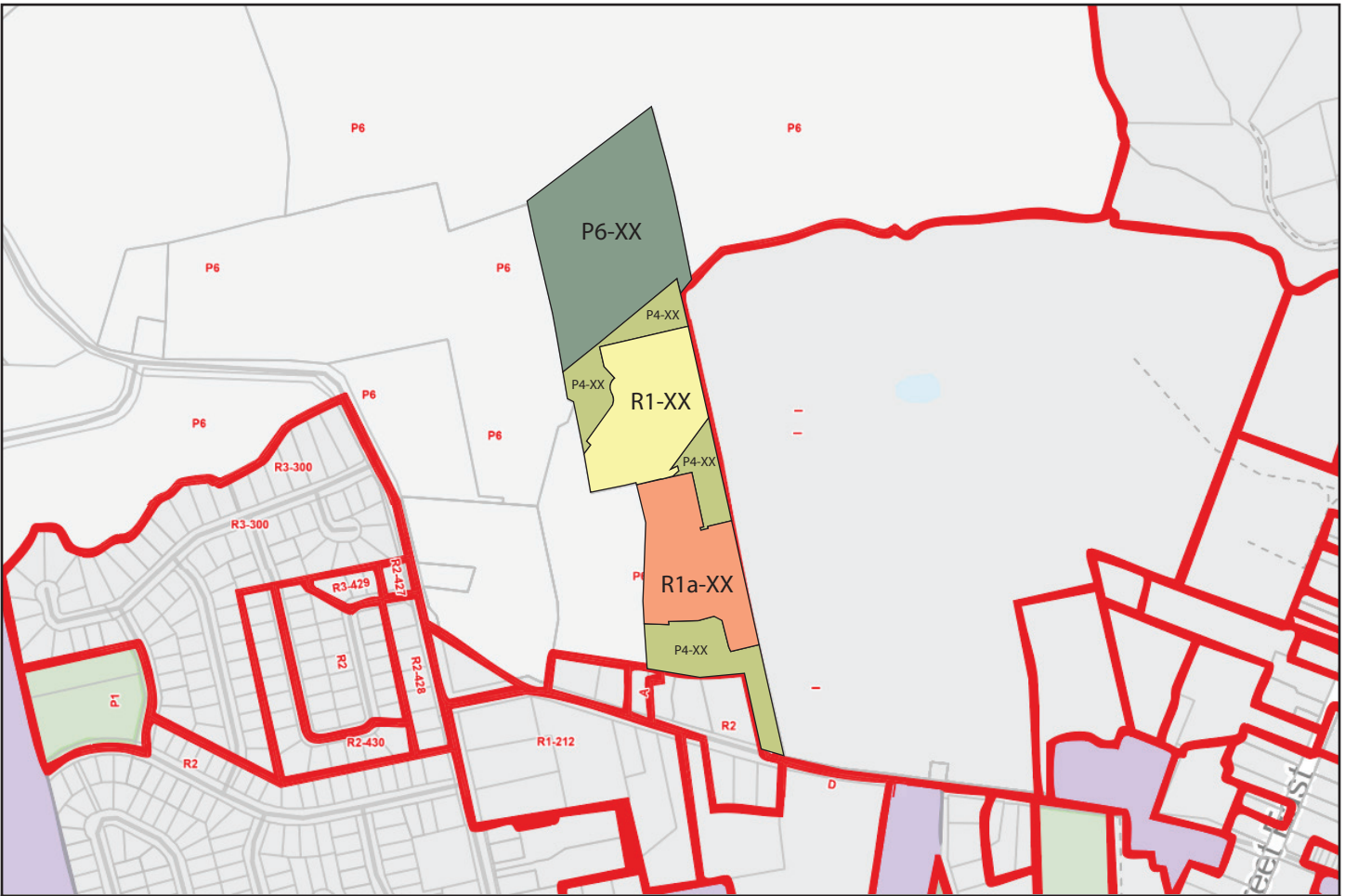
1. That Map No. XX of Schedule “A” – Zoning Maps of Zoning By-law No. 05-200, is amended by changing the Zone Classification on certain lands, now in the City of Hamilton from Conservation / Hazard Land - Rural Zone (P6) and Agricultural (A) to Low Density Residential (R1), Low Density Residential – Small Lot (R1a), and Open Space (OS) in accordance with Schedule ‘X’ attached hereto and forming part of this By-law.
2. The following provisions shall apply to the lands zoned as R1 Low-density Residential, as shown on Schedule X.
 - a. May require site specific provisions
3. The following provisions shall apply to the lands zoned as R1a Low-density Residential – Small lot, as shown on Schedule X.
 - a. The following uses shall be permitted in the R1a Low-density Residential – Small lot as shown on Schedule X
 - i. Block Townhouses
 - b. May require site specific provisions
4. That the Clerk is hereby authorized to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.
5. That this By-law No. 25-XX shall come into force and be deemed to come into force in accordance with Sub-section 34(21) of the Planning Act, either upon the date of passage of this By-law or as otherwise provided by the said Sub-section.

PASSED this ____ day of _____, 2025

Mayor

Clerk

Appendix A



This is Schedule "A" to bylaw No. 23-

Mayor

Passed on the _____ day of _____ 2023


Clerk

Schedule "A"


Subject Property


Map forming part of By-law No. 23- _____
to Amend By-law No. 05-200

159 and 163 Sulphur Springs Road, Ancaster (Ward 12)

 Lands to be added as Open Space (P4-XX) Zone

 Lands to be added as Conservation / Hazard Land (P6-XX) Zone

 Lands to be added as Low Density Residential (R1-XX) Zone

 Lands to be added as Low Density Residential - Small Lot (R1a-XX) Zone

Scale:
N.T.S

File Name/Number



Date:

Planner/Technician

[Hamilton](http://Hamilton.ca)