

**Authority:** Item 2, Planning Committee  
Report 23-003 (PED23031)  
CM: February 22, 2023  
Ward: 12

**Bill No. 022**

**CITY OF HAMILTON**

**BY-LAW NO. 23-022**

**To Amend Zoning By-law No. 05-200 with Respect to Lands Located at 343  
Springbrook Avenue, Ancaster**

**WHEREAS** Council approved Item 2 of Report 23-003 of the Planning Committee, at its meeting held on February 22, 2023;

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

**NOW THEREFORE** Council of the City of Hamilton enacts Zoning By-law No. 05-200 as follows:

1. That Map No. 1284 of Schedule "A" – Zoning Maps is amended by adding the Low Density Residential (R1) Zone to the lands attached as Schedule "A" to this By-law.
2. That Schedule "C" - Special Exceptions is amended by adding the following new Special Exception:
  - "836. Within the lands zoned Low Density Residential (R1) Zone, identified on Map 1284 of Schedule "A" – Zoning Maps and described as 343 Springbrook Avenue, the following special provision shall apply:
    - a) Notwithstanding Section 15.1.1, a Street Townhouse Dwelling shall not be permitted."
3. 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 22<sup>nd</sup> day of February, 2023

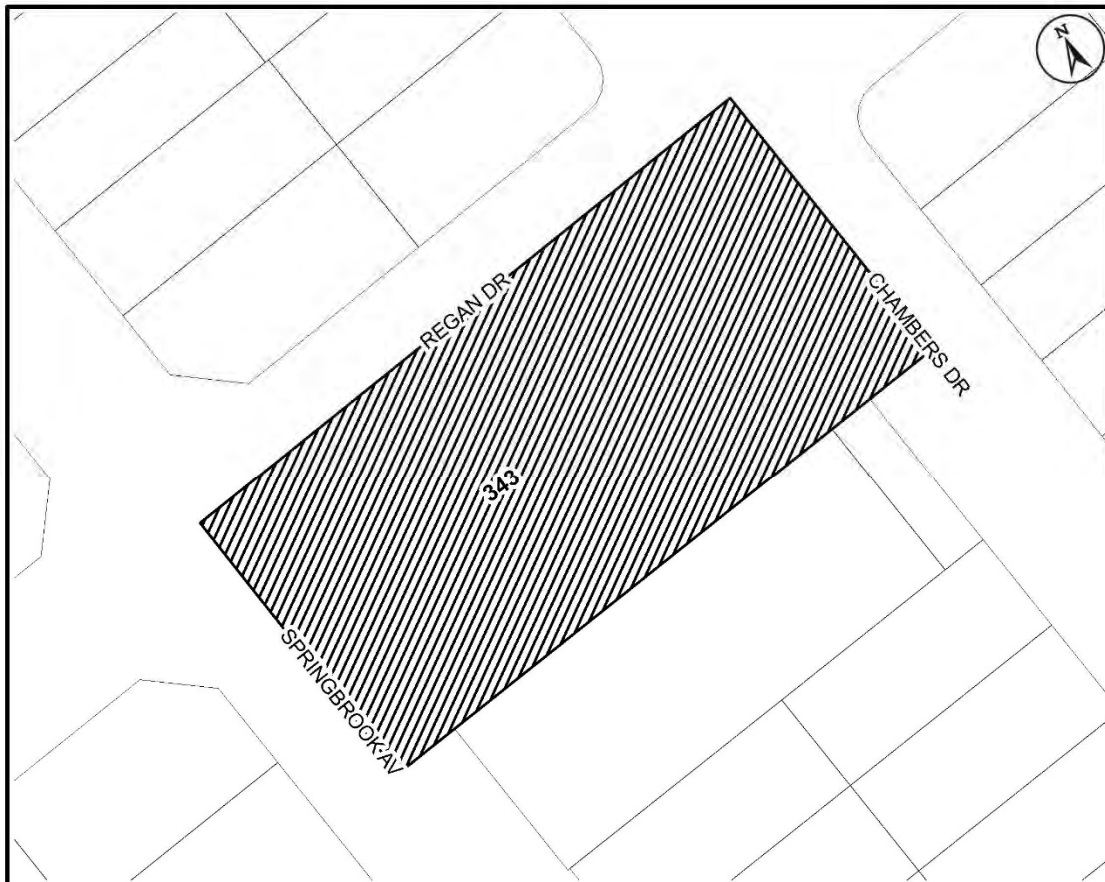
---

A. Horwath  
Mayor

---

A. Holland  
City Clerk

ZAC-22-056



<p>This is Schedule "A" to By-law No. 23-</p> <p>Passed the ..... day of ....., 2023</p>	<p>-----</p> <p style="text-align: center;">Mayor</p> <p>-----</p> <p style="text-align: center;">Clerk</p>
--	---

<p><b>Schedule "A"</b></p> <p>Map forming Part of By-law No. 23-_____</p> <p>to Amend By-law No. 05-200 Map 1284</p>	<p><b>Subject Property</b></p> <p>343 Springbrook Avenue</p> <p> Lands to be added to Zoning By-law No. 05-200 as Low Density Residential (R1, 836) Zone</p>
--	--

<p>Scale: N.T.S</p>	<p>File Name/Number: ZAC-22-056</p>	<p><b>Hamilton</b></p>
<p>Date: December 22, 2022</p>	<p>Planner/Technician: DM/AL</p>	
<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>		