

Item No. 6.3
PED13167(d)



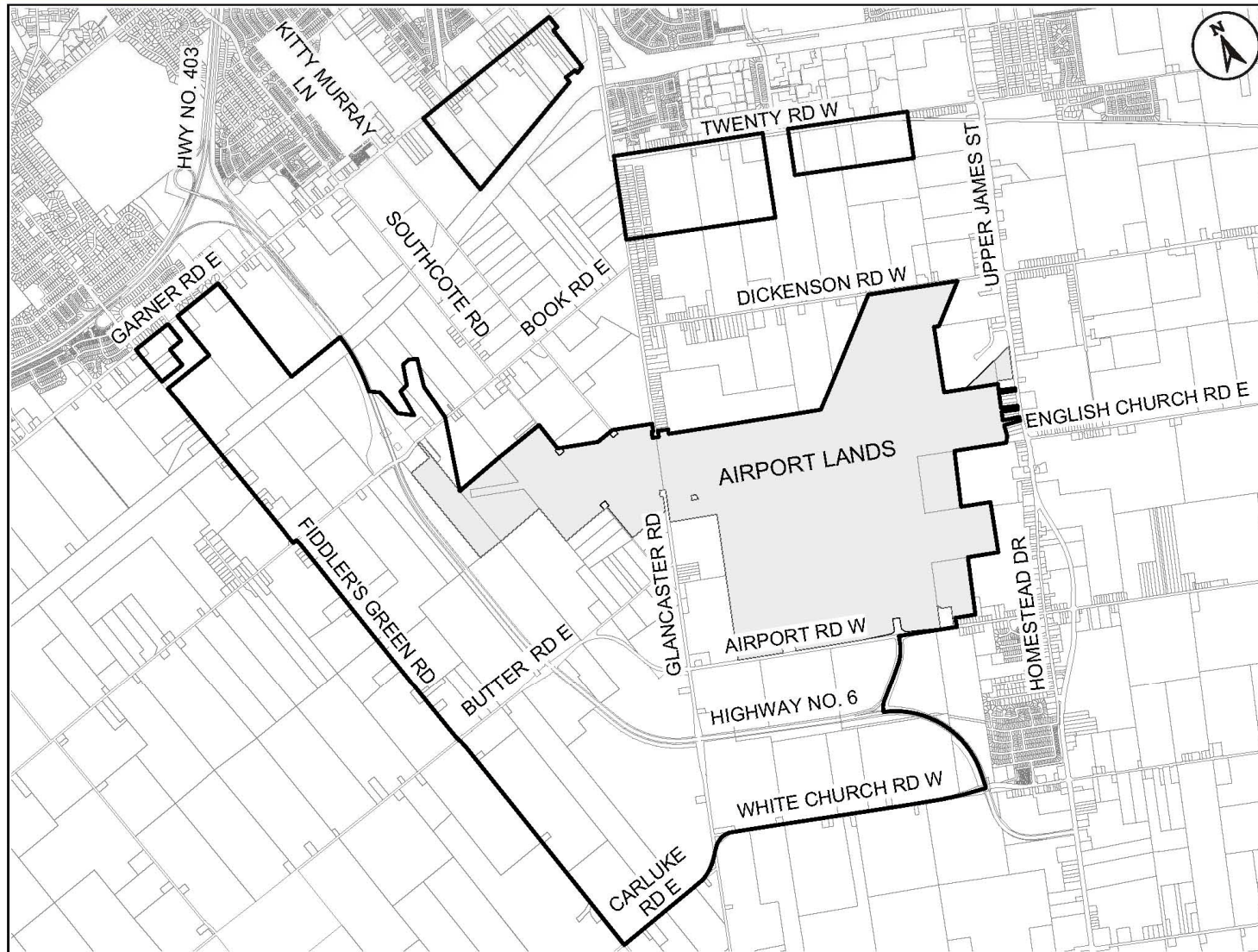
Hamilton

Planning Committee
Rural Zoning By-law Follow-up and Updates
October 6, 2015

PURPOSE OF THE REPORT

- **Official Plan Amendment**
 - To allow for a school at 680 Highway 8 and commercial recreation uses at the Rockton Fairgrounds
- **Zoning By-law Amendments**
 - To apply Rural Zones to Airport and surrounding lands (Rural Area)
 - To correct errors and make minor text/mapping amendments to By-law 15-173 (New Rural Zones)
 - To recognize and permit landscape contracting establishments on specific properties within the Rural Area of Wards 12, 14 and 15

AIRPORT AND SURROUNDING LANDS (RURAL AREA)



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- **7 zones are being proposed for these lands:**
 - Agriculture (A1) Zone**
 - Rural (A2) Zone**
 - Existing Rural Commercial (E1) Zone**
 - Open Space (P4) Zone**
 - Conservation/Hazard Land – Rural (P7) Zone**
 - Conservation/Hazard Land – Rural (P8) Zone**
 - Airport (U1) Zone**
- **10 special exceptions being applied to specific properties**

CORRECTIONS AND CHANGES TO NEW RURAL ZONES

- **Text Changes:**
 - Clarify setback regulation and include regulation for maximum building height when replacing dwelling in P7 Zone
- **Text and Mapping Changes:**
 - Amend special exceptions by clarifying regulations and additional accessory uses for the following properties:
 - 497 Millgrove Side Road
 - 58 Carluke Road West
 - 812 and 814 Old Highway 8 (*Council Motion – September 9, 2015*)
 - Establish special exceptions to recognize permitted uses for the following properties:
 - 348 Carlisle Road
 - 186 Highway 52 South
 - 261 Highway 5 West
 - 11 Parkside Drive (*Council Motion – September 9, 2015*)
 - 1288 Brock Road
 - 1911 Jerseyville Road West

CORRECTIONS AND CHANGES TO NEW RURAL ZONES

- **Holding provision for 11 Parkside Drive to identify studies required prior to the development of a place of worship**
(Council Motion – September 9, 2015)
- **Mapping Changes:**
 - **apply Rural Zones to lands directly to the south of the Binbrook Urban boundary**
 - **change zoning from City Wide Park (P3) to Settlement Institutional (S3) for portion of 680 Highway 8** *(Council Motion – July 10, 2015)*
 - **Remove portion of 1125-1142 Wilson Street West from Zoning By-law 05-200**

LANDSCAPE CONTRACTING ESTABLISHMENTS MOTION

- **Directed staff to:**

Permit and recognize landscape contracting establishments existing as of March 31, 2015 and located in Ancaster and Flamborough

Contact dates:

- **By May 15, 2015: included as special exception within Rural Zoning By-law 15-173**
- **By August 30, 2015: are to be included in a separate by-law amendment as special exemptions and presented at October 6, 2015 Planning Committee Meeting**

LANDSCAPE CONTRACTING ESTABLISHMENTS MOTION

How did we respond:

- **Special Exception 253 applied to an additional 23 properties**
 - 2 in Ward 12
 - 14 in Ward 14
 - 7 in Ward 15
- **Extent of Special Exception 253 boundary only applied to extent of property containing landscape contracting use**
- **Minimum setbacks for new buildings and structures and outdoor storage areas included within Special Exception 253**



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QUESTIONS & COMMENTS

Thank you and staff would be pleased to answer any questions

