

**Authority:** Item 3, Planning Committee  
Report 17-012 (PED17115)  
CM: July 14, 2017  
Ward: 14

**Bill No. 151**

## **CITY OF HAMILTON**

### **BY-LAW NO. 17-**

#### **To Amend Zoning By-law No. 05-200, Respecting Lands Located at 49 Inksetter Road, Flamborough**

**WHEREAS**, the City of Hamilton has in force several Zoning By-laws which apply to the different areas incorporated into the City by Virtue of the *City of Hamilton Act*, 1999 S.O. 1999, Chap. 14;

**WHEREAS**, the City of Hamilton is the lawful successor of the former Municipalities identified in Section 1.7 of By-law No, 05-200;

**WHEREAS**, the first stage of Zoning By-law, being By-law No. 05-200 came into force and effect on the 25<sup>th</sup> day of May, 2005;

**WHEREAS**, the Council of the City of Hamilton, in adopting Item 3 of Report 17-012 of the Planning Committee, at its meeting held on the 14<sup>th</sup> day of July, 2017, which recommended that Zoning By-law No. 05-200 be amended as hereinafter provided; and,

**WHEREAS**, this By-law amendment is in conformity with the Rural Hamilton Official Plan;

**NOW THEREFORE** the Council of the City of Hamilton enacts as follows:

1. That Map Nos. 113 and 114 of Schedule "A" to Zoning By-law No. 05-200 is amended by changing the zoning from the Rural (A2) Zone and Conservation / Hazard Land – Rural (P6) Zone to the Rural (A2, 613) Zone and Conservation / Hazard Land - Rural (P6, 616) Zone, to the extent and boundaries of which are shown on Schedule "A" annexed hereto and forming part of this By-law.
2. That Schedule "C" Special Exceptions, of By-law No. 05-200 is amended by adding an additional exception, 613 as follows:

"613. Within the lands Zoned Rural (A2) Zone, and identified on Map Nos. 113 and 114 of Schedule "A" Zoning Maps and described as 49 Inksetter Road, the following special provisions shall apply:

- (a) Notwithstanding Section 12.1.1 of Zoning By-law No. 05-200, a single detached dwelling and residential care facility shall be prohibited.
- (b) Notwithstanding Section 12.2.3.1 a) of Zoning By-law No. 05-200, the minimum lot area shall be 37 hectares.

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3. That Schedule "C" Special Exceptions, of By-law No. 05-200 is amended by adding an additional exception, 616 as follows:

"616. Within the lands Zoned Conservation / Hazard Land - Rural (P6) Zone, and identified on Map Nos. 113 and 114 of Schedule "A" Zoning Maps and described as 49 Inksetter Road, the following special provision shall apply:

- (a) Notwithstanding Section 7.6.1 of Zoning By-law No. 05-200, a single detached dwelling shall be prohibited.
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*.
5. That this By-law No. 17-151 shall come into force and deemed to come into force in accordance with Subsection 34(21) of the *Planning Act*, either upon the date of passage of the By-law or as otherwise provided by the said subsection.

**PASSED** this 14<sup>th</sup> day of July, 2017.

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F. Eisenberger  
Mayor

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R. Caterini  
City Clerk

ZAA-17-026

To Amend Zoning By-law No. 05-200,  
Respecting Lands Located at 49 Inksetter Road, Flamborough

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This is Schedule "A" to By-law No. 17-

Passed the ..... day of ....., 2017

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Mayor

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Clerk

## Schedule "A"

Map Forming Part of  
By-law No. 17-\_\_\_\_\_

to Amend By-law No. 05-200  
Map 113 & 114

### Subject Property

49 Inksetter Road



**Block 1** - Change in zoning from Rural (A2)  
Zone to Rural (A2, 613) Zone



**Block 2** - Change in zoning from Conservation /  
Hazard Land – Rural (P6) Zone to  
Conservation / Hazard Land – Rural (P6, 616)  
Zone



Lands Subject to NEC Development Control



Lands within Copetown Rural Settlement Area

Scale:  
N.T.S.

File Name/Number:  
ZAA-17-026

Date:  
May 26, 2017

Planner/Technician:  
RF/AL



**Hamilton**

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT