

CITY OF HAMILTON

BY-LAW NO. 17-

To Amend Zoning By-law No. 05-200 Respecting Lands Located at 1226 Sodom Road (Flamborough)

WHEREAS, the City of Hamilton has in force several Zoning By-laws which apply to 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 to the former Municipalities identified in Section 1.7 of By-law No. 05-200;

WHEREAS, the first stage of the new Zoning By law, being By-law No. 05-200, came into force on the 25th day of May, 2005;

WHEREAS, the Council of the City of Hamilton, in adopting Item 4 of Report 17-012 of the Planning Committee, at its meeting held on the 14th day of July, 2017, which recommended that Zoning By-law No. 05-200 be amended as hereinafter provided; and

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

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

1. That Maps RU92 and RU93 of Schedule "A" to Zoning By-law No. 05-200 are amended by changing the zoning from Rural (A2) Zone and Conservation / Hazard Land-Rural (P6) Zone to the Rural (A2, 614) Zone and the Conservation / Hazard Land-Rural (P6, 617) Zone for the lands, 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 as follows:
 - "614. Within the lands zoned Rural (A2, 614) Zone identified on Maps RU92 and RU93 of Schedule "A" – Zoning Maps, and described as 1226 Sodom Road, Flamborough, the following special provisions shall also apply:
 - (a) Notwithstanding Section 12.2.1 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, a minimum lot area of 18.19 hectares shall be permitted.
 - "617. Within the lands zoned Conservation / Hazard Land-Rural (P6, 617) Zone identified on Maps RU92 and RU93 of Schedule "A" – Zoning Maps, and

described as 1226 Sodom Road, Flamborough, the following special provision shall also apply:

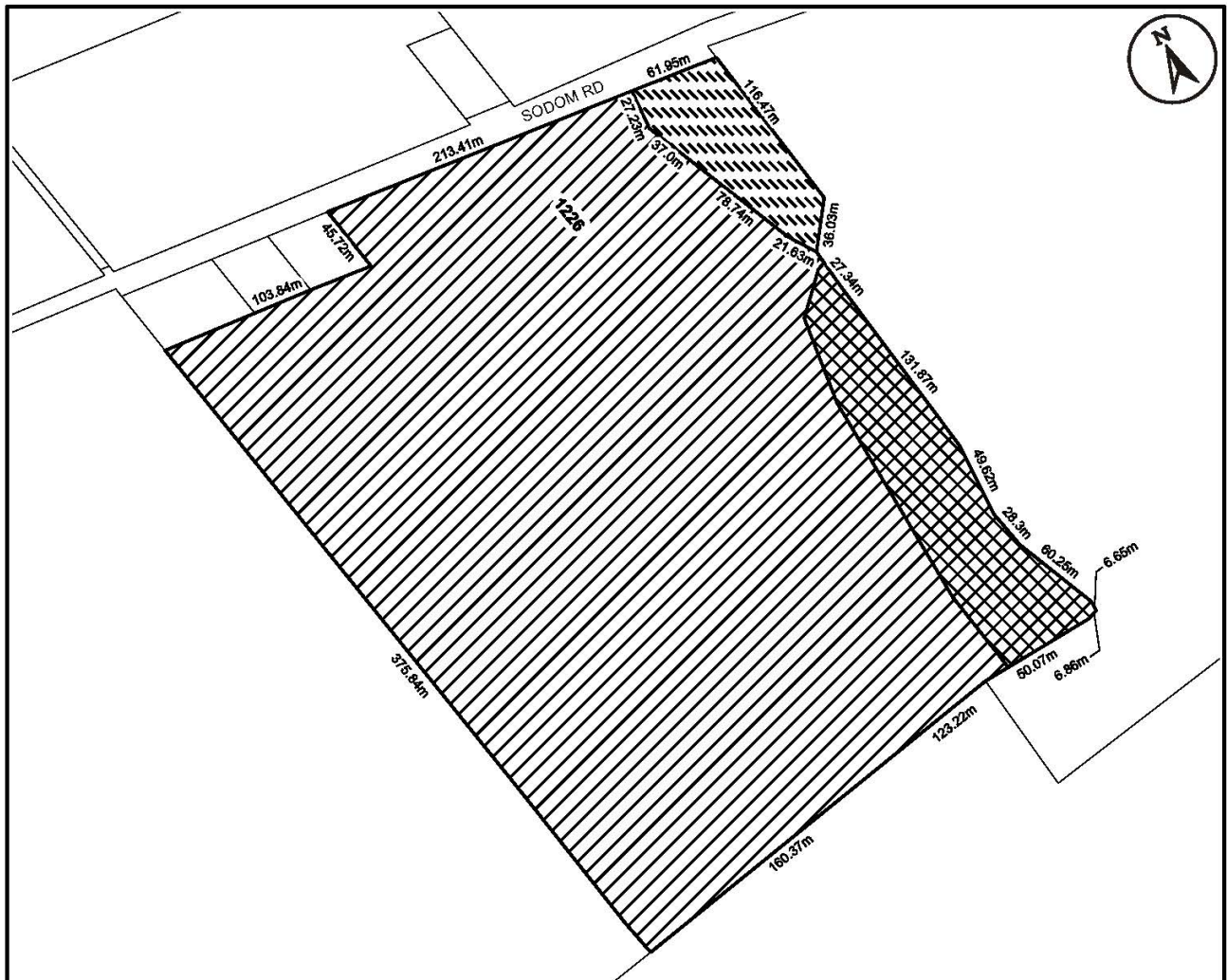
- (a) Notwithstanding Section 7.6.1, a single detached dwelling shall be prohibited.
- 3. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law, in accordance with the *Planning Act*.
 - 4. That this By-law No. 17-153 shall come into force and be deemed to come into force and effect in accordance with subsection 34 (21) of the *Planning Act*, either upon the date of passage of this By-law or as otherwise provided in the said subsection.

PASSED this 14th day of July, 2017.

F. Eisenberger
Mayor

R. Caterini
City Clerk

ZAA-17-012



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

Passed the day of, 2017

Mayor

Clerk

Schedule "A"

Map Forming Part of
By-law No. 17-_____

to Amend By-law No. 90-145-Z

Subject Property

1226 Sodom Road



Block 1 - Change in Zoning from Rural (A2)
Zone to Rural (A2, 614) Zone



Block 2 - Change in Zoning from
Conservation/Hazard Land - Rural (P6) Zone to
Conservation/Hazard Land - Rural (P6, 617)
Zone



Block 3 - Lands to remain Rural (A2) Zone

Scale:
N.T.S.

File Name/Number:
ZAA-17-012

Date:
May 30, 2017

Planner/Technician:
AB/AL



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT