

Authority: Item 5, Planning Committee
Report 17-020 (PED17226)
CM: December 8, 2017
Ward: 12

Bill No. 283

CITY OF HAMILTON

BY-LAW NO. 17-

To Amend Zoning By-law No. 05-200 Respecting Lands Located at 558 Golf Links Road

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 to the former Municipalities identified in Section 1.7 of By-law No. 05-200

WHEREAS, the Council of the City of Hamilton, in adopting Item 5 of Report 17-020 of the Planning Committee at its meeting held on the 5th day of December, 2017, which recommended that Zoning By-law No. 05-200, be amended as hereinafter provided; and

WHEREAS, this By-law will be in conformity with the Urban Hamilton Official Plan, upon finalization of Official Plan Amendment No. 88.

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

1. That Map No. 1230 on Schedule "A" – Zoning Maps, to Zoning By-law No. 05-200 is amended by incorporating additional Major Institutional (I3, 659) Zone, boundaries for the applicable lands, shown as Block 1, and by incorporating additional Conservation / Hazard Land (P5, 663) Zone, Modified Boundaries for the applicable lands, shown as Block 2, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".
2. That Schedule "C": Special Exemptions of Zoning By-law No. 05-200, as amended, is hereby further amended by adding the following site specific Major Institutional (I3, 659) Zone and Conservation / Hazard Land (P5, 663) Zone:
 - "659. Within the lands zoned Major Institutional (I3, 659) Zone, identified on Map No. 1230 of Schedule "A" and described as 558 Golf Links Road, the following special provisions shall apply:

PERMITTED USES

Notwithstanding the uses permitted in Section 8.2.1, only the following uses shall be permitted:

Retirement Home
Long Term Care Facility
Multiple Dwelling

SPECIAL PROVISIONS FOR "I3, 659" ZONE

Subsection 4.23 d): Special Setbacks	Shall not apply.
In addition to Subsection 5.2 x) Design Standards	Multiple Dwelling in conjunction with a Retirement Home shall also apply.
Notwithstanding Subsections 8.3.2.1 c) and 8.3.2.2 b) Maximum Building Height	Three storeys, measured from grade.

In addition to Section 8.3, the following special provisions shall also apply to the development within the "I3, 659" Zone.

a) Basement	Where there is a basement, no more than 50% of its area may be devoted to dwelling units.
b) Separation of Massing	A minimum of two, one storey sections of the building, having a minimum length of 9.0 metres, each shall be incorporated into the building.

DEFINITIONS

Notwithstanding the definition of Grade in Section 3: Definitions

Grade Shall mean the average level of the proposed or finished ground adjoining a building calculated along the exterior wall at the front of the building, having the principal entrance on the private road.

“663. Within the lands zoned Conservation / Hazard Land (P5, 663) Zone, identified on Map No. 1230 of Schedule “A” and described as 558 Golf Links Road, the following special provisions shall apply:

SPECIAL PROVISIONS FOR “P5, 663” ZONE

In addition to Section 7.5, the following special provisions shall also apply to the development within the “P5, 663” Zone:

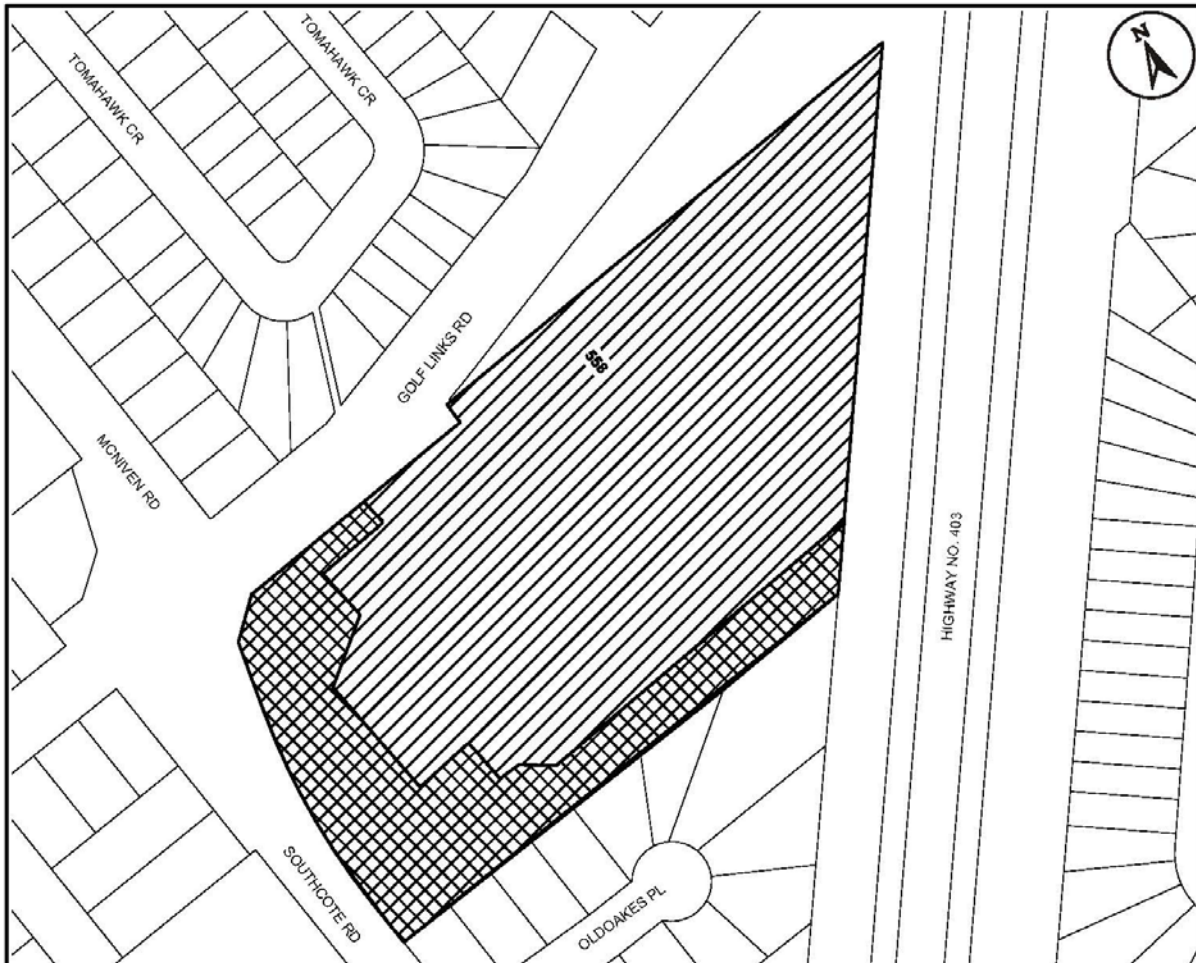
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|-------------------------------|---|
| a) Location of retaining wall | Shall only be permitted along the southwesterly lot line, southerly lot line, and adjacent to a required driveway access. |
| b) Service Road Access | A private service road access shall be permitted from Southcote Road. |
| c) Services | Connections for private water and wastewater services shall be permitted in conjunction with the private service road access. |


3. That the Clerk is hereby authorized and directed to proceed with the giving of notice of passing of this by-law, in according with the *Planning Act*.
4. That no building or structure shall be erected, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the Major Institutional (I3) Zone and the Conservation / Hazard Land (P5) Zone provisions, subject to the special requirements as referred to in Section 2 of this By-law.

PASSED this 8th day of December, 2017

F. Eisenberger
Mayor

R. Caterini
City Clerk



This is Schedule "A" to By-law No. 17- Passed the day of, 2017		----- Mayor ----- Clerk
<h2 style="margin: 0;">Schedule "A"</h2> <h3 style="margin: 0;">Map Forming Part of By-law No. 17-_____</h3> <h3 style="margin: 0;">to Amend By-law No. 87-57</h3>		Subject Property 558 Golf Links Road <div style="display: flex; align-items: flex-start;"> <div style="width: 20px; height: 15px; border: 1px solid black; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); margin-right: 5px;"></div> <div> <p>Block 1 - Change in zoning from the Deferred Development "D" Zone to the Major Institutional (I3, 659) Zone for Lands Located at 558 Golf Links Road</p> </div> </div> <div style="display: flex; align-items: flex-start;"> <div style="width: 20px; height: 15px; border: 1px solid black; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, black 2px, black 4px); margin-right: 5px;"></div> <div> <p>Block 2 - Change in zoning from the Deferred Development "D" Zone to the Conservation / Hazard Land (P5,663) Zone for Lands Located at 558 Golf Links Road</p> </div> </div>
Scale: N.T.S.	File Name/Number: ZAC-17-002/UHOPA-17-002	 Hamilton
Date: October 19, 2017	Planner/Technician: MS/AL	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		