

Authority: Item 14, Planning Committee
Report: 18-012 (PED18169)
CM: August 17, 2018
Ward: 9

Bill No. 308

CITY OF HAMILTON

BY-LAW NO. 18-

To Amend Zoning By-law No. 05-200 Respecting Lands Located at 19 Highland Road East (Stoney Creek)

WHEREAS Council approved Item 14 of Report 18-012 of the Planning Committee, at the meeting held on August 17, 2018;

AND WHEREAS this By-law is in conformity with the Rural Hamilton Official Plan, upon finalization of Official Plan Amendment No. 20.

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

1. That Map No RU166, of Schedule "A" to Zoning By-law No. 05-200 be amended by changing the zoning from Existing Rural Industrial (E2, 155, H2) Zone to Existing Industrial (E2, 689, H109) Zone to the lands, the extent and boundaries of which are shown as Schedule "A" of this amending By-law;
2. That Schedule "C" – Special Exemptions of Zoning By-law No. 05-200, be amended by adding an additional special exception as follows:

"No. 689 Within the lands zoned Existing Industrial (E2, 689, H109) Zone, identified on Map No. RU166 of Schedule "A" – Zoning Maps and described as 19 Highland Road East, the following special provisions shall apply:

 - a. In addition to Section 12.7.1, a warehouse shall be permitted.
 - b. Notwithstanding Section 12.7.3(c), a side yard setback of 4.4m shall be required.
 - c. Notwithstanding Section 12.7.3(h), a minimum of 4 percent landscape coverage shall be required.
3. That Schedule "D" – Holding Provisions of Zoning By-law No. 05-200, as amended, is hereby further amended by adding the additional Holding Provision;

For lands zoned "Existing Industrial (E2, 689, H109) Zone", on maps RU166 of Schedule A – Zoning Maps, and described as 19 Highland Road, the H Symbol applicable to the lands referred to in Section 1 of this By-law shall prohibit development of the lands and shall be removed condition upon:

- (a) That the owner completes the following:

**To Amend Zoning By-law No. 05-200
Respecting Lands Located at 19 Highland Road East (Stoney Creek)**

Page 2 of 3

- i. That the applicant confirm that the property can be adequately serviced.
- ii. That the applicant design the required servicing extension and enter into and execute an external servicing agreement and/or special servicing agreement.
- iii. That applicant acknowledge that the servicing be considered temporary until the ultimate servicing network is designed with any future boundary expansion to the east of upper Centennial.
- iv. That the applicant or successor be responsible for any future permanent servicing cost associated with the ultimate servicing network.

All to the satisfaction of the Senior Director of Growth Management.

PASSED this 26th day of September, 2018.

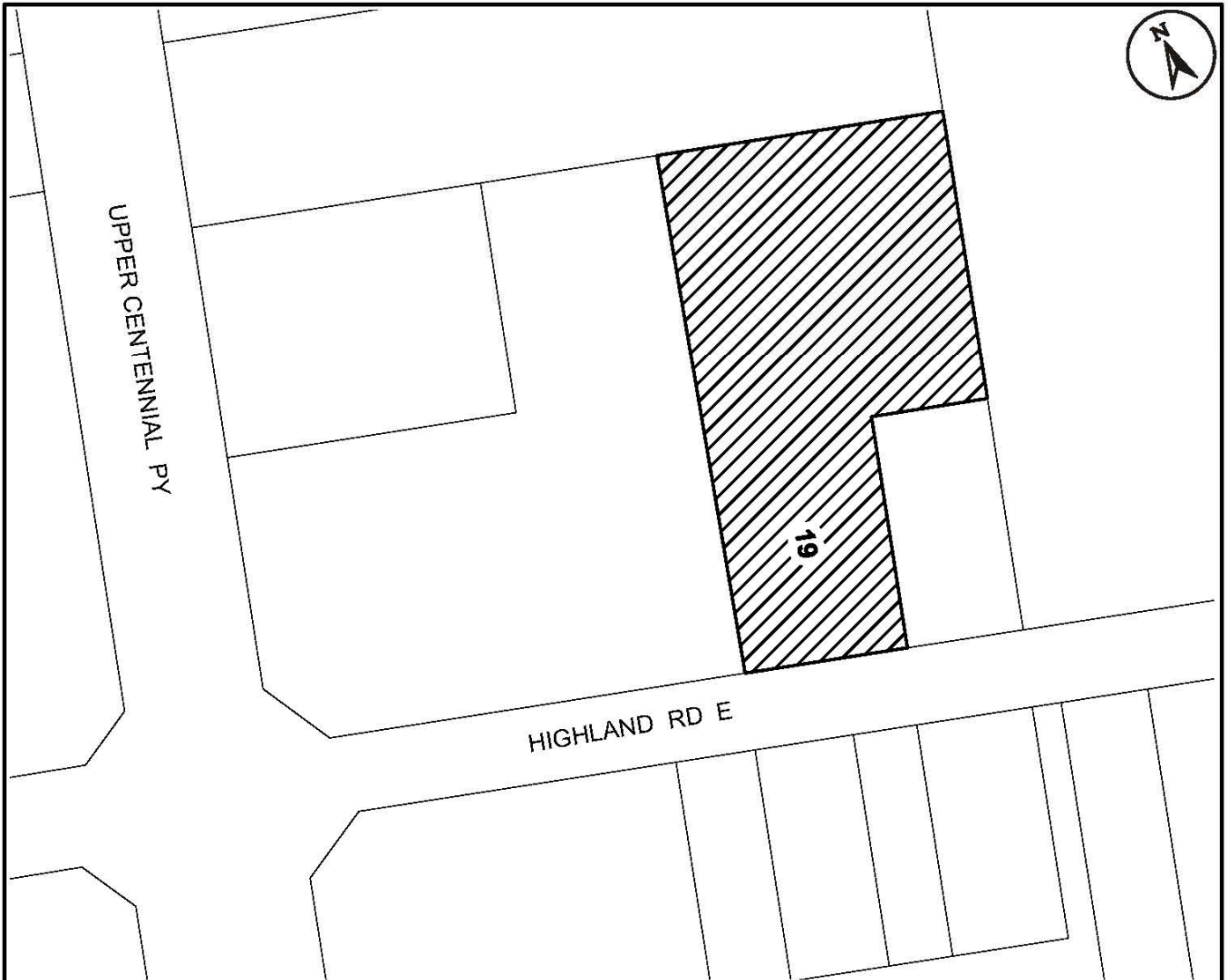
F. Eisenberger
Mayor

J. Pilon
City Clerk

RHOPA-17-024
ZAC-17-055

**To Amend Zoning By-law No. 05-200
Respecting Lands Located at 19 Highland Road East (Stoney Creek)**

Page 3 of 3



This is Schedule "A" to By-law No. 18-

Passed the day of, 2018

Mayor

Clerk

Schedule "A"

Map Forming Part of
By-law No. 18-_____

to Amend By-law No. 05-200
Map RU166

Subject Property

19 Highland Road East, Stoney Creek)



Change in Zoning from Existing Rural Industrial (ER, 155)
Zone to Existing Industrial (E2, 689) Zone

Scale:
N.T.S.

File Name/Number:
ZAC-17-055 & RHOPA-17-024

Date:

Planner/Technician:

