



**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
Planning Division

<b>TO:</b>	Chair and Members Planning Committee
<b>COMMITTEE DATE:</b>	January 15, 2019
<b>SUBJECT/REPORT NO:</b>	To Amend Zoning By-law No. 05-200 to Correct Typographical Errors for Lands Located at 19 Highland Road East, Stoney Creek (PED18169(a)) (Ward 9)
<b>WARD(S) AFFECTED:</b>	Ward 9
<b>PREPARED BY:</b>	Alaina Baldassarra (905) 546-2424 Ext. 7421
<b>SUBMITTED BY:</b>	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
<b>SIGNATURE:</b>	

**RECOMMENDATION**

That **Amended Zoning By-law Amendment Application ZAC-17-055 by Five SAC (Owner)**, for a further modification to the Rural Industrial (E2, 155, H2) Zone - Holding to permit the development of three self-storage (U-Haul) buildings for lands located at 19 Highland Road East (Stoney Creek), as shown on Appendix “A” to Report PED18169(a), be **APPROVED** on the following basis:

- (a) That By-law No. 18-308, respecting 19 Highland Road East, Stoney Creek be amended to correct the errors in the By-law and in the Schedule “A”;
- (b) That the Amended draft By-law attached as Appendix “B” to Report PED18169(a), which corrects the errors in the By-law and in the Schedule “A” which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
- (c) That the amending By-law be added to Schedule C – Special Exceptions of Zoning By-law No. 05-200;
- (d) That this By-law will comply with the Urban Hamilton Official Plan upon approval of Urban Hamilton Official Plan Amendment No. 20.

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**EXECUTIVE SUMMARY**

The purpose of this Report is to amend the approved Zoning By-law Amendment to correct the inadvertent errors in the text of By-law No. 18-308 and in the Schedule “A”.

The Application was heard by Planning Committee on August 14, 2018 and approved by Council on September 26, 2018. After the By-law was passed, typographical errors in the text of the By-law and in the legend of Schedule “A” were identified.

To correct the errors, a new By-law has been prepared. The By-law is attached as Appendix “B” to Report PED18169(a).

**PURPOSE**

The purpose of this Report is to amend By-law No. 18-308 and replace it with a revised By-law in order to make the following revisions:

- The original legend on Schedule “A” identified the change in zoning as follows: Change in Zoning from Existing Rural Industrial (ER, 155) Zone to Existing Industrial (E2, 689) Zone; whereas the legend on Schedule “A” should cite a Change in Zoning from Existing Rural Industrial (E2, 155, H2) Zone to Existing Rural Industrial (E2, 716, H109) Zone;
- that all references to the site specific number 689 in the amending By-law be deleted and replaced with the site specific number 716; and,
- that all references to Existing Industrial (E2, 689, H109) Zone be deleted and replaced with Existing Rural Industrial (E2, 716, H109) Zone.

The revised Zoning By-law Amendment is attached as Appendix “B” to Report PED18169(a).

**HISTORICAL BACKGROUND**

The Applications for a Rural Hamilton Official Plan Amendment and Zoning By-law Amendment was submitted for the property identified as 19 Highland Road East, Stoney Creek. The purpose of the subject applications was to amend the Rural Hamilton Official Plan, Zoning By-law No. 05-200 and Stoney Creek By-law No. 3692-92 to permit a self-storage facility on the subject lands. The application was originally approved by Planning Committee on August 14, 2018 and approved by Council on September 26, 2018. However, City staff subsequently identified typographical errors in the amending by-law.

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*OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.*

*OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.*

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As such, staff have drafted a revised By-law attached as Appendix “B” to Report PED18169(a).

**POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

**Urban Hamilton Official Plan (UHOP)**

The following policy, amongst others apply:

“F.1.17.7 Public meetings under the Planning Act, R.S.O., 1990 c. P.13 shall not be required for minor administrative amendments to this Plan such as format changes, typographical errors, grammatical errors and policy number changes.”

Although staff are directing Council to amend the previously approved By-law and approve the revised By-law, the proposed revised By-law does not require a public meeting because the intent is to correct typographical errors.

**APPENDICES AND SCHEDULES ATTACHED**

Appendix “A” – Location Map

Appendix “B” – Zoning By-law No. 05-200 Amendment