

**Authority:**

**Ward:** 12

**Bill No.**

**CITY OF HAMILTON**

**BY-LAW NO. \_\_\_\_\_**

**A by-law to amend Zoning By-law No. 05-200 respecting lands located at 305 and 311 Garner Road West (Ancaster)**

**WHEREAS** Council approved Item \_\_\_\_\_ of Report \_\_\_\_\_ of the Planning Committee, at its meeting held on June 18<sup>th</sup>, 2019;

**AND WHEREAS** this By-law conforms to the Urban Hamilton Official Plan upon adoption of UHOPA No. \_\_\_\_\_;

**NOW THEREFORE** Council enacts as follows:

1. That Map Nos. 1385 and 1436 of Schedule "A" – Zoning Maps, of Zoning By-law No. 05-200, be amended as follows:
  - a. by adding to the City of Hamilton Zoning By-law No. 05-200, the lands the extent and boundaries of which are shown as Schedule "A" to this By-law; and,
  - b. by establishing a Conservation / Hazard Land (P5, 719) Zone, to the lands the extent and boundaries of which are shown as Schedule "A" to this By-law.
2. That Schedule "C" – Special Exceptions, of By-law No. 05-200 is hereby amended by adding an additional exception as follows:

"719 Within the lands zoned Conservation / Hazard Land (P5) Zone, identified on Map Nos. 1385 and 1436 of Schedule "A" – Zoning Maps and described as 305 and 311 Garner Road West, the following special provision shall apply:

  - a) Notwithstanding Subsection 4.23 d), all buildings or structures located on a property shall be setback a minimum of 0.0 metres from a P5, P7 and P8 Zone Boundary.

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*.

**PASSED AND ENACTED** this \_\_\_\_\_ day of July, 2019.

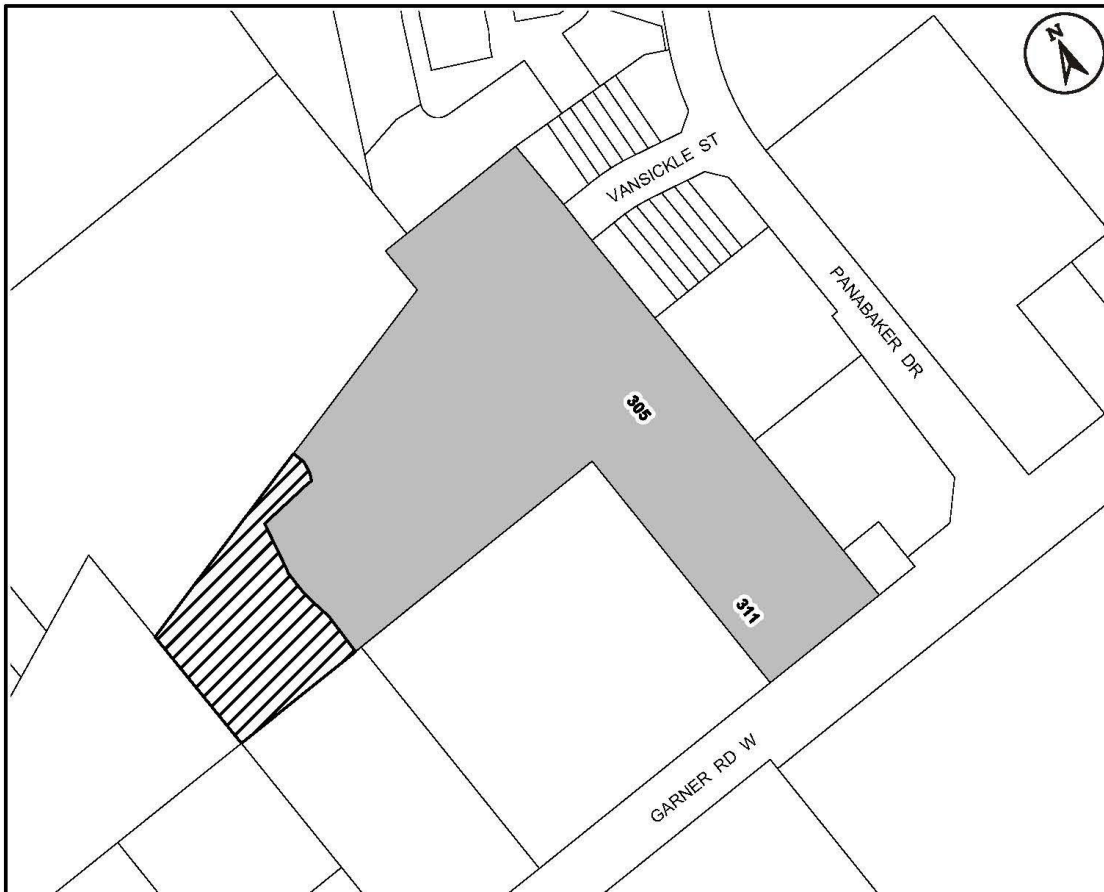
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F. Eisenberger  
MAYOR

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J. Pilon  
Acting City Clerk

UHOPA-17-025  
ZAC-16-058



<p>This is Schedule "A" to By-law No. 19-</p> <p>Passed the ..... day of ....., 2019</p>	<p>-----</p> <p style="text-align: center;">Mayor</p> <p>-----</p> <p style="text-align: center;">Clerk</p>
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<h2 style="margin: 0;">Schedule "A"</h2> <p style="margin: 10px 0 0 0;">Map Forming Part of By-law No. 19-_____</p> <p style="margin: 10px 0 0 0;">to Amend By-law No. 05-200 Maps 1385 &amp; 1436</p>		<p><b>Subject Property</b> 305 and 311 Garner Road West</p> <p> Change in zoning from Agricultural (Holding) "H-A-496" Zone to Conservation / Hazard Land (P5, 719) Zone</p> <p> Refer to By-law No. 87-57</p>
<p>Scale: N.T.S.</p>	<p>File Name/Number: ZAC-17-058 &amp; UHOPA-17-25</p>	 <b>Hamilton</b>
<p>Date: February 11, 2019</p>	<p>Planner/Technician: GZ/NB</p>	
<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>		

*For Office Use Only, this doesn't appear in the by-law - Clerk's will use this information in the Authority Section of the by-law*

Is this by-law derived from the approval of a Committee Report? No

Committee: Chair and Members      Report No.: PED19104      Date: 06/18/2019

Ward(s) or City Wide: Ward: 12      (MM/DD/YYYY)

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