WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

April 5, 2022

Presented by: Alana Fulford

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

PED22046

Modifications and Updates to the City of Hamilton Zoning By-law No. 05-200 and the Town of Ancaster Zoning By-law No. 87-57, Town of Flamborough Zoning By-law No. 90-145-Z, former City of Hamilton Zoning By-law No. 6593, and City of Stoney Creek Zoning By-law No. 3692-92.

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Background

- The Zoning By-laws are **"living documents"**; they need to be monitored and amended on an on-going basis.

- Staff continuously identify general text and mapping amendments to provide clarity and consistency throughout **Zoning By-law No. 05-200**.

- Updates are provided to the **former Community Zoning By-laws** where text or mapping errors have a more immediate impact.

Updates to Zoning By-law No. 05-200
General

- **Administration** – modify and update regulation for Legal Non-conforming Uses and Transitional Provisions;
- **Definitions** – modify existing definition for Agricultural Brewery/Cidery/Winery (replaced by Agricultural Alcohol Production Facility), and associated definitions, as well as Major Recreation Vehicle Sales and Service Establishment, Motor Vehicle Service Station, and Planting Strip;
- **General Provisions** – minor modifications to update terminology and provide additional clarity;
- **Parking** – technical corrections to the C5, C5a, and TOC Zones;
- **Industrial Zones, CMU Zones, Rural Zones** – technical changes to correct or update terminology.

Updates to Zoning By-law No. 05-200
Revised Special Exceptions

- Mainly consists of updates to terminology, correcting Special Figure references, and other errors and omissions e.g. duplicate SE #s, incorrect Schedule "A" references;

- Amendment to add a use, consistent with SE under former Zoning By-law **(45 Goderich Road, Hamilton)**;

- Remove a property from a SE as the development permissions were established through previous Committee of Adjustment approval **(821 North Service Road, Stoney Creek)**.

Updates to Zoning By-law No. 05-200
New Special Exceptions

- **112 King Street West, Dundas:** to recognize the reduced parking requirements for commercial purposes granted by Committee of Adjustment;

- **389, 391, 427 Limeridge Road East, Hamilton:** add the lands to Zoning By-law No. 05-200 as Neighbourhood Institutional (I1) Zone and recognize the existing cemetery;

- **1609 and 1611 Brock Road, Flamborough**: to recognize a reduced lot area for a portion of the property, to implement the decision on a Severance application of by the Committee of Adjustment.

Updates to Zoning By-law No. 05-200
Holding Provisions and Special Figures

- Technical corrections to existing Holding Provisions, corrections to Special Figure #s;

- New Holding Provision for **65 Oak Avenue, Flamborough.** The holding provision is being applied to the undeveloped portion of the property to recognize the conditions of the approved severance.

Updates to Zoning By-law No. 05-200
Mapping Changes

- **Add lands to 05-200:** 389, 391, 427 Limeridge Road East, Hamilton, 65 Oak Avenue, Flamborough;

- **Rezone:** permit legally established residential use (333 McNeilly Road, Stoney Creek);

- **Zone boundary corrections / adjustments:** Green Millan Shore Estates (Stoney Creek), 10 McDonald Street, Flamborough, 171 Mohawk Road East, Hamilton.

Updates to Former Community Zoning By-laws

- **Ancaster**:
  - "ER" Zone: permit a fence or gate to traverse the required one metre unobstructed area in the side and rear yard.

- **Flamborough:**
  - To remove a Holding Provision on one property that was previously satisfied.

- **Former City of Hamilton:**
  - To implement site specific technical variances required for site plan approval (311 & 313 Stone Church Road East)

- **Stoney Creek:**
  - Zone boundary corrections (Green Millan Shore Estates)

Consultation

- Staff from various departments provided input on the proposed amendments to the Zoning By-laws

- Notice of Public Meeting posted in The Hamilton Spectator on March 15, 2022

- Notice of Public Meeting sent to property owners affected by mapping changes.
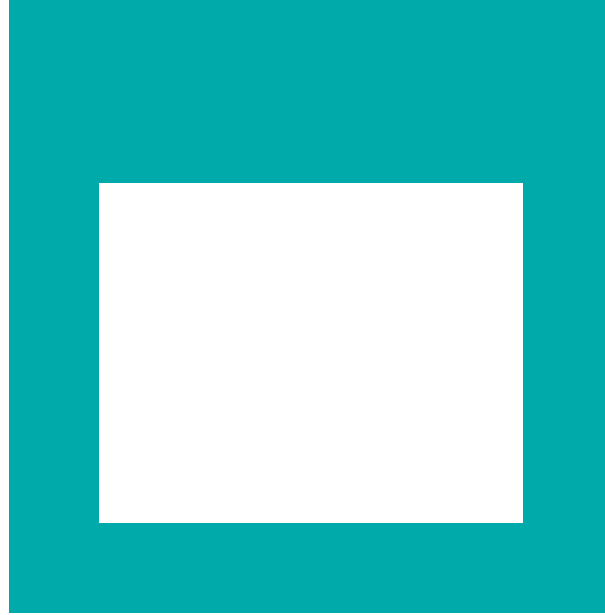
THANK YOU

THE CITY OF HAMILTON PLANNING COMMITTEE