

**Authority:** Item,  
Report (PED21XXX)  
CM:  
Ward: 14

**Bill No.**

## **CITY OF HAMILTON**

### **BY-LAW NO.**

#### **To amend Zoning By-law No. 05-200 with respect to lands located at 555 Sanatorium Road, Hamilton**

**WHEREAS** Council approved Item \_\_\_ of Report \_\_\_\_\_ of the Planning Committee, at its meeting held on April 6th, 2021;

**AND WHEREAS** this By-law conforms with the Urban Hamilton Official Plan upon adoption of Urban Official Plan Amendment No. XXX;

**NOW THEREFORE** Council amends Zoning By-law No. 05-200 as follows:

1. That Map 1080 of Schedule "A" – Zoning Maps is amended by changing the zoning from the Major Institutional (I3) Zone to the Major Institutional (I3, 740, H35) Zone, for the lands attached as Schedule "A" to this By-law.
2. That Schedule "C": Special Exceptions is amended by adding the following new Special Exception:

"740. Within the lands zoned Major Institutional (I3) Zone, identified on Map 1080 of Schedule "A" – Zoning Maps and described as 555 Sanatorium Road, Subsection 8.3.2.2 c) shall not apply to the building existing on the date of the passing of this By-law.
3. That Schedule "D" – Holding Provisions be amended by adding the additional Holding Provision as follows:

"35 Notwithstanding Section 8.3 of this By-law, within lands zoned Major Institutional (I3, H35) Zone, identified on Maps 1080 and 1129 of Schedule A – Zoning Maps and described as 555 Sanatorium, no development shall be permitted until such time as:

  - i) The applicant completes and implements an updated Functional Servicing Report (FSR) and sanitary sewer capacity analysis, to the satisfaction of the Manager of Development Approvals."
4. 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*.

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Hamilton

**PASSED** this \_\_\_\_\_ , 2021

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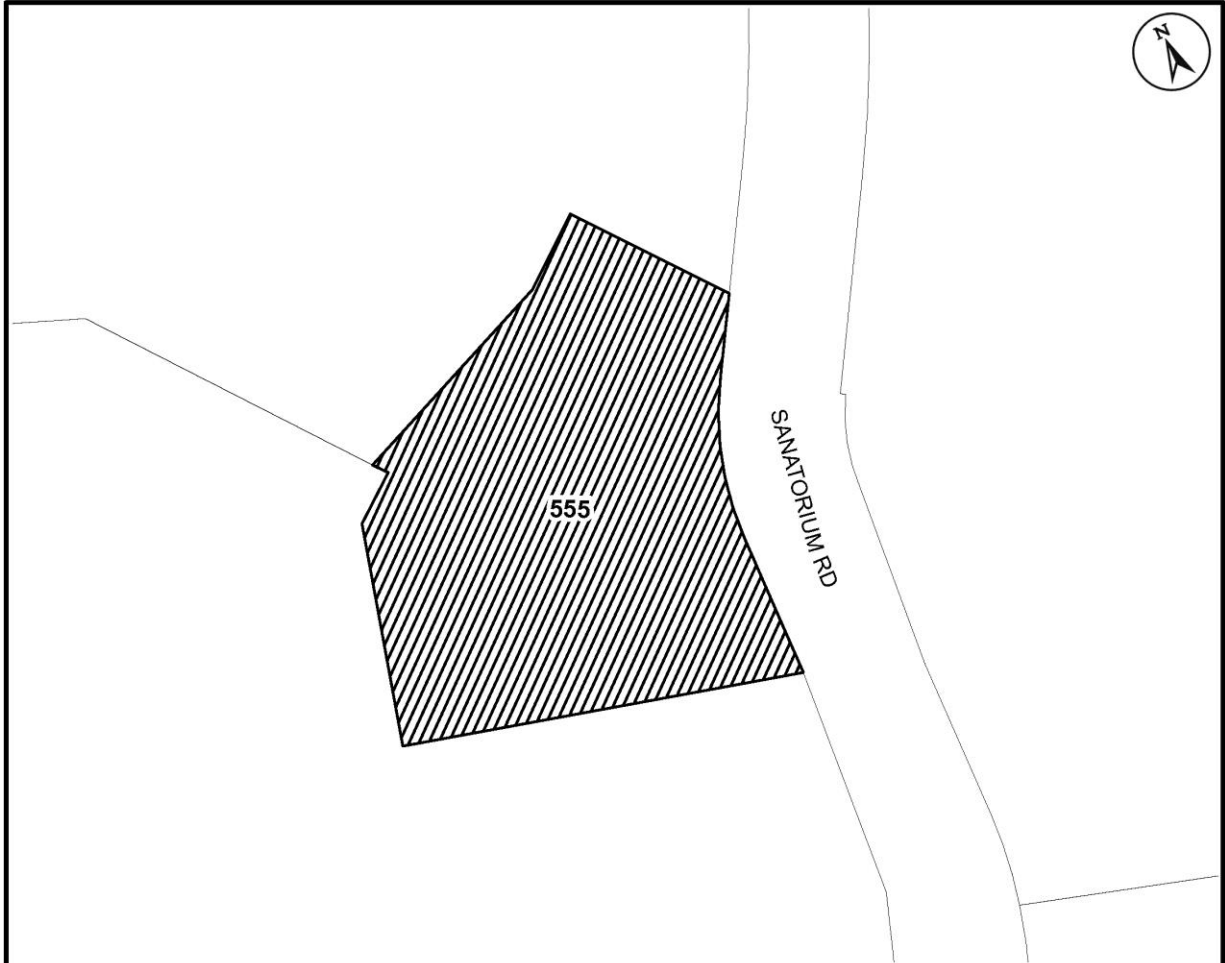
F. Eisenberger  
Mayor

ZAC-20-009  
UHOPA-20-04

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A. Holland  
City Clerk

To amend Zoning By-law No. 05-200 with respect to lands located at 555 Sanatorium Road,  
Hamilton



<p>This is Schedule "A" to By-law No. 21-</p> <p>Passed the ..... day of ....., 2021</p>	<p>-----</p> <p style="text-align: center;">Mayor</p> <p>-----</p> <p style="text-align: center;">Clerk</p>
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<p><b>Schedule "A"</b></p> <p>Map forming Part of By-law No. 21-_____</p> <p>to Amend By-law No. 05-200 Map 1080</p>	<p><b>Subject Property</b></p> <p>555 Sanatorium Road</p> <p> Change in zoning from the Major Institutional (I3) Zone to the Major Institutional (I3, 740, H35) Zone</p>
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<p>Scale: N.T.S</p>	<p>File Name/Number: ZAC-20-009 &amp; UHOPA-20-004</p>	<p>Hamilton</p>
<p>Date: December 18, 2020</p>	<p>Planner/Technician: MS/AL</p>	
<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>		