

**Authority:** Item 3, Planning Committee  
Report 22-014 (PED22179)  
CM: September 14, 2022  
Ward: 12

**Bill No. 234**

## **CITY OF HAMILTON**

### **BY-LAW NO. 22-**

#### **To Amend Zoning By-law No. 05-200 Respecting Lands Located at 1552 Concession 2 Road West, Flamborough**

**WHEREAS**, Council approved Item 3 of Report 22-014 of the Planning Committee, at its meeting held on September 14, 2022;

**WHEREAS**, the Council of the City of Hamilton, in adopting Item 3 of Report 22-014 of the Planning Committee, at its meeting held on the 14 day of September, 2022, recommended that Zoning By-law No. 05-200, be amended as hereinafter provided; and,

**WHEREAS**, this By-law conforms with the Rural Hamilton Official Plan.

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

1. That Map No. 933 of Schedule "A" – Zoning Maps appended to and forming part of Zoning By-law No. 05-200 be amended by adding the lands known as 1552 Concession 2 Road West, Flamborough, the boundaries of which are shown on a plan hereto annexed as Schedule "A", to this By-law.
2. That Schedule "C" – Special Exceptions is amended by adding the following new Special Exception:
  - "818. Within the lands zoned Settlement Residential (S1, 818) Zone, identified on Map 113 of Schedule "A" – Zoning Maps and described as 1552 Concession 2 Road West, Flamborough the following special provisions:
    - a) In addition to Section 12.3.1, a single detached dwelling shall only be permitted in the principle building and structure existing on the date of passing of this By-law;
    - b) In addition to Section 12.3.3, a Single Detached Dwelling shall have a maximum of 3 bedrooms; and,
    - c) Notwithstanding Section 12.3.3 (a), the Minimum Lot Area shall be 0.35 hectares.

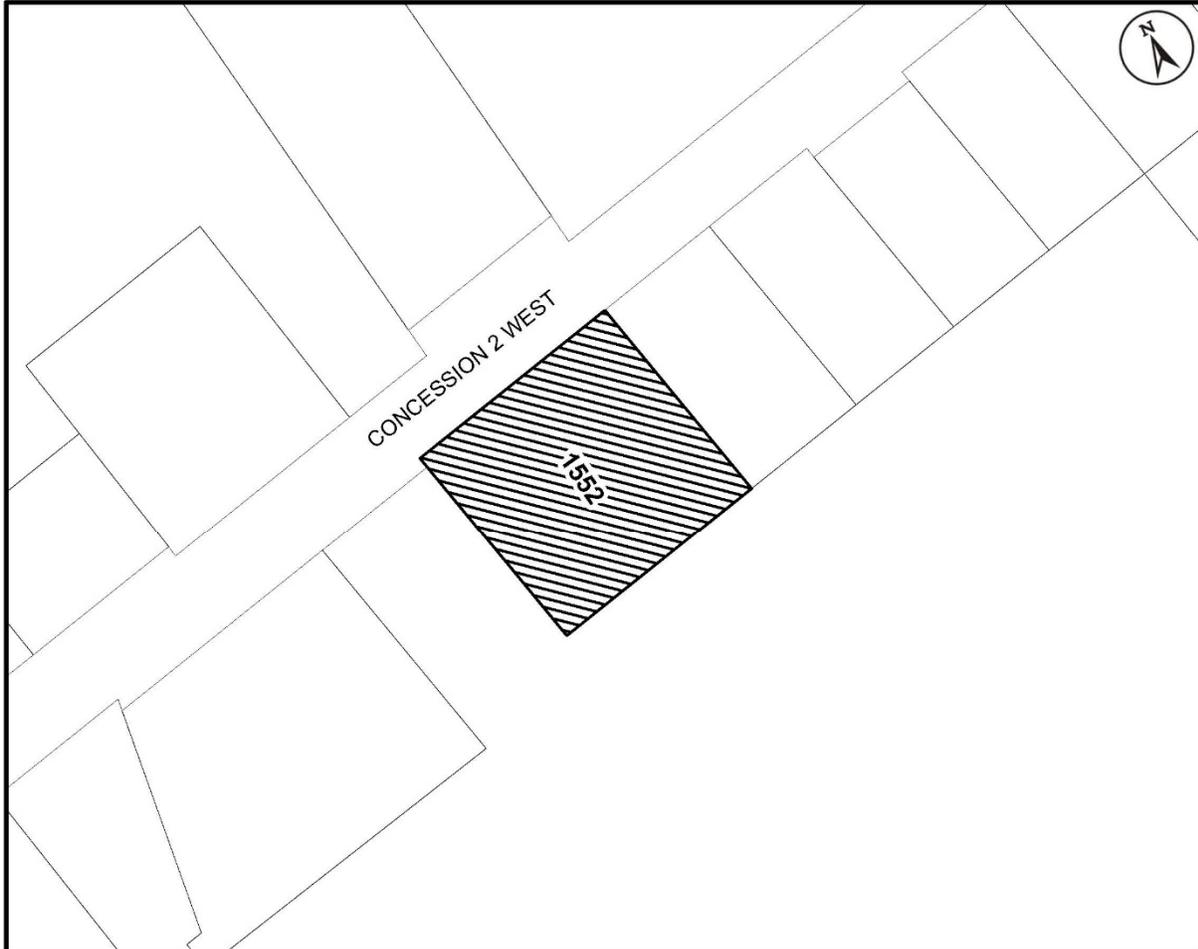
**PASSED** this 14<sup>th</sup> day of September, 2022.

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F. Eisenberger  
Mayor

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J. Pilon  
Acting City Clerk



<p>This is Schedule "A" to By-law No. 22-</p> <p>Passed the ..... day of ....., 2022</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><b>Map forming Part of</b>  <b>By-law No. 22-_____</b></p> <p><b>to Amend By-law No. 05-200</b>  <b>Map 933</b></p>	<p><b>Subject Property</b></p> <p>1552 Concession 2 West, Flamborough</p> <p> Change in Zoning from the Settlement Institutional (S3) Zone to Settlement Residential (S1, 818) Zone</p>
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<p>Scale: N.T.S</p>	<p>File Name/Number: ZAR-20-040</p>	<p>Hamilton</p>
<p>Date: June 24, 2022</p>	<p>Planner/Technician: AB/AL</p>	
<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>		