

Authority: Item [REDACTED]
Planning Committee
Report 25-[REDACTED] (PEDXXXXX)
CM: [REDACTED]

Bill No. [REDACTED]

CITY OF HAMILTON

BY-LAW NO. [REDACTED]

**To amend Zoning By-Law No. 05-200 with respect to lands located at 1278 Old
Highway 8, Flamborough**

WHEREAS Council approved Item ___ of Report _____ of the Planning Committee, at its meeting held on March 18, 2025;

AND WHEREAS this By-law will be in conformity with the Rural Hamilton Official Plan upon finalization Official Plan Amendment No. [REDACTED];

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

1. That Map No. R65 of Schedule "A" - Zoning Maps is hereby amended by changing the zoning from the Settlement Institutional (S3) Zone to Settlement Residential (S1, 916, H187) Zone for the lands shown on Schedule "A" to this By-law.
2. That Schedule "C" - Special Exceptions is amended by adding the following new Special Exception:

"916. Within the lands zoned Settlement Residential (S1, 916) Zone, identified on Map No. R65 of Schedule "A" – Zoning Maps and municipally described as 1278 Old Highway 8, Flamborough, the following special provisions shall apply:

- a) In addition to Section 12.3.1, permitted uses, excluding accessory structures, shall be limited to the building existing at the date of the passing of this By-law, shall be retained and adaptively reused in accordance with Sections 12.3.2, 12.3.3 and Section b) below.
- b) Notwithstanding Subsection 12.3.3 a) b) and f), the following provisions shall apply for the building existing on the date of the passing of this By-law:

i) Minimum Lot Area 0.17 hectares

- ii) Minimum Lot Width 26.9 metres
- iii) Maximum Building Height
 - A) The building height of the building existing on the date of the passing of this By-law.
 - B) Notwithstanding Section b) iii) A) above, a maximum building height of 10.5 metres shall apply to all new buildings.”

3. That Schedule “D” – Holding Provisions be amended by adding the additional Holding Provision as follows:

“187. Notwithstanding Section 12.3 of this By-law, within lands zoned Settlement Residential (S1, 916, H187) Zone, identified on Map No. R65 for Schedule “A” – Zoning Maps and described as 1278 Old Highway 8, Flamborough, development shall not be permitted until such time as:

- (i) The necessary Building Permits have been applied for to legalize the conversion of an existing place of worship to a single detached dwelling to the satisfaction of the City’s Chief Building Official.”

4. That no building or structure shall be erected, altered, extended, or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the Settlement Residential (S1, 916, H187) Zone subject to the special requirements referred to in Section No. 2 of this By-law.



5. 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 , 2025.

A. Horwath
Mayor

A. Trennum
City Clerk

ZAC-24-009

			
<p style="text-align: center;">This is Schedule "A" to By-law No. 25-</p> <p style="text-align: center;">Passed the day of, 2025</p>	<p style="text-align: center;">----- Mayor</p> <p style="text-align: center;">----- Clerk</p>		
<h2 style="margin: 0;">Schedule "A"</h2> <p style="margin: 5px 0;">Map forming Part of By-law No. 25-_____</p> <p style="margin: 5px 0;">to Amend By-law No. 05-200 Map R65</p>	<p>Subject Property 1278 Old Highway No. 8, Flamborough (Ward 12)</p> <p> Change in Zoning from Settlement Institutional (S3) Zone to Settlement Residential (S1, 916, H187) Zone</p>		
<p>Scale: N.T.S</p>	<p>File Name/Number: ZAC-24-009/RHOPA-24-003</p>	 Hamilton	
<p>Date: January 16, 2025</p>	<p>Planner/Technician: DM/NB</p>	<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>	