

**Authority:** Item 12, Planning Committee  
Report 18-012 (PED18144)  
CM: August 17, 2018  
Ward: 14

**Bill No. 235**

**CITY OF HAMILTON  
BY-LAW NO. 18-235**

**To Amend Zoning By-law 05-200  
Respecting Lands Located at 706 Highway No. 8, Flamborough**

**WHEREAS** Council approved Item 12 of Report 18-012 of the Planning Committee, at its meeting held on August 17, 2018;

**AND WHEREAS** this By-law conforms to the Rural Hamilton Official Plan;

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

1. That Map No. 80 of Schedule "A" to Zoning By-law No. 05-200 is amended as follows:

- a) For a change in zoning from the Settlement Residential (S1, 60) Zone to the Conservation / Hazard Land - Rural (P7) Zone on lands described as Block 1.
- b) For a change in zoning from the Conservation / Hazard Land - Rural (P7) Zone to the Settlement Residential (S1, 23) Zone on lands described as Block 2.
- c) For a change in zoning from the Settlement Residential (S1, 60) Zone to the Settlement Residential (S1, 23) Zone on lands described as Block 3.

2. That Schedule "C" Special Exceptions, of By-law No. 05-200 is amended by adding an additional exception 23, as follows:

23. Within those lands zoned Settlement Residential (S1) Zone, identified on Map No. 80, of Schedule "A" – Zoning Maps and described as 706 Highway No. 8, the following special provisions apply:

a) In addition to Section 12.3.3 the following shall apply:

- i) Maximum Capacity for Single Detached Dwellings                      A single detached dwelling shall have a maximum of 3 bedrooms.
- ii) Planting Strip Requirements    A minimum 2.0 m Planting Strip shall be provided and maintained abutting 708, 712, 716 and 720 Old Highway 8.

iii) Visual Barrier

A visual barrier shall be provided and maintained along any lot line abutting 708, 712, 716 and 720 Old Highway 8, in accordance with the requirements of Section 4.19 of this By-law

b) Notwithstanding Section 12.3.3 a), the minimum lot area shall be 0.42 hectares.

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*.
4. That this By-law No. 18-235 shall come into force and deemed to come into force in accordance with Subsection 34(21) of the *Planning Act*, either upon the date of passage of the By-law or as otherwise provided by the said subsection.

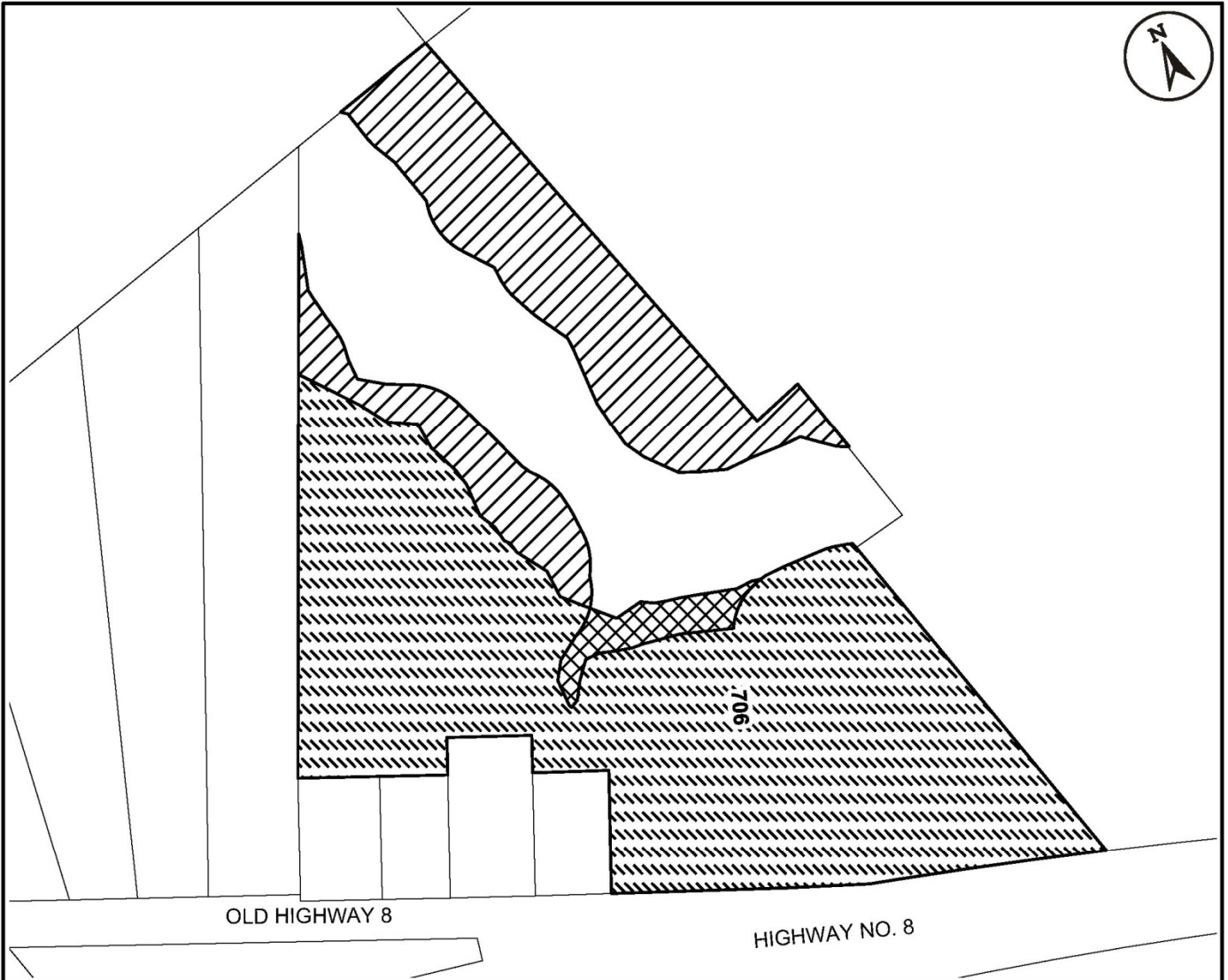
**PASSED** this 17<sup>th</sup> day of August, 2018.

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F. Eisenberger  
Mayor

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Janet Pilon  
Acting City Clerk



This is Schedule "A" to By-law No. 18-

Passed the ..... day of ....., 2018

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 Mayor

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 Clerk


## Schedule "A"


Map Forming Part of  
 By-law No. 18-\_\_\_\_\_


to Amend By-law No. 90-145-Z

### Subject Property

706 Highway No. 8

 **Block 1** - Change in zoning from  
 Settlement Residential (S1, 60) Zone to  
 Conservation / Hazard Lands - Rural (P7) Zone

 **Block 2** - Change in zoning from  
 Conservation / Hazard Lands - Rural (P7) Zone  
 to Settlement Residential (S1, 23) Zone

 **Block 3** - Change in zoning from  
 Settlement Residential (S1, 60) Zone to  
 Settlement Residential (S1, 23) Zone

Scale:  
 N.T.S.

File Name/Number:  
 ZAC-15-028 / 25T-201507

Date:  
 June 22, 2014

Planner/Technician:  
 BN/AL



Hamilton