CITY OF HAMILTON
BY-LAW NO. 17-153

To Amend Zoning By-law No. 05-200 Respecting Lands Located at 1226 Sodom Road (Flamborough)

WHEREAS, the City of Hamilton has in force several Zoning By-laws which apply to different areas incorporated into the City by virtue of the City of Hamilton Act, 1999, S.O. 1999, Chap. 14;

WHEREAS, the City of Hamilton is the lawful successor to the former Municipalities identified in Section 1.7 of By-law No. 05-200;

WHEREAS, the first stage of the new Zoning By-law, being By-law No. 05-200, came into force on the 25th day of May, 2005;

WHEREAS, the Council of the City of Hamilton, in adopting Item 4 of Report 17-012 of the Planning Committee, at its meeting held on the 14th day of July, 2017, which recommended that Zoning By-law No. 05-200 be amended as hereinafter provided; and

WHEREAS, this By-law is in conformity with the Rural Hamilton Official Plan;

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

1. That Maps RU92 and RU93 of Schedule “A” to Zoning By-law No. 05-200 are amended by changing the zoning from Rural (A2) Zone and Conservation / Hazard Land-Rural (P6) Zone to the Rural (A2, 614) Zone and the Conservation / Hazard Land-Rural (P6, 617) Zone for the lands, the extent and boundaries of which are shown on Schedule “A” annexed hereto and forming part of this By-law.

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

   "614. Within the lands zoned Rural (A2, 614) Zone identified on Maps RU92 and RU93 of Schedule “A” – Zoning Maps, and described as 1226 Sodom Road, Flamborough, the following special provisions shall also apply:

   (a) Notwithstanding Section 12.2.1 a single detached dwelling and residential care facility shall be prohibited.

   (b) Notwithstanding Section 12.2.3.1(a) of Zoning By-law No. 05-200, a minimum lot area of 18.19 hectares shall be permitted."
“617. Within the lands zoned Conservation / Hazard Land-Rural (P6, 617) Zone identified on Maps RU92 and RU93 of Schedule “A” – Zoning Maps, and described as 1226 Sodom Road, Flamborough, the following special provision shall also apply:

(a) Notwithstanding Section 7.6.1, a single detached dwelling shall be prohibited.

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. 17-153 shall come into force and be deemed to come into force and effect in accordance with subsection 34 (21) of the Planning Act, either upon the date of passage of this By-law or as otherwise provided in the said subsection.

PASSED this 14th day of July, 2017.

________________________________________  ________________________________
F. Eisenberger                           R. Caterini
Mayor                                   City Clerk

ZAA-17-012
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(Page 3 of 3)

This is Schedule "A" to By-law No. 17-

Passed the ............ day of .................., 2017

Mayor

Clerk

Schedule "A"

Map Forming Part of By-law No. 17-______
to Amend By-law No. 90-145-Z

Subject Property
1226 Sodom Road

- **Block 1** - Change in Zoning from Rural (A2) Zone to Rural (A2, 614) Zone
- **Block 2** - Change in Zoning from Conservation/Hazard Land - Rural (P6) Zone to Conservation/Hazard Land - Rural (P6, 617) Zone
- **Block 3** - Lands to remain Rural (A2) Zone

Scale: N.T.S.  
Date: May 30, 2017  
File Name/Number: ZAA-17-012  
Planner/Technician: AB/AL  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
Hamilton