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 17th day of August, 2018.

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F. Eisenberger                  Janet Pilon
Mayor                          Acting City 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