CITY OF HAMILTON

BY-LAW NO. 19-130

To Amend Zoning By-law No. 05-200 Respecting Lands Located at 1633, 1649, and 1653 Highway No. 6 North, Flamborough

WHEREAS Council approved Item 4 of Report 19-008 of the Planning Committee, at its meeting held on May 22, 2019;

WHEREAS this By-law will be in conformity with the Rural Hamilton Official Plan upon approval of Official Plan No. 22.

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

1. That Map No. RU25 and RU26 of Schedule “A” – Zoning Maps of Zoning By-law No. 05-200 be amended as follows:
   a) by modifying the zoning from the Rural (A2) Zone to the Rural (A2, 691, H111) Zone, to the extent and boundaries of which are shown on Schedule “A” annexed hereto and forming part of this By-law; and,
   b) by modifying the zoning from the Conservation / Hazard Lands – Rural (P7) Zone to the Conservation / Hazard Lands – Rural (P7, 691) Zone, to 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 a special exception as follows:

   691. Within those lands zoned Rural (A2) Zone, identified on Maps RU25 and RU26, of Schedule “A” – Zoning Maps and described as:

<table>
<thead>
<tr>
<th>Property address</th>
<th>Map number</th>
</tr>
</thead>
<tbody>
<tr>
<td>1633, 1649 and 1653 Highway No. 6 North, Flamborough</td>
<td>RU25 and RU26</td>
</tr>
</tbody>
</table>

   a) The following special provisions shall apply to 1649 and 1633 Highway No. 6 North:
i) Notwithstanding Subsection 12.2.3.1 m) i) and 12.2.3.2 d) i), the maximum gross floor area for all buildings and structures devoted to the Cannabis Growing and Harvesting Facility shall not exceed 9,505 square metres and shall be comprised of:

<table>
<thead>
<tr>
<th></th>
<th>Growing and Harvesting of Cannabis</th>
<th>A maximum gross floor area of 6,305 square metres</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Agricultural Processing - Secondary</td>
<td>A maximum gross floor area of 600 square metres</td>
</tr>
<tr>
<td>3</td>
<td>Accessory Uses (office, testing, packaging, storage, internal corridors and shipping and loading)</td>
<td>A maximum gross floor area of 2,600 square metres</td>
</tr>
</tbody>
</table>

ii) Notwithstanding Section 12.2.3.1 e), the maximum lot coverage for all buildings and structures, devoted to a Cannabis Growing and Harvesting Facility shall not exceed 37% of the combined lot area.

b) The following special provisions shall apply to 1649 Highway No. 6 North:

i) Notwithstanding Subsection 12.2.3.1 m) iv) 2., and Subsection 4.12 d) any building or structure used for a Cannabis Growing and Harvesting Facility shall be setback a minimum of 125 metres from the existing single detached dwelling located at 1653 Highway No. 6 North.

ii) Notwithstanding Subsection 4.23 d) iii), the Cannabis Growing and Harvesting Facility shall be setback a minimum of 1.4 metres from the P7 and P8 Zone Boundary.

c) The following special provisions shall apply to 1633 Highway No. 6 North:

i) In addition to Subsection 7.7.1, an office use in conjunction with the Cannabis Growing and Harvesting Facility and the uses identified in Subsections 12.2.1 and 12.2.3.2 a) shall be permitted within the building existing at the date of the passing of the by-law (date)

ii) Notwithstanding Clause i) the following uses shall be prohibited:

1. Cannabis Growing and Harvesting Facility;
2. Single Detached Dwelling;
3. Residential Care Facility;
4. Farm Labour Residence; and,
iii) Notwithstanding Subsection 7.7.2.1 b), no expansions to the existing building shall be permitted.

d) The following special provisions shall apply to 1653 Highway No. 6 North:

i) No expansions to the existing single detached dwelling shall be permitted.

3. That Schedule “D” – Holding Provisions, of By-law No. 05-200, be amended by adding the additional Holding Provision as follows:

“111. Notwithstanding Section 12.2 and within lands zoned Rural (A2, 691) Zone of this By-law, identified on Maps RU25 and RU26 on Schedule “A” – Zoning Maps, and described as 1649 Highway No. 6 North, a Cannabis Growing and Harvesting Facility shall not be permitted until such time as:

i) An Odour Impact Assessment and Light Impact Assessment has been submitted and approved, to the satisfaction of the Director of Planning and Chief Planner.

4. 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.

5. That this By-law No. 19-130 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 22nd day of May, 2019.

________________________________________  ______________________________________
F. Eisenberger                                      J. Pilon
Mayor                                            Acting City Clerk

ZAC-17-081
To Amend Zoning By-law 05-200 Respecting Lands Located at 1633, 1649, 1653 Highway No. 6 North, Flamborough

This is Schedule "A" to By-law No. 19-
Passed the ........... day of ...................., 2019

Schedule "A"
Map Forming Part of By-law No. 19-
to Amend By-law No. 05-200 Maps RU25 & RU26

Subject Property
1633, 1649 & 1653 Highway 6 North

Block 1 - Modification in Zoning from Rural (A2) Zone to Rural (A2, 691, H111) Zone

Block 2 - Modification in Zoning from Conservation/Hazard Land - Rural (P7) Zone to Conservation/Hazard Zone - Rural (P7, 691) Zone

Block 3 - Modification in Zoning from Rural (A2) Zone to Rural (A2, 691) Zone

Other Land Owned by Applicant