

Authority: Item 5, Planning Committee Report 22-017 (PED23208)

CM: October 25, 2023 Ward: 13

Written approval for this by-law was given by Mayoral Decision MDE-2023 05 dated October 25, 2023

Bill No. 204

CITY OF HAMILTON

BY-LAW NO. 23-204

To Amend Zoning By-law No. 05-200 Respecting Lands Located at 12 Louisa Street, Flamborough

WHEREAS Council approved Item 5 of Report 23-017 of the Planning Committee, at its meeting held on October 25, 2023;

WHEREAS the Council of the City of Hamilton, in adopting Item 5 of Report 23-017 of the Planning Committee, at its meeting held on the 25th day of October, 2023, recommended that Zoning By-law No. 05-200, be amended as hereinafter provided;

AND this By-law conforms with the Rural Hamilton Official Plan.

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

1. That Map No. 143 of Schedule "A" – Zoning Maps is amended by changing the zoning from the Settlement Institutional (S3) Zone to Settlement Residential (S1, 872, H160) Zone for the lands known as 12 Louisa Street, Flamborough as shown on Schedule "A", attached to this By-law.
2. That Schedule "C" – Special Exceptions is amended by adding the following new Special Exception:

"872. Within the lands zoned Settlement Residential (S1, 872, H160) Zone, identified on Map 143 of Schedule "A" – Zoning Maps and described as 12 Louisa Street, Flamborough the following special provisions shall apply:

 - a) Notwithstanding Section 12.3.3 (a), the following regulation shall apply:
 - i) Minimum Lot Area 0.2 hectares
3. That Schedule "D" – Holding Provisions be amended by adding the additional Holding Provision as follows:

"160. In addition to Section 4.22 iii) of this By-law, within lands zoned Settlement Residential (S1, 872) Zone, identified as Map 143 on Schedule "A", development of a single detached dwelling shall not be permitted until such time:

- (i) That the Owner/Applicant applies for a Building Permit showing a connection to the municipal water system and installation of a Class 6 Tertiary wastewater treatment system, to the satisfaction of the City's Chief Building Official.
- (ii) That the Applicant enter into, and have registered on title, a development agreement with the City of Hamilton to install and properly maintain the tertiary treatment septic system, in order to function as designed, to the satisfaction of the Director of Development Planning, Director of Hamilton Water, and City Solicitor."

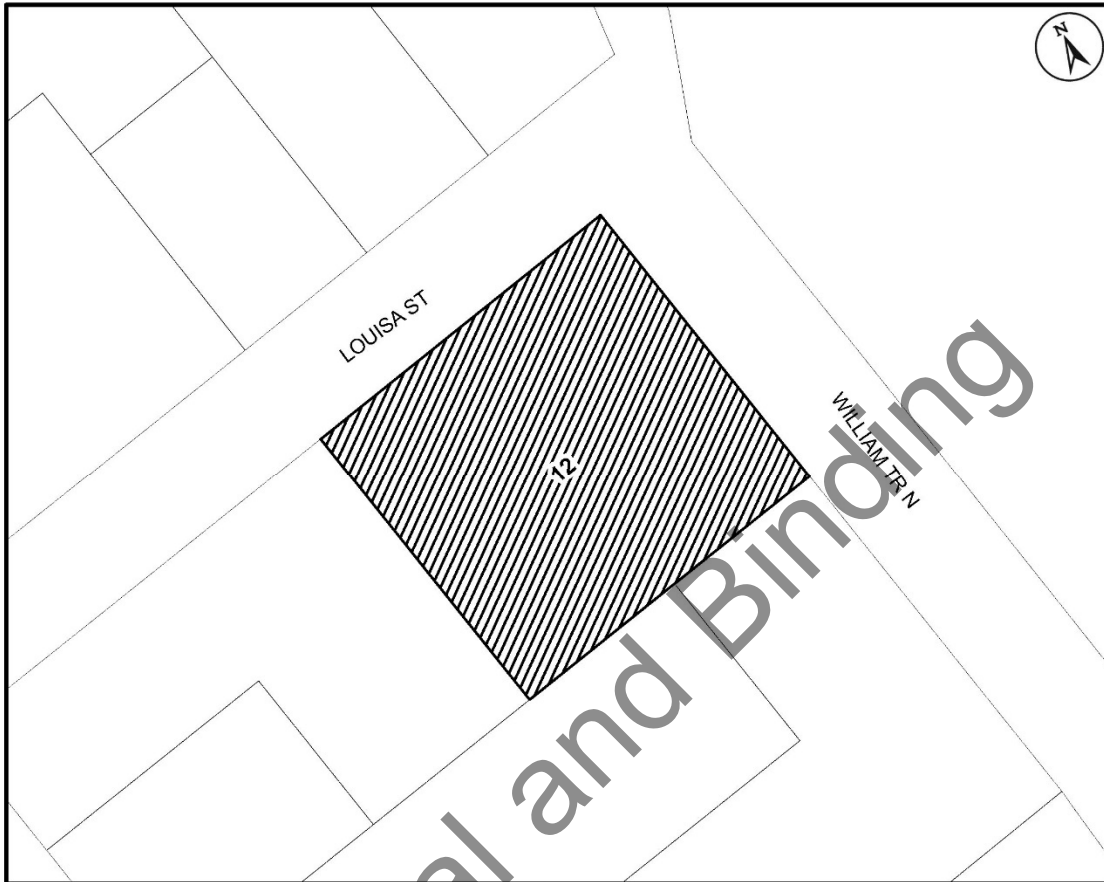
PASSED this 25th day of October, 2023.

A. Horwath
Mayor

J. Pilon
Acting City Clerk

ZAR-22-004

Not Final and Binding



This is Schedule "A" to By-law No. 23- Passed the day of, 2023	----- Mayor ----- Clerk
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Schedule "A" Map forming Part of By-law No. 23-_____ to Amend By-law No. 05-200 Map 143	Subject Property 12 Louisa Street, Flamborough Change in zoning from Settlement Institutional (S3) Zone to Settlement Residential (S1, 872, H160) Zone
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Scale: N.T.S.	File Name/Number: ZAR-22-004	
Date: August 2, 2023	Planner/Technician: AB/VS	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		