

Authority: Item 4, Planning Committee
Report: 23-007 (PED23107)
CM: May 10, 2023
Ward: 13

Bill No. 095

**CITY OF HAMILTON
BY-LAW NO. 23- 095**

**To Amend Zoning By-law No. 05-200
Respecting Lands Located at 127 Freelon Road,
Flamborough**

WHEREAS Council approved Item 4 of Report 23-007 of the Planning Committee, at its meeting held on May 2, 2023;

WHEREAS the Council of the City of Hamilton, in adopting Item 4 of Report 23-007 of the Planning Committee, at its meeting held on the 2nd day of May 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 upon the adoption of Official Plan Amendment No. 38.

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

1. That Map No. 143 of Schedule “A” – Zoning Maps be amended by adding the Settlement Residential (S1, 847) Zone to the lands known as 127 Freelon Road, Flamborough, the boundaries of which are shown on Schedule “A”, to this By-law.
2. That Schedule “C” – Special Exceptions is amended by adding the following new Special Exception:

“847. Within the lands zoned Settlement Residential (S1) Zone, identified on Map No. 143 of Schedule “A” – Zoning Maps and described as 127 Freelon Road, Flamborough, the following special provisions apply:

 - a) In addition to Section 12.3.1, a single detached dwelling shall only be permitted in the principle building existing on the date of the passing of this By-law.”
3. That no building or structure shall be erected, altered, extended, or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the provisions of the Settlement Residential

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(S1, 847) Zone, subject to the special requirements referred to in Section Nos 2 and 3 of this By-law.

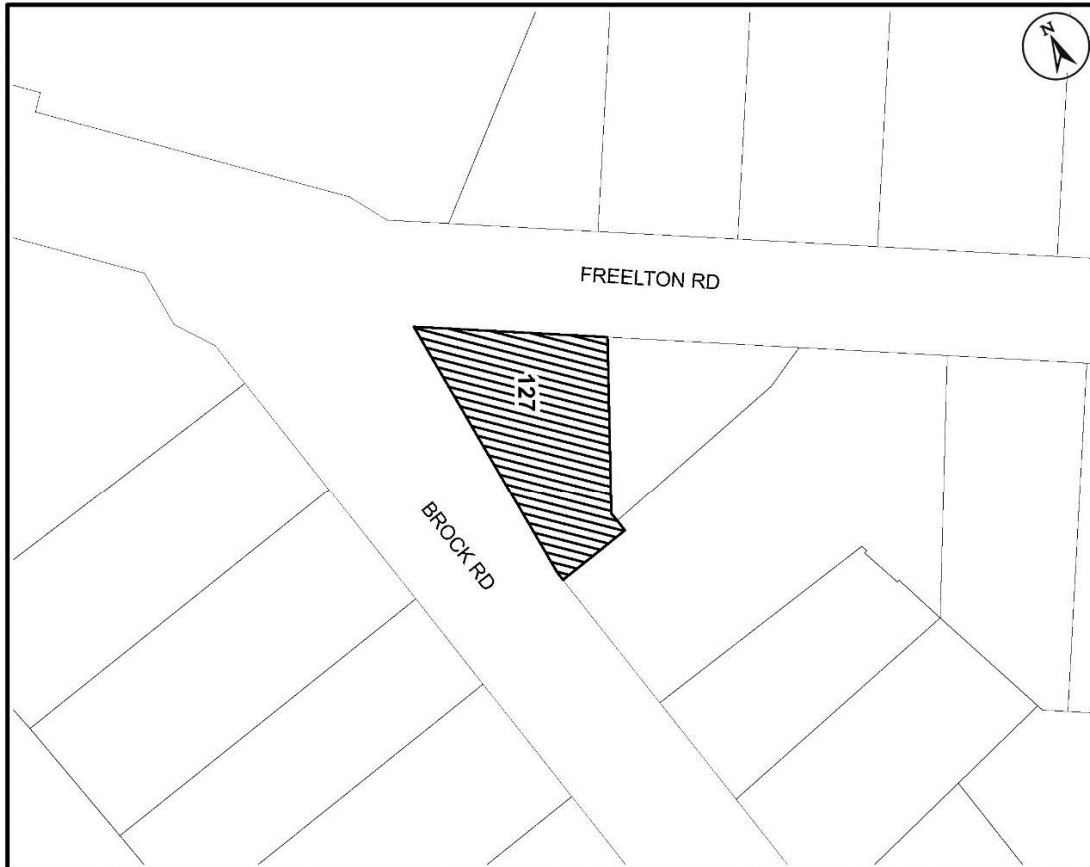
4. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law in accordance with the *Planning Act*.


PASSED this 24th day of May, 2023

A. Horwath
Mayor

A. Holland
City Clerk

ZAC-23-002



This is Schedule "A" to By-law No. 23- Passed the day of, 2023		_____ Mayor _____ Clerk
<p align="center">Schedule "A"</p> <p align="center">Map forming Part of By-law No. 23-_____</p> <p align="center">to Amend By-law No. 05-200 Map 143</p>		<p>Subject Property</p> 127 Freelon Road
Scale: N.T.S.	File Name/Number: ZAR-23-002	
Date: April 13, 2023	Planner/Technician: DM/AL	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		



Change in Zoning From "Settlement Commercial (S2) Zone" to "Settlement Residential (S1, 847) Zone"