

**Authority:** By-Law No. 22-217  
CM: August 12, 2022

Ward: 15

**CITY OF HAMILTON**  
**BY-LAW NO. 24-142-PED**

**To Amend Zoning By-law No. 90-145-Z with Respect to Lands Located at 585  
Skinner Road, Flamborough**

**WHEREAS** under the provisions of Subsection 29.2(1) of the *Planning Act*, as amended by Bill 13, the *Supporting People and Businesses Act, 2021*, a council of a local municipality may, by by-law, delegate the authority to pass by-laws under Section 34 of the *Planning Act* that are of a minor nature to a committee of council or an individual who is an officer, employee or agent of the municipality; and,

**WHEREAS** the City of Hamilton Act, 1999, Statutes of Ontario, 1999 Chap. 14, Sch. C. did incorporate, as of January 1, 2001, the municipality "City of Hamilton"; and,

**WHEREAS** the City of Hamilton is the successor to certain area municipalities, including the former area municipality known as the "The Corporation of the Town of Ancaster" and is the successor to the former Regional Municipality, namely, "The Regional Municipality of Hamilton-Wentworth"; and,

**WHEREAS** the City of Hamilton Act, 1999, provides that the Zoning By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton; and,

**WHEREAS** Zoning By-law No. 90-145-Z (Flamborough) was enacted on the 5th of November 1990 and approved by the Ontario Municipal Board on the 21<sup>st</sup> of December, 1991; and,

**WHEREAS** the Council of the City of Hamilton, in adopting Item 8 of Report 22-013 of the Planning Committee at its meeting held on the 12<sup>th</sup> day of August 2022, recommended that the Director of Planning and Chief Planner be authorized to pass a by-law to remove a Holding Symbol that forms part of any zone where the conditions have been met;

**NOW THEREFORE** the Director of Planning and Chief Planner of the City of Hamilton enacts as follows:

1. That the Urban Commercial "UC-14(H)" Zone regulations, as contained in Section 17.3.14 of Zoning By-law No. 90-145-Z, applicable to the subject lands known as 585 Skinner Road, the extent and boundaries of which are shown on Schedule "A" to this By-law, be further modified by deleting the (H) Holding Symbol:

"17.3.14 "UC-14(H)" (See Schedule A-32)

(H) Holding Symbol:

Block 16 is subject to a Holding Provision encompassing the springs associated with the southwest Karst Area G - Regulated Area plus setback. The Holding provision shall not be removed until a letter is provided by a qualified Engineer or Geoscientist confirming flows associated with the springs have stopped or diminished such that they are no longer a potential flooding hazard, in keeping with the recommendations of the of Karst Area G Report prepared by Buck & Slaine (2013) to the satisfaction of the Director of Planning and Conservation Halton.

2. That the amending By-law be added to Schedule "A-32" of Flamborough Zoning By-law No. 90-145-Z.
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*.

**PASSED AND ENACTED** this 17<sup>th</sup> day of July, 2024.

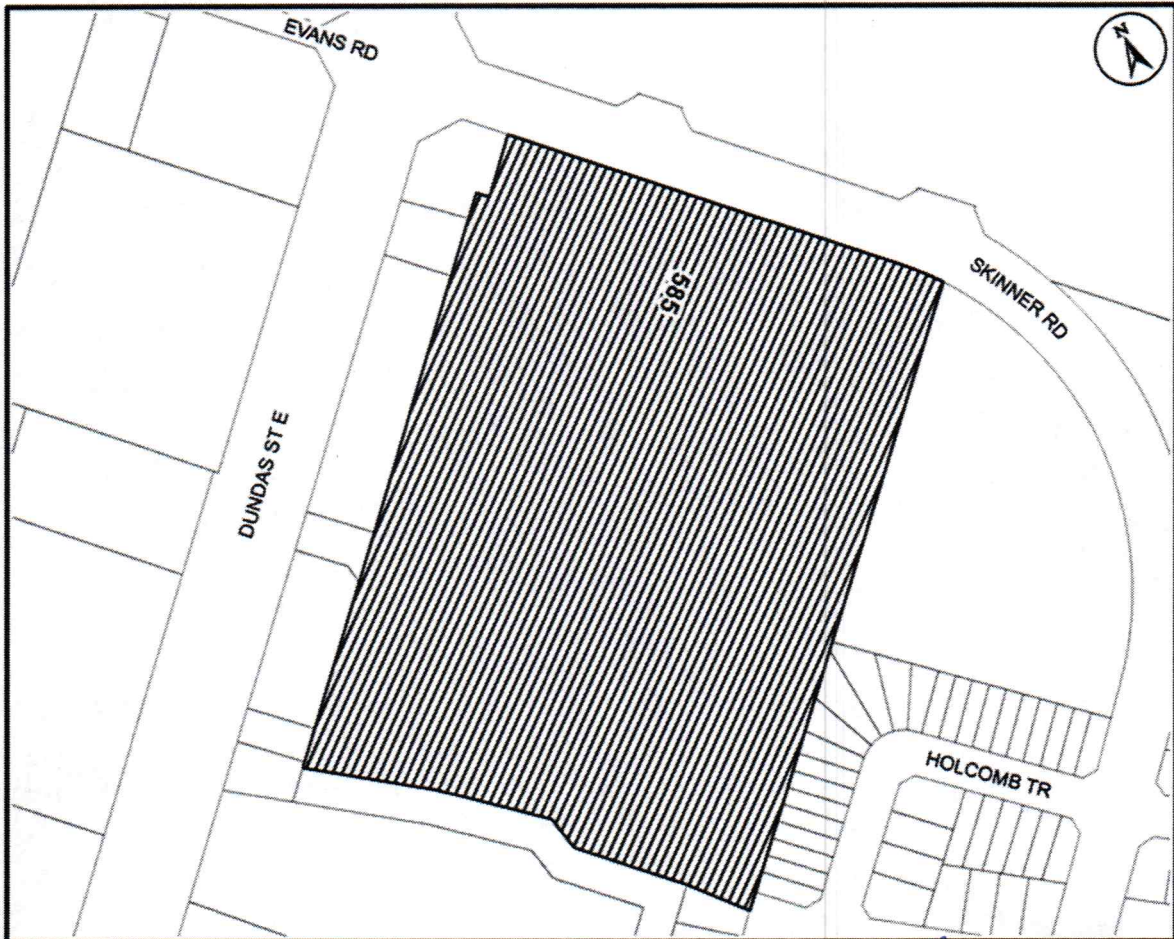


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for Anita Fabac

Acting Director of Planning and Chief Planner

ZAH-24-001




This is Schedule "A" to By-law No. 24-  
Passed the ..... day of ....., 2024

*[Signature]*  
Director of Planning and Chief Planner

**Schedule "A"**

**Map forming Part of**  
**By-law No. 24-142-PED**  
**to Amend By-law No. 90-145-Z**

**Subject Property**  
585 Skinner Road, Flamborough (Ward 15)

 Change in Zoning from Urban Commercial "UC-14(H)" Holding Zone to Urban Commercial "UC-14" Zone

Scale: N.T.S	File Name/Number: ZAH-24-001	
Date: January 16, 2024	Planner/Technician: MF/NB	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		