

Authority: Item 16, Economic Development
and Planning Committee
Report: 10-020 (PED010218)
CM: October 13, 2010

Bill No. 280

CITY OF HAMILTON

BY-LAW NO. 10-280

**To Amend Zoning By-law No. 6593 (Hamilton),
Respecting 236 Pritchard Road**

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 municipality known as the "The Corporation of the City of Hamilton" 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 and Official Plans of the former area municipalities and the Official Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

AND WHEREAS the Council of The Corporation of Hamilton passed Zoning By-law No. 6593 (Hamilton) on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order, dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of the City of Hamilton, in adopting Item 16 of Report 10-020 of the Economic Development and Planning Committee, at its meeting held on the 13th day of October, 2010, recommended that Zoning By-law No. 6593 (Hamilton), be amended as hereinafter provided;

AND WHEREAS this by-law will be in conformity with the Official Plan of Hamilton, upon the approval of Official Plan Amendment No. 226;

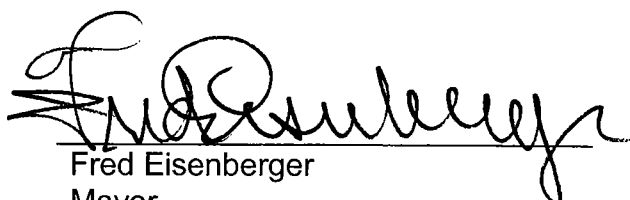
NOW THEREFORE the Council of the City of Hamilton enacts as follows:


By-law Respecting 236 Pritchard Road

(Page 2 of 3)

1. That Sheet No. E69c of the District Maps, appended to and forming part of By-law No. 6593 (Hamilton) is amended, by changing the zoning from the "M-14" (Prestige Industrial) District to the "M-14/S-1636" (Prestige Industrial) District - Modified, on the lands the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".
2. That the "M-14" (Prestige Industrial) District provisions, as contained in Section 17f of Zoning By-law No. 6593, be modified to include the following provisions:
 - (a) That notwithstanding Section 17f(1)(b) of Zoning By-law No. 6593, "Insurance Industries" with a maximum Gross Floor Area (GFA) of 977m² shall also be permitted.
 - (b) That notwithstanding Section 18A(1)(e), no loading space shall be required for an "Insurance Industry".
 - (c) That notwithstanding Section 18(A)(7), for an "Insurance Industry" every parking space, other than a parallel parking space, shall have dimensions not less than 2.6 metres wide and 5.5 metres long, with 1 space being barrier free, which shall have dimensions not less than 4.4 metres wide and 5.5 metres long.
3. That By-law No. 6593 (Hamilton) is amended by adding this By-law to Section 19B as Schedule S-1636.
4. That Sheet E69c of the District Maps is amended by marking the lands referred to in Section 1 of this By-law as S-1636.
5. 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 "M-14" (Prestige Industrial) District, provisions, subject to the modifications referred to in Section 2.
6. 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 13th day of October, 2010.


Fred Eisenberger
Mayor


Rose Caterini
City Clerk

ZAR-10-031
OPA-10-011

By-law Respecting 236 Pritchard Road

(Page 3 of 3)



This is Schedule "A" to By-Law No. 10-280

Passed the 13th day of October, 2010

[Signature]
Clerk
[Signature]
Mayor

Schedule "A"

Map Forming Part of
By-Law No. 10-280

to Amend By-law No. 6593

236 Pritchard Road



Change in zoning from 'M-14' (Prestige Industrial) District to the 'M-14/S-1636' (Prestige Industrial) District, Modified.

Scale:
N.T.S.

File Name/Number:
ZAR-10-031

Date:
August 25, 2010

Planner/Technician:
AC/SW



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT