

Authority: Item 8, Planning Committee
Report 14-014 (PED14180)
CM: September 24, 2014

Bill No. 268

CITY OF HAMILTON

BY-LAW NO. 14-268

To Amend Zoning By-law No. 05-200 Respecting Lands Located at 950 and 956 South Service Road, Hamilton

WHEREAS the City of Hamilton has in force several Zoning By-laws which apply to the different areas incorporated into the City by virtue of the City of Hamilton Act, 1999, S.O. 1999, Chap. 14;

AND WHEREAS the City of Hamilton is the lawful successor to the former Municipalities identified in Section 1.7 of By-law No. 05-200;

AND WHEREAS Zoning By-law No. 05-200 was enacted on the 25th day of May, 2005;

AND WHEREAS the Council of the City of Hamilton, in adopting Item 8 of Report 14-014 of the Planning Committee, at its meeting held on the 24th day of September, 2014, recommended that Zoning By-law No. 05-200, be amended as hereinafter provided;

AND WHEREAS this By-law is in conformity with the Urban Hamilton Official Plan, approved by the Minister under the Planning Act on March 16, 2011.

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

1. That Map Nos. 1202 and 1256 of Schedule "A" to Zoning By-law No. 05-200 be amended by:
 - (a) changing from the Prestige Business Park (M3) Zone to the Prestige Business Park (M3, 460) Zone, Modified, with a Special Exception, the lands comprised of Block "1";
 - (b) changing from the General Business Park (M2) Zone to the General Business Park (M2, 460) Zone, Modified, with a Special Exception, the lands comprised of Block "2";

the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A" to this By-law.

2. That Schedule "C": Special Exceptions of By-law No. 05-200 is amended by adding an additional Special Exception as follows:

460. Notwithstanding Sections 9.2.1, 9.2.2, 9.2.3 (c), 9.3.1, 9.3.2, 9.3.3 (i), 5.1 (v) (b), and 5.2.1 (a) and (b) of this By-law, within the lands zoned Prestige Business Park (M3) Zone, Modified, and General Business Park (M2) Zone, Modified, identified on Maps 1202 and 1256 of Schedule "A" - Zoning Maps and described as 950 and 956 South Service Road, the following special provisions shall apply:

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| a. The following uses shall also be permitted: | Brewery, beverage distillation, and the production of wine, cider and related associated products, including ready-to-drink alcoholic beverages, energy and sports drinks. |
| b. Restriction on Uses: | A maximum of one brewery shall be permitted on the lands subject to Special Exception 460. |
| b. Location of Loading Facilities | The loading door on the north façade of the building existing at the date of passing of this By-law, on the lands located at 950 South Service Road, shall be deemed to comply with the provisions of Section 5.2.1. |
| c. Landscaped Area | A minimum 6.0 m wide landscaped area shall be provided between the street line and parking spaces or aisles, except for points of ingress and egress. A row |

of trees and/or shrub plantings, which may be non-continuous, shall be provided within the landscaped area, but a Planting Strip as defined is not required.

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.
4. That this By-law No. 14-268 shall come into force and be deemed to come into force in accordance with Sub-section 34(21) of the Planning Act, either upon the date of passage of this By-law or as otherwise provided by the said Sub-section.

PASSED this 24th day of September, 2014.



R. Bratina
Mayor



R. Caterini
City Clerk

ZAR-14-024



This is Schedule "A" to By-law No. 14- 268
 Passed the 24th day of September, 2014

R. Bratina
 Mayor
[Signature]
 Clerk

Schedule "A"

Map Forming Part of
 By-law No. 14-268

to Amend By-law No. 05-200
 Map 1203,1202,1256 & 1257

Subject Property

950 & 956 South Service Road



Block 1 - Modification in Zoning from Prestige Business Park (M3) Zone to Prestige Business Park (M3, 460) Zone, Modified



Block 2 - Modification in Zoning from General Business Park (M2) Zone to General Business Park (M2, 460) Zone, Modified

Scale:
 N.T.S.

File Name/Number:
 ZAR-14-024

Date:
 August 13, 2014

Planner/Technician:
 HT/AL



Hamilton