

Authority: Item 11, Planning Committee
Report 17-010
CM: June 14, 2017
Ward: 11

Bill No. 145

CITY OF HAMILTON

BY-LAW NO. 17-145

**To Amend By-law No. 05-200 Respecting Lands Located at
360 and 410 Lewis Road, 1800 Upper James Street, and 2411 Upper James Street**

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;

WHEREAS, the City of Hamilton's new comprehensive Zoning By-law, being By-law No. 05-200, came into force on May 25, 2005;

WHEREAS, it is desirable to enact a new Zoning By-law to comprehensively deal with zoning throughout the City;

WHEREAS, this By-law represents a series of modifications to existing Industrial Zones, and the addition of an Open Space Zone within Hamilton Zoning By-law No. 05-200 to lands located in Glanbrook and Stoney Creek, as a result of a series of motions passed by Council on the 14th day of June, 2017; and

WHEREAS, this By-law conforms to the Urban Hamilton Official Plan upon adoption of Official Plan Amendment No. 77.

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

1. That Schedule "A" – Zoning Maps of By-law No. 05-200 is hereby amended by:
 - a) Adding lands to the Conservation/Hazard Lands (P5) Zone as shown on Maps number 1444 and 1445 on the lands, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A" of this By-law; and
 - b) Modifying the Airport Prestige Business (M11) Zone as shown on the Maps 1585, 1586, and 1629 on the lands, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "B" of this By-law;
 - c) Modifying the General Business Park (M2) Zone, Prestige Business Park (M3) Zone as shown on the Maps numbered 1257, 1258 on the lands, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "C" of this By-law; and,

2. That Schedule “C” – Special Exceptions of By-law No. 05-200 is hereby amended by adding the following new Clause to Special Exception 47, as follows:
 - a) The following additional use shall also be permitted:
 - vii) Motor Vehicle Dealership.
3. That Schedule “C” – Special Exceptions of By-law No. 05-200 is hereby amended by adding the following new Sub-Section to Special Exception 402 as follows:
 - “c) The following special provisions shall also apply for properties located at 360 and 410 Lewis Road:
 - i) In addition to Sections 9.2.1 and 9.3.1, the following uses shall also be permitted:
 1. Commercial Recreation;
 2. Commercial Entertainment;
 3. Commercial School;
 4. Financial Establishment;
 5. Place of Worship;
 6. Medical Clinic;
 7. Studio; and,
 8. Veterinary Clinic.
 - ii) The Maximum Gross Floor Area for a Place of Worship shall be 500 square metres.”
5. That the Clerk is hereby authorized and directed to proceed with the giving of notice of passing of this By-law in accordance with the Planning Act.
6. That For the purposes of the Building Code, this by-law or any part of it is not made until it has actually come into force as provided by section 34 of the *Planning Act*.

To Amend By-law No. 05-200 Respecting Lands Located at 360 and 410 Lewis Road, 1800
Upper James Street, and 2411 Upper James Street.

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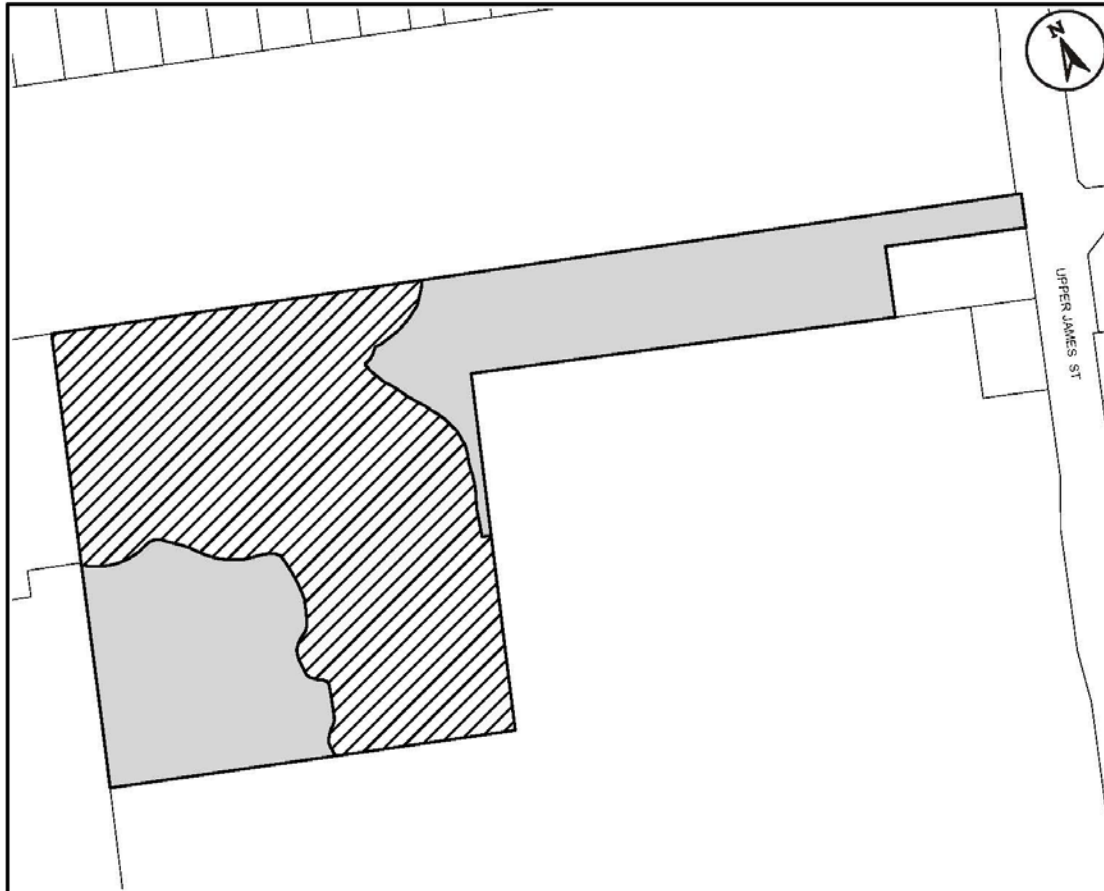
7. That this By-law comes into force in accordance with section 34 of the Planning Act.

PASSED this 14th day of July, 2017.

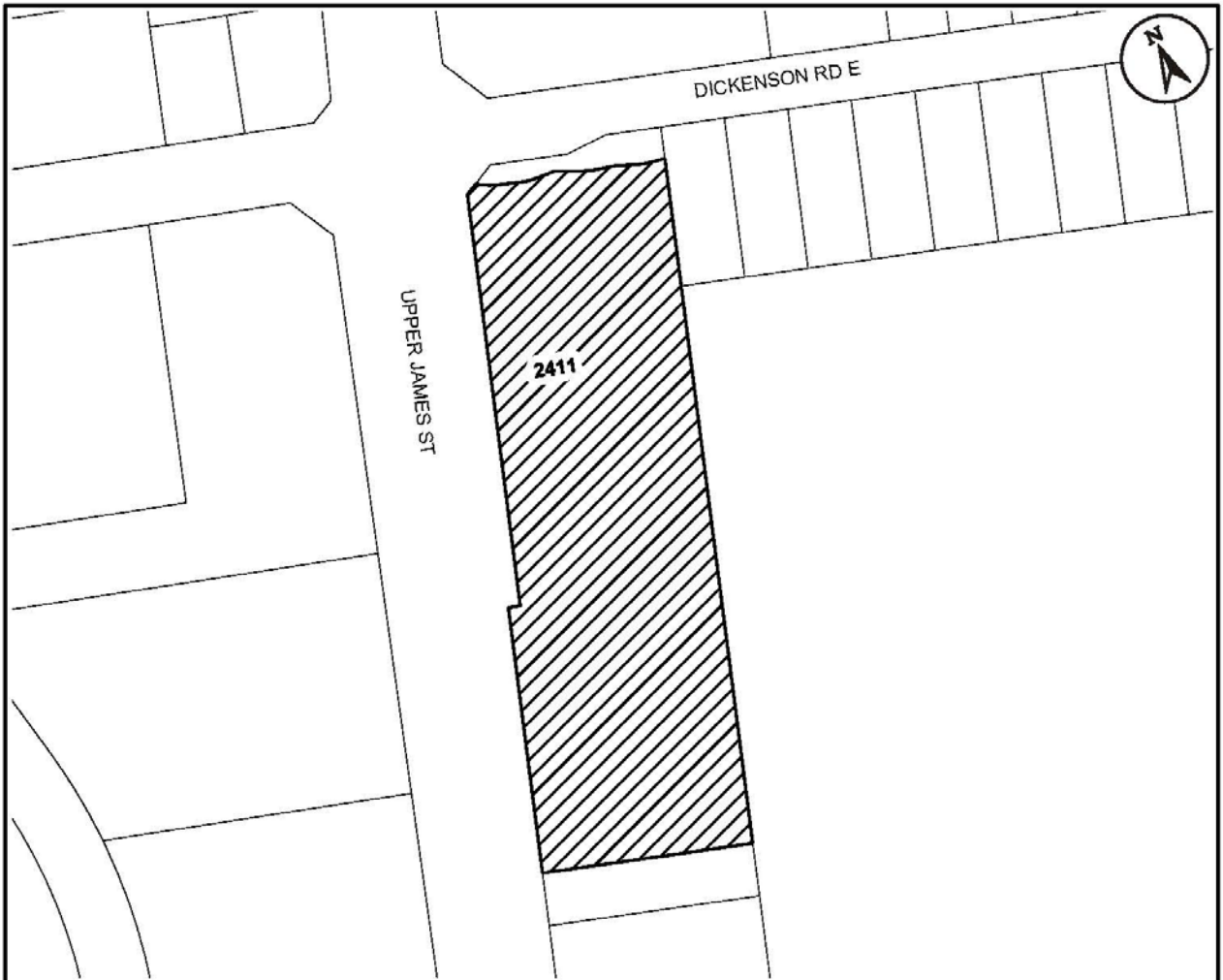
F. Eisenberger
Mayor

R. Caterini
City Clerk

CI-16-D



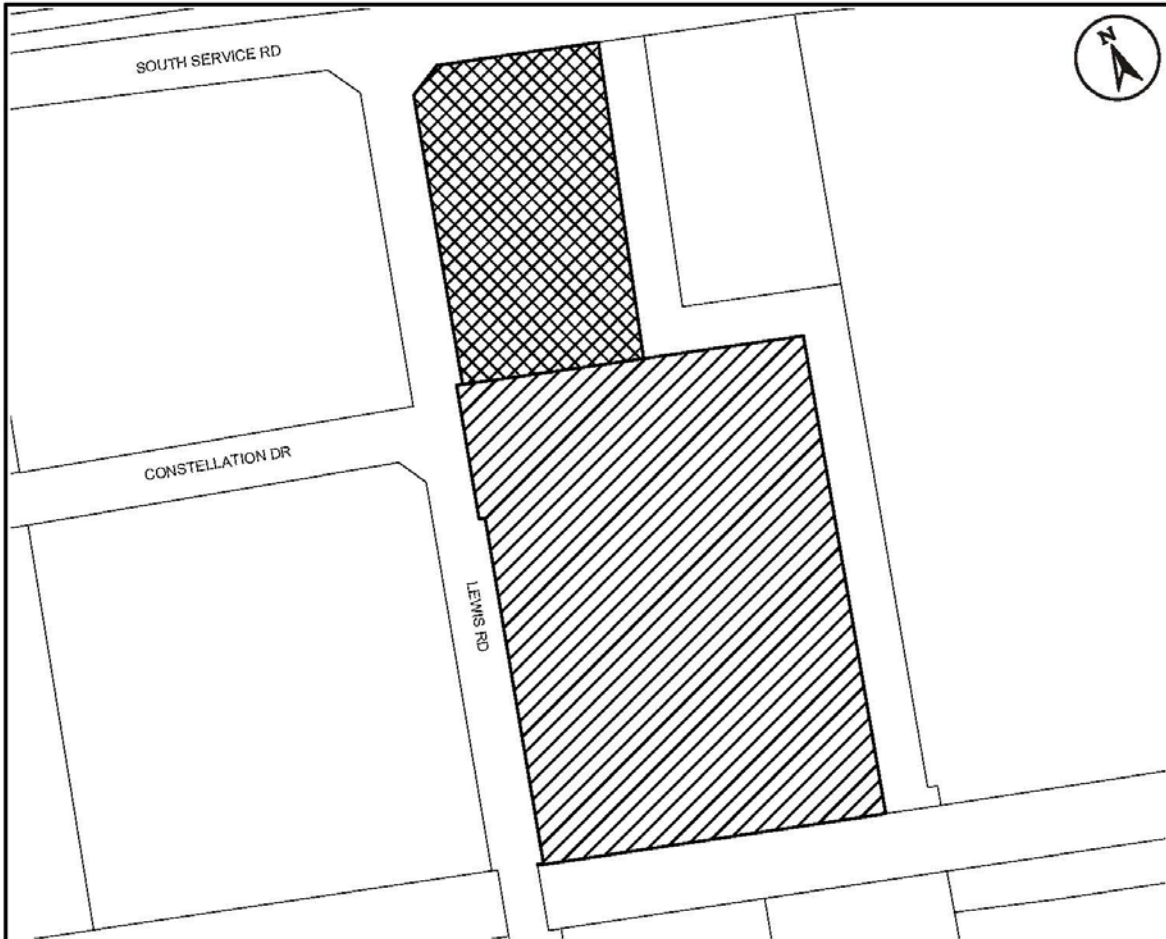
This is Schedule "A" to By-law No. 17- Passed the day of, 2017		----- Mayor ----- Clerk
<h2>Schedule "A"</h2> <p>Map Forming Part of By-law No. 17-_____</p> <p>to Amend By-law No. 05-200 Maps 1444 & 1445</p>		<p>Subject Property 1800 Upper James Street, Glanbrook</p> <p> Block 1 - Lands to be added to Zoning By-law 05-200 and zoned Conservation/Hazard Land (P5) Zone</p> <p> Block 2 - Lands subject to Zoning By-law 464</p>
Scale: N.T.S.	File Name/Number: CI-16-D	 Hamilton
Date: June 28, 2017	Planner/Technician: TL/AL	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		



<p>This is Schedule "A" to By-law No. 17-</p> <p>Passed the day of, 2017</p>	<p>-----</p> <p style="text-align: center;">Mayor</p> <p>-----</p> <p style="text-align: center;">Clerk</p>
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<h2 style="margin: 0;">Schedule "B"</h2> <p style="margin: 10px 0 0 0;">Map Forming Part of By-law No. 17-_____</p> <p style="margin: 10px 0 0 0;">to Amend By-law No. 05-200 Maps 1585, 1586 & 1629</p>	<p>Subject Property 2411 Upper James Street, Glanbrook</p> <p> To modify the existing Airport Prestige Business (M11, 47, H37) Zone, with a Special Exception, with a Holding Provision</p>
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<p>Scale: N.T.S.</p>	<p>File Name/Number: CI-16-D</p>	
<p>Date: August 4, 2017</p>	<p>Planner/Technician: TL/AL</p>	
<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>		



<p>This is Schedule "A" to By-law No. 17-</p> <p>Passed the day of, 2017</p>	<p>-----</p> <p style="text-align: center;">Mayor</p> <p>-----</p> <p style="text-align: center;">Clerk</p>
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<h2 style="margin: 0;">Schedule "C"</h2> <p style="margin: 10px 0 0 0;">Map Forming Part of By-law No. 17-_____</p> <p style="margin: 10px 0 0 0;">to Amend By-law No. 05-200 Maps 1257 & 1258</p>	<p>Subject Property 360 & 410 Lewis Road, Stoney Creek</p> <p> Block 1 - To modify the existing General Business Park (M2, 402) Zone, with a Special Exception</p> <p> Block 2 - To modify the existing General Business Park (M3, 402) Zone, with a Special Exception</p>
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<p>Scale: N.T.S.</p>	<p>File Name/Number: CI-16-D</p>		<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>
<p>Date: July 11, 2017</p>	<p>Planner/Technician: TL/AL</p>		