CITY OF HAMILTON
BY-LAW NO. 18-231

To Amend Zoning By-law No. 05-200
Respecting Lands Located at 620 Tradewind Drive (Ancaster)

WHEREAS Council approved Item 8 of Report 18-012 of the Planning Committee, at its
meeting held on August 17, 2018;

AND WHEREAS this By-law conforms to the Urban Hamilton Official Plan;

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

1. That Map No. 1528 and 1529 of Schedule “A” – Zoning Maps, of Zoning By-law No.
05-200 be amended as follows:

   a) from the General Business Park (M2) Zone to the General Business Park (M2,
   611) Zone;

   b) from the General Business Park (M2) Zone to the Conservation / Hazard Lands
   (P5) Zone; and,

   c) from the Conservation / Hazard Lands (P5) Zone to the General Business Park
   (M2, 611) Zone,

   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 Exemptions of Zoning By-law No. 05-200, as amended,
is hereby further amended by passing the following site specific General Business
Park (M2, 611) Zone:

“611. Within the lands zoned General Business Park (M2, 611) Zone, identified
on Map No. 1528 and 1529 of Schedule “A” and described as 620 Tradewind Drive, the following special provisions shall apply:

SPECIAL PROVISIONS FOR “M2, 611” ZONE

In addition to
Subsection 9.2.1 The following uses shall also be permitted:

• Office;

• Restaurant contained within
a multi-unit building; however a stand-alone restaurant shall be prohibited;

- Medical Office; and,

- Motor Vehicle Service Station excluding the sale of fuel, automotive accessories and / or convenience goods.

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. 18-231 shall come into force and deemed to come into force in accordance with Subsection 34(21) of the Planning Act, either upon the date of passage of the By-law or as otherwise provided by the said subsection.

PASSED this 17th day of August, 2018

_________________________________________  ___________________________________________
F. Eisenberger                J. Pilon
Mayor                     Acting City Clerk

ZAC-05-063/25T-2005012
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Respecting Lands Located at 620 Tradewind Drive (Ancaster)

This is Schedule "A" to By-law No. 18-
Passed the .......... day of ................., 2018

Mayor

Clerk

Schedule "A"
Map Forming Part of
By-law No. 18-______
to Amend By-law No. 05-200
Maps 1528 & 1529

Subject Property
620 Tradewind Drive

Block 1 - Change in zoning from
General Business Park (M2) Zone to the
General Business Park (M2, 611) Zone

Block 2 - Change in zoning from
Conservation / Hazard Lands (P5) Zone to the
General Business Park (M2, 611) Zone

Block 3 - Change in zoning from the
General Business Park (M2) Zone to the
Conservation / Hazard Lands (P5) Zone