

**Authority:** Item 8, Planning Committee  
Report 18-012 (PED18150)  
CM: August 17, 2018  
Ward: 12

**Bill No. 231**

## **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 17<sup>th</sup> day of August, 2018

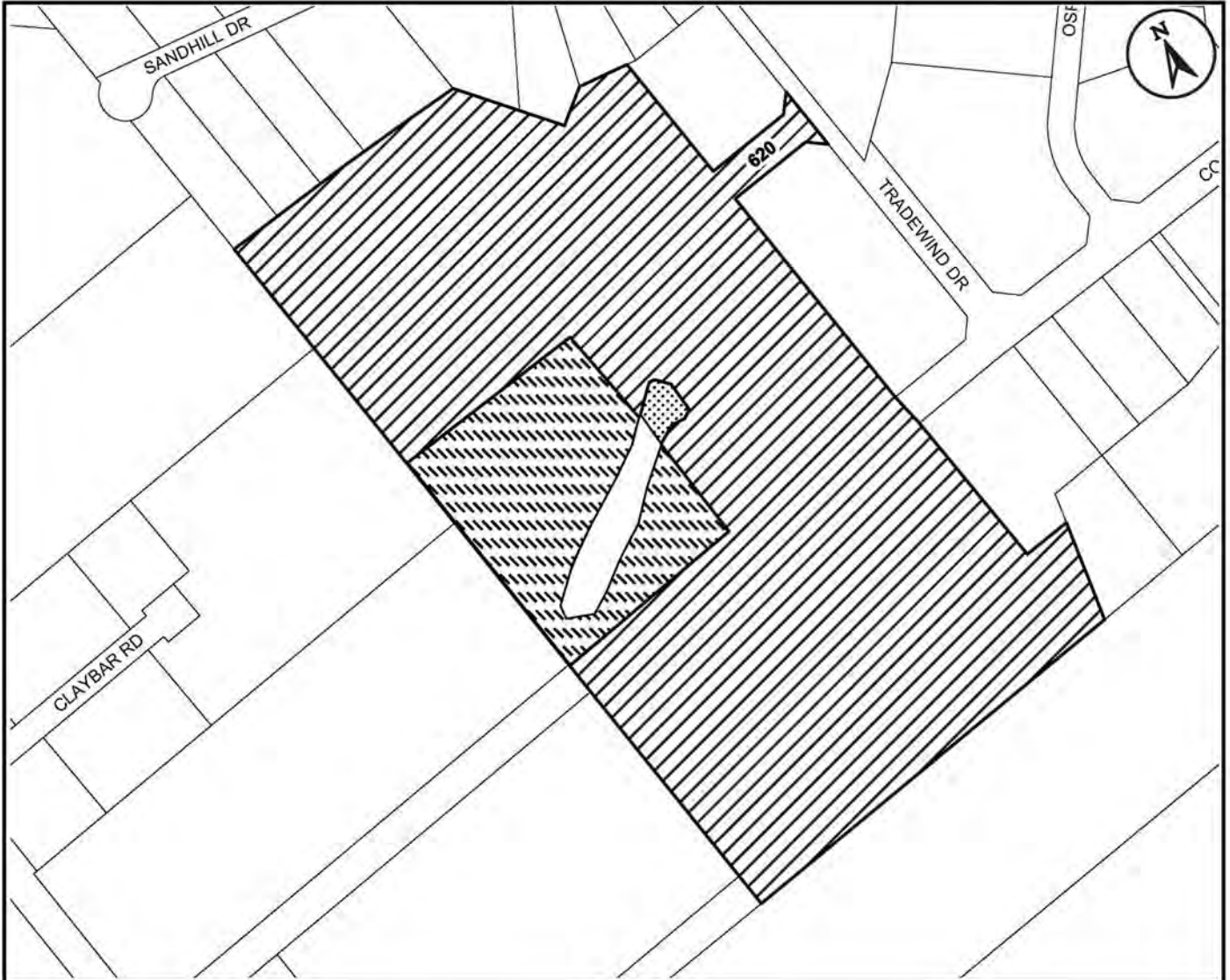
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F. Eisenberger  
Mayor

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J. Pilon  
Acting City Clerk

ZAC-05-063/25T-2005012



This is Schedule "A" to By-law No. 18-

Passed the ..... day of ....., 2018

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 Mayor

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 Clerk

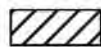
## Schedule "A"

Map Forming Part of  
 By-law No. 18-\_\_\_\_\_

to Amend By-law No. 05-200  
 Maps 1528 & 1529

### Subject Property

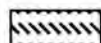
620 Tradewind Drive



**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

Scale:  
 N.T.S.

File Name/Number:  
 ZAC-05-063/25T-2005012

Date:  
 June 19, 2018

Planner/Technician:  
 AC/AL



Hamilton