

Authority: Item 5
Planning Committee
Report 13-016 (PED13155)
CM: October 23, 2013

Bill No. 263

CITY OF HAMILTON

BY-LAW NO. 13-263

**To Amend Zoning By-law No. 05-200
Respecting Lands Located at 211 Pritchard 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 5 of Report 13-016 of the Planning Committee, at its meeting held on the 23rd day of October, 2013, 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 No. 1452, of Schedule "A" to Zoning By-law No. 05-200, is amended by incorporating the following:
 - (a) Business Park Support (M4) Zone boundaries for the lands the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

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

"454. Within the lands zoned Business Park Support (M4, 454) Zone, identified on Map 1452 of Schedule "A" and described as 211 Pritchard Road, the following special provisions shall apply:

In addition to Section 9.4.1, the following uses shall also apply:

Computer, Electronic and Data Processing Establishment
Equipment and Machinery Sales, Rental and Service Establishment
Household Furniture and Appliances Sales, Service and Repair
Social Services Establishment

Notwithstanding Section 9.4.3, Paragraphs b) ii), g), h), and k) i), ii), and iii), the following shall apply:

- | | | |
|----|---|--|
| b) | Yard Abutting a Street: | ii) Maximum 45.0m. |
| g) | Maximum Gross Floor Area for Medical Clinic: | Shall be limited to a combined total of 3,700 sq. m. |
| h) | Gross Floor Area for Office Use: | Maximum Gross Floor Area for Office Use within an individual building, excluding accessory office, shall be limited to 3,300 square metres. |
| k) | Landscape Area and Planting Strip Requirements: | i) A minimum 1.0m wide landscape area/planting strip shall be provided and maintained abutting a portion of the Pritchard Road lot line from the northerly lot line to the 1.8m wide sidewalk to the south; and,

A minimum 1.0m wide landscape area/planting strip shall be provided and maintained abutting the Lincoln Alexander Parkway. |

- ii) A minimum 1.0m wide landscape area/planting strip shall be required and maintained between parking spaces, aisles, or driveways, and a street along a portion of the Pritchard Road lot line from the northerly lot line to the 1.8m wide sidewalk to the south; and,

A minimum 1.0m wide landscape area/planting strip shall be required and maintained between parking spaces, aisles, or driveways, and a street along the Lincoln Alexander Parkway right-of-way.

- iii) One Sign shall be permitted within the required landscape area.

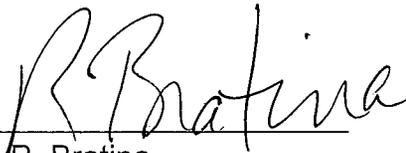
Notwithstanding Section 5 a) v) of the Parking Provisions, the following shall apply:

- a) Parking spaces and aisles, giving direct access to abutting parking spaces excluding driveways extending directly from the street, shall be subject to the following:
 - a) Shall not be located within 1.0m of a street line.
 - b) Shall provide a 1.0m wide planting strip abutting a portion of the Pritchard Road lot line from the northerly lot line to the 1.8m wide sidewalk to the south, the lands further south of the walkway shall provide an average landscape area of 6.0m, of which 3.0m shall be plantings.
 - c) Shall provide a 1.0m wide planting strip along the Lincoln Alexander Parkway right-of-way.

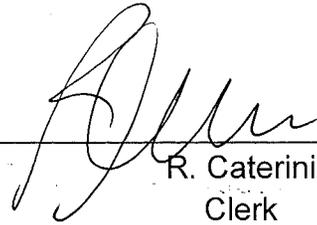
d) Shall provide a 1.5m wide planting strip for all other lot lines.

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. 13-263 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 23rd day of October, 2013.

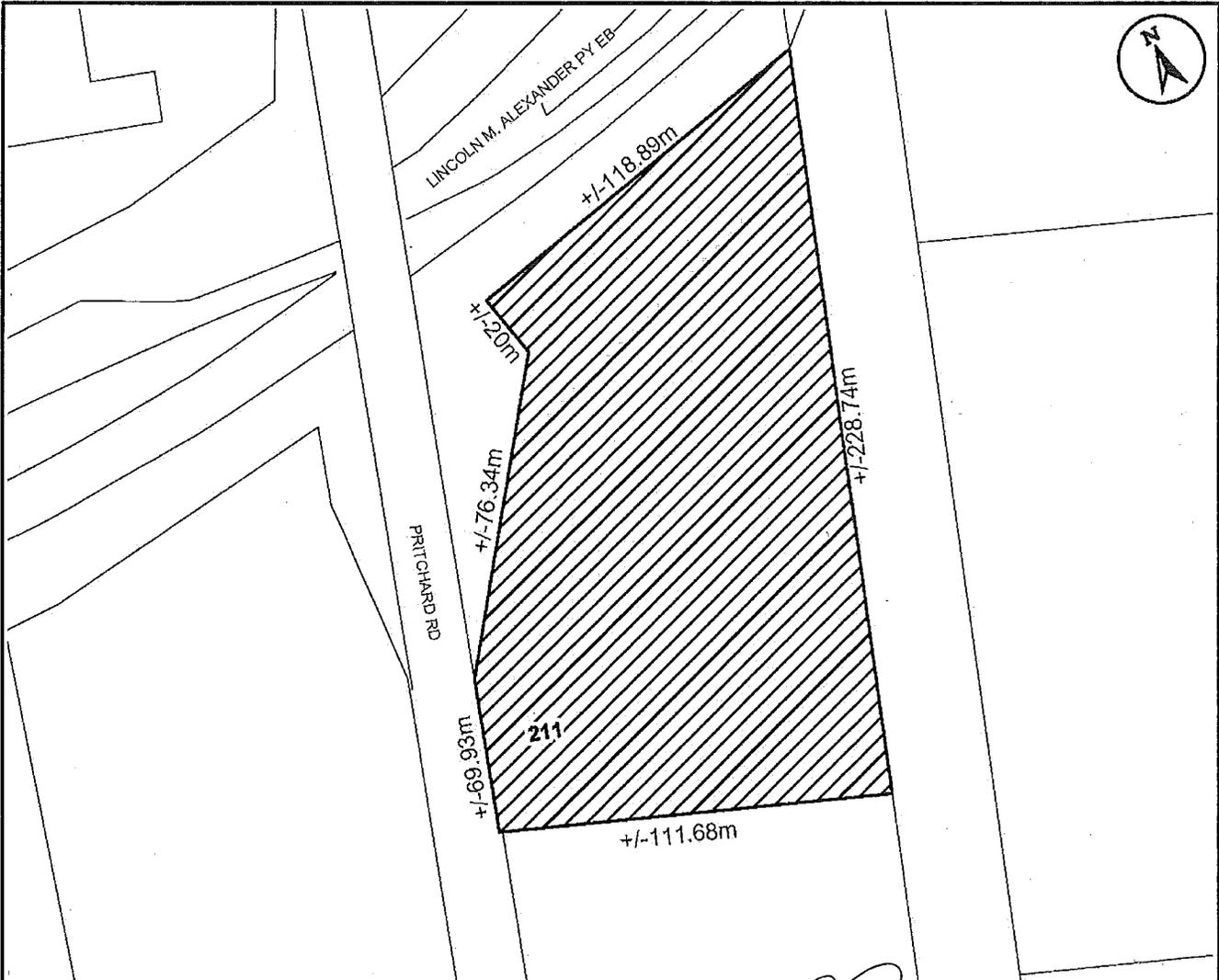


R. Bratina
Mayor



R. Caterini
Clerk

ZAC-13-009



This is Schedule "A" to By-Law No. 13- 263

Passed the ...23..... day ofOctober...., 2013

R. Bratina
 Mayor
[Signature]
 Clerk

Schedule "A"

Map Forming Part of
 By-Law No. 13- 263

to Amend By-law No. 6593

Subject Property

211 Pritchard Road, Hamilton (formerly 134 Mud Street)



Lands to be Zoned Business Park Support
 (M4, 454) Zone, Modified

Scale:
 N.T.S.

File Name/Number:
 ZAC-13-009

Date:
 August 12, 2013

Planner/Technician:
 JM/NB



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT