

**Bill No. 296**

**CITY OF HAMILTON**

**BY-LAW NO. 14-296**

**To Amend Zoning By-law No. 05-200  
Respecting Lands Located at 406 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 25<sup>th</sup> day of May, 2005;

**AND WHEREAS** the Council of the City of Hamilton, in adopting Item 17 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 will be in conformity with the Urban Hamilton Official Plan, upon approval of OPA No. 33.

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

1. That Map Nos. 1500 and 1501, of Schedule "A" to Zoning By-law No. 05-200, is amended by incorporating the following:
  - (a) changing from the Prestige Business Park (M3) Zone to the Prestige Business Park (M3, 465) Zone, Modified, the lands comprised of Block "1";
  - (b) changing from the Prestige Business Park (M3) Zone, Modified to the to the Prestige Business Park (M3, 465, H55) (Holding) Zone, the lands comprised of Block "2";and,
  - (c) changing from the Conservation/Hazard (P5) Zone to the Prestige Business Park (M3, 465, H55) (Holding) Zone, the lands comprised of Block "3";

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

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

"465. Within the lands zoned Prestige Business Park (M3,465) Zone, identified on Maps 1500 and 1501 of Schedule "A" and described as 406 Pritchard Road, the following special provisions shall apply:

In addition to Section 9.3.1, the following uses shall also apply:

A private community centre, including a place of worship."

3. That Schedule "D" of By-law No. 05-200 is amended by adding additional Holding (H) provisions as follows:

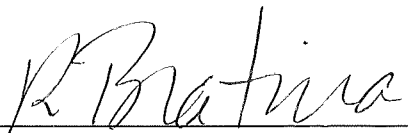
"55. Notwithstanding Section 9.3 of this By-law, within the lands zoned Prestige Business Park (M3, 465) Zone, Modified, on Maps 1500 and 1501 of Schedule "A", known as 406 Pritchard Road (Hamilton) no development shall be permitted until such time as:

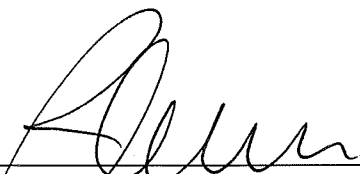
1. An updated Environmental Impact Study is received and approved, to the satisfaction of the Director of Planning and in consultation the Hamilton Conservation Authority.
2. The owner enters into a Development Agreement with the City of Hamilton to address the future Arbour Road extension and ultimate right-of-way width, including financial and other arrangements, to the satisfaction of the Senior Director of Growth Management."

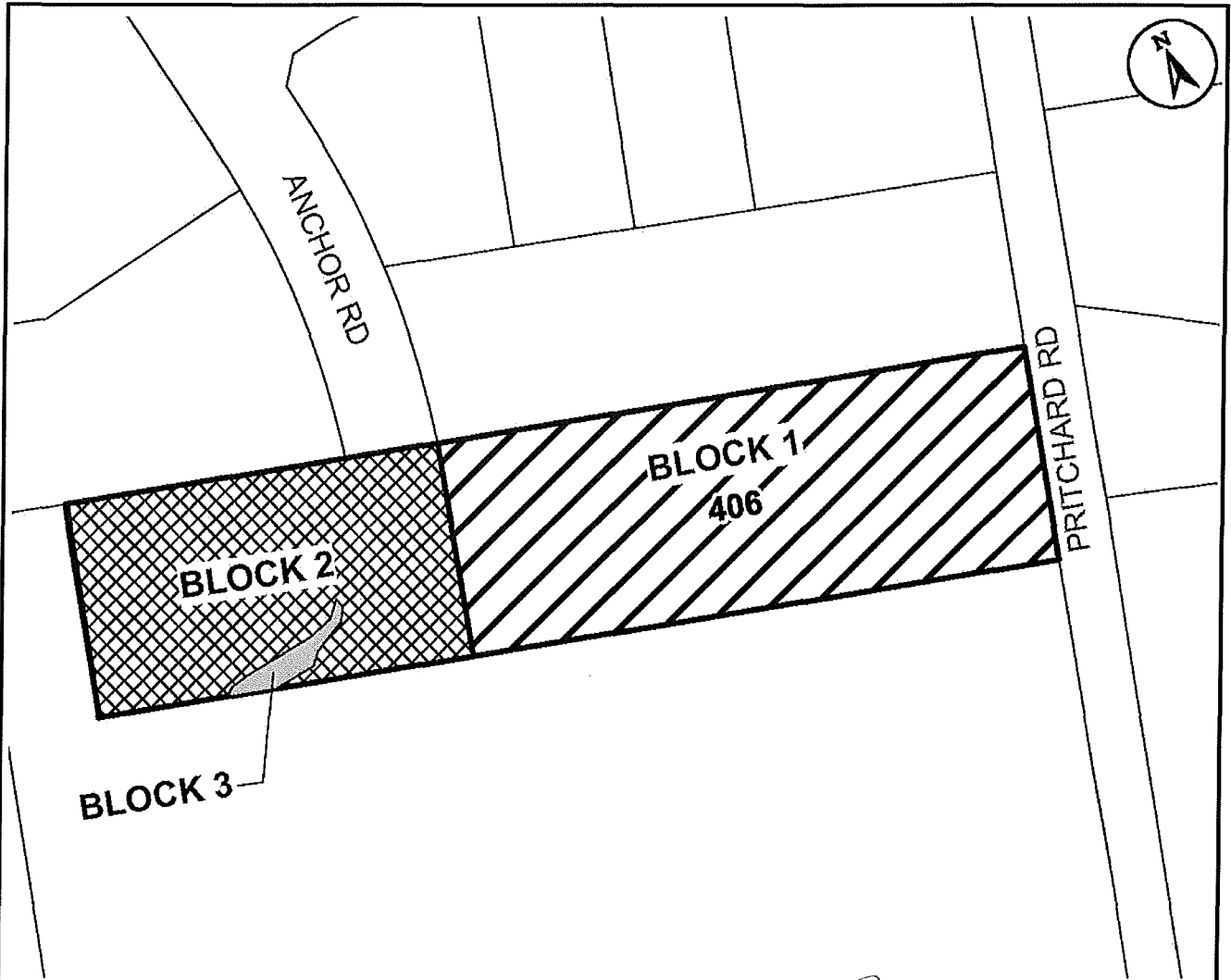
4. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law, in accordance with the Planning Act.

5. That this By-law No. 14-296 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 24<sup>th</sup> day of September, 2014.

  
\_\_\_\_\_  
R. Bratina  
Mayor

  
\_\_\_\_\_  
R. Caterini  
City Clerk



This is Schedule "A" to By-law No. 14-296

Passed the 24th day of September, 2014

*R. Bratina*  
 Mayor  
*[Signature]*  
 Clerk

### Schedule "A"

Map Forming Part of  
 By-law No. 14-296

to Amend By-law No. 05-200  
 Map 1500, 1501

**Subject Property**

406 Pritchard Road



Block 1- Change in Zoning from Prestige Business Park (M3) Zone to the Prestige Business Park (M3, 465) Zone Modified



Block 2- Change in Zoning from Prestige Business Park (M3) Zone to the Prestige Business Park - Holding (M3, 465, H55) Zone Modified



Block 3 - Change in Zoning from the Conservation/Hazard (P5) Zone to the Prestige Business Park (M3, 465, H55) (Holding) Zone, Modified

Scale:  
 N.T.S.

File Name/Number:  
 ZAC-13-041 & OPA-13-010

Date:  
 Sept. 17, 2014

Planner/Technician:  
 JM/GS



**Hamilton**