

Authority: Item ,
Report (PED18XXX)
CM:
Ward: 12

Bill No.

**CITY OF HAMILTON
BY-LAW NO.**

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

WHEREAS Council approved Item __ of Report _____ of the Planning Committee, at its meeting held on XXX, 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:

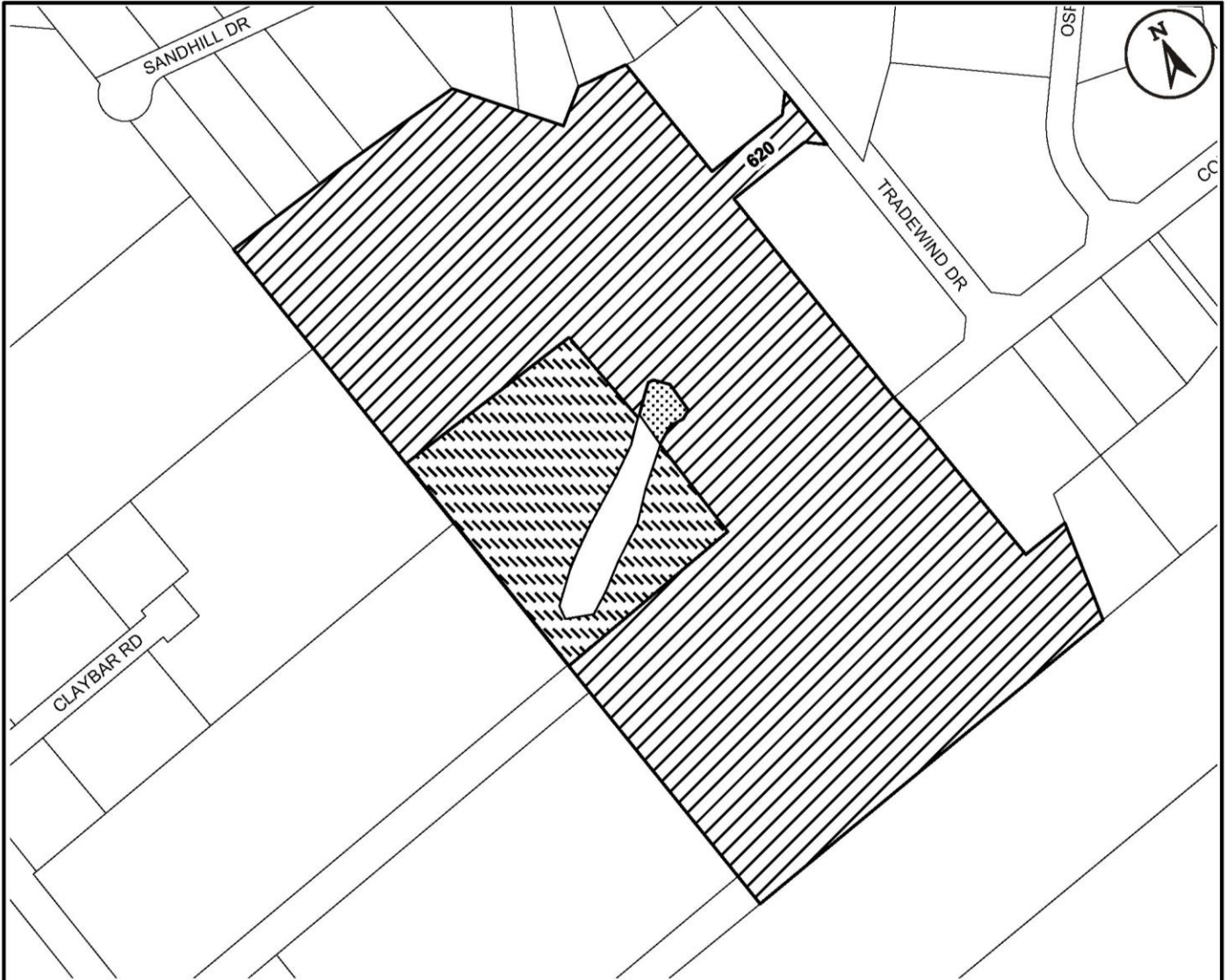
- Office;

- 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-XXX 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 _____ , _____

F. Eisenberger
Mayor

Janet Pilon
Acting City Clerk



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

Scale:
N.T.S.

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

Date:
June 19, 2018

Planner/Technician:
AC/AL



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT