

Authority: Item 7, Planning Committee
Report 19-012 (PED19121)
CM: August 16, 2019
Ward 11

Bill No. 208

CITY OF HAMILTON

BY-LAW NO. 19-

To Amend Zoning By-law No. 05-200 (Hamilton) Respecting Lands located at 2341 and 2365 to 2431 Regional Road 56 and 250 Tanglewood Drive (Glanbrook)

WHEREAS the City of Hamilton has in force several Zoning By-laws which apply to different areas incorporated into the City by virtue of the City of Hamilton Act 1999, Statutes of Ontario, 1999 Chap.14;

WHEREAS the City of Hamilton is the lawful successor to the former Municipalities identified in Section 1.7 of By-law No. 05-200;

WHEREAS the first stage of the new Zoning By law, being By-law No. 05-200, came into force on the 25th day of May, 2005;

WHEREAS the Council of the City of Hamilton, in adopting Item 7 of Report 19-012 of the Planning Committee, at its meeting held on the 16th day of August 2019, which 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.

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

1. That Map Nos. 1887 and 1912 of Schedule "A" Zoning Maps of Zoning By-law No. 05-200, be amended as follows:
 - a) by adding to the City of Hamilton Zoning By-law No. 05-200, the lands the extent and boundaries of which are shown as "Blocks 1 and 3" on a Plan hereto annexed as Schedule "A";
 - b) by establishing a District Commercial (C6, 728) Zone to the lands, the extent and boundaries of which are shown as "Block 1" on a Plan hereto annexed as Schedule "A";
 - c) by changing the zoning from District Commercial (C6, 570) Zone to District Commercial (C6, 728) Zone for the lands comprised in Block 2, as shown on Schedule "A"; and,
 - d) by establishing a District Commercial (C6, 728, H113) Zone to the lands, the extent and boundaries of which are shown as "Block 3" on a Plan hereto annexed as Schedule "A".

2. That Schedule “C”: Special Exemptions, Subsection 570 of By-law No. 05-200 is amended by deleting the following:

2431 Regional Road 56	Map 1912
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3. That Schedule “C”: Special Exemptions of Zoning By-law No. 05-200, as amended, is hereby further amended by adding the following site specific District Commercial (C6, 728) Zone:

728 The following special provisions shall apply:

- a) Notwithstanding Subsections 10.6.3 d), 10.5.3 d) ii) and iii) and 10.5a.3 d) ii) and iii), a maximum building height of 11.0 metres shall be permitted; and,
- b) Notwithstanding Subsections 4.23 c), all buildings or structures located on a property shall be setback a minimum of 7.5 metres from a Transcanada Pipeline Right-of-Way.

4. That Schedule “D” - Holding Provisions of By-law No. 05-200, is amended, by adding the following holding provision:

H113 Notwithstanding Section 10.6 and Special Exception 728 on those lands zoned District Commercial (C6) Zone, identified on Map 1912 of Schedule “A” – Zoning Maps, and described as 2431 Regional Road 56 and 2365 Regional Road 56, no development shall be permitted until such time as:

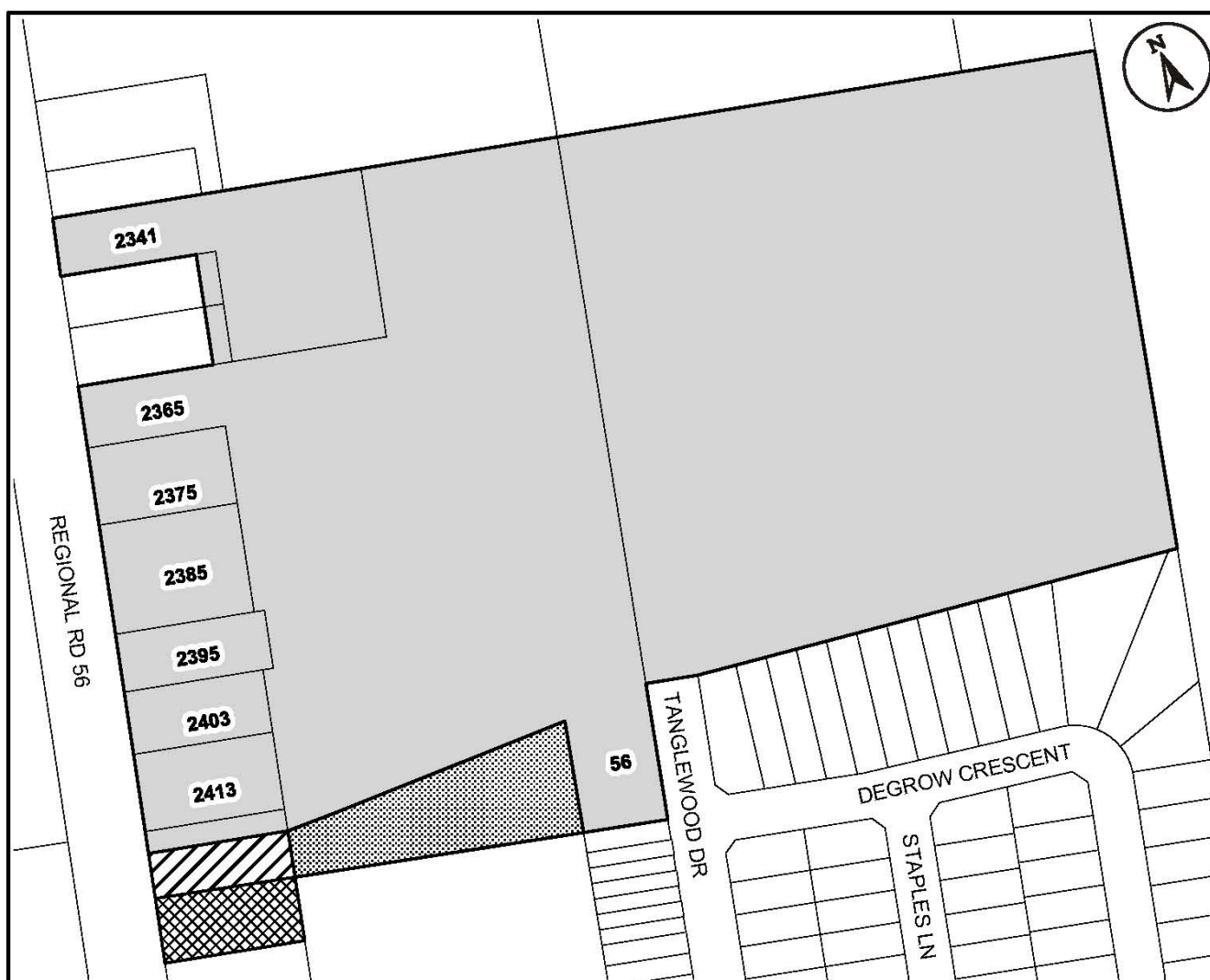
- ii) The lands are assembled and comprehensively planned and a site plan control application has been approved for the assembled properties, which ensures that the lands are comprehensively developed with the lands adjacent to the south to the satisfaction of the Director of Planning and Chief Planner.

5. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of the By-law, in accordance with the *Planning Act*.
6. That no building or structure shall be erected, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the District Commercial (C6) Zone provisions, subject to the special requirements as referred to in Section 2 of this By-law.

PASSED this 11th day of September, 2019.

F. Eisenberger
Mayor

Andrea Holland
City Clerk



This is Schedule "A" to By-law No. 19-

Passed the day of, 2019

Mayor

Clerk

Schedule "A"

Map Forming Part of
By-law No. 19-_____

to Amend By-law No. 05-200
Maps 1887 & 1912

Scale:
N.T.S.

File Name/Number:
ZAC-17-027/UHOPA-17-012/25T-201706

Date:
July 17, 2019

Planner/Technician:
AB/NB



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

Subject Property

2341, 2365 - 2431 Regional Road 56 & 250 Tanglewood Drive



Block 1 - Lands to be removed from Zoning By-law No. 464 and Rezoned to District Commercial (C6, 728) Zone



Block 2 - Change in Zoning from District Commercial (C6, 570) Zone to District Commercial (C6, 728) Zone



Block 3 - Lands to be removed from Zoning By-law No. 464 & rezoned to District Commercial (C6, 728, H113) Zone



Refer to By-law No. 464