

Authority: Item 5, Planning Committee
Report: 13-003 (PED13031)
CM: February 27, 2013

Bill No. 061

CITY OF HAMILTON

BY-LAW NO. 13-061

To Amend Zoning By-law No. 05-200 Respecting Lands Located at 1295 Cormorant Road (Ancaster)

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, Statutes of Ontario, 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 it is desirable to enact a new Zoning By-law to comprehensively deal with zoning throughout the City;

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

AND WHEREAS the Council of the City of Hamilton, in adopting Item 5 of Report 13-003 of Planning Committee at its meeting held on the 27th day of February, 2013, recommended that Zoning By-law No. 05-200, be amended as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the City of Hamilton (the Official Plan of the former Town of Ancaster);

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

1. That Map (1530) of Schedule "A" – Zoning Maps, of By-law 05-200, be amended by changing the zoning from the General Business Park (M2) Zone to the General Business Park (M2, 451) Zone, modified, with a Special Exception, on the lands the extent and boundaries of which are shown as Schedule "A" to this By-law.
2. That Schedule "C" – Special Exceptions, of By-law 05-200, be amended by adding the following Special Exception:

451. In addition to Sections 9.2.1, 9.2.2, and 9.3.3, on those lands zoned General Business Park (M2) Zone, identified on Map 1530 of Schedule "A" – Zoning Maps, and described as 1295 Cormorant Road the following shall also apply:

- a) Offices, except for a medical office or clinic, having a total maximum floor area of 3,735 square metres, and only within the existing Building "E" as shown on Schedule "B" to By-law No. 13-061
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. 13-061 shall come into force and deemed to have come into force in accordance with Subsection 34(21) of the Planning Act, either upon the date of passage of this By-law or as provided by the said Subsection.

PASSED this 27th day of February, 2013.

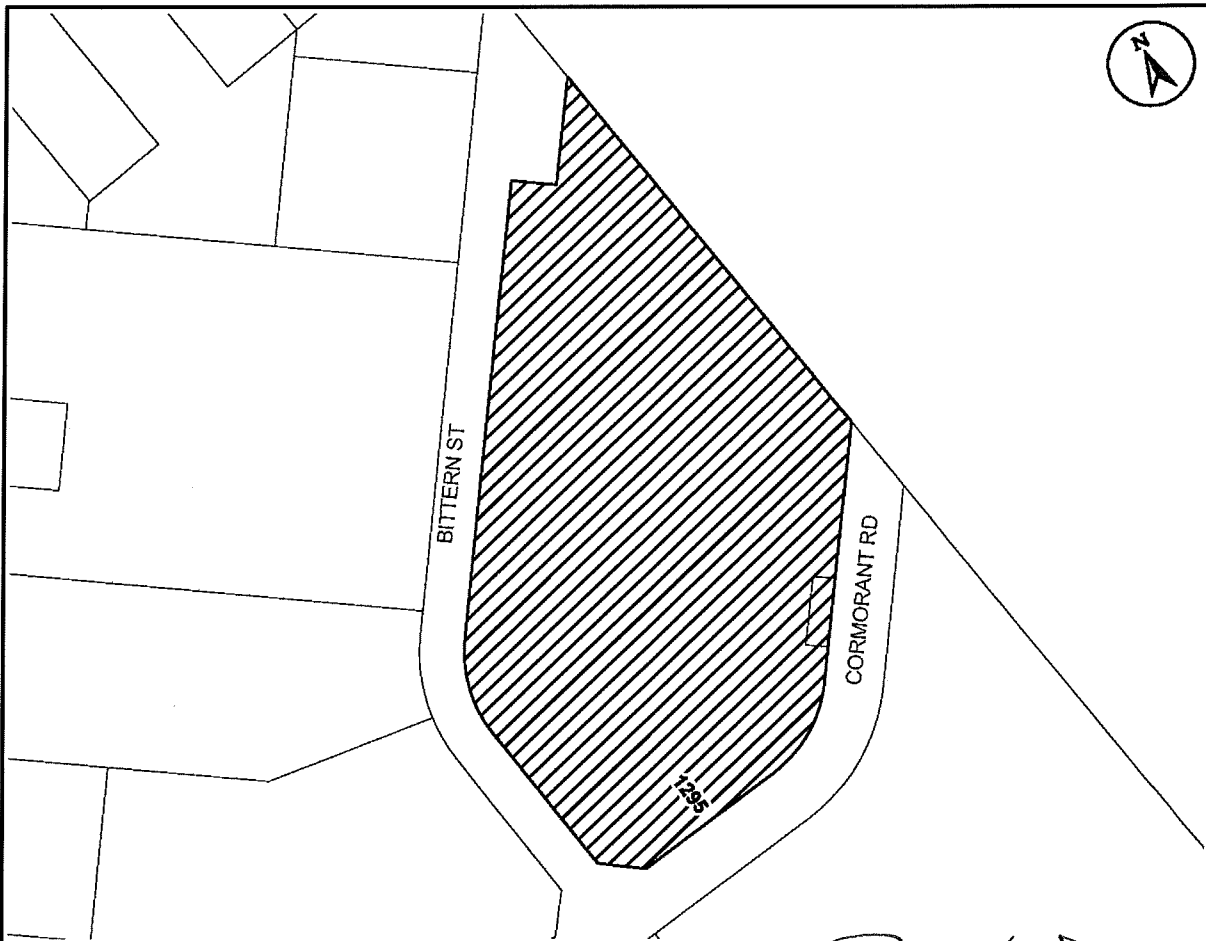


R. Bratina
Mayor



R. Caterini
City Clerk

ZAR-12-033



This is Schedule "A" to By-Law No. 13-061
Passed the 27th day of February, 2013


R. Bratina
Mayor
[Signature]
Clerk

Schedule "A"

Map Forming Part of
By-Law No. 13-061

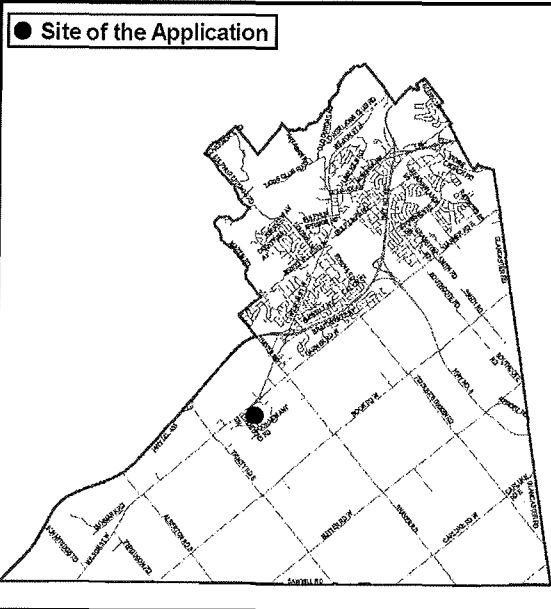
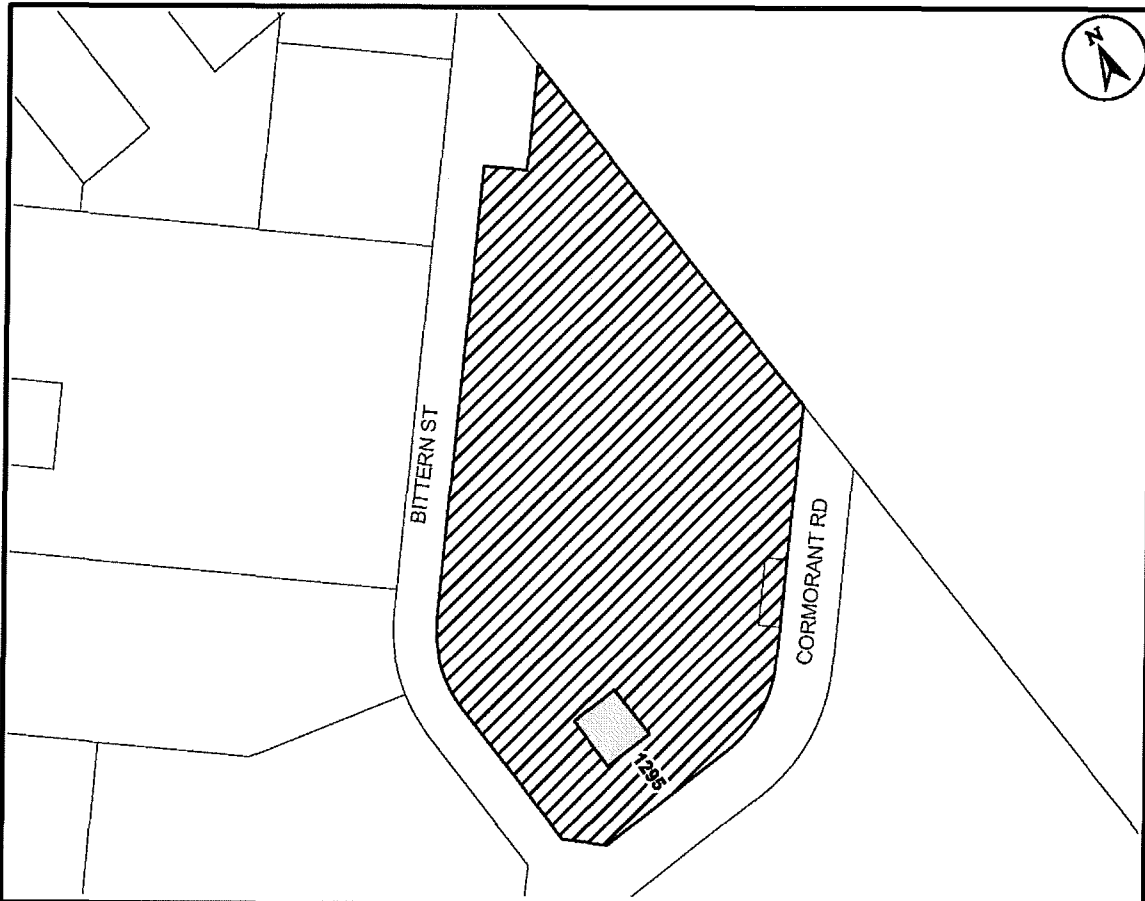
to Amend By-law No. 05-200
Map 1530

Subject Property
1295 Cormorant Road

 Change in Zoning from the General Business Park (M2) Zone to the General Business Park (M2,451) Zone, Modified, with a Special Exception.

Scale: N.T.S.	File Name/Number: ZAR-12-033
Date: February 21, 2013	Planner/Technician: TLJAL
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	





Ward 12 Key Map N.T.S.

Schedule B



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAR-12-033


Date:
February 21, 2013


Appendix "A"

Scale:
N.T.S.

Planner/Technician:
TL/AL

Subject Property

 1295 Cormorant Road

 Building "E"