

Authority: Item 10, Planning Committee
Report 11-019 (PED11199)
CM: November 16, 2011

Bill No. 280

CITY OF HAMILTON

BY-LAW No. 11-280

To Amend Zoning By-law No. 464 (Glanbrook), Respecting the Property Located at 5365 Twenty Road East

WHEREAS the City of Hamilton Act, 1999, Statutes of Ontario 1999, Chap. 14, Sch. C. did incorporate, as of January 1, 2001, the municipality "City of Hamilton";

AND WHEREAS the City of Hamilton is the successor to certain area municipalities, including the former area municipality known as "The Corporation of the Township of Glanbrook" and is the successor to the former Regional Municipality, namely, "The Regional Municipality of Hamilton-Wentworth";

AND WHEREAS the City of Hamilton Act, 1999 provides that the Zoning By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

AND WHEREAS Zoning By-law No. 464 (Glanbrook) was enacted on the 16th day of March, 1992, and approved by the Ontario Municipal Board on the 31st day of May, 1993;

AND WHEREAS the Council of the City of Hamilton, in adopting Item 10 of Report 11-019 of the Planning Committee at its meeting held on the 16th day of November, 2011, recommended that Zoning By-law No. 464 (Glanbrook), 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 Township of Glanbrook), upon finalization of Official Plan Amendment 84;

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

1. That Schedule "C", appended to and forming part of By-law No. 464 (Glanbrook), is amended by changing the zoning from the General

Commercial "C3-116" and "C3-117" Zone to the General Commercial "C3-271" Zone, on the lands the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. That Section 44. "Exceptions to the Provisions of the By-law", of Zoning By-law No. 464, be amended by adding a new Special Exemption, "C3-271", as follows;

"C3-271" 5365 Twenty Road East

1. That all uses and regulations of Special Exemptions "C3-116" and "C3-117" shall apply; and,
2. In addition to the uses permitted in "C3-116" and "C3-117", the following uses shall also be permitted on the lands zoned "C3-271:

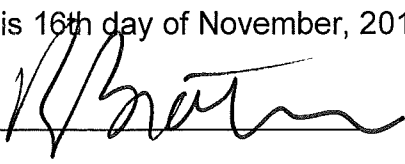
"(a) Manufacturing, except for the uses listed below which shall be prohibited, even as an accessory use:

- Beverage Distillation
- Breweries
- Concrete Crushing
- Manufacturing of Asbestos, Phosphate or Sulphur Products
- Primary Production of Chemicals, Synthetic Rubber, Plastic, Asphalt or Cement, not including mixing, blending, treatment or similar process
- Processing or Refining of Petroleum or Coal
- Processing, Milling or Packaging of Animal Feed
- Rock Crushing
- Salvage Yard
- Slaughtering, Eviscerating, Rendering or Cleaning of Meat, Poultry or Fish or by-products thereof
- Smelting of Ore or Metal
- Tanning or Chemical Processing of Pelts or Leather
- Vulcanizing of Rubber or Rubber Products
- Explosives Manufacturing
- Pulp and Paper Mills"

2. 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.

PASSED this 16th day of November, 2011.

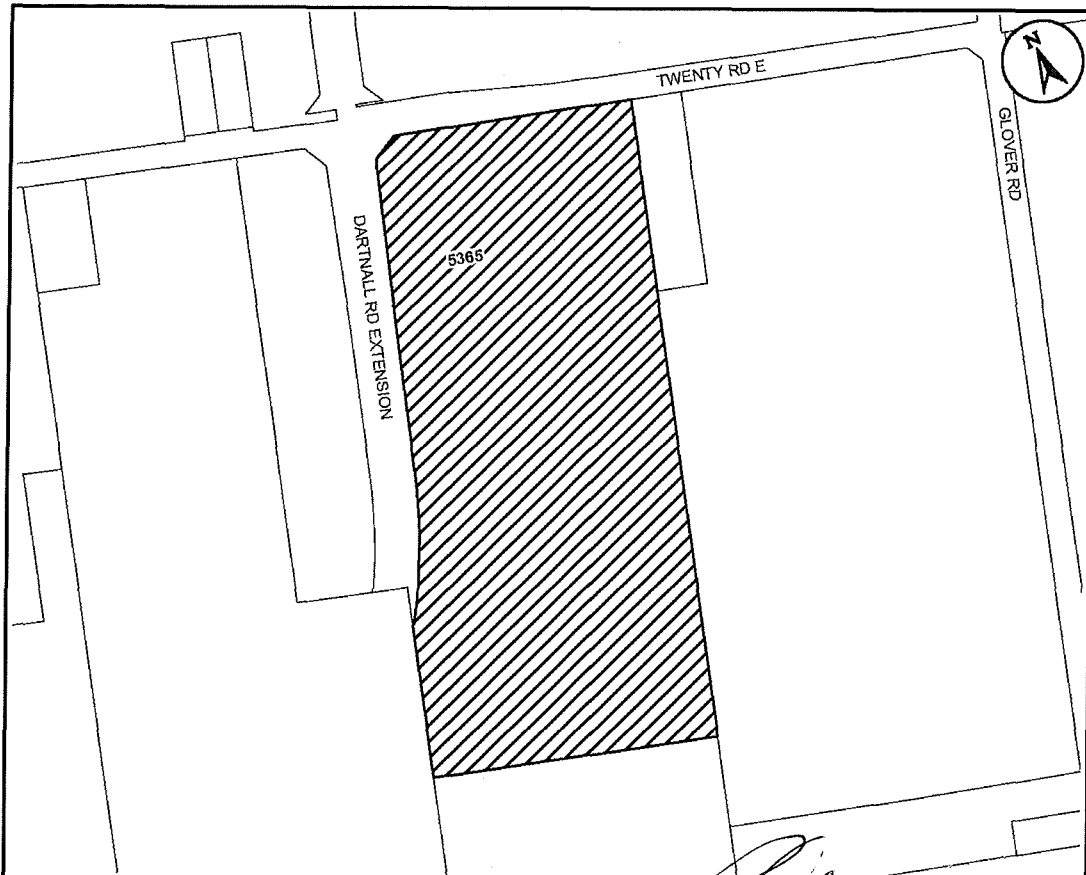
R. Bratina
Mayor

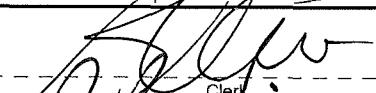
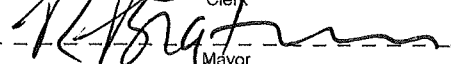



R. Caterini
Clerk



CI-11-E



<p>This is Schedule "A" to By-Law No. 11- 280</p> <p>Passed the <u>16th</u> day of <u>November</u>, 2011</p>	<p style="text-align: center;">  Clerk  Mayor </p>
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<p>Schedule "A"</p> <p>Map Forming Part of By-Law No. 11- 280</p> <p>to Amend By-law No. 464</p>	<p>Subject Property</p> <p>5365 Twenty Road East</p> <p> Change in Zoning to permit a further modification to the General Commercial "C3-271" Zone</p>
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Scale: N.T.S.	File Name/Number: 5365 Twenty Rd E
Date: October 21, 2011	Planner/Technician: AF/al
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	

