

Authority: Item 6, Planning Committee Report 24-018 (PED24195)
CM: December 11, 2024 Ward: 11
Written approval for this by-law was given by Mayoral Decision MDE-2024 29
Dated December 11, 2024

Bill No. 232

CITY OF HAMILTON
BY-LAW NO. 24-232

**To Amend Zoning By-law No. 05-200 with Respect to Lands Located at 9555
Airport Road West, Glanbrook**

WHEREAS Council approved Item 6 of Report 24-018 of the Planning Committee, at its meeting held on December 11th, 2024;

AND WHEREAS this By-law conforms with the Urban Hamilton Official Plan upon adoption of Official Plan Amendment No. 223;

NOW THEREFORE Council amends Zoning By-law No. 05-200 as follows:

1. That Schedule "A" – Zoning Maps, Map Nos. 1747 and 1784 are amended by changing the zoning from the Airport Related Business (M8, H37) Zone to the Airport Related Business (M8, 919) Zone and from Airport Related Business (M8, H37) Zone to Conservation/Hazard Land (P5, 920) Zone, for the lands known as 9555 Airport Road West, the extent, and boundaries of which are shown on Schedule "A" to this By-law.
2. That Schedule "C": Special Exceptions is amended by adding the following new Special Exception:
 - "919. Within the lands zoned Airport Related Business (M8, 919) Zone, identified on Map Nos. 1747 and 1784 of Schedule "A" – Zoning Maps and described as 9555 Airport Road West, Glanbrook, the following special provisions shall apply:
 - a) The lands zoned Airport Related Business (M8, 919) Zone shall be deemed to be one lot for the purposes of applying the provisions of the By-law, Zoning provisions shall apply only to the external lot lines of the overall lands, not internal lot lines resulting from any future severance or Part Lot Control.
 - b) In addition to Section 9.8.1, Warehouse shall be permitted.

- c) In addition to the regulations of Section 9.8.3, the following regulations shall apply to a Warehouse:
- i) Minimum Yard Abutting a Residential Zone
 - A) 20 metres from any portion of a property lot line abutting a property lot line within a Residential Zone.
 - B) In addition to Section 5.5.1 and notwithstanding A) above, a loading space, loading doors or loading facilities shall be a minimum of 70 metres from any portion of a property lot line abutting a property lot line within a Residential Zone.
 - ii) Maximum Building Height 15.6 metres and in accordance with the regulations of Section 4.17 of this By-law.
 - iii) Landscaped Area
 - Abutting Highway No.6 – Minimum of width of 1.0 metre.
 - Abutting Street 'A' – Minimum width of 3.0 metres.”

3. That Schedule “C” - Special Exceptions of Zoning By-law No. 05-200, is amended by adding the following new special exception:

“920. Within the lands zoned Conservation / Hazard Land (P5, 920) Zone, identified on Map Nos. 1747 and 1784 of Schedule “A” and described as 9555 Airport Road West Drive, the following special provision shall apply:

- a) Notwithstanding Section 4.23 d), all buildings or structures located on a property shall have a minimum setback of 0.0 metres from the east side of the Conservation / Hazard Land (P5, 920) Zone boundary.”

4. That no building or structure shall be erected, altered, 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 provisions of the Airport Related Business (M8, 919) Zone and Conservation/Hazard Land (P5, 920) Zone, subject to the special requirements referred to in Section Nos. 2 and 3 of this By-law.

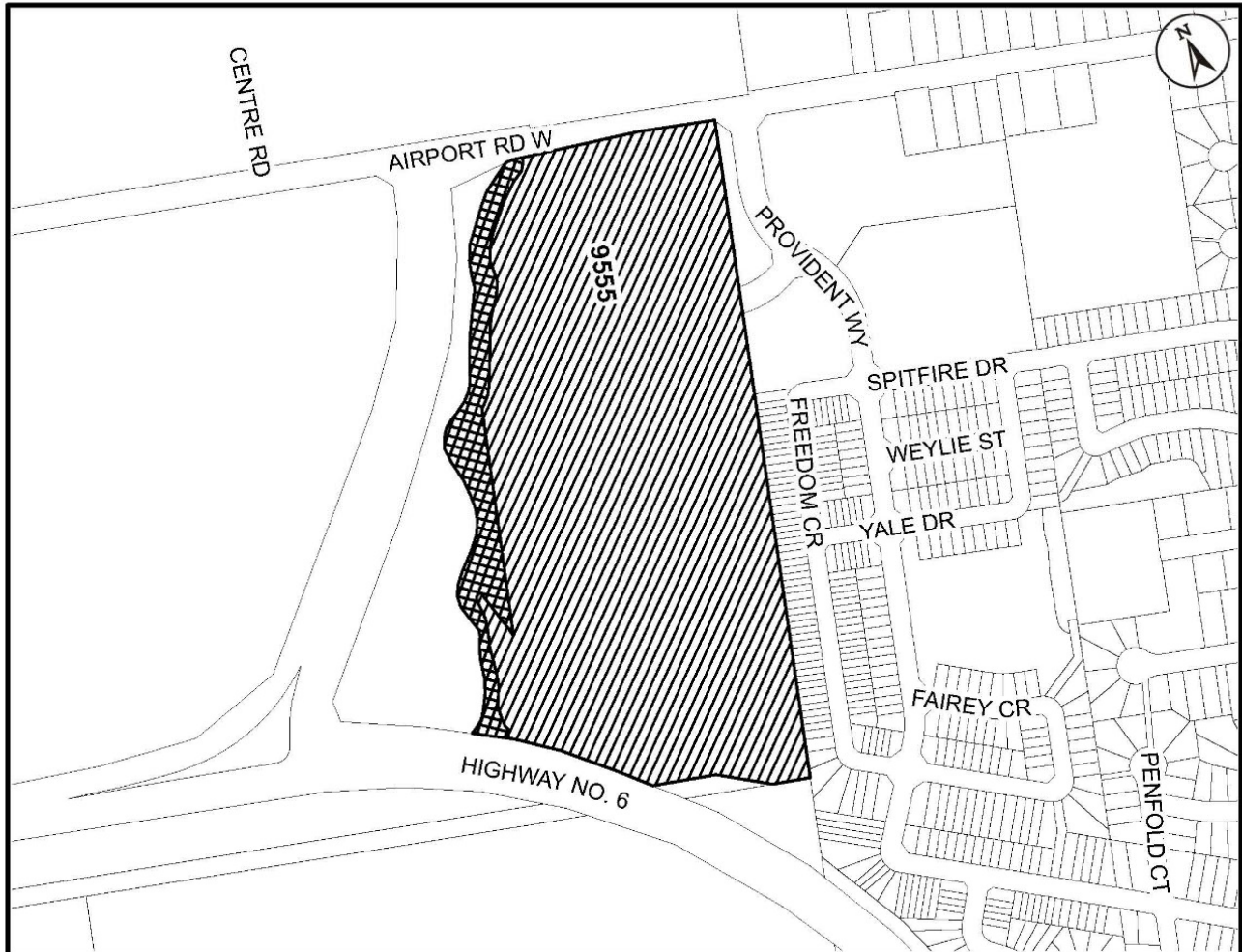
5. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law in accordance with the *Planning Act*.

PASSED this 11th day of December, 2024

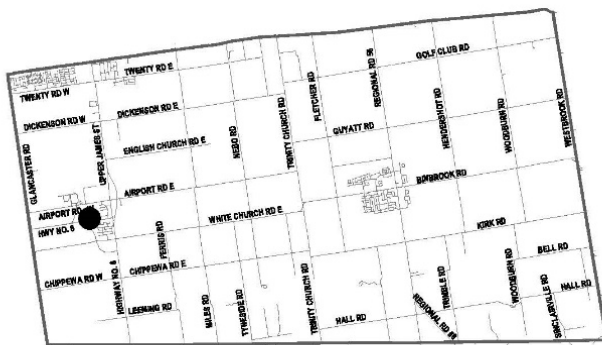
A. Horwath
Mayor

M. Trennum
City Clerk

ZAC-21-018 and UHOPA-21-008



● Site Location



Key Map - Ward 11

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-21-018 & UHOFA-21-08 & 25T-202106

Date:
October 23, 2024

Appendix "A"

Scale:
N.T.S

Planner/Technician:
TV/VS

Subject Property

9555 Airport Road West



Block 1 - Change in zoning from Airport Related Business (M8, H37) Zone to Airport Related Business (M8, 919) Zone



Block 2 - Change in zoning from Airport Related Business (M8, H37) Zone to Conservation/Hazard Land (P5, 920) Zone