

**CITY OF HAMILTON**

**BY-LAW NO. - \_\_\_\_**

**To Amend Zoning By-law No. 05-200, Respecting Lands Located at 3054 Homestead Drive, 9174 & 9166 Airport Road West, in the City of Hamilton**

**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, S.O. 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** Zoning By-law No. 05-200 was enacted on the 25th day of May, 2005;

**AND WHEREAS** the Council of the City of Hamilton, in adopting Item \_\_\_\_ of Report 23- \_\_\_\_ of the Planning Committee at its meeting held on the \_\_\_\_ day of \_\_\_\_\_ 2023, which recommended that Zoning By-law No. 05-200, be amended as hereinafter provided;

**AND WHEREAS** this By-law will be in conformity with the Urban Hamilton Official Plan, upon finalization of Official Plan Amendment No. \_\_\_\_;

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

1. That Map No. \_\_\_\_ of Schedule "A" – Zoning Maps, to Zoning By-law No. 05-200 is hereby further amended as follows:
  - a) By rezoning the lands and boundaries of which are shown on Block No. 1 on Schedule "A" from the Airport Reserve (M9,H37) Zone to Airside Industrial (M7,\_\_\_\_) Zone, Modified.
  - b) By rezoning the lands and boundaries of which are shown on Block No. 2 on Schedule "A" from the Airport Reserve (M9,H37) Zone to Conservation/Hazard Lands (P5) Zone.
  - c) By rezoning the lands and boundaries of which are shown on Block No. 3 on Schedule "A" from the District Commercial (C6) Zone to Airside Industrial (M7,\_\_\_\_) Zone, Modified.
  - d) By rezoning the lands and boundaries of which are shown on Block No. 4 on Schedule "A" from the District Commercial (C6) Zone to Conservation/Hazard Lands (P5) Zone.
  - e) By rezoning the lands and boundaries of which are shown on Block No. 5 on Schedule "A" from the District Commercial (C6) Zone to Airside Industrial (M7,\_\_\_\_) Zone, Modified.
2. That Schedule C – Special Exceptions to Zoning By-law 05-200 is hereby amended by introducing the following within the lands described as 3054 Homestead Drive, 9174 & 9166 Airport Road West:
  - 2.0 That the Airside Industrial (M7) Zone regulations, as contained in Section 9.7 of Zoning By-law No. 05-200, are modified to include the following regulations for the lands zoned Airside Industrial (M7,\_\_\_\_), Modified:

(a) In addition to Section 9.7.1, the following uses would be added to Permitted Uses:

- Aquaponics
- Building and Lumber Supply Establishment
- Building or Contracting Supply Establishment
- Educational Establishment
- Equipment and Machinery Sales, Rental
- Greenhouse
- Laboratory
- Repair Service
- Surveying, Engineering, Planning or Design Business
- Trade School
- Tradesperson's Shop

(b) Notwithstanding Sections 5.2.1, loading facilities and parking shall be permitted within a front yard.

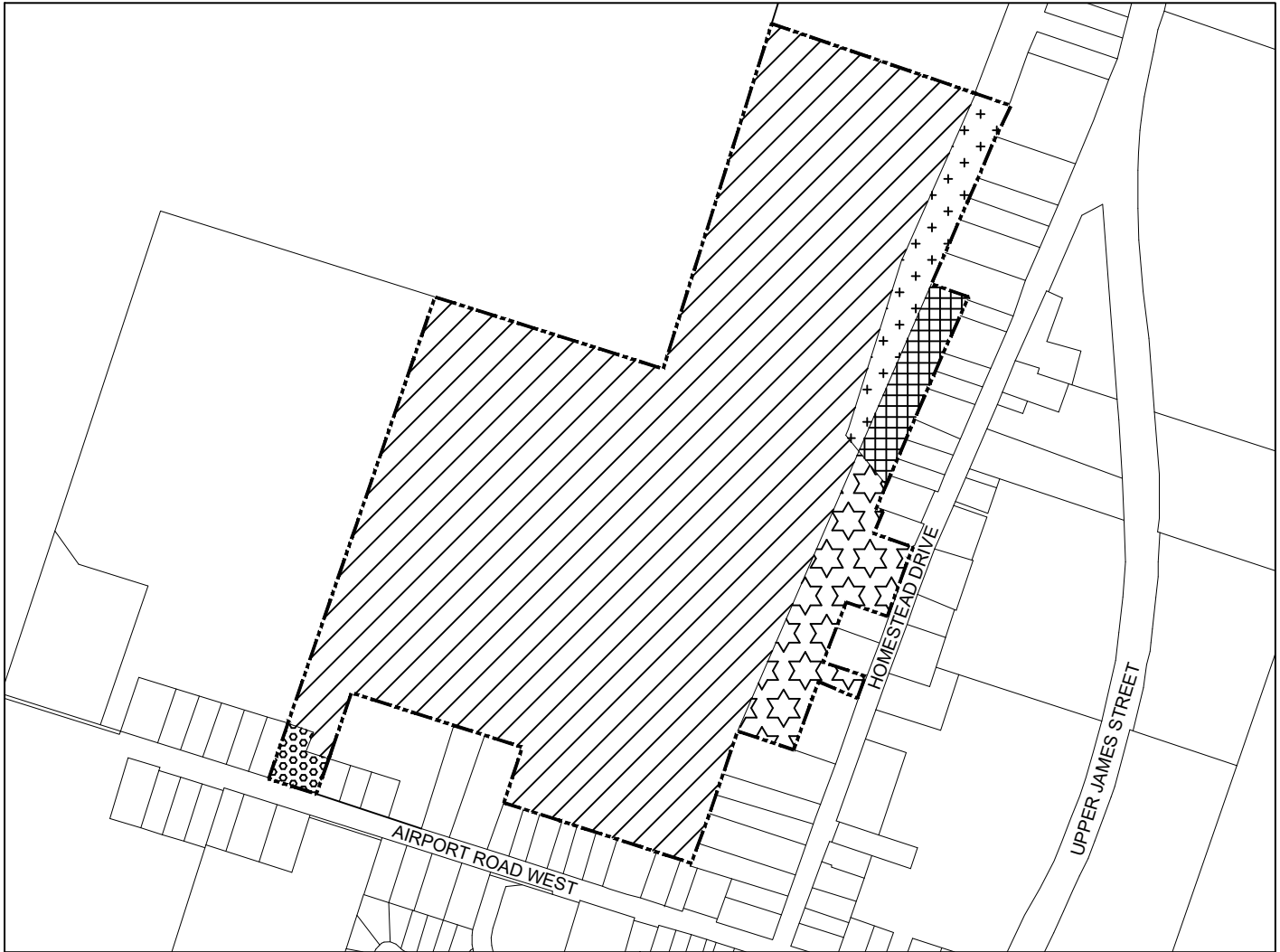
3. The By-law No. 05-200 is amended by adding this by-law to Section \_\_\_\_ as Schedule \_\_\_\_;
4. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law, in accordance with the Planning Act.

PASSED AND ENACTED this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

ZAC-23- \_\_\_\_



This is Schedule "A" to By-law No.  
23-\_\_\_\_\_

Passed the \_\_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_  
Clerk

\_\_\_\_\_  
Mayor

# DRAFT Schedule "A"

Map Forming part of  
By-law No. 05-200-

to Amend By-law No. 05-200

Scale:  
N.T.S

File Name/Number:

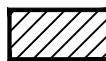
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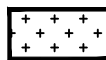
PLANNING AND ECONOMIC  
DEVELOPMENT DEPARTMENT

## Subject Property

3054 Homestead Drive, 9174 & 9166 Airport Road West in the City of Hamilton.



Block 1 - Lands to be rezoned from Airport Reserve (M9, H37) Zone to Airside Industrial (M7,\_\_\_\_) Zone, Modified.



Block 2 - Lands to be rezoned from Airport Reserve (M9, H37) Zone to Conservation/Hazard Lands (P5) Zone.



Block 3 - Lands to be rezoned from District Commercial (C6) Zone to Airside Industrial (M7,\_\_\_\_) Zone, Modified.



Block 4 - Lands to be rezoned from District Commercial (C6) Zone to Conservation/Hazard Lands (P5) Zone.



Block 5 - Lands to be rezoned from District Commercial (C6) Zone to Airside Industrial (M7,\_\_\_\_) Zone, Modified.