

Authority: Item 2, Planning Committee
Report: 16-017 (PED16100(a))
CM: October 12, 2016

Bill No. 265

CITY OF HAMILTON

BY-LAW NO. 16-

To Amend By-law No. 05-200 to Create New Transit Oriented Corridor Zones for the City of Hamilton

AND WHEREAS, the City of Hamilton's new comprehensive Zoning By-law, being By-law 05-200, came into force on May 25, 2005;

AND WHEREAS this By-law represents the sixth stage of the Zoning By-law to create new Transit Oriented Corridor Zones, amending certain provisions of By-law 05-200 and, applying to certain lands located within Wards 1 – 4 of the City, as hereinafter described and depicted;

AND WHEREAS this By-law conforms with the Urban Hamilton Official Plan upon adoption of Official Plan Amendment No. 65.

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

1. That SECTION 2: INTERPRETATION of By-law 05-200 is hereby amended as follows:

- a) That Section 2.1 is amended by adding the following new clause:

"g) Transit Oriented Corridor Zones	
Mixed Use	TOC1
Local Commercial	TOC2
Multiple Residential	TOC3"

2. That SECTION 3: DEFINITIONS of By-law 05-200 is hereby amended as follows:

- a) That the following new definitions be added:

Laboratory	Shall mean a building or part thereof, used for scientific or technical research,
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	testing, evaluation or development.
Microbrewery	Shall mean a facility used for the manufacture and retail sale of beer, cider, wine or spirits, produced exclusively for consumption on or off site and may operate in combination with a restaurant.
Place of Assembly	Shall mean a building or part of a building used for social, literary, cultural, political, educational, or recreational purposes, and may include a banquet hall and Catering Service, but shall not include a Commercial Entertainment establishment, Conference or Convention Centre or a Labour Association Hall.

- b) That the definition of **Commercial Entertainment** be amended:

By replacing the words “amusement arcade or adult entrainment parlour” with “Amusement Arcade or Adult Entertainment Parlour”.

- c) That the definition of **Commercial School** be amended:

By replacing the words “educational establishment” with “Educational Establishment”.

- d) That the definition of **Dwelling Unit** be amended:

By adding the words “but shall not include a Duplex Dwelling, Semi-Detached Dwelling or Single Detached Dwelling.” after the word “stairway”.

- e) That the definition of **Office** be amended:

By replacing the words “medical clinic or medical office” with “Medical Clinic”.

3. That SECTION 4: GENERAL PROVISIONS of By-law 05-200 is hereby amended as follows:

- a) That Subsection 4.6 a) is amended by adding the words “, ductwork, venting and other similar appurtenances” after the words “architectural features”, so that it shall read as follows:

“The usual projections of window sills, chimney breasts, belt courses, cornices, eaves, troughs and other similar architectural features, ductwork, venting and other similar appurtenances may be permitted in any required yard, provided that no such feature shall project more than 0.6 metres into the required yard, to a maximum of half the distance of the required yard;”

- b) That Subsection 4.8.1 RESIDENTIAL ZONES, DOWNTOWN D5 AND DOWNTOWN D6 ZONES, INSTITUTIONAL ZONES, SETTLEMENT COMMERCIAL, SETTLEMENT INSTITUTIONAL AND SETTLEMENT RESIDENTIAL ZONES be amended by adding the words “TRANSIT ORIENTED CORRIDOR ZONES” after the words “SETTLEMENT RESIDENTIAL ZONES”, so that it shall read as follows:

“4.8.1 RESIDENTIAL ZONES, DOWNTOWN D5 AND DOWNTOWN D6 ZONES, INSTITUTIONAL ZONES, SETTLEMENT COMMERCIAL, SETTLEMENT INSTITUTIONAL, SETTLEMENT RESIDENTIAL ZONES AND TRANSIT ORIENTED CORRIDOR ZONES”

- c) That Subsection 4.8.1 RESIDENTIAL ZONES, DOWNTOWN D5 AND DOWNTOWN D6 ZONES, INSTITUTIONAL ZONES, SETTLEMENT COMMERCIAL, SETTLEMENT INSTITUTIONAL AND SETTLEMENT RESIDENTIAL ZONES is amended by adding the following new clause:

“h) Buildings greater than 18 square metres in gross floor area and accessory to a Commercial use shall conform to the regulations of the principle use.”

- d) That Subsection 4.12 VACUUM CLAUSE is amended by adding the following new clause:

“e) Notwithstanding any other provisions of this By-law, any lot within the Transit Oriented Corridor Zones of this By-law, and the location thereon of any building or structure, existing on the effective date of this By-law, shall be deemed to

comply with the regulations for any required setbacks, front yard, flankage yard, rear yard, lot width, lot area, and building height and are permitted by this By-law.”

- e) That Subsection 4.18 c) TEMPORARY USES is hereby deleted in its entirety and replace with the following:
 - “c) Temporary retailing in a Downtown D1, D2, D3 or D4 Zone or in a Transit Oriented Corridor TOC1, TOC2, or TOC3 Zone, in accordance with the following provisions:
 - i) Retailing of flowers, souvenirs, and/or fireworks for a maximum period of 2 consecutive days;
 - ii) Seasonal Garden Centres, including the retail sales of Christmas trees, providing that the use:
 - 1. Shall not be in operation for more than 120 days annually;
 - 2. Shall not be located in a landscaped area or planting strip;
 - 3. Shall not occupy more than 10% of the total number of provided parking spaces and shall not obstruct the manoeuvring area of any parking or loading space; and,
 - 4. Shall not occupy areas devoted to barrier-free parking space(s) or loading space(s).
- 4. That SECTION 5: PARKING of By-law 05-200 is hereby amended as follows:
 - a) That Section 5.1 c) be amended by adding the following clause:
 - “v) Notwithstanding Section 5.2 b) of this By-law, no required parking space contained within an attached garage shall be less than 2.7 metres by 6.0 metres for a Street Townhouse Dwelling Unit in a TOC3 Zone.”
 - b) That Section 5.2 b) be deleted and replaced with the following:
 - “b) Unless permitted by another regulation in this By-law, parking space sizes shall be:

- i) Minimum 2.6 metres in width and 5.5 metres in length;
and,
 - ii) Maximum 3.0 metres in width and 6.0 metres in length.”
- c) That Section 5.5 BARRIER FREE PARKING be deleted and replaced with the following:

- “a) Barrier free parking shall be designated and provided as part of the required parking spaces in accordance with the following requirements:

Required Parking Spaces	Designated Barrier Free Parking Spaces
0 - 49 spaces	Minimum 1 space;
50 - 100 spaces	Minimum 4% of the total number of required parking spaces;
101 – 200 spaces	Minimum 1 space + 3% of the total number of required parking spaces;
201 - 1000 spaces	Minimum 2 spaces + 2% of the total number of required parking spaces; and,
1000 or more spaces	Minimum 11 + 1% of the total number of required parking spaces.

- b) Where the application of the parking standards in Section a) above results in a numeric fraction, fractions shall be rounded down to the nearest whole number.
- d) That Section 5.6 PARKING SCHEDULES be amended by adding the following clauses:
- “e) Parking Schedule for all Transit Oriented Corridor (TOC) Zones

Column 1

Column 2

i. Residential Uses

Dwelling Unit

i)	Dwelling units less than 50.0 square metres in gross floor area	0.3 spaces for each unit	
ii)	Dwelling units greater than 50.0 square metres in gross floor area	Minimum	Maximum
	1-3 units	0 per unit	1.25 per unit

Multiple Dwelling

i)	Dwelling units less than 50.0 square metres in gross floor area	Minimum	Maximum
		0.3 spaces for each unit	1.25 per unit
ii)	Units greater than 50.0 square metres in gross floor area	Minimum	Maximum
	1-14 units	0.7 per unit	1.25 per unit
	15-50 units	0.85 per unit	1.25 per unit
	51+ units	1.0 per unit	1.25 per unit

Residential Care Facility, Emergency Shelter, Retirement Home	1 for each 3 persons accommodated or designed for accommodation.
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ii. Institutional Uses

Day Nursery	i) 1 for each 125.0 square metres of gross floor area which accommodates such use.
	ii) Notwithstanding i) above, no parking shall be required where a Day Nursery is located within an Educational Establishment.

Long Term Care Facility	1 for each resident bed.
Place of Worship	1 for every 16.0 square metres of gross floor area, inclusive of basement or cellar, to accommodate such use.
Social Services Establishment	1 for each 50.0 square metres of gross floor area which accommodates such use.

iii. Educational Uses

Educational Establishment	3 for each classroom plus 1 for each 7 seat capacity in an auditorium, theatre or stadium.
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iii. Commercial Uses

Medical Clinic	1 for each 16.0 square metres of gross floor area.
Restaurant	<ul style="list-style-type: none">i) 0 where less than 450.0 square metres of gross floor area.ii) 1 for each 50.0 square metres of gross floor area which accommodates such use for that portion of a building that is in excess of 450.0 square metres.
Other Commercial Uses not Listed Above	<ul style="list-style-type: none">i) 0 where less than 450.0 square metres of gross floor area.ii) 1 for each 50.0 square metres of gross floor area which accommodates such use for that portion of a building that is in excess of 450.0 square metres.

- f) The number of parking spaces provided shall not exceed the maximum parking standard established in Section e) above.
 - g) Where the number of existing parking spaces exceed the maximum parking standard in Section e) above, the parking spaces provided in excess of the maximum parking standard may be eliminated. However, in no case may the number of parking spaces provided be less than the minimum parking requirements in Section e) above.
 - h) Notwithstanding Subsection e) above, for any use, except a Medical Clinic, within the Transit Oriented Corridor (TOC1), (TOC2) and (TOC3) Zone located in all or part of a building existing on the effective date of this By-law, no parking spaces are required, provided that the number of parking spaces which existed on the effective date of this By-law shall continue to be provided and maintained except a use shall not be required to provide additional parking beyond that which is required by Section 5.6 e) of this By-law. Where an addition, alteration or expansion of an existing building is proposed, the parking requirements of Section 5.6 e) above shall only apply to the increased gross floor area of the building.
 - i) Where the application of the parking standards in Section e) above results in a numeric fraction, fractions shall be rounded down to the nearest whole number.”
- e) That Section 5.7 BICYCLE PARKING be amended by adding the following clauses:
- “c) In the Transit Oriented Corridor (TOC1), (TOC2) and (TOC3) Zones short-term bicycle parking shall be provided in the minimum quantity specified in accordance with the following requirements:

Column 1: Uses

**Column 2:
Short-Term
Spaces**

i) Residential Uses

Multiple Dwelling

5

ii) Commercial Uses

Commercial Entertainment	10
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Other commercial uses not listed above	5
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**iii) Institutional
Uses**

Educational Establishment	2 for each classroom
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Place of Worship	5
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- d) Notwithstanding Section c) above, for any Office, Personal Services, Restaurant, or Retail use less than 450.0 square metres no short-term bicycle parking space(s) shall be required.
- e) Notwithstanding Section b) and in addition to c) above, in the Transit Oriented Corridor (TOC1), (TOC2) and (TOC3) Zones long-term bicycle parking shall be provided in the minimum quantity specified in accordance with the following requirements:

Column 1: Uses

**Column 2:
Long- Term Spaces**

i) Residential Uses

Multiple Dwelling	0.5 per dwelling unit
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**ii) Commercial
Uses**

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|---------------------|---|
| All commercial uses | i) 0 where less than 450.0 square metres of gross floor area; |
| | ii) 2 per unit for those uses between 450.0 square metres and 10,00.0 square metres of gross floor area; and, |
| | iii) 5 per unit for those uses |

between 1001.0 square
metres and 10000.0 square
metres of gross floor area;
and,

- iv) 7 per unit for those uses in
excess of 10,001.0 square
metres of gross floor area.

- f) Notwithstanding Sections c) and e) above, for any use within a
the Transit Oriented Corridor (TOC1), (TOC2) and (TOC3)
Zones located in all or part of a building existing on the
effective date of this By-law, no bicycle parking spaces are
required, provided that the number of bicycle parking spaces
which existed on the effective date of this By-law shall
continue to be provided and maintained except a use shall not
be required to provide additional bicycle parking beyond that
which is required by Section c) and e) of this By-law. Where
an addition, alteration or expansion of an existing building is
proposed, the bicycle parking requirements of Section c) and
e) above shall only apply to the increased gross floor area of
the building.”

- 5. That SECTION 11: TRANSIT ORIENTED CORRIDOR ZONES is added to
By-law 05-200 by including the following new subsections:

“11.1 MIXED USE (TOC1) ZONE

Explanatory Note: *The TOC1 Zone is located along collector and arterial roads that function as higher order transit corridors. The Zone provides for a mixture of service commercial, retail and residential uses in stand alone or mixed use buildings. The intent of the built form requirements is to create complete streets that are transit supportive and will provide for active, and pedestrian oriented streets.*

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Mixed Use (TOC1) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

11.1.1 PERMITTED USES

Beverage Making Establishment
Catering Service
Commercial Entertainment
Commercial Recreation
Commercial School
Conference or Convention Centre

Craftsperson Shop
Day Nursery
Dwelling Unit(s)
Educational Establishment
Emergency Shelter
Financial Establishment
Hotel
Laboratory
Lodging House
Long Term Care Facility
Medical Clinic
Microbrewery
Multiple Dwelling
Office
Personal Services
Place of Assembly
Place of Worship
Repair Service
Residential Care Facility
Restaurant
Retail
Retirement Home
Social Services Establishment
Studio
Tradesperson's Shop
Transportation Depot
Urban Farmers Market
Veterinary Service

**11.1.2 PROHIBITED
USES**

- i) Notwithstanding Section 11.1.1 above, the following uses are prohibited, even as an accessory use:

Drive-Through Facility
Motor Vehicle Dealership
Motor Vehicle Gas Bar
Motor Vehicle Rental Establishment
Motor Vehicle Service Station
Motor Vehicle Washing Establishment

- ii) Notwithstanding Section 11.1.1 above, the following uses are prohibited, except if considered an accessory use to another permitted use:

Garden Centre

11.1.3 REGULATIONS

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| a) Building Setback from a Street Line | <ul style="list-style-type: none">i) Minimum 3.0 metres for a building with residential units on the ground floor facing a street,ii) Maximum 4.5 metres, except where a visibility triangle is required for a driveway access.iii) Notwithstanding Section i) above, a maximum setback of 6.0 metres for that portion of a building providing an access driveway to a garage.iv) Section i) above, shall not apply for any portion of a building that exceeds the requirement established in Section 11.1.3 g) ii) and iii) below.v) Where a building(s) exists and complies with Section 11.1.3 g) ii) and iii) below, additional building(s) constructed on the subject property shall not be subject to Section i) and ii) above, as it relates to the setback from a lot line. |
| b) Minimum Rear Yard | 7.5 metres; |
| c) Minimum Interior Side Yard | <ul style="list-style-type: none">i) 7.5 metres abutting a Residential Zone or Institutional Zone.ii) Section i) above, shall not apply when abutting TOC3 Zone. |
| d) Building Height | <ul style="list-style-type: none">i) Minimum 11.0 metres; and,ii) Maximum 22.0 metres.iii) In addition to Section i) and notwithstanding Section ii) above, the minimum building height may be |

equivalently increased as the yard increases beyond the minimum yard requirement established in Section 11.1.3. b) and c) above, when abutting a Residential or Institutional Zone, with the exception of TOC3, to a maximum of 22.0 metres.

- e) Maximum Gross Floor Area for Microbrewery 700.0 square metres;
- f) Maximum Gross Floor Area for an Office Building 10,000 square metres;
- g) Built Form for New Development
 - In the case of buildings constructed after the effective date of this By-law excluding any alterations to façade, windows or doors, after the effective date of this by-law:
 - i) Rooftop mechanical equipment shall be located and/or screened from view of any abutting street.
 - ii) For an interior lot or a through lot the minimum width of the ground floor façade facing the front lot line shall:
 - 1. be greater than or equal to 75% of the measurement of the front lot line; and,
 - 2. comply with Section 11.1.3 a) above.
 - iii) For a corner lot the minimum combined width of the ground floor façade facing the front lot line and flankage lot line shall:
 - 1. be greater than or equal to 50% of the measurement of the front lot line and flankage lot line; and,

- 2. comply with Section 11.2.3 a) above.
- iv) Notwithstanding ii) and iii) above, a maximum of one driveway with a maximum width of 6.0 metres shall be permitted for ingress and egress.
- v) No parking, stacking lanes, or aisles shall be located between the required building façade and the front lot line or flankage lot line.
- vi) All principal entrances shall face the street and be accessible from the building façade with direct access from the public sidewalk.
- vii) Notwithstanding the definition of planting strip, a sidewalk shall be permitted where required by Section vi) above.
- h) Restriction of Residential Uses within a Building
 - i) The finished floor elevation of any dwelling unit shall be a minimum of 0.9 metres above grade.
 - ii) Notwithstanding i) above, a minimum of one dwelling unit shall be permitted in a basement or cellar.
- i) Visual Barrier
 - i) A visual barrier shall be required along any lot line abutting a Downtown D5 Zone, Downtown D6 Zone, Institutional Zone or Residential Zone, with the exception of TOC3 Zone, property line in accordance with the requirements of Section 4.19 of this By-law.
 - ii) Notwithstanding i) above, no visual barrier(s) shall be permitted between the building façade and the street.
- j) Outdoor Storage
 - i) No outdoor storage of goods, materials, or equipment shall be permitted.
 - ii) Notwithstanding Section i) above, the

display of goods or materials for retail purposes accessory to a retail use shall only be permitted in a front yard or flankage yard.

k) Location of
Emergency Shelter
and Residential Care
Facility

i) Except as provided for in Section ii), herein, every Emergency Shelter and Residential Care Facility shall be situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to the lot line of any other lot occupied by a Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility.

ii) Where the radial separation distance from the lot line of an Emergency Shelter or Residential Care Facility existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility, either of the existing Residential Care Facility or Emergency Shelter may be expanded or redeveloped to accommodate not more than the permitted number of residents permitted by the Zone in which it is located.

l) Maximum Capacity for
Emergency Shelter Shall not exceed 50 residents.

m) Maximum Capacity
for Residential Care
Facility Shall not exceed 20 residents.

11.1.4 PARKING

In accordance with the requirements of Section 5 of this By-law.

**11.1.5 ACCESSORY
BUILDINGS**

i) In accordance with the requirements of Section 4.8 of this By-law.

ii) Notwithstanding i) above, accessory

buildings and structures shall not be
subject to 11.1.3 a) above.

11.1.6 URBAN FARMERS MARKET In accordance with the requirements of
Section 4.28 of this By-law.

**11.1.7 REGULATIONS
FOR COMMUNITY
GARDENS AND
URBAN FARMS AS
ACCESSORY
USES**

- a) Community Gardens
 - i) In accordance with the requirements of
Section 4.27 of this By-law.
 - ii) In addition to i) above, a Community
Garden shall only be permitted in the
rear yard or on the roof-top of the
principle building.
- b) Urban Farms
 - i) In accordance with the requirements of
Subsection 4.26 (c) of this By-law.
 - ii) In addition to i) above, an Urban Farm
shall only be permitted in the rear yard
or on the roof-top of the principle
building.

11.2 LOCAL COMMERCIAL (TOC2) ZONE

Explanatory Note: The TOC2 Zone is located along collector and arterial roads which function as higher order transit corridors. The intent of the TOC2 Zone is to maintain areas of the corridor for uses that provide the daily and weekly services required for the local residents and surrounding community. The TOC2 Zone permits a mix of commercial and residential uses, however the priority of these areas is to maintain and provide service commercial and retail uses to meet the needs of the local community.

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Local Commercial (TOC2) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

11.2.1 PERMITTED USES

Catering Service
Commercial School
Craftsperson Shop
Day Nursery
Dwelling Unit(s)
Financial Establishment
Laboratory
Medical Clinic
Multiple Dwelling
Office
Personal Services
Repair Service
Restaurant
Retail
Retirement Home

Studio
Tradesperson's Shop
Transportation Depot
Urban Farmer's Market
Veterinary Service

11.2.2 PROHIBITED USES

- i) Notwithstanding Section 11.2.1 above, the following uses are prohibited, even as an accessory use:

Commercial Driving School
Drive-Through Facility
Motor Vehicle Dealership
Motor Vehicle Gas Bar
Motor Vehicle Rental Establishment
Motor Vehicle Service Station
Motor Vehicle Washing Establishment

- ii) Notwithstanding Section 11.2.1 above, the following uses are prohibited, except if considered an accessory use to another permitted use:

Garden Centre

11.2.3 REGULATIONS

- a) Minimum Building Setback from a Street Line 1.5 metres;

- b) Minimum Rear Yard 7.5 metres;
- c) Minimum Interior Side Yard
 - i) 1.5 metres; and,
 - ii) 3.0 metres abutting a Residential or Institutional Zone or lot containing a residential use.
- d) Maximum Height 11.0 metres;
- e) Maximum Total Gross Floor Area for an Individual Office and Medical Clinic 500.0 square metres per unit.
- f) Maximum Total Gross Floor Area for Commercial Uses per Lot 10,000.0 square metres;
- g) Screening Rooftop mechanical equipment shall be located and/or screened from view of any abutting street.
- h) Restriction of Residential Uses within a Building
 - Notwithstanding Section 11.2.1 above, the following uses shall only be permitted above the ground floor except for access, accessory office and utility areas:

Dwelling Unit(s)
Multiple Dwelling
- i) Visual Barrier Requirement A visual barrier shall be required along any lot line abutting a Downtown D5 Zone or Downtown D6 Zone, Institutional Zone or Residential Zone property line, with the exception of TOC3 Zone, in accordance with the requirements of Section 4.19 of this By-law.

- j) Outdoor Storage
 - i) No outdoor storage of goods, materials, or equipment shall be permitted.
 - ii) Notwithstanding Section i) above, the display of goods or materials for retail purposes that are accessory to a retail use shall only be permitted in the front yard or flankage yard.
- 11.2.4 ACCESSORY BUILDINGS**

In accordance with the requirements of Sections 4.8 of this By-law.
- 11.2.5 PARKING**

In accordance with the requirements of Section 5 of this By-law.
- 11.2.6 URBAN FARMERS MARKET**

In accordance with the requirements of Section 4.28 of this By-law.
- 11.2.7 REGULATIONS FOR COMMUNITY GARDENS AND URBAN FARMS AS ACCESSORY USES**
 - a) Community Gardens
 - i) In accordance with the requirements of Section 4.27 of this By-law.
 - ii) In addition to i) above, a Community Garden shall only be permitted in the rear yard or on the roof-top of the principle building.
 - b) Urban Farm
 - i) In accordance with the requirements of Subsection 4.26 (c) of this By-law.
 - ii) In addition to i) above, an Urban Farm shall only be permitted in the rear yard or on the roof-top of the principle building.

11.3 MULTIPLE RESIDENTIAL (TOC3) ZONE

Explanatory Note: The TOC3 Zone is located along collector and arterial roads that function as higher order transit corridors. The Zone recognizes the

residential nature of sections of the corridor and the need to maintain these areas for residential purposes in the future. The built form requirements allow for medium-density development, however this zone also recognizes existing built form.

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Multiple Residential (TOC3) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

11.3.1 PERMITTED USES

Community Garden
Emergency Shelter
Lodging House
Multiple Dwelling
Residential Care Facility
Retirement Home
Street Townhouse Dwelling

Existing uses shall also be permitted within the existing building.

**11.3.2 EMERGENCY
SHELTER, LODGING
HOUSE, MULTIPLE
DWELLING,
RESIDENTIAL CARE
FACILITY,
RETIREMENT HOME,
REGULATIONS**

- | | |
|--|---|
| a) Building Setback from a Street Line | i) Minimum 3.0 metres; |
| | ii) Maximum 4.5 metres, except where a visibility triangle is required for a driveway access. |
| | iii) Notwithstanding Section ii) above, maximum 6.0 metres setback for that portion of a building providing an access driveway to a garage. |
| | iv) Section ii) above shall not apply for any portion of a building that exceeds the requirement of Section 11.3.2.f) ii) and iii) below. |

- v) Where a building(s) exists and complies with Section 11.3.2 f) ii) and iii) below, additional building(s) constructed on the subject property shall not be subject to Section i) above as it relates to the setback from a lot line.
- b) Minimum Rear Yard 7.5 metres;
- c) Minimum Interior Side Yard 7.5 metres abutting a Residential or Institutional Zone, with the exception of TOC3 Zone.
- d) Minimum Lot Area 360.0 square metres;
- e) Building Height
 - i) Minimum 11.0 metres.
 - ii) Maximum 22.0 metres.
 - iii) In addition to Section i) above and notwithstanding Section ii) above, the minimum building height may be equivalently increased as the yard increases beyond the minimum yard requirement established in Section 11.3.2 b) and c) above, when abutting a Residential or Institutional Zone, with the exception of TOC3 Zone, to a maximum of 22.0 metres.
- f) Built Form for New Development
 - In the case of buildings constructed after the effective date of this By-law, excluding any alterations to façade, windows or doors after the effective date of this by-law:
 - i) Rooftop mechanical equipment shall be located and/or screened from view of any abutting street.
 - ii) For an interior lot or through lot the minimum width of the ground floor façade facing the front lot line shall:

1. be greater than or equal to 50% of the measurement of the front lot line; and,
 2. comply with Section 11.3.2 a) above.
 - iii) For a corner lot, the minimum combined width of the ground floor façade facing the front lot line and flankage lot line shall:
 1. be greater than or equal to 30% of the measurement of the front lot line and flankage lot line; and,
 2. comply with Section 11.3.2 a) above.
 - iv) Notwithstanding ii) and iii) above, maximum one 6.0 metre wide driveway shall be permitted for ingress and egress.
 - v) No parking or aisles shall be located between a required building façade and the front lot line and flankage lot line.
 - vi) Notwithstanding the above, for properties designated under the Ontario Heritage Act, any alternative building design or building materials approved through the issuance of a Heritage Permit shall be deemed to comply with this Section.
- g) Minimum Landscaped Area for Multiple Dwellings 10% of the lot area shall be landscaped area.
- h) Restriction of Residential Uses within a Building i) The finished floor elevation of any dwelling unit shall be a minimum of 0.9 metres above grade.

- ii) Notwithstanding i) above, a minimum of one dwelling unit shall be permitted in a basement or cellar.
- i) Visual Barrier
 - i) A visual barrier shall be required along any lot line abutting a Downtown D5 Zone or Downtown D6 Zone, Institutional Zone or Residential Zone property line in accordance with the requirements of Section 4.19 of this By-law.
 - ii) Notwithstanding i) above, no visual barrier(s) shall be permitted between the building façade and the street.
- j) Location of Emergency Shelter and Residential Care Facility
 - i) Except as provided for in Section ii), below, every Emergency Shelter and Residential Care Facility shall be situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to the lot line of any other lot occupied by a Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility.
 - ii) Where the radial separation distance from the lot line of an Emergency Shelter or Residential Care Facility existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility, either of the existing Residential Care Facility or Emergency Shelter may be expanded or redeveloped to accommodate not more than the permitted number of residents permitted by the Zone in which it is located.

- k) Maximum Capacity for Emergency Shelter and Residential Care Facility Shall not exceed 20 residents.

**11.3.3 STREET
TOWNHOUSE
DWELLING
REGULATIONS**

- a) Minimum Lot Area per Unit 145.0 square metres;
- b) Minimum Lot Width per Unit 5.5 metres;
- c) Setback from a Street Line i) Minimum 3.0 metres;
- ii) Maximum 4.5 metres except where a visibility triangle is required for a driveway access.
- ii) Notwithstanding ii) above, maximum 6.0 metres for that portion of a building providing an access driveway to a garage.
- d) Minimum Side Yard i) 1.2 metres except for the side yard related to the common wall of the dwelling unit, which shall have a 0 metre side yard; and,
- ii) 3.0 metres for a flankage yard.
- e) Minimum Rear Yard 7.5 metres;
- f) Building Height i) Minimum 11.0 metres;
- iii) Maximum 22.0 metres;

11.3.4 PARKING

In accordance with the requirements of Section 5 of this By-law.

**11.3.5 ACCESSORY
BUILDINGS**

- i) In accordance with the requirements of Section 4.8 of this By-law.

- ii) In addition to i) above, accessory buildings and structures shall not be subject to Section 11.3.2 a) above.

11.3.6 COMMUNITY GARDEN

In accordance with the requirements of Section 4.27 of this By-law.

6. That Schedule “A” – Zoning Maps of By-law 05-200 is hereby amended by including the Transit Oriented Corridor Zone boundaries, as shown on the Maps numbered 906-909, 947-951, 953-954, 995-998, 1042-1044 and 1089-1091, attached in Schedule “1” of this By-law.
7. That Schedule “C” – Special Exceptions of By-law 05-200 is hereby amended by adding additional Special Exceptions as follows:

“289. Notwithstanding Sections 11.1.1 and 11.1.2, on those lands zoned Mixed Use (TOC1) Zone, identified on Maps 909, 947, 948, and 949 of Schedule “A” – Zoning Maps and described as:

1445 Main Street West	Map 947
1289 Main Street West	Map 948
1050 and 1058 Main Street West	Map 949
648 King Street West	Map 909

The existing motor vehicle related use shall also be permitted.

290. Notwithstanding Sections 11.1.1, 11.1.2, 11.1.3, 11.1.4, 11.1.5, 11.1.6, 11.1.7 and 11.1.8, on those lands zoned Mixed Use (TOC 1) Zone, identified on Map 909 of Schedule “A” – Zoning Maps and described as:

426 King Street West	Map 909
430 King Street West	Map 909
431 King Street West	Map 909
434 King Street West	Map 909
435 King Street West	Map 909
440 King Street West	Map 909
449 King Street West	Map 909
455 King Street West	Map 909
453 King Street West	Map 909
451 King Street West	Map 909
458 King Street West	Map 909
462 King Street West	Map 909
463 King Street West	Map 909

To Amend By-law 05-200 to Create New Transit Oriented Corridor Zones
for the City of Hamilton

(Page 26 of 35)

466 King Street West	Map 909
467 King Street West	Map 909
470 King Street West	Map 909
473 King Street West	Map 909
483 King Street West	Map 909
491 King Street West	Map 909
505 King Street West	Map 909
545 King Street West	Map 909
547 King Street West	Map 909
554 King Street West	Map 909
560 King Street West	Map 909
570 King Street West	Map 909
573 King Street West	Map 909
575 King Street West	Map 909
579 King Street West	Map 909
581 King Street West	Map 909
595 King Street West	Map 909
610 King Street West	Map 909
612 King Street West	Map 909
615 King Street West	Map 909
619 King Street West	Map 909
621 King Street West	Map 909
631 King Street West	Map 909
7 Pearl Street North	Map 909
13 Pearl Street North	Map 909
15 Pearl Street North	Map 909
12 Pearl Street South	Map 909
14 Pearl Street South	Map 909
11 Strathcona Avenue North	Map 909
13 Strathcona Avenue North	Map 909
15 Strathcona Avenue North	Map 909
2 Strathcona Avenue South	Map 909
6 Strathcona Avenue South	Map 909
8 Strathcona Avenue South	Map 909
8 Locke Street North	Map 909
14 Locke Street South	Map 909

The following special provisions shall apply:

- 1) **PERMITTED USES**
 - Catering Service
 - Commercial School
 - Community Garden
 - Craftsperson Shop
 - Day Nursery
 - Dwelling Unit(s)
 - Financial Establishment
 - Laboratory
 - Medical Clinic
 - Multiple Dwelling
 - Office
 - Personal Services
 - Repair Service
 - Restaurant
 - Retail
 - Studio
 - Tradesperson's Shop
 - Transportation Depot
 - Urban Farm
 - Urban Farmer's Market
 - Veterinary Service
- 2) **PROHIBITED USES**
 - Notwithstanding Section 11.2.1, the following uses are prohibited, even as an accessory use:
 - Commercial Driving School
 - Drive-Through Facility
- 3) **REGULATIONS**
 - a) Maximum Building Setback from a Street Line
 - 2.0 metres except where a visibility triangle is required for driveway access;
 - b) Minimum Rear Yard
 - 7.5 metres;
 - c) Minimum Interior Side Yard
 - 1.5 metres, except 3.0 metres abutting a Residential or Institutional Zone.
 - d) Building Height
 - i) Minimum 7.5 metres; and,
 - ii) Maximum 22.0 metres.

- | | | |
|----|--|--|
| e) | Maximum Total Gross Floor Area for an Individual Office and Medical Clinic | 500.0 square metres per unit. |
| f) | Maximum Total Gross Floor Area for Commercial Uses | 10,000.0 square metres; |
| g) | Screening | Rooftop mechanical equipment shall be located and/or screened from view of any abutting street. |
| h) | Restriction of Residential Uses within a Building | <p>The following uses shall only be permitted above the ground floor, except for access, accessory office and utility areas:</p> <p>Day Nursery
Dwelling Units
Multiple Dwelling</p> |
| i) | Visual Barrier Requirement | A visual barrier shall be required along any side or rear lot line abutting a Downtown D5 Zone or Downtown D6 Zone, Institutional Zone or Residential Zone property line in accordance with the requirements of Section 4.19 of this By-law. |
| j) | Outdoor Storage | <p>i) No outdoor storage of goods, materials, or equipment shall be permitted;</p> <p>ii) Notwithstanding i) above, the display of goods or materials for retail purposes that are accessory to a retail use shall only be permitted in the front yard or flankage yard.</p> |
| 4) | ACCESSORY BUILDINGS | In accordance with the requirements of Sections 4.8 of this By-law. |

- 5) **PARKING** In accordance with the requirements of Section 5 of this By-law.
- 6) **URBAN FARM**
 - i) In accordance with the requirements of Subsection 4.26 (c) of this By-law.
 - ii) In addition to i) above, an Urban Farm shall only be permitted in the rear yard or on the roof-top of the principle building.
- 7) **COMMUNITY GARDEN** In accordance with the requirements of Subsection 4.27 of this By-law.
- 8) **URBAN FARMERS MARKET** In accordance with the requirements of Section 4.28 of this By-law.

291. Notwithstanding Sections 11.1.1, 11.1.2, 11.1.3 a) i), ii) and 11.1.3 d) i), ii), and iii), on those lands zoned Mixed Use (TOC1) Zone, identified on Maps 908 and 909 of Schedule “A” – Zoning Maps and described as 50 Dundurn Street South, the following special provisions shall apply:

- a) The existing Drive-Through Facility shall also be permitted.
- b) The following regulations shall apply:
 - i) Maximum Building Setback from a Street Line 2.0 metres;
 - ii) Building Height
 - 1. Minimum 7.5 metres.
 - 2. Maximum 42.0 metres.

292. Notwithstanding Section 8.1.1, on those lands zoned Neighbourhood Institutional (I1) Zone, identified on Maps 906, 948, 953, 954, 995, 996, and 1043 of Schedule “A” – Zoning Maps and described as:

20 East Avenue South	Map 996
420 King Street East	Map 954
1150 Main Street West	Map 948
1349 Main Street West	Map 948

1355 Main Street West	Map 948
1153 Main Street East	Map 1043

The following special provisions shall apply:

a) The following uses shall also be permitted:

- i) Community Garden
- ii) Urban Farm

b) The following uses shall be prohibited:

- i) Semi-Detached Dwelling
- ii) Single Detached Dwelling
- iii) Street townhouse Dwelling

c) The following regulations shall also apply:

i) URBAN FARMS

In addition to Section 4.26 of this By-law, an Urban Farm shall only be permitted in the rear yard or on the roof-top of the principle building.

ii) COMMUNITY GARDENS

In addition to Section 4.27 of this By-law, a Community Garden shall only be permitted in the rear yard or on the roof-top of the principle building.

293. Notwithstanding Section 8.2.1, on those lands zoned Community Institutional (I2) Zone, identified on Maps 907, 908, 948, 949, 954, 996 1043 and 1089 of Schedule “A” – Zoning Maps and described as:

700 Main Street West	Map 908
1284 Main Street East	Map 1043
30 Wentworth Street North	Map 996

he following special provisions shall apply:

a) The following uses shall also be permitted:

- i) Community Garden
- ii) Urban Farm

b) The following uses shall be prohibited:

- i) Semi-Detached Dwelling
- ii) Single Detached Dwelling
- iii) Street townhouse

c) The following regulations shall also apply:

i) URBAN FARMS

In addition to Section 4.26 of this By-law, an Urban Farm shall only be permitted in the rear yard or on the roof-top of the principle building.

ii) COMMUNITY GARDENS

In addition to Section 4.27 of this By-law, a Community Garden shall only be permitted in the rear yard or on the roof-top of the principle building.

295. Notwithstanding Sections 11.1.3 a) i) and ii), on those lands zoned Mixed Use (TOC1) Zone, identified on Maps 909 and 951 of Schedule “A” – Zoning Maps and described as:

354 King Street West	Map 909
363 King Street West	Map 909
368 King Street West	Map 909
370 King Street West	Map 909
374 King Street West	Map 909
378 King Street West	Map 909
391 King Street West	Map 909
393 King Street West	Map 909
403 King Street West	Map 909
407 King Street West	Map 909
413 King Street West	Map 909
415 King Street West	Map 909
417 King Street West	Map 909
423 King Street West	Map 909
21 Queen Street North	Map 909
23 Queen Street North	Map 909
4 Queen Street South	Map 909
2 Ray Street South	Map 909
10 Ray Street South	Map 909

12 Ray Street South	Map 909
14 Ray Street South	Map 909

The following regulation shall apply:

Maximum Building 2.0 metres;
Setback from a Street
Line

296. In addition to Section 11.1.1, on those lands zoned Mixed Use (TOC1) Zone, identified on Maps 947 and 948 of Schedule “A” – Zoning Maps and described as:

13 Leland Street	Map 948
15 Leland Street	Map 948
23 Leland Street	Maps 947 and 948
80 Sussex Street	Map 948
82 Sussex Street	Map 948
86 Sussex Street	Map 948
90 Sussex Street	Map 948
94 Sussex Street	Map 948
98 Sussex Street	Map 948
102 Sussex Street	Map 948
43 Forsythe Avenue South	Map 948
47 Forsythe Avenue South	Map 948
57 Forsythe Avenue South	Map 948
50 Dalewood Avenue	Map 948
75 Traymore Avenue	Map 948
77 Traymore Avenue	Map 948
81 Traymore Avenue	Map 948
83 Traymore Avenue	Map 948
99 Traymore Avenue	Map 948
103 Traymore Avenue	Map 948
107 Traymore Avenue	Map 948
111 Traymore Avenue	Map 948
115 Traymore Avenue	Map 948

- i) A Single Detached Dwelling shall also be permitted.
- ii) The following regulations shall apply for a Single Detached Dwelling:
 - a) No building or structure shall have a gross floor area greater than the area within the Zone of the lot on which it is situated, multiplied by the floor area ratio factor of 0.45;

- b) Notwithstanding the Section 3, as it relates to the definition of Gross Floor Area, for the purposes of this Special Exception the Gross floor Area shall be the aggregate of the areas of the building or structure, including the basement or cellar, but shall not include:
 - 1. An attached garage;
 - 2. A detached garage; and,
 - 3. The floor occupied by heating, air conditioning and laundry equipment.
 - c) For the purpose of determining gross floor area for any portion of the dwelling where the ceiling height exceeds 4.6 metres, that portion of the dwelling shall be multiplied by 1.9;
 - d) Where a dwelling is constructed with an attached garage, then the finished level of the garage floor shall be a minimum of 0.3 metres above grade.
 - e) Notwithstanding Section 11.1.3 d) of this By-law, no building or structure shall exceed 9.0 metres in height.
309. Notwithstanding Sections 5.1 a)v)b),5.2.1 c) and5.6 e) iii., on those lands zoned Mixed Use (TOC1) Zone, identified on Map 1090, of Schedule “A” – Zoning Maps and described as 1440 Main Street East, the following special provisions shall apply to the existing building and associated parking areas:
- a) A 1.2 metre wide planting strip shall be providedand maintained along Main Street East.
 - b) Loading doors shall be permitted in a required yard abutting a residential use or Residential Zone.
 - c) A planting strip of not less than 1.4 metres in width shall be provided and maintained along the westerly side lot line adjoining a residential use or Residential Zone, except where a building, structure or accessory building is located.
 - d) A parking ratio of 1 space for every 24m² of gross floor area shall be provided for the Medical Clinic use.

- e) The boundary of every parking area on the surface of a lot adjoining a Residential Zone shall be located not less than 1.4 metres from the adjoining Residential Zone boundary.
310. Notwithstanding the definition of Front Lot Line found in Section 3 of this By-law, on those lands zoned Mixed Use (TOC1) Zone, identified on Maps 907 and 949 of Schedule “A” – Zoning Maps and described as 906 Main Street West, the Front Lot Line shall be deemed to be Main Street West.
342. Notwithstanding Section 11.3.2 e) ii), on those lands zoned Multiple Residential (TOC3) Zone, identified on Map 908 of Schedule “A” – Zoning Maps and describes as part of 690 Main Street West, a maximum building height of 35.0 metres shall be permitted.”
8. That Schedule “D” – Holding Provisions of By-law 05-200 is hereby amended by adding the following Holding Provision:
- “63. Notwithstanding Section 11.1 of this By-law, on those lands zoned Mixed Use (TOC1) Zone, identified on Maps 947 and 948 of Schedule “A” – Zoning Maps and described as:

13 Leland Street	Map 948
15 Leland Street	Map 948
23 Leland Street	Maps 947 and 948
80 Sussex Street	Map 948
82 Sussex Street	Map 948
86 Sussex Street	Map 948
90 Sussex Street	Map 948
94 Sussex Street	Map 948
98 Sussex Street	Map 948
102 Sussex Street	Map 948
43 Forsythe Avenue South	Map 948
47 Forsythe Avenue South	Map 948
55 Forsythe Avenue South	Map 948
59 Forsythe Avenue South	Map 948
51 Forsythe Avenue South	Map 948
50 Dalewood Avenue	Map 948
75 Traymore Avenue	Map 948
77 Traymore Avenue	Map 948
81 Traymore Avenue	Map 948
83 Traymore Avenue	Map 948
99 Traymore Avenue	Map 948

103 Traymore Avenue	Map 948
107 Traymore Avenue	Map 948
111 Traymore Avenue	Map 948
115 Traymore Avenue	Map 948
1190 Main Street West	Map 948

N

o development shall be permitted until such time as:

- (i) Land assembly has occurred in order to establish appropriately sized lots, to the satisfaction of the Director of Planning.
 - (ii) The Holding Provision may be removed from one or more properties and remain in effect for any lands that maintain Holding Provision 63 as identified on Schedule “A” – Zoning Maps of this By-law.”
9. That the Clerk is hereby authorized and directed to proceed with the giving of notice of passing of this By-law in accordance with the Planning Act.
10. For the purposes of the Building Code, this by-law or any part of it is not made until it has actually come into force as provided by section 34 of the *Planning Act*.
11. That this By-law comes into force in accordance with section 34 of the Planning Act.

PASSED this 12th day of October, 2016.

F. Eisenberger
Mayor

R. Caterini
City Clerk



Hamilton
City of Hamilton
Zoning By-Law 05-200

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

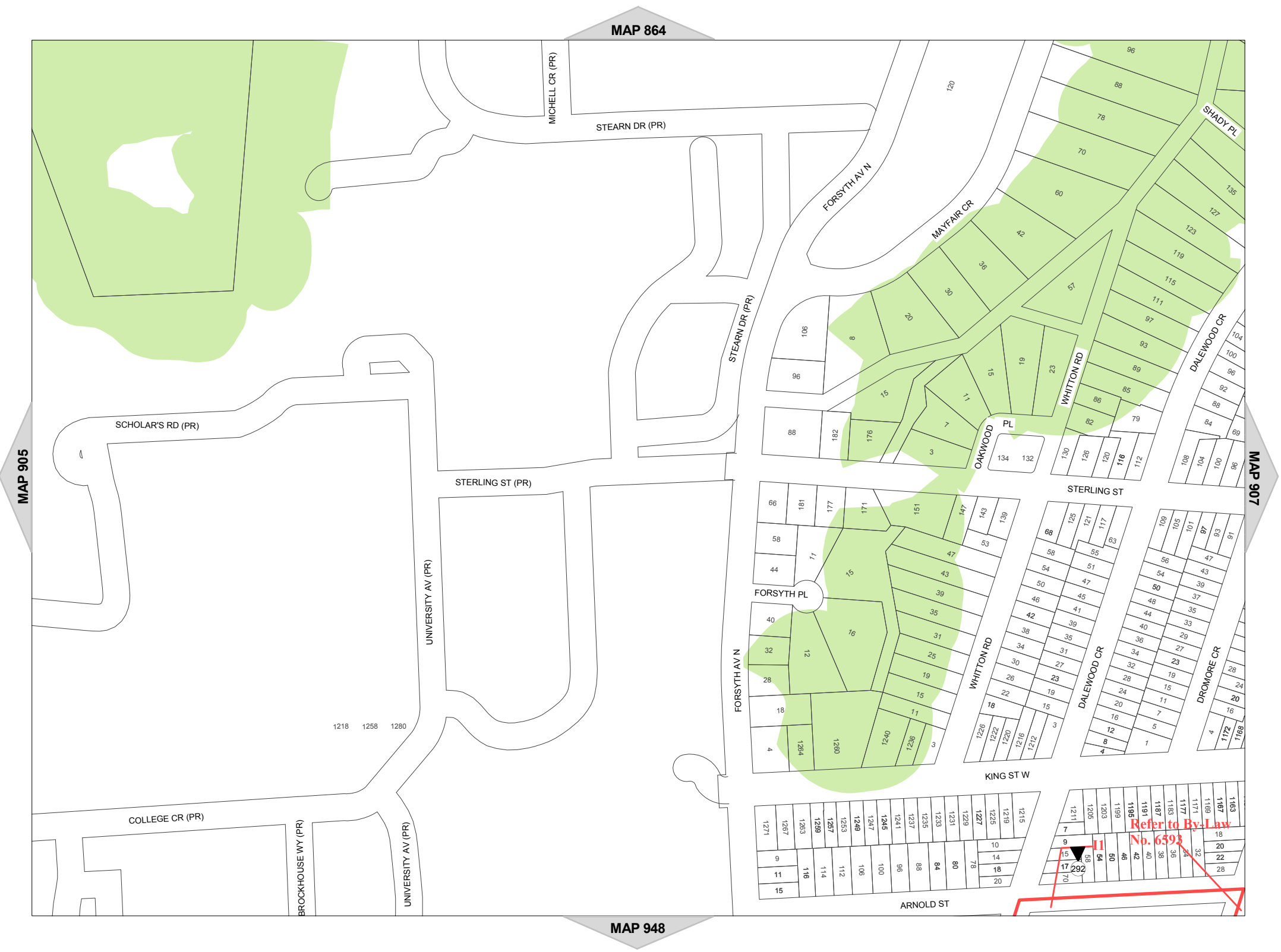
- Special Exception
- Holding Provision
- Urban Boundary
- Zoning Boundary
- C.A. Regulated Area
- Lake
- Railway

Note: Features in the Legend may not appear in each individual map for every batch series of map



NORTH
SCALE 1 : 3,332

MAP 906 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law 05-200

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

- Special Exception
- Holding Provision
- Urban Boundary
- Zoning Boundary
- C.A. Regulated Area
- Lake
- Railway

Note: Features in the Legend may not appear in each individual map for every batch series of map



SCALE 1 : 3,332

MAP 907 of Schedule 'A'





Hamilton

City of Hamilton
Zoning By-Law 05-200

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

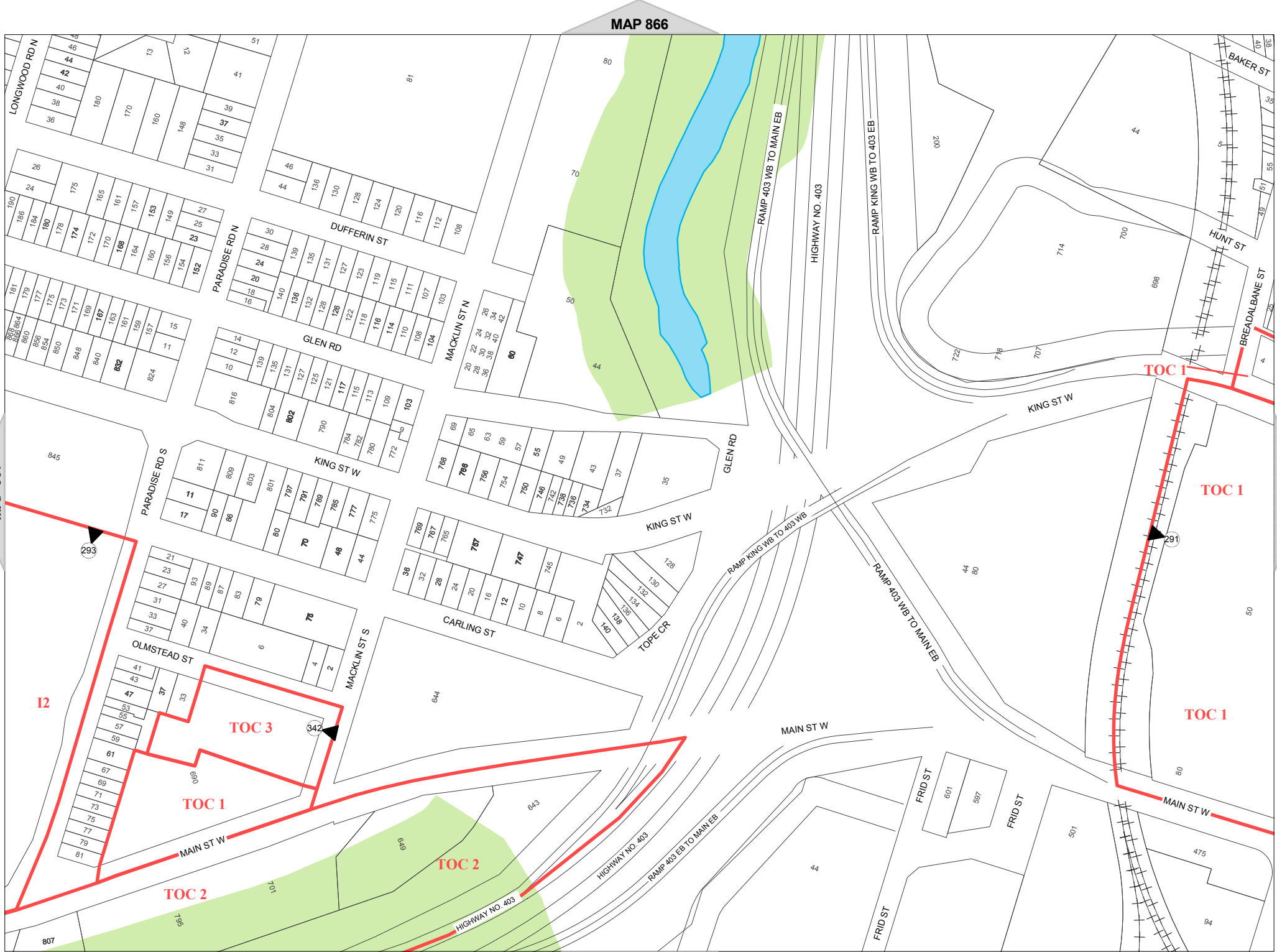
- Special Exception
- Holding Provision
- Urban Boundary
- Zoning Boundary
- C.A. Regulated Area
- Lake
- Railway

Note: Features in the Legend may not appear in each individual map for every batch series of map



NORTH
SCALE 1 : 3,332

MAP 908 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law 05-200

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

- Special Exception
- Holding Provision
- Urban Boundary
- Zoning Boundary
- C.A. Regulated Area
- Lake
- Railway

Note: Features in the Legend may not appear in each individual map for every batch series of map



SCALE 1 : 3,332

MAP 909 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law 05-200

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

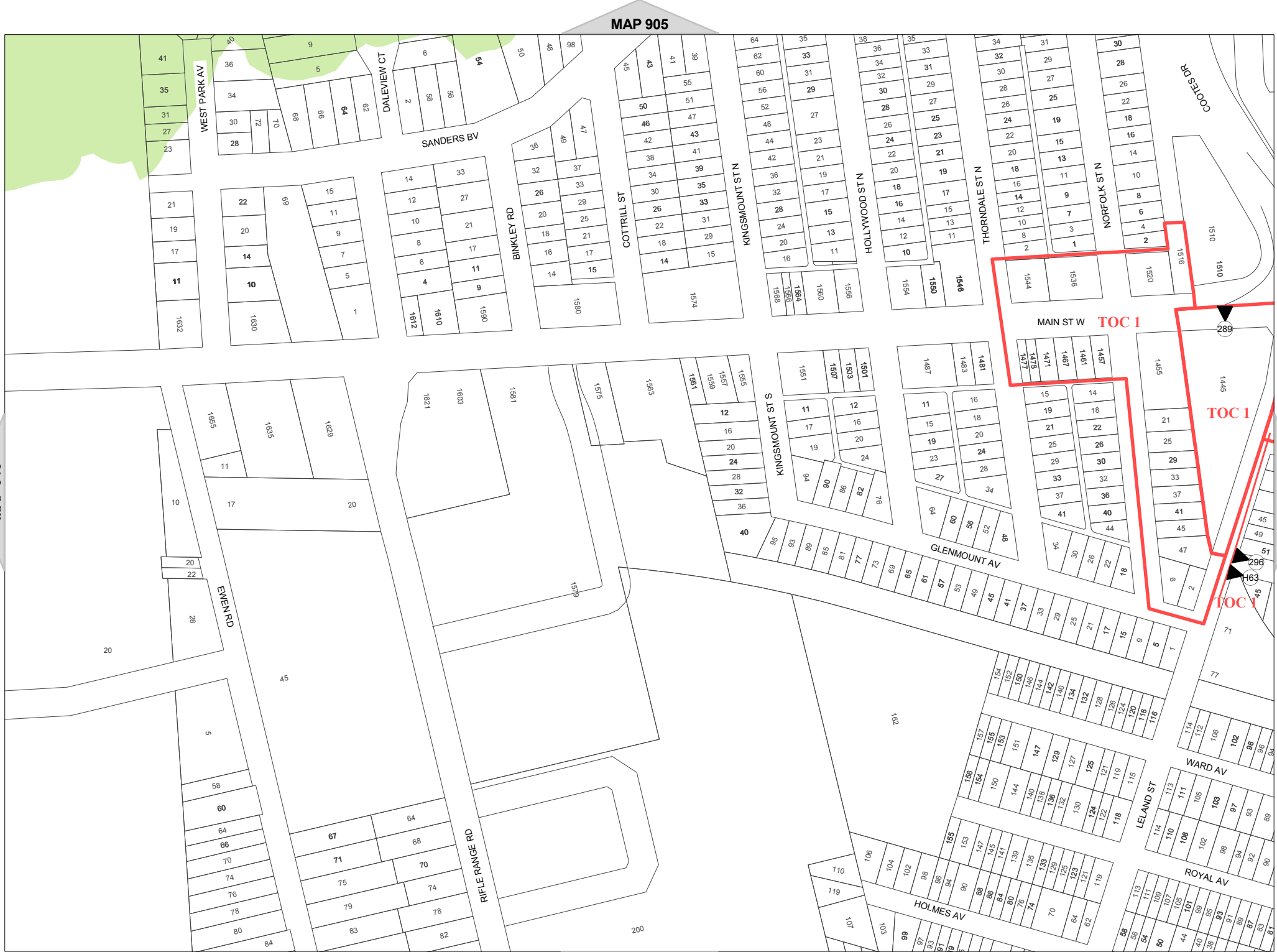
- Special Exception
- Holding Provision
- Urban Boundary
- Zoning Boundary
- C.A. Regulated Area
- Lake
- Railway

Note: Features in the Legend may not appear in each individual map for every batch series of map



NORTH
SCALE 1 : 3,332

MAP 947 of Schedule 'A'



MAP 905

MAP 946

MAP 948

MAP 989



Hamilton

City of Hamilton
Zoning By-Law 05-200

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

- Special Exception
- Holding Provision
- Urban Boundary
- Zoning Boundary
- C.A. Regulated Area
- Lake
- Railway

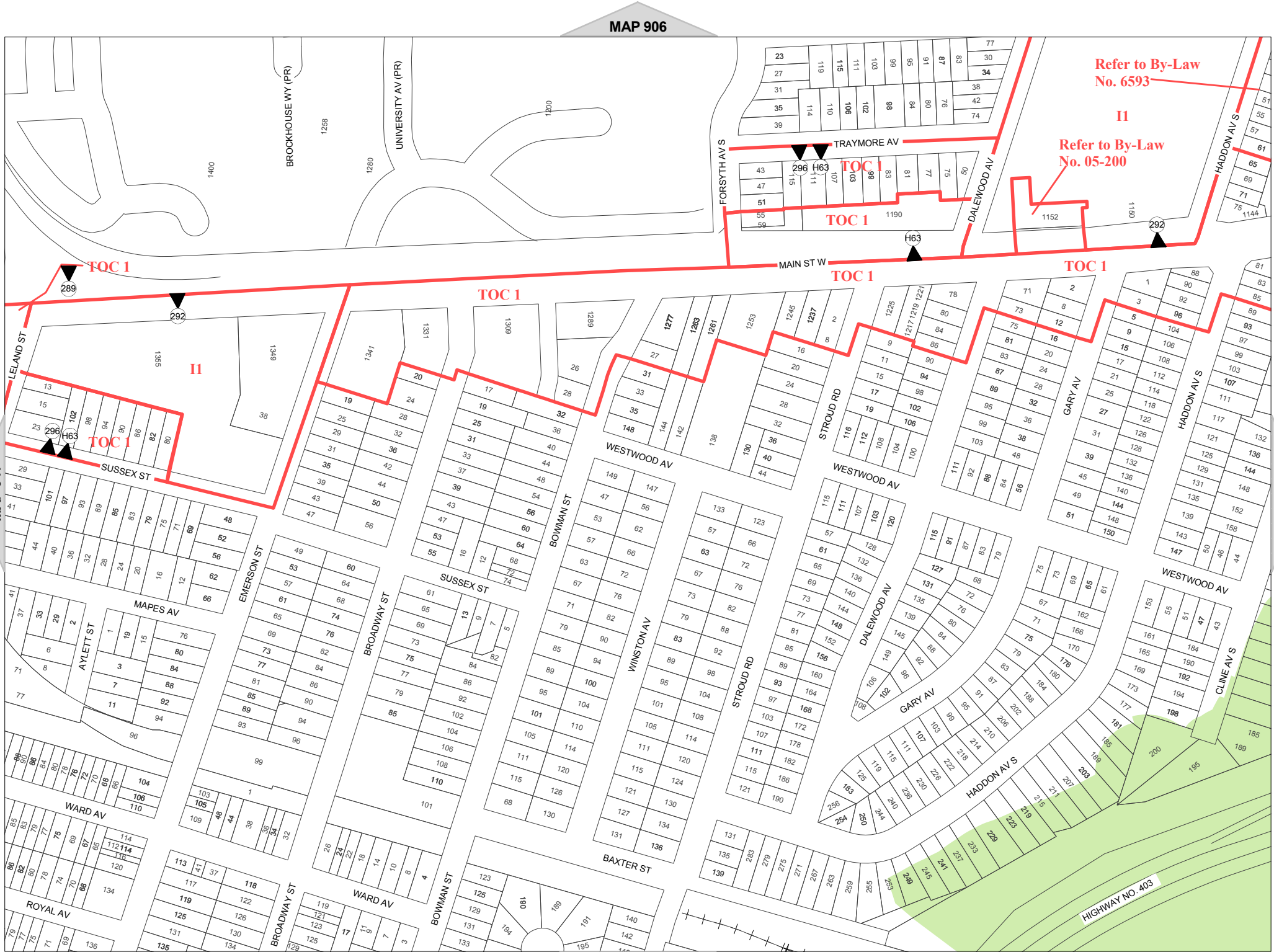
Note: Features in the Legend may not appear in each individual map for every batch series of map



NORTH

SCALE 1 : 3,332

MAP 948 of Schedule 'A'





Hamilton

City of Hamilton
Zoning By-Law 05-200

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

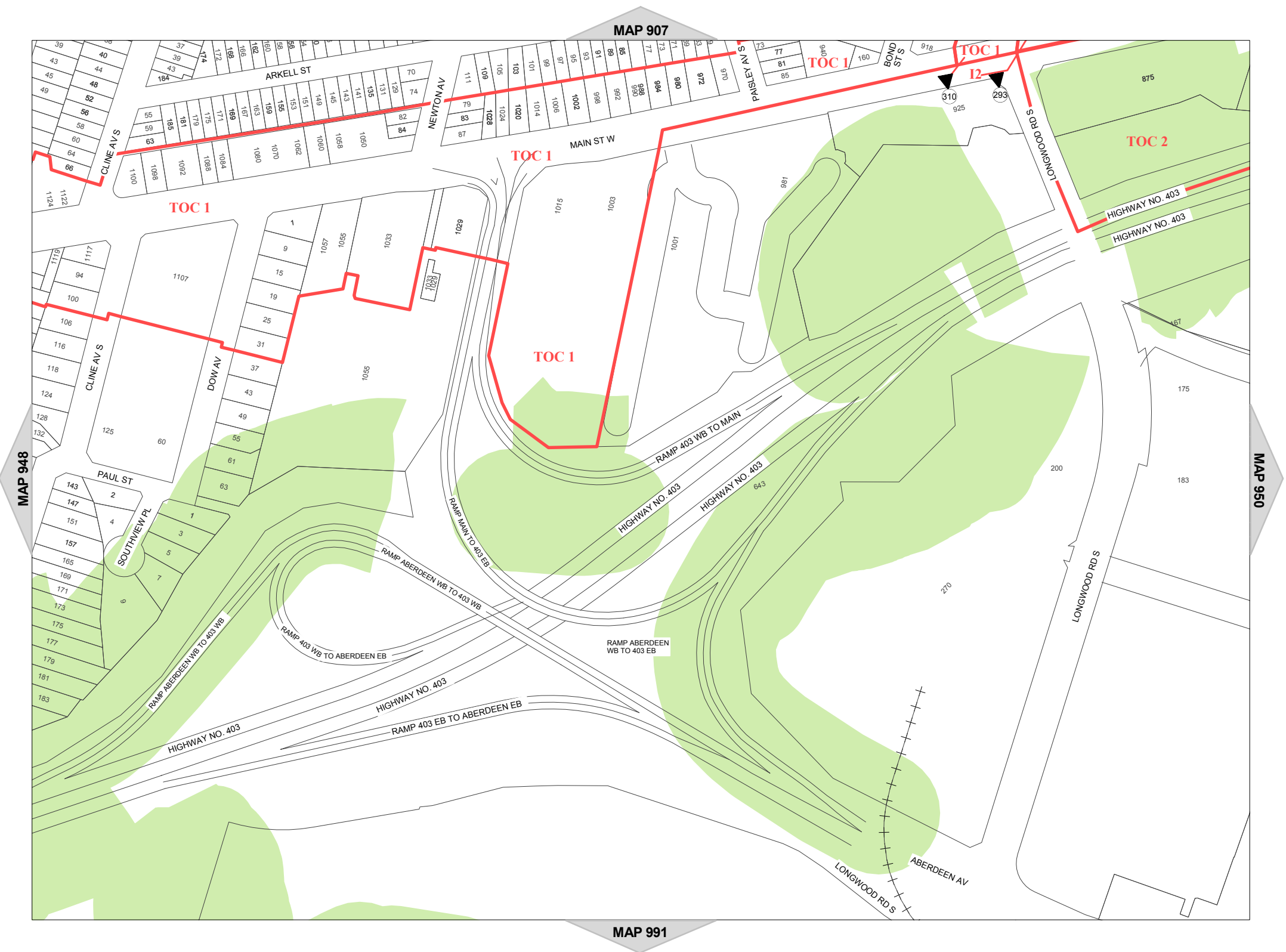
- ▶# Special Exception
- ▶# Holding Provision
- Urban Boundary
- Zoning Boundary
- C.A. Regulated Area
- Lake
- Railway

Note: Features in the Legend may not appear in each individual map for every batch series of map



NORTH
SCALE 1 : 3,332

MAP 949 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law 05-200

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

- Special Exception
- Holding Provision
- Urban Boundary
- Zoning Boundary
- C.A. Regulated Area
- Lake
- Railway

Note: Features in the Legend may not appear in each individual map for every batch series of map



SCALE 1 : 3,332

MAP 950 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law 05-200

Map Reference Number	By-Law Number	Effective Date of By-Law

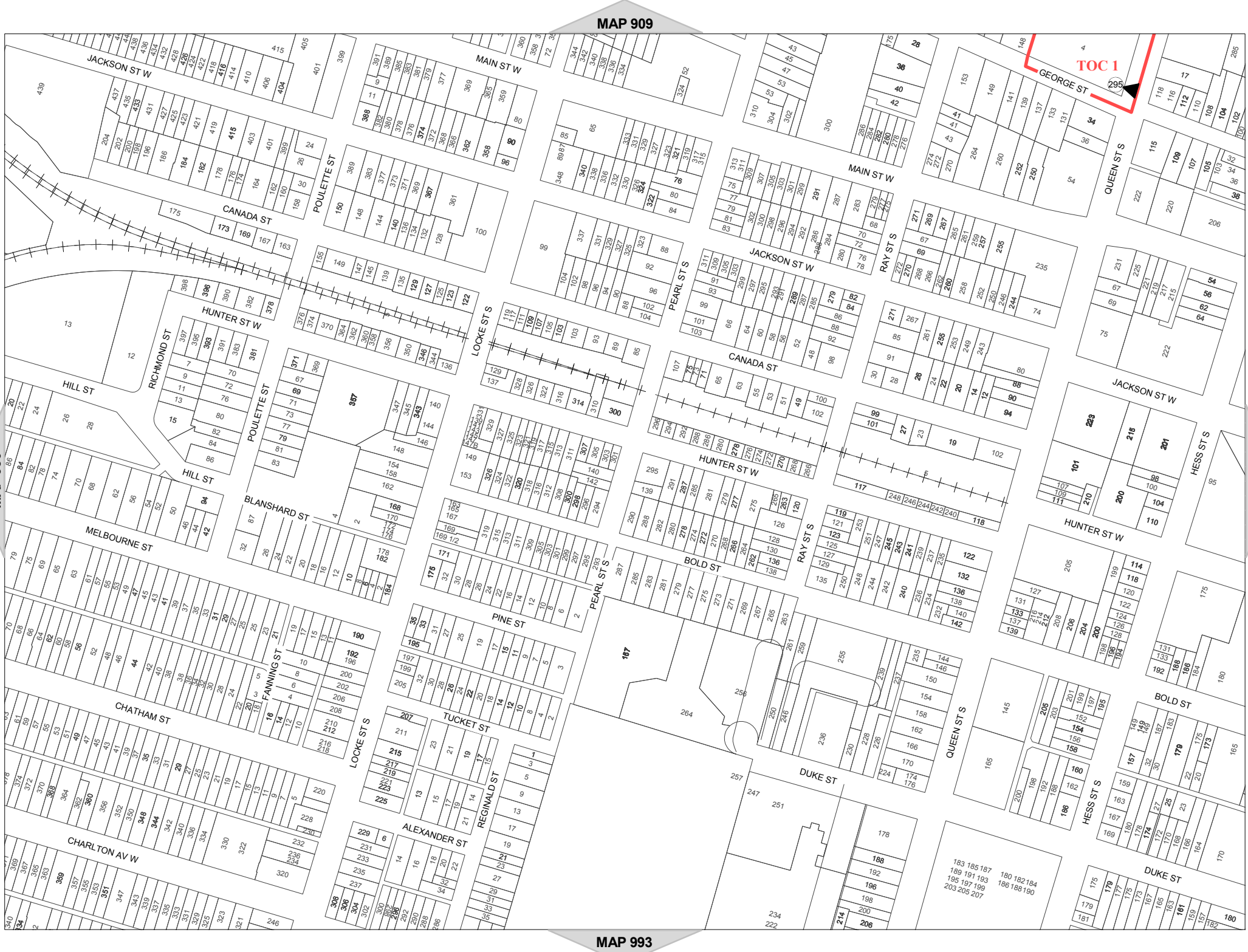
Legend

- Special Exception
- Holding Provision
- Urban Boundary
- Zoning Boundary
- C.A. Regulated Area
- Lake
- Railway

Note: Features in the Legend may not appear in each individual map for every batch series of map



MAP 951 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law 05-200

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

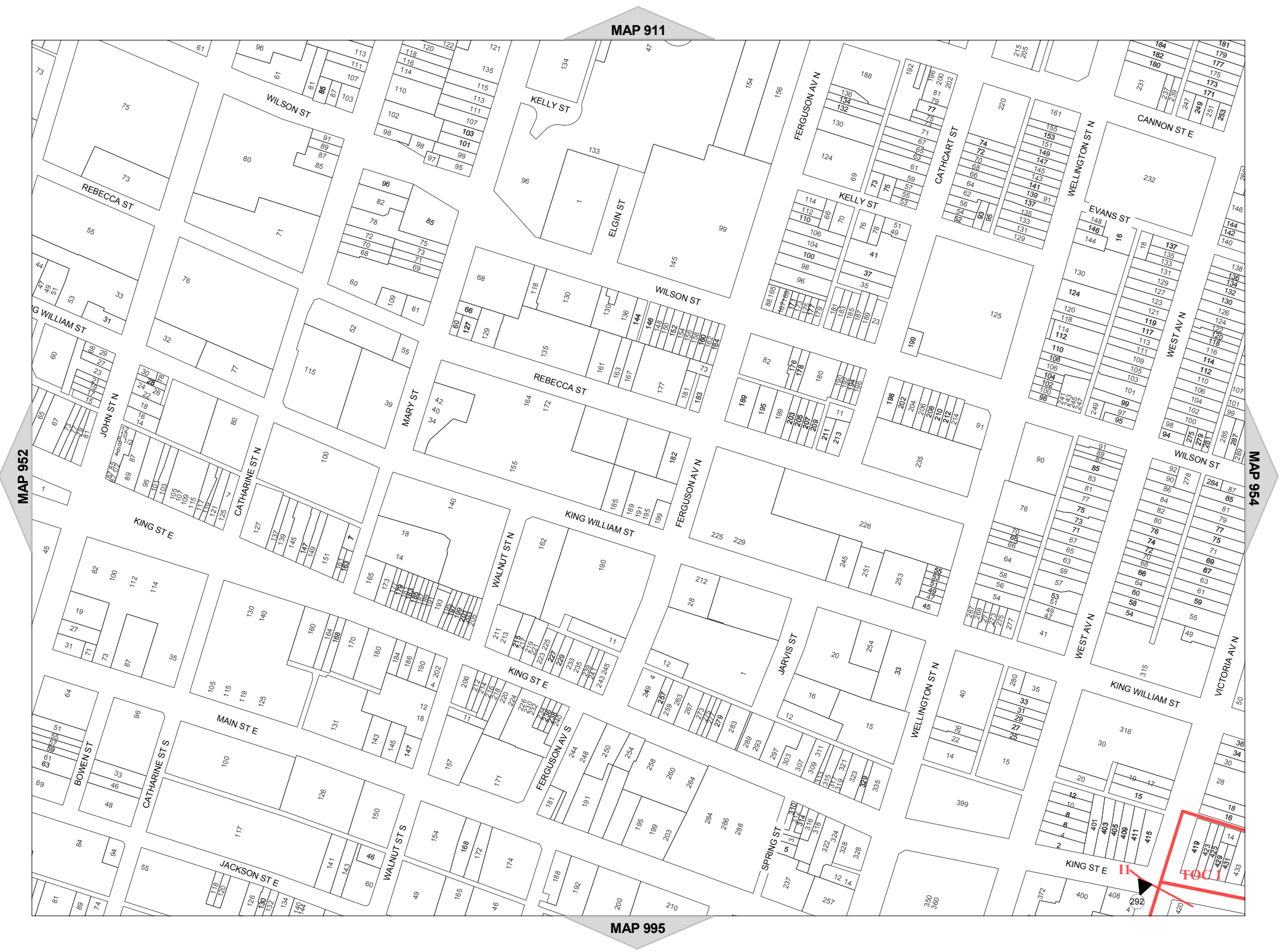
- Special Exception
- Holding Provision
- Urban Boundary
- Zoning Boundary
- C.A. Regulated Area
- Lake
- Railway

Note: Features in the Legend may not appear in each individual map for every batch series of map



SCALE 1 : 3,332

MAP 953 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law 05-200

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

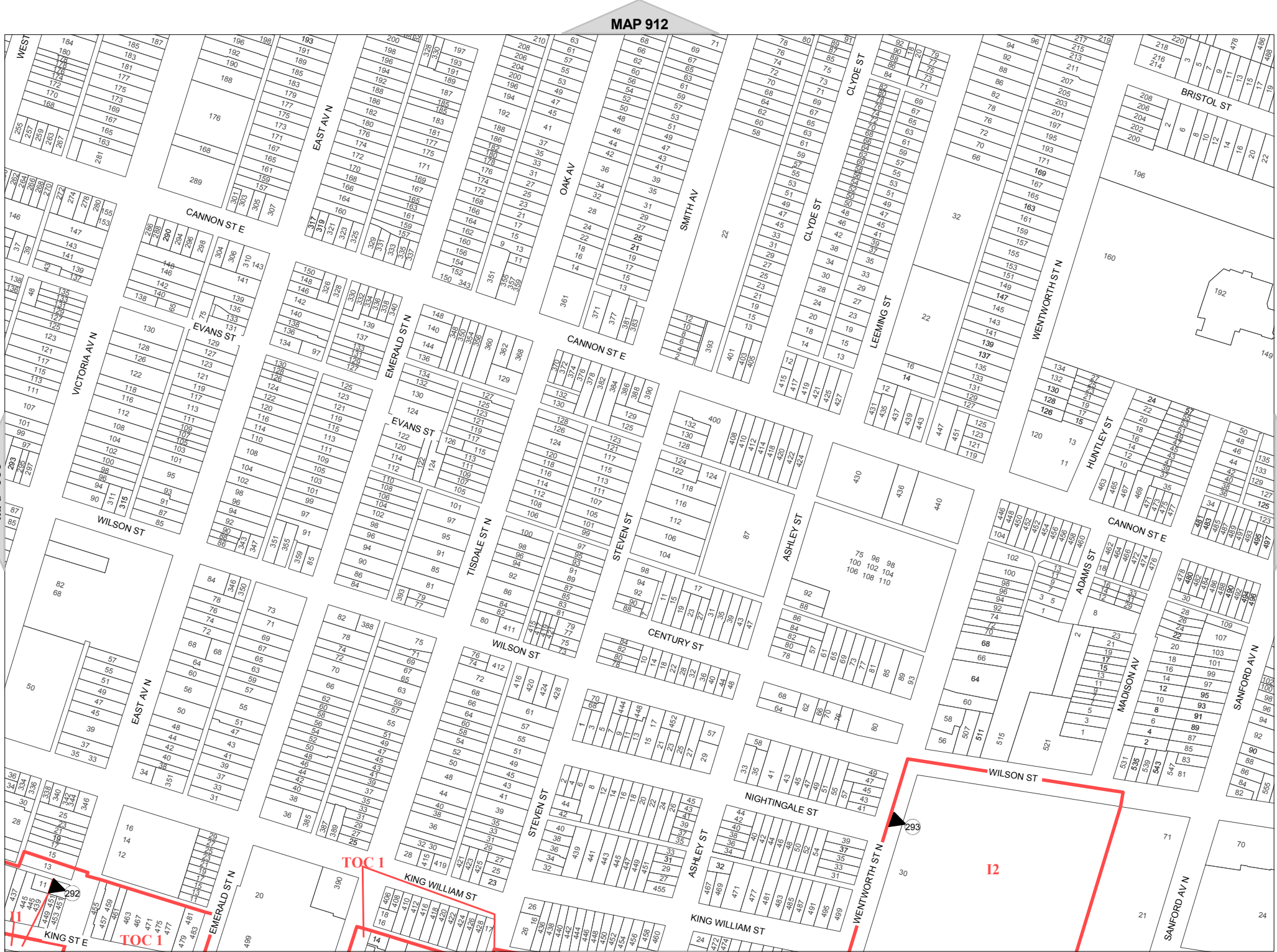
- Special Exception
- Holding Provision
- Urban Boundary
- Zoning Boundary
- C.A. Regulated Area
- Lake
- Railway

Note: Features in the Legend may not appear in each individual map for every batch series of map



NORTH
SCALE 1 : 3,332

MAP 954 of Schedule 'A'





Hamilton

City of Hamilton
Zoning By-Law 05-200

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

- Special Exception
- Holding Provision
- Urban Boundary
- Zoning Boundary
- C.A. Regulated Area
- Lake
- Railway

Note: Features in the Legend may not appear in each individual map for every batch series of map



NORTH
SCALE 1 : 3,332

MAP 995 of Schedule 'A'












**City of Hamilton
Zoning By-Law 05-200**

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

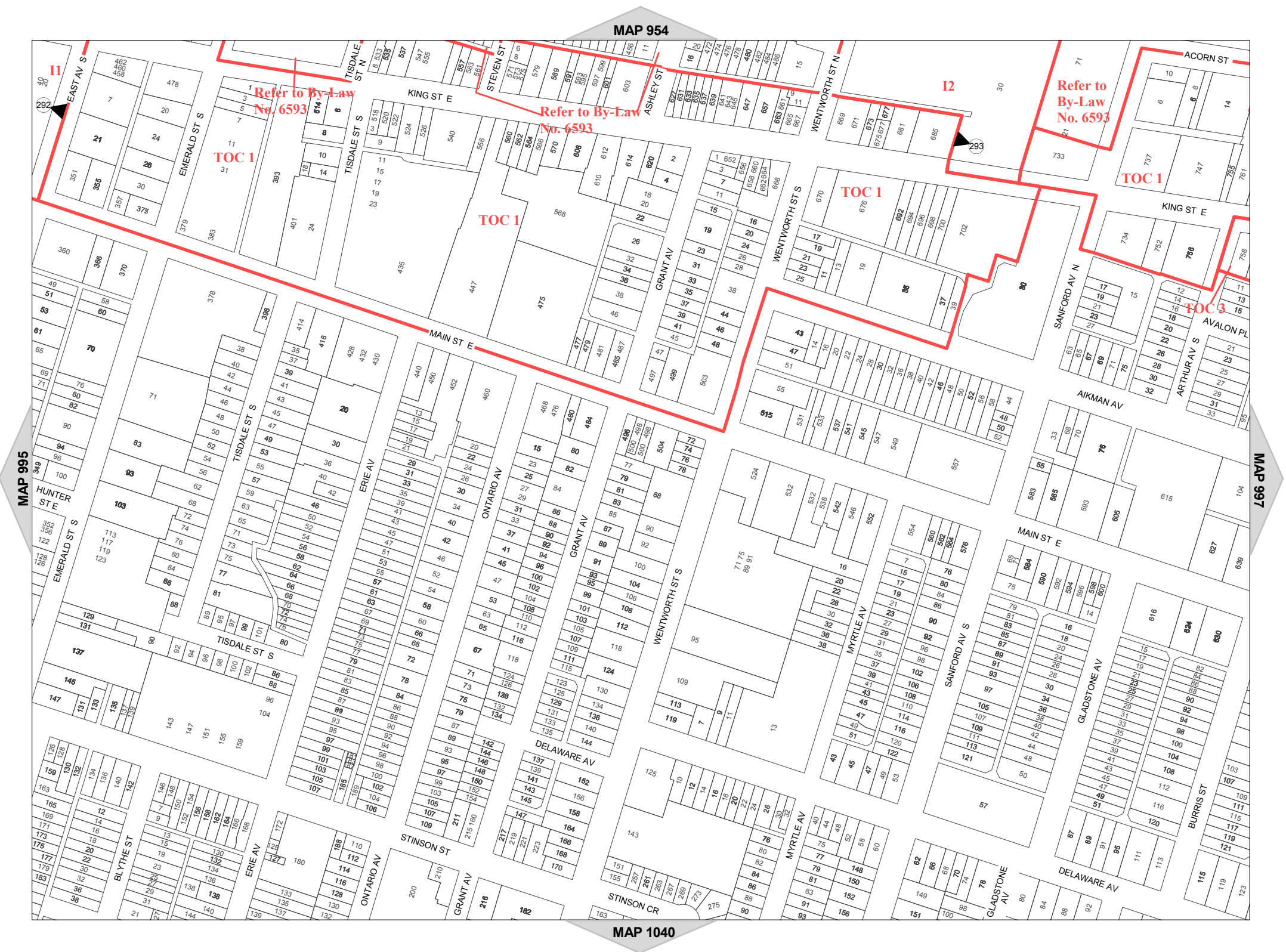
- | | |
|---|---------------------|
|  | Special Exception |
|  | Holding Provision |
|  | Urban Boundary |
|  | Zoning Boundary |
|  | C.A. Regulated Area |
|  | Lake |
|  | Railway |

Note: Features in the Legend may not appear in each individual map for every batch series of map



SCALE 1 : 3.332

MAP 996 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law 05-200

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

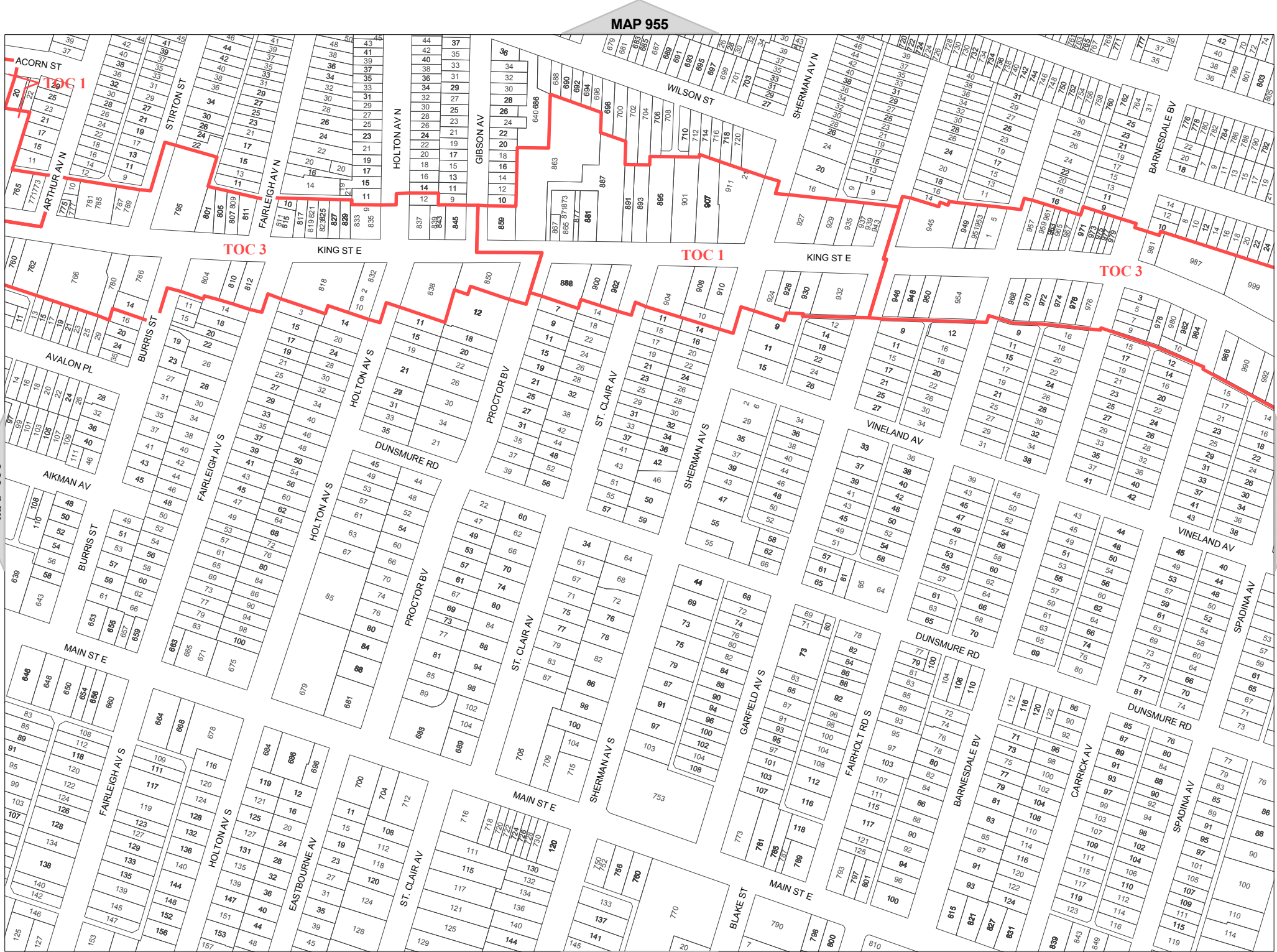
- Special Exception
- Holding Provision
- Urban Boundary
- Zoning Boundary
- C.A. Regulated Area
- Lake
- Railway

Note: Features in the Legend may not appear in each individual map for every batch series of map



NORTH
SCALE 1 : 3,332

MAP 997 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law 05-200

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

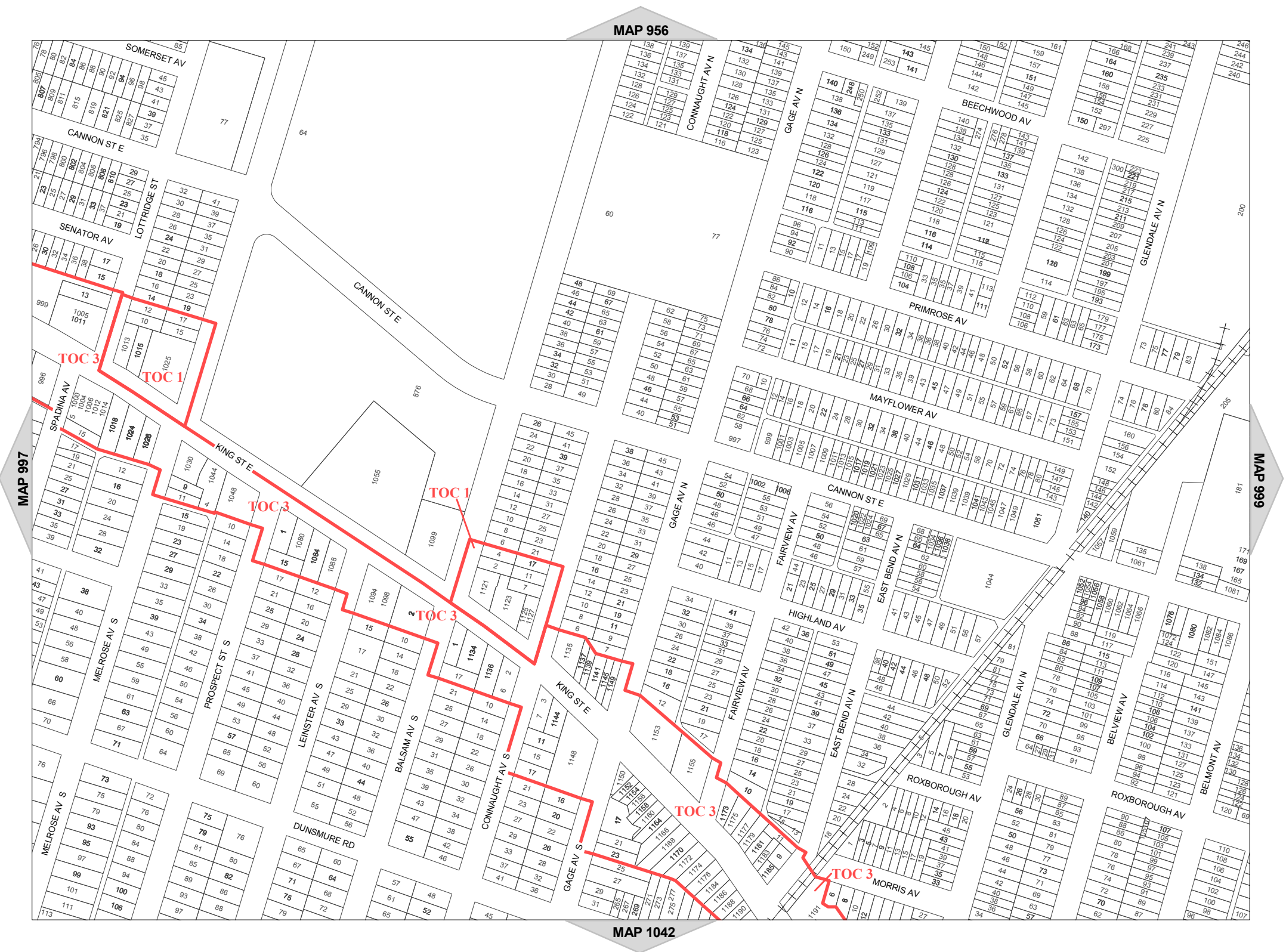
- Special Exception
- Holding Provision
- Urban Boundary
- Zoning Boundary
- C.A. Regulated Area
- Lake
- Railway

Note: Features in the Legend may not appear in each individual map for every batch series of map



NORTH
SCALE 1 : 3,332

MAP 998 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law 05-200

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

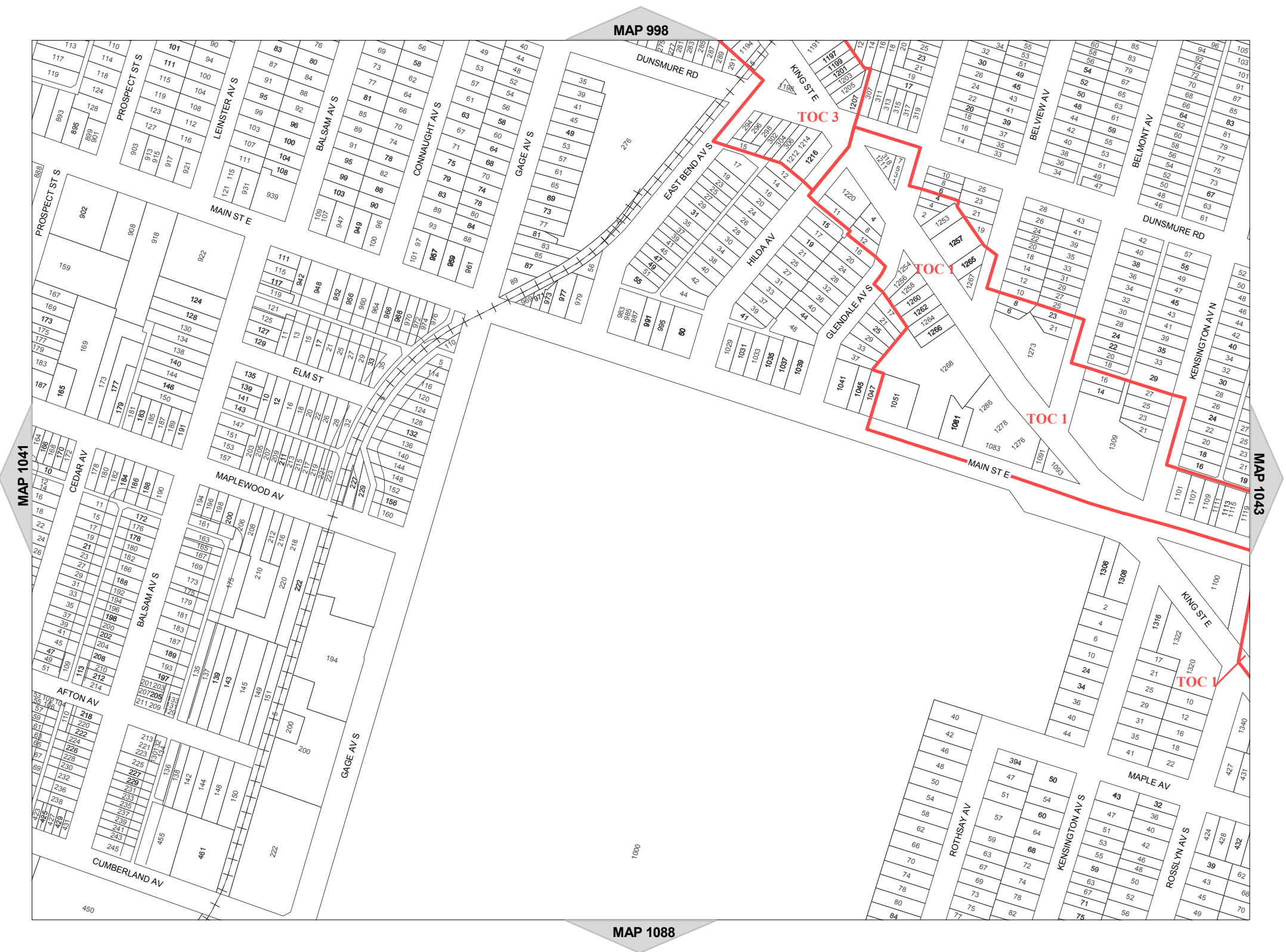
- Special Exception
- Holding Provision
- Urban Boundary
- Zoning Boundary
- C.A. Regulated Area
- Lake
- Railway

Note: Features in the Legend may not appear in each individual map for every batch series of map



NORTH
SCALE 1 : 3,332

MAP 1042 of Schedule 'A'





Hamilton

City of Hamilton
Zoning By-Law 05-200

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

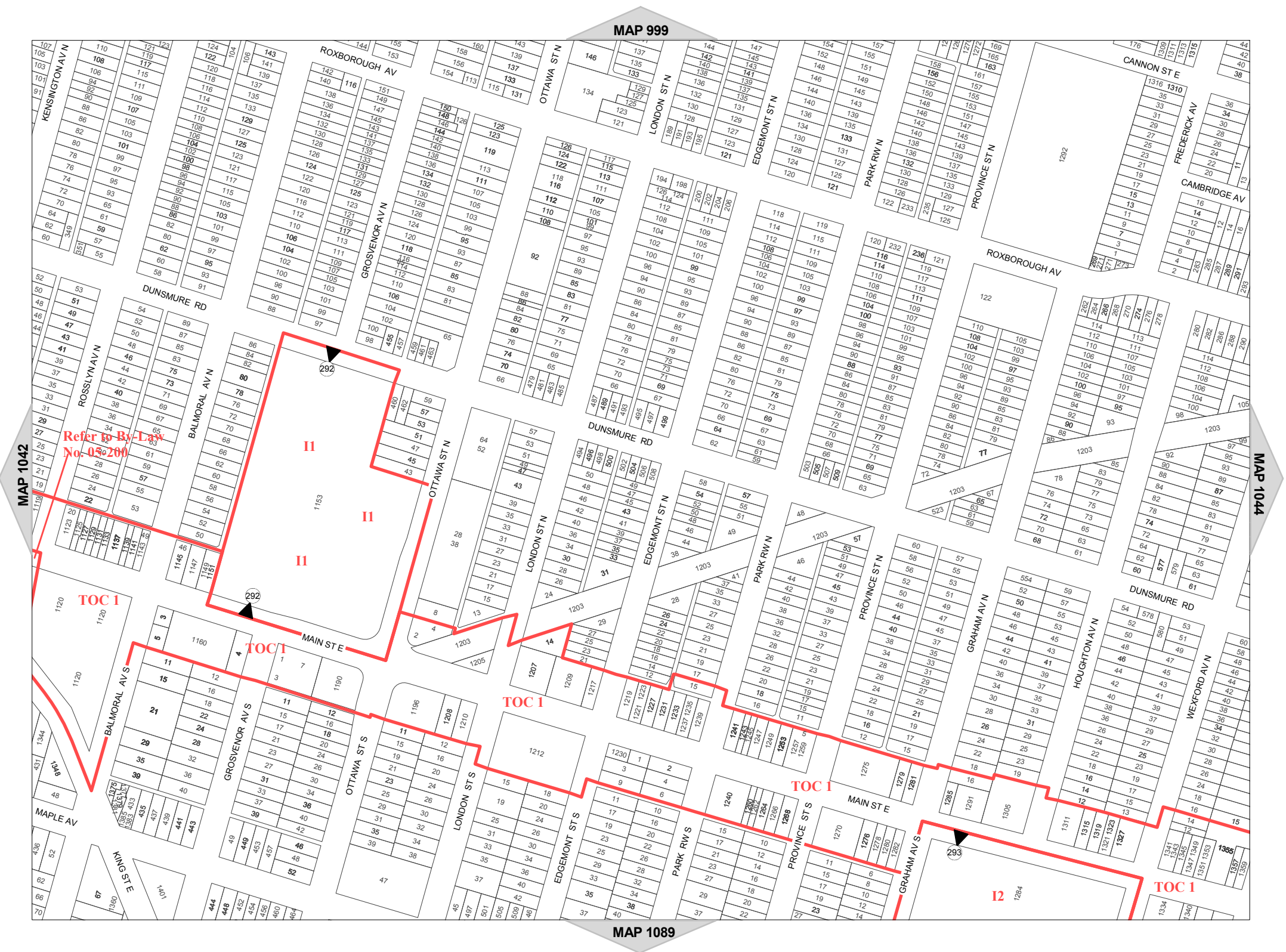
- Special Exception
- Holding Provision
- Urban Boundary
- Zoning Boundary
- C.A. Regulated Area
- Lake
- Railway

Note: Features in the Legend may not appear in each individual map for every batch series of map



NORTH
SCALE 1 : 3,332

MAP 1043 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law 05-200

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

- ▶# Special Exception
- ▶# Holding Provision
- Urban Boundary
- Zoning Boundary
- C.A. Regulated Area
- Lake
- Railway

Note: Features in the Legend may not appear in each individual map for every batch series of map



SCALE 1 : 3,332

MAP 1044 of Schedule 'A'





Hamilton

City of Hamilton
Zoning By-Law 05-200

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

- Special Exception
- Holding Provision
- Urban Boundary
- Zoning Boundary
- C.A. Regulated Area
- Lake
- Railway

Note: Features in the Legend may not appear in each individual map for every batch series of map



NORTH
SCALE 1 : 3,332

MAP 1089 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law 05-200

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

- Special Exception
- Holding Provision
- Urban Boundary
- Zoning Boundary
- C.A. Regulated Area
- Lake
- Railway

Note: Features in the Legend may not appear in each individual map for every batch series of map



NORTH
SCALE 1 : 3,332

MAP 1090 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law 05-200

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

- Special Exception
- Holding Provision
- Urban Boundary
- Zoning Boundary
- C.A. Regulated Area
- Lake
- Railway

Note: Features in the Legend may not appear in each individual map for every batch series of map



NORTH
SCALE 1 : 3,332

MAP 1091 of Schedule 'A'

