

Appendix “G-1” – Modifications and Updates Summary to Section 10.1: Residential Character Commercial (C1) Zone			
Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>			
10.1.3	<p>d) e) Maximum Height</p> <p>e) d) Maximum Lot Area</p> <p>f) e) Visual Barrier Requirement</p> <p>g) f) Outdoor Storage</p>	<p>d) Maximum Height</p> <p>e) Maximum Lot Area</p> <p>f) Visual Barrier Requirement</p> <p>g) Outdoor Storage</p>	<p>A minor numbering change to the regulation as a result of a typo in the reference in Subsection 10.1.3. This does not affect other regulations.</p>
10.1.4a)	<p>Maximum 3.0 metres Yard Abutting Street</p>	<p>Maximum 3.0 metres Yard Abutting Street</p>	<p>An amendment to the regulation by adding the word “Maximum”. Without the word maximum, a building must be set back from the street by 3.0 metres, which was not the intent. Rather, there should be a range to allow for flexibility.</p>
10.1.4e)ii)	<p>Notwithstanding Subsection 10.1.4i), 360.0 square metres for a corner lot.</p>	<p>360.0 square metres for a corner lot.</p>	<p>An amendment to the regulation by removing duplication and unnecessary wording in the regulation. Does not change the intent of the regulation.</p>
10.1.3e)	<p>A visual barrier shall be required along any lot line abutting a Residential Zone, Institutional Zone, or Downtown (D5) Zone or Downtown (D6) Zone property line in accordance with the requirements of Section 4.19 of this By-law.</p>	<p>A visual barrier shall be required along any lot line abutting a Residential Zone, Institutional Zone, or Downtown (D5) Zone in accordance with the requirements of Section 4.19 of this By-law.</p>	<p>An amendment to the regulation to delete reference to Downtown (D6) Zone. Recent amendments to the Downtown Secondary Plan and implementing Downtown Zones in Hamilton Zoning By-law No. 05-200 resulted in the deletion of the zone.</p> <p>In addition, removed the words “line” to have consistent wording with other zones</p>