

Appendix “G-2” – Modifications and Updates Summary to Section 10.2: Neighbourhood Commercial (C2) Zone			
Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
Grey highlighted strikethrough text = text to be deleted		bolded text = text to be added	
10.2.3k)	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.	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.	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. In addition, removed the words “line” to have consistent wording with other zones
10.2.4a)	Notwithstanding Section 10.2.3a) i) and ii), Minimum 4.5 metres.	Notwithstanding Section 10.2.3a) i) and ii), minimum 4.5 metres.	An amendment to the regulation adding a “Notwithstanding” clause and reference to another subsection for further clarity. Does not change the intent of the regulation.
10.2.4c)	Notwithstanding Section 10.2.3j), a minimum 3.0 metres planting strip in width shall be required abutting any street line, or Residential Zone or Institutional Zone property lot line, except for points for ingress and egress.	Notwithstanding Section 10.2.3j), a minimum 3.0 metres planting strip shall be required abutting any street line, or Residential Zone or Institutional Zone lot line, except for points for ingress and egress.	An amendment to the regulation adding “Notwithstanding” clause and reference to another subsection for further clarity. Also add the word “planting strip” to provide clarity to the regulation. In addition, replace the word “property” with “lot” for wording consistency. The amendments do not change the intent of the regulation.
10.2.4d) (new regulation)	Maximum 175 Gross square Floor Area metres for Accessory Retail Uses to a Motor Vehicle Service Station	Maximum 175 Gross square Floor Area metres for Accessory Retail Uses to a Motor Vehicle Service Station	Addition of a new regulation to Section 10.2.4 of the C2 Zone restricting the maximum Gross Floor Area of an accessory Retail Use in Motor Vehicle Service Station to 175 square metres. This is consistent with other zones with this regulation where the use is also permitted. The purpose is to allow for limited selling of merchandise.