

Address	Map #/ Schedule in By-law	Existing Zoning	Proposed Zoning in Zoning By-law 05-200	OPA Required	Rationale
Ward 2					
93 West Avenue South	995	Neighbourhood Park (P1) Zone	Community Park (P2) Zone	No	The lands contain the Central Memorial recreation centre which is not a permitted use in the P1 Zone.
Claremont Access Right-of-way	995	Neighbourhood Park (P1) Zone	Open Space (P4) Zone	No	The lands on the east side of the access and north-west of the park are general open space and should be zoned to reflect the use.
9-11 Robert Street	911	"H" (Community Shopping and Commercial, etc.) District – Hamilton Zoning By-law No. 6593	Downtown Mixed Use – Pedestrian Focus (D2) Zone – Hamilton Zoning By-law 05-200	No	This property is located within the Downtown Hamilton Secondary Plan area, designated as Downtown Mixed Use, Pedestrian Focus. This parcel was accordingly intended to be included in the 2018 Downtown Zones update. The existing zoning is "H" (Community Shopping and Commercial, etc.) District within Zoning By-law No. 6593.
Ward 4					
51 and 52 Adair Avenue South	1140	"H" (Community Shopping and Commercial, etc.) District – Hamilton Zoning By-law No. 6593	Transit Oriented Corridor (TOC1) – Hamilton Zoning By-law 05-200	No	Mistakenly taken out of the TOC1 Zone, lands to be added back in.
Ward 5					

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141 King Street East	1249	General Commercial "GC-5" Zone, Modified - Stoney Creek Zoning By-law No. 3692-92	Neighbourhood Commercial (C2, 749) Zone – Hamilton Zoning By-law 05-200	No	This property is currently zoned General Commercial "GC-5" Zone, Modified in the City of Stoney Creek Zoning By-law No. 3692-92 and was accordingly intended to be included in the 2017 Commercial and Mixed Use Zones.
Ward 6					
1603 Rymal Road E	1548	Arterial Commercial (C7, 589) Zone	Arterial Commercial (C7, 748) Zone	Yes	At the time the land was sold by the City to the current landowner, the agreement included a range of uses under the M11 District in Zoning by-law 6593. To implement the condition of sale, the property will be amended to include a wider range of commercial uses.

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Part of 60 Arbour Road/ 1375 Stone Church Road East	1451 and 1452	Conservation Hazard Land (P5)	Prestige Business Park (M3, 747) Zone	No	<p>On February 13, 2020, the Province of Ontario signed Order in Council 228/2020, approving an amendment to the Niagara Escarpment Plan to re-designate the lands (approximately 1.2 ha) from "Escarpment Protection Area" to "Urban Area". The land abuts Lincoln Alexander Parkway to the north and is adjacent to employment uses to the south and east, as well as a Core Area to the west. Based on the foregoing, limited employment uses are appropriate for the use of the lands. This change was captured in the recent UHOP Housekeeping with a Site Specific Policy and a Business Park designation.</p> <p>Given its location adjacent to a natural area, and its proximity to Carmen's Banquet Centre, a small wedding chapel is appropriately recognized as an additional use permitted.</p>
952-954 Concession Street	1087	Designated Neighbourhood Shopping Area (G-4/S-1214b) District, Modified – Hamilton Zoning By-law 6593	Neighbourhood Commercial (C2, 657) Zone – Hamilton Zoning by-law 05-200	No	<p>This property was the subject of ZAR 17-010 for an amendment to Zoning By-law No. 6593 and a LPAT decision dated August 16, 2018 to permit a veterinary within the existing plaza.</p> <p>These lands were not included in the 2017 CMU zoning. This property is being included in Zoning By-law No. 05-200 through this amendment. Subject lands to be added to Schedule "A" – Zoning Map of Hamilton Zoning By-law No. 05-200. (see Appendix B)</p>
Ward 8					
1289 Upper James Street	1290	Arterial Commercial (C7) Zone	Arterial Commercial (C7, 735) Zone	Yes	An amendment to recognize existing retail and office uses on the property which were approved through Minor Variance application HM/A-19:458.

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Ward 10					
57-71 (odd only) East Street	1205	Community Commercial (C3) Zone, 579	N/A	No	The land were inadvertently zoned Community Commercial (C3) Zone as a result of an error in the former Stoney Creek OP that was carried forward into the UHOP. The lands should have been designated and zoned as residential and not commercial. The lands are to be removed from Zoning By-law No. 05-200 and put into Zoning By-law No. 3692-92.
Ward 11					
Part of 2860 Kirk Road	213	Conservation / Hazard Land Rural (P6) Zone	Conservation / Hazard Land Rural (P6, 118) Zone	No	These properties were subject to Surplus Farm Dwelling severances. A single detached dwelling was subsequently prohibited on the remainder of the respective farm parcels zoned A1, pursuant to the requirements of the Rural Hamilton Official Plan. Since the P6 Zone permits a dwelling as-of-right, this special exception needs to be updated to prohibit a dwelling on the respective portions zoned P6.
Part of 9305 Chippewa Road West	201	Conservation / Hazard Land Rural (P6) Zone	Conservation / Hazard Land Rural (P6, 118) Zone	No	
Part of 3316 Highway 56	213	Conservation / Hazard Land Rural (P6) Zone	Conservation / Hazard Land Rural (P6, 118) Zone	No	
Part of 6363 White Church Road East	191, 203	Conservation / Hazard Land Rural (P6) Zone	Conservation / Hazard Land Rural (P6, 118) Zone	No	
6266 Chippewa Road East	203	Agriculture (A1, 642) Zone	Agriculture (A1, 118) Zone	No	

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Part of 186 Binbrook Road	215	Agriculture (A1, 482) Zone Agriculture (A1) Zone Conservation / Hazard Land Rural (P6, 482) Zone	Agriculture (A1, 118) Zone Conservation / Hazard Land Rural (P6, 118) Zone Agriculture (A1) Zone	No	subsequently prohibited on the remainder of the farm parcel zoned A1. This amendment will only change the special exception number to consolidate all of these special exceptions under one consistent number. No changes to the purpose and intent of the zone are proposed.
2282 Westbrook Road	1941, 1963 and 1983	Agriculture (A1, 482) Zone Conservation/ Hazard Land Rural (P6, 642) Zone	Agriculture (A1, 118) Zone Conservation / Hazard Land Rural (P6, 118) Zone	No	
5200 Berry Road	225	Agriculture (A1, 642) Zone Conservation / Hazard Land Rural (P6, 642) Zone	Agriculture (A1, 118) Zone Conservation / Hazard Land Rural (P6, 118) Zone	No	
Part of 2040 Hall Road	219, 223	Agriculture (A1, 642) Zone	Agriculture (A1, 118) Zone	No	

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3600 Guyatt Road	193	Agriculture (A1, 642) Zone Conservation / Hazard Land Rural (P6, 642) Zone	Agriculture (A1, 118) Zone Conservation / Hazard Land Rural (P6, 118) Zone	No	
3100-3140 Regional Road 56 and Block 131 of Registered Plan of Subdivision 62M-1062	1934, 1956	General Commercial (C3-304) Zone – Glanbrook Zoning By-law 464	Mixed Use Medium Density – Pedestrian Focus (C5a, 674), Zone – Hamilton Zoning By-law 05-200	No	This property was subject to UHOPA-16-019 and ZAC-16-054 for an amendment to the Township of Glanbrook Zoning By-law No. 46. It is subject to an LPAT settlement dated May 7, 2019. These lands were not included in the 2017 CMU Zoning. This property is being included in Zoning By-law No. 05-200 through this amendment.
Rear Part of 39 Garinger Crescent	1911	District Commercial (C6, 337, 570, H92) Zone, Modified, Holding	District Commercial (C6, 337, 570, H87) Zone, Modified, Holding	No	The rear portion of the subject lands is subject to a Holding Provision but was incorrectly identified as H92 in the mapping. An amendment corrects the number (H87) only, as the contents are correct.
Ward 12					
Part of 2505 Highway No. 5 West	100, 109	Conservation / Hazard Land Rural (P6) Zone	Conservation / Hazard Land Rural (P6, 118) Zone	No	These properties were subject to Surplus Farm Dwelling severances. A single detached dwelling was subsequently prohibited on the remainder of the respective farm parcels zoned A1, pursuant to the requirements of the Rural Hamilton Official Plan. Since the P6 Zone permits a dwelling as-of-right, this special exception needs to be updated to prohibit a dwelling on the respective portions zoned P6.
Part of 160 Norsworthy Road	188, 200	Conservation / Hazard Land Rural (P6) Zone	Conservation / Hazard Land Rural (P6, 118) Zone	No	

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Part of 701 Lynden Road	129	Conservation / Hazard Land Rural (P6) Zone	Conservation / Hazard Land Rural (P6, 118) Zone	No	
Part of 4500 Governor's Road	128	Agriculture (A1) Zone	Agriculture (A1, 118) Zone	No	The current lot line and zone boundary are not correctly aligned. There are no changes to the purpose or intent of the zoning for this property, except to provide a minor zone boundary adjustment to align with the lot line.
Part of 49 Inksetter Road	113, 114	Rural (A2, 613) Zone Conservation / Hazard Land Rural (P6) Zone Conservation / Hazard Land Rural (P6, 616) Zone Conservation/ Hazard Land Rural (P7) Zone	Rural (A2, 118) Zone Conservation / Hazard Land Rural (P6, 118) Zone Conservation/ Hazard Land Rural (P7) Zone	No	<p>This property was subject to a Surplus Farm Dwelling severance. A single detached dwelling was subsequently prohibited on the remainder of the farm parcel zoned A2. This amendment will only change the special exception number. No changes to the purpose and intent of the zone are proposed.</p> <p>Additionally, map boundaries are being adjusted to change the P7 lands to A2, 613, as they are cultivated agricultural fields and these P7 designated areas were labelled in error.</p>
2274 Power Line Road West	130	Agriculture (A1, 642) Zone Conservation / Hazard Land Rural (P6, 642) Zone	Agriculture (A1, 118) Zone Conservation / Hazard Land Rural (P6, 118) Zone	No	These properties were subject to Surplus Farm Dwelling severances. A single detached dwelling was subsequently prohibited on the remainder of the farm parcel zoned A1 and/or A2. This amendment will only change the special exception number. No changes to the purpose and intent of the zone are proposed.

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280 Butter Road West	175	Agriculture (A1, 675) Zone Conservation / Hazard Land Rural (P6, 675) Zone	Agriculture (A1, 118) Zone Conservation / Hazard Land Rural (P6, 118) Zone	No	
Part of 1557 Concession 2 Road West	103, 104, 112, 113	Agriculture (A1, 720) Zone	Agriculture (A1, 118) Zone	No	
144 Wilson St E	1228	General Commercial (C3-674) Zone, Modified – Ancaster Zoning By-law 87-57	Neighbourhood Commercial (C2, 750) Zone	No	
Ward 13					
78 Highway 8, Flamborough	107	Settlement Residential (S1) Zone	Settlement Commercial (S2, 751) Zone	No	<p>The lands are designated Settlement Commercial in the Greensville Rural Settlement Area Plan. The lands were inadvertently zoned residential as part of the Rural zoning project. The proposed change in zoning brings the property into conformity with the existing RHOP designation.</p> <p>This Special Exception recognizes the previous permitted uses under the previous SC Zone of Flamborough By-law 90-145 that applied to the lands, which permitted a dwelling unit in conjunction with a commercial use.</p>

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118 Hatt Street, Dundas	860, 902	General Industrial – Flood Plain (IG- FP/S-132) Zone, Modified – Dundas Zoning By-law 3581-86	Mixed Use Medium Density (C5, 734) Zone	No	Zoning By-law Amendment application to Zoning By-law No. 3581-86 was approved by Council on August 18, 2017. These lands were not included in the 2017 CMU zoning. This property is being included in Zoning By-law No. 05-200 through this amendment. Subject lands to be added to Schedule "A" – Zoning Map of Hamilton Zoning By-law No. 05-200.
1092 Gore Road	15	Conservation Hazard Land- Rural (P8) Zone Conservation Hazard Land- Rural (P7) Zone	Conservation Hazard Land- Rural (P8) Zone Conservation Hazard Land- Rural (P7) Zone Conservation Hazard Land- Rural (P6) Zone Rural (A2) Zone Rural (A2, 737)	No	Refine the Conservation Hazard land boundaries to better reflect existing land uses. Add SE 736 to recognize the previous Special exception A-23 in the Town of Flamborough Zoning By-law that applied to a portion of the lands. It permitted a motor vehicle repair and a motor vehicle collision centre. This exception was inadvertently omitted at the time of the Rural Zoning project.
1751 Concession 5 West Flamborough	68, 80	Conservation Hazard Land – Rural (P7) Zone	Reduce the land area of the P7 Zone and zone Agriculture (A1) Zone	Yes	The area of the property containing a single detached dwelling should be excluded from the P7 Zone. This change will correct a mapping error.

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1852 Concession 6 West Flamborough	67	Conservation Hazard Land- Rural (P7) Zone Rural (A2) Zone	Reduce the land area of the P7 zone and zone Rural (A2) Zone	No	Since 2015, the lands have been developed for greenhouses that are located on a portion of the lands that are zoned P7. It would be more appropriate to recognize the existing land uses.
195 Freelon Road (Freelon Rural Settlement Area)	16	Settlement Residential (S1) Zone	Community Park (P2) Zone	No	Since 2015, the lands have been developed by the city for community park uses in conjunction with the lands to the south (170 Freelon Road). The P2 zone is more appropriate for the existing land use.
Lands adjacent to Highway 6, Freelon (Freelon Rural Settlement Area)	16	Settlement Residential (S1) Zone Settlement Commercial (S2) Zone	Open Space (P4) Zone	No	There is an area of land adjacent to Highway 6 (west side) in the Freelon Rural settlement area that is an open space buffer. They were inadvertently included in the zoning for the adjacent lands to the west. The more appropriate zone is Open Space (P4) Zone
1230 Sodom Road	92, 93	Rural (A2, 614) Zone Conservation / Hazard Land Rural (P6, 617) Zone	Rural (A2, 118) Zone Conservation / Hazard Land Rural (P6, 118) Zone	No	This property was subject to a Surplus Farm Dwelling severance. A single detached dwelling was subsequently prohibited on the remainder of the farm parcel zoned A1. This amendment will only change the special exception number. No changes to the purpose and intent of the zone are proposed.
Ward 15					

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Wildan/Savona Crescent (Freelton Rural Settlement Area)	25	Settlement Residential (S1) Zone	Neighbourhood Park (P1) Zone	No	The existing tot lot was expanded to the lands to the south. The increased area is more reflective of a Neighbourhood Park rather than a tot lot. Tot lots are considered general open space.