

Zoning By-law No. 05-200 Modifications – Neighbourhood Commercial (C2) Zone, Mixed Use – Medium Density (C5) Zone, Mixed Use – Medium Density – Pedestrian Focus (C5a) Zone, Neighbourhood Institutional (I1) Zone and Neighbourhood Institutional (I2) Zone

Location	Provision	Required	Requested Amendment	Analysis
Subsection 10.5: Mixed Use Medium Density (C5) Zone				
256 Parkside Drive, 3 and 4 Howard Boulevard	Sections 6 and 23, Town of Flamborough Zoning By-law 90-145-Z	“P” Public Use Zone and “R1” Urban Residential (Single Detached) Zone	Add properties to Mixed Use Medium Density (C5) Zone in Zoning By-law 05-200.	Change in zoning aligns with the designation of these properties as “Mixed Use – Medium Density” in the Waterdown Community Node Secondary Plan.
Subsection 10.5a: Mixed Use Medium Density – Pedestrian Focus (C5a) Zone				
Properties and lands fronting on Hamilton Street between Dundas Street and White Oak Drive (5 to 80 Hamilton Street North); 267, 271 and part of 255 Dundas Street abutting Dundas Street.	Subsection 10.5	Mixed Use Medium Density (C5) Zone	Change zoning to Mixed Use Medium Density – Pedestrian Focus (C5a) Zone.	Change in zoning aligns with the Pedestrian Focus Street area limits in the Waterdown Community Node Secondary Plan. The application of Pedestrian Focus Street zoning implements the Pedestrian Focus Street policies in the Secondary Plan.
Schedule C: Special Exceptions				
18 Hamilton Street North (north east corner of Hamilton Street and Dundas Street)	Special Exception 304 Mixed Use Medium Density – Pedestrian Focus (C5a) Zone	a) In addition to Subsections 10.2.1, 10.3.1, 10.5.1, 10.5a.1, the existing motor vehicle related use shall also be permitted.	Remove Special Exception from lands	The existing motor vehicle related use on this property has ceased. The land is currently vacant. As the property is identified as a Pedestrian Focus area in the Waterdown Community Node Secondary Plan, motor vehicle related uses are not an appropriate land use to continue permitting on the site.
61 Hamilton Street North	Special Exception 573 Mixed Use Medium Density	a) In addition to Subsection 10.5.1, the existing building and lumber supply establishment shall also	a) In addition to Subsection 10.5a.1, the existing building and lumber supply establishment shall	The existing special exception which recognizes the existing use on the property will be maintained. A minor change is required to reflect that the zoning of the property is changing from the (C5) Zone to

	– Pedestrian Focus (C5a) Zone	be permitted.	also be permitted.	the (C5a) Zone.
221, 229, 233, 241, 245, 255, 267 and 271 Dundas Street East, Block 14 of Plan 62M - 582, 9, 61, 71, 79, 81, 83, 87, 89, 95, 115 and 145 Hamilton Street North, Part of 50 Culotta Drive and 170 Rockhaven Lane	Special Exception 582 Mixed Use Medium Density (C5) Zone	a) In addition to Subsection 10.5.1, the following uses shall also be permitted: i) Duplex ii) Stacked townhouse iii) Townhouse iv) Triplex b) Notwithstanding Section 4.12 (f)(ii), for the lands located at 115 Hamilton Street North, expansions to buildings legally existing at the date of the passing of the by-law may be permitted provided the total expansion of the gross floor area of all the buildings on the site does not exceed 1,475 square metres.	Remove Special Exception from all lands except 115 Hamilton Street. Modify Special Exception for 115 Hamilton Street to remove part (a) and renumber part (b) as part (a).	Some properties with this Special Exception are proposed to change to a Mixed Use Medium Density – Pedestrian Focus (C5a) zoning. As the C5a zone only permits residential uses above the first floor in conjunction with commercial uses, the uses in Part a) are not appropriate to maintain in the zoning. On lands which will continue to be zoned Mixed Use Medium Density (C5) Zone, multiple dwellings are permitted, which includes block townhouses and stacked townhouses. Street townhouses, duplexes and triplexes were not identified as appropriate uses within the Mixed Use – Medium Density Designation in the Secondary Plan and are being removed as permitted uses. Part b) of the special exception only applies to 115 Hamilton Street and is maintained.
272 Dundas Street East	Special Exception 593 Neighbourhood Commercial (C2) Zone	Special requirements for height, lot coverage, rear yard, side yard, planting strips, parking area location, and underground parking setbacks existing in the special exception.	No changes to existing provisions.	Existing provisions are based on a previously approved zoning amendment and establish standards for a specific development application.
	10.2.1 and 10.2.2	Permitted uses include: Artist Studio Catering Service Commercial School	Add requirement to Special Exception 593: b) Notwithstanding	Policy 4.4.6.5.2 of the Waterdown Community Node Secondary Plan prohibits these uses to maintain a pedestrian focused environment at this location. The intersection of Hamilton Street and Dundas

		<p>Craftsperson Shop Day Nursery Dwelling Units in conjunction with a Commercial Use Emergency Shelter Financial Establishment Medical Clinic Motor Vehicle Service Station Office Personal Services Repair Services Restaurant Retail Social Services Establishment Veterinary Service</p> <p>Prohibited uses include: Commercial Parking Facility Drive-Through Facility</p>	<p>Subsection 10.2.1 and in addition to Subsection 10.2.2, the following uses are prohibited, even as an accessory use: Motor Vehicle Service Station Motor Vehicle Gas Bar</p>	<p>Street is identified as a gateway location where pedestrian-focused built form should be provided. Zoning change aligns with the Secondary Plan policies.</p>
5 and 7 Hamilton Street North	<p>Special Exception 700</p> <p>Mixed Use Medium Density – Pedestrian Focus (C5a) Zone</p>	<p>a) In addition to Subsection 10.5.1, the following uses shall also be permitted:</p> <ul style="list-style-type: none"> i) Duplex ii) Stacked townhouse iii) Townhouse iv) Triplex <p>b) Notwithstanding Section 5.6 (c)(i), the maximum parking for dwelling units greater than 50 m² shall be 1.61 spaces per unit.</p> <p>c) Notwithstanding</p>	<p>Amend Special Exception to remove part a). and change wording of Parts c), d) and e), so that the Special Exception reads:</p> <p>a) Notwithstanding Section 5.6 (c)(i), the maximum parking for dwelling units greater than 50 square metres shall be 1.61 spaces per unit.</p> <p>b) The finished floor elevation of any</p>	<p>Changes recognize that the property is changing from a Mixed Use Medium Density (C5) Zone to a Mixed Use Medium Density – Pedestrian Focus (C5a) Zone.</p> <p>As the (C5a) zone only permits residential uses above the first floor in conjunction with commercial uses, the uses in part a) are not appropriate to maintain in the zoning and will be removed.</p> <p>All other standards related to an approved development on the lands are maintained, with minor changes as needed for consistency with the Mixed Use Medium Density – Pedestrian Focus (C5a) Zone.</p>

		<p>Section 10.5.1.1 (i)(1), the finished floor elevation of any dwelling unit shall be a minimum of 0.10 metres above grade.</p> <p>d) Notwithstanding Section 10.5.3 (g)(vii)(1), the principal commercial entrance within the ground floor façade shall be located on the north side of the building.</p> <p>e) In addition to Section 10.5.2, ground floor residential units fronting onto Hamilton Street North, shall be prohibited.</p>	<p>dwelling unit shall be a minimum of 0.10 metres above grade.</p> <p>c) Notwithstanding Section 10.5a.3 (h)(vi)(1), the principal commercial entrance within the ground floor façade shall be located on the north side of the building.</p> <p>d) Notwithstanding 10.5a.1.1 ii) 2), dwelling units, mixed use may be permitted on the ground floor, provided that no ground floor residential uses front onto Hamilton Street North.</p>	
<p>4, 50, 54 and 56 Barton Street, 5-7, 9, 18, 20-64, 25, 61, 70, 71, 74, 79, 80, 81, 83, 87, 89, 95, 115 and 145 Hamilton Street North, 221, 229, 232, 233, 238, 241, 244, 245, 246, 250, 252, 254, 255, 267, 271, 279, 283-285, 288-302, 304, 307-309,</p>	<p>Mixed Use Medium Density (C5) Zone and Mixed Use Medium Density – Pedestrian Focus (C5a) Zone</p>	<p>N/A</p>	<p>Add a new Special Exception 752:</p> <p>a) On a lot containing greater than 20 dwelling units, the required amenity area shall include a minimum of 40 square metres for a single common outdoor amenity area at the ground level.</p> <p>b) The common amenity area required</p>	<p>The requirement for a common outdoor amenity area implements Policy 4.4.10.2 f) of the Secondary Plan. This requirement has been applied to all lands in the Mixed Use Medium Density (C5) Zone and Mixed Use Medium Density – Pedestrian Focus (C5a) Zone within the Secondary Plan.</p> <p>For larger developments containing residential units, common outdoor amenity area fulfills an important need for residents. Ground floor amenity areas contribute to a high quality of site design and fulfills the objectives of the Secondary Plan to create attractive spaces and maintain appropriate levels of greenspace</p>

311, 312, 313, 315, 316-318, 317, 319, 321, 323, 324, 327, 331, and 335 Dundas Street East, Block 14 of Plan 62M-582, Block 29 of Plan 62M-627, 10, 18, 19, 20 and 26 Flamboro Street, 10 and 25 Franklin Street, 7-11, 23 and 27 Griffin Street, 3 and 4 Howard Boulevard, 1, 9, 17, 20, 30, 34, 35 and 40 Main Street North, 9, 10, 11, 17, 19, 23, 25, 31 and 37 Main Street South, 6, 16, 21, 24, 25, 30, 34 and 40 Mill Street North, 5, 11, 15, 19, 22, 26 and 27 Mill Street South, 170 Rockhaven Lane, and 256 Parkside Drive			<p>by part a) of Special Exception 752 shall not include any required planting strips or required landscaped areas and shall have a minimum width of 4 metres.</p> <p>c) Notwithstanding Section 10.5.3 i) and 10.5a.3 i), where a property lot line abuts a property lot line within a Residential Zone or an Institutional Zone and not a Laneway, a minimum 3.0 metre wide Planting Strip shall be provided and maintained.</p>	<p>within intensification areas. A minimum size of 40 square metres and a minimum depth of 4 metres is recommended to ensure usability.</p> <p>The minimum planting strip width implements guidelines 4.2.1 h) in the Waterdown Community Urban Design Guidelines.</p>
18 Hamilton Street North 279, 283, 285, 288-302, 304, 307-309, 311,	Mixed Use Medium Density (C5) Zone and Mixed Use Medium Density	N/A	Add Special Exception 753	<p>Site Specific is applied to all properties in Area Specific Policy Area “D” in the Secondary Plan.</p> <p>This portion of the Community Node is</p>

312, 313, 315, 316-319, 321, 323, 324, 327, 331 and 335 Dundas Street East, 6, 16, 21, 24, 25, 30, 34 and 40 Mill Street North, 5, 11, 15, 19, 22, 26 and 27 Mill Street South, 7-11, 23 and 27 Griffin Street, 1, 9, 17, 20, 30, 34, 35 and 40 Main Street North, 9, 10, 11, 17, 19, 23, 25, 31, 37 Main Street South, 4, 50, 54, and 56 Barton Street, 10, 18, 19, 20 and 26 Flamboro Street, 10 and 25 Franklin Street	– Pedestrian Focus (C5a) Zone			recognized as having a unique historic character and lot pattern which differs from other parts of the Community Node. This portion of the node also contains many Cultural Heritage Resources. New and amended requirements are intended to ensure compatible development.
	Section 10.5a.1.1 iii) 1.	1. Notwithstanding Section 10.5a.1, a Commercial Parking Facility, excluding access driveway(s) shall only be permitted if wholly contained within a building and shall not be permitted on the first storey.	<p>a) Notwithstanding Section 10.5a.1.1 iii) 1., Commercial Parking Facilities may be permitted on the ground floor and not wholly contained within a building. A Commercial Parking Facility not wholly contained within a building shall not be permitted on a lot with frontage on Dundas Street unless a building is located between parking spaces and the street.</p> <p>b) Where a Commercial Parking Facility is contained within a Building, with the exception of an access driveway to the parking facility, that portion of the ground floor of the facility which faces any street shall only be used for permitted uses other than parking;</p>	<p>Amendment to commercial parking facility requirement permits the possible creation of a parking facility within this area. Policy 4.4.13.4.1e) of the Secondary Plan directs that the City investigate the feasibility of a future municipal parking lot in this area. This could also be created via a partnership with a new development. The proposed amendment is consistent with the intent of the Secondary Plan and would facilitate this action. Commercial parking fronting on Dundas Street is prohibited in order to maintain the primary pedestrian focus on Dundas Street.</p> <p>A building with a Commercial Parking Facility must have commercial uses facing any street. Implements guideline 4.3.1 g) in the Waterdown Community Node Urban Design Guidelines.</p>

	Section 10.5.3 d) ii) and iii) and Section 10.5a.3 d) ii) and iii)	ii) Maximum 22.0 metres; and, iii) In addition to Section 10.5.3i)/ 10.5a.3i), and notwithstanding Section 10.5.3ii)/ 10.5a.3ii), any building height above 11.0 metres may be equivalently increased as the yard increases beyond the minimum yard requirement established in Section 10.5.3/10.5a.3 b) and c) when abutting a Residential or Institutional Zone to a maximum of 22.0 metres.	c) Notwithstanding Section 10.5.3 d) ii) and iii) and Section 10.5a.3 d) ii) and iii), the maximum height shall be 11.0 metres.	Implements Area Specific Policy – Area D in the Secondary Plan, which limits height to 3 storeys. Height restrictions are intended to maintain the historic character of this area.
	10.5a.3 h) ix)	ix) A minimum of 60% of the area of the ground floor façade facing the street shall be composed of doors and windows.	d) Notwithstanding Section 10.5a.3 h) ix), a minimum of 80 percent of the area of the ground floor façade facing the street shall be composed of doors and windows.	Implements guideline 6.2.2 i) in the Waterdown Community Node Urban Design Guidelines.
	10.5a.3 h) ix)	ix) A minimum of 60% of the area of the ground floor façade facing the street shall be composed of doors and windows.	e) Subsection d) of Special Exception 753 shall not apply to facades of buildings existing on the date of the passing of this by-law.	Added standards ensure that existing buildings will maintain their character and will not need to amend existing façades to increase window and door areas when making changes to existing buildings.
	10.5a.3 h) ix)	ix) A minimum of 60% of the area of the ground floor façade facing the street shall be composed of	f) In addition to Subsection d) of Special Exception 753, window and doorframes, clear	Frames and sills are recognized as part of the calculation to assist with interpretation.

		doors and windows.	glazed transoms and sidelights, and a sill up to 0.6m in height are permitted to be included in the calculation of the door and window area. Signage and opaque/spandrel glazing shall not be included in the calculation of the door and window area.	
	N/A	N/A	g) A minimum of 25% and a maximum of 40% of the façade of second and third storeys shall be composed of windows. Window frames, clear glazed transoms and sidelights, and a sill up to 0.6m in height are permitted to be included in the calculation of the window area. Signage and opaque/spandrel glazing shall not be included in the calculation of the window area.	Requirement ensures an appropriate amount of window area is provided on upper floors of a building as well as the ground floor.
	N/A	N/A	h) Exterior building cladding, except decorative architectural features (such as window and door frames, sills, lintels, surrounds, and	Requirement provides direction on the types of materials which are appropriate for buildings in the area. Materials which are not supported in the Waterdown Community Node Urban Design Guidelines, such as manufactured stone veneer and aluminum siding, are

			cornices), shall be of either one or a combination of no more than two of the following materials: 1. Brick; 2. Concrete panels; 3. Stone block, excluding manufactured stone veneer; 4. Wood; 5. Composite siding; 6. Stucco; and, 7. Metal and metal panels, excluding aluminium siding or any metal variant thereof.	prohibited.
	N/A	N/A	i) Notwithstanding d) to h) of Special Exception 753, 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	Requirement recognizes that alternative designs may be approved through a Heritage Permit process for designated properties, and ensures that these approvals comply with zoning.
9, 20-64, 25, 61, 70, 71, 74, 79, 80, 81, 83, 87, 89, 95, 115 and 145 Hamilton Street North, 3 and 4 Howard Boulevard, 221,	Mixed Use Medium Density (C5) Zone and Mixed Use Medium Density – Pedestrian Focus (C5a) Zone	N/A	Add Special Exception 754	A special exception has been applied to Mixed Use Medium Density and Mixed Use Medium Density – Pedestrian Focus areas in the Secondary Plan outside of Area Specific Policy area D, in areas where mid-rise buildings up to six storeys are permitted.

229, 232, 233, 238, 241, 244, 245, 246, 250, 252, 254, 255, 267 and 271 Dundas Street East, Block 14 of Plan 62M-582, Block 29 of Plan 62M-627, 170 Rockhaven Lane and 256 Parkside Drive	N/A	N/A	a) For buildings greater than 11.0 metres in height, a minimum building setback of 2 metres shall be required above the second storey along any building face adjacent to a street.	Implements Urban Design Policy 4.4.10.2 d) iii) in the Waterdown Community Node Secondary Plan and guideline 7.2.2 a) in the Waterdown Community Node Urban Design Guidelines. Setback requirements are intended to promote a village character within the Node by reducing the appearance of building height from the street, where buildings over three storeys are proposed. The requirement is not being applied to 5 Hamilton Street as it has received final approval of a Site Plan application for a six storey building with no building setbacks.
	N/A	N/A	b) For Buildings greater than 11.0 metres in Building Height, a minimum Building setback of 2.5 metres shall be required above the second storey along a Building face adjacent to a Side Yard.	Implements guideline 7.2.2 c) in the Waterdown Community Node Urban Design Guidelines.
	N/A	N/A	c) The minimum building setback from a street line shall be 2.0 metres.	Minimum building setback requirement is consistent with the Urban Design Guidelines for the Hamilton-Dundas character area and ensures adequate space for landscaping and streetscape design between buildings and the street. Requirement is not being applied to 5 Hamilton Street as it has received final approval of a Site Plan application for a building with a setback of 0.05 metres.

	N/A	N/A	d) Where a Commercial Parking Facility is contained within a Building in a Mixed Use Medium Density (C5) Zone, with the exception of an access driveway to the parking facility, that portion of the ground floor of the facility which faces any street shall only be used for permitted uses other than parking.	Implements guideline 4.3.1 g) in the Waterdown Community Node Urban Design Guidelines.
	N/A	N/A	e) A minimum 3.0 metre wide Planting Strip shall be provided along every Side Lot Line and Rear Lot Line.	Implements guidelines 7.1.1 g) and h) in the Waterdown Community Node Urban Design Guidelines.
	N/A	N/A	f) A minimum of 60 percent of the area of the ground floor façade facing the street shall be composed of doors and windows.	Implements guideline 7.2.2 d) in the Waterdown Community Node Urban Design Guidelines.
	N/A	N/A	g) Subsection f) of Special Exception 754 shall not apply to Existing façades.	Implements guideline 4.3.1 g) in the Waterdown Community Node Urban Design Guidelines.

<p>25, 115 and 145 Hamilton Street North and 255 Dundas Street East</p> <p>(Fortinos commercial plaza and Sobeys commercial plaza)</p>	<p>Mixed Use Medium Density (C5) Zone and Mixed Use Medium Density – Pedestrian Focus (C5a) Zone</p>	<p>N/A</p>	<p>Add Special Exception 755</p> <p>a) For the lands located at 115 and 145 Hamilton Street north, the minimum combined gross floor area for all non-residential uses shall be 8,306 square metres.</p> <p>b) For the lands located at 25 Hamilton Street North and 255 Dundas Street East, the minimum combined gross floor area for all non-residential uses shall be 8,160 square metres.</p>	<p>Secondary Plan Policy 4.4.4.1 c) states that “<i>where redevelopment is proposed which will reduce the amount of existing commercial floor space on a site by more than 2,500 square metres, the applicant shall provide a commercial impact study demonstrating to the satisfaction of the City that the reduction is appropriate and that there will be no negative impact to the planned commercial function of the Community Node.</i>”</p> <p>The minimum commercial gross floor area amounts in Special Exception 755 reflect amounts 2,500 square metres less than the existing gross floor areas of the two largest commercial plaza sites in the Community Node. The minimum gross floor area requirement will prevent significant reductions in non-residential uses on these key sites without additional assessment.</p> <p>The Special Exception also assists with implementing policy 4.4.6.2 b) which states that “<i>when major redevelopment occurs on a site larger than 2.5 hectares, the redevelopment shall include an appropriate mix of commercial and non-commercial uses in accordance with Policy E.2.3.3.17 of Volume 1. Significant reductions in existing levels of commercial gross floor area shall be avoided.</i>”</p>
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80 Mill Street North, 200 Main Street North	Neighbourhood Institutional (I1) Zone	N/A	Add Special Exception 756	A special exception is required to implement changes specific to only (I1) Zoned properties in the areas of the Secondary Plan identified as established low density neighbourhoods.
(Knox Presbyterian Church and Mary Hopkins Elementary School)	8.1.1 Permitted Uses	<ul style="list-style-type: none"> • Community Garden • Day Nursery • Duplex Dwelling • Educational Establishment • Emergency Shelter • Museum • Place of Worship • Residential Care Facility • Retirement Home • Semi-Detached Dwelling • Single Detached Dwelling • Urban Farm • Urban Farmers Market 	<p>Add permitted use in special exception:</p> <p>A multiple dwelling shall be permitted within an existing building designated under the Ontario Heritage Act provided that no additions to the building are made except for minor additions to accommodate the requirements of the Accessibility for Ontarians with Disabilities Act.</p>	Change permits existing buildings to be adaptively reused for residential purposes. This promotes the conservation and continued use of buildings with historic value.
	8.1.3 Regulations	No existing regulations for a multiple dwelling	A multiple dwelling in an existing building designated under the Ontario Heritage Act shall comply with 8.1.3.1 a), c), d), e), f), g), h), k) and l).	<p>Amendment applies standards to a multiple dwelling use that are consistent with established regulations for an emergency shelter, residential care facility, place of worship and retirement home.</p> <p>Standards will ensure appropriate lot area, lot width, front, side, flankage and rear yards, building height, parking and accessory building regulations for this use.</p>
	8.1.3.3 g)	Maximum height of 10.5 metres for single detached, duplex and semi-detached dwellings	Maximum height of 9 metres for single detached, duplex and semi-detached dwellings	Proposed height maximums for low density residential uses are consistent with height maximums proposed for residential properties in the surrounding neighbourhood and will promote a consistent character in the neighbourhood if redevelopment for low density residential

				uses occurs. Height maximums are consistent with a two storey height limitation in the Secondary Plan.
	N/A	N/A	<p>Add requirement and definition:</p> <p>Flat roofs are not permitted for single detached, duplex and semi-detached dwellings.</p> <p>A flat roof shall be defined as a roof with no slope or a slope less than or equal to 1.0 vertical units for every 4.0 horizontal units, occupying an area greater than or equal to 50% of the total horizontal roof area.</p>	<p>Restrictions on flat roofs ensure that dwellings have a peaked roof form consistent with the prevailing neighbourhood character.</p> <p>The added definition of a flat roof ensures that the interpretation of this term is clear.</p>
	N/A	N/A	<p>Add requirement:</p> <p>Rooftop amenity areas are not permitted.</p>	Restrictions on rooftop amenity areas promote privacy for adjacent residential areas and prevent overlook issues.
	N/A	N/A	<p>Add requirement:</p> <p>Balconies and terraces above the first floor shall only be permitted in a front yard or exterior side yard.</p>	Restrictions on the location of upper storey balconies promote privacy for adjacent residential areas. Upper storey balconies will not be permitted in rear or interior side yards to prevent overlook into existing single-detached dwelling lots.

182 Main Street North and 306 Parkside Drive (Grace Anglican Church and St. James United Church)	Community Institutional (I2) Zone	N/A	Add Special Exception 757	A special exception is required to implement changes specific to only (I2) Zoned properties in the areas of the Secondary Plan identified as established low density neighbourhoods.
	8.2.1 Permitted Uses	<ul style="list-style-type: none"> • Community Garden • Day Nursery • Duplex Dwelling • Educational Establishment • Emergency Shelter • Museum • Recreation • Place of Worship • Residential Care Facility • Retirement Home • Semi-Detached Dwelling • Single Detached Dwelling • Social Services Establishment • Street Townhouse Dwelling • Urban Farm • Urban Farmers Market 	<p>Add permitted use in special exception:</p> <p>A multiple dwelling shall be permitted within an existing building designated under the Ontario Heritage Act provided that no additions to the building are made except for minor additions to accommodate the requirements of the Accessibility for Ontarians with Disabilities Act.</p>	Change permits existing buildings to be adaptively reused for residential purposes. This promotes the conservation and continued use of buildings with historic value.
	8.2.3 Regulations	No existing regulations for a multiple dwelling	A multiple dwelling in an existing building designated under the Ontario Heritage Act shall comply with 8.2.3.1 a), b), c), d), e), f), i) and j).	<p>Amendment applies standards to a multiple dwelling use that are consistent with established regulations for an emergency shelter, residential care facility, place of worship, retirement home and social services establishment.</p> <p>Standards will ensure appropriate lot width, front, side, flankage and rear yards, building height, landscaped area, parking and accessory building regulations for this use.</p>

	8.2.3.3 g) and 8.2.3.4 g)	Maximum height of 10.5 metres for single detached, duplex, semi-detached and street townhouse dwellings	Maximum height of 9 metres for single detached, duplex and semi-detached dwellings	Proposed height maximums for low density residential uses are consistent with height maximums proposed for residential properties in the surrounding neighbourhood and will promote a consistent character in the neighbourhood if redevelopment for low density residential uses occurs. Height maximums are consistent with a two storey height limitation in the Secondary Plan.
	N/A	N/A	<p>Add requirement and definition:</p> <p>Flat roofs are not permitted for single detached, duplex and semi-detached dwellings.</p> <p>A flat roof shall be defined as a roof with no slope or a slope less than or equal to 1.0 vertical units for every 4.0 horizontal units, occupying an area greater than or equal to 50% of the total horizontal roof area.</p>	<p>Restrictions on flat roofs ensure that dwellings have a peaked roof form consistent with the prevailing neighbourhood character.</p> <p>The added definition of a flat roof ensures that the interpretation of this term is clear.</p>
	N/A	N/A	<p>Add requirement:</p> <p>Rooftop amenity areas are not permitted.</p>	Restrictions on rooftop amenity areas promote privacy for adjacent residential areas and prevent overlook issues.
	N/A	N/A	<p>Add requirement:</p> <p>Balconies and terraces above the first floor shall only be</p>	Restrictions on the location of upper storey balconies promote privacy for adjacent residential areas. Upper storey balconies will not be permitted in rear or interior side yards to prevent overlook into existing

			permitted in a front yard or exterior side yard.	single-detached dwelling lots.
Schedule D: Holding Provisions				
3 and 4 Howard Boulevard	N/A	N/A	No development shall be permitted until such time as: The subject lands are developed in conjunction with adjacent lands abutting Dundas Street East, being 244 or 246 Dundas Street East adjacent to 3 Howard Boulevard and 250 Dundas Street East adjacent to 4 Howard Boulevard, to the satisfaction of the Director of Planning and Chief Planner, Planning and Economic Development Department.	Holding provision implements Area Specific Policy area “C” in the Secondary Plan, which requires lot consolidation with an adjacent lot fronting on Dundas Street East prior to redevelopment for Mixed Use Medium Density purposes.

Properties to be Removed from Zoning By-law 05-200				
29 Mill Street North	Subsection 10.5a	Mixed Use Medium Density – Pedestrian Focus (C5a) Zone	Remove property from Zoning By-law 05-200.	<p>The existing use of this property is a single detached dwelling. The dwelling abuts the Mixed Use Medium Density area but is part of the adjacent low density neighbourhood. Based on prior land use records, this property has continuously been used as a residential property since prior to 1990. The change aligns with the actual use of the property and the proposed designation in the Secondary Plan as “Low Density Residential 2”.</p> <p>The property will be added to the Town of Flamborough Zoning By-law No. 90-145-Z and zoned with the “R5” Core Area Residential Zone.</p>