

Address	Map # / Schedule in By-law	Existing Zoning	Proposed Zoning in Zoning By-law 05-200	OPA Required	Rationale
Ward 7					
171 Mohawk Road East	1184	"C" District Neighbourhood Commercial (C2) Zone	Neighbourhood Commercial (C2) Zone	No	The entire property should be subject to the same zone and associated permissions. At present, the rear, landlocked portion of the property is zoned "C" District which is not functional, nor does it reflect the intended use of the property.
389, 391, 427 Limeridge Road East	1291 1292	"AA" District Mixed Use Medium Density (C5) Zone	Neighbourhood Institutional (I1, 776) Zone	No	Most of the subject lands are zoned "AA" District, which will be added to Zoning By-law No. 05-200. The remainder will be rezoned from C5 to I1, consistent with Urban Hamilton Official Plan Schedule E-1: Urban Land Use Designations. The Special Exception will recognize the existing use – cemetery.
Ward 10					
Green Millan Shore Estates (Frances Avenue, Southshore Crescent, Lakefront Drive, Waterview Drive, Lakewalk Drive)	1052	Open Space (P4) Zone Conservation / Hazard Lands (P5) Zone	Open Space (P4) Zone Conservation / Hazard Lands (P5) Zone	No	The zone boundaries were drawn as per Schedule "A" of By-law No. 10-028 when the area was redeveloped (Green Millan Shore Estates Plan of Subdivision). When lots were created, they did not align with the zone boundaries. The purpose of the amendment is to align the P4 and P5 zone boundaries with property boundaries as intended.
Ward 11					
821 – 825 North Service Road	1150	Community Commercial (C3, 579) Zone	Community Commercial (C3) Zone	No	The property is to be removed from Special Exception 579. The previous approval of Committee of Adjustment Application SC/A-09:212 and Site Plan Application DA-09-21 established the permissions for development of the subject lands.

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333 McNeilly Road	1256	Prestige Business Park (M3) Zone	Prestige Business Park (M3, 375) Zone	No	The property is within the McNeilly residential enclave. The Employment Land Review Report, completed as part of the Municipal Comprehensive Review, recommended this property be rezoned to Prestige Business Park (M3, 375) to permit the legally established residential use.
Ward 12					
1295 Cormorant Road	1483 1530	General Business Park (M2, 451, 678) Zone	General Business Park (M2, 678, 767) Zone	No	Schedule "C" Special Exceptions contained two separate special exceptions which were both numbered SE 451. SE 451 as it applies to 1295 Cormorant Road has been renumbered to SE 767.
Ward 13					
112 King Street West	860	Mixed Use Medium Density – Pedestrian Focus (C5a, 570) Zone	Mixed Use Medium Density – Pedestrian Focus (C5a, 570, 775) Zone	No	Introducing a Special Exception to recognize the reduced parking requirements for commercial purposes granted by the Committee of Adjustment for Application DN/A-15:180.
Ward 14					
19 McDonald Street	RU79	Conservation / Hazard Land – Rural (P7) Zone	Settlement Residential (S1) Zone	No	The zone boundary has been revised to remove the manicured portion of the lot from the P7 zone.

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65 Oak Avenue	RU106	Settlement Residential (R2) Zone, Exception 19 Settlement Residential (R2) Zone, Exception 24 Conservation Management (CM) Zone	Settlement Residential (S1) Zone Settlement Residential (S1, H125) Zone Conservation Management (CM) Zone (Flamborough Zoning By-law No. 95-145-Z)	No	The portion of the property zoned the Settlement Residential (R2) Zone in Flamborough Zoning By-law No. 95-145-Z is to be added to Zoning By-law No. 05-200 and zoned Settlement Residential (S1) now that the subwatershed study is complete as it applies to the subject lands. Existing Special Exceptions 19 and 24 do not need to be carried forward as the regulations are no longer relevant. Holding Provision 125 will be introduced for the vacant portion of the property which is to be developed once severed. No development is to occur on this portion of the property until the conditions of severance are completed as per Committee of Adjustment Decision for FL/B-17:69.
1609 and 1611 Brock Road	RU 25 and 35	Settlement Residential (S1) Zone Rural (A2) Zone Conservation/ Hazard Land – Rural (P8) Zone	Settlement Residential (S1) Zone Settlement Residential (S1, 778) Zone Rural (A2) Zone Conservation/ Hazard Land – Rural (P8) Zone	No	The portion of the property zoned the Settlement Residential (S1) Zone is to be rezoned to the Settlement Residential (S1, 778) Zone. Special Exception 778 recognizes a reduced lot area for this portion of the property, to implement the decision of the Committee of Adjustment for severance Application FL/B-22:02. This portion of the property is the lands to be retained.