

**Authority:** Item 4, Planning Committee  
Report: 22-005 (PED22046)  
CM: April 13, 2022  
Ward: City Wide

**Bill No. 084**

## **CITY OF HAMILTON**

### **BY-LAW NO. 22-**

#### **To Amend Zoning By-law No. 05-200 Respecting Modifications and Updates to the Administration, Definitions, General Provisions, Parking, Commercial and Mixed Use Zones, Industrial Zones, Rural Zones, Zoning Maps, Special Exceptions, Holding Provisions, and Special Figures**

**WHEREAS** Council approved Item 4 of Report 22-005 of the Planning Committee, at its meeting held on April 13, 2022;

**AND WHEREAS** this By-law conforms to the Urban Hamilton Official Plan;

**AND WHEREAS** this By-law conforms to the Rural Hamilton Official Plan upon the adoption of Rural Hamilton Official Plan Amendment No. 33

**NOW THEREFORE** Council of the City of Hamilton amends Zoning By-law No. 05-200 as follows:

1. That Schedule “A” – Zoning Maps of Zoning By-law No. 05-200 be amended, the boundaries of which are shown on a plan hereto annexed as Schedules “A-1”, “A-2”, “A-3”, “A-4”, “A-5”, “A-6”, “A-7”, “A-8”, “A-9”, and “A10” to this By-law, as follows:
  - 1.1 That Map 79 is amended by changing the zoning from the Conservation / Hazard Land – Rural (P7) Zone to the Settlement Residential (S1) Zone for the lands located at 19 McDonald Street, attached as Schedule “A-1” to this By-law;
  - 1.2 That Map 1052 is amended by adding the Open Space (P4) Zone and the Conservation / Hazard Land (P5) Zone and changing the zoning from the Open Space (P4) Zone to the Conservation / Hazard Land (P5) Zone for the lands known as Green Millan Shore Estates, Stoney Creek, attached as Schedule “A-2” to this By-law;
  - 1.3 That Maps 1483 and 1530 are amended by changing the zoning from the General Business Park (M2, 451, 678) Zone to the General Business Park (M2, 678, 767) Zone for the lands located at 1295 Cormorant Road, Ancaster, attached as Schedule “A-3” to this By-law;

- 1.4 That Map 1184 is amended by adding the lands located at 171 Mohawk Road East, Hamilton, to Zoning By-law No. 05-200 and establishing the Neighbourhood Commercial (C2) Zone, attached as Schedule “A-4” to this By-law);
  - 1.5 That Map 106 is amended by adding lands located at 65 Oak Avenue, Flamborough, to Zoning By-law No. 05-200 and establishing the Settlement Residential (S1) Zone, and the Settlement Residential (S1, H125) Zone, attached as Schedule “A-5” to this By-law;
  - 1.6 That Map 860 is amended by changing the zoning from the Mixed Use Medium Density – Pedestrian Focus (C5a, 570) Zone to the Mixed Use Medium Density – Pedestrian Focus (C5a, 570, 775) Zone for the lands located at 112 King Street West, Dundas, attached as Schedule “A-6 to this By-law;
  - 1.7 That Maps 1291 and 1292 are amended by adding lands located at 389, 391, and 427 Limeridge Road East, Hamilton, to Zoning By-law No. 05-200 and establishing the Neighbourhood Institutional (I1, 776) Zone, and changing the zoning from the Mixed Use Medium Density (C5) Zone, to the Neighbourhood Institutional (I1, 776) Zone for a small portion of the lands, attached as Schedule “A-7” to this By-law;
  - 1.8 That Map 1150 is amended by changing the zoning from the Community Commercial (C3, 579) Zone to the Community Commercial (C3) Zone for the lands located at 821 – 825 North Service Road, Stoney Creek, attached as Schedule “A-8” to this By-law;
  - 1.9 That Map 1256 is amended by changing the zoning from the Prestige Business Park (M3) Zone to the Prestige Business Park (M3, 375) Zone, for the lands located at 333 McNeilly Road, Stoney Creek, attached as Schedule “A-9” to this By-law; and,
  - 1.10 That Maps 25 and 35 are amended by changing the zoning from the Settlement Residential (S1) Zone to the Settlement Residential (S1, 778) Zone for a portion of the lands located at 1609 & 1611 Brock Road, Flamborough, attached as Schedule “A-10” to this By-law.
2. That SECTION 1: ADMINISTRATION of Hamilton Zoning By-law No. 05-200 is hereby amended in accordance with Appendix “A” of this By-law;
  3. That SECTION 3: DEFINITIONS of Hamilton Zoning By-law No. 05-200 is hereby amended in accordance with Appendix “B” of this By-law;

4. That SECTION 4: GENERAL PROVISIONS of Hamilton Zoning By-law No. 05-200 is hereby amended in accordance with Appendix “C” of this By-law;
5. That SECTION 5: PARKING of Hamilton Zoning By-law No. 05-200 is hereby amended in accordance with Appendix “D” of this By-law;
6. That SECTION 9: INDUSTRIAL ZONES of Hamilton Zoning By-law No. 05-200 is hereby amended in accordance with Appendix “E” of this By-law;
7. That SECTION 10: COMMERCIAL AND MIXED USE ZONES of Hamilton Zoning By-law No. 05-200 is hereby amended in accordance with Appendix “F” of this By-law;
8. That SECTION 12: RURAL ZONES of Hamilton Zoning By-law No. 05-200 is hereby amended in accordance with Appendix “G” of this By-law;
9. That SCHEDULE “C” – Special Exceptions of Hamilton Zoning By-law No. 05-200 is hereby amended in accordance with Appendix “H” of this By-law;
10. That SCHEDULE “D” – Holding Provisions of Hamilton Zoning By-law No. 05-200 is hereby amended in accordance with Appendix “I” of this By-law;
11. That Schedule “F” – Special Figures of Hamilton Zoning By-law No. 05-200 is hereby amended in accordance with Appendix “J” of this By-law;
12. That the Clerk is hereby authorized and directed to proceed with the giving of notice of passing of this By-law in accordance with the *Planning Act*;
13. That for the purposes of the Building Code, this by-law or any part of it is not made until it has come into force as provided by Sections 34 and 36 of the *Planning Act*; and,
14. That this By-law comes into force in accordance with Sections 34 and 36 of the *Planning Act*.

**PASSED** this 13<sup>th</sup> day of April, 2022

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F. Eisenberger  
Mayor

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A. Holland  
City Clerk

CI 22-C

<b>Appendix “A” – Section 1: Administration</b>		
<b>Section</b>	<b>Proposed Change</b>	<b>Proposed Revised Zone Regulation</b>
<del>Grey highlighted strikethrough text = text to be deleted</del>		<b>bolded text</b> = text to be added
1.11c)i)	<b>In addition to Section 1.11 c), the repair, restoration, or replacement of an existing porch, deck, balcony, unenclosed fire escape, or open stair of an existing Single Detached, Semi-Detached, or Duplex Dwelling shall be permitted, provided that such repair, restoration, or replacement will not increase the height, area or volume, or site coverage of such structure.</b>	In addition to Section 1.11 c), the repair, restoration, or replacement of an existing porch, deck, balcony, unenclosed fire escape, or open stair of an existing Single Detached, Semi-Detached, or Duplex Dwelling shall be permitted, provided that such repair, restoration, or replacement will not increase the height, area or volume, or site coverage of such structure.
1.12 b)	<b>Within the C1 to C7 Zones, a building permit may be issued to permit the erection of a building or structure in accordance with any minor variance, site specific zoning, site plan, consent, plan of subdivision or plan of condominium that has been approved or conditionally approved by the City of Hamilton or the Ontario Land Tribunal as it read on the day before By-law No. 17-240 was passed by Council, provided the Building Permit Application complies with the Zoning By-law that affected the lot before By-law No. 17-240 came into effect. For the purposes of determining zoning conformity the following shall apply:</b>  <b>i) This By-law is deemed to be modified to the extent necessary to permit a building or structure that is erected in accordance with Subsection b) above.</b>  <b>ii) Once the permit or approval under Subsection b) above, has been granted, the provisions of this By-law apply in all other respects to the land in question.</b>	Within the C1 to C7 Zones, a building permit may be issued to permit the erection of a building or structure in accordance with any minor variance, site specific zoning, site plan, consent, plan of subdivision or plan of condominium that has been approved or conditionally approved by the City of Hamilton or the Ontario Land Tribunal as it read on the day before By-law No. 17-240 was passed by Council, provided the Building Permit Application complies with the Zoning By-law that affected the lot before By-law No. 17-240 came into effect. For the purposes of determining zoning conformity the following shall apply:  i) This By-law is deemed to be modified to the extent necessary to permit a building or structure that is erected in accordance with Subsection b) above.  ii) Once the permit or approval under Subsection b) above, has been granted, the provisions of this By-law apply in all other respects to the land in question.



<b>Appendix “B” – Section 3: Definitions</b>		
<b>Term</b>	<b>Proposed Change</b>	<b>Proposed Revised Zone Regulation</b>
<del>Grey highlighted strikethrough text = text to be deleted</del>	<b>bolded text = text to be added</b>	
Alcohol Production Facility	Shall mean the use of land, building or structure for the production and distribution of beer and other malt-based beverages, wine, cider and / or spirits. An Alcohol Production Facility may include a tasting room, tours and limited retail sales of products developed on site as permitted by the specific zone, but shall not include the production of energy drinks, sports drinks and / or soft drinks. An Alcohol Production Facility shall not include an <del>Agricultural Brewery/ Cider/ Winery</del> <b>Agricultural Alcohol Production Facility</b> , Beverage Making Establishment or Microbrewery.	Shall mean the use of land, building or structure for the production and distribution of beer and other malt-based beverages, wine, cider and / or spirits. An Alcohol Production Facility may include a tasting room, tours and limited retail sales of products developed on site as permitted by the specific zone, but shall not include the production of energy drinks, sports drinks and / or soft drinks. An Alcohol Production Facility shall not include an Agricultural Alcohol Production Facility, Beverage Making Establishment or Microbrewery.
Major Recreation Vehicle Sales and Service Establishment	Shall mean the use of land, building or structure, or part thereof, for the display and retail sale of travel trailers, recreational vehicles and boats and which may include but not be limited to the servicing, repair, cleaning, painting, polishing and greasing of such vehicles, trailers and boats and the sale of accessories and related products and the leasing or renting of such vehicles, but shall not include a Motor Vehicle <del>Dealership Sales and Service Establishment</del> .	Shall mean the use of land, building or structure, or part thereof, for the display and retail sale of travel trailers, recreational vehicles and boats and which may include but not be limited to the servicing, repair, cleaning, painting, polishing and greasing of such vehicles, trailers and boats and the sale of accessories and related products and the leasing or renting of such vehicles, but shall not include a Motor Vehicle Dealership.
Motor Vehicle Service Station	Shall mean an establishment used for the sale of fuel, automotive accessories and/or convenience goods, the repair or replacement of parts in a motor vehicle and shall include but not be limited to the repair or replacement of mufflers, exhaust systems, shock absorbers, transmissions, gears, brakes, clutch assemblies, steering systems, tires, wheels, windshields, windows and other mechanical or electrical parts or systems, the installation of undercoating, engine tuning, lubrication and engine conversion or replacement but shall not include a Motor Vehicle Collision Repair Establishment, Motor Vehicle <b>Dealership</b>	Shall mean an establishment used for the sale of fuel, automotive accessories and/or convenience goods, the repair or replacement of parts in a motor vehicle and shall include but not be limited to the repair or replacement of mufflers, exhaust systems, shock absorbers, transmissions, gears, brakes, clutch assemblies, steering systems, tires, wheels, windshields, windows and other mechanical or electrical parts or systems, the installation of undercoating, engine tuning, lubrication and engine conversion or replacement but shall not include a Motor Vehicle Collision Repair Establishment, Motor Vehicle Dealership, or a Motor Vehicle Wrecking Establishment.

<b>Appendix “B” – Section 3: Definitions</b>		
<b>Term</b>	<b>Proposed Change</b>	<b>Proposed Revised Zone Regulation</b>
<del>Grey highlighted strikethrough text = text to be deleted</del>	<b>bolded text = text to be added</b>	
	<del>Sales and Service Establishment, or a Motor Vehicle Wrecking Establishment.</del>	
Planting Strip	Shall mean an area of land growing ornamental shrubs or trees or both, suitable to the soil and climatic conditions of the area of land for the sole purpose of providing a buffer and may include low level architectural walls or features, and fire hydrants, but shall not include <b>charging stations, walkways, and sidewalks, and charging stations unless a walkway or sidewalk traverses the planting strip to provide access to the site.</b>	Shall mean an area of land growing ornamental shrubs or trees or both, suitable to the soil and climatic conditions of the area of land for the sole purpose of providing a buffer and may include low level architectural walls or features, and fire hydrants, but shall not include charging stations, walkways, and sidewalks unless a walkway or sidewalk traverses the planting strip to provide access to the site.

<b>Appendix “C” – Section 4: General Provisions</b>		
<b>Section</b>	<b>Proposed Change</b>	<b>Proposed Revised Zone Regulation</b>
<del>Grey highlighted strikethrough text = text to be deleted</del>		<b>bolded text = text to be added</b>
4.8a)	Unless otherwise provided for in this By-law, Accessory Buildings shall not be used for <del>human habitation</del> <b>as a dwelling unit.</b>	Unless otherwise provided for in this By-law, Accessory Buildings shall not be used as a dwelling unit.
4.17	All development in the City of Hamilton shall comply with the Hamilton Airport Zoning (Height) Regulations established by Transport Canada, which are registered at the local Land Titles Office and which may be amended from time to time. <b>No projections shall be permitted beyond this maximum height.</b>	All development in the City of Hamilton shall comply with the Hamilton Airport Zoning (Height) Regulations established by Transport Canada, which are registered at the local Land Titles Office and which may be amended from time to time. No projections shall be permitted beyond this maximum height.
4.21e)	A home business within a Dwelling Unit, <del>Mixed Use (s) in Conjunction with a Commercial Use</del> shall not be permitted.	A home business within a Dwelling Unit, Mixed Use shall not be permitted.
4.23d)	All buildings or structures located on a property shall <del>have a minimum</del> <b>be setback a minimum of 7.5 metres from a P5, P7 and P8 Zone boundary, which is determined by flood and fill line mapping as prepared by the Conservation Authority having jurisdiction and amended from time to time.</b>	All buildings or structures located on a property shall have a minimum setback of 7.5 metres from a P5, P7 and P8 Zone boundary, which is determined by flood and fill line mapping as prepared by the Conservation Authority having jurisdiction and amended from time to time.



Appendix “D” – Section 5: Parking			
Section	Proposed Change		Proposed Revised Zone Regulation
<del>Grey highlighted strikethrough text = text to be deleted</del>		<b>bolded text = text to be added</b>	
5.6 c)	<b>Column 1</b>	<b>Column 2</b>	<b>Column 1</b>
	<b>i. Residential Uses</b>		<b>i. Residential Uses</b>
	Single Detached Dwelling, Semi-Detached Dwelling, Duplex Dwelling, Dwelling Unit	1 per unit.	Single Detached Dwelling, Semi-Detached Dwelling, Duplex Dwelling, Dwelling Unit
	Dwelling Unit and Dwelling Unit, Mixed Use (Commercial and Mixed Use (C5) and (C5a) Zones and all Transit Oriented Corridor Zones)  (By-law No. 16-264, October 12, 2016) <b>(NOT FINAL AND BINDING</b> By-law No. 17-240, November 8, 2017) (By-law No. 21-189, October 13, 2021)		Dwelling Unit and Dwelling Unit, Mixed Use (Commercial and Mixed Use (C5) and (C5a) Zones and all Transit Oriented Corridor Zones)  (By-law No. 16-264, October 12, 2016) <b>(NOT FINAL AND BINDING</b> By-law No. 17-240, November 8, 2017) (By-law No. 21-189, October 13, 2021)
	i) Dwelling Units less than 50.0 square metres in gross floor area	0.3 per unit.	i) Dwelling Units less than 50.0 square metres in gross floor area
ii) Dwelling Units greater than 50.0 square metres in gross floor area	Minimum.	Maximum.	ii) Dwelling Units greater than 50.0 square metres in gross floor area
1 – 3 units	0.3 per unit.	1.25 per unit.	1 – 3 units

Appendix “D” – Section 5: Parking						
Section	Proposed Change			Proposed Revised Zone Regulation		
	4 – 14 units	0.7 per unit.	1.25 per unit.	4 – 14 units	0.7 per unit.	1.25 per unit.
	15 – 50 units	0.85 per unit.	1.25 per unit.	15 – 50 units	0.85 per unit.	1.25 per unit.
	51+ units	1.0 per unit.	1.25 per unit.	51+ units	1.0 per unit.	1.25 per unit.
	Multiple Dwelling, Street Townhouse Dwelling	1 per unit, except where a dwelling unit is 50 square metres in gross floor area or less, in which case, parking shall be provided at a rate of 0.3 per unit. (NOT FINAL AND BINDING By-law No. 17-240, November 8, 2017)		Multiple Dwelling, Street Townhouse Dwelling	1 per unit, except where a dwelling unit is 50 square metres in gross floor area or less, in which case, parking shall be provided at a rate of 0.3 per unit. (NOT FINAL AND BINDING By-law No. 17-240, November 8, 2017)	
	Multiple Dwelling (Commercial and Mixed Use (C5) and <del>(C5a)</del> Zones and all Transit Oriented Corridor Zones) (By-law No. 16-264, October 12, 2016) (NOT FINAL AND BINDING By-law No. 17-240, November 8, 2017)			Multiple Dwelling (Commercial and Mixed Use (C5) Zone and all Transit Oriented Corridor Zones) (By-law No. 16-264, October 12, 2016) (NOT FINAL AND BINDING By-law No. 17-240, November 8, 2017)		
	i) Dwelling Units less than 50.0 square metres in gross floor area	Minimum	Maximum	i) Dwelling Units less than 50.0 square metres in gross floor area	Minimum	Maximum
		0.3 per unit.	1.25 per unit.		0.3 per unit.	1.25 per unit.
	ii) Dwelling Units greater than 50.0 square metres in gross floor area	Minimum	Maximum	ii) Dwelling Units greater than 50.0 square metres in gross floor area	Minimum	Maximum
	1 – 14 units	0.7 per unit.	1.25 per unit.	1 – 14 units	0.7 per unit.	1.25 per unit.

<b>Appendix “D” – Section 5: Parking</b>						
<b>Section</b>	<b>Proposed Change</b>			<b>Proposed Revised Zone Regulation</b>		
	15 – 50 units	0.85 per unit.	1.25 per unit.	15 – 50 units	0.85 per unit.	1.25 per unit.
	51+ units	1.0 per unit.	1.25 per unit.	51+ units	1.0 per unit.	1.25 per unit.

<b>Appendix “E” – Section 9 – Industrial Zones</b>		
<b>Section 9.8 – Airport Related Business (M8) Zone</b>		
<b>Section</b>	<b>Proposed Change</b>	<b>Proposed Revised Zone Regulation</b>
<del>Grey highlighted strikethrough text</del> = text to be deleted	<b>bolded text</b> = text to be added	
9.8.1	<p>PERMITTED USES</p> <ul style="list-style-type: none"> <li>• Catering Service</li> <li>• Commercial Motor Vehicle Sales, Rental and Service Establishment</li> <li>• Commercial Parking Facility</li> <li>• Conference or Convention Centre</li> <li>• Equipment and Machinery Sales, Rental and Service Establishment</li> <li>• Financial Establishment</li> <li>• Hotel</li> <li>• Labour Association Hall</li> <li>• Motor Vehicle Rental Establishment</li> <li>• Motor Vehicle Service Station</li> <li>• Motor Vehicle <b>Dealership Sales</b> <del>and Service Establishment</del></li> <li>• Motor Vehicle Washing Establishment</li> <li>• Personal Services</li> <li>• Restaurant</li> <li>• Retail</li> <li>• Transportation Depot</li> <li>• Trade School</li> </ul>	<p>PERMITTED USES</p> <ul style="list-style-type: none"> <li>• Catering Service</li> <li>• Commercial Motor Vehicle Sales, Rental and Service Establishment</li> <li>• Commercial Parking Facility</li> <li>• Conference or Convention Centre</li> <li>• Equipment and Machinery Sales, Rental and Service Establishment</li> <li>• Financial Establishment</li> <li>• Hotel</li> <li>• Labour Association Hall</li> <li>• Motor Vehicle Rental Establishment</li> <li>• Motor Vehicle Service Station</li> <li>• Motor Vehicle Dealership</li> <li>• Motor Vehicle Washing Establishment</li> <li>• Personal Services</li> <li>• Restaurant</li> <li>• Retail</li> <li>• Transportation Depot</li> <li>• Trade School</li> </ul>



Appendix “G” – Section 12: Rural Zones				
Section 12.1 – Agriculture (A1) Zone				
Section 12.2 – Rural (A2) Zone				
Section	Proposed Change		Proposed Revised Zone Regulation	
Grey highlighted strikethrough text = text to be deleted			bolded text = text to be added	
12.1.3.2	<p>a) Uses Permitted as Secondary to Agriculture</p> <p>h) <del>Agricultural Brewery/Cidery/Winery</del> <b>Agricultural Alcohol Production Facility</b></p>	<p>Agricultural Processing Establishment – Secondary</p> <p>Agricultural Research Operation</p> <p>Agritourism</p> <p>Home Industry</p> <p>Kennel</p> <p><del>Agricultural Brewery/Cidery/Winery</del> <b>Agricultural Alcohol Production Facility</b></p> <p>Landscape Contracting Establishment – Secondary</p> <p>i) Notwithstanding Sections 12.1.3.1 a), 12.1.3.2 b), and 4.12 d), an <del>Agricultural Brewery/Cidery/Winery</del> <b>Agricultural Alcohol Production Facility</b> shall only be permitted on a lot with a minimum area of 4.0 hectares, of which a minimum of 2.0 hectares shall be used for the growing of grapes, fruits, hops or other produce directly associated with onsite beer, cider, <del>or wine, or</del> <b>spirit</b> production;</p> <p>ii) The total maximum building area</p>	<p>a) Uses Permitted as Secondary to Agriculture</p> <p>h) Agricultural Alcohol Production Facility</p>	<p>Agricultural Processing Establishment – Secondary</p> <p>Agricultural Research Operation</p> <p>Agritourism</p> <p>Home Industry</p> <p>Kennel</p> <p>Agricultural Alcohol Production Facility</p> <p>Landscape Contracting Establishment – Secondary</p> <p>i) Notwithstanding Sections 12.1.3.1 a), 12.1.3.2 b), and 4.12 d), an Agricultural Alcohol Production Facility shall only be permitted on a lot with a minimum area of 4.0 hectares, of which a minimum of 2.0 hectares shall be used for the growing of grapes, fruits, hops or other produce directly associated with onsite beer, cider, wine, or spirit production;</p> <p>ii) The total maximum building area devoted to an</p>

Appendix “G” – Section 12: Rural Zones				
Section 12.1 – Agriculture (A1) Zone				
Section 12.2 – Rural (A2) Zone				
Section	Proposed Change		Proposed Revised Zone Regulation	
<del>Grey highlighted strikethrough text</del> = text to be deleted			<b>bolded text</b> = text to be added	
		<p>devoted to an <del>Agricultural</del> <b>Agricultural Alcohol Production Facility</b> use shall be 500.0 square metres of gross floor area exclusive of the basement or cellar, of which a maximum of 25% of the gross floor area may be used for Retail and/or hospitality/tasting purposes.</p>		<p>Agricultural Alcohol Production Facility use shall be 500.0 square metres of gross floor area exclusive of the basement or cellar, of which a maximum of 25% of the gross floor area may be used for Retail and/or hospitality/tasting purposes.</p>
12.2.3.2	<p>a) Uses Permitted as Secondary to Agriculture</p> <p>g) <del>Agricultural Brewery/Cidery/Winery</del> <b>Agricultural Alcohol Production</b></p>	<p>Agricultural Processing Establishment – Secondary</p> <p>Agricultural Research Operation</p> <p>Agritourism</p> <p>Home Industry</p> <p><del>Agricultural Brewery/Cidery/Winery</del> <b>Agricultural Alcohol Production Facility</b></p> <p>Landscape Contracting Establishment – Secondary</p> <p>i) Notwithstanding Sections 12.2.3.1 a), 12.2.3.2 b), and 4.12 d) an <del>Agricultural Brewery/Cidery/Winery</del> <b>Agricultural Alcohol</b></p>	<p>a) Uses Permitted as Secondary to Agriculture</p> <p>g) Agricultural Alcohol Production Facility</p>	<p>Agricultural Processing Establishment – Secondary</p> <p>Agricultural Research Operation</p> <p>Agritourism</p> <p>Home Industry</p> <p>Agricultural Alcohol Production Facility</p> <p>Landscape Contracting Establishment – Secondary</p> <p>i) Notwithstanding Sections 12.2.3.1 a), 12.2.3.2 b), and 4.12 d) an Agricultural Alcohol Production Facility shall only be</p>

Appendix “G” – Section 12: Rural Zones		
Section 12.1 – Agriculture (A1) Zone		
Section 12.2 – Rural (A2) Zone		
Section	Proposed Change	Proposed Revised Zone Regulation
<p><del>Grey highlighted strikethrough text</del> = text to be deleted      <b>bolded text</b> = text to be added</p>		
	<p><b>Facility</b></p> <p><del>Production Facility</del> shall only be permitted on a lot with a minimum area of 4.0 hectares, of which a minimum of 2.0 hectares shall be used for the growing <del>production</del> of grapes, fruits, hops or other produce directly associated with on-site beer, cider, <del>or wine, or</del> <b>spirit</b> production;</p> <p>ii) The total maximum building area devoted to an <del>Agricultural Brewery/Cidery/Winery</del> <b>Agricultural Alcohol Production Facility</b> use shall be 500.0 square metres of gross floor area exclusive of the basement or cellar, of which a maximum of 25% of the gross floor area may be used for Retail and/or hospitality/tasting purposes.</p>	<p>permitted on a lot with a minimum area of 4.0 hectares, of which a minimum of 2.0 hectares shall be used for the growing of grapes, fruits, hops or other produce directly associated with on-site beer, cider, wine, or spirit production;</p> <p>ii) The total maximum building area devoted to an Agricultural Alcohol Production Facility use shall be 500.0 square metres of gross floor area exclusive of the basement or cellar, of which a maximum of 25% of the gross floor area may be used for Retail and/or hospitality/tasting purposes.</p>



<b>Appendix “H” – Schedule “C” Special Exceptions</b>		
<b>SE / Address</b>	<b>Proposed Change</b>	<b>Proposed Revised Zone Regulation</b>
<p><del>Grey highlighted strikethrough text</del> = text to be deleted                      added</p>		<p><b>bolded text</b> = text to be added</p>
<p>SE 66 2318 Wilson Street West, Ancaster</p>	<p>In addition to Section 12.4.1, on those lands zoned Settlement Commercial (S2) Zone, identified on Map 157 of Schedule “A” – Zoning Maps and described as 2318 Wilson Street West, a Motor Vehicle <b>Dealership</b> <del>Sales and Service Establishment</del> shall also be permitted.</p>	<p>In addition to Section 12.4.1, on those lands zoned Settlement Commercial (S2) Zone, identified on Map 157 of Schedule “A” – Zoning Maps and described as 2318 Wilson Street West, a Motor Vehicle <b>Dealership</b> <del>Sales and Service Establishment</del> shall also be permitted.</p>
<p>SE 187 400 Brock Road, Flamborough</p>	<p>Notwithstanding Section 12.7.1 and the definition of a Motor Vehicle Service Station found in Section 3 of this By-law, on those lands zoned Existing Rural Industrial (E2) Zone, identified on Map 94 of Schedule “A” – Zoning Maps and described as 400 Brock Road, the following special provisions shall also apply:</p> <p>a) Only the following uses shall be permitted:</p> <ul style="list-style-type: none"> <li>i) Manufacturing;</li> <li>ii) Motor Vehicle Collision Repair Establishment;</li> <li>iii) Motor Vehicle Service Station where the sale of fuel is prohibited;</li> <li>iv) Motor Vehicle <b>Dealership</b> <del>Sales and Service Establishment</del>;</li> <li>v) Towing Establishment;</li> <li>vi) Bulk Fuel and Oil Storage Establishment; and,</li> <li>vii) Transport Terminal.</li> </ul> <p>b) The following uses shall be prohibited:</p> <ul style="list-style-type: none"> <li>i) Abattoir; and,</li> <li>ii) Open Storage.</li> </ul>	<p>Notwithstanding Section 12.7.1 and the definition of a Motor Vehicle Service Station found in Section 3 of this By-law, on those lands zoned Existing Rural Industrial (E2) Zone, identified on Map 94 of Schedule “A” – Zoning Maps and described as 400 Brock Road, the following special provisions shall also apply:</p> <p>a) Only the following uses shall be permitted:</p> <ul style="list-style-type: none"> <li>viii) Manufacturing;</li> <li>ix) Motor Vehicle Collision Repair Establishment;</li> <li>x) Motor Vehicle Service Station where the sale of fuel is prohibited;</li> <li>xi) Motor Vehicle Dealership;</li> <li>xii) Towing Establishment;</li> <li>xiii) Bulk Fuel and Oil Storage Establishment; and,</li> <li>xiv) Transport Terminal.</li> </ul> <p>b) The following uses shall be prohibited:</p> <ul style="list-style-type: none"> <li>iii) Abattoir; and,</li> <li>iv) Open Storage.</li> </ul>

<b>Appendix “H” – Schedule “C” Special Exceptions</b>		
<b>SE / Address</b>	<b>Proposed Change</b>	<b>Proposed Revised Zone Regulation</b>
<p><del>Grey highlighted strikethrough text</del> = text to be deleted  <b>added</b></p>		<p><b>bolded text</b> = text to be</p>
<p>SE 216  850 Concession 6 West, Flamborough</p>	<p>In addition to Section 12.2.1, on those lands zoned Rural (A2) Zone, identified on Map 58 of Schedule “A” – Zoning Maps and described as part of 850 Concession 6 West, the following special provisions shall also apply:</p> <p>a) The following uses shall also be permitted:</p> <ul style="list-style-type: none"> <li>i) Motor <b>Vehicle Service Station</b> <del>repair shop</del>, including body and fender repairs; and,</li> <li>ii) Motor <b>Vehicle Dealership</b>. <del>sales</del>.</li> </ul> <p>b) The uses identified in a) above shall be subject to the regulations contained within Section 12.2.3.1 b), c), d), e), and g).</p>	<p>In addition to Section 12.2.1, on those lands zoned Rural (A2) Zone, identified on Map 58 of Schedule “A” – Zoning Maps and described as part of 850 Concession 6 West, the following special provisions shall also apply:</p> <p>a) The following uses shall also be permitted:</p> <ul style="list-style-type: none"> <li>iii) Motor Vehicle Service Station, including body and fender repairs; and,</li> <li>iv) Motor Vehicle Dealership.</li> </ul> <p>b) The uses identified in a) above shall be subject to the regulations contained within Section 12.2.3.1 b), c), d), e), and g).</p>
<p>SE 217  Part of 963 Regional Road 97, Flamborough</p>	<p>In addition to Section 12.2.1, on those lands zoned Rural (A2) Zone, identified on Maps 24 and 25 of Schedule “A” – Zoning Maps and described as part of 963 Regional Road 97, the following special provisions shall also apply:</p> <p>a) The following uses shall also be permitted:</p> <ul style="list-style-type: none"> <li>i) Motor <b>Vehicle Service Station</b> <del>repair shop</del>,</li> <li>ii) Motor <b>Vehicle Dealership</b> <del>sales</del>, excluding sale of new motor vehicles; and,</li> <li>iii) Salvage yard.</li> </ul>	<p>In addition to Section 12.2.1, on those lands zoned Rural (A2) Zone, identified on Maps 24 and 25 of Schedule “A” – Zoning Maps and described as part of 963 Regional Road 97, the following special provisions shall also apply:</p> <p>a) The following uses shall also be permitted:</p> <ul style="list-style-type: none"> <li>i) Motor Vehicle Service Station repair shop,</li> <li>ii) Motor Vehicle Dealership sales, excluding sale of new motor vehicles; and,</li> <li>iii) Salvage yard.</li> </ul> <p>b) The uses identified in a) above shall be subject to the regulations contained</p>

<b>Appendix “H” – Schedule “C” Special Exceptions</b>		
<b>SE / Address</b>	<b>Proposed Change</b>	<b>Proposed Revised Zone Regulation</b>
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	b) The uses identified in a) above shall be subject to the regulations contained within Section 12.2.3.1 b), c), d), e), and g).	within Section 12.2.3.1 b), c), d), e), and g).
SE 224 557 Highway No. 5, Flamborough	In addition to Section 12.6.1, on those lands zoned Existing Rural Commercial (E1) Zone, identified on Map 84 of Schedule “A” – Zoning Maps and described as 557 Highway No. 5, the following uses shall also be permitted:  a) Commercial Motor Vehicle Sales, Rental and Service Establishment; b) fruit and vegetable market; c) Garden Centre; d) Motor Vehicle <del>Dealership Sales and Service Establishment</del> ; e) Manufacturing; and, f) Restaurant.	In addition to Section 12.6.1, on those lands zoned Existing Rural Commercial (E1) Zone, identified on Map 84 of Schedule “A” – Zoning Maps and described as 557 Highway No. 5, the following uses shall also be permitted:  a) Commercial Motor Vehicle Sales, Rental and Service Establishment; b) fruit and vegetable market; c) Garden Centre; d) Motor Vehicle Dealership; e) Manufacturing; and, f) Restaurant.
SE 302 883 and 999 Upper Wentworth Street and 508, 520 and 524 Limeridge Road East, Hamilton	Within the lands zoned Mixed Use High density (C4) Zone, identified on Maps 1239 and 1292 of Schedule “A” – Zoning Maps and described as 883 and 999 Upper Wentworth Street and 508, 520 and 524 Limeridge Road East, shown as <del>Figure 10</del> <b>Figure 25</b> of Schedule “F” – Special Figures, the following special provisions shall apply:  d) For the purposes of Special Exception No.302 the following special regulations shall apply to Areas A to E, as shown on <del>Figure 10</del> <b>Figure 25</b> of Schedule “F” – Special Figures  e) For the purposes of Special Exception No. 302 the following special regulations shall apply to Areas A to D as shown on	Within the lands zoned Mixed Use High density (C4) Zone, identified on Maps 1239 and 1292 of Schedule “A” – Zoning Maps and described as 883 and 999 Upper Wentworth Street and 508, 520 and 524 Limeridge Road East, shown as Figure 25 of Schedule “F” – Special Figures, the following special provisions shall apply:  d) For the purposes of Special Exception No.302 the following special regulations shall apply to Areas A to E, as shown on Figure 25 of Schedule “F” – Special Figures  e) For the purposes of Special Exception No. 302 the following special regulations shall apply to Areas A to D as shown on

<b>Appendix “H” – Schedule “C” Special Exceptions</b>																													
<b>SE / Address</b>	<b>Proposed Change</b>	<b>Proposed Revised Zone Regulation</b>																											
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	<p><del>Figure 10</del> <b>Figure 25</b> of Schedule “F” – Special Figures</p> <p>iii) The ground floor façade facing a front lot line and access driveway to the site shall be greater than or equal to 50% of the measurement of the width identified for Area A1 to D in <del>Figure 10</del> <b>Figure 25</b> for buildings greater than 1,000 square metres and shall exclude access driveways and lands within a required yard.</p> <p>f) For the purposes of Special Exception No. 302 the following special regulations shall apply to Area E as shown on <del>Figure 10</del> <b>Figure 25</b> of Schedule “F” – Special Figures:</p>	<p>Figure 25 of Schedule “F” – Special Figures</p> <p>iii) The ground floor façade facing a front lot line and access driveway to the site shall be greater than or equal to 50% of the measurement of the width identified for Area A1 to D in Figure 25 for buildings greater than 1,000 square metres and shall exclude access driveways and lands within a required yard.</p> <p>f) For the purposes of Special Exception No. 302 the following special regulations shall apply to Area E as shown on Figure 25 of Schedule “F” – Special Figures:</p>																											
SE 304	<p>Within the lands zoned Neighbourhood Commercial (C2) Zone, Community Commercial (C3) Zone, Mixed Use Medium Density (C5) Zone, Mixed Use Medium Density – Pedestrian Focus (C5a) Zone, identified on Maps 482, 860, 903, 912, 947, 956, <b>958</b>, 1039, <b>1042</b>, 1085, 1136, 1175, 1234, <b>1238</b>, 1251, 1287, <b>1291</b>, 1302, 1389, <b>1398</b>, 1502 and 1956 of Schedule “A” – Zoning Maps and described as:</p> <table border="1"> <thead> <tr> <th>Property Address</th> <th>Map Number</th> </tr> </thead> <tbody> <tr> <td>925 Barton Street East</td> <td>956</td> </tr> <tr> <td>19 Flamboro Street</td> <td>482</td> </tr> <tr> <td>Part of 18-64 Hamilton Street North</td> <td>482</td> </tr> <tr> <td>473-489 Upper Wellington Street</td> <td>1039 and 1085</td> </tr> <tr> <td>139 and 141 Oak Avenue</td> <td>912</td> </tr> <tr> <td>902 Main Street East</td> <td>1042</td> </tr> </tbody> </table>	Property Address	Map Number	925 Barton Street East	956	19 Flamboro Street	482	Part of 18-64 Hamilton Street North	482	473-489 Upper Wellington Street	1039 and 1085	139 and 141 Oak Avenue	912	902 Main Street East	1042	<p>Within the lands zoned Neighbourhood Commercial (C2) Zone, Community Commercial (C3) Zone, Mixed Use Medium Density (C5) Zone, Mixed Use Medium Density – Pedestrian Focus (C5a) Zone, identified on Maps 482, 860, 903, 912, 947, 956, 958, 1039, 1042, 1085, 1136, 1175, 1234, 1238, 1251, 1287, 1291, 1302, 1389, 1398, 1502 and 1956 of Schedule “A” – Zoning Maps and described as:</p> <table border="1"> <thead> <tr> <th>Property Address</th> <th>Map Number</th> </tr> </thead> <tbody> <tr> <td>925 Barton Street East</td> <td>956</td> </tr> <tr> <td>19 Flamboro Street</td> <td>482</td> </tr> <tr> <td>Part of 18-64 Hamilton Street North</td> <td>482</td> </tr> <tr> <td>473-489 Upper Wellington Street</td> <td>1039 and 1085</td> </tr> <tr> <td>139 and 141 Oak Avenue</td> <td>912</td> </tr> </tbody> </table>		Property Address	Map Number	925 Barton Street East	956	19 Flamboro Street	482	Part of 18-64 Hamilton Street North	482	473-489 Upper Wellington Street	1039 and 1085	139 and 141 Oak Avenue	912
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<b>Appendix “H” – Schedule “C” Special Exceptions</b>			
<b>SE / Address</b>	<b>Proposed Change</b>		<b>Proposed Revised Zone Regulation</b>
<del>Grey highlighted strikethrough text</del>		<b>bolded text</b> = text to be added	
	386 Upper Gage Avenue and 63 East 39 <sup>th</sup> Street	1136	902 Main Street East 1042
	283 and 289 Highway No. 8	1251	386 Upper Gage Avenue and 63 East 39 <sup>th</sup> Street 1136
	889 Upper Paradise Road	1234 and 1287	283 and 289 Highway No. 8 1251
	200 King Street West	860	889 Upper Paradise Road 1234 and 1287
	121 King Street West	860	200 King Street West 860
	134, 138 King Street West	860	121 King Street West 860
	<del>40</del> <b>16 Foundry Street</b>	860	134, 138 King Street West 860
	1 Osler Drive	903	16 Foundry Street 860
	1655 Main Street West	947	1 Osler Drive 903
	407, 413 Wilson Street East	1175	1655 Main Street West 947
	82 King Street East	1302 and 1249	407, 413 Wilson Street East 1175
	605 Garner Road East	1389	82 King Street East 1302 and 1249
	136-146 Upper Mount Albion Road	1502	605 Garner Road East 1389
	3194 Regional Road 56	1956	136-146 Upper Mount Albion Road 1502
	<b>517 Kenilworth Avenue North</b>	<b>958</b>	3194 Regional Road 56 1956
	<b>209 and 221 Limeridge Road East</b>	<b>1238 and 1291</b>	517 Kenilworth Avenue North 958
	<b>902 Main Street East</b>	<b>1042</b>	209 and 221 Limeridge Road 1238 and 1291
	<b>92 Stapleton Avenue</b>	<b>958</b>	902 Main Street East 1042
	<b>1368 Upper Gage Avenue</b>	<b>1398</b>	92 Stapleton Avenue 958
			1368 Upper Gage Avenue 1398
SE 339 45 Goderich Road, Hamilton	Within the <del>these</del> lands zoned Arterial Commercial (C7) Zone, identified on Map 1048 of Schedule “A” – Zoning Maps and described as 45 Goderich Road, the following special provisions shall apply: a) In addition to Subsection 10.7.1, the following uses shall also be permitted:  <b>i) Medical Clinic</b> <b>ii) Office</b> <b>iii) Retail</b>		Within the lands zoned Arterial Commercial (C7) Zone, identified on Map 1048 of Schedule “A” – Zoning Maps and described as 45 Goderich Road, the following special provisions shall apply: a) In addition to Subsection 10.7.1, the following uses shall also be permitted:  i) Medical Clinic ii) Office iii) Retail

<b>Appendix “H” – Schedule “C” Special Exceptions</b>																						
<b>SE / Address</b>	<b>Proposed Change</b>	<b>Proposed Revised Zone Regulation</b>																				
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SE 375  Various properties	<p>375. Within the lands zoned <b>Prestige Business Park (M3) Zone</b>, General Industrial (M5) Zone, and Light Industrial (M6) Zone, identified on Maps 829, 870, 871, 912, 913, 914, 915, 956, 957, 958, 959, 1147, 1198, 1199, <b>and 1256</b> of Schedule “A” – Zoning Maps and described as:</p> <table border="1"> <thead> <tr> <th><b>Property Address</b></th> <th><b>Map Number</b></th> </tr> </thead> <tbody> <tr> <td>1-18, 20, 22-37, 39, 41, 43 Albemarle Street</td> <td>915, 956, 957</td> </tr> <tr> <td>362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 385-387, 393, 395, 397, 399 Avondale Street</td> <td>914, 915, 956, 957</td> </tr> <tr> <td>481 Barton Street East</td> <td>1147, 1198, 1199</td> </tr> <tr> <td>31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 55, 57, 59, 61, 63, 65, 67, 69, 73, 75, 77, 79, 81, 83, 89, 91, 93, 104, 105, 107-113, 116-118, 120, 122, 124, 126, 128, 130, 132, 136, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160-164, 166, 167, 169, 172, 173, 175-177, 179-182, 184, 186, 188, 190, 192, 194, 195, 203, 205, 207, 211, 213, 215, 217, 219, 221, 223, 227, 229, 233, 237, 240, 243, 252, 254, 263, 264, 266, 267, 269-275, 526, 528, 530, 532, 534, 544, 548, 554, 560, 568 Beach Road</td> <td>914, 956, 957, 958, 959</td> </tr> </tbody> </table>	<b>Property Address</b>	<b>Map Number</b>	1-18, 20, 22-37, 39, 41, 43 Albemarle Street	915, 956, 957	362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 385-387, 393, 395, 397, 399 Avondale Street	914, 915, 956, 957	481 Barton Street East	1147, 1198, 1199	31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 55, 57, 59, 61, 63, 65, 67, 69, 73, 75, 77, 79, 81, 83, 89, 91, 93, 104, 105, 107-113, 116-118, 120, 122, 124, 126, 128, 130, 132, 136, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160-164, 166, 167, 169, 172, 173, 175-177, 179-182, 184, 186, 188, 190, 192, 194, 195, 203, 205, 207, 211, 213, 215, 217, 219, 221, 223, 227, 229, 233, 237, 240, 243, 252, 254, 263, 264, 266, 267, 269-275, 526, 528, 530, 532, 534, 544, 548, 554, 560, 568 Beach Road	914, 956, 957, 958, 959	<p>375. Within the lands zoned <b>Prestige Business Park (M3) Zone</b>, General Industrial (M5) Zone, and Light Industrial (M6) Zone, identified on Maps 829, 870, 871, 912, 913, 914, 915, 956, 957, 958, 959, 1147, 1198, 1199, <b>and 1256</b> of Schedule “A” – Zoning Maps and described as:</p> <table border="1"> <thead> <tr> <th><b>Property Address</b></th> <th><b>Map Number</b></th> </tr> </thead> <tbody> <tr> <td>1-18, 20, 22-37, 39, 41, 43 Albemarle Street</td> <td>915, 956, 957</td> </tr> <tr> <td>362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 385-387, 393, 395, 397, 399 Avondale Street</td> <td>914, 915, 956, 957</td> </tr> <tr> <td>481 Barton Street East</td> <td>1147, 1198, 1199</td> </tr> <tr> <td>31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 55, 57, 59, 61, 63, 65, 67, 69, 73, 75, 77, 79, 81, 83, 89, 91, 93, 104, 105, 107-113, 116-118, 120, 122, 124, 126, 128, 130, 132, 136, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160-164, 166, 167, 169, 172, 173, 175-177, 179-182, 184, 186, 188, 190, 192, 194, 195, 203, 205, 207, 211, 213, 215, 217, 219, 221, 223, 227, 229, 233, 237, 240, 243, 252, 254, 263, 264, 266, 267, 269-275, 526, 528, 530, 532, 534, 544, 548, 554, 560, 568 Beach Road</td> <td>914, 956, 957, 958, 959</td> </tr> </tbody> </table>	<b>Property Address</b>	<b>Map Number</b>	1-18, 20, 22-37, 39, 41, 43 Albemarle Street	915, 956, 957	362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 385-387, 393, 395, 397, 399 Avondale Street	914, 915, 956, 957	481 Barton Street East	1147, 1198, 1199	31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 55, 57, 59, 61, 63, 65, 67, 69, 73, 75, 77, 79, 81, 83, 89, 91, 93, 104, 105, 107-113, 116-118, 120, 122, 124, 126, 128, 130, 132, 136, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160-164, 166, 167, 169, 172, 173, 175-177, 179-182, 184, 186, 188, 190, 192, 194, 195, 203, 205, 207, 211, 213, 215, 217, 219, 221, 223, 227, 229, 233, 237, 240, 243, 252, 254, 263, 264, 266, 267, 269-275, 526, 528, 530, 532, 534, 544, 548, 554, 560, 568 Beach Road	914, 956, 957, 958, 959
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<del>Grey highlighted strikethrough text</del>		<b>bolded text</b> = text to be added	
	3, 8-10, 12-15, 20, 22 Beatty Avenue	958	233, 237, 240, 243, 252, 254, 263, 264, 266, 267, 269-275, 526, 528, 530, 532, 534, 544, 548, 554, 560, 568 Beach Road
	2, 4, 8, 16 Birmingham Street	914	3, 8-10, 12-15, 20, 22 Beatty Avenue
	450, 517, 520, 539, 553, 555, 561, 563, 569, 571, 573, 577 Burlington Street East	971	2, 4, 8, 16 Birmingham Street
	29, 43, 110, 112, 114, 116, 118, 120, 122, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166 Burton Street	870, 912	450, 517, 520, 539, 553, 555, 561, 563, 569, 571, 573, 577 Burlington Street East
	83, 85, 87, 89, 91-105 Cheever Street	912	29, 43, 110, 112, 114, 116, 118, 120, 122, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 166 Burton Street
	3, 16, 18, 20, 22, 24, 32, 36 Clark Avenue	870, 912	83, 85, 87, 89, 91-105 Cheever Street
	5-7, 21, 23, 25, 27, 29-31, 33, 35, 37, 39, 40, 45, 47-49 Depew Street	915, 957	3, 16, 18, 20, 22, 24, 32, 36 Clark Avenue
	12-22, 24-28, 30, 31, 33 Dickson Street	871	5-7, 21, 23, 25, 27, 29-31, 33, 35, 37, 39, 40, 45, 47-49 Depew Street
	6, 8, 10, 16 Douglas Avenue	912	12-22, 24-28, 30, 31, 33 Dickson Street
	350, 353, 360, 362, 364, 366, 368, 373, 375, 377, 391, 393, 395 Emerald Street North	870, 912	6, 8, 10, 16 Douglas Avenue
	304, 322, 332, 334, 337, 342, 344, 348, 350, 352, 357 Gage Avenue North	914, 956	350, 353, 360, 362, 364, 366, 368, 373, 375, 377, 391, 393, 395 Emerald Street North
	3, 17, 20, 22, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43-58, 60, 62, 64, 66, 69, 70, 72-79, 81-84, 86, 87-95, 97, 99, 101-103, 105, 107, 109, 113, 115 Gertrude Street	914, 915, 957	12-22, 24-28, 30, 31, 33 Dickson Street
	5, 59, 61, 63, 65-71, 73-75, 78, 79, 81, 91, 93,	871, 913	6, 8, 10, 16 Douglas Avenue
			350, 353, 360, 362, 364, 366, 368, 373, 375, 377, 391, 393, 395 Emerald Street North
			304, 322, 332, 334, 337, 342, 344, 348, 350, 352, 357 Gage Avenue North

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<del>Grey highlighted strikethrough text</del> = text to be deleted			<b>bolded text</b> = text to be added	
	95, 97-99, 101-103, 105, 107, 109, 111, 113, 115-119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141 Hillyard Street		3, 17, 20, 22, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43-58, 60, 62, 64, 66, 69, 70, 72-79, 81-84, 86, 87-95, 97, 99, 101-103, 105, 107, 109, 113, 115 Gertrude Street	914, 915, 957
	1, 3, 5, 7, 9, 11, 13, 15-17, 19-21, 23, 25, 34, 36, 38, 40, 42 Land Street	915, 957		
	1, 4-12, 14-16, 18, 19, 21-24, 26-28, 30-37 Lyndhurst Street	915, 957	5, 59, 61, 63, 65-71, 73-75, 78, 79, 81, 91, 93, 95, 97-99, 101-103, 105, 107, 109, 111, 113, 115-119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141 Hillyard Street	871, 913
	2, 6, 8, 10, 16, 20, 22, 24-27, 30, 31, 35, 36, 38-41, 43, 45 Macallum Street	870, 871		
	17, 23, 25, 27, 29, 31 McKinstry Street	871		
	<b>333 McNeilly Road</b>	<b>1256</b>		
	52, 56, 58, 60, 64 Munroe Street	913	1, 3, 5, 7, 9, 11, 13, 15-17, 19-21, 23, 25, 34, 36, 38, 40, 42 Land Street	915, 957
	66, 67, 69-71, 73-76, 78, 82, 84, 86, 88, 98, 99, 102-104, 106-110, 112-131, 133-135, 137, 139, 141, 143, 152, 163, 167, 171 Niagara Street	829, 871	1, 4-12, 14-16, 18, 19, 21-24, 26-28, 30-37 Lyndhurst Street	915, 957
	2, 4, 10, 12, 20, 26, 28, 32 Northcote Street	957	2, 6, 8, 10, 16, 20, 22, 24-27, 30, 31, 35, 36, 38-41, 43, 45 Macallum Street	870, 871
	1 Norton Street	914		
	5 Roadway	871, 914, 915, 956, 957	17, 23, 25, 27, 29, 31 McKinstry Street	871
	1, 2, 4, 6, 8 Roosevelt Avenue	958	<b>333 McNeilly Road</b>	<b>1256</b>
	1, 3, 5-20, 22-25, 27-29, 31, 33, 35-37 Rowanwood Street	957	52, 56, 58, 60, 64 Munroe Street	913
	15, 17, 20-27, 29-36, 38, 40, 48, 50, 52, 56, 58, 60, 64, 65, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89,	912, 913	66, 67, 69-71, 73-76, 78, 82, 84, 86, 88, 98, 99, 102-104, 106-110, 112-131, 133-135, 137, 139,	829, 871



<b>Appendix “H” – Schedule “C” Special Exceptions</b>				
<b>SE / Address</b>	<b>Proposed Change</b>		<b>Proposed Revised Zone Regulation</b>	
<del>Grey highlighted strikethrough text</del>		<b>bolded text</b> = text to be added		
	91, 93, 95, 97, 99, 103, 107, 109, 111, 113, 115, 117-119, 170, 175 Shaw Street		141, 143, 152, 163, 167, 171 Niagara Street	
	366, 390, 400 Victoria Avenue North	870, 912	2, 4, 10, 12, 20, 26, 28, 32 Northcote Street	
	335, 517, 519, 521, 527, 529, 531, 533, 536, 540, 560, 562, 564, 566, 568, 570, 572, 574, 578, 580, 582, 584, 600, 610, 612, 618 Wentworth Street North	829, 871, 912, 913	1 Norton Street	
	2, 4, 6, 8, 10-25, 27, 28, 30, 32, 34, 36, 38, 40 44, 46-48, 50 Whitfield Avenue	914	5 Roadway	
<p>The following special provisions shall apply:</p> <p>a) In addition to Subsections <b>9.3.1</b>, 9.5.1 and 9.6.1, and notwithstanding Subsections <b>9.3.2 ii)</b>, 9.5.2 and 9.6.2 ii), the legally established residential uses existing on the date of passing of this By-law (May 26, 2010) shall also be permitted.</p> <p>b) In addition to clause a), a Secondary Dwelling Unit may be permitted within a legally established single detached dwelling, semi-detached dwelling, street townhouse, or block townhouse dwelling existing as of May 26, 2010 and shall be in accordance with Section 4.33 of the By-law.</p>			1, 2, 4, 6, 8 Roosevelt Avenue	
			1, 3, 5-20, 22-25, 27-29, 31, 33, 35-37 Rowanwood Street	
			15, 17, 20-27, 29-36, 38, 40, 48, 50, 52, 56, 58, 60, 64, 65, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 103, 107, 109, 111, 113, 115, 117-119, 170, 175 Shaw Street	
			366, 390, 400 Victoria Avenue North	
			335, 517, 519, 521, 527, 529, 531, 533, 536, 540, 560, 562, 564, 566, 568, 570, 572, 574, 578, 580, 582, 584, 600, 610, 612, 618 Wentworth Street North	
			2, 4, 6, 8, 10-25, 27, 28, 30, 32, 34, 36, 38, 40 44, 46-48, 50 Whitfield Avenue	
				912, 913
				870, 912
				829, 871, 912, 913
				914
			The following special provisions shall apply:	

<b>Appendix “H” – Schedule “C” Special Exceptions</b>		
<b>SE / Address</b>	<b>Proposed Change</b>	<b>Proposed Revised Zone Regulation</b>
<del>Grey highlighted strikethrough text</del> = text to be deleted		<b>bolded text</b> = text to be added
	<p>c) Notwithstanding Subsections <b>9.3.3</b>, 9.5.3 and 9.6.3, the following regulations shall apply to the use permitted in Clause a):</p> <p>i) Minimum Front Yard 6.0 metres</p> <p>Maximum Building Height 14.0 metres</p> <p>iii) Minimum Side Yard 0.6 metres</p> <p>iv) Minimum Rear Yard 7.5 metres</p> <p>v) Accessory buildings shall be subject to Subsection 4.8.1</p>	<p>a) In addition to Subsections 9.3.1, 9.5.1 and 9.6.1, and notwithstanding Subsections 9.3.2 ii), 9.5.2 and 9.6.2 ii), the legally established residential uses existing on the date of passing of this By-law (May 26, 2010) shall also be permitted.</p> <p>b) In addition to clause a), a Secondary Dwelling Unit may be permitted within a legally established single detached dwelling, semi-detached dwelling, street townhouse, or block townhouse dwelling existing as of May 26, 2010 and shall be in accordance with Section 4.33 of the By-law.</p> <p>c) Notwithstanding Subsections 9.3.3, 9.5.3 and 9.6.3, the following regulations shall apply to the use permitted in Clause a):</p> <p>i) Minimum Front Yard 6.0 metres</p> <p>Maximum Building Height 14.0 metres</p> <p>iii) Minimum Side Yard 0.6 metres</p> <p>iv) Minimum Rear Yard 7.5 metres</p> <p>v) Accessory buildings shall be subject to Subsection 4.8.1</p>

<b>Appendix “H” – Schedule “C” Special Exceptions</b>		
<b>SE / Address</b>	<b>Proposed Change</b>	<b>Proposed Revised Zone Regulation</b>
<del>Grey highlighted strikethrough text</del> = text to be deleted		<b>bolded text</b> = text to be added
SE 383 0 Portia Drive, Ancaster	<del>383</del> In addition to the uses permitted in Section 9.3.1, on those lands zoned Prestige Business Park (M3) Zone, identified on Maps 1433 and 1482 of Schedule “A” – Zoning Maps and described as 0 Portia Drive, the following uses shall also be permitted:  a. Motor Vehicle Sales and Service Establishment b. Veterinary Service c. Retail d. Farm Product Supply Dealer e. Major Recreational Vehicle Sales and Service Establishment	
SE 384 0 Portia Drive, Ancaster	<del>384</del> In addition to the Regulations of Section 9.3.3, on those lands zoned Prestige Business Park (M3) Zone, identified on Map 1433 of Schedule “A” – Zoning Maps and described as 0 Portia Drive, the Minimum Rear Yard shall be 15.0 metres	
SE 451 1295 Cormorant Road, Ancaster	<del>SE 451</del> <b>SE 767</b>	SE 767
SE 451 108 James Street North and 111 and 115 Hughson Street North, Hamilton	Notwithstanding Sections 6.2.3 of this By-law, within the lands zoned Downtown Prime Retail Streets (D2, 451) Zone, identified on Maps 910 and 911 of Schedule “A” – Zoning Maps, and described as 108 James Street North and 111 and 115 Hughson Street North, and as further detailed and informed through attached	Notwithstanding Sections 6.2.3 of this By-law, within the lands zoned Downtown Prime Retail Streets (D2, 451) Zone, identified on Maps 910 and 911 of Schedule “A” – Zoning Maps, and described as 108 James Street North and 111 and 115 Hughson Street North, and as further detailed and informed

<b>Appendix “H” – Schedule “C” Special Exceptions</b>																																																																																																										
<b>SE / Address</b>	<b>Proposed Change</b>	<b>Proposed Revised Zone Regulation</b>																																																																																																								
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	Concept Plan (Schedule “F” – <del>Figure 5</del> <b>Figure 17</b> ), the following special provisions shall apply:	through attached Concept Plan (Schedule “F” – <b>Figure 17</b> ), the following special provisions shall apply:																																																																																																								
SE 579  Various properties	<p>Within the lands zoned Neighbourhood Commercial (C2) Zone and Community Commercial (C3) Zone, identified on Maps 1100, 1145, 1146, <del>1150</del>, 1185, 1194, 1196, 1198, 1199, 1205, 1247, 1248, 1249, 1251, 1252, 1259, 1260, 1305, 1306, 1403, 1405, 1454, 1503 and 1640 of Schedule “A” – Zoning Maps and described as:</p> <table border="1"> <thead> <tr> <th>Property Address</th> <th>Map Number</th> </tr> </thead> <tbody> <tr><td>168 Barton Street</td><td>1145</td></tr> <tr><td>178 Barton Street</td><td>1145</td></tr> <tr><td>188 Barton Street</td><td>1145</td></tr> <tr><td>198 Barton Street</td><td>1145</td></tr> <tr><td>210 Barton Street</td><td>1145</td></tr> <tr><td>214 Barton Street</td><td>1145</td></tr> <tr><td>232 Barton Street</td><td>1146</td></tr> <tr><td>274 Barton Street</td><td>1146</td></tr> <tr><td>276 Barton Street</td><td>1146</td></tr> <tr><td>386 Barton Street</td><td>1198</td></tr> <tr><td>412 Barton Street</td><td>1198</td></tr> <tr><td>520 Barton Street</td><td>1199</td></tr> <tr><td>2800 Barton Street East</td><td>1145</td></tr> <tr><td>2806 Barton Street East</td><td>1145</td></tr> <tr><td>2814 Barton Street East</td><td>1145</td></tr> <tr><td>2820 Barton Street East</td><td>1145</td></tr> <tr><td>2824 Barton Street East</td><td>1145</td></tr> <tr><td>2842 Barton Street East</td><td>1145</td></tr> <tr><td>1365 Baseline Road</td><td>1259</td></tr> <tr><td>1367 Baseline Road</td><td>1259</td></tr> <tr><td>92 Centennial Parkway South</td><td>1194</td></tr> <tr><td>500 Fifty Road</td><td>1259 and 1260</td></tr> <tr><td>518 Fruitland Road</td><td>1100</td></tr> <tr><td>110 Gordon Drummond Avenue</td><td>1503</td></tr> <tr><td>288 Grays Road</td><td>1145</td></tr> </tbody> </table>	Property Address	Map Number	168 Barton Street	1145	178 Barton Street	1145	188 Barton Street	1145	198 Barton Street	1145	210 Barton Street	1145	214 Barton Street	1145	232 Barton Street	1146	274 Barton Street	1146	276 Barton Street	1146	386 Barton Street	1198	412 Barton Street	1198	520 Barton Street	1199	2800 Barton Street East	1145	2806 Barton Street East	1145	2814 Barton Street East	1145	2820 Barton Street East	1145	2824 Barton Street East	1145	2842 Barton Street East	1145	1365 Baseline Road	1259	1367 Baseline Road	1259	92 Centennial Parkway South	1194	500 Fifty Road	1259 and 1260	518 Fruitland Road	1100	110 Gordon Drummond Avenue	1503	288 Grays Road	1145	<p>Within the lands zoned Neighbourhood Commercial (C2) Zone and Community Commercial (C3) Zone, identified on Maps 1100, 1145, 1146, 1185, 1194, 1196, 1198, 1199, 1205, 1247, 1248, 1249, 1251, 1252, 1259, 1260, 1305, 1306, 1403, 1405, 1454, 1503 and 1640 of Schedule “A” – Zoning Maps and described as:</p> <table border="1"> <thead> <tr> <th>Property Address</th> <th>Map Number</th> </tr> </thead> <tbody> <tr><td>168 Barton Street</td><td>1145</td></tr> <tr><td>178 Barton Street</td><td>1145</td></tr> <tr><td>188 Barton Street</td><td>1145</td></tr> <tr><td>198 Barton Street</td><td>1145</td></tr> <tr><td>210 Barton Street</td><td>1145</td></tr> <tr><td>214 Barton Street</td><td>1145</td></tr> <tr><td>232 Barton Street</td><td>1146</td></tr> <tr><td>274 Barton Street</td><td>1146</td></tr> <tr><td>276 Barton Street</td><td>1146</td></tr> <tr><td>386 Barton Street</td><td>1198</td></tr> <tr><td>412 Barton Street</td><td>1198</td></tr> <tr><td>520 Barton Street</td><td>1199</td></tr> <tr><td>2800 Barton Street East</td><td>1145</td></tr> <tr><td>2806 Barton Street East</td><td>1145</td></tr> <tr><td>2814 Barton Street East</td><td>1145</td></tr> <tr><td>2820 Barton Street East</td><td>1145</td></tr> <tr><td>2824 Barton Street East</td><td>1145</td></tr> <tr><td>2842 Barton Street East</td><td>1145</td></tr> <tr><td>1365 Baseline Road</td><td>1259</td></tr> <tr><td>1367 Baseline Road</td><td>1259</td></tr> <tr><td>92 Centennial Parkway South</td><td>1194</td></tr> <tr><td>500 Fifty Road</td><td>1259 and 1260</td></tr> <tr><td>518 Fruitland Road</td><td>1100</td></tr> <tr><td>110 Gordon Drummond Avenue</td><td>1503</td></tr> <tr><td>288 Grays Road</td><td>1145</td></tr> </tbody> </table>	Property Address	Map Number	168 Barton Street	1145	178 Barton Street	1145	188 Barton Street	1145	198 Barton Street	1145	210 Barton Street	1145	214 Barton Street	1145	232 Barton Street	1146	274 Barton Street	1146	276 Barton Street	1146	386 Barton Street	1198	412 Barton Street	1198	520 Barton Street	1199	2800 Barton Street East	1145	2806 Barton Street East	1145	2814 Barton Street East	1145	2820 Barton Street East	1145	2824 Barton Street East	1145	2842 Barton Street East	1145	1365 Baseline Road	1259	1367 Baseline Road	1259	92 Centennial Parkway South	1194	500 Fifty Road	1259 and 1260	518 Fruitland Road	1100	110 Gordon Drummond Avenue	1503	288 Grays Road	1145
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**Appendix “H” – Schedule “C” Special Exceptions**

<b>SE / Address</b>	<b>Proposed Change</b>	<b>Proposed Revised Zone Regulation</b>
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~~Grey highlighted strikethrough text~~ = text to be deleted  
 added

**bolded text** = text to be added

	294 Grays Road	1145	294 Grays Road	1145	
	298 Grays Road	1145	298 Grays Road	1145	
	302 Grays Road	1145	302 Grays Road	1145	
	304 Grays Road	1145	304 Grays Road	1145	
	305 Grays Road	1145	305 Grays Road	1145	
	308 Grays Road	1145	308 Grays Road	1145	
	309 Grays Road	1145	309 Grays Road	1145	
	312 Grays Road	1145	312 Grays Road	1145	
	316 Grays Road	1145	316 Grays Road	1145	
	80 Green Mountain Road	1405	80 Green Mountain Road	1405	
	364 Highway 8	1251	364 Highway 8	1251	
	410 Highway 8	1252	410 Highway 8	1252	
	411 Highway 8	1252	411 Highway 8	1252	
	418 Highway 8	1252	418 Highway 8	1252	
	419 Highway 8	1252	419 Highway 8	1252	
	420 Highway 8	1252	420 Highway 8	1252	
	421 Highway 8	1252	421 Highway 8	1252	
	423 Highway 8	1252	423 Highway 8	1252	
	424 Highway 8	1252	424 Highway 8	1252	
	426 Highway 8	1252	426 Highway 8	1252	
	427 Highway 8	1252	427 Highway 8	1252	
	430 Highway 8	1252	430 Highway 8	1252	
	432 Highway 8	1252	432 Highway 8	1252	
	436 Highway 8	1252	436 Highway 8	1252	
	438 Highway 8	1252	438 Highway 8	1252	
	440 Highway 8	1252	440 Highway 8	1252	
	446 Highway 8	1252	446 Highway 8	1252	
	448, 450 Highway 8	1252	448, 450 Highway 8	1252	
	452 Highway 8	1252	452 Highway 8	1252	
	454 Highway 8	1252 and 1305	454 Highway 8	1252 and 1305	
	466 Highway 8	1252 and 1305	466 Highway 8	1252 and 1305	
	483 Highway 8	1252	483 Highway 8	1252	
	171 Margaret Avenue	1252	171 Margaret Avenue	1252	
	173 Margaret Avenue	1252	173 Margaret Avenue	1252	
	520 Highway 8	1305	520 Highway 8	1305	
	521 Highway 8	1252 and 1305	521 Highway 8	1252 and 1305	
	538 Highway 8	1305	538 Highway 8	1305	
	542, 548 Highway 8	1305 and 1306	542, 548 Highway 8	1305 and 1306	
	570 Highway 8	1306	570 Highway 8	1306	
	604 Highway 8	1306	604 Highway 8	1306	

**Appendix “H” – Schedule “C” Special Exceptions**

<b>SE / Address</b>	<b>Proposed Change</b>	<b>Proposed Revised Zone Regulation</b>
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	100 King Street West	1248	100 King Street West	1248
	102 King Street West	1247 and 1248	102 King Street West	1247 and 1248
	30 Lake Avenue Drive	1248 and 1249	30 Lake Avenue Drive	1248 and 1249
	32 Lake Avenue Drive	1248 and 1249	32 Lake Avenue Drive	1248 and 1249
	36 Lake Avenue Drive	1248 and 1249	36 Lake Avenue Drive	1248 and 1249
	3 Lockport Way	1260	3 Lockport Way	1260
	15 Lockport Way	1260	15 Lockport Way	1260
	256, 270, 276, 280, 284, 288, 294, 300 Mud Street West	1454	256, 270, 276, 280, 284, 288, 294, 300 Mud Street West	1454
	74 Neil Avenue	1194	74 Neil Avenue	1194
	<del>Part of 821 North Service Road</del>	<del>1150</del>	1050 Paramount Drive	1403 and 1454
	1050 Paramount Drive	1403 and 1454	Part of 2157 Rymal Road and Concession 8 Pt Lot 27 SLT SC RP 62R15203	1596 and 1640
	Part of 2157 Rymal Road and Concession 8 Pt Lot 27 SLT SC RP 62R15203	1596 and 1640	136 – 146 Upper Mount Albion Road	1502
	136 – 146 Upper Mount Albion Road	1502	775-779 Upper Wentworth Street	1185 and 1239
	775-779 Upper Wentworth Street	1185 and 1239	524, 526, 530 Winona Road	1205
	524, 526, 530 Winona Road	1205		

SE 633 75 Centennial Parkway North (Eastgate Square), Hamilton	<p>Within the lands zoned Transit Oriented Corridor Mixed Use High Density (TOC4) Zone, identified on Maps 1142, 1143, and 1194 of Schedule “A” – Zoning Maps, and described as 75 Centennial Parkway North (Eastgate Square), shown as <del>Figure 11</del> <b>Figure 18</b> of Schedule “F” – Special Figures, the following special provisions shall also apply:</p> <p>a) The lands described as 75 Centennial Parkway North (Eastgate Square), as shown as <del>Figure 11</del> <b>Figure 18</b> of Schedule “F” – Special Figures shall be considered as one Corner Lot for zoning purposes, notwithstanding any consolidation or</p>	<p>Within the lands zoned Transit Oriented Corridor Mixed Use High Density (TOC4) Zone, identified on Maps 1142, 1143, and 1194 of Schedule “A” – Zoning Maps, and described as 75 Centennial Parkway North (Eastgate Square), shown as Figure 18 of Schedule “F” – Special Figures, the following special provisions shall also apply:</p> <p>a) The lands described as 75 Centennial Parkway North (Eastgate Square), as shown as Figure 18 of Schedule “F” – Special Figures shall be considered as one Corner Lot for zoning purposes,</p>
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<b>Appendix “H” – Schedule “C” Special Exceptions</b>		
<b>SE / Address</b>	<b>Proposed Change</b>	<b>Proposed Revised Zone Regulation</b>
<p><del>Grey highlighted strikethrough text</del> = text to be deleted</p>		<p><b>bolded text</b> = text to be added</p>
	<p>division of the lot.</p> <p>c) For the purposes of Special Exception No. 633, the following provisions shall apply to Area A as shown on <del>Figure 14</del> <b>Figure 18</b> of Schedule “F” – Special Figures:</p> <p>d) For the purposes of Special Exception No. 633, the following provisions shall apply to Area B as shown on <del>Figure 14</del> <b>Figure 18</b> of Schedule “F” – Special Figures:</p>	<p>notwithstanding any consolidation or division of the lot.</p> <p>c) For the purposes of Special Exception No. 633, the following provisions shall apply to Area A as shown on Figure 18 of Schedule “F” – Special Figures:</p> <p>d) For the purposes of Special Exception No. 633, the following provisions shall apply to Area B as shown on Figure 18 of Schedule “F” – Special Figures:</p>
<p>SE 637</p> <p>670, 674, 686, 692, 700 and 706 Queenston Road, Hamilton</p>	<p>Within the lands zoned Transit Oriented Corridor Mixed Use High Density (TOC4) Zone, identified on Maps 1142 and 1193 of Schedule “A” – Zoning Maps, and described as 670, 674, 686, 692, 700 and 706 Queenston Road, shown as <del>Figure 12</del> <b>Figure 19</b> of Schedule “F” – Special Figures, the following special provisions shall also apply:</p> <p>a) For the purposes of Special Exception No. 637, the following special regulations shall apply to Areas A and B, as shown on <del>Figure 12</del> <b>Figure 19</b> of Schedule “F” – Special Figure:</p> <p>A) The lands described as 670, 674, 686, 692, 700 and 706 Queenston Road, as shown as <del>Figure 12</del> <b>Figure 19</b> of Schedule “F” – Special Figures shall be considered as one Corner Lot for zoning purposes, notwithstanding any consolidation or division of the lot.</p>	<p>Within the lands zoned Transit Oriented Corridor Mixed Use High Density (TOC4) Zone, identified on Maps 1142 and 1193 of Schedule “A” – Zoning Maps, and described as 670, 674, 686, 692, 700 and 706 Queenston Road, shown as <del>Figure 12</del> <b>Figure 19</b> of Schedule “F” – Special Figures, the following special provisions shall also apply:</p> <p>a) For the purposes of Special Exception No. 637, the following special regulations shall apply to Areas A and B, as shown on <del>Figure 12</del> <b>Figure 19</b> of Schedule “F” – Special Figure:</p> <p>A) The lands described as 670, 674, 686, 692, 700 and 706 Queenston Road, as shown as <del>Figure 12</del> <b>Figure 19</b> of Schedule “F” – Special Figures shall be considered as one Corner Lot for zoning purposes, notwithstanding any consolidation or division of the lot.</p>

<b>Appendix “H” – Schedule “C” Special Exceptions</b>		
<b>SE / Address</b>	<b>Proposed Change</b>	<b>Proposed Revised Zone Regulation</b>
<p><del>Grey highlighted strikethrough text</del> = text to be deleted</p>		<p><b>bolded text</b> = text to be added</p>
	<p>b) For the purposes of Special Exception No. 637, the following special regulations shall apply to Area A as shown on <del>Figure 12</del> <b>Figure 19</b> of Schedule “F” – Special Figures:</p> <p>c) For the purposes of Special Exception No. 637, the following special provisions shall apply to Area B as shown on <del>Figure 12</del> <b>Figure 19</b> of Schedule “F” – Special Figures:</p>	<p>b) For the purposes of Special Exception No. 637, the following special regulations shall apply to Area A as shown on <del>Figure 12</del> <b>Figure 19</b> of Schedule “F” – Special Figures:</p> <p>c) For the purposes of Special Exception No. 637, the following special provisions shall apply to Area B as shown on <del>Figure 12</del> <b>Figure 19</b> of Schedule “F” – Special Figures:</p>
<p>SE 649</p> <p>Northwest corner of Wilson Street West and Mason Drive, Ancaster</p>	<p>Within the lands zoned District Commercial (C6) Zone, identified on Maps 1433 and 1482 of Schedule “A” – Zoning Maps and described as the northwest corner of Wilson Street West and Mason Drive, the following special provisions shall apply:</p> <p>a) In addition to the definition of Retail in Section 3: Definitions, the following definition shall also apply:</p> <p>Super-market A store in which various kinds of food and non-food items are offered or kept for sale, including fresh meats and fresh produce, provided that the area devoted to food items is predominant, and the non-food items may include but are not limited to flowers, hardware, patent medicines, toiletries, household supplies, garden supplies, wine, photofinishing, magazines and videos.</p>	<p>Within the lands zoned District Commercial (C6) Zone, identified on Maps 1433 and 1482 of Schedule “A” – Zoning Maps and described as the northwest corner of Wilson Street West and Mason Drive, the following special provisions shall apply:</p> <p>a) In addition to the definition of Retail in Section 3: Definitions, the following definition shall also apply:</p> <p>Super-market A store in which various kinds of food and non-food items are offered or kept for sale, including fresh meats and fresh produce, provided that the area devoted to food items is predominant, and the non-food items may include but are not limited to flowers, hardware, patent medicines, toiletries, household supplies, garden supplies, wine, photofinishing, magazines and videos.</p>



<b>Appendix “H” – Schedule “C” Special Exceptions</b>		
<b>SE / Address</b>	<b>Proposed Change</b>	<b>Proposed Revised Zone Regulation</b>
<p><del>Grey highlighted strikethrough text</del> = text to be deleted</p>		<p><b>bolded text</b> = text to be added</p>
	<p>b) Notwithstanding Subsection 10.6.1, only the following uses shall be permitted:</p> <ul style="list-style-type: none"> <li>i) Art Gallery</li> <li>ii) Auctioneer Establishment</li> <li>iii) Building and Lumber Supply Establishment, within a wholly enclosed building</li> <li>iv) Catering Service</li> <li>v) Cold Storage Locker Establishment</li> <li>vi) Commercial Entertainment, within a wholly enclosed building</li> <li>vii) Commercial Parking Facility</li> <li>viii) Commercial Recreation, within a wholly enclosed building</li> <li>ix) Community Garden</li> <li>x) Craftsperson Shop</li> <li>xi) Day Nursery</li> <li>xii) Educational Establishment</li> <li>xiii) Financial Establishment</li> <li>xiv) Funeral Home</li> <li>xv) Laboratory</li> <li>xvi) Library</li> <li>xvii) Major Recreation Vehicle Sales and Service Establishment</li> <li>xxiii) Manufacturing, limited to a Printing and / or Publishing Establishment</li> <li>xix) Medical Clinic</li> <li>xx) Motor Vehicle <b>Dealership Sales and Service Establishment</b></li> <li>xxi) Museum</li> <li>xxii) Office</li> <li>xxiii) Personal Services</li> <li>xxiv) Post Office</li> </ul>	<p>b) Notwithstanding Subsection 10.6.1, only the following uses shall be permitted:</p> <ul style="list-style-type: none"> <li>i) Art Gallery</li> <li>ii) Auctioneer Establishment</li> <li>iii) Building and Lumber Supply Establishment, within a wholly enclosed building</li> <li>iv) Catering Service</li> <li>v) Cold Storage Locker Establishment</li> <li>vi) Commercial Entertainment, within a wholly enclosed building</li> <li>vii) Commercial Parking Facility</li> <li>viii) Commercial Recreation, within a wholly enclosed building</li> <li>ix) Community Garden</li> <li>x) Craftsperson Shop</li> <li>xi) Day Nursery</li> <li>xii) Educational Establishment</li> <li>xiii) Financial Establishment</li> <li>xiv) Funeral Home</li> <li>xv) Laboratory</li> <li>xvi) Library</li> <li>xvii) Major Recreation Vehicle Sales and Service Establishment</li> <li>xxiii) Manufacturing, limited to a Printing and / or Publishing Establishment</li> <li>xix) Medical Clinic</li> <li>xx) Motor Vehicle Dealership</li> <li>xxi) Museum</li> <li>xxii) Office</li> </ul>

<b>Appendix “H” – Schedule “C” Special Exceptions</b>		
<b>SE / Address</b>	<b>Proposed Change</b>	<b>Proposed Revised Zone Regulation</b>
<del>Grey highlighted strikethrough text</del> = text to be deleted		<b>bolded text</b> = text to be added
	<ul style="list-style-type: none"> <li>xxv) Private Club or Lodge</li> <li>xxvi) Recreational Vehicle Sales and Service Establishment</li> <li>xxvii) Repair Service</li> <li>xxviii) Restaurant</li> <li>xxix) Retail, not including a Supermarket</li> <li>xxx) Transportation Depot</li> <li>xxxi) Urban Farm</li> <li>xxxii) Urban Farmer's Market</li> </ul> <p>c) Notwithstanding Subsection 10.6.1.1 i) 1. B., a two-storey building containing office uses on both the first and second floor is also permitted.</p> <p>d) In addition to Subsection 10.6.2, the following uses shall also be prohibited, even as an accessory use:</p> <ul style="list-style-type: none"> <li>i) Body Rub Parlour</li> <li>ii) Department Store</li> <li>iii) Dwelling Unit</li> <li>iv) Open Storage</li> <li>v) Supermarket</li> </ul> <p>e) Notwithstanding Subsection 10.6.3e) and f), the maximum Gross Floor Area for all uses shall be 10,000 square metres, and shall not apply to Motor Vehicle Sales and Service Establishment and Major Recreational Vehicle Sales, Service, and Rental Establishment.</p>	<ul style="list-style-type: none"> <li>xxiii) Personal Services</li> <li>xxiv) Post Office</li> <li>xxv) Private Club or Lodge</li> <li>xxvi) Recreational Vehicle Sales and Service Establishment</li> <li>xxvii) Repair Service</li> <li>xxviii) Restaurant</li> <li>xxix) Retail, not including a Supermarket</li> <li>xxx) Transportation Depot</li> <li>xxxi) Urban Farm</li> <li>xxxii) Urban Farmer's Market</li> </ul> <p>c) Notwithstanding Subsection 10.6.1.1 i) 1. B., a two-storey building containing office uses on both the first and second floor is also permitted.</p> <p>d) In addition to Subsection 10.6.2, the following uses shall also be prohibited, even as an accessory use:</p> <ul style="list-style-type: none"> <li>i) Body Rub Parlour</li> <li>ii) Department Store</li> <li>iii) Dwelling Unit</li> <li>iv) Open Storage</li> <li>v) Supermarket</li> </ul> <p>e) Notwithstanding Subsection 10.6.3e) and f), the maximum Gross Floor Area for all uses shall be 10,000 square metres, and shall not apply to Motor Vehicle Sales and Service Establishment and Major Recreational Vehicle Sales, Service, and Rental Establishment.</p>

<b>Appendix “H” – Schedule “C” Special Exceptions</b>		
<b>SE / Address</b>	<b>Proposed Change</b>	<b>Proposed Revised Zone Regulation</b>
<p><del>Grey highlighted strikethrough text</del> = text to be deleted  <b>added</b></p>		<p><b>bolded text</b> = text to be added</p>
<p>SE 674            3100, 3110,            3120, 3140            RR 56, Block            131 of            Registered            Plan of            Subdivision            62M-1062,            Glanbrook</p>	<p>d) In addition to Subsection 5.1 d) i) and 5.6 c), and notwithstanding Subsections 5.1 a) v), 5.2 b) and f), and 5.6 c) i. and iv., the following regulations shall apply:</p> <p><b>i) The minimum parking space size shall be 3.0 metres in width and 5.8 metres in length.</b></p> <p>ii) The minimum barrier-free parking space size shall be 4.4 metres in width and 5.8 metres in length, except where two (2) barrier-free parking spaces are located together, a minimum 3.5 metres in width shall be permitted for each space.</p> <p>iii) Minimum Parking Requirements</p> <p>i. Residential Uses</p> <p><del>Dwelling Units and</del> 1 space per unit  <del>Dwelling Units in Conjunction</del> 0.5 visitor spaces per unit  <del>with a Commercial Use</del>  <b>Dwelling Unit, Mixed Use</b></p> <p><del>iv. ii. Residential Uses</del> <b>Commercial Uses</b></p> <p>All Commercial Uses 1 for each 30 square metres of Gross Floor Area which accommodates such use</p> <p>iv) Minimum Loading Space Requirements:            1 space</p>	<p>d) In addition to Subsection 5.1 d) i) and 5.6 c), and notwithstanding Subsections 5.1 a) v), 5.2 b) and f), and 5.6 c) i. and iv., the following regulations shall apply:</p> <p>i) The minimum parking space size shall be 3.0 metres in width and 5.8 metres in length.</p> <p>ii) The minimum barrier-free parking space size shall be 4.4 metres in width and 5.8 metres in length, except where two (2) barrier-free parking spaces are located together, a minimum 3.5 metres in width shall be permitted for each space.</p> <p>iii) Minimum Parking Requirements</p> <p><b>i. Residential Uses</b></p> <p>Dwelling Units 1 space per unit            Dwelling Unit, Mixed Use 0.5 visitor spaces per unit</p> <p><b>ii. Commercial Uses</b></p> <p>All Commercial Uses 1 for each 30 square metres of Gross Floor Area which accommodates such use</p> <p>iv) Minimum Loading Space</p>

Appendix “H” – Schedule “C” Special Exceptions		
SE / Address	Proposed Change	Proposed Revised Zone Regulation
<p><del>Grey highlighted strikethrough text</del> = text to be deleted</p>		<p><b>bolded text</b> = text to be added</p>
	<p>e) Notwithstanding Subsection 4.6 a), d), e), and f), the following regulations apply:</p> <ul style="list-style-type: none"> <li>i) Sills, belt courses, cornices, eaves and gutters, chimneys, bay windows, and pilasters may project into any required yard a maximum 3.0 metres; and,</li> <li>ii) Balconies, canopies, fruit cellars, and unenclosed porches may project into any required front, rear or side yard a maximum 3.0 metres.</li> </ul> <p>f) In addition to Subsection 10.5a.1, the following uses shall also be permitted:</p> <ul style="list-style-type: none"> <li>i) Dwelling Unit</li> <li>ii) Multiple Dwelling</li> <li>iii) Private Club or Lodge</li> </ul> <p>g) Notwithstanding Subsection 10.5a.1.1 ii) 2., Dwelling Units shall be permitted on the ground floor.</p> <p>h) Notwithstanding Subsections 10.5a.3 a), d), h) x), i), and in addition to Subsection 10.5a.3. <b>j), the following regulations shall apply:</b></p> <p><del>j) The following regulations shall apply:</del></p> <ul style="list-style-type: none"> <li>i) Maximum Building Setback from a Street Line                      No Maximum</li> <li>ii) Building Height            The maximum building height shall be 11 metres.</li> </ul>	<p>Requirements: 1 space</p> <p>e) Notwithstanding Subsection 4.6 a), d), e), and f), the following regulations apply:</p> <ul style="list-style-type: none"> <li>iii) Sills, belt courses, cornices, eaves and gutters, chimneys, bay windows, and pilasters may project into any required yard a maximum 3.0 metres; and,</li> <li>iv) Balconies, canopies, fruit cellars, and unenclosed porches may project into any required front, rear or side yard a maximum 3.0 metres.</li> </ul> <p>f) In addition to Subsection 10.5a.1, the following uses shall also be permitted:</p> <ul style="list-style-type: none"> <li>i) Dwelling Unit</li> <li>ii) Multiple Dwelling</li> <li>iii) Private Club or Lodge</li> </ul> <p>g) Notwithstanding Subsection 10.5a.1.1 ii) 2., Dwelling Units shall be permitted on the ground floor.</p> <p>h) Notwithstanding Subsections 10.5a.3 a), d), h) x), i), and in addition to Subsection 10.5a.3. j), the following regulations shall apply:</p> <ul style="list-style-type: none"> <li>i) Maximum Building Setback from a Street Line                      No</li> <li>Maximum</li> <li>ii) Building Height            The maximum</li> </ul>

<b>Appendix “H” – Schedule “C” Special Exceptions</b>		
<b>SE / Address</b>	<b>Proposed Change</b>	<b>Proposed Revised Zone Regulation</b>
<del>Grey highlighted strikethrough text</del> = text to be deleted		<b>bolded text</b> = text to be added
	<p>iii) Built Form for New Development</p> <p>The first storey shall have a minimum height of 3.5 metres and a maximum height of 4.5 metres.</p> <p>iv) Planting Strip Requirements</p> <p>Where a property lot line abuts a property lot line within a Residential Zone or an Institutional Zone and not a Laneway, a minimum 6.0 metre wide Planting Strip shall be provided and maintained.</p> <p>v) Visual Barrier</p> <p>A Visual Barrier shall also be required where a loading space abuts any Residential or Institutional Zone or a residential or institutional use.</p>	<p>building height shall be 11 metres.</p> <p>iii) Built Form for New Development</p> <p>The first storey shall have a minimum height of 3.5 metres and a maximum height of 4.5 metres.</p> <p>iv) Planting Strip Requirements</p> <p>Where a property lot line abuts a property lot line within a Residential Zone or an Institutional Zone and not a Laneway, a minimum 6.0 metre wide Planting Strip shall be provided and maintained.</p> <p>v) Visual Barrier</p> <p>A Visual Barrier shall also be required where a loading space abuts any Residential or Institutional Zone or a residential or institutional use.</p>
SE 701 71 Rebecca	Within the lands zoned Downtown Central Business District (D1, 701, H17, H105) Zone identified on Map 953 of Schedule A	Within the lands zoned Downtown Central Business District (D1, 701, H17, H105) Zone identified on Map 953 of

Appendix "H" – Schedule "C" Special Exceptions		
SE / Address	Proposed Change	Proposed Revised Zone Regulation
<p><del>Grey highlighted strikethrough text</del> = text to be deleted                      added</p>		<p><b>bolded text</b> = text to be added</p>
<p>Street, Hamilton</p>	<p>- Zoning Maps and described as 71 Rebecca Street the following special regulations apply:</p> <p><del>a f)</del> Notwithstanding Sections 5.2 b), 6.0 c) i) ii) and iii) 2, and 6.1.3 e), the following special provisions shall also apply:</p> <p><del>b g)</del> REGULATIONS</p> <p>a) Stepback from the Building Base Façade Height</p> <p>i) A minimum 3.0 metre stepback shall be required from the building base façade height of 11 metres along Rebecca Street.</p> <p><del>ba)</del> Stepback for the portion of the Building exceeding 22.0 metres, at the southern point of the perpendicular portion of the rear lot line.</p> <p>i) 1.0 metres</p> <p><del>ce)</del> Maximum Lot Coverage</p> <p>100%</p> <p><del>de)</del> Parking</p> <p>i) Parking stall sizes shall be</p>	<p>Schedule A - Zoning Maps and described as 71 Rebecca Street the following special regulations apply:</p> <p>a) Notwithstanding Sections 5.2 b), 6.0 c) i) ii) and iii) 2, and 6.1.3 e), the following special provisions shall also apply:</p> <p>b) REGULATIONS</p> <p>a) Stepback from the Building Base Façade Height</p> <p>i) A minimum 3.0 metre stepback shall be required from the building base façade height of 11 metres along Rebecca Street.</p> <p>b) Stepback for the portion of the Building exceeding 22.0 metres, at the southern point of the perpendicular portion of the rear lot line.</p> <p>i) 1.0 metres</p>

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SE / Address	Proposed Change	Proposed Revised Zone Regulation
<p><del>Grey highlighted strikethrough text</del> = text to be deleted                      added</p>		<p><b>bolded text</b> = text to be added</p>
	<p>in accordance with the following:</p> <ul style="list-style-type: none"> <li>i. 62 parking stalls at 2.8 m x 5.8 m;</li> <li>ii. 93 parking stalls at 2.6 m x 5.8 m;</li> <li>iii. 36 parking stalls at 2.8 m x 5.5 m;</li> <li>iv. 13 parking stalls at 2.8 m x 5.5 m;</li> <li><b>v. 3 barrier-free parking stalls at 4.6 m x 5.8 m;</b></li> <li>vi. 3 barrier-free parking stalls at 4.6 m x 5.5 m; and,</li> <li>vii. 4 car share parking stalls, at grade at 2.6 m x 5.5 m.</li> </ul>	<ul style="list-style-type: none"> <li>c) Maximum Lot Coverage 100%</li> <li>d) Parking</li> <li>i) Parking stall sizes shall be in accordance with the following:                             <ul style="list-style-type: none"> <li>i. 62 parking stalls at 2.8 m x 5.8 m;</li> <li>ii. 93 parking stalls at 2.6 m x 5.8 m;</li> <li>iii. 36 parking stalls at 2.8 m x 5.5 m;</li> <li>iv. 13 parking stalls at 2.8 m x 5.5 m;</li> <li>v. 3 barrier-free parking stalls at 4.6 m x 5.5 m;</li> <li>vi. 3 barrier-free parking stalls at 4.6 m x 5.5 m; and,</li> <li>vii. 4 car share parking stalls, at grade at 2.6 m x 5.5 m.</li> </ul> </li> </ul>
SE 734 118 Hatt	Within the lands zoned Mixed Use Medium Density (C5) Zone, identified on Maps 860 and 902 of Schedule "A20" – Zoning Maps	Within the lands zoned Mixed Use Medium Density (C5) Zone, identified on Maps 860 and 902 of Schedule "A" –

<b>Appendix “H” – Schedule “C” Special Exceptions</b>		
<b>SE / Address</b>	<b>Proposed Change</b>	<b>Proposed Revised Zone Regulation</b>
<del>Grey highlighted strikethrough text</del> = text to be deleted		<b>bolded text</b> = text to be added
Street, Dundas	and described as 118 Hatt Street, the following special provisions shall apply:	Zoning Maps and described as 118 Hatt Street, the following special provisions shall apply:
SE 735 1289 Upper James Street, Hamilton	Within the lands zoned Arterial Commercial (C7) Zone, identified on Map 1290 of Schedule “ <del>A8</del> ” – Zoning Maps, and described as 1289 Upper James Street, Hamilton, the following special provisions shall apply:	Within the lands zoned Arterial Commercial (C7) Zone, identified on Map 1290 of Schedule “ <b>A</b> ” – Zoning Maps, and described as 1289 Upper James Street, Hamilton, the following special provisions shall apply:
SE 737 1092 Gore Road, Flamborough	Within a portion of the lands zoned Rural (A2) Zone, identified on Maps 15 and 16 of Schedule “ <del>A22</del> ” – Zoning Maps and described as 1092 Gore Road, the following special provisions shall apply:	Within a portion of the lands zoned Rural (A2) Zone, identified on Maps 15 and 16 of Schedule “ <b>A</b> ” – Zoning Maps and described as 1092 Gore Road, the following special provisions shall apply:
SE 741 354 King Street West, Hamilton	Within the lands zoned Transit Oriented Corridor Mixed Use Medium Density (TOC1, 295, 741) Zone, identified on Map No. 909 and 951 of Schedule “A” to Zoning By-law No. 05-200 and described as <del>354 King Street West</del> <b>354 King Street West</b> , the following special provisions shall apply:  c) Notwithstanding Section 11.1.3. d) ii) and iii), the following special provisions shall apply: i) Building Height b) In addition to a) above, maximum building height shall be in accordance with <del>Figure 24</del> <b>Figure 26</b> of Schedule F – Special Figures of Zoning By-law No. 05-200.	Within the lands zoned Transit Oriented Corridor Mixed Use Medium Density (TOC1, 295, 741) Zone, identified on Map No. 909 and 951 of Schedule “A” to Zoning By-law No. 05-200 and described as 354 King Street West, the following special provisions shall apply:  c) Notwithstanding Section 11.1.3. d) ii) and iii), the following special provisions shall apply: i) Building Height b) In addition to a) above, maximum building height shall be in accordance with Figure 26 of Schedule F – Special Figures of Zoning By-law No. 05-200.
SE 747 60 Arbour Road and 1375 Stone Church Road East (in part), Hamilton	Within the lands zoned Prestige Business Park (M3) Zone, identified on Maps 1451 and 1452 of Schedule “ <del>A6</del> ” – Zoning Maps, and described as 60 Arbour Road and 1375 Stone Church Road East (in part) the following special provisions shall also apply:	Within the lands zoned Prestige Business Park (M3) Zone, identified on Maps 1451 and 1452 of Schedule “ <b>A</b> ” – Zoning Maps, and described as 60 Arbour Road and 1375 Stone Church Road East (in part) the following special provisions shall also apply:



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<b>SE / Address</b>	<b>Proposed Change</b>	<b>Proposed Revised Zone Regulation</b>
<del>Grey highlighted strikethrough text</del> = text to be deleted		<b>bolded text</b> = text to be added
SE 748 1603 Rymal Road East, Hamilton	Within the lands zoned Arterial Commercial (C7) Zone, identified on Map 1548 of Schedule “ <del>A5</del> ” – Zoning Maps, and described as 1603 Rymal Road East the following special provisions shall also apply:	Within the lands zoned Arterial Commercial (C7) Zone, identified on Map 1548 of Schedule “A” – Zoning Maps, and described as 1603 Rymal Road East the following special provisions shall also apply:
SE 749 141 King Street East, Hamilton	Within the lands zoned Neighbourhood Commercial (C2) Zone, identified on Map 1249 of Schedule “A4” – Zoning Maps, and described as 141 King Street East, the following special provisions shall also apply:	Within the lands zoned Neighbourhood Commercial (C2) Zone, identified on Map 1249 of Schedule “A” – Zoning Maps, and described as 141 King Street East, the following special provisions shall also apply:
SE 750 144 Wilson Street East, Hamilton	Within the lands zoned Neighbourhood Commercial (C2) Zone, identified on Map 1228 of Schedule “ <del>A18</del> ” – Zoning Maps, described as 144 Wilson Street East, the following special provisions shall also apply:	Within the lands zoned Neighbourhood Commercial (C2) Zone, identified on Map 1228 of Schedule “A” – Zoning Maps, described as 144 Wilson Street East, the following special provisions shall also apply:
SE 751 78 Highway No. 8, Flamborough	Within the lands zoned Settlement Commercial (S2) Zone, identified on Map 107 of Schedule “ <del>A19</del> ” – Zoning Maps, described as 78 Highway No. 8, the following special provisions shall also apply:	Within the lands zoned Settlement Commercial (S2) Zone, identified on Map 107 of Schedule “A” – Zoning Maps, described as 78 Highway No. 8, the following special provisions shall also apply:
SE 775 112 King Street West, Dundas	<b>775 Within the lands zoned Mixed Use Medium Density – Pedestrian Focus (C5a, 570, 775) Zone identified on Map 860 of Schedule “A” – Zoning Maps, and described as 112 King Street West, the following special provision shall apply:</b>  <b>a) Notwithstanding Subsection 5.6 c) iv) Commercial Uses, a minimum of five (5) parking spaces shall be provided.</b>	775 Within the lands zoned Mixed Use Medium Density – Pedestrian Focus (C5a, 570, 775) Zone identified on Map 860 of Schedule “A” – Zoning Maps, and described as 112 King Street West, the following special provision shall apply:  a) Notwithstanding Subsection 5.6 c) iv) Commercial Uses, a minimum of five (5) parking spaces shall be provided.

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<b>SE / Address</b>	<b>Proposed Change</b>	<b>Proposed Revised Zone Regulation</b>
<del>Grey highlighted strikethrough text</del> = text to be deleted added		<b>bolded text</b> = text to be added
SE 776  389 / 391 / 427 Limeridge Road East, Hamilton	<b>776 Within the lands zoned Neighbourhood Institutional (I1, 776) Zone, identified on Maps 1291 and 1292 of Schedule “A” – Zoning Maps, and described as 389 / 391 / 427 Limeridge Road East, the following special provision shall apply:</b>  a) <b>In addition to Section 8.1.1, a Cemetery shall also be permitted and shall be subject to Section 7.4.2.</b>	776 Within the lands zoned Neighbourhood Institutional (I1, 776) Zone, identified on Maps 1291 and 1292 of Schedule “A” – Zoning Maps, and described as 389 / 391 / 427 Limeridge Road East, the following special provision shall apply:  a) In addition to Section 8.1.1, a Cemetery shall also be permitted and shall be subject to Section 7.4.2.
SE 778 (new)  1609 and 1611 Brock Road, Flamborough	<b>778 Within the lands zoned Settlement Residential (S1, 778) Zone, identified on Map Nos. 25 and 35 of Schedule “A” – Zoning Maps, and described as 1609 &amp; 1611 Brock Road, the following special provision shall apply:</b>  a) <b>Notwithstanding Section 12.3.3 a), the Minimum Lot Area shall be 0.17 hectares.</b>	778 Within the lands zoned Settlement Residential (S1, 778) Zone, identified on Map Nos. 25 and 35 of Schedule “A” – Zoning Maps, and described as 1609 & 1611 Brock Road, the following special provision shall apply:  a) Notwithstanding Section 12.3.3 a), the Minimum Lot Area shall be 0.17 hectares.





<b>Appendix “I” – Schedule “D” - Holding Provisions</b>		
<b>Holding / Address</b>	<b>Proposed Change</b>	<b>Proposed Revised Zone Regulation</b>
<p><del>Grey highlighted strikethrough text = text to be deleted</del> <span style="float: right;"><b>bolded text</b> = text to be added</span></p>		
71 Rebecca Street, Hamilton	<p><del>“C” Special Exceptions, of this By-law, on those lands zoned Downtown Central Business District (D1, 701, H17, H105) Zone, on Map 953 of Schedule “A” – Zoning Maps, described as 71 Rebecca Street, no development shall be permitted until:</del></p> <p><del>i) The Owner enters into a conditional building permit agreement with respect to completing a Record of Site Condition or a signed Record of Site Condition (RSC) being submitted to the City of Hamilton and the Ministry of the Environment, Conservation and Parks (MOECP). This RSC must be to the satisfaction of the Director of Planning and Chief Planner, including a notice of acknowledgement of the RSC by the MOECP, and submission of the City of Hamilton’s current RSC administration fee.</del></p>	
H125 (new) 65 Oak Avenue, Flamborough	<p><b>Notwithstanding Section 12.3 of this By-law, within a portion of the lands zoned Settlement Residential (S1) Zone on Map No. RU106 of Schedule “A” – Zoning Maps, and described as 65 Oak Avenue, no development shall be permitted until such time as:</b></p> <ol style="list-style-type: none"> <li><b>1. The owner submits a deposited Ontario Land Surveyor’s Reference Plan to the Committee of Adjustment Office, unless exempted by the Land Registrar. The reference plan must be submitted in hard copy and also submitted in CAD format, drawn at true scale and location and tied to the City corporate coordinate system.</b></li> <li><b>2. That the proponent shall carry out an</b></li> </ol>	<p>Notwithstanding Section 12.3 of this By-law, within a portion of the lands zoned Settlement Residential (S1) Zone on Map No. RU106 of Schedule “A” – Zoning Maps, and described as 65 Oak Avenue, no development shall be permitted until such time as:</p> <ol style="list-style-type: none"> <li>1. The owner submits a deposited Ontario Land Surveyor’s Reference Plan to the Committee of Adjustment Office, unless exempted by the Land Registrar. The reference plan must be submitted in hard copy and also submitted in CAD format, drawn at true scale and location and tied to the City corporate coordinate system.</li> <li>2. That the proponent shall carry out an archaeological assessment of the portion of the property conveyed and mitigate,</li> </ol>

<b>Appendix “I” – Schedule “D” - Holding Provisions</b>		
<b>Holding / Address</b>	<b>Proposed Change</b>	<b>Proposed Revised Zone Regulation</b>
<del>Grey highlighted strikethrough text = text to be deleted</del>		<b>bolded text</b> = text to be added
	<p><b>archaeological assessment of the portion of the property conveyed and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. No demolition, grading, construction activities, landscaping, staging, stockpiling or other soil disturbances shall take place on the subject property prior to the approval of the Director of Planning confirming that all archaeological resource concerns have met conservation requirements. All archaeological reports shall be submitted to the City of Hamilton concurrent with their submission to the Ministry of Tourism, Culture and Sport. Should deeply buried archaeological materials be found on the property during any of the above development activities the Ontario Ministry of Tourism, Culture and Sport (MTCS) should be notified immediately (416.314.7143). In the event that human remains are encountered during construction, the proponent should immediately contact both MTCS and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Small Business and Consumer Services (416.326.8392).</b></p> <p>3. The Applicant shall ensure compliance with Ontario Building Code requirements regarding spatial separation distances of any structures to the satisfaction of the Planning and Economic Development</p>	<p>through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. No demolition, grading, construction activities, landscaping, staging, stockpiling or other soil disturbances shall take place on the subject property prior to the approval of the Director of Planning confirming that all archaeological resource concerns have met conservation requirements. All archaeological reports shall be submitted to the City of Hamilton concurrent with their submission to the Ministry of Tourism, Culture and Sport. Should deeply buried archaeological materials be found on the property during any of the above development activities the Ontario Ministry of Tourism, Culture and Sport (MTCS) should be notified immediately (416.314.7143). In the event that human remains are encountered during construction, the proponent should immediately contact both MTCS and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Small Business and Consumer Services (416.326.8392).</p> <p>3. The Applicant shall ensure compliance with Ontario Building Code requirements regarding spatial separation distances of any structures to the satisfaction of the Planning and Economic Development Department (Building Division - Plan Examination Section).</p>

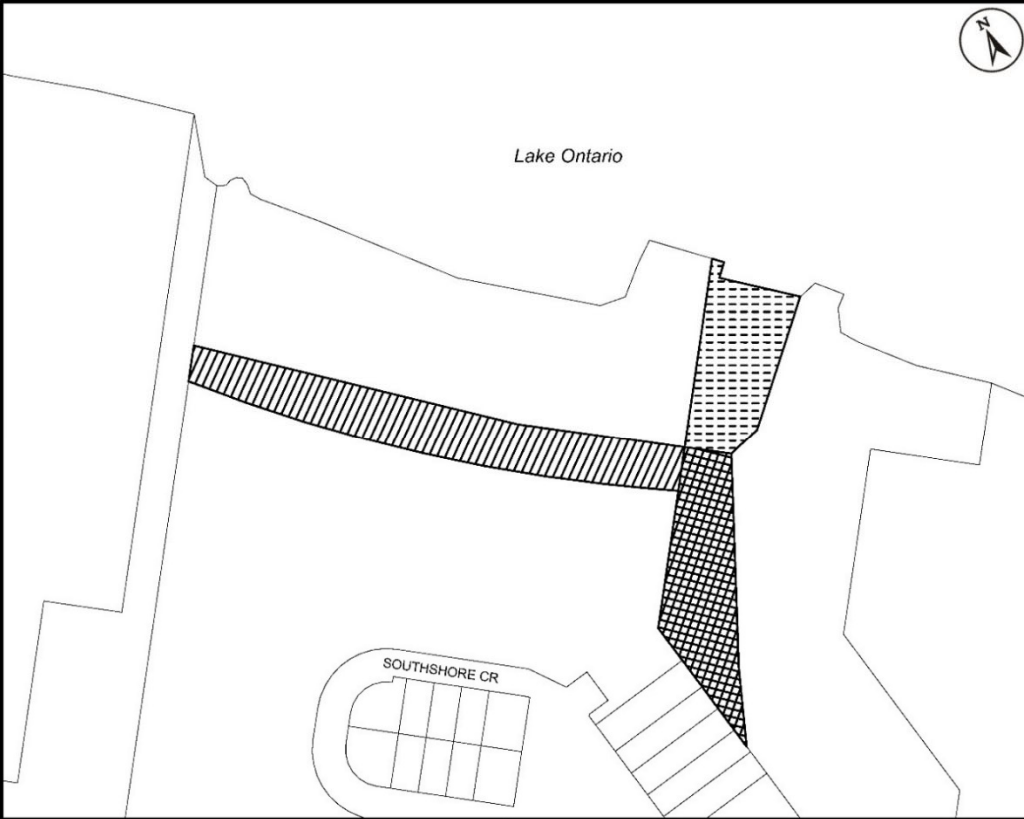




To Amend Zoning By-law No. 05-200 Respecting Modifications and Updates to the Administration, Definitions, General Provisions, Parking, Commercial and Mixed Use Zones, Industrial Zones, Rural Zones, Zoning Maps, Special Exceptions, Holding Provisions, and Special Figures

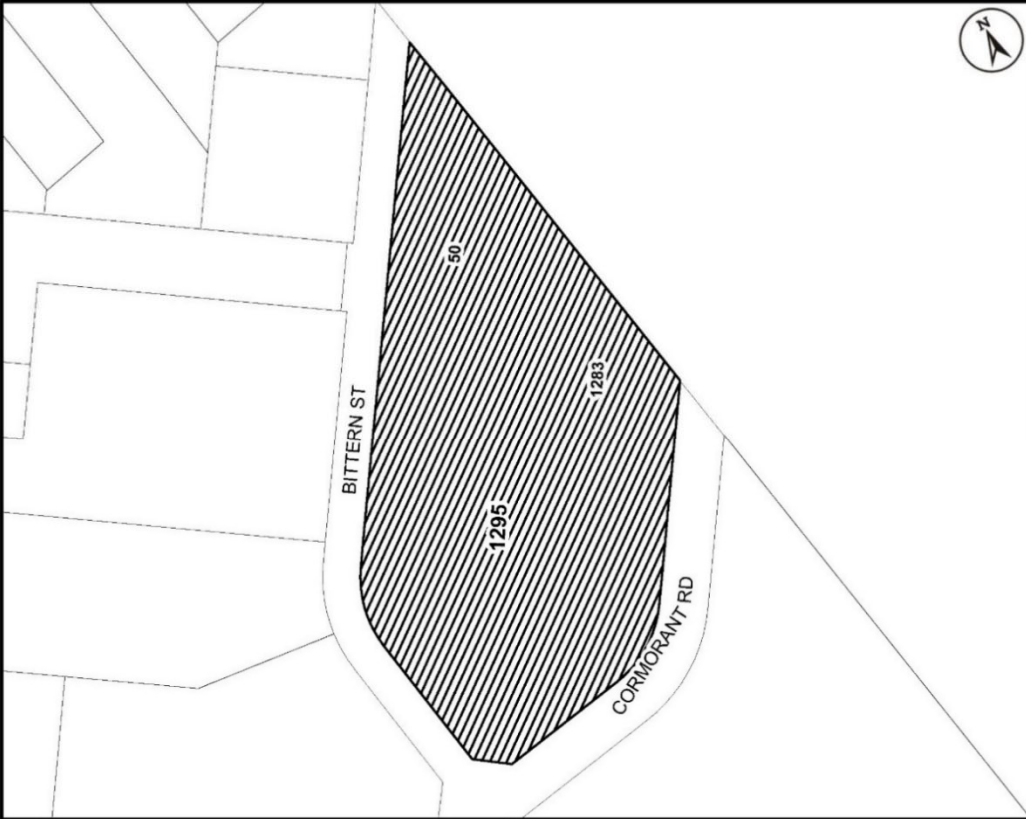


<b>Appendix "I" – Schedule "D" - Holding Provisions</b>		
<b>Holding / Address</b>	<b>Proposed Change</b>	<b>Proposed Revised Zone Regulation</b>
<del>Grey highlighted strikethrough text = text to be deleted</del>		<b>bolded text</b> = text to be added
	<b>Department (Building Division - Plan Examination Section).</b>	

<b>Appendix “J” – Schedule “F” - Special Figures</b>		
<b>Section</b>	<b>Proposed Change</b>	<b>Proposed Revised Zone Regulation</b>
<del>Grey highlighted strikethrough text = text to be deleted</del>		<b>bolded text</b> = text to be added
Figure 10	<del>Figure 10</del> <b>Figure 25:</b> Lime Ridge Mall	Figure 25: Lime Ridge Mall
Figure 24	<del>Figure 24</del> <b>Figure 26:</b> Maximum Building Height for 354 King Street West.	Figure 26: Maximum Building Height for 354 King Street West

		<p>-----</p> <p style="text-align: center;">Mayor</p> <p>-----</p> <p style="text-align: center;">Clerk</p>	
		<p><b>Schedule "A-1"</b></p> <p>Map forming Part of By-law No. 22-_____</p> <p>to Amend By-law No. 05-200 Map RU79</p>	
<p><b>Scale:</b> N.T.S</p>	<p><b>File Name/Number:</b> 19 McDonald St</p>	 <b>Hamilton</b>	
<p><b>Date:</b> December 21, 2021</p>	<p><b>Planner/Technician:</b> AF/NB</p>		
<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>			

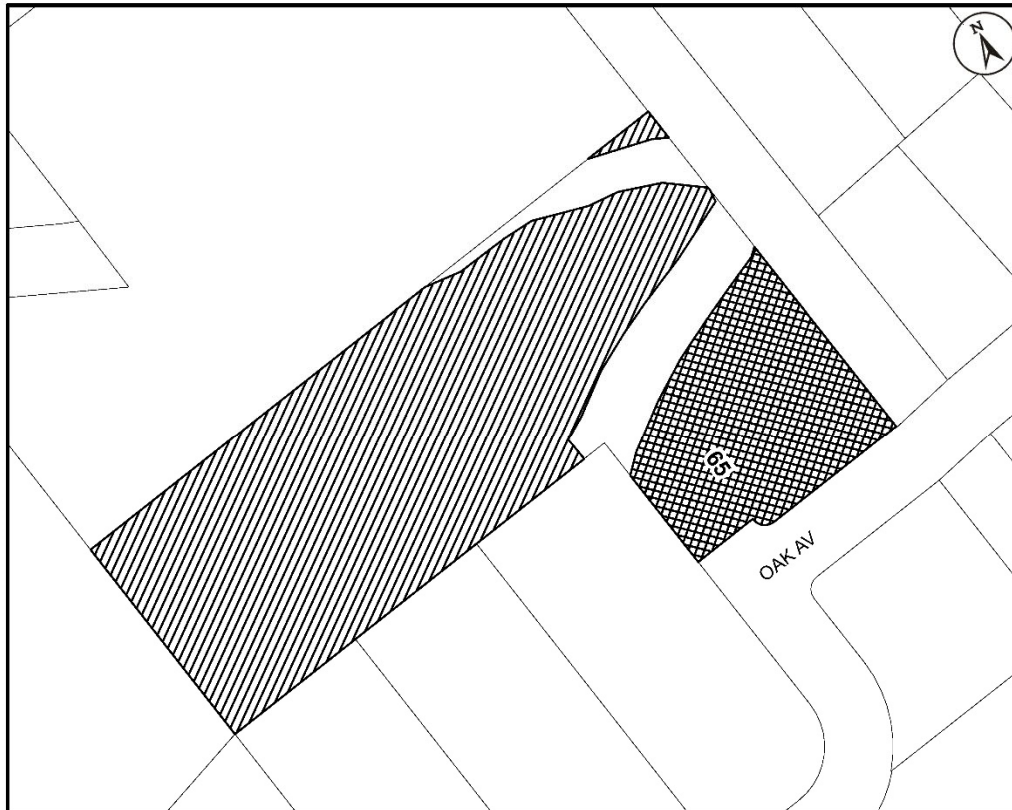


			
<p>This is Schedule "A-2" to By-law No. 22-</p> <p>Passed the ..... day of ....., 2022</p>	<p>-----</p> <p style="text-align: center;">Mayor</p> <p>-----</p> <p style="text-align: center;">Clerk</p>		
<h2>Schedule "A-2"</h2> <p>Map forming Part of By-law No. 22-_____</p> <p>to Amend By-law No. 05-200 Map 1052</p>			
<p><b>Scale:</b> N T S</p>	<p><b>File Name/Number:</b> ZAC-08-079</p>	 <p>Hamilton</p>	<p><b>Subject Property</b></p> <p>Green Millan Shore Estates</p> <ul style="list-style-type: none"> <li> Lands to be added to Zoning By-law No. 05-200 and zoned Open Space (P4) Zone</li> <li> Lands to be added to Zoning By-law No. 05-200 and zoned Conservation / Hazard Land (P5) Zone</li> <li> Change in zoning from the Open Space (P4) Zone to the Conservation / Hazard Land (P5) Zone</li> </ul>
<p><b>Date:</b> January 6, 2022</p>	<p><b>Planner/Technician:</b> AF/NB</p>		<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>

			
<p>This is Schedule "A-3" to By-law No. 22-</p> <p>Passed the ..... day of ....., 2022</p>	<p>-----</p> <p style="text-align: center;">Mayor</p> <p>-----</p> <p style="text-align: center;">Clerk</p>		
<p><b>Schedule "A-3"</b></p> <p>Map forming Part of By-law No. 22-_____</p> <p>to Amend By-law No. 05-200 Map 1483 &amp; 1530</p>			
<p>Scale: N.T.S</p>	<p>File Name/Number: CI-22-C</p>	 <p>Hamilton</p>	<p><b>Subject Property</b> 1295 Cormorant Road</p> <p> Change in Zoning from the General Business Park (M2, 451, 678) Zone to the General Business Park (M2, 678, 767) Zone</p>
<p>Date: December 22, 2021</p>	<p>Planner/Technician: AF/VS</p>		<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>



This is Schedule "A-4" to By-law No. 22- Passed the ..... day of ....., 2022		----- Mayor ----- Clerk
<h2>Schedule "A-4"</h2> <p>Map forming Part of By-law No. 22-_____</p> <p>to Amend By-law No. 05-200 Map 1184</p>		<p><b>Subject Property</b></p> <p>171 Mohawk Road East, Hamilton</p> <p> Lands added to Zoning By-law No. 05-200 and zoned Neighbourhood Commercial (C2) Zone</p>
Scale: N.T.S	File Name/Number: CI-22-C	
Date: January 6, 2022	Planner/Technician: AF/NB	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		



This is Schedule "A-5" to By-law No. 22-

Passed the ..... day of ....., 2022

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Mayor

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Clerk


### Schedule "A-5"


Map forming Part of  
By-law No. 22-\_\_\_\_\_

to Amend By-law No. 05-200  
Map 856

#### Subject Property

65 Oak Avenue, Flamborough

 Lands to be added to Zoning By-law No. 05-200 and zoned the Settlement Residential (S1) Zone

 Lands to be added to Zoning By-law No. 05-200 and zoned the Settlement Residential (S1, H125) Zone

Scale:  
N.T.S

File Name/Number:  
CI-22-C

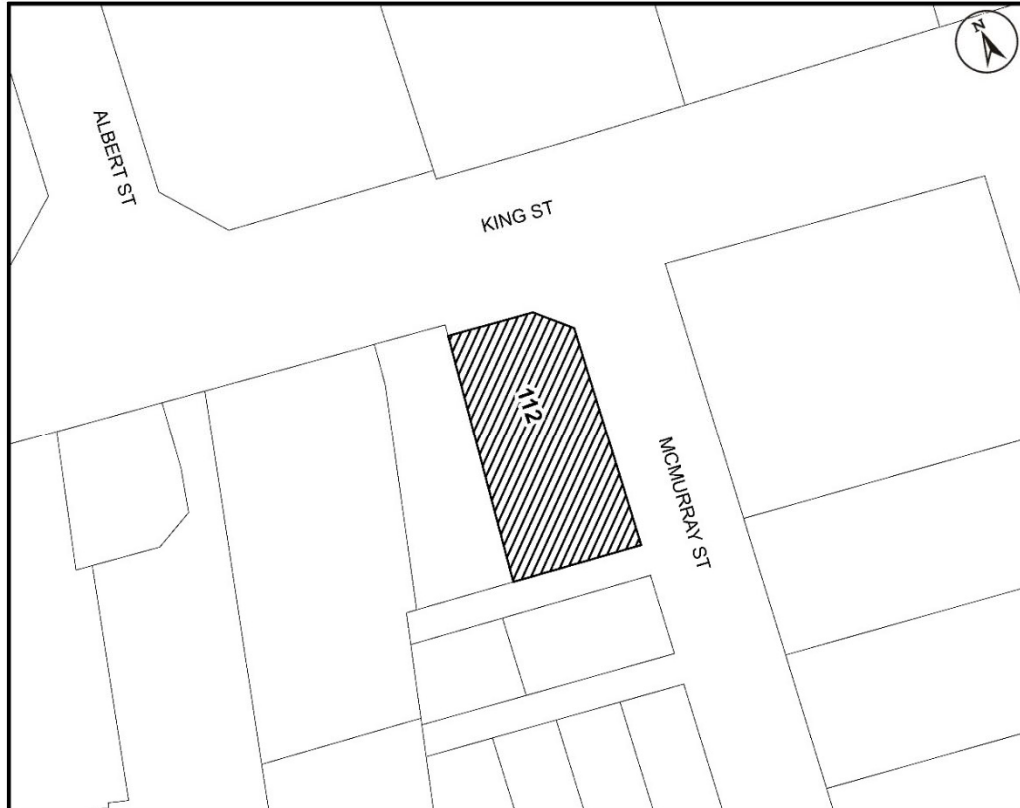
Date:  
February 15, 2022



Planner/Technician:  
AF/NB

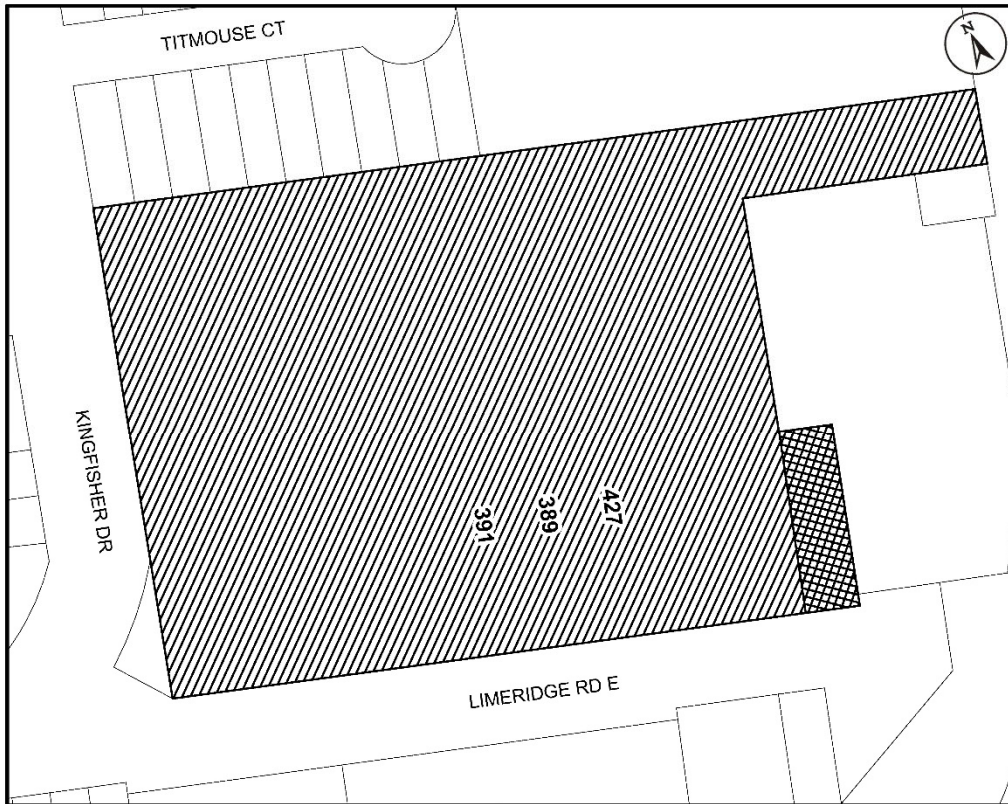


Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT



This is Schedule "A-6" to By-law No. 22- Passed the ..... day of ....., 2022		_____ Mayor _____ Clerk
<p align="center"><b>Schedule "A-6"</b></p> <p align="center">Map forming Part of By-law No. 22-_____</p> <p align="center">to Amend By-law No. 05-200 Map 860</p>		<p><b>Subject Property</b> 112 King Street West, Dundas</p> <p> Change in Zoning from Mixed Use Medium Density – Pedestrian Focus (C5a, 570) Zone to Mixed Use Medium Density – Pedestrian Focus (C5a, 570, 775) Zone</p>
Scale: N.T.S.	File Name/Number: CI-22-C	
Date: February 14, 2022	Planner/Technician: AF/NB	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		



This is Schedule "A-7" to By-law No. 22-  
 Passed the ..... day of ....., 2022

-----  
 Mayor  
 -----  
 Clerk



**Schedule "A-7"**

Map forming Part of  
 By-law No. 22-\_\_\_\_\_

to Amend By-law No. 05-200  
 Map 1291, 1292

**Subject Property**

389, 391 and 427 Limeridge Road East, Hamilton

-  Lands to be added to Zoning By-law No. 05-200 and zoned the Neighbourhood Institutional (I1, 776) Zone
-  Change in zoning from the Mixed Use Medium Density (C5) Zone to the Neighbourhood Institutional (I1, 776) Zone

Scale:  
 N.T.S

File Name/Number:  
 CI-22-C

Date:  
 February 15, 2022

Planner/Technician:  
 AF/NB

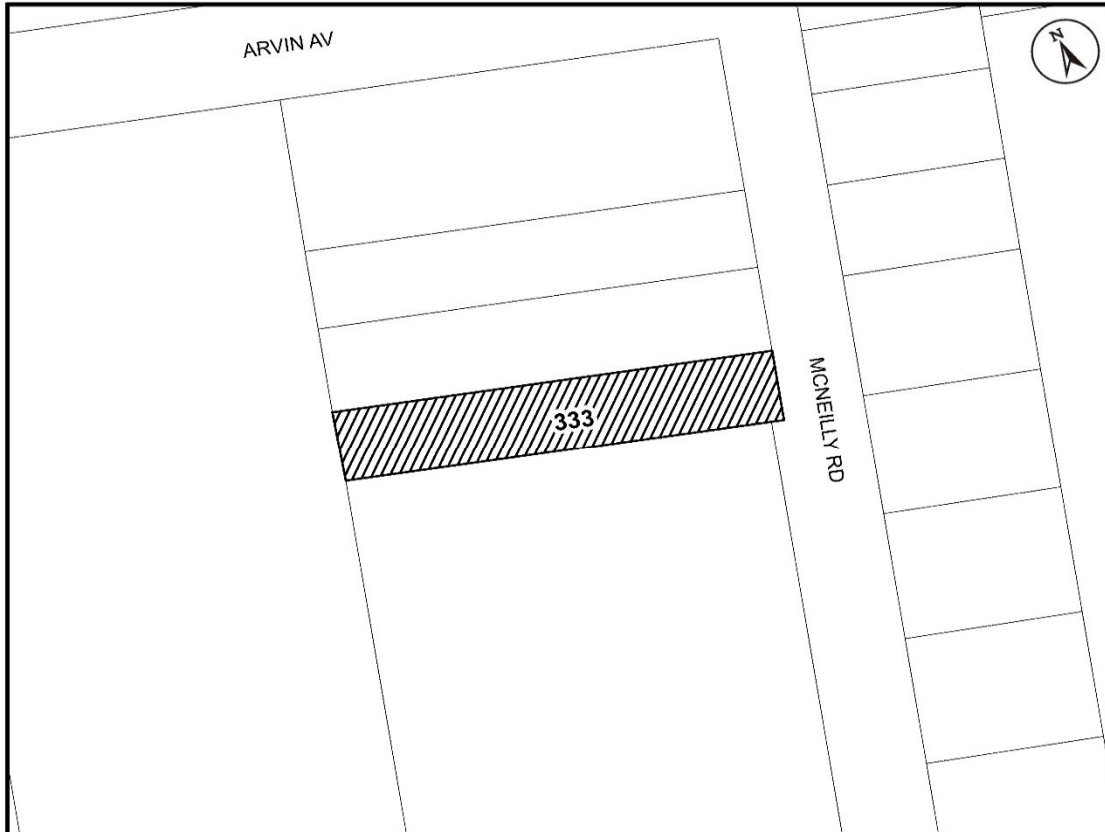


Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT



This is Schedule "A-8" to By-law No. 22-  Passed the ..... day of ....., 2022		----- Mayor  ----- Clerk
<h2>Schedule "A-8"</h2> <p>Map forming Part of By-law No. 22-_____</p> <p>to Amend By-law No. 05-200 Map 1150</p>		<p><b>Subject Property</b> 821 and 825 North Service Road, Stoney Creek</p> <p> Change in zoning from the Community Commercial (C3, 579) Zone to the Community Commercial (C3) Zone</p>
Scale: N.T.S	File Name/Number: CI-22-C	
Date: February 15, 2022	Planner/Technician: AF/NB	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		

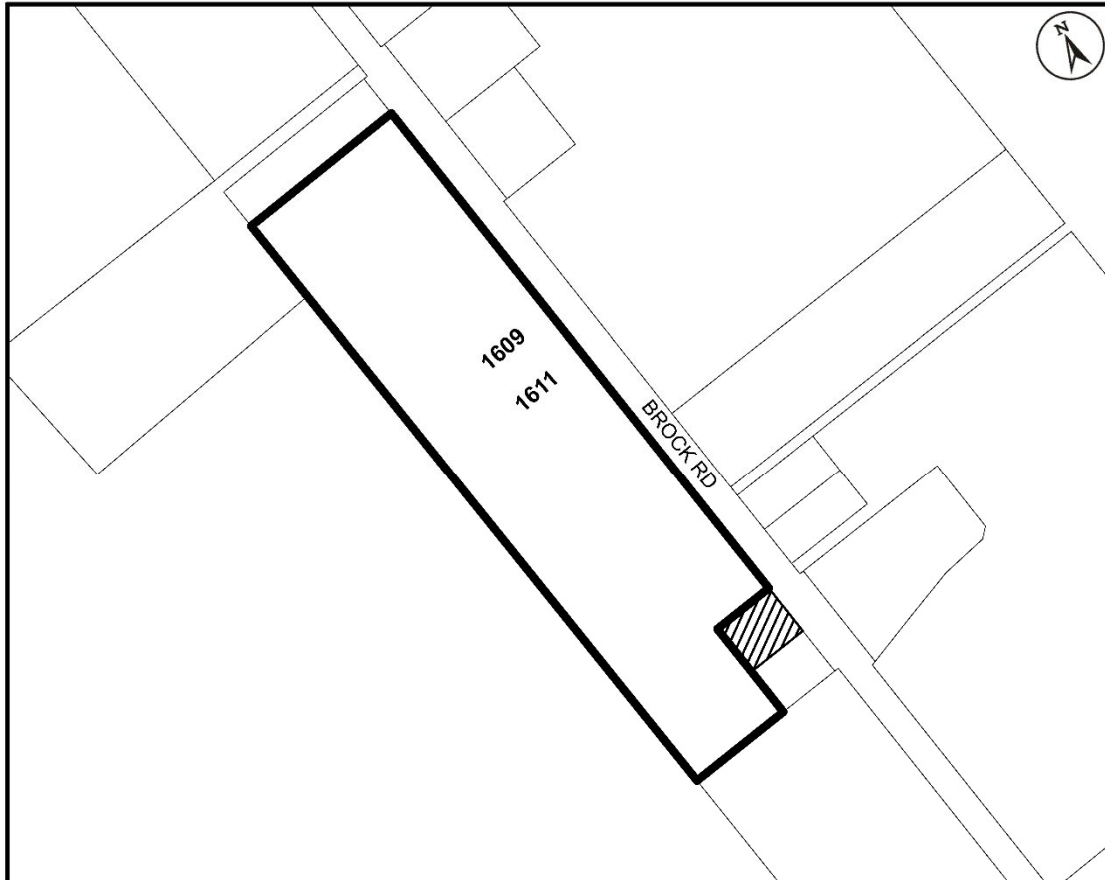


This is Schedule "A-9" to By-law No. 22-  Passed the ..... day of ....., 2022	----- <p style="text-align: center;">Mayor</p> ----- <p style="text-align: center;">Clerk</p> -----
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<h2>Schedule "A-9"</h2> <p>Map forming Part of By-law No. 22-_____</p> <p>to Amend By-law No. 05-200 Map 1256</p>	<p><b>Subject Property</b> 333 McNeilly Road, Stoney Creek</p> <p> Change in zoning from Prestige Business Park (M3) Zone to Prestige Business Park (M3, 375) Zone</p>
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<b>Scale:</b> N.T.S.	<b>File Name/Number:</b> CI-22-C	
<b>Date:</b> March 3, 2022	<b>Planner/Technician:</b> AF/NB	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		Hamilton





This is Schedule "A-10" to By-law No. 22-  
 Passed the ..... day of ....., 2022


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 Mayor  
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 Clerk


**Schedule "A-10"**

Map forming Part of  
 By-law No. 22-\_\_\_\_\_

to Amend By-law No. 05-200  
 Map 196, 224

**Subject Property**  
 1609 and 1611 Brock Road, Flamborough

 Change in zoning from Settlement Residential (S1) Zone to Settlement Residential (S1, 778) Zone

 Remaining Lands

Scale: N.T.S	File Name/Number: CI-22-C	 Hamilton
Date: March 4, 2022	Planner/Technician: AF/NB	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		