

Amendments to Zoning By-law No. 05-200		
Section	Proposed Amendment	Rationale
Section 3 (Definitions)	<ul style="list-style-type: none"> To modify the existing definition for “Commercial School” by deleting one of the repetitive instances of the words “study or instruction”. To modify the existing definition for “Residential Zone” by including all residential zones in Hamilton Zoning By-law 05-200. 	<p>The amendment adds the residential zones that have been incorporated into Zoning By-law No. 05-200 to be clear that these zones are included in the applicable regulations.</p>
Section 4 (General Provisions)	<ul style="list-style-type: none"> To replace the wording “Secondary Dwelling Unit – Detached” with “Additional Dwelling Unit – Detached” in Subsections 4.33 (a) i) (A) and 4.33.2 (j) ii). Amending Subsection 4.33 (a) ii), which are required as a result of changes being made to Subsection 5.1 b i) and ii) through this Amending By-law. 	<p>This amendment aligns with previous change in terminology for Additional Dwelling Units.</p> <p>This amendment deletes reference to the regulation for the location of front yard parking (being deleted through this amending By-law) and replaces it with reference to the correct Subsection.</p>
Section 5 (Parking)	<ul style="list-style-type: none"> To replace the word “Front” with “From” in order to correct a typographical error found in Subsection 5.2 c) iv). To remove the required parking distance of 5.8m from the streetline, specific to single detached dwellings, semi-detached dwellings, and duplex dwellings within Section 5.1 b) i) and to remove restriction on front yard parking within Section 5.1 b) ii). To amend Landscape Requirements in order to permit the widening of driveways for street townhouse dwellings. 	<p>The amendment corrects a typographical error.</p> <p>The amendment aligns the regulation to allow front yard parking.</p> <p>The amendment corrects a contradictory regulation.</p>

Section	Proposed Amendment	Rationale
Section 5 (Parking) (Continued)	<ul style="list-style-type: none"> To add the following wording to Subsection 5.2 c) i): “Notwithstanding Section 5.2 c) i) above, the accessibility to a maximum of one of the required parking spaces for a single detached dwelling may be obstructed by another motor vehicle.” 	The amendment aligns with recent revisions for Additional Dwelling Units to allow tandem parking for single detached dwellings.
Subsection 7.6 (Conservation/Hazard Land Rural (P6) Zone)	<ul style="list-style-type: none"> To modify Subsection 7.6.2.1 which references Subsection 4.8.2 (now known as Buildings Accessory to Institutional Uses in all Zones) to reference Subsections 4.8 (Accessory Buildings in all Zones) and 4.8.1.2 (Buildings Accessory to Single Detached Dwellings and Residential Care Facilities in A1 and A2 Zones) to reflect the correct accessory building provisions. 	The amendment corrects references to the General Provision Section.
Subsection 10.6 (District Commercial (C6) Zone)	<ul style="list-style-type: none"> To replace the wording “Dwelling Unit(s) in conjunction with a commercial use” with “Dwelling Unit, Mixed Use” within Subsection 10.6.1.1 i) 1. 	This amendment aligns with previous change in terminology for Dwelling Unit, Mixed Use.
Subsection 15.1 (Low Density Residential (R1) Zone)	<ul style="list-style-type: none"> To include the use of “Lodging House” within the regulations of Subsection 15.1.2.4 so that it reads “Lodging House, Residential Care Facility and Retirement Home Regulations”. 	This amendment ensure that regulations are applicable to Lodging House as it is a permitted use and was unintentionally left out of the Regulation title.
Subsection 15.2 (Low Density Residential – Small Lot (R1a) Zone)	<ul style="list-style-type: none"> To include the use of “Lodging House” within the regulations of Subsection 15.2.2.4 so that it reads “Lodging House, Residential Care Facility and Retirement Home Regulations”. 	
Schedule C (Special Exceptions)	<ul style="list-style-type: none"> Special Exception 372: Change reference from Subsection 9.3.3. c) ii) to Subsection 9.3.3. b) ii). Special Exception 445: Add the following wording to the end of the first paragraph: “and as shown as Figure 16 of Schedule ‘F’ ”. 	<p>The amendment corrects references.</p> <p>The amendment corrects references to the appropriate Special Figure.</p>

Section	Proposed Amendment	Rationale
Schedule C (Special Exceptions) (Continued)	<ul style="list-style-type: none"> • Special Exception 481: By rewording the preamble to refer to Special Exception 481 and adding in “481” in order to properly add this Special Exception to Schedule “C”. • Special Exception 581: To remove 51 Cootes Drive, 55 Cootes Drive, and 110 King Street East from the table and add 3 East Street North (Map 861). • Special Exception 762: Delete wording “for Blocks 2, 3 and 4 as shown on Figure 25” so that it reads “Notwithstanding Section 12.1.3.1a), the minimum lot area shall be 1.14 hectares for Block 1 and 37.17 hectares for Blocks 2, 3 and 4 as shown on Figure 27”. • Special Exception 810: Amend the wording “For the purposes of Special Exception No. 810, the following special provisions shall apply to Area A and Area B as shown on Figure 25 of Schedule “F” – Special Figures” so that it reads “For the purposes of Special Exception No. 810, the following special provisions shall apply to Area A and Area B as shown on Figure 28 of Schedule “F” – Special Figures.” 	<p>The amendment corrects references to the appropriate Special Figure.</p> <p>The amendment corrects references to the appropriate Special Figure.</p>
Schedule D (Holding Provisions)	<ul style="list-style-type: none"> • Renumber Holding Provision 122 to Holding Provision 121. 	<p>The amendment corrects a typographical error.</p>
Schedule E (Temporary Use Provisions)	<ul style="list-style-type: none"> • Temporary Use Provision 10: Amend the wording “A2, 805, H122” to read “A2, 805, H121”. 	<p>The amendment corrects a typographical error.</p>
Schedule F (Special Figures)	<ul style="list-style-type: none"> • Add Figure 27. 	<p>The amendment adds Figure 27 to Schedule “F” – Special Figures as it was inadvertently omitted from By-law 22-064.</p>

Section	Proposed Amendment	Rationale
Schedule F (Special Figures) (Continued)	<ul style="list-style-type: none">• Add Figure 28.	The amendment renumbers Figure 25 to Figure 28 which was incorrectly referred to as Figure 25 within Amending By-law 22-176.