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| ii) Minimum Unit Width for each Dwelling Unit | 5.5 metres; |
| iii) Minimum Setback from a Street Line | 4.0 metres; |
| iv) Minimum Setback from a Side or Rear Lot Line | <ul style="list-style-type: none"> <li data-bbox="919 409 1281 852">i) For the first 25.0 metres measured from the intersection of the lot line and a street: 1.2 metres if the wall contains no windows to a Habitable Room and 6.5 metres if the wall contains windows to a Habitable Room; and, <li data-bbox="919 886 1281 1073">ii) Beyond 25.0 metres measured from the intersection of the lot line and a street: 6.5 metres. |
| v) Minimum Distance Between Buildings on a Lot | <ul style="list-style-type: none"> <li data-bbox="919 1106 1281 1293">i) Between two exterior walls which contain no windows to a Habitable Room: 3.0 metres; <li data-bbox="919 1327 1281 1556">ii) Between two exterior walls, at least one of which contains windows to a Habitable Room: 6.0 metres; and, <li data-bbox="919 1589 1281 1780">iii) Between two exterior walls, both of which contain windows to a Habitable Room: 12.0 metres. |
| vi) Maximum Building Height | 12.0 metres |

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| vii) Built Form for New Development | Rooftop mechanical equipment shall be located and/or screened from view of any abutting street. |
| viii) Minimum Landscaped Area | 30% of the Lot Area; |
| ix) Minimum Amenity Area per Dwelling Unit | <ul style="list-style-type: none"> i) 5.0 square metres per Dwelling Unit, which may be provided in a communal area, exclusive to the Dwelling Unit or a combination of both; and, ii) In addition to the definition of Amenity Area, an Amenity Area shall be located outdoors shall be unobstructed and shall be at or above the surface, and exposed to light and air and may include balconies and patios. |
| x) Location of Parking | No parking spaces shall be located between a Façade and the Front Lot Line, except that parking shall be permitted on individual driveways leading to garages forming part of a Dwelling Unit. |
| xi) Maximum Number of Vehicular Accesses on a Lot | One access driveway. |

xii) Maximum Height of a
Principal Pedestrian
Entrance

The height of the
floor level of any
principal pedestrian
entrance shall be a
maximum of 1.2
metres above Grade.

xiii) Waste Storage

Outdoor waste
storage shall be fully
enclosed and shall
not be located in the
front yard.

3. That no building or structure shall be erected, altered, extended, or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the provisions of the **Low Density Residential (R1, 960) Zone**, subject to the special requirements referred to in Section No. 2 of this By-law.
4. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law in accordance with the *Planning Act*.

PASSED this 22nd day of April, 2026

A. Horwath
Mayor

M. Trennum
City Clerk

ZAC-25-034



This is Schedule "A" to By-law No. 26- 078

Passed the 22 day of April, 2026

Mayor

Clerk


Schedule "A"

Map forming Part of
By-law No. 26- 078

to Amend By-law No. 05-200
Map 1287

Subject Property

974 and 980 Upper Paradise Road, Hamilton (Ward 14)

 Lands to be added to Zoning By-law No. 05-200 as
Low Density Residential (R1, 960) Zone

Scale:
N.T.S

File Name/Number:
ZAC-25-034

Date:
January 7, 2026

Planner/Technician:
MM/NB



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT