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and Planning Committee
Report 10-020
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Bill No. 288

CITY OF HAMILTON

BY-LAW NO. 10-288

**To Amend By-law 05-200 to Create New Zones for the Airport Employment
Growth District
for the City of Hamilton**

WHEREAS the City of Hamilton has in force several Zoning By-laws which apply to the different areas incorporated into the City by virtue of the City of Hamilton Act, 1999, S.O. 1999, Chap. 14;

AND WHEREAS the City of Hamilton is the lawful successor to the former Municipalities identified in Section 1.7 of By-law 05-200;

AND WHEREAS it is desirable to enact a new Zoning By-law to comprehensively deal with zoning throughout the City;

AND WHEREAS the said new comprehensive Zoning By-law is being enacted and is coming into force and effect in several stages;

AND WHEREAS, the first stage of the Zoning By-law, being By-law 05-200, came into force on May 25, 2005;

AND WHEREAS this By-law represents the fourth stage of the Zoning By-law to create new Industrials Zones, amending certain provisions of By-law 05-200 and, applying to the Airport Employment Growth District within the Urban Area of the City, as hereinafter described and depicted;

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. That SECTION 2: INTERPRETATION of By-law 05-200 is hereby amended as follows:
 - a) That Section 2.1 d) – Industrial Classification is amended by adding the letter “s” to the word “Zone” in the heading;

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- b) That Section 2.1 d) – Industrial Classification is amended by adding the following Zones and Zone Symbols following the words “Research and Development Zone, M1”:

“Airside Industrial Zone	M7
Airport Related Business Zone	M8
Airport Reserve Zone	M9
Airport Light Industrial Zone	M10
Airport Prestige Business Park Zone	M11”

2. That SECTION 3: DEFINITIONS of By-law 05-200 is hereby amended as follows:

- a) That the following new definitions be added:

“Agricultural Greenhouse

Shall mean the use of land, building, structure or part thereof, for the controlled growth of plants, which may include but shall not be limited to flowers, vegetables and fruit, and shall not permit commercial sales.

Airport Waste Processing Facility

Shall mean the use of land, building or structure, or part thereof, for the sorting and processing of airport waste and recyclable materials and for which a Certificate of Approval for such purpose under Part V of the Environmental Protection Act is required. An Airport Waste Processing Facilities shall include but not be limited to: thermal treatment, blue box recyclable recovery facilities, open-air or in-vessel organics processing, wood waste recycling and/or a co-generation energy facility, but shall not include a Motor Vehicle Wrecking Establishment or a Salvage Yard.

Airport Waste Transfer Facility

Shall mean the use of land, building or structure or part thereof, for the temporary storage and collection of

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airport waste and for which a Certificate of Approval for such purpose under Part V of the Environmental Protection Act is required. An Airport Waste Transfer Facility may also include limited sorting of such waste prior to its transport.

Building and Lumber Supply Establishment

Shall mean the use of land, building or structure, or part thereof, for a retail store predominantly selling a combination of lumber and a wide range of building and home decorating supplies along with ancillary sales of construction tools, gardening products, and home design products.

Building or Contracting Supply Establishment

Shall mean the use of land, building or structure, or part thereof, in which building, construction or home improvement materials are warehoused and which may include accessory retail.

Bulk Fuel and Oil Storage Establishment

Shall mean the use of land, building or structure, or part thereof, for the bulk storage or wholesale distribution of gasoline, oil, petroleum products or other flammable liquids, but shall not include a Motor Vehicle Service Station or a Motor Vehicle Gas Bar.

Commercial Motor Vehicle Sales, Rental and Service Establishment

Shall mean the use of land, building or structure, or part thereof, where commercial motor vehicles or parts for such vehicles are stored and displayed for the purpose of sale, lease, rental or repair.

Contractor's Establishment

Shall mean the use of land, building, structure, or part thereof, by a contractor, for the storage and maintenance of

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equipment used by the contractor, but shall not include a Salvage Yard.

Equipment and Machinery Sales, Rental and Service Establishment

Shall mean the use of land, building or structure, or part thereof, for the display, sale, lease, rental or repair of commercial, industrial, farm or agricultural equipment and machinery and which may include facilities for the storage and sale of parts accessory to such equipment and machinery, together with the repair, painting and service of such equipment and machinery.

Farm Product Supply Dealer

Shall mean the use of land, building or structure, or part thereof, for the sale and/or storage of seeds, fertilizers, farm equipment or other goods or materials used in agriculture.

Hazardous Waste Management Facility

Shall mean a Waste Transfer Facility, a Waste Processing Facility or a Waste Disposal Facility that handles Hazardous Waste and for which a Certificate of Approval for such purpose under Part V of the Environmental Protection Act is required. A Hazardous Waste Management Facility may also include the storage, transfer or processing of non-hazardous waste.

Hazardous Waste

Shall mean materials that are defined as Hazardous Waste under Ontario Regulation 347 to the Environmental Protection Act.

Home Furnishings Retail Establishment

Shall mean the use of land, building or structure, or part thereof, for the sale or rental of home furnishings and related supplies, materials or fixtures.

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Industrial Administrative Office

Shall mean an office for the management or administration of Manufacturing establishments.

Labour Association Hall

Shall mean the use of land, building or structure, or part thereof, as a meeting place by labour or trade unions and which is operated for the exclusive use of members and their guests and is not open to the general public on an equal basis, and which may include but not be limited to administrative offices, training facilities and meeting rooms. A Labour Association Hall may also include a Trade School.

Landscape Contracting Establishment

Shall mean the use of land, building or structure, or part thereof, where soil, mulch, rock, screening and other similar landscape materials are stored and offered for sale on a wholesale basis, and which may include but not be limited to the storage of related equipment. Accessory snow removal equipment and storage shall also be permitted.

Major Recreational 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 Sales and Service Establishment.

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Motor Vehicle Collision Repair Establishment

Shall mean the use of land, building or structure, or part thereof, for the repair of damage to a motor vehicle caused by collision, accident, corrosion or age, and which may also include the reconstruction of motor vehicles, the painting or repainting of motor vehicles, the rebuilding or conversion of automotive engines or engine parts and which may also include an accessory Towing Establishment, but shall not include a Motor Vehicle Gas Bar, Motor Vehicle Service Station, Motor Vehicle Washing Establishment or Motor Vehicle Wrecking Establishment.

Motor Vehicle Stacking Space

Shall mean an area devoted to the waiting or queuing of motor vehicles accessing a drive through facility, separate from any aisle providing access to and from any parking area.

Motor Vehicle Wrecking Establishment

Shall mean the use of land, building or structure, or part thereof, for the storage, dismantling, crushing or demolition of unlicensed, inoperable or derelict Motor Vehicles or Commercial Motor Vehicles and which may include the storage and sale of salvaged material or parts obtained therefrom, but shall not include a Motor Vehicle Collision Repair Establishment, Motor Vehicle Service Station, Motor Vehicle Washing Establishment or a Salvage Yard.

Private Power Generation Facility

Shall mean the use of land, building or structure, or part thereof, for the generation and transmission of heat, steam or electricity, and which may include the sale of electricity back into the grid, but shall not include a Waste Management Facility.

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- Salvage Yard** Shall mean the use of land, building or structure, or part thereof, for storing, wrecking, dismantling, processing, recycling and selling used goods, wares, materials and which may include, but not be limited to household items, clothing, furniture, paper, bottles, building materials, scrap metal, machinery, heavy equipment or parts thereof, and shall include but not be limited to a Motor Vehicle Wrecking Establishment. A Salvage Yard shall not include a Waste Management Facility.
- Surveying, Engineering, Planning or Design Business** Shall mean the use of land, building or structure, or part thereof in which professionals in the field of surveying, engineering, planning or design provide technical consultation, analysis, advisory or administrative services.
- Thermal Treatment** Shall mean the processing of Waste into a waste-based fuel and/or the disposal of Waste under controlled conditions by heating or combusting the materials and shall include refuse derived fuel manufacturing and energy from waste activities.
- Towing Establishment** Shall mean the use of land, building or structure, or part thereof, for the keeping of tow trucks, and to which disabled or impounded motor vehicles or mobile equipment are taken or towed and stored temporarily until reclaimed, but shall not include a Motor Vehicle Wrecking Establishment or a Salvage Yard.
- Trade School** Shall mean the use of land, building or structure, or part thereof, in which specialized instruction in a skilled trade is provided and which may include but not be limited to construction, industrial and motive power trades and Commercial

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Motor Vehicle training and which is operated on a financial profit basis, but shall not include a Commercial School or an Educational Establishment.

Transport Terminal

Shall mean the use of land, building or structure, or part thereof, where Commercial Motor Vehicles, trucks, trailers, rail cars or containers are loaded, unloaded, temporarily stored, dispatched or parked for remuneration and may include freight handling facilities related to the trans-shipment of goods, materials or products.

Travel Plaza

Shall mean the use of land, building, structure, or part thereof, catering to the goods movement industry and the traveling public. In addition to the sale of fuels for motor vehicles, recreational vehicles, commercial motor vehicles and heavy motor vehicles and propane dispensing, a Travel Plaza may include a retail store, a restaurant, drivers lounge and personal service uses accessory and subordinate to the Travel Plaza function. Travel Plaza component uses may include, among other things, motor vehicle, recreational vehicle, commercial motor vehicle and heavy motor vehicle parking, a weigh scale, a garage – industrial, and a recreational vehicle, commercial motor vehicle and heavy motor vehicle washing establishment.

Waste

Shall mean materials that are defined as Waste under Part V of the Environmental Protection Act.”

- b) That the definition of **Communications Establishment** be amended:

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by deleting the words “an establishment used” between the words “Shall mean” and “for the broadcasting” and replacing it with the words “the use of land, building or structure, or part thereof,”; and,

by adding the words “and production” between the words “for the broadcasting” and “of information through”.

- c) That the definition of **Computer, Electronic and Data Processing Establishment** be amended:

by deleting the words “an establishment used for” between the words “Shall mean” and “for the research” and replacing it with the words “the use of land, building or structure, or part thereof,”; and,

by deleting the words “and/” between the words “of electronic equipment” and “or software.”.

- d) That the definition of **Lot Line, Side Lot Line** be amended by adding the words “The Hypotenuse of a Daylight Triangle shall also be a side lot line.” after the words “or rear lot line.”.

- e) That the definition of **Motor Vehicle Service Station** be amended:

by deleting the words “an establishment used” between the words “Shall mean” and “for the sale” and replacing it with the words “the use of land, building or structure, or part thereof,”;

by deleting the words “and/” between the words “automotive accessories” and “or convenience goods,”;

by adding the word “Establishment,” between the words “Collision Repair” and “Motor Vehicle Sales”;

by adding the word “Establishment,” between the words “Sales and Service” and “Motor Vehicle”; and,

by deleting the term “Motor Vehicle Car Wash” and replacing it with the term “Motor Vehicle Washing Establishment”.

- f) That the definition of **Office** be amended:

by adding the words “and shall include but not be limited to an Industrial Administrative Office and a Surveying, Engineering, Planning or Design Business,” between the words “offered or performed” and “but shall not include”; and,

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by deleting the word “a” between the words “Medical Clinic or” and “Medical Office”.

- g) That the definition of **Planned Business Centre** be amended by adding the words “, and where each business establishment has a separate entrance located at grade.” following the words “for lease or occupancy”.

- h) That the definition of **Private Club or Lodge** be amended:

by deleting the words “a building or part of a building used” between the words “Shall mean” and “for social, literary” and replacing it with the words “the use of land, building or structure, or part thereof,”; and,

by adding the words “or a Labour Association Hall” following the words “shall not include a Fitness Club”.

- i) That the definition of **Science and Technology Establishment** be amended:

by deleting the words “an establishment” between the words “Shall mean” and “where scientific and” and replacing it with the words “the use of land, building or structure, or part thereof,”; and,

by deleting the words “and/” between the words “development, manufacturing” and “or technical experimentation”.

- j) That the definition of **Tradesperson’s Shop** be amended by deleting the words “a building” between the words “Shall mean” and “in which is provided” and replacing it with the words “the use of land, building or structure, or part thereof,”; and,

by deleting the word “and” between the words “plumbers shop” and “other shops” and replacing it with the word “or”.

- k) That the definition of **Transportation Depot** be amended:

by adding the words “, building or structure, or part thereof,” between the words “the use of land” and “where commercial motor”; and,

by deleting the words “also include” between the words “purpose and shall” and “courier service facilities” and replacing it with the words “include but not be limited to”.

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- l) That the definition of “**Garden Centre**” be deleted and replaced with the following definition:

“Garden Centre Shall mean the use of land, building or structure, or part thereof, for the display and sale of plants, gardening and landscaping supplies and equipment.”

- m) That the definition of “**Manufacturing**” be deleted and replaced with the following definition:

“Manufacturing Shall mean the production, fabrication, compounding, processing, packaging, crafting, bottling, packing, recycling or assembling of raw or semi-processed or fully-processed goods or materials, and shall include but not be limited to a Biotechnological Establishment, Computer, Electronic and Data Processing Establishment, Pharmaceutical and Medical Establishment, Printing Establishment and/or a Science and Technology Establishment. Manufacturing may also include a Private Power Generation Facility as an accessory use, but shall not include a Waste Management Facility.”

- n) That the definition of “**Research and Development Establishment**” be deleted and replaced with the following definition:

“Research and Development Establishment

Shall mean the use of land, building or structure, or part thereof, for the purpose of conducting pure and applied research, analysis and experimentation in any field of science, medicine, technology and manufacturing and shall include but not be limited to facilities such as lecture rooms, administrative offices, laboratories, training facilities, display rooms, pilot plants, prototypical manufacturing, simulating equipment and

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the like, and service and machine shops to serve the Research and Development Establishment. A Research and Development Establishment shall also include but not be limited to a Biotechnological Establishment, Computer, Electronic and Data Processing Establishment, Laboratory, Pharmaceutical and Medical Establishment, and/or a Science and Technology Establishment.”

- o) That the definition of “**Warehouse**” be deleted and replaced with the following definition:

“Warehouse Shall mean the use of land, building or structure, or part thereof, for the bulk storage or distribution of goods to industrial, commercial or institutional business users or other wholesalers, but shall not include the retailing of goods to the general public. A Warehouse shall not include a Waste Management Facility, Salvage Yard or Towing Establishment.”

3. That SECTION 4: GENERAL PROVISIONS of By-law 05-200 is hereby amended as follows:

- a) That Section 4.3 FRONTAGE ON A STREET is amended by adding the following new subsection:

“c) Notwithstanding a) above, any lot with an Industrial Zone shall not be required frontage on a public road, unless otherwise stated in this By-law.”

- b) That Section 4.12 VACUUM CLAUSE is amended by adding the following new subsection:

“c) Notwithstanding any other provisions of this By-law, any lot within the Industrial Zones of this By-law and the location thereon of any building or structure, existing on the effective date of this By-law, shall be deemed to comply with the regulations for any required setbacks, front yard, flankage yard, rear yard, lot width, lot area and building height and are permitted by this By-law.”

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- c) That the following new Sections be added:

“4.23 SPECIAL SETBACKS

Notwithstanding any other provisions in this By-law, the following Special Setbacks shall apply:

- a) **Setback from a Provincial Highway Right-of-Way**
All buildings, structures, required parking areas and storm water management facilities located on a property shall be setback a minimum of 14.0 metres from a Provincial Highway Right-of-Way.
- b) **Setback from a Railway Right-of-Way**
All buildings or structures within a Residential Zone or an Institutional Zone shall be setback a minimum of 30.0 metres from a Railway Right-of-Way.
- c) **Setback from a TransCanada Pipeline Right-of-Way**
All buildings or structures located on a property shall be setback a minimum of 10.0 metres from a TransCanada Pipeline Right-of-Way.
- d) **Setback from a Conservation/Hazard Land (P5) Zone**
All buildings or structures located on a property shall be setback a minimum of 7.5 metres from a P5 Zone boundary line.

4.24 CONSERVATION AUTHORITY REGULATION AREA

Lands shown on Schedule “A” – Zoning Maps as “CA Regulation Area” are subject to additional regulation by the applicable Conservation Authority. Landowners are advised to contact the appropriate Conservation Authority prior to any development or site alteration within the area subject to the Conservation Authority Regulation in order to determine approval requirement(s).

These boundaries are intended for information and reference purposes, and are subject to change from time to time without requiring amendment to this By-law.

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4.25 DRIVE THROUGH REGULATIONS

- a) Notwithstanding any other provisions in this By-law, every drive through shall provide the following minimum number of stacking spaces from the service window:
 - i) Restaurant – 12 spaces
 - ii) All other uses – 3 spaces
- b) No stacking space shall be less than 2.6 metres in width by 6.0 metres in length, unless otherwise provided for in this By-law.”

4. That SECTION 5: PARKING of By-law 05-200 is hereby amended as follows:

- a) That Section 5.2 DESIGN STANDARDS is amended by adding the following new subsection:

“5.2.1 LOCATION OF LOADING FACILITIES

The location of loading doors and associated loading facilities shall be subject to the following:

- a) Shall not be permitted within a Front Yard;
 - b) Shall not be permitted in any yard abutting a street, except where screened from view by a Visual Barrier in accordance with Section 4.19 of this By-law; and,
 - c) Shall not be permitted in a required yard abutting a Residential Zone or an Institutional Zone and shall be screened from view by a Visual Barrier in accordance with Section 4.19 of this By-law.”
- b) That Section 5.6 c) Parking Schedule for All Zones, except the Downtown Zones is amended by adding the following new parking requirements to subsection iv. Commercial Uses:

Building and Lumber Supply Establishment; Building or Contracting Supply Establishment	1 for each 30.0 square metres of gross floor area, which accommodates the Office, Retail and Showroom component of the use.
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Conference or Convention Centre	1 for each 30.0 square metres of gross floor area, which accommodates such use.
Courier Establishment	1 for each 30.0 square metres of gross floor area which accommodates the Office component of the use.
Financial Establishment	1 for each 30.0 square metres of gross floor area, which accommodates such use.
Hotel	1 for each guest suite.
Medical Clinic, Medical Office	1 for each 16.0 square metres of gross floor area, which accommodates such use.
Motor Vehicle Service Station	4 for each service bay.
Office	1 for each 30.0 square metres of gross floor area which accommodates such use.
Personal Services	1 for each 16.0 square metres of gross floor area which accommodates such use.
Restaurant	<p>i) 1 for each 8.0 square metres of gross floor area which accommodates such use.</p> <p>ii) Notwithstanding i) above, where there are no seats provided for dining purposes, a minimum of 3 spaces shall be required.</p>
Retail	1 for each 20.0 square metres of gross floor area which accommodates such use.
Transportation Depot	1 for each 30.0 square metres of

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	gross floor area which accommodates the Office component of the use.
Warehouse	1 for each 30.0 square metres of gross floor area which accommodates the Office component of the use.”

- c) That Section 5.6c) Parking Schedule for All Zones, except the Downtown Zones is amended by deleting the following parking requirements in subsection v. Industrial Uses:

“Biotechnological Establishment; Communications Establishment; Computer, Electronic and Data Processing Establishment; Laboratory; Pharmaceutical and Medical Establishment; Printing Establishment; Research and Development Establishment (not located in a M1 Zone); Science and Technology Establishment	1 for each 50.0 square metres of gross floor area, which accommodates such use.
Manufacturing; Warehouse	1 for each 115.0 square metres of gross floor area, which accommodates such use.”

- d) That Section 5.6 c) Parking Schedule for All Zones, except the Downtown Zones is amended by adding the following new parking requirements to subsection v. Industrial Uses:

“Bulk Fuel and Oil Storage	1 for each 30.0 square metres of gross floor area, which accommodates the Office component of the use.
Commercial Motor Vehicle Sales, Rental and Service	1 for each 115.0 square metres of gross floor area, which

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Establishment	accommodates such use.
Commercial Motor Vehicle Washing Establishment	4 for each service bay.
Communications Establishment	1 for each 50.0 square metres of gross floor area, which accommodates such use.
Contractor's Establishment	1 for each 115.0 square metres of gross floor area, which accommodates such use.
Dry Cleaning Plant	1 for each 115.0 square metres of gross floor area, which accommodates such use.
Equipment and Machinery Sales, Rental and Service Establishment	1 for each 100.0 square metres of gross floor area, which accommodates such use.
Industrial Administrative Office	1 for each 30.0 square metres of gross floor area, which accommodates such use.
Laboratory	1 for each 50.0 square metres of gross floor area, which accommodates such use.
Labour Association Hall	1 for each 30.0 square metres of gross floor area, which accommodates such use.
Landscape Contracting Establishment	1 for each 115.0 square metres of gross floor area, which accommodates such use.
Manufacturing	1 for each 30.0 square metres of gross floor area which accommodates the Office component of the use, plus 1 for each 200.0 square metres of gross floor area, which accommodates the remainder of the use.

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Motor Vehicle Collision Repair Establishment	1 for each 115.0 square metres of gross floor area, which accommodates such use.
Planned Business Centre within an Industrial Zone, except an M4 Zone	1 for each 50.0 square metres of the gross floor area.
Planned Business Centre within an M4 Zone	<p>i) 1 for each 30.0 square metres of the gross floor area.</p> <p>ii) In addition to i) above, where a Restaurant occupies more than 30 percent of the gross floor area of the planned business centre, the specific parking requirement for the Restaurant shall be required in addition to the planned business centre requirement for the remaining gross floor area of the planned business centre.</p> <p>iii) In addition to i) above, where a Medical Office or a Medical Clinic occupies more than 30 percent of the gross floor area of the planned business centre, the specific parking requirement for the Medical Office or Medical Clinic shall be required in addition to the planned business centre requirement for the remaining gross floor area of the planned business centre.</p>
Private Power Generation Facility	1 for each 30.0 square metres of gross floor area which accommodates the Office component of the use.
Repair Service	1 for each 30.0 square metres of gross floor area which

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	accommodates the Office, Retail and Showroom component of the use.
Research and Development Establishment within an Industrial Zone, except an M1 Zone	1 for each 50.0 square metres of gross floor area which accommodates such use.
Salvage Yard	1 for each 30.0 square metres of gross floor area which accommodates the Office and Retail component of the use.
Surveying, Engineering, Planning or Design Business	1 for each 30.0 square metres of gross floor area which accommodates such use.
Towing Establishment	1 for each 30.0 square metres of gross floor area which accommodates the Office component of the use.
Trade School	1 for each 30.0 square metres of gross floor area which accommodates such use.
Tradesperson's Shop	1 for each 30.0 square metres of gross floor area, which accommodates the Office, Retail and Showroom component of the use.
Transport Terminal	1 for each 30.0 square metres of gross floor area which accommodates the Office component of the use.
Waste Management Facility	1 for each 30.0 square metres of gross floor area which accommodates the Office component of the use, plus 1 for each 200.0 square metres of gross floor area, which accommodates

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	the remainder of the use.”
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- e) That SECTION 5: PARKING of By-law 05-200 is hereby amended by adding the following new subsection:

“5.7 BICYCLE PARKING

- a) Locational Requirements
 - i) Long-term Bicycle Parking Space shall be located in a secure enclosed bicycle parking area.
 - ii) Short-term Bicycle Parking Space shall be located within a bicycle parking area at grade.
- b) For any use within the M7, M8, M9, M10, M11 Zone, the following Bicycle Parking requirements shall apply:
 - i) In addition to 5.6 d) above 5% of the required motor vehicle parking spaces, shall be provided in the form of Long-term Bicycle Parking Spaces.
 - ii) Notwithstanding 5.6 d) above, the required motor vehicle parking may be reduced 1 space for every 15 square metres of gross floor area of locker, change room or shower facility specifically accessible to all of the secure Long-term Bicycle Parking Spaces.”

5. That SECTION 9: INDUSTRIAL ZONES of By-law 05-200 is hereby amended by adding the following new subsections:

9.7 AIRSIDE INDUSTRIAL (M7) ZONE

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within an Airport Airside Industrial (M7) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

9.7.1 PERMITTED USES

- Airport Storage, Maintenance and Operation Facilities
- Airport Waste Processing Facility
- Airport Waste Transfer Facility
- Catering Service
- Communications Establishment
- Courier Establishment
- Bulk Fuel and Oil Storage Establishment

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Industrial Administrative Offices
Manufacturing
Office
Private Power Generation Facility
Research and Development
Establishment
Transport Terminal
Transportation Depot
Warehouse

9.7.2 PROHIBITED USES

i) Notwithstanding Section 9.7.1, the following types of manufacturing uses are prohibited, except if these uses are considered only as an accessory use to another permitted manufacturing use:

Agricultural Greenhouse
Beverage Distillation
Breweries
Dry Cleaning Plant
Manufacturing of Asbestos,
Phosphate or Sulphur Products
Outdoor Storage
Primary Production of Chemicals,
Synthetic Rubber or Plastic
Processing or Refining of Petroleum or
Coal
Processing, Milling or Packaging of
Animal Feed
Salvage, Recycling or Scrap Yard
Slaughtering, Eviscerating, Rendering
or Cleaning of Meat, Poultry or
Fish or by-products thereof
Smelting or Extruding of Ore or Metal
Tanning or Chemical Processing of
Pelts or Leather
Vulcanizing of Rubber or Rubber
Products
Explosives Manufacturing
Pulp and Paper Mills

ii) Notwithstanding Section 9.7.1, the following uses are prohibited, even as accessory uses:

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Dwelling Unit
Day Nursery
Rock Crushing Plant

9.7.3 REGULATIONS

- | | |
|---|--|
| a) Minimum Lot Area | 4000.0 square metres; |
| b) Minimum Yard Abutting a Street | i) 3.0 metres;

ii) Notwithstanding i) above, where a property abuts Dickenson Road West:

1. Minimum Yard – 6.0 metres
2. Maximum Yard – 25.0 metres |
| c) Maximum Building Height | In accordance with the requirements of Section 4.17 of this By-law. |
| d) Built Form for New Development | The minimum length of the ground floor façade shall be equal to 60% or more of the measurement of the front lot line. |
| e) Minimum Landscaped Area Requirements | i) 10% of total Lot Area;

ii) A 3.0 metre wide Landscaped Area shall be provided and maintained abutting a street, except for points of ingress and egress;

iii) Notwithstanding ii) above, for properties abutting Dickenson Road West a minimum 6.0 metre wide Landscaped Area shall be provided and maintained; |
| f) Location and Screening of Outdoor Storage and Outdoor Assembly | i) Outdoor Storage and Outdoor Assembly shall not be permitted in a required Front Yard or a required Flankage Yard;

ii) Outdoor Storage and Outdoor |

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Assembly shall not exceed 85% of the total lot area;

- iii) Outdoor Storage and Outdoor Assembly shall be screened from view from any abutting street by a Visual Barrier in accordance with Section 4.19 of this By-law.
- g) Location of Outdoor Display Outdoor Display of goods, materials or equipment shall be permitted only as an accessory use and shall be permitted in a yard abutting a street, but shall be no closer than 3.0 metres to the lot line.
- h) Maximum Combined Gross Floor Area for Accessory Retail and Showroom Area 25% of the gross floor area of the principal use or 500 square metres gross floor area, whichever is the lesser.
- i) Parking In accordance with the requirements of Section 5 of this By-law.
- j) Accessory Buildings In accordance with the requirements of Section 9.7.3 of this By-law.

9.8 AIRPORT RELATED BUSINESS (M8) ZONE

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within an Airport Related Business (M8) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

9.8.1 PERMITTED USES

Catering Service
Commercial Motor Vehicle Sales, Rental and Service Establishment
Commercial Parking Facility
Conference or Convention Centre
Equipment and Machinery Sales, Rental and Service Establishment
Financial Establishment
Hotel
Labour Association Hall
Motor Vehicle Rental Establishment
Motor Vehicle Service Station
Motor Vehicle Sales and Service

To Amend By-law 05-200 to Create New Zones for the Airport Employment Growth District for the City of Hamilton

Establishment
Motor Vehicle Washing Establishment
Personal Services
Restaurant
Retail
Transportation Depot
Trade School

9.8.2 PROHIBITED USES

- i) Notwithstanding Section 9.8.1, Outdoor Storage is prohibited, even as an accessory use.
- ii) Notwithstanding Section 9.8.1, an Agricultural Greenhouse only as an accessory use to another permitted use.

9.8.3 REGULATIONS

- a) Minimum Lot Area 4000.0 square metres ;
- b) Minimum Yard Abutting a Street 3.0 metres;
- c) Minimum Yard Abutting a Residential Zone or a Rural Zone 6.0 metres from any portion of a property lot line abutting a property lot line within a Residential Zone.
- d) Maximum Building Height
 - i) In accordance with the regulations of Section 4.17 of this By-law.
 - ii) 11.0 metres; but shall not exceed the maximum building height established by i) above.
 - ii) The maximum building height may be equivalently increased as yard increases beyond minimum yard requirement established in 9.8.3 c) above, but shall not exceed the maximum building height established by i) above.
- e) Maximum Gross Floor 500 square metres;

To Amend By-law 05-200 to Create New Zones for the Airport Employment Growth District for the City of Hamilton

Area for Retail Unit

- | | |
|-----------------------------------|--|
| f) Built form for New Development | The minimum length of the ground floor façade shall be equal to 60% or more of the measurement of the front lot line. |
| g) Landscaped Area | Minimum 6.0 metre width shall be provided and maintained abutting a street, except for points of ingress and egress and shall not include outdoor display; |
| h) Visual Barrier | Shall be provided along that portion of a property lot line abutting a Residential Zone, in accordance with Section 4.19 of this By-law. |
| i) Parking | In accordance with the requirements of Section 5 of this By-law. |
| j) Accessory Buildings | In accordance with the requirements of Section 9.8.3 of this By-law; |

9.9 AIRPORT RESERVE (M9) ZONE

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within an Airport Reserve (M9) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

9.9.1 PERMITTED USES

Airport Storage, Maintenance and Operation Facilities
Uses Existing at the Effective Date of this By-law

9.9.2 REGULATIONS

- | | |
|-----------------------------------|---|
| a) Minimum Yard Abutting a Street | i) 3.0 metres; |
| | ii) Notwithstanding i) above, a minimum yard of 6.0 metres shall be required where a property abuts Highway No. 6 or Glancaster Road. |

To Amend By-law 05-200 to Create New Zones for the Airport Employment Growth District for the City of Hamilton

Page 26 of 37

- b) Maximum Building Height In accordance with the requirements of Section 4.17 of this By-law.
- c) Landscaped Area
- i) Minimum 3.0 metre wide Landscaped Area shall be provided and maintained abutting a street, except for points of ingress and egress;
 - ii) In addition to i) above, for properties adjacent to Highway No. 6 a minimum 6.0 metre wide Landscaped Area shall be provided and maintained;
- d) Location and Screening of Outdoor Storage and Outdoor Assembly
- i) Outdoor Storage and Outdoor Assembly shall not be permitted in a required Front Yard or a required Flankage Yard;
 - ii) Outdoor Storage and Outdoor Assembly shall not exceed 85% of the total lot area
 - iii) Outdoor Storage and Outdoor Assembly shall be screened from view from any abutting street by a Visual Barrier in accordance with Section 4.19 of this By-law
- e) Parking In accordance with the requirements of Section 5 of this By-law.
- f) Accessory Buildings In accordance with the requirements of Section 9.9.2 of this By-law.

9.10 AIRPORT INDUSTRIAL (M10) ZONE

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within an Airport Industrial (M10) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

9.10.1 PERMITTED USES

Animal Shelter
Airport Waste Processing Facility

**To Amend By-law 05-200 to Create New Zones for the Airport Employment
Growth District for the City of Hamilton**

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Airport Waste Transfer Facility
Building and Lumber Supply
Establishment
Building or Contracting Supply
Establishment
Commercial Motor Vehicle Sales, Rental
and Service Establishment
Commercial School
Communications Establishment
Courier Establishment
Dry Cleaning Plant
Educational Establishment
Equipment and Machinery Sales, Rental
and Service Establishment
Industrial Administrative Office
Laboratory
Labour Association Hall
Manufacturing
Motor Vehicle Collision Repair
Establishment
Office
Private Power Generation Facility
Repair Service
Research and Development
Establishment
Surveying, Engineering, Planning or
Design Business
Trade School
Tradesperson's Shop
Transport Terminal
Warehouse

9.10.2 PROHIBITED USES

- i) Notwithstanding Section 9.10.1, the following types of manufacturing uses are prohibited, except if these uses are considered only as an accessory use to another permitted manufacturing use:

Agricultural Greenhouse
Beverage Distillation
Breweries
Manufacturing of Asbestos,
Phosphate or Sulphur Products
Outdoor Storage
Primary Production of Chemicals,

To Amend By-law 05-200 to Create New Zones for the Airport Employment Growth District for the City of Hamilton

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Synthetic Rubber or Plastic
Processing or Refining of Petroleum
or Coal
Processing, Milling or Packaging of
Animal Feed
Salvage Yard
Slaughtering, Eviscerating,
Rendering or Cleaning of Meat,
Poultry or Fish or by-products
thereof
Smelting of Ore or Metal
Tanning or Chemical Processing of
Pelts or Leather
Vulcanizing of Rubber or Rubber
Products
Explosives Manufacturing
Pulp and Paper Mills

- ii) Notwithstanding Section 9.10.1, the following uses are prohibited, even as accessory uses:

Day Nursery
Dwelling Unit
Elementary School
High School
Rock Crushing Plant

9.10.3 REGULATIONS

- | | |
|---|---|
| a) Minimum Lot Area | 4000.0 square metres; |
| b) Minimum Lot Width | 60.0 metres; |
| c) Minimum Yard Abutting a Street | 3.0 metres; |
| d) Maximum Building Height | In accordance with the regulations of Section 4.17 of this By-law. |
| e) Built Form Regulations for New Development | The minimum length of the ground floor façade shall be equal to 50% or more of the measurement of the front lot line. |
| f) Landscaped Area | Minimum 3.0 metre wide Landscaped Area shall be provided and maintained |

To Amend By-law 05-200 to Create New Zones for the Airport Employment Growth District for the City of Hamilton

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abutting a street, except for points of ingress and egress;

- g) Location and Screening of Outdoor Storage and Outdoor Assembly
- Outdoor Storage and Outdoor Assembly of goods, materials or equipment shall be permitted only as an accessory use and the following regulations shall apply:
- i) Outdoor Storage and Outdoor Assembly shall not be permitted in a Front Yard or a required Flankage Yard;
 - ii) Outdoor Storage and Outdoor Assembly shall not exceed 85% of the total lot area;
 - iii) Outdoor Storage and Outdoor Assembly shall be screened from view from any abutting street by a Visual Barrier in accordance with Section 4.19 of this By-law.
- h) Location of Outdoor Display
- Outdoor Display of goods, materials or equipment shall be permitted only as an accessory use and shall be permitted in a yard abutting a street, but shall be no closer than 3.0 metres to the lot line.
- i) Location Restriction of Airport Waste Processing Facility and Airport Waste Transfer Facility
- i) In addition to the Regulations of Section 9.10.3, any building, structure or land used for an Airport Waste Processing Facility or an Airport Waste Transfer Facility, shall be located a minimum of 300.0 metres from a Residentially Zoned or Institutionally Zoned property lot line.
 - ii) In addition to i) above, an Airport Waste Processing Facility or an Airport Waste Transfer Facility shall only be permitted within wholly enclosed buildings.

To Amend By-law 05-200 to Create New Zones for the Airport Employment Growth District for the City of Hamilton

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- | | |
|---|---|
| j) Maximum Gross Floor Area for Industrial Administrative Office or Surveying, Engineering, Planning or Design Business | An Industrial Administrative Office or a Surveying, Engineering, Planning or Design Business shall be limited to a gross floor area of less than 10,000 square metres on a lot. |
| k) Maximum Combined Gross Floor Area for Accessory Retail and Showroom Area | 25% of the gross floor area of the principal use or 500.0 square metres gross floor area, whichever is the lesser. |
| l) Parking | In accordance with the requirements of Section 5 of this By-law. |
| m) Accessory Buildings | In accordance with the requirements of Section 9.10.3 of this By-law. |

9.11 AIRPORT PRESTIGE BUSINESS PARK (M11) ZONE

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within an Airport Prestige Business Park (M11) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

9.11.1 PERMITTED USES

Building and Lumber Supply Establishment
Building or Contracting Supply Establishment
Commercial Motor Vehicle Sales, Rental and Service Establishment
Commercial School
Communications Establishment
Conference or Convention Centre
Courier Establishment
Educational Establishment
Equipment and Machinery Sales, Rental and Service Establishment
Hotel
Industrial Administrative Office
Laboratory
Labour Association Hall
Manufacturing
Motor Vehicle Collision Repair Establishment
Motor Vehicle Service Station Office

**To Amend By-law 05-200 to Create New Zones for the Airport Employment
Growth District for the City of Hamilton**

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Private Power Generation Facility
Repair Service
Research and Development
Establishment
Surveying, Engineering, Planning or
Design Business
Trade School
Tradesperson's Shop
Transport Terminal
Transportation Depot
Warehouse

9.11.2 PROHIBITED USES

- i) Notwithstanding Section 9.11.1, the following types of manufacturing uses are prohibited, even as an accessory use:

Beverage Distillation
Breweries
Explosives Manufacturing
Manufacturing of Asbestos,
Phosphate or Sulphur Products
Outdoor Storage
Primary Production of Chemicals,
Synthetic Rubber, Plastic, Asphalt
or Cement, not including mixing,
blending, treatment or similar
process
Processing or Refining of Petroleum
or Coal
Processing, Milling or Packaging of
Animal Feed
Pulp and Paper Mills
Salvage Yard
Slaughtering, Eviscerating, Rendering
or Cleaning of Meat, Poultry or Fish
or by-products thereof
Smelting of Ore or Metal
Tanning or Chemical Processing of
Pelts or Leather
Vulcanizing of Rubber or Rubber
Products
Waste Processing Facility
Waste Transfer Facility

- ii) Notwithstanding Section 9.11.1, the

To Amend By-law 05-200 to Create New Zones for the Airport Employment Growth District for the City of Hamilton

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following uses are prohibited, even as accessory uses:

Day Nursery
Dwelling Unit
Elementary School
High School
Outdoor Storage
Place of Worship
Rock Crushing Plant
Waste Processing Facility
Waste Transfer Facility

- iii) Notwithstanding 9.11.1, an Agricultural Greenhouse shall only be permitted as an accessory use to another permitted use.

9.11.3 REGULATIONS

- | | |
|----------------------------|---|
| a) Minimum Lot Area | 4000.0 square metres; |
| b) Minimum Lot Width | 60.0 metres, where a lot has frontage on Garner Road or Glancaster Road. |
| c) Yard Abutting a Street | i) Minimum 6.0 metres;
ii) Maximum 25.0 metres. |
| d) Minimum Side Yard | 6.0 metres from any portion of a property lot line abutting a property lot line within a Residential Zone or an Institutional Zone. |
| e) Minimum Rear Yard | 6.0 metres from any portion of a property lot line abutting a property lot line within a Residential Zone or an Institutional Zone. |
| f) Maximum Building Height | i) In accordance with the regulations of Section 4.17 of this By-law.
ii) 15.0 metres, abutting a Residential Zone or an Institutional Zone, or has frontage on Garner Road or Glancaster Road, or Twenty Road, but shall not exceed the maximum building height established by i) |

To Amend By-law 05-200 to Create New Zones for the Airport Employment Growth District for the City of Hamilton

above.

- iii) In addition to ii) above, maximum building height may be equivalently increased as yard increases beyond minimum yard requirement established in 9.11.3 d) above, but shall not exceed the maximum building height established by i) above.

- g) Location Restriction of Manufacturing Uses
Any building or structure or part thereof, excluding accessory office space, used for Manufacturing shall be setback a minimum 20.0 metres from any portion of a property lot line abutting a Residential Zone or an Institutional Zone property lot line.
- h) Additional Regulations for Outdoor Training Facilities associated with a Trade School
Any outdoor training facilities shall be prohibited.
- i) Maximum Gross Floor Area for Office Use within an Individual Building
3,000 square metres;
- j) Additional Regulations for Industrial Administrative Office or Surveying, Engineering, Planning or Design Business
An Industrial Administrative Office or a Surveying, Engineering, Planning or Design Business shall be limited to a gross floor area of less than 10,000 square metres on a lot.
- k) Minimum Landscaped Area
 - i) 15% of total Lot Area;
 - ii) 6.0 metre wide Landscaped Area shall be provided and maintained abutting a street, except for points of ingress and egress;
 - ii) Where a property lot line abuts a property lot line within a Residential Zone or an Institutional Zone, a minimum 3.0 metre wide Planting

To Amend By-law 05-200 to Create New Zones for the Airport Employment Growth District for the City of Hamilton

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Strip shall be provided and maintained.

- l) Visual Barrier

Shall be provided along that portion of a property lot line abutting a Residential Zone or an Institutional Zone property line, in accordance with Section 4.19 of this By-law;

- m) Location and Size of Outdoor Display

Outdoor Display of goods, materials or equipment shall be permitted only as an accessory use and the following regulations shall apply:

 - i) Outdoor Display shall be permitted in a yard abutting a street, but shall be no closer than 3.0 metres to the lot line;
 - ii) In addition to i) above, the area devoted to Outdoor Display shall be limited to a combined maximum of 25% of the Landscaped Area.

- n) Maximum Gross Floor Area for Accessory Retail and Showroom Area

25% of the gross floor area of the principal use or 500.0 square metres gross floor area, whichever is the lesser.

- o) Parking

 - i) In accordance with the requirements of Section 5 of this By-law.
 - ii) Notwithstanding i) above, any parking structure must be located in the rear yard.
 - iii) Notwithstanding i) above, where a lot has frontage on Garner Road or Glancaster Road or Twenty Road, no parking shall be permitted within the front yard or side yard.

- p) Accessory Buildings

 - i) In accordance with the requirements of Section 9.11.3 of this By-law.

To Amend By-law 05-200 to Create New Zones for the Airport Employment Growth District for the City of Hamilton

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ii) Notwithstanding i) above, Section 9.11.3 c) ii) shall not apply.

6. That Schedule "A" – Zoning Maps of By-law 05-200 is hereby amended as follows:
 - a) by including the Industrial Zone boundaries, as shown on the Maps numbered 1388-1391, 1439-1443, 1488-1494, 1535-1541, 1582-1585, 1625-1626, 1628-1629, 1667-1668, 1670-1671, 1707-1711, 1745-1748, 1783-1784, and 1818, attached in Schedule "1" of this By-law;
 - b) by including the Open Space and Park Zone boundaries, as shown on the Maps numbered 1338-1339, 1391, 1439, 1441-1442, 1488, 1490-1494, 1537-1541, 1585, 1625-1626, 1629, 1668, 1708, 1745-1747, 1783-1784, and 1818, attached in Schedule "1" of this By-law;
7. That Schedule "C" – Special Exceptions of By-law 05-200 is hereby amended by adding additional Special Exceptions as follows:
 25. In addition to Section 9.11.1, on those lands zoned Airport Prestige Business Park (M11) Zone, identified on Maps 1388 and 1389 of Schedule "A" – Zoning Maps and described as 618 Garner Road East, a golf driving range and accessory uses and structures shall also be permitted."
 26. In addition to Section 9.11.1, on those lands zoned Airport Prestige Business Park (M11) Zone, identified on Maps 1338 and 1390 of Schedule "A" – Zoning Maps and described as 992 Garner Road East, a landscape contractor's business, which may also include facilities for plant propagation and the growing of plants and nursery stock and an accessory snow removal business, shall also be permitted.
 27. In addition to Section 9.11.2 ii), on those lands zoned Airport Prestige Business Park (M11) Zone, identified on Maps 1339 and 1391 of Schedule "A – Zoning Maps and described as 116 Glancaster Road, a high school shall also be permitted.
 28. Notwithstanding Section 9.11.3 c) ii) and e), on those lands zoned Airport Prestige Business Park (M11) Zone, identified on Maps 1493 and 1494 of Schedule "A" – Zoning Maps, any building or structure used for Manufacturing shall be setback a minimum 20.0 metres from Twenty Road West.

To Amend By-law 05-200 to Create New Zones for the Airport Employment Growth District for the City of Hamilton

Page 36 of 37

34. Notwithstanding Section 9.11.1, on those lands zoned Airport Prestige Business Park (M11) Zone, identified on Map 1388 of Schedule "A" – Zoning Maps and described as 534 Garner Road East, a restaurant shall also be permitted.
35. Notwithstanding Section 9.11.1 and 9.11.2 i) and ii), on those lands zoned Airport Prestige Business Park (M11) Zone, identified on Maps 1493, 1494, 1540, 1541 of Schedule "A" – Zoning Maps a garden centre, and outdoor display and outdoor storage shall also be permitted.
36. Notwithstanding Section 9.11.1, on those lands zoned Airport Prestige Business Park (M11) Zone, identified on Map 1338 of Schedule "A" – Zoning Maps and described as 944-954 Garner Road East, a farmers market shall also be permitted.
37. Notwithstanding Section 9.11.2 i) and ii), on those lands zoned Airport Prestige Business Park (M11) Zone, identified on Map 1629 of Schedule "A" – Zoning Maps, the following provisions shall apply:
- a. Outdoor display and/or storage shall be permitted in accordance with the following regulations:
 - i) Location of Outdoor Display and Outdoor Storage Shall not be permitted in any front yard or minimum side yard.
 - ii) Yard Abutting a Street 15 metres;
 - iii) Minimum Yard Abutting a Residential or an Institutional Zone 15 metres;
 - iv) Visual Barrier Shall be provided along that portion of a property lot line abutting a property lot line within a Residential Zone or an Institutional Zone, in accordance with Section 4.19 of this By-law.
39. Notwithstanding Section 9.11.1 of this By-law, on those lands zoned Airport Prestige Business Park (M11) Zone, identified on Maps 1386, 1387, 1437, 1438 of Schedule "A" – Zoning Maps and described as 4, 44, 70 Garner Road East and 587, 591 Fiddler's Green Road, the following uses shall also be permitted:

To Amend By-law 05-200 to Create New Zones for the Airport Employment Growth District for the City of Hamilton

Page 37 of 37

Place of Worship
Recreation”

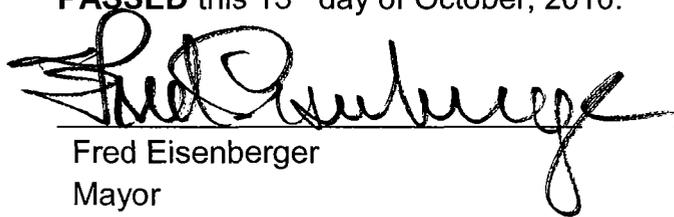
8. That Schedule “D” – Holding Provisions of By-law 05-200 is hereby amended by adding additional Holding Provisions as follows:

“37. Notwithstanding Section 9.7, 9.8, 9.9, 9.10, 9.11, 9.12 of this By-law, on those lands zoned Airside Industrial (M7) Zone, Airport Related Business (M8), Airport Light Industrial (M10) Zone, Airport Prestige Business Park (M11) Zone, identified on 1337-1339, 1389-1391, 1439-1443, 1488-1492, 1535-1539, 1581-1584, 1625-1626, 1670-1671, 1707-1711, 1745-1748, 1783-1784, and 1818 of Schedule “A” – Zoning Maps, site alteration shall be conditional upon the following:

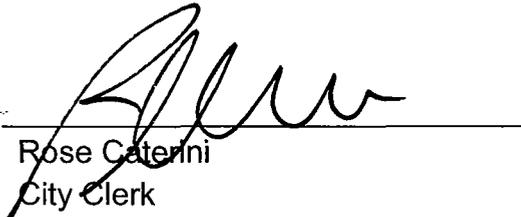
a. that lands have access to servicing, the provision of adequate municipal water, municipal wastewater, and transportation infrastructure in accordance with the respective master plans for the Airport Employment Growth District to the Satisfaction of the Director of Development Engineering;”

9. 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.

PASSED this 13th day of October, 2010.



Fred Eisenberger
Mayor



Rose Caterini
City Clerk



Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



MAP 1386 of Schedule 'A'



MAP 1334

MAP 1385

MAP 1387

MAP 1437



Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



MAP 1387 of Schedule 'A'



MAP 1335

MAP 1386

MAP 1388

MAP 1438



Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



NORTH
SCALE 1 : 3,000

MAP 1437 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

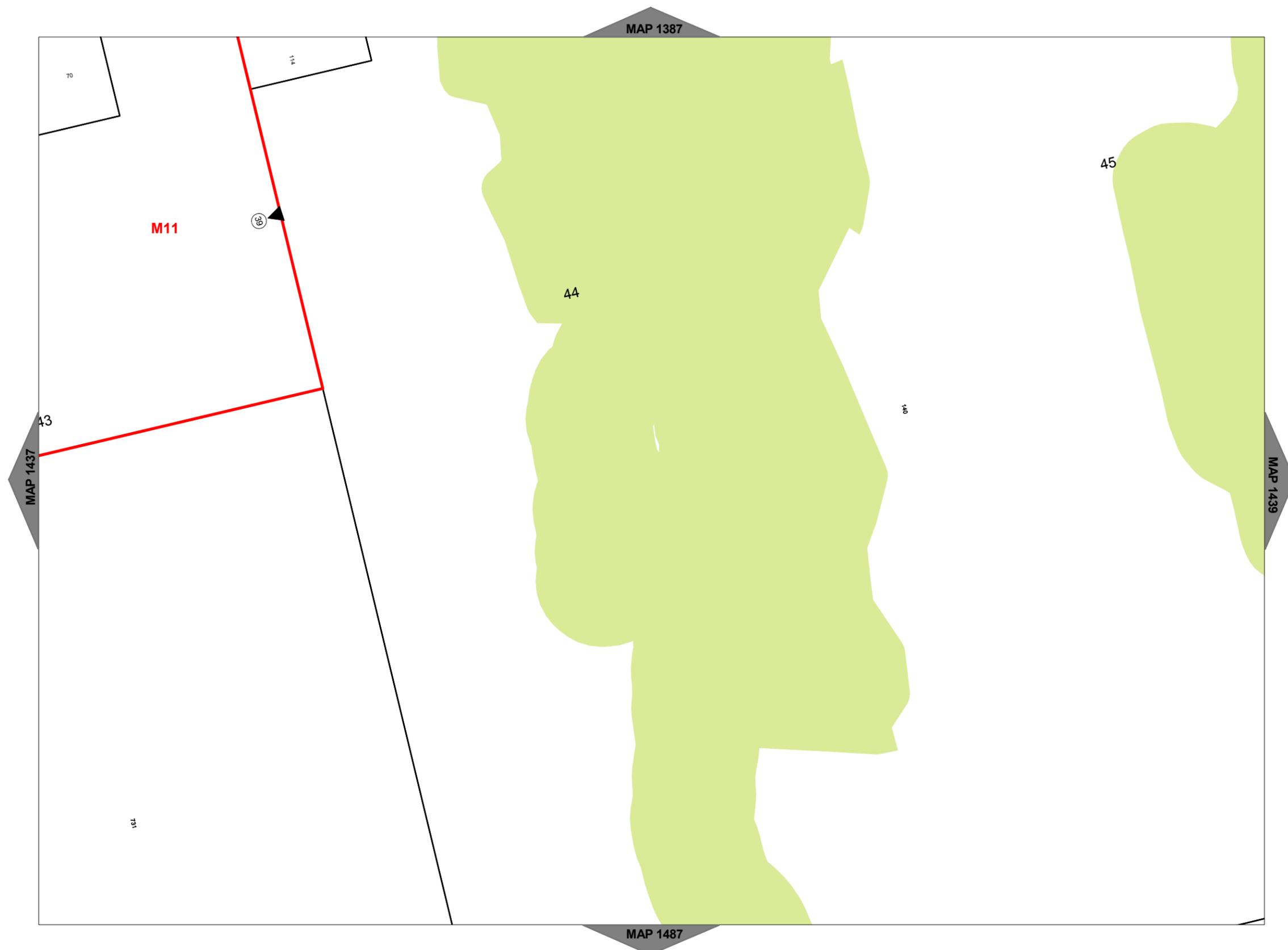
-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



NORTH
SCALE 1 : 3,000

MAP 1438 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



MAP 1536 of Schedule 'A'



MAP 1489

MAP 1535

MAP 1537

MAP 1581



Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



NORTH
SCALE 1 : 3,000

MAP 1537 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

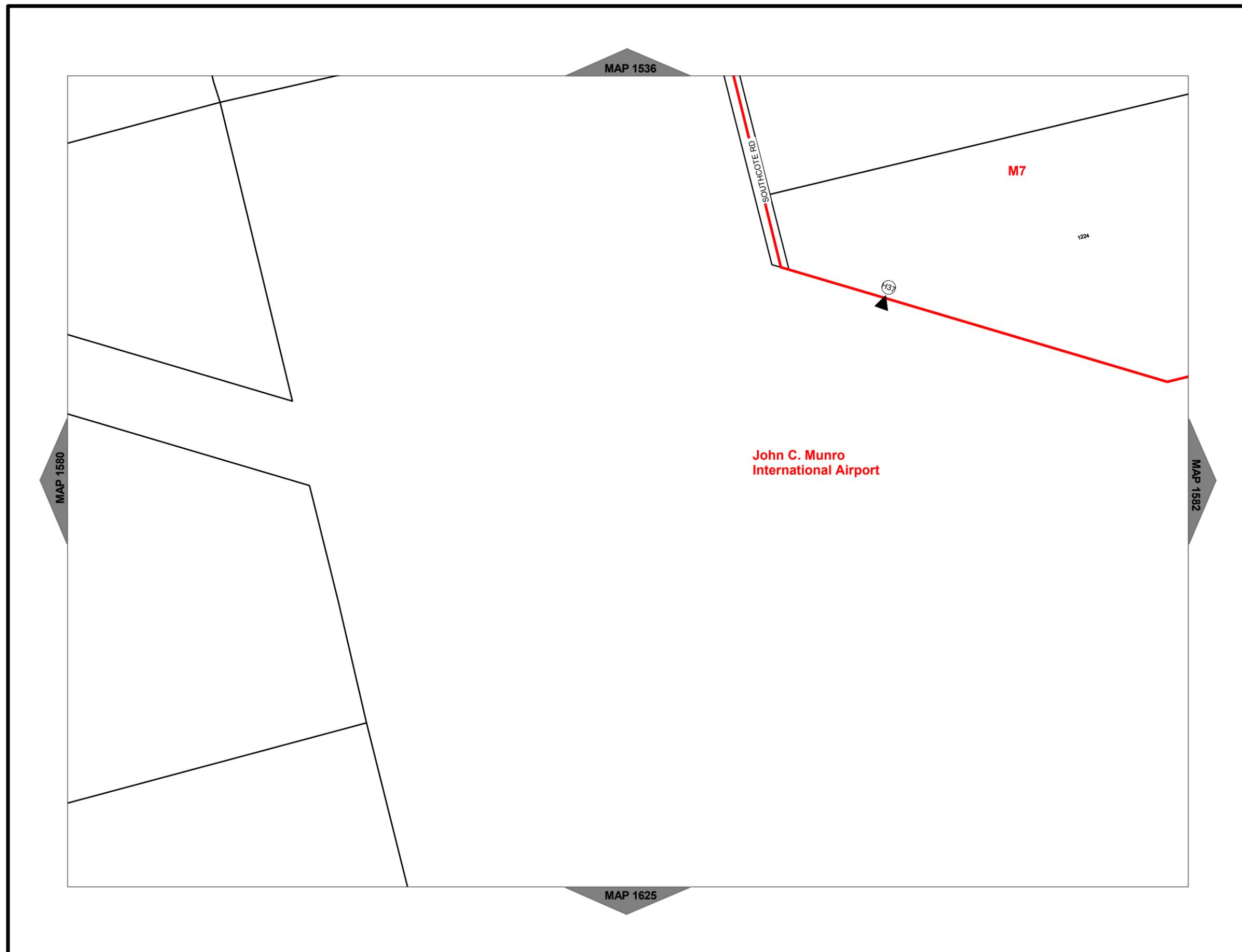
-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



NORTH
SCALE 1 : 3,000

MAP 1581 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

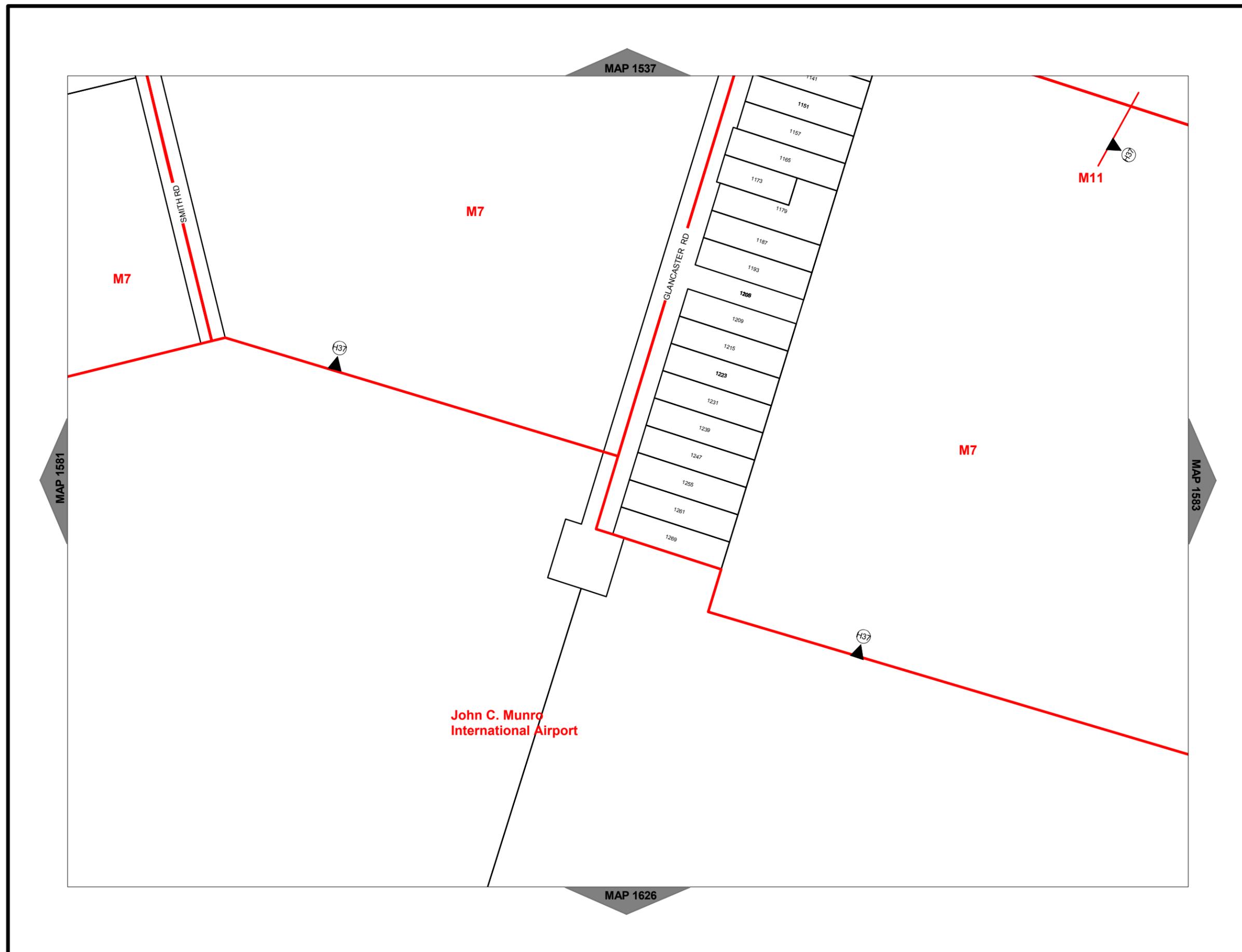
-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



NORTH
SCALE 1 : 3,000

MAP 1582 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



NORTH
SCALE 1 : 3,000

MAP 1670 of Schedule 'A'

MAP 1628

John C. Munro
International Airport

5000

MAP 1671

MAP 1710

MAP 1669



Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



NORTH
SCALE 1 : 3,000

MAP 1671 of Schedule 'A'



John C. Munro
International Airport

Refer to By-law
No. 464



Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

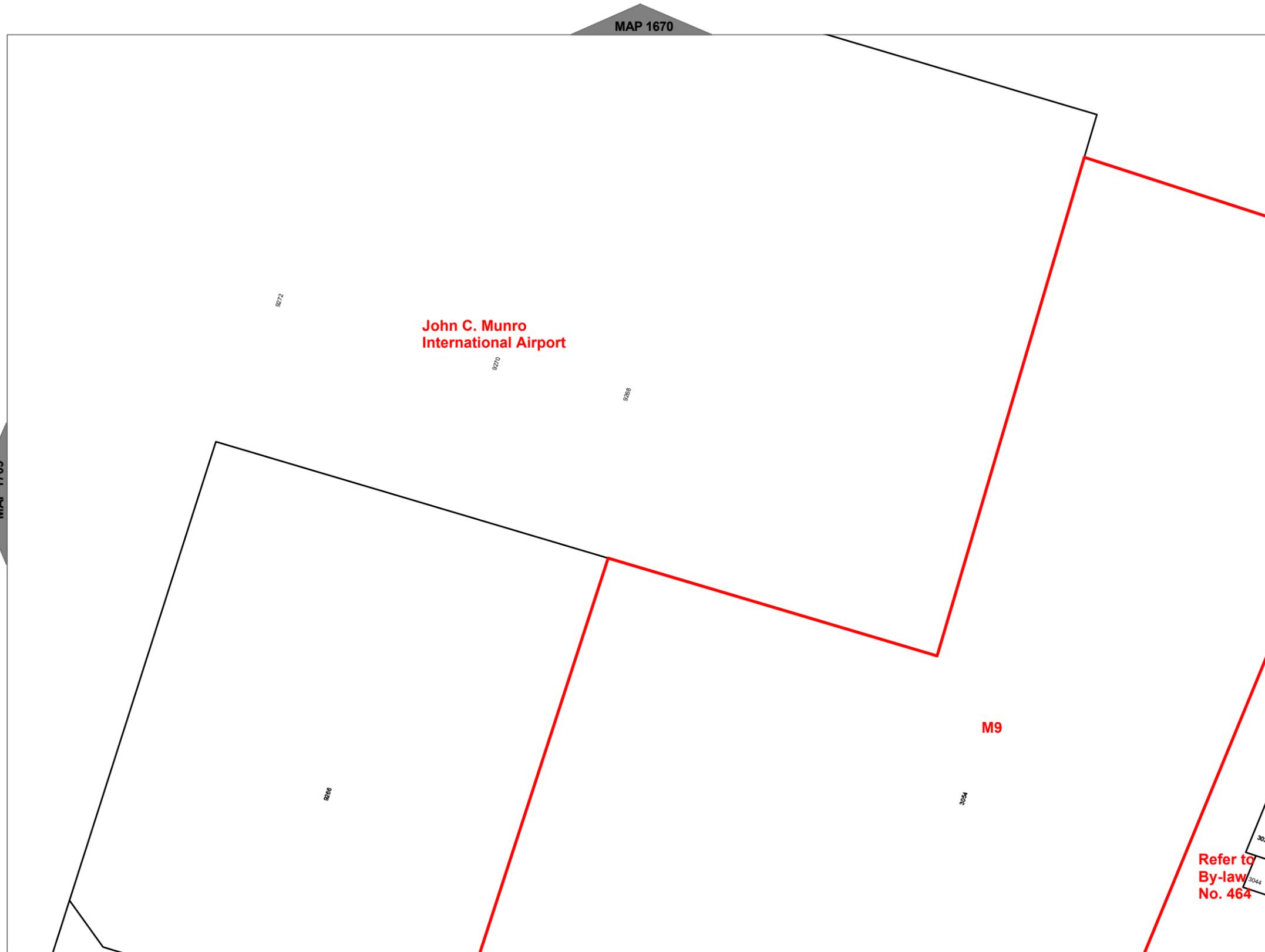
Legend

-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision Area
-  CA Generic Regulation

Note: Features in the Legend may not appear in each individual map for every batch series of maps



MAP 1710 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



NORTH
SCALE 1 : 3,000

MAP 1711 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Are

Note: Features in the Legend may not appear in each individual map for every batch series of maps



NORTH
SCALE 1 : 3,000

MAP 1337 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

- Zoning Boundary
- City Limits
- Special Exception
- Holding Provision
- CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



MAP 1338 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



MAP 1339 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



SCALE 1 : 3,000

MAP 1389 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

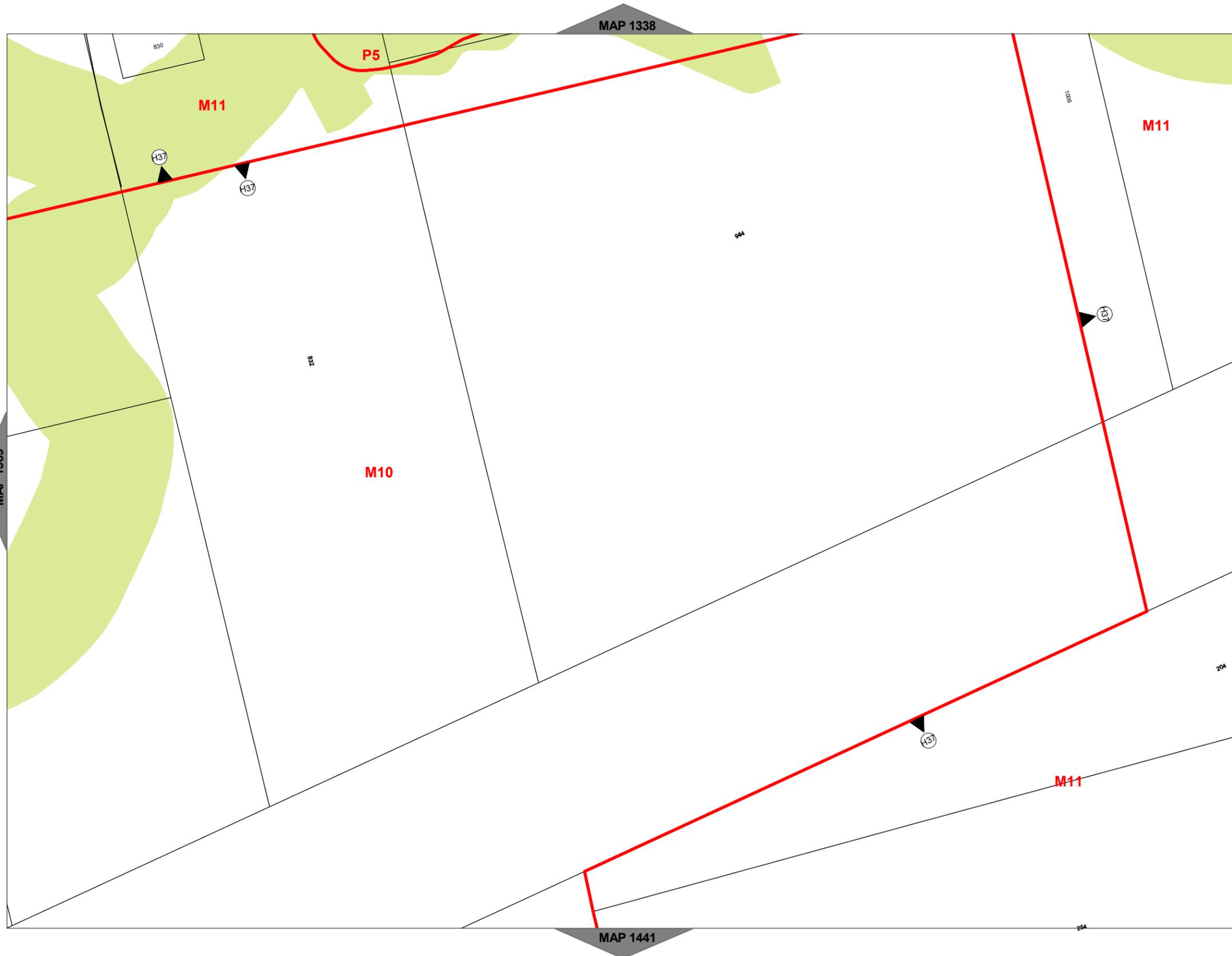
-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



NORTH
SCALE 1 : 3,000

MAP 1390 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



MAP 1391 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



MAP 1439 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

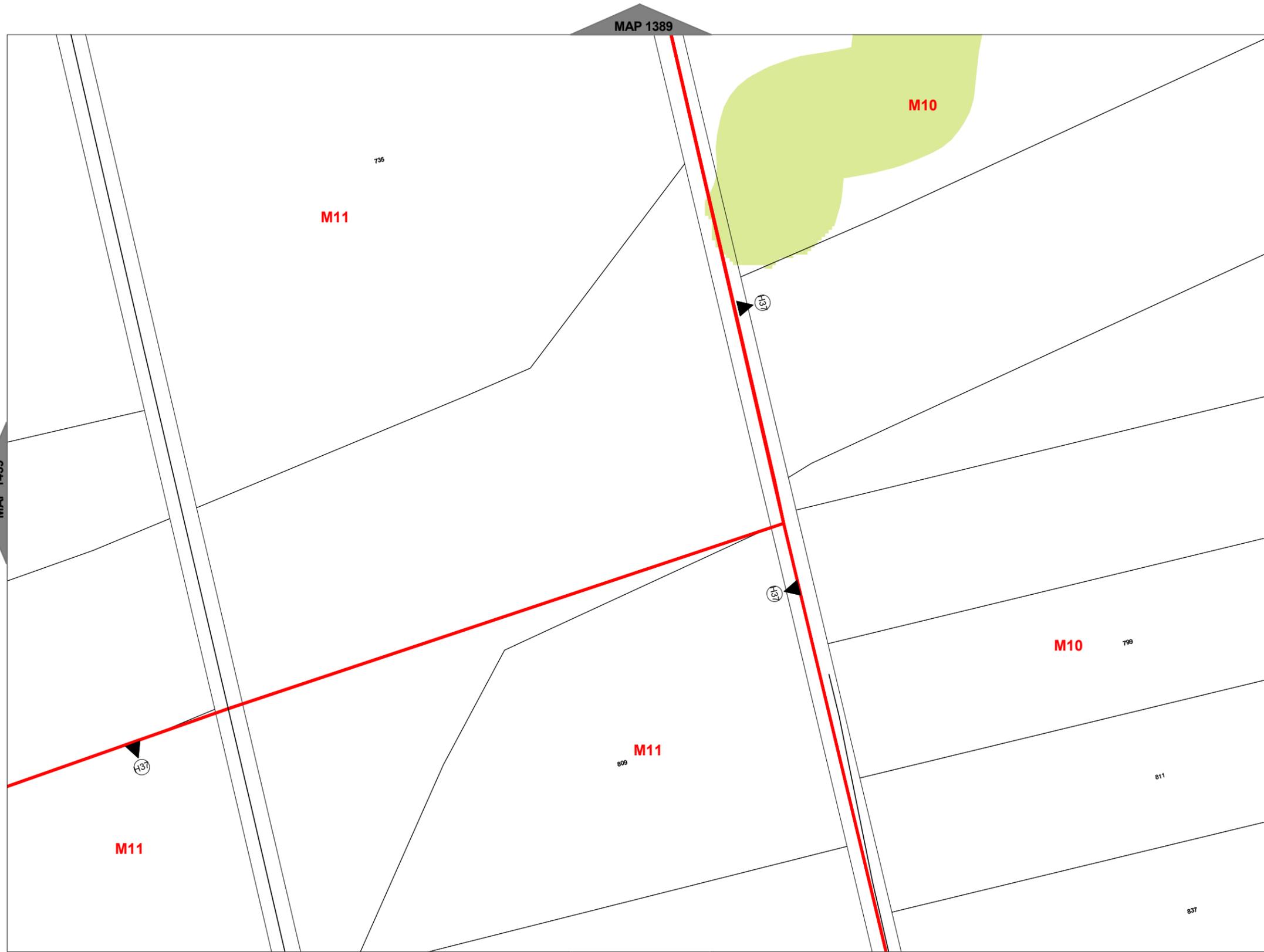
-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



NORTH
SCALE 1 : 3,000

MAP 1440 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

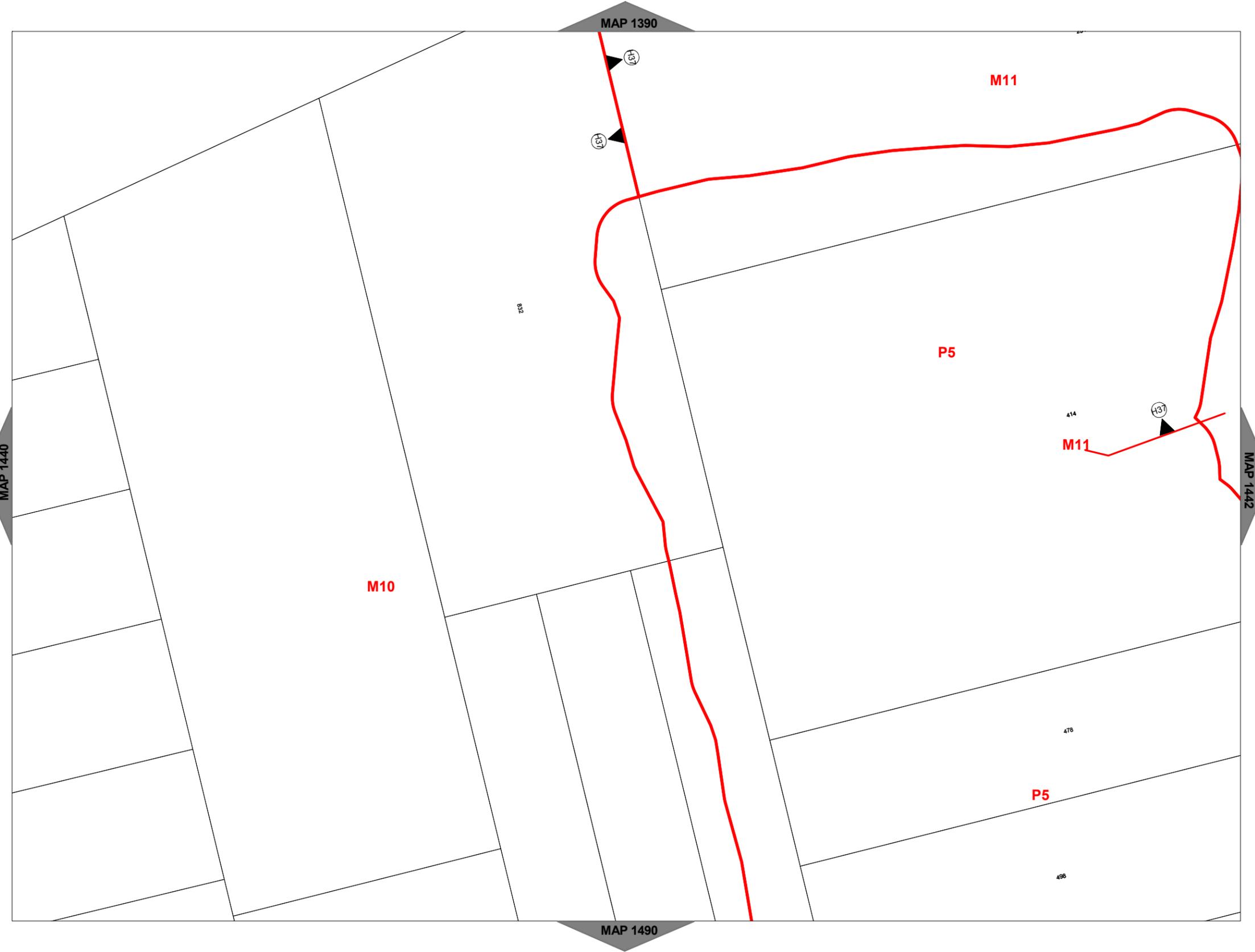
Legend

-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



MAP 1441 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



MAP 1442 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



SCALE 1 : 3,000

MAP 1443 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

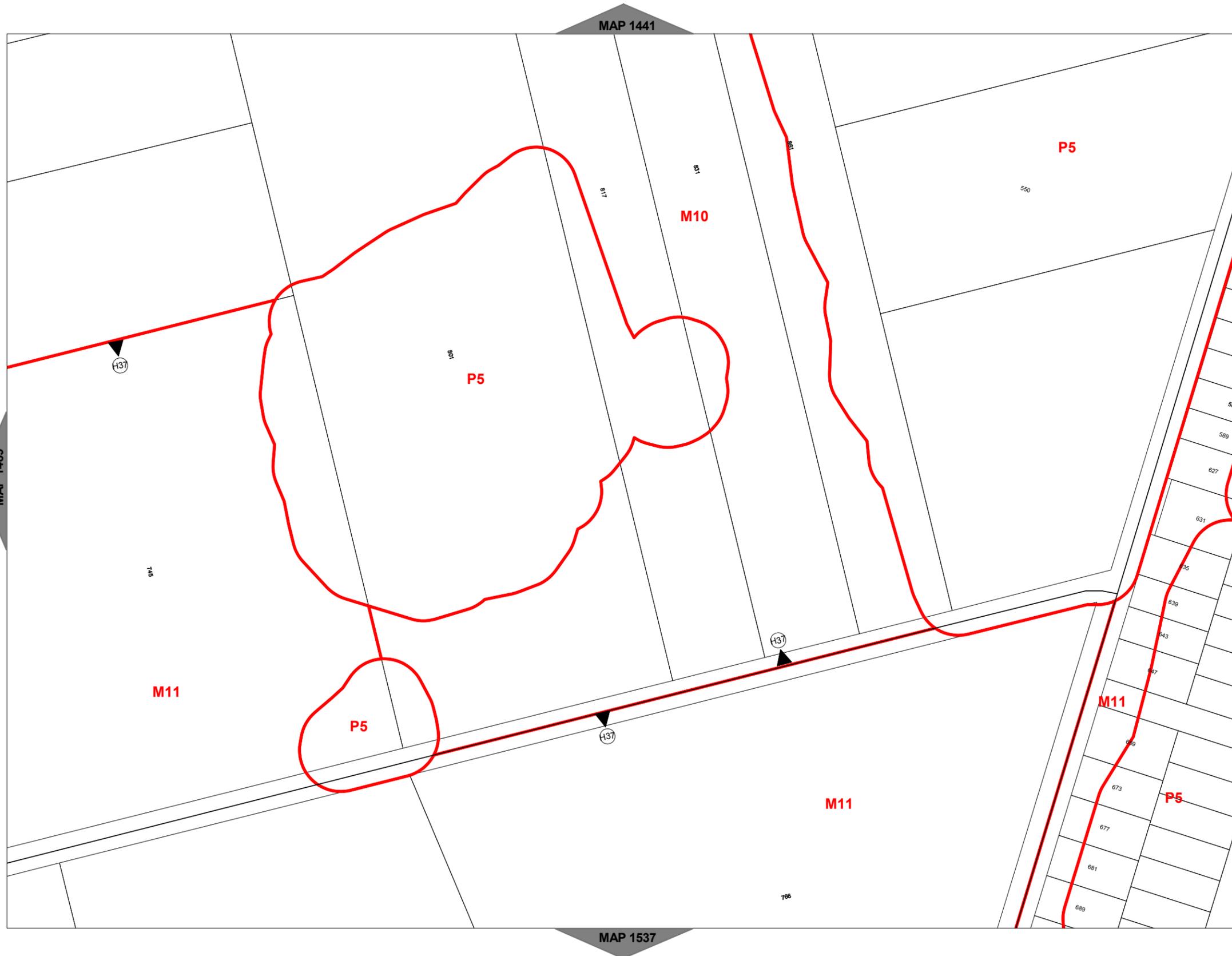
-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



NORTH
SCALE 1 : 3,000

MAP 1490 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

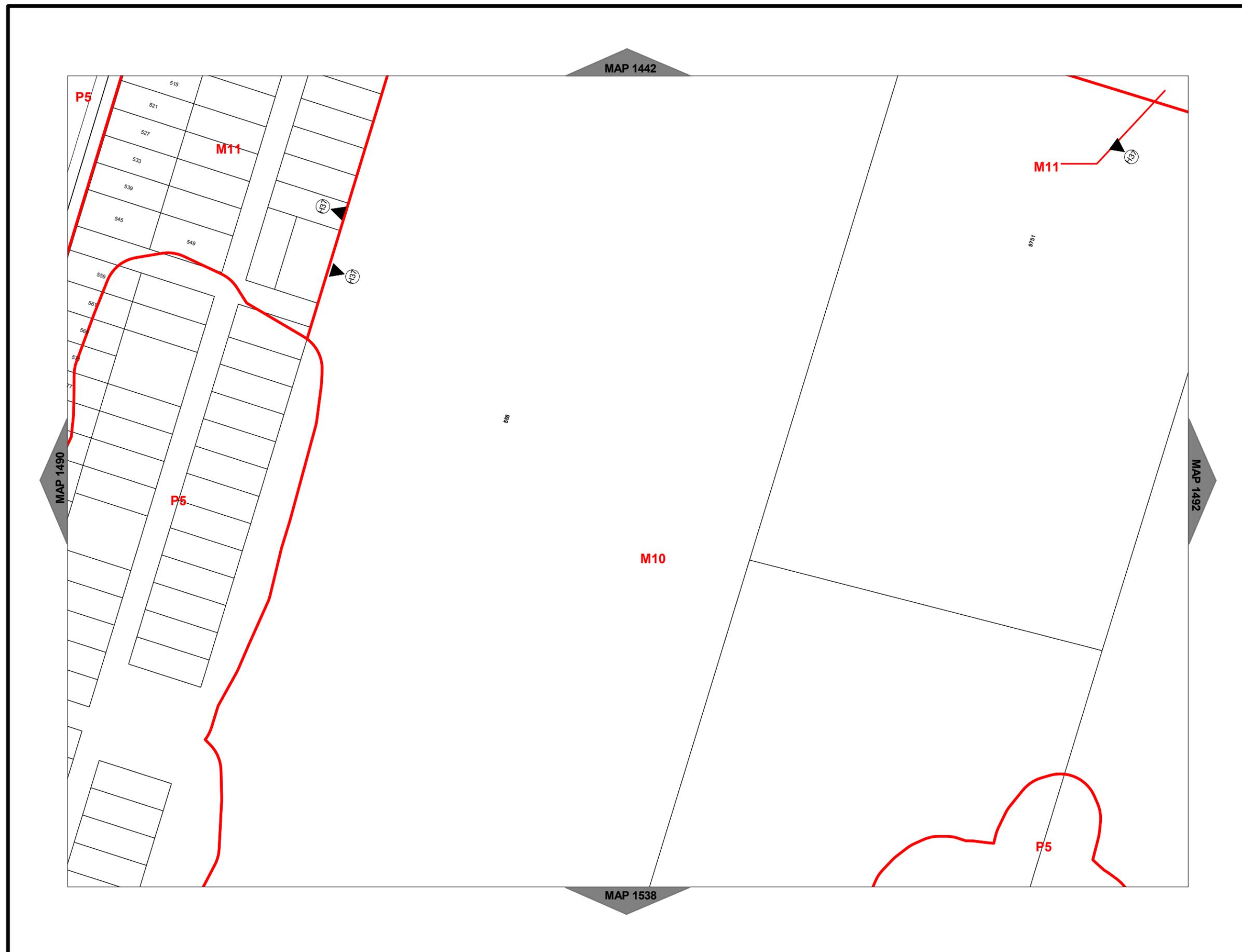
Legend

-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



MAP 1491 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

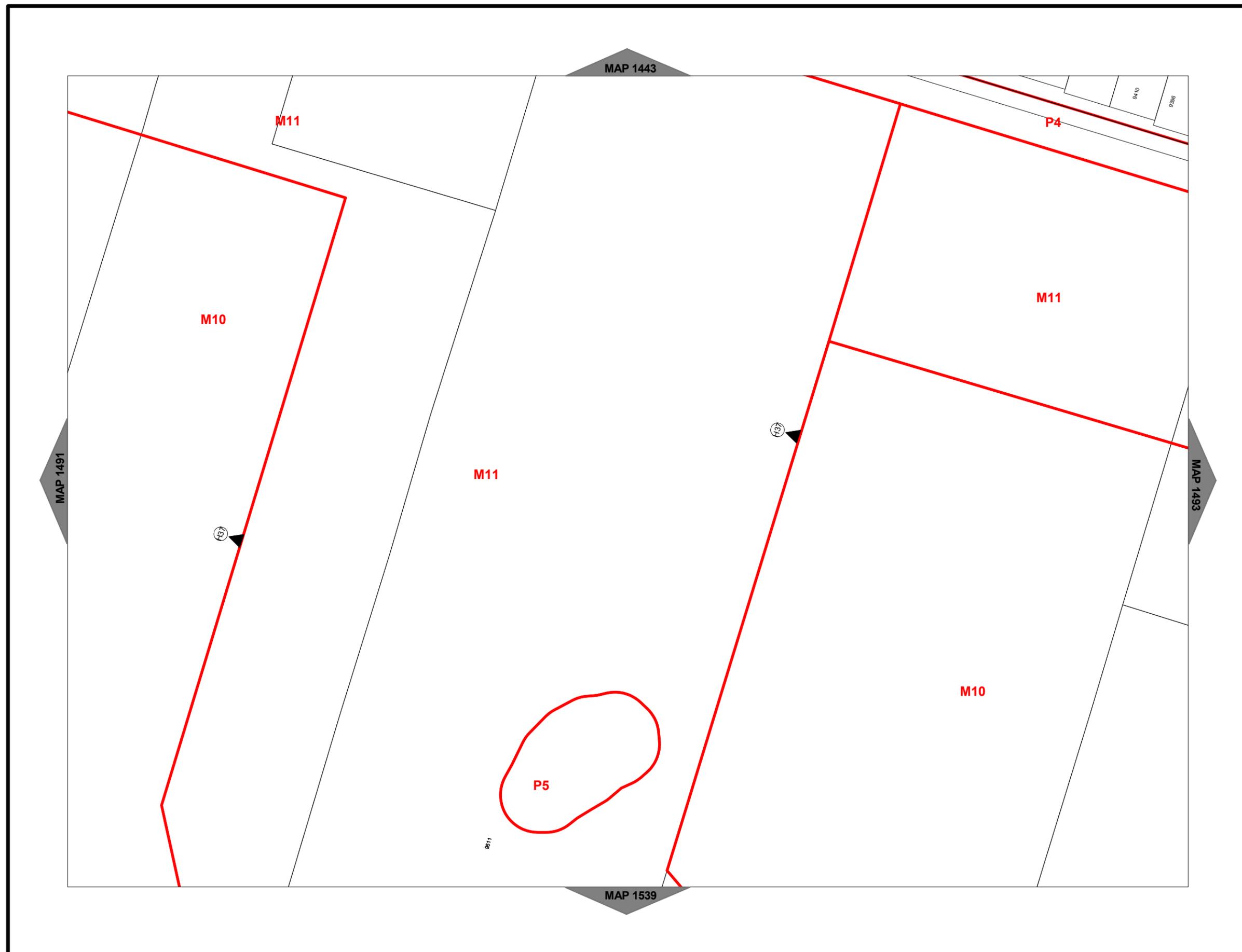
Legend

-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



MAP 1492 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

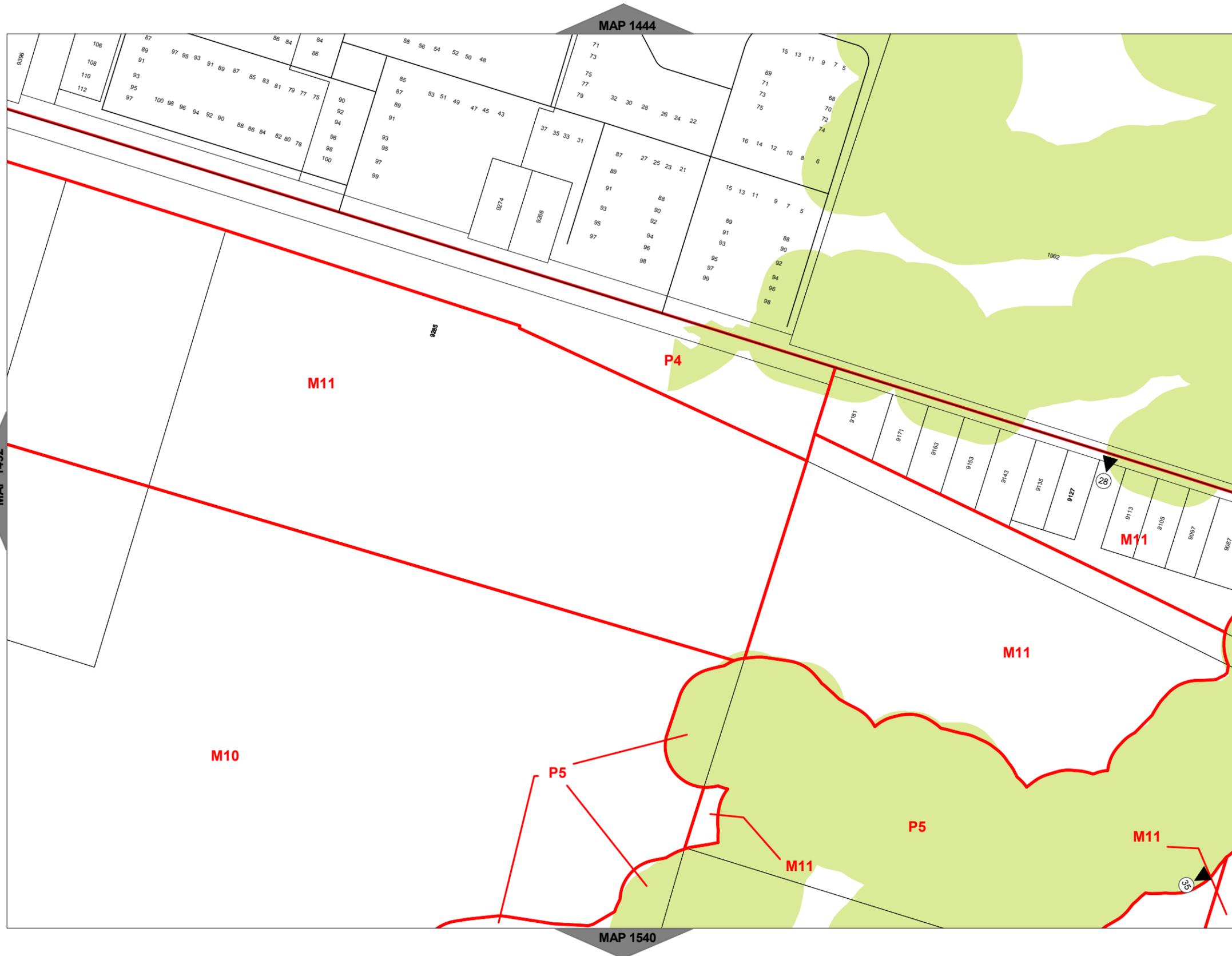
-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



NORTH
SCALE 1 : 3,000

MAP 1493 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



MAP 1494 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

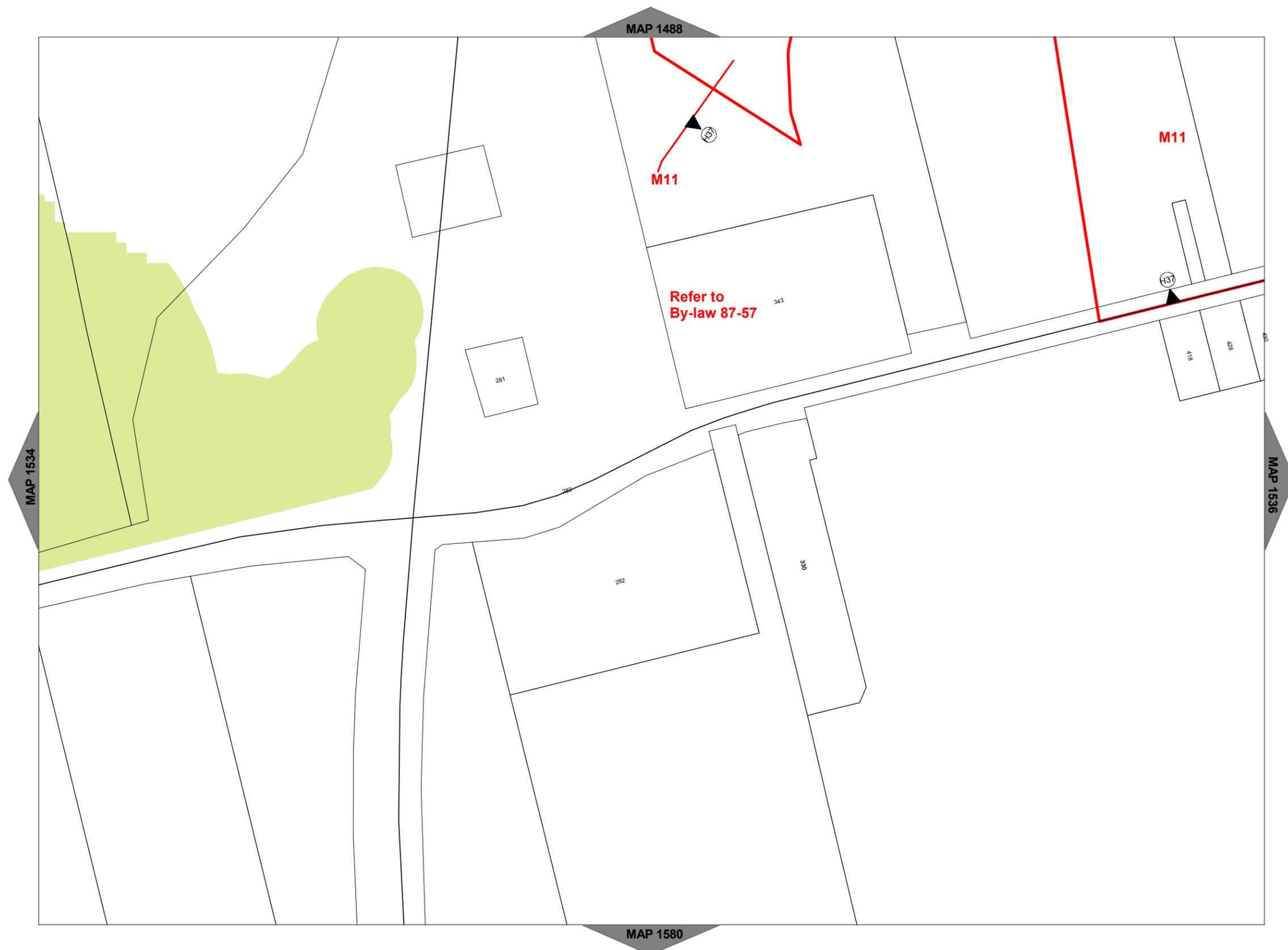
-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



NORTH
SCALE 1 : 3,000

MAP 1535 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



MAP 1536 of Schedule 'A'

MAP 1489

MAP 1537

MAP 1581

M11

M11

137

137

MAP 1535



Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

- Zoning Boundary
- City Limits
- Special Exception
- Holding Provision
- CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



MAP 1537 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



NORTH
SCALE 1 : 3,000

MAP 1538 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



MAP 1539 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

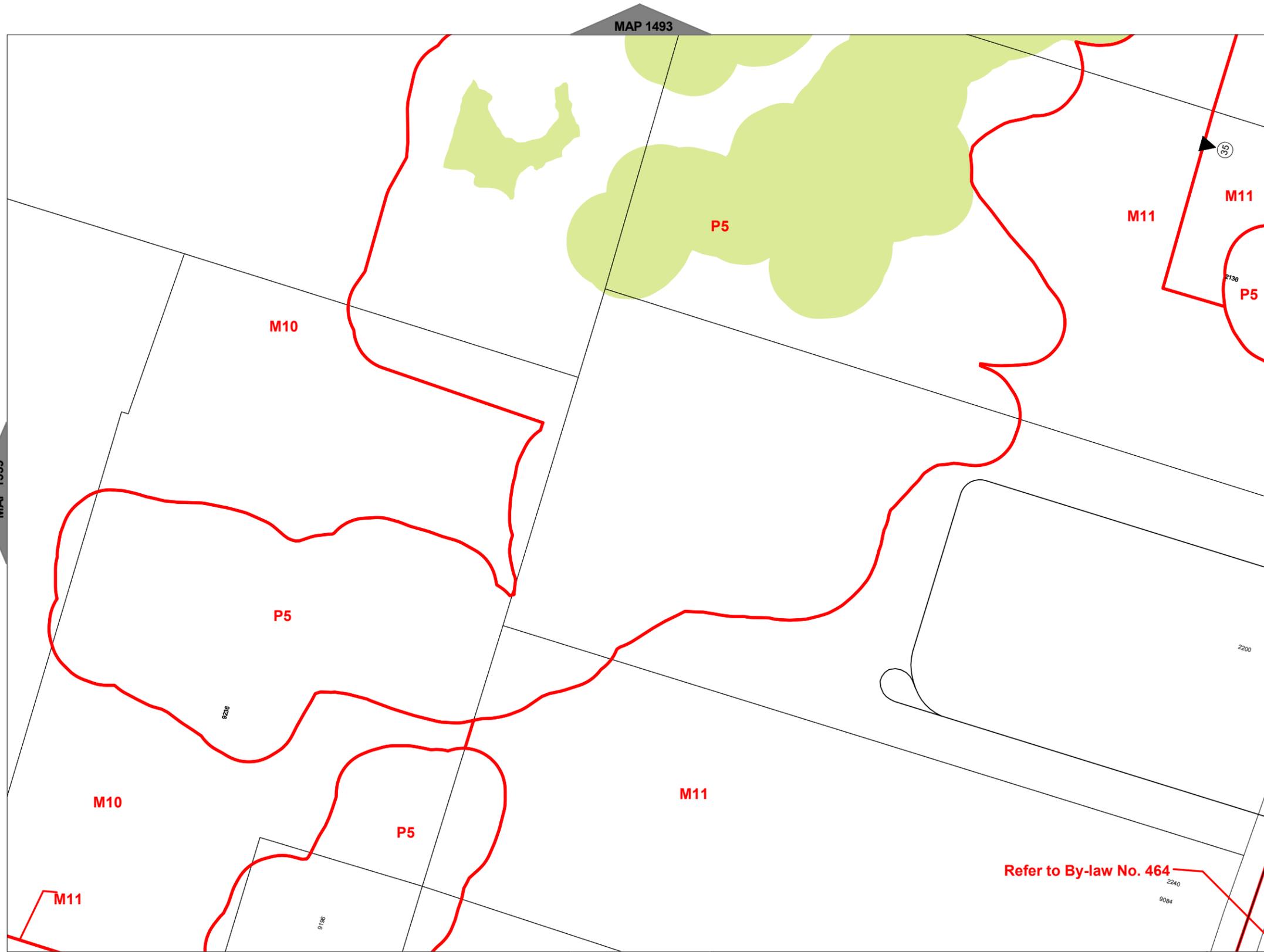
Legend

-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



MAP 1540 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



MAP 1541 of Schedule 'A'



Refer to By-law No. 464



Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

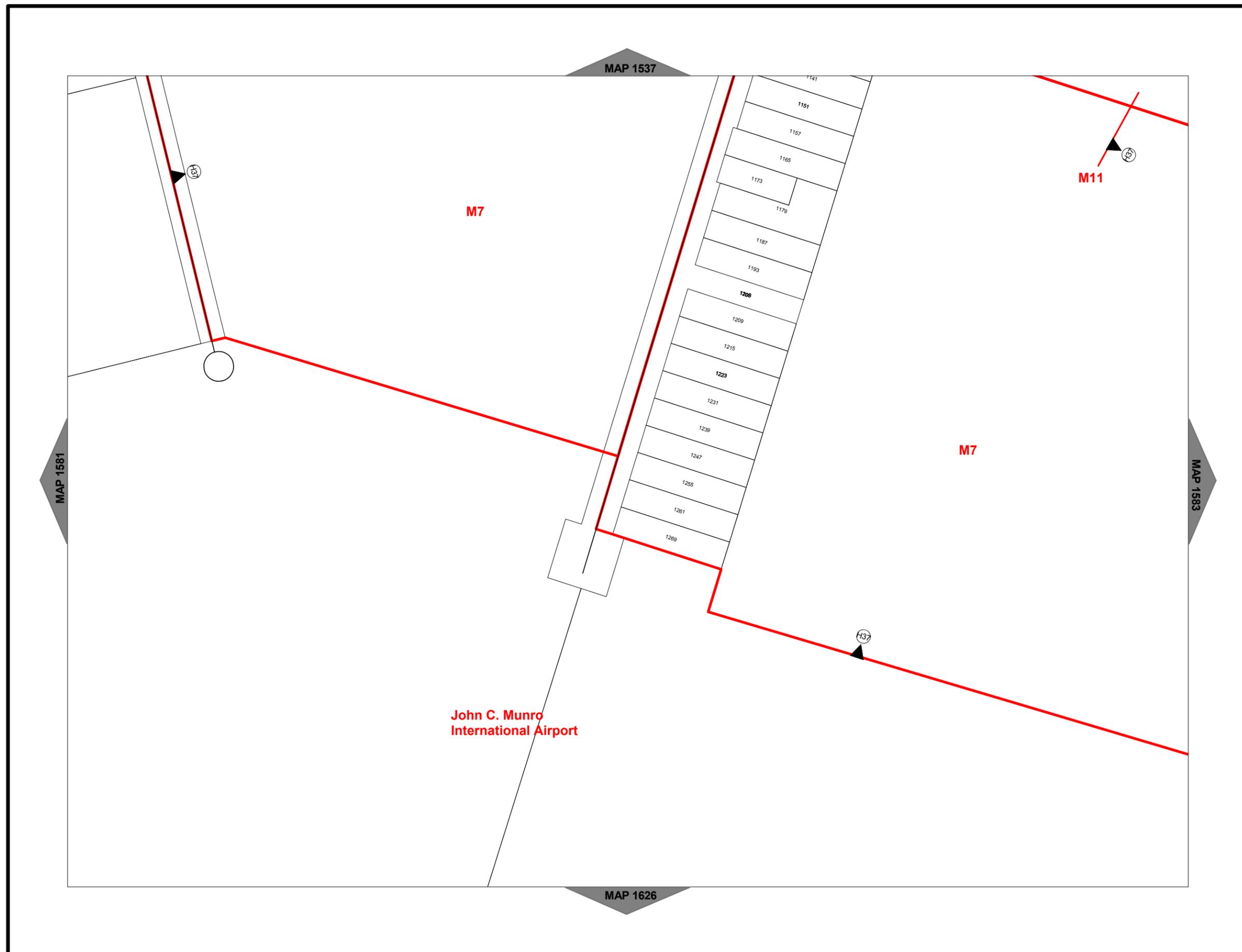
-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



NORTH
SCALE 1 : 3,000

MAP 1582 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

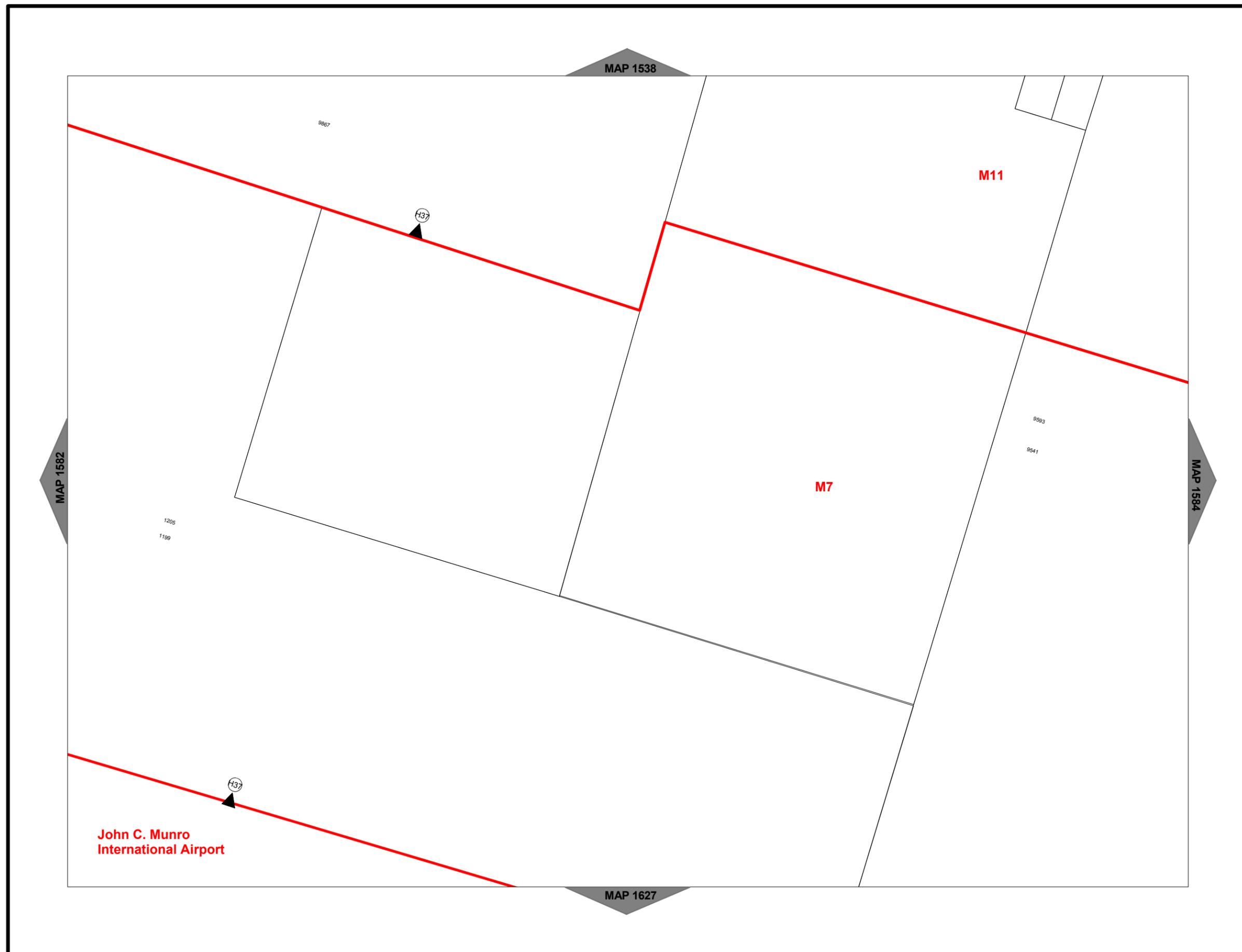
-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



NORTH
SCALE 1 : 3,000

MAP 1583 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

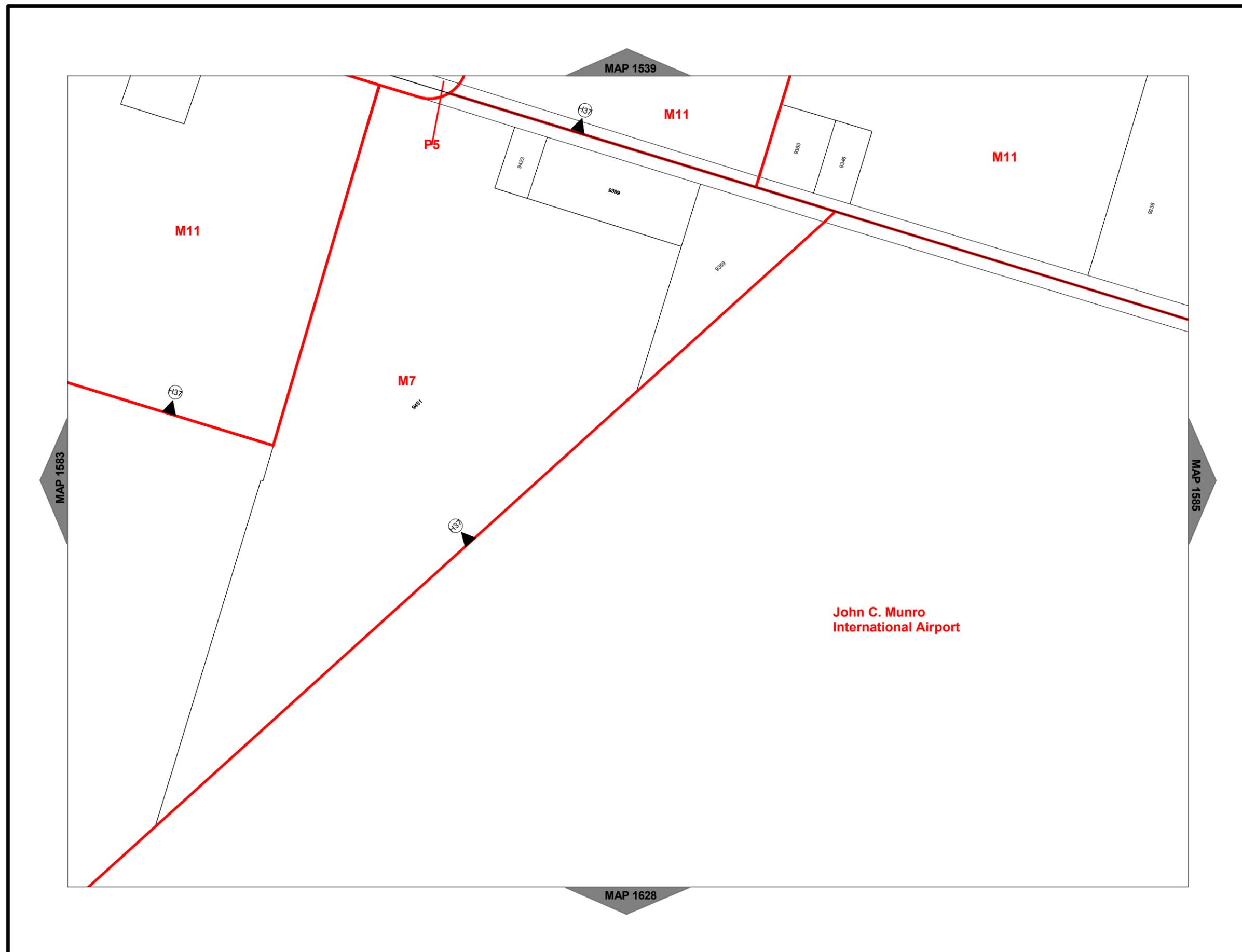
-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



NORTH
SCALE 1 : 3,000

MAP 1584 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

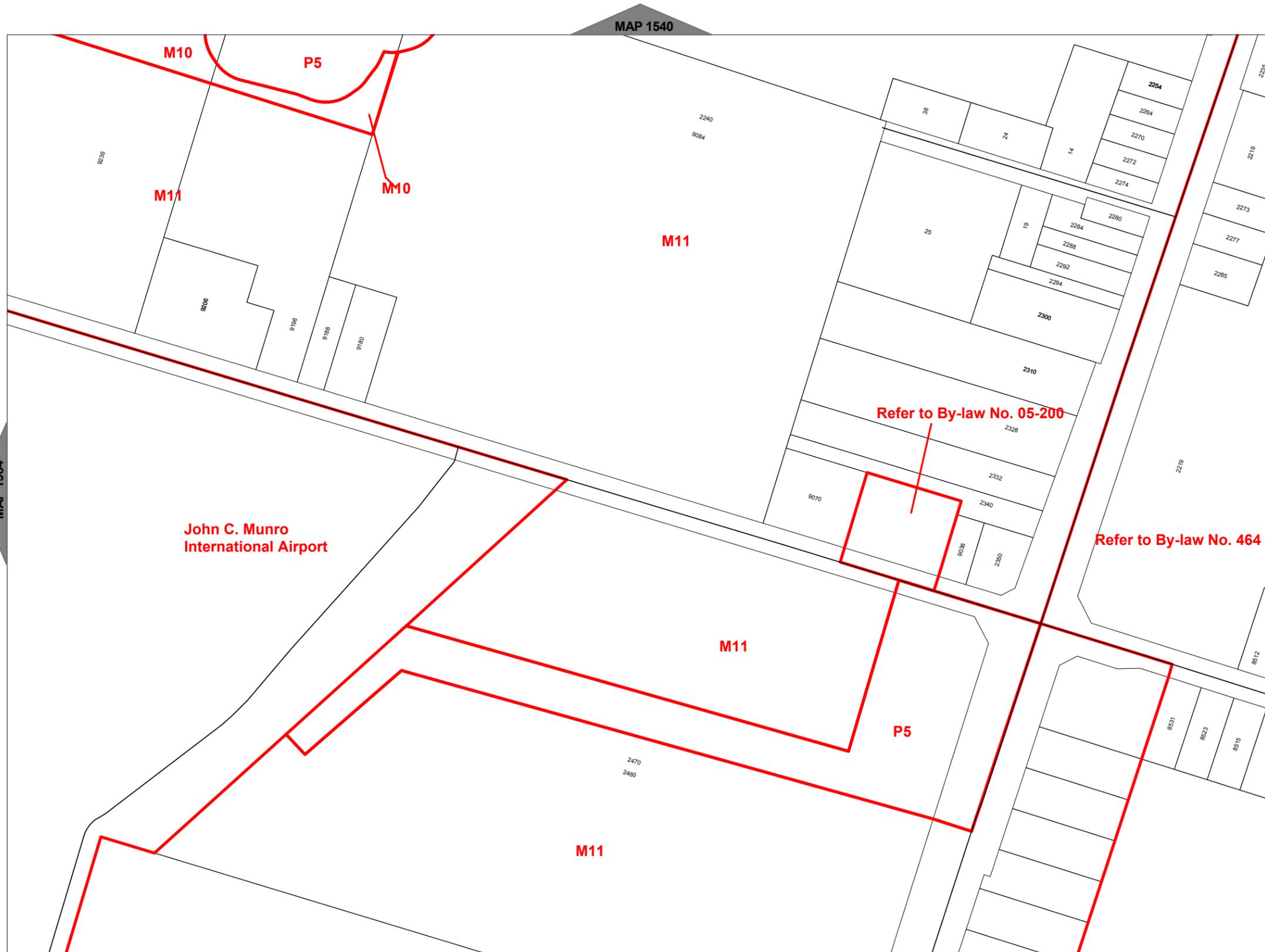
- Zoning Boundary
- City Limits
- Special Exception
- Holding Provision
- CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



NORTH
SCALE 1 : 3,000

MAP 1585 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



MAP 1625 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



NORTH
SCALE 1 : 3,000

MAP 1626 of Schedule 'A'

MAP 1582

John C. Munro
International Airport

MAP 1625

MAP 1627

1208

M9

M9

P5

1292

MAP 1668



Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

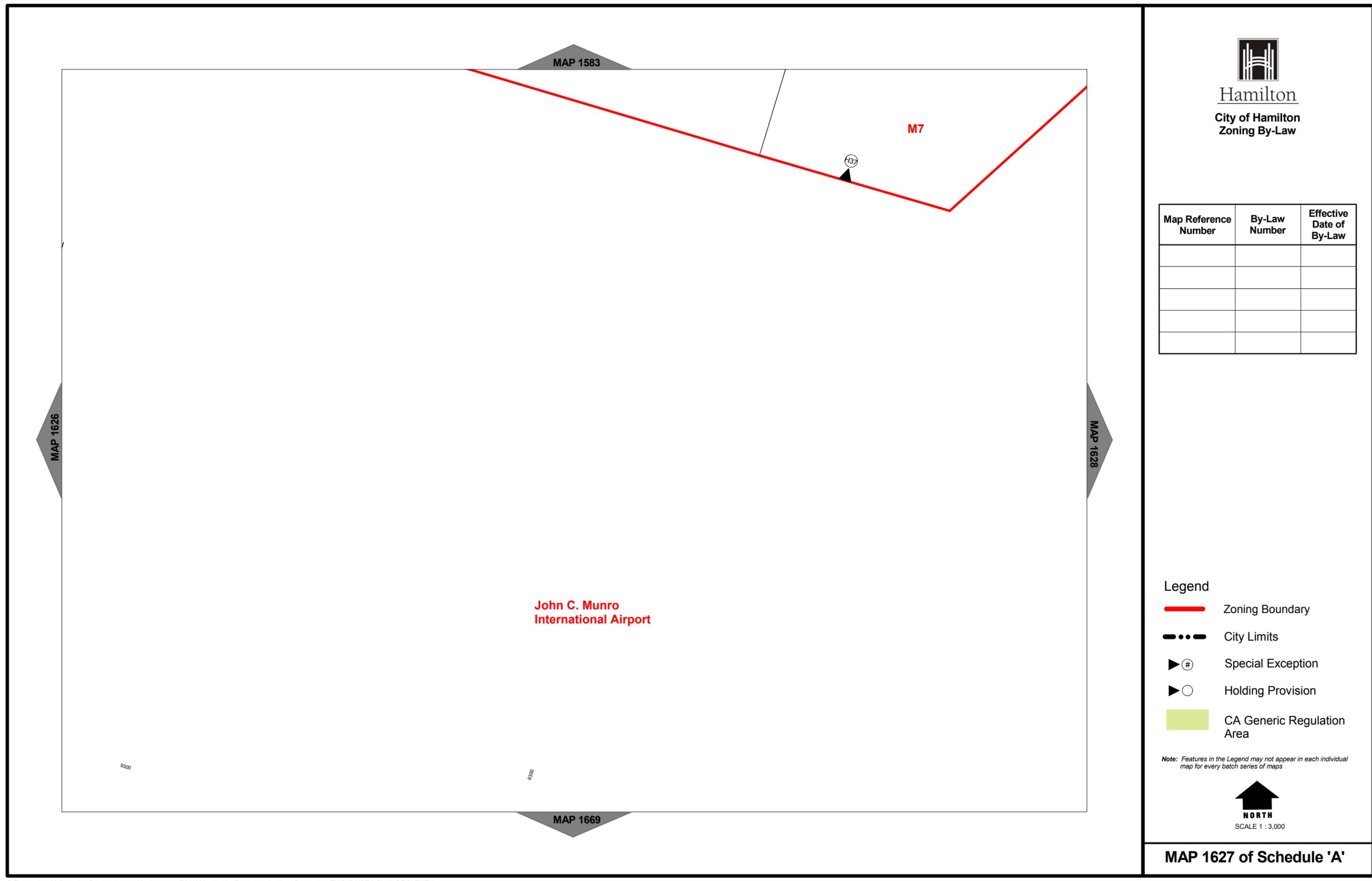
-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



NORTH
SCALE 1 : 3,000

MAP 1627 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



NORTH
SCALE 1 : 3,000

MAP 1628 of Schedule 'A'

MAP 1584

MAP 1627

MAP 1629

MAP 1670

John C. Munro
International Airport

M11



Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

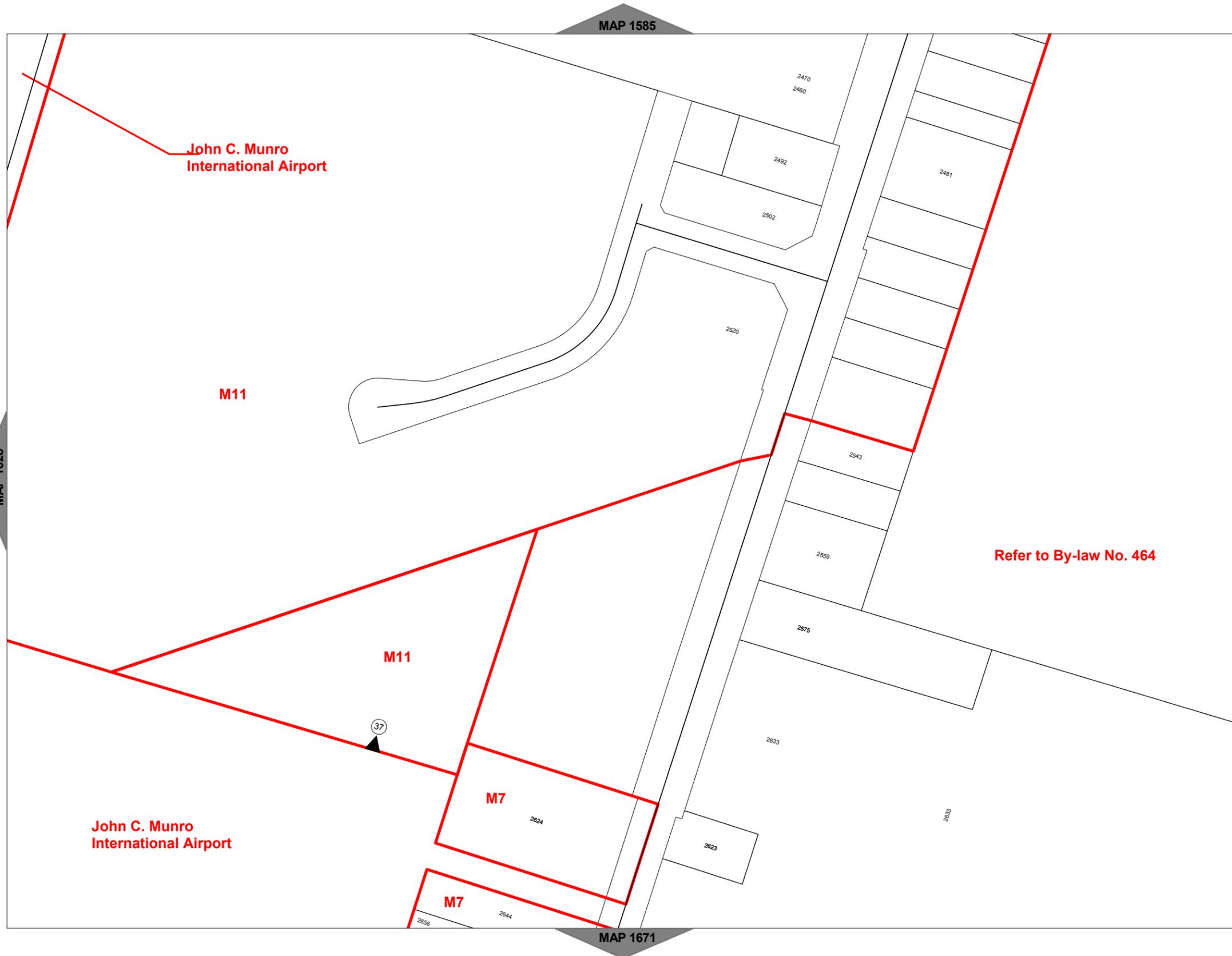
Legend

-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



MAP 1629 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



NORTH
SCALE 1 : 3,000

MAP 1667 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



NORTH
SCALE 1 : 3,000

MAP 1668 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

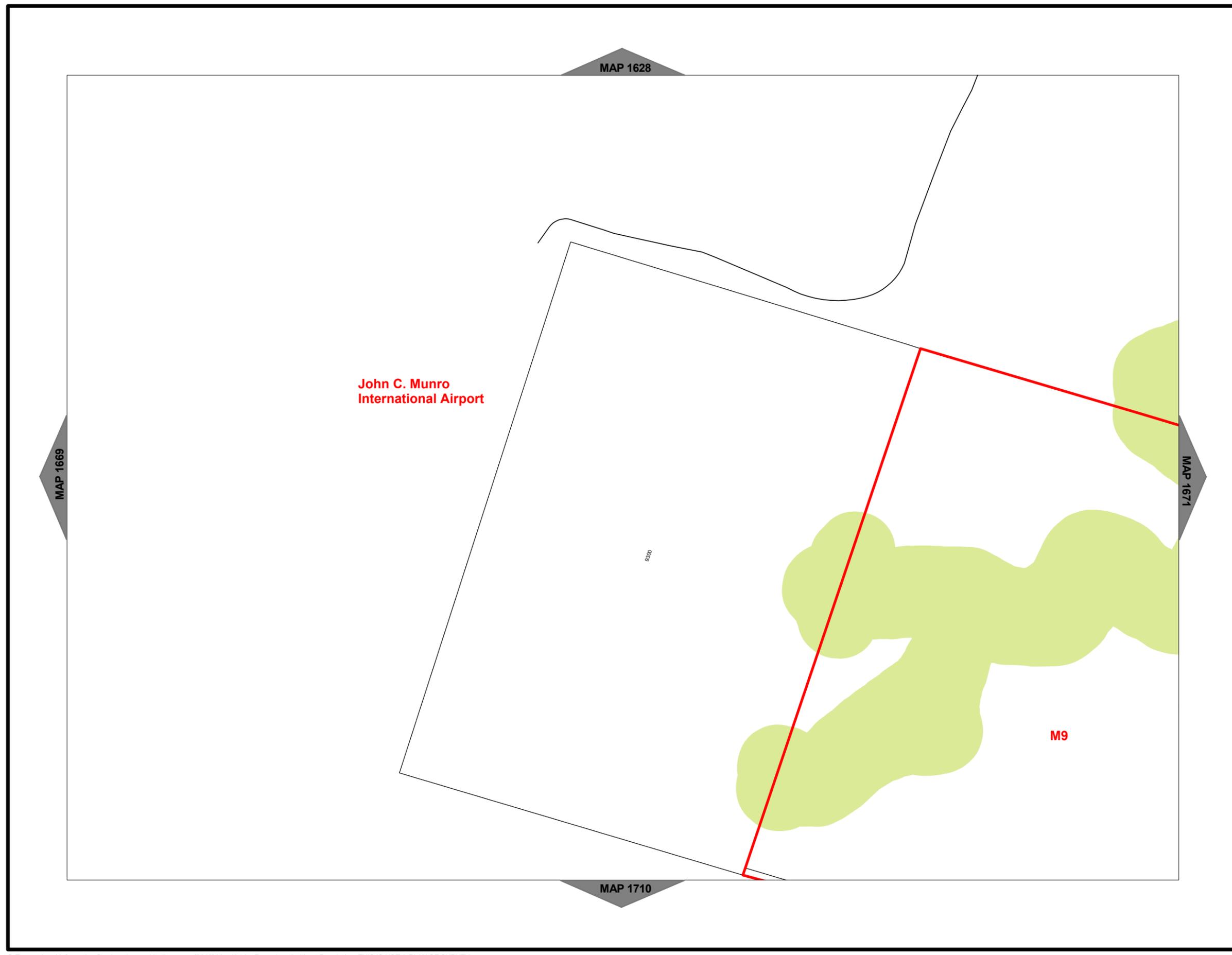
-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



SCALE 1 : 3,000

MAP 1670 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

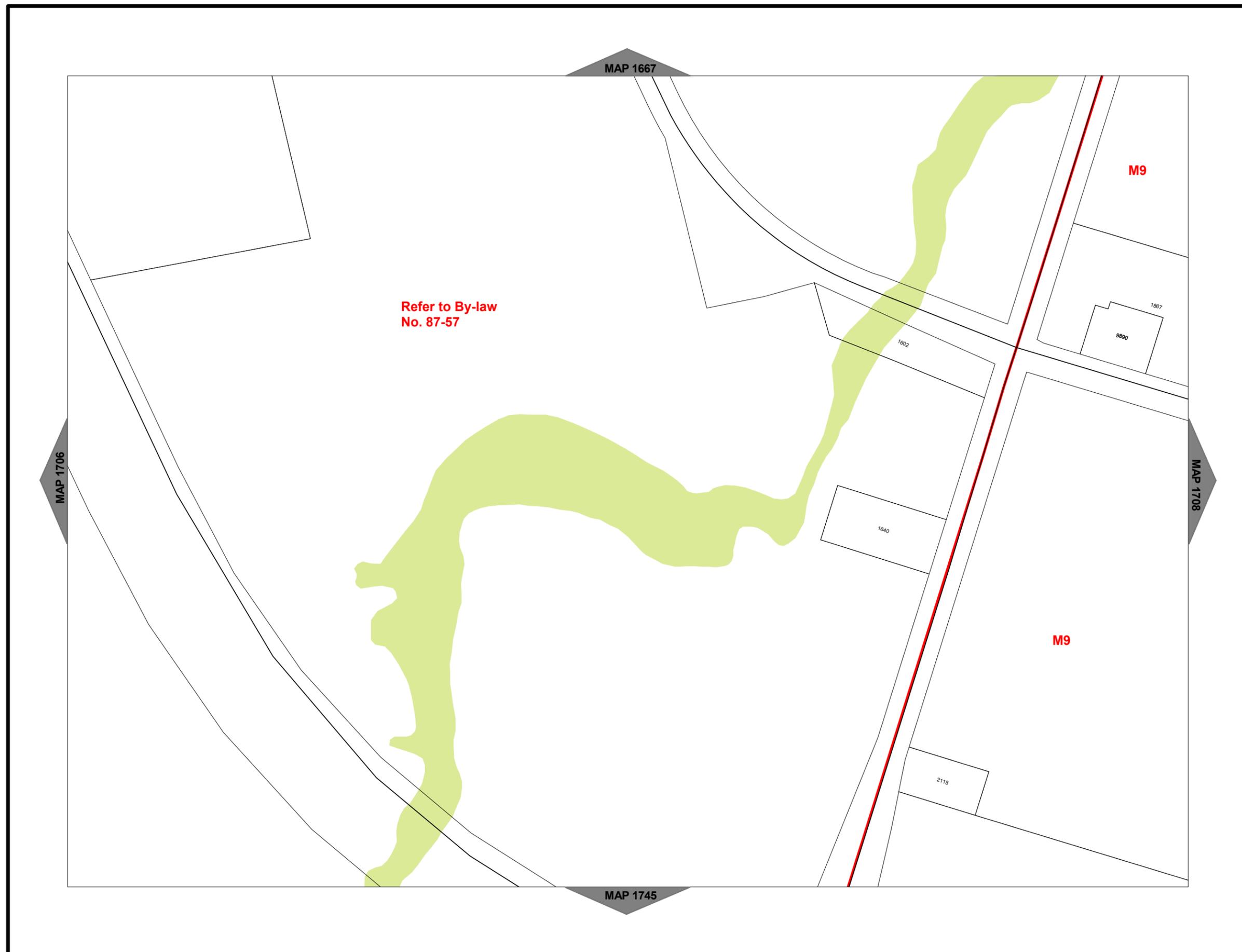
-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



NORTH
SCALE 1 : 3,000

MAP 1707 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



NORTH
SCALE 1 : 3,000

MAP 1708 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



NORTH
SCALE 1 : 3,000

MAP 1709 of Schedule 'A'

MAP 1669

John C. Munro
International Airport

82700

M9

86166

MAP 1747

MAP 1708

MAP 1710



Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

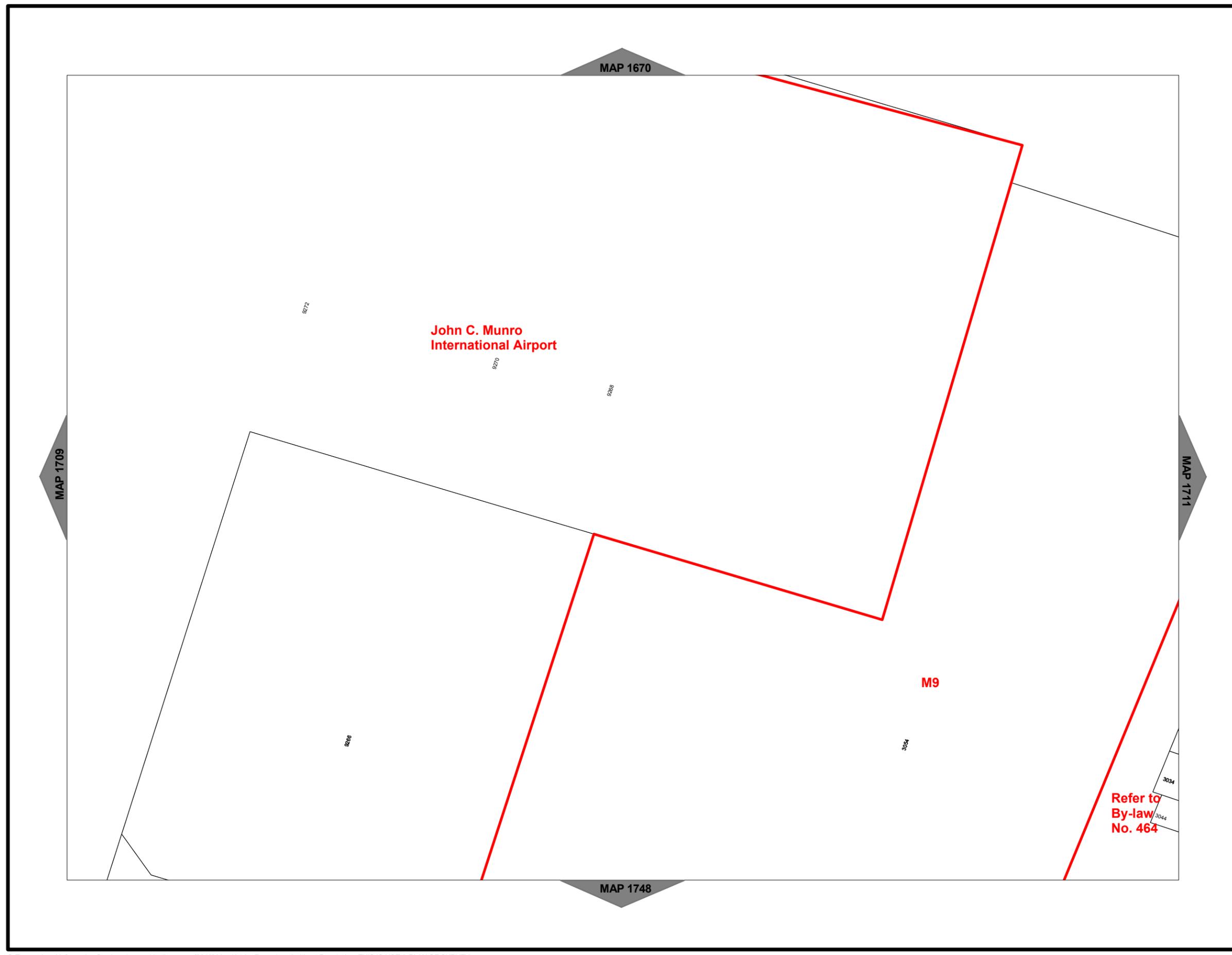
-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



SCALE 1 : 3,000

MAP 1710 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



NORTH
SCALE 1 : 3,000

MAP 1745 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



MAP 1746 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



NORTH
SCALE 1 : 3,000

MAP 1747 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

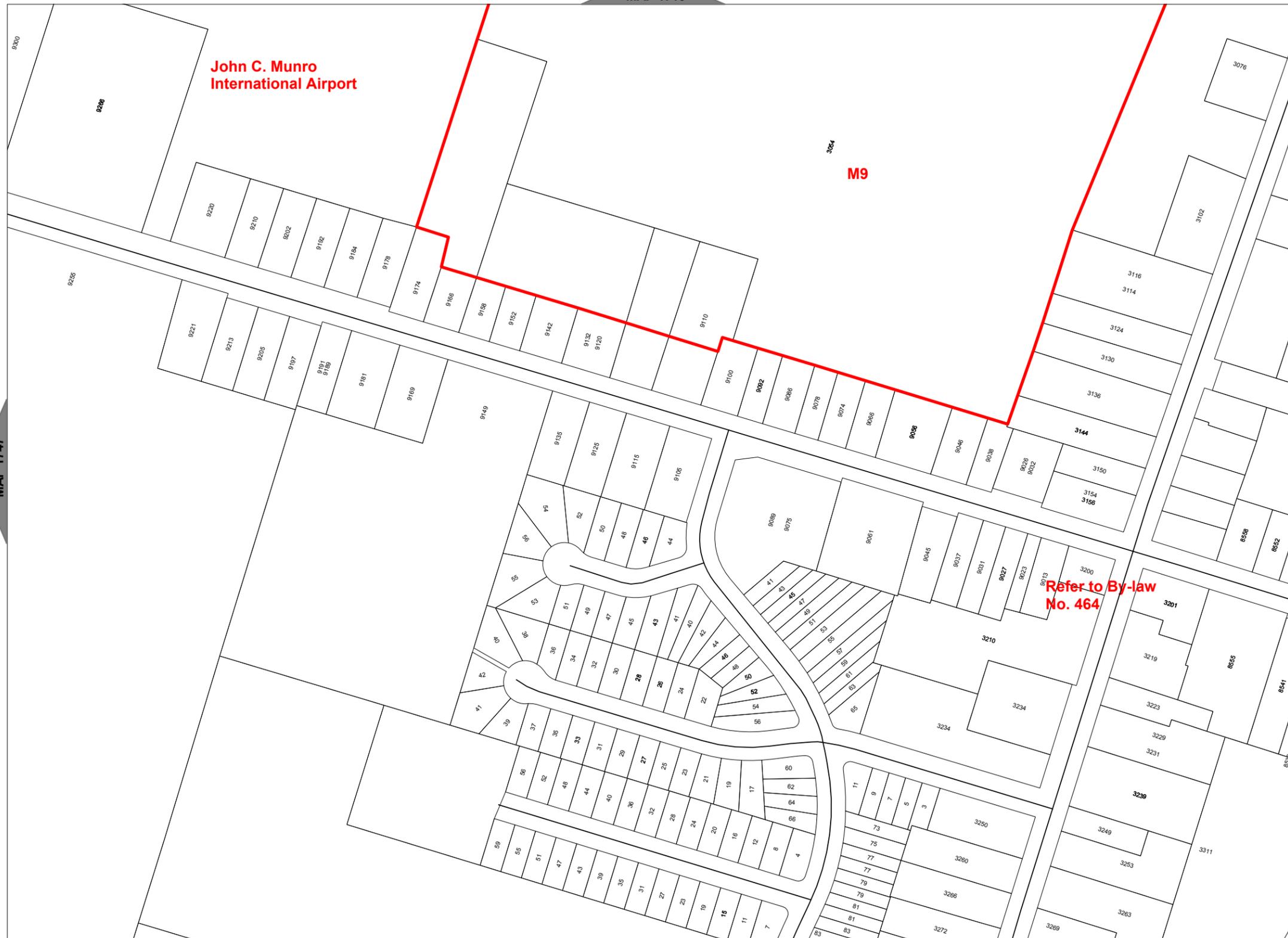
-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



SCALE 1 : 3,000

MAP 1748 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

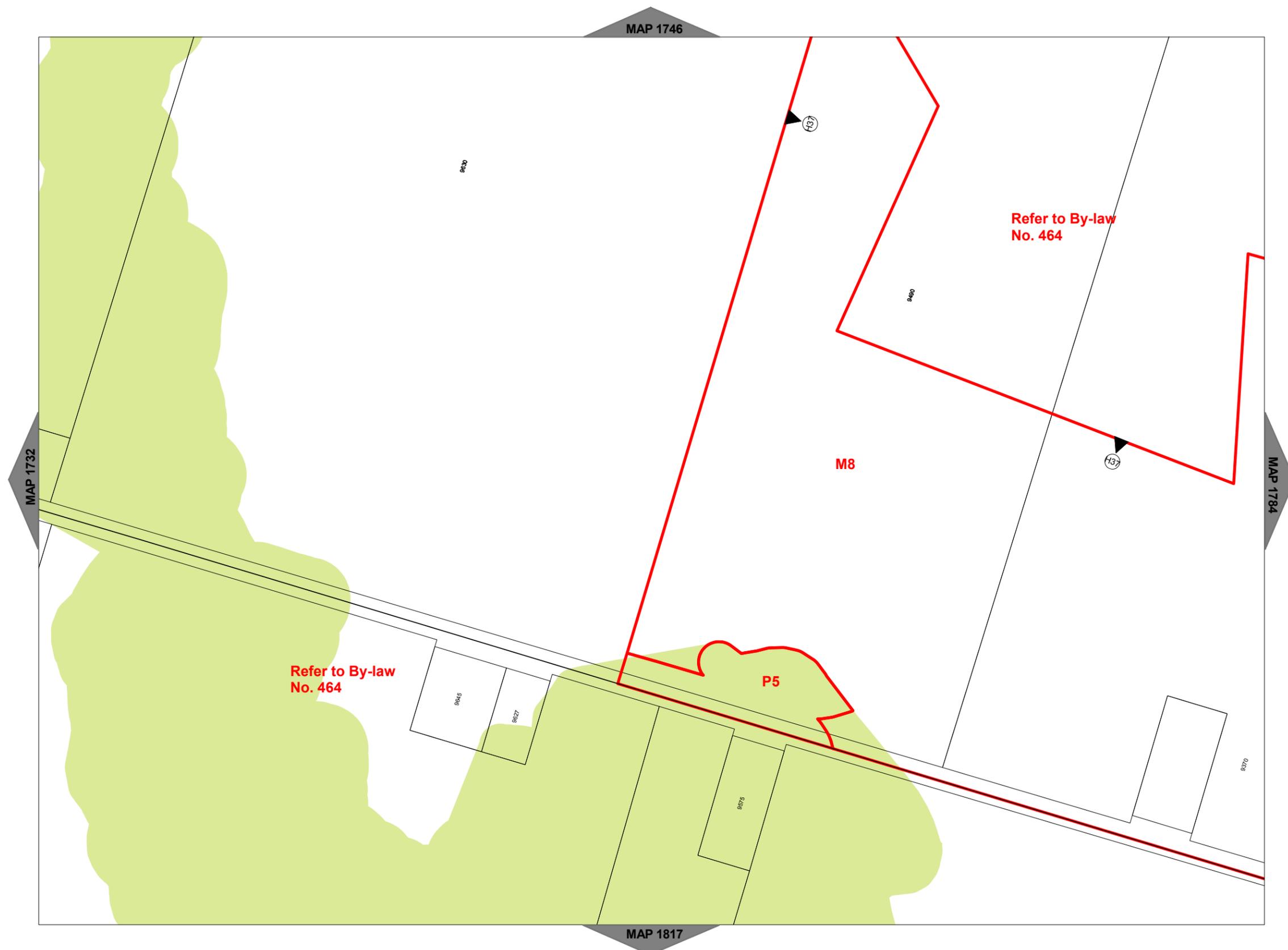
-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



NORTH
SCALE 1 : 3,000

MAP 1783 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

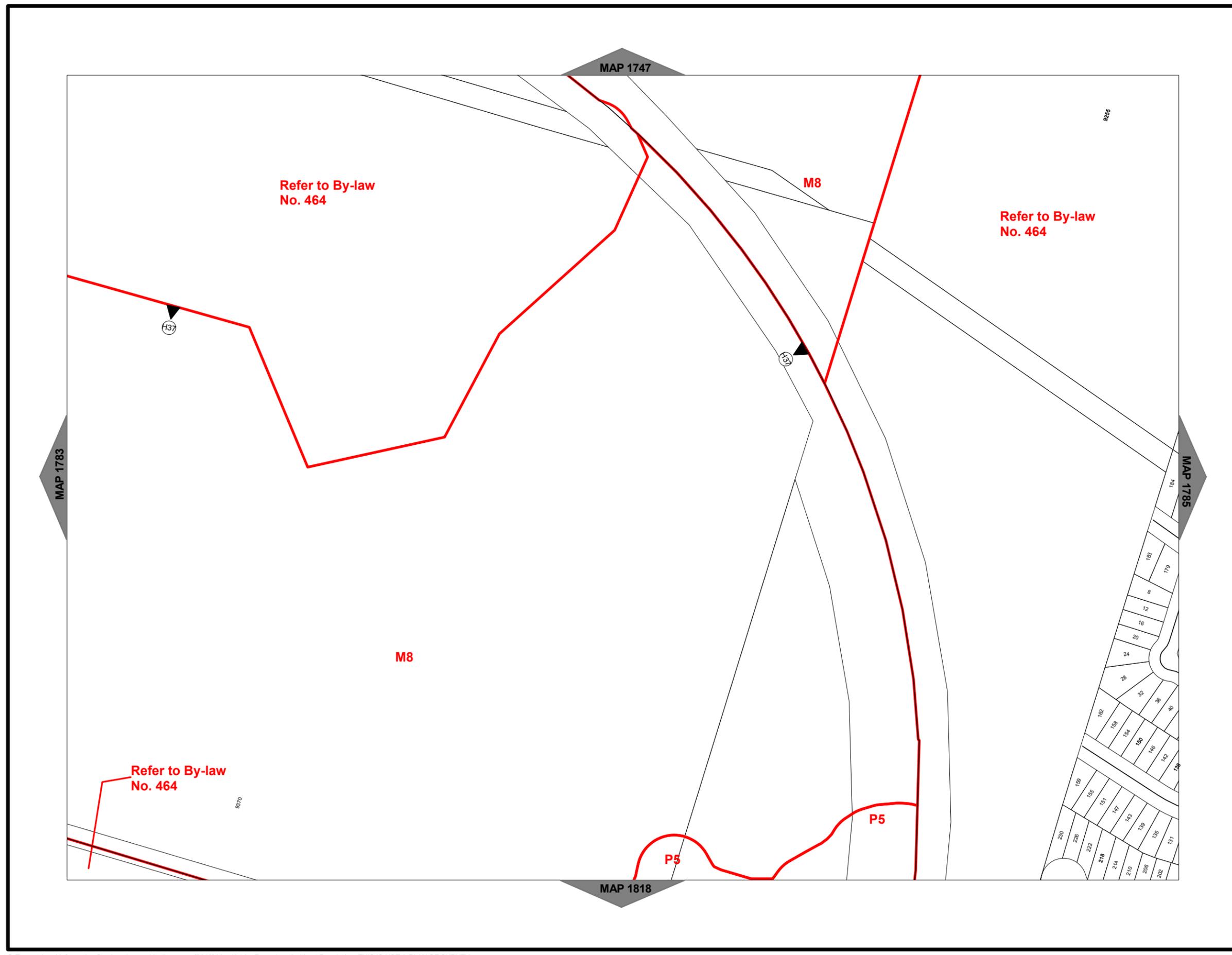
-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



SCALE 1 : 3,000

MAP 1784 of Schedule 'A'





Hamilton
City of Hamilton
Zoning By-Law

Map Reference Number	By-Law Number	Effective Date of By-Law

Legend

-  Zoning Boundary
-  City Limits
-  Special Exception
-  Holding Provision
-  CA Generic Regulation Area

Note: Features in the Legend may not appear in each individual map for every batch series of maps



NORTH
SCALE 1 : 3,000

MAP 1818 of Schedule 'A'

