

SECTION 9: INDUSTRIAL ZONES**ZONING BY-LAW****9.14 SHIPPING AND NAVIGATION (EAST PORT) (M14) ZONE**

Explanatory Note: The M14 Zone located primarily at Piers 25 to 27 permits specific industrial uses that are integral to the functioning of the Hamilton Port Authority and uses supporting shipping and navigation activities. This Zone is found primarily on lands owned by the Hamilton Port Authority and located north of Burlington Street and along Hamilton Harbour.

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within an Shipping and Navigation (East Port) (M14) 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:

9.14.1 PERMITTED USES

Catering Service
 Courier Establishment
 Equipment and Machinery Sales, Rental
 and Service Establishment
 Industrial Administrative Office
 Laboratory
 Labour Association Hall
 Manufacturing
 Marina
 Marine Service
 Office
 Private Power Generation Facility
 Repair Service
 Research and Development
 Establishment
 Transport Terminal
 Warehouse

9.14.2 PROHIBITED USES

i) Notwithstanding Section 9.14.1, the following types of manufacturing uses are prohibited, even as an accessory use:

Beverage Distillation
 Breweries
 Concrete Crushing
 Manufacturing of Asbestos,
 Phosphate or Sulphur Products
 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
 Rock Crushing
 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
 Explosive Manufacturing
 Pulp and Paper Mills
 Waste Processing Facility
 Waste Transfer Facility

- ii) Notwithstanding Section 9.14.1, the following uses are prohibited, even as an accessory use:

Child Care Centre
 Dwelling Unit
 (By-law No. 25-155, August 06, 2025)

9.14.3 REGULATIONS

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| a) Minimum Lot Area | 4000.0 square metres |
| b) Minimum Yard Abutting Street | <p>i) Minimum 6.0 metre;</p> <p>ii) Maximum 27.0 metres; and,</p> <p>iii) Where a building(s) exists on a lot in conformity with i) and ii) above, with a ground floor façade being equal to 25% or more of the measurement of any street line, section ii) above shall not apply to any additional building(s).</p> <p>iv) Where a building(s) is located on a corner lot, Section 9.14.3 b) ii) shall</p> |

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only apply to one of the lot lines abutting a street.

(By-law No. 24-137, July 12, 2024)

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| c) Gross Floor Area for Office Use | Maximum Gross floor area for an Office use within an individual building, shall be limited to 3,000 square metres. |
| d) Gross Floor Area for Industrial Administrative Office | Maximum Gross floor area for an Industrial Administrative Office shall be limited to 10,000 square metres on a lot. |
| e) Maximum Combined Gross Floor Area for Accessory Retail and Showroom Area | Maximum 25% of the gross floor area of the principal use or 500.0 square metres whichever is the lesser. |
| f) Landscaped Area and Planting Strip Requirements | <p>i) Minimum 6.0 metre wide Landscaped Area shall be provided and maintained abutting a street, except for points of ingress and egress;</p> <p>ii) In addition to i) above, within the 6.0 metre Landscaped Area, a minimum 3.0 metre wide Planting Strip shall be required and maintained between parking spaces, aisles or driveways and a street, except for points of ingress and egress;</p> |
| g) Location and Screening of Outdoor Storage and Outdoor Assembly | <p>Outdoor Storage and Outdoor Assembly of goods, materials or equipment shall be permitted in conjunction with a building and the following regulations shall apply:</p> <p>i) Outdoor Storage and Outdoor Assembly shall not be permitted in a Front Yard or a required Flankage Yard.</p> <p>ii) Outdoor Storage and Outdoor Assembly shall not exceed 85% of the total lot area.</p> <p>iii) Outdoor Storage and Outdoor Assembly shall be set back a</p> |

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minimum of 20.0 metres from any portion of a property lot line abutting a property lot line within a Residential Zone or an Institutional Zone, and shall be screened by a Visual Barrier in accordance with Section 4.19 of this By-law

- iv) Outdoor Storage shall be screened from view from any abutting street by a Visual Barrier in accordance with Section 4.19 of this By-law.
- v) Notwithstanding Clause iv) above and Section 4.19, an Outdoor Storage shall be screened from view from the Queen Elizabeth Way (QEW) by a Visual Barrier located not less than 3.0 metres from the street line of the QEW through a continuous planting of suitable trees or shrubs, together with a reserved width of planting area appropriate for healthy plant growth, earth berm, or a combination thereof, with no maximum height of the visual barrier

h) 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% the Landscaped Area required by Section 9.14.3 f) i) above.

i) Restriction on Location and Covering of Stockpiles of Salt and Soils

In addition to Clause g) above, the following regulations shall also apply for stockpiles of salt and soils:

- i) All stockpiles shall not be located within 250 metres of a lot line abutting a Residential Zone or an Institutional Zone; and,
 - ii) All stockpiles shall be secured and protected with a roofed structure with a minimum of three walls.
- j) Parking

In accordance with the requirements of Section 5 of this By-law.
- k) Accessory Buildings
 - i) In accordance with the requirements of Section 4.8.
(By-law No. 21-189, October 13, 2021)
 - ii) In addition to i) above, no accessory building shall be permitted within a front yard or a flankage yard.

(By-law No. 18-092, April 11, 2018)