BY-LAW NO. 87-57

THE ZONING BY-LAW

OF THE

TOWN OF ANCASTER

(NOW CITY OF HAMILTON)

ZONING BY-LAW CONSOLIDATION

This consolidation of the Zoning By-law for the former Town of Ancaster has been prepared for convenience only. For accurate reference, the Zoning By-law and approved amendments, as lodged in the office of the City Clerk, should be consulted.

October 2026

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THE ZONING BY-LAW

OF THE TOWN OF ANCASTER

BY-LAW NO. 87-57

A Zoning By-law:

Prohibiting the use of land for or except for such purposes as are set out in the By-law.

Prohibiting the erection or use of buildings or structures for or except for such purposes as may be set out in the By-law.

Regulating the type of construction and the height, bulk, location, size, floor area, spacing, character and use of buildings or structures, the minimum frontage and depth of the parcel of land and the proportion of its area that any building or structure may occupy.

Requiring the provision and maintenance of loading and parking facilities for buildings or structures to be erected or used for a purpose named in the By-law.

Prohibiting the making, establishment or operation of pits and quarries in defined areas.

THE COUNCIL OF THE CORPORATION OF THE TOWN OF ANCASTER ENACTS AS FOLLOWS:

SECTION 1: TITLE

This By-law may be cited as “The Zoning By-law of the Town of Ancaster”.

SECTION 2: DEFINED AREAS

This By-law applies to all land in the Town of Ancaster.

SECTION 3: DEFINITIONS

For the purpose of this By-law all words shall carry their customary meaning except those defined hereafter.

3.1 "Accessory Building"

means a building or structure not used for human habitation the use of which is naturally and normally incidental and subordinate to a permitted principal use on the same lot, and shall include an inground or above-ground outdoor swimming pool and a satellite dish antennae, but shall not include a railroad car, streetcar, truck, trailer or similar vehicle, or an above-grade communal parking structure or building.

3.2 "Accessory Use"

means a use naturally and normally incidental and subordinate to and exclusively devoted to the principal permitted use located on the same lot.

3.3 "Adult Entertainment Parlour" (92-94)

means any premises or part thereof in which is provided, in pursuance of a trade, calling business or occupation, goods or services appealing to or designed to appeal to erotic or sexual appetites or inclinations.

3.4 "Agricultural"

means the use of land, buildings, and structures for purposes of farming, including:

(a) the growing of forage and sod crops; grain and feed crops; oil, bulb and seed crops; vegetable and row crops; fruits of all kinds including grapes, nuts and berries; mushrooms; nursery, floral and greenhouse products; tobacco; and Christmas trees; and

(b) the raising of:
dairy animals; livestock for food production including beef cattle, buffalo, sheep, swine, goats and rabbits; bees; poultry including pheasant, quail, ducks, geese, chickens and turkeys; fish; fur animals; horses and ponies; and

(c) the production of:
eggs; honey; maple syrup; milk; butter; cheese; and cider; and

(d) the sorting, treating, packaging, packing, storing and selling only of products grown or raised on the premises, but excluding commercial greenhouses.

3.5 "Alter"

means any alteration in a bearing wall, column, beam, girder, or other supporting member of a building or structure, or any increase or decrease in the area or cubic contents of a building or structure.

3.6 "Animal Hospital"

means the premises of a veterinary surgeon where animals or birds are treated, and/or kept for observation.

3.7 "Apartment Building"

(a) means a dwelling containing three (3) or more dwelling units which have common entrances from the street level; but

(b) does not include a boarding, rooming, lodging or tourist house.

3.8 "Arcade" ***(92-95)***

means a building or part thereof containing amusement devices including video games, pinball machines and other electronic or mechanical game machines operated for gain, but shall not include amusement devices and games of skill operated at occasional or seasonal carnivals and exhibitions, and shall not include sports practice and training devices such as batting cages, pitching machines and golf driving ranges.

3.9 "Assembly Hall"

means a building in which facilities are provided for such purposes as meetings for civic, educational, political, religious, social or recreational purposes.

3.10 "Attic"

means that portion of a building situated wholly or in part w i h the roof and which is less than a half-storey.

3.11 *Deleted.* **(25-156)**

3.12 "Bachelor Unit"

(a) means a dwelling unit in which only one room or part thereof contains sleeping accommodation, and which room is also used as a living and/or dining room; but

(b) does not mean or include a dwelling unit containing one or more rooms designed exclusively for sleeping accommodation.

3.13 "Basement or Cellar"

means that portion of a building between two floor levels in which the height from finished grade adjacent to the exterior wall to fished ceiling or underside of the floor joists of the storey next above is 1.8 metres or less.

3.14 "Basement, Walk-Out"

means that portion of a dwelling between two floor levels where the exposed exterior wall surface measured from adjacent finished grade to finished ceiling or underside of joists is more than 1.8 metres.

3.15 "Bed & Breakfast"

Bed and breakfast establishment means an accessory activity undertaken in a detached dwelling unit where guestrooms are made available for the temporary accommodation of the traveling public and where meals may be offered to the occupants of the guestrooms.

3.16 "Boarding, Rooming, Lodging or Tourist House"

(a) means a dwelling in which lodging with or without meals is supplied for monetary gain to three (3) or more persons other than the lessee or owner of said dwelling, or any member of his or her family; but

(b) does not mean or include a motel, hotel, hospital, children's home, nursing home, home for the aged, or similar commercial or institutional use, or apartment house.

3.17 "Body Rub Parlour" (92-94)

means any premises or part thereof where a body-rub is performed, offered or solicited in pursuance of a trade, calling, business or occupation, but does not include medical or therapeutic treatment given by a person otherwise duly qualified, licensed or registered to do so under the laws of the Province of Ontario.

3.18 "Building"

means a structure whether temporary or permanent, used or intended to be used for the shelter, accommodation or enclosures of persons, animals, goods or chattels but excluding a lawful boundary wall or fence.

3.19 "Building Envelope"

means the area shown on a Map or Schedule forming part of this By-law as "Building Envelope" which designates the only area within a parcel of land upon which the erection of principal buildings shall be permitted.

3.20 "Building Height" (15-067)

means the vertical distance from grade to the uppermost point of the building but not including any mechanical penthouse or any portion of a building designed, adapted or used for such features as a chimney, smokestack, fire wall, stair tower, fire tower, water tower, tank, elevator bulkhead, ventilator, skylight, cooling tower, derrick, conveyor, antenna, or any such requisite appurtenance, or a flagpole, display sign, ornamental figure, parapet, bell tower or other similar structure. Provided, however, where this By-law requires building height to be calculated to determine a minimum rear yard or a minimum side yard requirement, building height shall mean the vertical distance between the lowest finished grade elevation along the lot line related to such required yard at that point closest to the building and the horizontal extension of the uppermost point of the building.

3.21 "Business Office"

means any building in which one or more persons are employed in the management, direction or conducting of an agency, or a business, profession, brokerage, labour or fraternal organization, and shall exclude such uses as the manufacture, assembly, storage or sale of goods, or places of assembly and amusement.

3.22 "Canopy or Awning"

means an overhead projection connected to a building which when in place projects from a wall and may be permanently fixed or may be retractable.

3.23 "Car Wash, Automatic"

(a) means a building where motor vehicles are washed, cleaned or polished for a fee or charge; but

(b) does not include a motor vehicle service station or a motor vehicle repair garage.

3.24 "Cemetery"

means a cemetery or columbarium within the meaning of The Cemeteries Act, being Chapter 59 of the Revised Statutes of Ontario, 1980, as amended from time to time.

3.24.1 "Child Care Centre" (25-156)

Shall mean a facility licenses under the Child Care and Early Years Act, as amended, for the purpose of providing temporary care of children for a continuous period not exceeding twenty-four hours, but shall not include a home child care use.

3.25 "Church" (25-156)

means a building used by any religious organization for public worship, and may include as accessory uses; a rectory, manse, public hall, child care centre or school.

3.26 "Cleaning or Pressing Shop"

means a building used for the purpose of receiving articles or goods of fabric to be subjected on the premises to the process of *dry* cleaning, *dry* dyeing or pressing.

3.27 "Clinic, Medical"

means a building used by qualified medical practitioners, dentists, osteopaths or other drugless practitioners, numbering three or more, for public or private medical, surgical, physiotherapeutic or other human health purpose, except when included within or accessory to a private or public hospital.

3.28 "Club"

means a building used as a meeting place for members of an organization and may include a lodge, a fraternity or sorority house, a labour union hall, or a service club.

3.29 "Commercial"

means the use of land, buildings or structures for the purpose of buying and/or selling commodities or supplying of services; a**s** distinguished from such uses as manufacturing or assembling of goods, warehousing, transport terminals, and construction and other similar non-commercial uses.

3.30 "Commercial Club"

means any club operated for a profit.

3.31 "Commercial Vehicle"

(a) any motor vehicle, except a recreational vehicle, with a registered gross weight of 3,000 kilograms or more, and/or a length of *7* metres or more, or height of 3 metres or more; and

(b) any motor vehicle manufactured and/or modified primarily for commercial usage, but does not include vans, pick-up trucks and sport utility vehicles with minor exterior modifications and attachments.

3.31.1 "Community Garden" (14-274)

means land used for the growing and harvesting of plants, grains, vegetables, or fruits and provided the crops are for the sole use, donation or consumption by the individual or individuals growing or working the community garden. It shall not be considered as landscaped area, landscape open space, landscaped strip or landscaping.

3.32 "Convenience Retail Store"

means a retail store serving the daily or occasional needs of residents with a variety of goods such as groceries, meats, beverages, dairy products, patent medicines, sundries, tobacco, stationery, hardware, magazines and newspapers.

3.33 "Council"

means the Council of the Corporation of the Town of Ancaster.

3.34 "Craft and Custom Workshop"

means handiwork by an artisan or skilled worker using tools normally used in a home workshop, where the finished products are not mass produced or manufactured.

3.35 "Custom Workshop"

means a building used for the manufacture of products in small quantities.

3.36 "Customer"

means a person or business entity who purchases a product or service, and shall include a client (professional service) and a patient (medical service or treatment).

3.37 *Deleted.* **(25-156)**

3.38 "Daylighting Triangle"

means on a corner lot; an area free of buildings, structures or other visual obstructions and which area is a triangle formed by the two abutting street lines and a straight line joining two points on such street lines located a prescribed distance from the point of intersection of the two street lines. Where the front lot line and side lot line abutting a street describe an arc, the point of intersection shall be determined by a straight-line projection of the street lines.

3.39 "Deck"

Means a platform or series of platforms, accessory to a dwelling unit, exceeding a height of 60 cm measured from the lowest point of grade at the platform perimeter to the floor of the platform. Decks may be free-standing or attached to a dwelling and are intended for use as an outdoor living area. Decks may be roofed over with a trellis or trellis-like structure only, screened-in and enclosed by a hand rail not exceeding a height of 122 cm above the platform floor, otherwise a deck shall not be enclosed. Any and all stairs, as measured to the exterior parameters of the framing structure, shall be considered to constitute part of the deck with respect to all relevant setbacks and lot coverage regulations. Any decking less than 60 cm in height shall not be considered to be a deck for the purpose of this by-law, but rather, shall be considered as landscaping material only.

3.40 "Dining Lounge"

means a tavern or lounge **as** defined under the Liquor Licence Act, being Chapter 244 of the Revised Statutes of Ontario, 1980, as amended from time to time, and may include serving of food.

3.41 "Drive-in Restaurant" - See "Restaurant, Fast Food"

3.42 "Dwelling"

means a building containing one or more dwelling units.

3.43 "Dwelling, Block Townhouse"

means a dwelling divided vertically into a minimum of three (3) and a maximum of eight (8) dwelling units, with each unit separated by a common or party wall or walls and having two or more private entrances at grade

3.43.1 "Dwelling, Converted"

means a dwelling altered to contain a greater number of dwelling units.

3.44 "Dwelling, Duplex"

means a dwelling of two (2) or more storeys divided horizontally into two (2) dwelling units.

3.45 "Dwelling, Detached"

means a dwelling containing only one dwelling unit.

3.46 "Dwelling, Multi-Plex"

means a building divided vertically into a minimum of four (4) and a maximum of eight (8) side-by-side and/or back-to-back units, which may also be divided horizontally to a maximum of two (2) Units in height, for a maximum total of sixteen (16) units, with each unit being separated by two or more common walls and each having private entrances to the outside.

3.47 "Dwelling, Semi-Detached"

means a dwelling divided vertically into not more than two (2) dwelling units.

3.48 "Dwelling, Split Level"

means a dwelling containing three or more sections at different levels with two or more of such sections containing one or more habitable rooms, but does not include a one-storey dwelling with a split entry.

3.49 "Dwelling, Street Townhouse"

means a dwelling divided vertically into a minimum of three (3) and a maximum of eight (8) dwelling units, the units separated by a common wall or walls and each unit having two private entrances at grade, and in which all dwelling units front on a street.

3.50 "Dwelling, Triplex"

means a building divided horizontally into three dwelling units.

3.51 "Dwelling Unit"

(a) means a room or suite of rooms in a dwelling used or designed or intended

to be used as an independent, private and separate housekeeping establishment:

(i) in which kitchen and sanitary facilities are provided; and

(ii) which has a private entrance from outside the dwelling or from a common hallway or stairway inside the dwelling; but

(b) does not mean or include a tent, cabin, trailer, recreation vehicle, mobile home, or a room or suite of rooms in a boarding, rooming, lodging or tourist house, or in a hotel, motel, motor hotel, or in an institution.

3.52 "Erect"

means to build, construct, reconstruct, relocate or alter a building or structure and includes any attendant operation such **as** excavating, filling, grading, or draining and "erected" and "erection" shall have a corresponding meaning.

3.53 "Existing"

means existing on the date of passing of this By-law.

3.53.1 "Farm Produce/Product Stand" (14-274)

means a building or structure used for the sale of fresh fruit, vegetables, grains and edible plants which are grown on an urban farm on a seasonal basis. Products derived from the urban farm produce may also be sold.

3.54 "Floor Area"

means the total floor area of all floors within a building, which area is measured between the exterior face of exterior walls or from the centre line of a common wall, including the permitted area of a walk-out basement but excluding:

(b) in the case of an apartment building; any garage, porch, veranda, balcony, mezzanine, lobby, basement, cellar, stairway, hallway, vestibule, elevator space, boiler room or common laundry and storage rooms; and

(c) in the case of all other dwelling units; any carport or garage, breezeway, porch, veranda, balcony, attic, basement, cellar or any unheated area; and the walls of an inner court are deemed to be exterior walls.

3.55 "Floor Area, Ground"

means the floor area of the lowest storey of a building, approximately at or first above the finished grade level, which area is measured between the exterior faces of the exterior walls at the floor level of such storey; but

(a) excludes car parking areas within the building; and

(b) the walls of an inner court are deemed to be exterior walls.

3.56 "Floor Area Ratio"

means the total "Floor Area" of all buildings on a lot divided by the area of the lot, and the floor area ratio in each Zone applies only to that portion of such lot that is located within said Zone.

3.57 "Garden Centre"

means a place where trees, shrubs, plants, seeds and bulbs, which may be grown on the premises; and gardening supplies and garden tools and any other related materials and products are sold.

3.58 "Garage or Carport, Private"

means a building or structure used for the parking or storage of private passenger motor vehicles or vehicles of less than one tonne maximum capacity.

3.59 "Gasoline Bar" - See Motor Vehicle Gasoline Bar

3.59.1 "Grade" (15-287)

Shall mean the average level of the proposed or finished ground adjoining a building calculated along the perimeter of all exterior walls.

3.60 "Greenhouse, Commercial"

means a greenhouse from which trees, shrubs and plants (including produce and flowers) and other similar vegetation, not necessarily grown or nurtured on the premises, may be sold along with gardening supplies, garden tools, and any other related materials and products.

3.61 "Habitable Room"

means any room in a dwelling used for human habitation and includes kitchens, living rooms, dining rooms, family rooms, bedrooms, dens and recreation rooms but does not include a bathroom, pantry, laundry room, corridor, porch, veranda, balcony, private garage or carport.

3.62 "Hazardous Waste" (09-131)

means materials that are defined as hazardous waste under Ontario Regulation 347 to the Environmental Protection Act.

3.63 "Hazardous Waste Management Facility" (09-131)

means 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 facilty may also include the storage, transfer or processing of non-hazardous waste.

3.64 "Help House, Seasonal or Permanent"

means a dwelling located on the same lot as an agricultural use and which is provided and maintained by the owner of the lot for the accommodation of person(s) employed in agriculture by the owner of the lot.

3.65 "Home-based Business" (25-156)

means any activity undertaken in a dwelling unit that generates income but does not include any activity where sleeping accommodation is furnished.

3.65.1 "Home Child Care" (25-156)

Shall mean a portion of a dwelling used for the purpose of providing temporary care to children for a continuous period not exceeding twentyfour hours that:

(a) is licensed in accordance with the requirements of the Child Care and Early Years Act, as amended; or,

(b) is not licensed under the Child Care and Early Years Act, as amended, and the number of children does not exceed five.

3.66 "Home for the Aged"

means an institution to which The Homes for the Aged and Rest Homes Act, being Chapter 203 of The Revised Statutes of Ontario, 1980, as amended from time to time applies, and any home for senior citizens sponsored and administered by any public agency or any service organization either of which obtains its financing from

Federal, Provincial or Municipal Governments or agencies, or by public subscription or donation or by any combination thereof, and such home shall include auxiliary uses such as club and lounge facilities usually associated with senior citizens' residential accommodation.

3.67 "Hospital, Private"

means a hospital as defined by The Private Hospitals Act, being Chapter 389 of the Revised Statutes of Ontario, 1980, as amended from time to time or a sanitarium as defined by The Private Sanitarium Act, being Chapter 391 of the Revised Statutes of Ontario, 1980, as amended form time to time.

3.68 "Hospital, Public"

means an institution as defined by The Public Hospitals Act, being Chapter 410 of the Revised Statutes of Ontario, 1980, as amended from time to time.

3.69 "Hotel"

(a) means a building containing rental rooms used mainly for the purpose of catering to the needs of the traveling public by furnishing sleeping accommodation with or without food, provided that each rental room may only be entered from the interior of the building; but

(b) does not include boarding, rooming, lodging, or tourist houses, motels or apartment buildings.

3.70 "Institutional"

(a) means the use of land, buildings or structures for religious, charitable, educational, health or welfare purposes; and

(b) includes churches, places of worship, public or private schools, nursery schools, public or private hospitals, children's homes, homes for the aged or infirm, monasteries, convents or training schools, but does not include private medical clinics.

3.71 "Kennel"

means a building used primarily for breeding, raising, keeping and boarding of dogs.

3.72 "Landscape Gardener"

means a place of business where landscaping and gardening services are offered, but does not include a nursery or garden centre.

3.73 "Landscaping"

(a) means an area not built upon and not used for any purpose other than as a landscaped area which may include grass, shrubs, flowers, trees and similar types of vegetation, paths, walks, patios, fences, and similar features; but

(b) does not include parking areas, parking lots, driveways, ramps or maneuvering areas.

3.74 "Loading Space"

means an area of land which is provided and maintained on private property, which area has unobstructed access from a street and which is provided solely for the loading and unloading of a motor vehicle.

3.74.1 "Local Agricultural Products" (15-101)

means as fruits, vegetables, grains, seeds, flowers, herbs, dairy, fish, meat and poultry, maple, or honey bee products that have been grown or produced as part of Ontario farm operations.

3.75 "Lot"

means a parcel of land having within the boundaries of a Zone sufficient lot frontage, depth and area to satisfy the applicable regulations of the Zone in which it is located, and

(a) (i) is a whole lot as shown on a Registered Plan of Subdivision, except a Registered Plan of Subdivision which has been deemed not to be a Registered Plan of Subdivision in a By-law passed pursuant to Section 49 of the Planning Act, being Chapter 1 of the Statutes of Ontario, 1983, as amended from time to time; or

(ii) is a separate parcel of land; or

(iii) the description of which is the same as in a deed which has been given consent pursuant to Section 52 of the Planning Act, being Chapter 1 of the Statutes of Ontario, 1983, as amended from time to time; or

(iv) is the whole remnant remaining to an owner or owners after a conveyance made with consent pursuant to Section 52 of the Planning Act, being Chapter 1 of the Statutes of Ontario, 1983, as amended from time to time.

(b) fronts on a street that has been opened, improved, and is maintained and assumed for public use by the Municipality or the Regional Municipality of Hamilton-Wentworth, or the Province of Ontario unless such street has been opened, improved and maintained and is within a Plan of Subdivision registered after the date of passing of this By-law pursuant to Subsection 50 (22) of the Planning Act, and in accordance with any requirements under The Registry Act or The Land Titles Act, in which case the responsibility for such street for public use has not been accepted or assumed by the Municipality but there is an effective subdivision agreement with the Municipality registered on title.

(c) no parcel or tract of land ceases to be a lot if a part has been conveyed to or acquired by the Municipality, the Regional Municipality of Hamilton-Wentworth, Her Majesty in the Right of Ontario, or Her Majesty in the Right of Canada.

3.76 "Lot Area"

means the total horizontal area within the lot lines of a lot.

3.77 "Lot Corner"

means:

(a) a lot situated at the intersection of and abutting two or more streets; or

(b) a lot with both its front and one side lot line abutting the same street.

3.78 "Lot Coverage" (15-067)

means the percentage of the lot covered by all buildings, but shall not include swimming pools and decks.

3.79 "Lot Depth"

means the horizontal distance between the front and rear lot lines, but where the front and rear lot lines are not parallel, the lot depth is the length of a line joining the mid-points of such lot lines.

3.80 "Lot, Far Side Corner"

means a corner lot which abuts a Provincial Highway in which the legal direction of traffic in the lane of such highway nearest such lot is away from the intersection of such highway with the intersecting street that abuts such lot.

3.81 "Lot Frontage"

means, with respect to the front lot line:

(a) its full length, where it is straight and continuous; or

(b) the longest length, where it is straight but not continuous; or

(c) where it is concave and continuous, the length of a straight line connecting the side lot lines, measured from points located 7.5 metres from the intersections of the side and front lot lines; or

(d) where it is convex or irregular and continuous, the length of a straight line joining the side lot lines where they intersect the front lot line; or

(e) where a corner lot has a partially curved street line, the length of a straight line connecting the point of intersection of the projections of the street lines with the point of intersection of the front lot line and the remaining side lot line.

3.82 "Lot, Interior"

means a lot other than a corner lot.

3.83 "Lot Line"

means any boundary of a lot.

3.84 "Lot Line, Front"

(a) means the lot line that divides the lot from the street; or

(b) in the case of a corner lot, the shorter street line; or

(c) if a corner lot has a partially curved street line, the front lot line shall be the shortest street line determined by the bisection of the curve, and the remaining portion of the street line shall be a side lot line, however if a corner lot has a continuously curved street line, the street line shall be the front lot line; or

(d) if a corner lot or through lot has two street lines of equal length, the owner of such lot may designate either street line as the front lot line, subject to reserve requirements.

3.85 "Lot Line, Side"

means a lot line which meets the front lot line.

3.86 "Lot Line, Rear"

means the lot line opposite the front lot line, or in the case of an irregular lot, the lot line or lot lines remaining after the determination of the side lot lines and on a lot with only three boundaries, there will be no rear lot line.

3.87 "Lot, Near-Side Corner"

means a corner lot which abuts a Provincial Highway in which the legal direction of traffic in the lane of such highway nearest such lot is towards the intersection of such highway with the intersecting street that abuts such lot.

3.88 "Lot, Through"

means an interior lot having frontage on two streets, notwithstanding the existence of a reserve.

3.89 "Mobile Home"

means a transportable, factory-built, dwelling unit.

3.90 "Mobile Home Park"

means an area of land devoted to the use of mobile homes and shall include all accessory buildings necessary to the operation of the park such as offices, laundry facilities, toilet facilities and storage lockers.

3.90.1 "Model Home" (15-287)

Shall mean a single detached dwelling, semi-detached dwelling, street townhouse dwelling or a block of townhouse dwelling units used in the interim for the sole purpose of an office and/or show room and/or sales centre each of which shall promote the sale of residential units within a draft approved plan of subdivision or a registered plan of subdivision.

3.91 "Motel"

means a building containing rental units, used for catering to the needs of the traveling public by furnishing sleeping accommodation and may include a restaurant facility.

3.92 "Motor Home"

means a self-propelled vehicle which provides sleeping and other necessary facilities while traveling or vacationing and includes such vehicles commonly known **as** truck campers and motorized campers.

3.93 "Motor Vehicle Body Shop"

means a building used for the painting and/or repairing of motor vehicle bodies.

3.94 "Motor Vehicle Gasoline Bar"

means an establishment with one or more pump islands used for the sale of fuel, oil and small accessories essential for the operation of motor vehicles, and may include an attendant shelter.

3.95 "Motor Vehicles Sales Establishment"

means a place where motor vehicles are kept for display and sale, lease or rent.

3.96 "Motor Vehicle Service Station or Garage"

means a building where motor vehicles are fuelled and/or serviced and may include minor and major mechanical repairs, vehicle washing facilities and a towing service.

3.97 "Motor Vehicle Storage Compound"

means an area on a lot set aside for the storage of impounded vehicles.

3.98 "Municipality"

means The Corporation of the Town of Ancaster.

3.99 "Nursery"

means a place where trees, shrubs, plants, seeds and bulbs are propagated and sold, but does not include a landscape gardener or garden centre.

3.100 "Nursing Home"

means a nursing home as defined under The Nursing Home Act, being Chapter 320 of the Revised Statutes of Ontario, 1980, as amended from time to time.

3.100.1 "Outdoor Commercial Patio" (09-210)

Shall mean any outdoor area used in conjunction with any establishment licensed under the Liquor License Act, where meals or refreshments are served to the public for consumption on the premises.

3.101 "Park, Private"

means a recreational area other than a public park and may include outdoor or indoor swimming pools, wading pools, snack bars, camping areas, boating facilities, tennis courts, lawn bowling greens, gardens, golf courses or similar open space facilities, but excluding a miniature golf course and a golf driving range.

3.102 "Park, Public"

means a recreational area owned or controlled by the Municipality or by any Board, Commission or other authority established under any statute of the Province of Ontario.

3.103 "Parking Area"

means an area of land which is provided and maintained for the purpose of parking motor vehicles.

3.104 "Parking Space"

means an area of land within a parking area which is provided for the parking of one motor vehicle for other than the purpose of sale or display.

3.105 "Person"

includes an individual, association, firm, partnership, corporation, trust, incorporated company, organization, trustee or agent, and the heirs, executors or other legal representatives of a person to whom the same can apply according to law.

3.106 "Personal Service Shop"

means a building wherein a personal service is performed including, but not so as

to limit the generality of the foregoing, a barber shop, beauty salon, shoe repair shop, dry cleaning establishment, laundry, laundromat, tailor or dressmaker's shop, photographic studio, and taxi dispatch office.

3.107 "Personal Services Shop, Hamlet"

means a building wherein a personal service is performed including a barber shop, beauty salon, shoe repair shop, dry cleaning depot establishment, tailor or dressmaker's shop and photographic studio.

3.108 "Pit"

means a place where unconsolidated gravel, stone, sand, earth, clay, fill, mineral or other material is being or has been removed by means of an open excavation to supply material for construction, industrial or manufacturing purposes, but does not include a wayside pit.

3.09 "Pit, Wayside"

means a temporary pit opened and used by a public road authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

3.110 "Place of Entertainment or Recreation"

means an arena, a motion picture or other theatre including a drive-in-theatre, public hall, billiard hall, bowling alley, roller skating rink, dance hall, music hall, or an ice skating rink or any place providing similar entertainment or recreation.

3.111 "Planting Strip"

means a strip of land within a required yard, located so as to act as a buffer and devoted solely to the growing of ornamental shrubs and/or trees.

3.112 "Porch, Unenclosed"

Means a platform or series of platforms, attached to and accessory to a dwelling unit, exceeding a height of 60 cm measured from the lowest point of grade at the platform perimeter to the floor of the platform, being contiguous with and providing a means of access to the front entrance of a dwelling. Porches may be roofed over, screened-in and enclosed by a hand rail not exceeding a height of 122 cm above the platform floor, otherwise a porch shall not be enclosed. Any and all stairs, as measured to the exterior parameters of the framing structure, shall be considered to constitute part of the unenclosed porch with respect to all relevant setbacks and lot coverage regulations. Any unenclosed porch less than 60

cm in height shall not be considered to be a porch for the purpose of this by-law, but rather, shall be considered as landscaping material only.

3.113 "Principal Building"

means any building in which is conducted the primary permitted use as opposed to an accessory use and may consist of one or more buildings.

3.114 "Principal Use"

means the primary permitted use of a lot or land conducted on the land or in a building or buildings located on the same lot or land.

3.115 "Privacy Area"

means an area reserved for the use of the occupants of a dwelling unit separated from adjacent dwelling units and communal areas by a privacy screen, and direct access to which is provided through a doorway from the dwelling unit.

3.116 "Privacy Screen"

means a decorative wall or fence designed to shield a privacy area from view.

3.117 "Private Club"

means a building used as a meeting place for members of an organization not operated for profit such as an athletic, social or recreational club.

3.118 *Deleted.* **(25-156)**

3.119 "Professional Office"

means any office where professionally qualified persons, technical assistants and clerical staff are employed and where clients or patients receive advice or treatment.

3.120 "Quarry"

means a place where consolidated rock has been or is being removed by means of an open excavation to supply material for construction, industrial or manufacturing purposes, but does not include a wayside quarry or open pit mine.

3.121 "Quarry, Wayside"

means a temporary quarry opened and used by a public road authority solely for

the purpose of a particular project or contract of road construction and not located on the road right-of-way.

3.122 "Recreational Area or Use"

means the use of land for parks, playgrounds, tennis courts, lawn bowling greens, outdoor skating rinks, athletic fields, golf courses, campgrounds, picnic areas, swimming pools, day camps, and all similar uses, together with necessary - buildings and structures; but does not include a track for the racing of animals, motor vehicles, motor cycles, go-carts, all terrain vehicles or snowmobiles; and means the use of land for parks, playgrounds, tennis courts, lawn bowling greens, outdoor skating rinks, athletic fields, golf courses, campgrounds, picnic areas, swimming pools, day camps, and all similar uses, together with necessary buildings and structures; but does not include a track for the racing of animals, motor vehicles, motor cycles, go-carts, all terrain vehicles or snowmobiles; and does not include a miniature golf course and a golf driving range.

3.123 "Residential"

means the use of land, buildings or dwellings for human habitation.

3.124 "Restaurant"

means a building used for the purpose of serving food and/or refreshments including a licensed establishment, and may include take-out food facilities as an accessory use.

3.125 "Restaurant, Fast Food"

means a building with or without seating and table accommodation, where food and refreshments are provided by outside or inside counter service and includes a drive-in restaurant but does not include a private cafeteria.

3.126 "Retail Store"

means a building where goods, wares, merchandise, substances, articles or things are offered or kept for sale directly to the consumer.

3.127 "Roadside Stand"

means a structure in an Agricultural Zone used only for the retailing of products grown on the premises.

3.128 "Satellite Dish Antennae"

means a device incorporating a reflective surface that is solid, open mesh, or bar configured and is in the shape of shallow dish or cone, used to transmit and/or receive radio or electromagnetic waves between terrestrially and orbitally based uses, but shall not include radio antennae for public, emergency service, hospital or cellular telephone transmission or receptions.

3.128.1 "Secondary Dwelling Unit"

means a separate and self-contained Dwelling Unit that is accessory to and located within the principal dwelling. **(22-133)**

3.128.2 "Secondary Dwelling Unit - Detached"

means a separate and self-contained detached Dwelling Unit that is accessory to and located on the same lot as the principal dwelling. **(22-133)**

3.129 "Service Shop"

(a) means a building used for the sale or repair of household articles, and includes radio, television and appliance repair shops; but

(b) does not include industrial or manufacturing uses or motor vehicle service or repair shops.

3.130 "Shopping Centre"

means a group of business establishments, predominantly retail commercial in nature, with a minimum of 750 square metres of leasable floor area, developed and managed as a unit by a single owner or tenant, or group of owners or tenants (in contrast to a business area comprising unrelated individual uses).

3.131 "Storage"

(a) means the temporary placing of goods or material(s) normally associated with or incidental to the principal use of the land, outdoors on the same lot on which the principal use is located; but

(b) does not include the parking of any inoperative vehicle.

3.132 "Storey"

means that portion of a building or dwelling other than an attic or a half-storey,

basement or cellar, located between a floor and the ceiling next above.

3.133 "Storey, Half"

means that portion of a dwelling located between the uppermost floor and the roof and having a minimum height of 2.29 m over at least 50% of the floor area or 2.13 m over all of the required floor area, and any part of the floor having a clear height of less than 1.4 m shall not be considered in computing the minimum floor area.

3.134 "Street"

means a highway:

(a) as defined under The Highway Traffic Act, being Chapter 198 of The Revised Statutes of Ontario, 1980, as amended from time to time, and The Municipal Act, being Chapter 302 of the Revised Statutes of Ontario, 1980, as amended from time to time; and

(b) which has been opened, improved, regularly maintained and assumed for public use by the Municipality, the Regional Municipality of Hamilton-Wentworth, or the Province of Ontario unless such street has been opened, improved, regularly maintained and is within a Plan of Subdivision registered after the date of passing of this By-law pursuant to Subsection 50 (22) of the Planning Act, and is in accordance with any requirements of The Registry Act or The Land Titles Act, and for which the responsibility for public use has not been accepted or assumed by the Municipality notwithstanding an effective subdivision agreement with the Municipality may be registered on title.

3.135 "Street Line"

means any lot line that divides a lot from a street.

3.136 "Structure"

means anything constructed or erected, the use of which requires location in or on the ground or attachment to something having location on the ground.

3.137 "Swimming Pool"

means any body of water contained by artificial means and used and maintained for the purpose of swimming, wading, diving or bathing.

3.138 "Temporary Building"

means a building or structure intended for removal or demolition within a prescribed time as set out in a building permit.

3.139 "Thermal Treatment" (09-131)

means 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.

3.140 "Town"

means The Corporation of the Town of Ancaster.

3.141 "Trailer"

means a vehicle designed to be towed by a motor vehicle and which provides sleeping and other necessary facilities while traveling or vacationing.

3.142 "Trailer, Utility"

means a vehicle designed to be towed by a motor vehicle and used for the purpose of transporting goods or animals, boats, bikes, race cars, or snowmobiles, but shall not include trailers commonly known as transport trailers.

3.143 "Trailer Park"

means any land on which any trailer, motor home, or tent is used or intended to be used for vacation purposes only.

3.143.1 "Urban Farm" (14-274)

means land that is used for the growing and harvesting of edible plants, grains, vegetables or fruits and that the edible plants, grains, fruits and vegetables grown on-site may be sold on-site. It may include buildings and structures such as farm produce/product stand, greenhouses, hoop houses or cold frames. It shall not include a medical marihuana growing and harvesting facility, an aquaponics or acquaculture facility, livestock operation or a mushroom operation. It shall not be considered as landscaped area, landscape open space, landscaped strip or landscaping.

3.143.2 "Urban Farmers Market" (15-101)

means land used for a temporary public market operated by a community organization, or a non-profit corporation, at which the majority of persons who operate the stalls sell local agricultural products, value added local agricultural products, or VQA wines provided the products are produced by persons who operate the stalls.

3.144 "Use"

when used as a noun, means the purpose for which any land, building, structure is arranged, designed or intended to be utilized, occupied and/or maintained. When used as a verb, **"use"** and **"used"** shall have a corresponding meaning.

3.145 "Utility"

means a "public utility" as defined by the Public Utilities Corporations Act, being Chapter 424 of The Revised Statutes of Ontario, 1980, as amended from time to time.

3.145.1 "Value-added Local Agricultural Products" (15-101)

means raw local agricultural products that have been grown or produced as part of farm operations in the City of Hamilton or Ontario farms which have been transformed into another product.

3.146 "Warehouse"

means a building used for the bulk storage of goods, merchandise or materials and shall include wholesale establishments.

3.147 "Waste" (09-131)

means materials that are defined as waste under Part V of the Environmental Protection Act.

3.148 "Waste Disposal Facility" (09-131)

means the use of land for the placement or final disposal of waste under controlled conditions in order to protect environmental and human health and for which a Certificate of Approval for such purpose under Part V of the Environmental Protection Act is required, and shall include but not be limited to: sanitary landfills; Industrial, Commercial and Institutional (ICI) landfills; and, Demolition and Construction (DC) landfills. A Waste Disposal Facility may also include accessory uses including, but not limited to energy from waste activities.

3.149 "Waste Management Facility" (09-131)

means the use of land, building, structure, or part thereof, for the storage, processing or disposition of waste or hazardous waste and for which a Certificate of Approval for such purpose under Part V of the Environmental Protection Act is required. Waste management facilities shall include the following uses: waste processing facilities; waste transfer facilities; hazardous waste management facilities; and, waste disposal facilities.

3.150 "Waste Processing Facility" (09-131)

means the use of land, building, structure, or part thereof, for the sorting and processing of waste and recyclable materials and for which a Certificate of Approval for such purpose under Part V of the Environmental Protection Act is required. 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, construction and demolition waste recycling and/or a Co-generation Energy Facility, but shall not include a Motor vehicle Wrecking Establishment or a Salvage Yard.

3.151 "Waste Transfer Facility" (09-131)

means the use of land, building, structure or part thereof, for the temporary storage and collection of waste and for which a Certificate of Approval for such purpose under Part V of the Environmental Protection Act is required. A waste transfer facility may also include limited sorting of such waste prior to its transport."

3.152 "Wholesale Establishment"

means a building used for the bulk storage and sale of quantities of goods, merchandise and materials.

3.153 "Yard"

means any area on a lot which is not occupied by principal buildings.

3.154 "Yard, Front"

means the yard extending across the full width of a lot between the front lot line and the front wall or walls of any principal building.

3.155 "Yard, Rear"

means the yard extending across the full width of a lot between the rear lot line

and the rear wall or walls of any principal building, and where there is no rear lot line, the rear yard is the yard between the side lot lines and the rear wall or walls of any principal building.

3.156 "Yard, Side"

means the yard extending from the front yard to the rear yard of a lot and from the side lot line to the side wall or walls of any principal building.

3.157 "Yard, Minimum Front"

means the least distance that any principal building may be to the front lot line and extends the full width of the lot.

3.158 "Yard, Minimum Rear"

means the least distance that any principal building may be to the rear lot line and extends the full width of the lot, and where there is no rear lot line the minimum rear yard shall be a triangle with a base formed by the line connecting the side lot lines the relevant minimum rear yard setback from the vertex of the side lot lines.

3.159 "Yard, Minimum Side"

means the least distance that any principal building may be to a side lot line and extends from the minimum front yard to the minimum rear yard.

SECTION 4: ZONES

The following Zones are established within the Corporation of the Town of Ancaster, and such Zones may be referred to by the appropriate symbols:

ZONES	SYMBOLS
Agricultural	A
Existing Residential	ER
Residential 1, 2, 3, 4 and 5	R1, R2, R3, R4 and R5
Residential Multiple 1, 2, 3, 4, 5 and 6	RM1, RM2, RM3, RM4, RM5 and RM6
Residential Hamlet	RH
Deferred Development	D
Neighbourhood Commercial	C1
Shopping Centre Commercial	C2
General Commercial	C3
Urban Commercial	C4
Rural Commercial	C5
Motor Vehicle Services	C6
Hamlet Commercial	HC
Village Area	VA
Industrial	M1
Prestige Industrial	M2
Light Industrial	M3
General Industrial	M4
Rural Industrial	M5
Extractive Industrial	M6
Institutional	I
Public	P
Private Open Space	O1
Public Open Space	O2

SECTION 5: ZONING MAPS, SETBACK STANDARDS AND MINIMUM SEPARATION DISTANCE FORMULAS

Schedules “A” and “B” attached hereto, which may be cited as the “Zoning Maps”, and Schedule “C” attached hereto which may be cited as the “Setback Standards”, together with notations and references shown thereon, are hereby declared to form part of this By-law.

SECTION 6: INTERPRETATION

6.1 General

In their interpretation and application the provisions of this By-law shall be held to be the minimum requirements for the promotion of public health, safety, convenience and general welfare.

Whenever the requirements of this By-law are at variance with the requirements of any other By-law, the more restrictive, or the By-law imposing the higher standard, shall govern. Nothing in this By-law shall exempt any person from complying with the requirements of any By-law of the Municipality or the Regional Municipality of Hamilton-Wentworth, or from any law of the Province of Ontario or of Canada, or any regulation under the provisions of the Conservation Authorities Act.

6.1.1 Prescribed Provision – Planning Act

In accordance with subsection 34(1.4) and subject to subsection 34(1.5) of the *Planning Act* and Ontario Regulation 545/06 under the Act, as amended, a minimum setback distance shall be deemed to be the prescribed percentage of the required setback distance.

(NOT FINAL AND BINDING, No. By-law 26-162, September 09, 2026)

6.2 Symbols

The symbols set opposite the name of each Zone respectively in Section 4 hereof and used in Schedules “A” and “B” attached hereto, refer to the Zones established in this By-law.

6.3 Defined Areas

The extent and boundaries of all Zones as shown on Schedules “A” and “B” are hereby defined as areas to which the provisions of this By-law shall apply.

6.4 Zone Boundaries

When determining the boundaries of any Zone as shown on Schedules “A” and “B”, the following provisions shall apply:

(a) A boundary indicated as following a highway, street or lane shall be the centre line of such highway, street or lane.

(b) A boundary indicated as following a watercourse, creek, stream, or the

right-of-way of a railway or an electrical, gas or oil transmission line shall be the centre line of such natural feature or right-of-way.

(c) A boundary indicated as approximately following lot lines shown on a registered plan of subdivision shall follow such lot lines.

(d) Where a boundary is indicated as approximately parallel to any street line or other feature in clauses (a) or (b) of this subsection, and the distance from such street line or other feature is not indicated, and clause (c) above is not applicable, such boundary shall be parallel to such street line or other feature, and the distance therefrom shall be determined according to the scale shown on Schedule "A" or "B". For scaling purposes reference must be made to the original full-scale maps.

(e) A boundary indicated as following the limits of the Municipality shall follow such limits.

(f) The limit of any map comprising any Schedule forming part of this By- law as shown on the Key Map of such Schedule shall be deemed to be the boundary of any Zone adjoining such limit.

6.5 Closings

In the event of closure of a street or lane shown on any Schedule forming part of this By-law the property formerly in such street or lane shall be included within the Zone of the adjoining property on either side of such closed street or lane. If a closed street or lane is the boundary between two or more different Zones, the new Zone boundaries shall be the former centre line of the closed street or lane.

6.6 Certain Words

In this By-law the word **"Shall"** is mandatory and not directory; words used in the present tense include the future; words in the singular number include the plural; and words in the plural include the singular number and "Building" includes part of a building.

6.7 Special Figures

SECTION 39: SPECIAL FIGURES exists where figures referenced in the text of Zoning By-law No. 87-57 are used to more clearly identify areas and/or properties affected by regulations required by this By-law, applicable to the area delineated in the special figure.

SECTION 7: GENERAL PROVISIONS

7.1 Scope and Effect

No person shall within the Town of Ancaster use any land or erect, alter or use any building or structure except in conformity with the provisions of this By-law.

7.2 By-law No. 1890

This By-law shall not make legal any use of land, building or structure or location of a building or structure which was illegal under the previous Town of Ancaster Zoning By-law No. 1890.

7.3 Restrictions on Changes

The purpose for which any land, building or structure is used shall not be changed, no new building or structure or addition to any building or structure shall be constructed, and no land shall be divided, if the effect of such change, construction or division contravenes any of the provisions of the Bylaw, however, no lot, building or structure shall be deemed to contravene any regulation of this By-law only because a part of such lot has been or is conveyed to or acquired by a government authority.

7.4 (a) Legal Non-compliance

Legally existing buildings and structures which do not comply with all regulations of this By-law may be restored or replaced if destroyed by fire or natural disaster, or demolished by order of any government authority provided such non-compliance is not increased.

(b) Legal Non-conforming Uses

A building containing a legal non-conforming use which is destroyed by fire or natural disaster, or demolished by order of any government authority, may be restored or replaced on its original site provided the floor area or dimensions are not increased.

7.5 Requirement for a Building Lot

No building or structure shall be permitted to be erected or placed except upon a lot.

7.6 Uses Permitted Throughout the Town

Nothing in this By-law shall prevent the use of any land within the Town of Ancaster as a public street or public park, or prevent the erection of any properly authorized traffic sign or signal, or any sign or notice of any government authority. This By-law shall apply to land, buildings and structures owned by Ontario Hydro and used for executive, administrative (including storage and workshop facilities), or retail purposes, or held under lease or licence from Ontario Hydro, and any undertaking of Ontario Hydro unless such undertaking is approved, or exempted, under the Environmental Assessment Act. Any existing facilities of Ontario Hydro required for the transmission, distribution and supply of electrical power are deemed to comply with this By-law.

7.7 Construction Site Buildings

(a) The use of any land, building, structure or trailer for a construction camp, work camp, tool shed or site office incidental to on-site construction work is permitted, but only for so long as such use is necessary for such construction work that has neither been finished nor abandoned nor discontinued for sixty days.

(b) The placing of a temporary real estate sales office in a residential subdivision is permitted. Siting and time of placement and removal shall be determined by Council.

7.8 Prohibited Uses

(a) All uses of land, buildings or structures for a purpose not permitted under Section **7:** General Provisions, and not listed under the permitted uses subsection of any zone are prohibited.

The following uses are prohibited in any Zone:

- Abbatoir
- Adult Entertainment Parlours and Body Rub Parlours
- Acid manufacturing
- Ammonia manufacturing
- Arcades as principal uses but not Arcades as accessory uses in accordance with the provisions of Section 7.2 1.
- Asbestos, phosphate or sulphur product manufacturing
- Asphalt, asphalt roofing and shingle plant
- Coal, bones or wood distillation

- Brick, tile or terra cotta manufacturing

- Carbon manufacture
- Cement manufacturing
- Charcoal plants
- Chemicals, rubber, plastic, asphalt, and metals primary production
- Chlorine and chlorine bleaches manufacturing
- Citric acid manufacturing
- Coke oven
- Concrete mixing plants
- Creosote treatment or manufacturing
- Glue or grease manufacturing from animals or from human or animal waste
- Incineration
- Lampblack manufacturing
- Lime operations
- Locating or storing on any land for any purpose whatsoever any disused railroad car, street car body, truck or car body, or trailer without wheels whether or not the same is situated on a foundation
- Outdoor sand-blasting operations
- Organic chemicals manufacturing
- Pesticide manufacturing
- Petroleum, petroleum products manufacturing
- Phthalic anhydride manufacturing
- Propane gas manufacturing
- Pulp and paper mills
- Pyroxylin manufacturing
- Rayon manufacturing
- Salvage, scrap or vehicle wrecking yard
- Soap and detergents manufacturing
- Sodium citrate manufacturing
- Solvent recovery plant
- Tobacco processing
- Taming or processing of pelts or leather
- Tar and tar products manufacturing
- Track for the racing of motor vehicles or motorcycles or for the operation of go-carts.
- Vegetable oil and margarine processing and manufacturing
- Vinegar works
- Yeast plant

(b) Any use declared under the Health Protection and Promotion Act, 1983 to be noxious or offensive is prohibited.

(c) Exclusive of uses permitted under 8.1 (a), the keeping or raising of any animal, wild or domesticated, including reptiles or fowl or birds, on any lot or in any building or structure is prohibited, but the keeping of up to three each of conventionally accepted household pets such as dogs, cats, hamsters, birds and rabbits, is permitted.

(d) The use of trucks, trailers or transport trailers or similar vehicles for any advertising or retail commercial purpose is prohibited except for temporary periods at fall fairs, carnivals or shopping centres or for the sale of farm produce.

(e) The disposal, through burying; of garbage, offal, refuse, chemicals and other similarly offensive or hazardous materials, is prohibited.

(f) No land, building or structure shall be used for the manufacture of any explosive, flammable, toxic, or dangerous substance.

7.9 Multiple Uses

Where any land, building or structure is used for more than one purpose, all provisions of this By-law relating to each use shall be complied with, however, no building or structure shall be located closer than 3 metres to any dwelling on a lot except a building or structure accessory to such dwelling.

7.10 Non-Residential Use

No trailer or motor home (unless located in a trailer park), or truck or truck trailer, bus, streetcar, railway car, or any similar vehicle, or any principal building (except **a** dwelling) or structure or accessory building, shall be used as a dwelling unit.

7.11 Maximum Building Height (15-067)

No person shall erect in any Zone:

(a) a building, dwelling or structure that exceeds a height of 10.5 metres; or

(b) an accessory building that exceeds a height of 4.5 metres;

but (a) and (b) above does not apply to non-residential buildings and structures permitted in Subsection 8.1 (a) except buildings accessory to dwellings.

7.12 Yard Encroachments

Subject to any other applicable provisions of this By-law, all minimum yards shall be open and unobstructed from the ground upwards, except that the following are permitted

(a) sills, cornices, chimneys, bay windows or pilasters that project into any minimum yard a &stance of not more that 60 centimetres; and

(b) eaves or gutters that project into any minimum side yard a distance of not more that 60 centimetres, or into any minimum front or minimum rear yard a distance of not more that 1.5 metres; and

(c) balconies or open stairways that project into any minimum front or minimum rear yard a distance of not more than 1.5 metres, or into any minimum side yard a distance of not more than 45 centimetres; and

(d) unenclosed porches that project into any minimum front yard a distance of not more than 1.5 metres, or into any minimum side yard a distance of not more than 45 centimetres and;

(e) accessory buildings, subject to Subsection 7.18; and

(f) fire escapes that project into any minimum side or minimum rear yard a distance of not more than one metre; and

(g) signs in accordance with the Sign By-law of the Town; and

(h) fences, trellises, free-standing walls, flag poles, antennae (except satellite dish receivers), light standards and similar accessory structures and appurtenances, and hedges, trees and shrubs.

7.13 Special Setbacks

(a) On any corner lot in any Zone, no obstruction, whether permanent or temporary, that blocks vision between a height of 75 centimetres and 2.4 metres above the centre line grade of the street, is permitted within a daylighting triangle of 10 metres, except that the daylighting triangle may be reduced to 6 metres in the “VA” and “C3” Zones.

(b) Where any street crosses a railway at the same grade, no building, dwelling or structure shall be erected within 45 metres of the point of intersection of the centre h e s of the railway and the street.

(c) Where the regulations of a Zone include a requirement that the minimum yard

of a lot shall be a specific number of metres plus any applicable distance as specified in Schedule "C", such minimum yard shall be determined by measuring at right angles from the centre line of the street a distance equal to the sum of

(i) the relevant minimum setback for the appropriate Zone; and

(ii) the relevant distance specified in Schedule "C".

(d) The following setbacks shall apply in or adjacent to an Agricultural "A" Zone:

(i) That all development within the City of Hamilton be subject to the Minimum Distance Separation (MDS) formulae as established by the Ministry of Agriculture, Food and Rural Affairs, as amended from time to time. **(07-112)**

7.14 Parking and Loading

Permanently maintained off-street parking and loading facilities shall be provided for every building or structure erected for, altered for, or converted to, any use permitted in any Zone, and the required facilities shall be provided at the time of construction, alteration or conversion.

(a) **General Provisions**

(i) The number of required parking spaces shall be as set out in 7.14 (b).

Every building requiring frequent deliveries shall have, in addition to the required parking spaces, one or more loading spaces sufficient for its requirements and located to avoid interfering with any fire route, and each loading space shall be used for no other purpose and shall be of adequate size to facilitate its use.

(ii) The parking facilities shall be located on the same lot as the principal use except as provided in clause (vi) of this subsection.

(iv) The parking facilities shall have adequate access from a street to permit unobstructed ingress and egress of motor vehicles. Despite the foregoing, a parking space is permitted on a private driveway appurtenant to a detached, semi-detached, or street or block townhouse dwelling.

(v) Each required parking or loading space shall be permanently accessible.

(vi) In a “C3” Zone and for commercial uses permitted in a “VA” Zone, parking areas may be located within 150 metres of the lot occupied by the commercial building, subject to a registered agreement that such areas shall be reserved for the exclusive use of the subject commercial building.

(vii) Any above-grade communal parking structure shall require the same setback regulations as the principal building.

(viii) Any below-grade communal parking structure shall require a minimum side yard and minimum rear yard setback of 1.5 metres and shall require from any street line the same setback as the principal building.

(ix) No parking space shall be located:

1. in an “RM4” Zone closer to a street line than 6 metres,

2. in a “C1”, “C3” and “VA” Zone and any Industrial Zone closer to a street line than 2 metres,

3. in a “C2”, “C4”, “C5”, “C6”, “HC”, “O1”, “O2”, “I”, and “P” Zone closer to a street line than 3 metres or closer to a lot line not abutting a street than 2 metres,

4. in an “RM3” and “RM4” Zone closer to any detached dwelling Residential Zone than 3 metres,

5. in a “C1”, “C3”, and “VA” Zone and any Industrial Zone closer to any Residential Zone than 2 metres,

6. in a “C2”, “C4”, “C5”, “HC” and “C6” Zone closer to any Residential Zone than 6 metres,

7. in an “O1”, “O2”, “I” and “P” Zone closer to any Residential Zone than 3 metres.

(x) In any Residential Zone, at-grade parking areas shall occupy not more than 35 percent of the total lot area.

(xi) If the calculation of the required parking spaces results in a fraction, the next higher whole number shall apply, and when a building or lot

has more than one use, the required parking spaces shall be the s m required for the separate uses.

(xii) Where required in a parking area or parking structure, each parking space shall have a minimum width of 2.6 metres and a minimum length of 5.5 metres, exclusive of any land required for access or driveways.

(xiii) All parking areas required for the accommodation of more than two vehicles shall be constructed with a stable surface of concrete or asphalt, shall have adequate drainage and shall be permanently maintained. “In the Hamlet Commercial “HC” Zone, a stable surface of concrete or asphalt shall be required for the accommodation of 6 or more vehicles, exclusive of the parking spaces required for any residential use.”

(xiv) All parking areas required for the accommodation of more than four vehicles shall have lighting sufficient in intensity and number to provide for public safety, such lighting shall be directed away from abutting properties and streets, and the equipment shall be permanently maintained.

(xv) Where a parking area which is required to provide for more than four vehicles abuts a lot containing a dwelling comprising one or two dwelling units, a permanently maintained planting strip of a minimum width of 3 metres shall be provided, except that in a “C2” Zone such width shall be 6 metres, and shall include fencing to provide a solid and effective screen.

(xvi) Where a parking area which is required to provide for more than four parking spaces abuts a street, a permanently maintained planting strip of a minimum width of 3 metres shall be provided along the street line, and it shall be continuous except for aisles or driveways required for access to such parking area.

(xvii) In any Commercial Zone, “I” and “P” Zone, parking spaces for the physically handicapped shall be assigned from the required parking spaces as follows:

One space for up to 50 required spaces, plus one space for each additional 75 required spaces or part thereof, and the assigned space or spaces shall be the required spaces located nearest building entrances; each space shall have a minimum width of 3.5 metres; and each space shall be suitably identified for the use of the physically

handicapped only, by means of a sign mounted on a standard.

(xviii) Notwithstanding Subsection (b) below, for any permitted commercial use(s) within the Village Area "VA" Zone, except a medical clinic including doctors, dentists, etc. within the definition of business office, located in all or part of a building existing on the effective date of this By-law, no parking spaces are required provided that the number of parking spaces which existed on the effective date of this By-law shall continue to be provided and maintained. Where an addition or expansion of an existing building is proposed, the parking requirements of Section 7.14 (b) below, shall only apply to the commercial use or uses contained within the increased gross floor area. **(15-067)**

(b) **Required Parking Spaces**

the number of spaces required for a use not listed elsewhere in this Subsection shall be sufficient to ensure containment of all necessary parking on the subject property.

Minimum Required

		Parking Spaces Each Dwelling Unit
(i)	**Residential Uses**	
(A)	Detached dwelling, semi-detached dwelling, street townhouse dwelling, and triplex dwelling.	2
(B)	Block townhouse and multi-plex dwelling.	2 plus 0.66 visitor parking spaces
(C)	Apartment building	2 plus 0.33 visitor parking spaces
(D)	Dwelling for exclusive use by the elderly	1 plus 0.2 visitor parking spaces
(E)	Dwelling unit in a commercial building	2
(F)	Secondary Dwelling Unit Secondary Dwelling Unit –	1 space per unit

Detached

			Minimum Required Parking Spaces
(ii)	**Commercial Uses**		
	(A)	Retail store and personal service shop, business or government office.	1 space for each 25 square metres of floor area or 4 spaces, whichever is greater.
	(B)	Bank.	1 space for each 10 square metres of floor area.
	(C)	Beer and liquor store.	1 space for each 3 square metres of public area.
	(D)	Bowling alley.	2 spaces for each lane.
	(E)	Theatre.	1 space for every 2 seats.
	(F)	Billiard parlour.	2 spaces for each billiard table.
	(G)	Motel, hotel or motor hotel	1 space for each unit.
	(H)	Medical clinic.	4 spaces for each doctor.
	(I)	Restaurant, lounge, and other eating and drinking establishments	1 space for each 2 persons that can be accommodated at one time, maximum designed capacity.
	(J)	Fast food restaurant.	1 space for each 2.5 square metres of public floor area with minimum of 15 spaces.

(K)	Wholesaling, warehousing and storage uses.	1 space for each 90 square metres and of floor area.
(L)	Service station, and vehicle repair facilities.	1 space for each 10 square metres of floor area.
(M)	Retail lumber and building supply outlet.	1 space for each 15 square metres of public floor area with a minimum of 15 spaces.
(N)	Self-service dry cleaners and laundromat.	1 space for each 2 machines.
(O)	Shopping centre.	6 spaces for each 100 square metres of floor area.
(P)	Supermarket	1 space for each 10 square metres of floor area.
(Q)	Golf Course	6 spaces for each hole.
(R)	Craft and Custom Workshop	1 space for each 35 square metres, provided that a minimum of two spaces shall be provided.

(iii)	**Industrial Uses**	**Minimum Required Parking Spaces**
	Industrial use, service and repair shop	1 space for each 45 square metres of floor area or 1 space for each 2 employees,

whichever is greater.

(iv)	**Institutional, Open Space, and Miscellaneous Uses.**		**Minimum Required Parking Spaces**
	(A)	Sanatorium, convalescent home, rest home, home the young, aged or blind, mental hospital, nursing home, or similar institution.	1 space for each 3 beds.
	(B)	Public or private hospital	1 space for each 1.5 beds.
	(C)	Funeral home	1 space for each 3 square metres of floor area with a minimum of 20 spaces.
	(D)	Church or place of worship	1 space for each 8 seats of seating capacity in the greater of the sanctuary, or all other rooms.
(25-156)	(E)	Nursery school, child care centre, or public elementary school	1.5 spaces for each classroom or teaching Area.
	(F)	Public or private secondary school, or commercial school	4 spaces for each classroom or teaching area.
	(G)	University, college or post-secondary school	1 space for every 2.5 full-time students.
	(H)	Auditorium, convention meeting hall, community centre, sports arena, stadium private or public athletic or recreational club, lodge, fraternity club, or any place of	1 space for every 2 persons maximum designed capacity.

	assembly not specified elsewhere in this clause.	
(I)	Post Office, museum, public art gallery or library	1 space for each 70 square metres of floor area or part thereof plus 3 parking spaces for each 4 employees.
(J)	Cemetery	20 spaces.

7.15 Lot Frontage and Area Exemption

Where, on the date of passing of By-law No. 1890, a lot in an "A" Zone or any Residential Zone had less frontage and/or area than is required by the relevant zone regulations, such lot shall be deemed to be in compliance with the relevant minimum lot frontage and/or area requirements provided that it has not less than 15 metres of lot frontage and not less than an area of 1390 square metres.

7.16 Outdoor Swimming Pools

Despite the provisions of Subsection 7.18:

(a) An above-ground swimming pool and its supporting structure shall not be constructed closer than 1.5 metres to any lot line that does not abut a street, plus a distance equal to the height that the top edge of the supporting structure is above the grade at the lot line nearest to such pool or structure.

(b) An above-ground Swimming pool and supporting structure to be constructed adjacent to a street line shall be set back from such street line the same minimum distance as the principal use is required to be set back under the relevant provisions of this By-law.

(c) A totally inground swimming pool may be located within that portion of the minimum street side yard and the minimum rear yard, which is within the rear yard; however, in no case shall an inground pool be located less than 1.5 metres from any lot line.

7.17 Open Storage

The following provisions apply except in any Residential Zone or in any "M2", "M3", and "M4" Zones:

(a) Open storage of goods and/or materials shall not be permitted in any minimum

front yard or any minimum yard abutting a street.

(b) Open storage of goods and materials shall be located a minimum of one metre from any side or rear lot line not abutting a street.

(c) All open storage of goods and materials shall be totally screened from view from any street and from any Residential Zone with a planting strip.

(d) Open storage of goods and materials shall not exceed the lesser of 10 percent of the lot area, 25 per cent of the relevant minimum lot coverage and 1,000 square metres.

7.18 Accessory Buildings

(a) The following regulations apply to any building accessory to a dwelling in any Residential Zone or any "D" Zone, and any lot used for residential purposes in the "VA" Zone:

(i) Accessory buildings shall not be located in any front yard.

(ii) Accessory buildings excluding totally inground swimming pools shall not be located in any minimum side yard.

(A) Notwithstanding Subsection 7.18 (a) (ii), accessory buildings excluding totally inground swimming pools shall not be located less than 1.5 metres from any side lot line for any lot located in an Existing Residential "ER" Zone. **(18-221)** **(21-183)**

(iii) Accessory buildings shall not be located less than 75 centimetres from any lot line, however;

(A) on a corner lot, accessory buildings, excluding totally inground swimming pools, shall not be located less than 7.5 metres from the flanking street line; and

(B) on a corner lot which has three street lines, or on a through lot, accessory buildings, excluding totally inground swimming pools, shall not be located less than 7.5 metres from the rear lot line.

(iv) The maximum ground floor area for any accessory building shall be 40 square metres and the maximum height shall be 4.5 metres.

(v) The maximum lot coverage for accessory buildings, excluding unenclosed inground swimming pools, shall be 90 square metres provided that the coverage of all buildings on the lot does not exceed the "Maximum Lot Coverage" permitted in the relevant Zone.

(vi) Accessory buildings in excess of 12 square metres ground floor area shall not be located in any minimum rear yard.

(A) Notwithstanding Subsection 7.18 (a) (vi), accessory buildings in excess of 12 square metres ground floor area shall not be less than 7.5 metres from the rear lot line for any lot located in an Existing Residential "ER" Zone. **(18-221)**

(vii) No accessory building shall be erected prior to the erection of a dwelling on the same lot except for non-habitable use in connection with the immediate construction of such dwelling.

(viii) In no case shall any eave or gutter extend more than 30 centimetres into a required minimum setback area.

(ix) For the purposes of Section 9.14.2, a Secondary Dwelling Unit – Detached, shall not be considered an accessory building or structure. **(22-133)**

(b) The following regulations apply to any building accessory to the principal use in any Commercial Zone or on any lot used for commercial purposes in the "VA" Zone:

(i) Accessory buildings shall not be located in any front yard.

(ii) Accessory buildings shall not be located in any minimum side yard.

(iii) Accessory buildings shall not be located less than 75 centimetres from any lot line, and not less than 2 metres from the boundary of any Residential Zone or lot with a residential use, except that on a corner lot accessory buildings shall not be located less than the relevant minimum side yard setback from the flanking street line.

(iv) The maximum lot coverage for accessory buildings shall be 90 square metres provided that the coverage of all buildings on the lot does not exceed the "Maximum Lot Coverage" permitted in the relevant Zone.

(v) The maximum height for accessory buildings shall be 4.5 metres.

(vi) In no case shall any eave or gutter extend more than 30 centimetres into a required minimum setback area.

(c) The following regulations apply to any building accessory to the principal use in an “M5”, “M6”, “I”, “O1”, “O2”, and “P” Zone:

(i) Accessory buildings shall not be located in any front yard.

(ii) The minimum yard regulations for principal buildings shall apply to accessory buildings.

(iii) The maximum lot coverage for accessory buildings shall be:

(A) 90 square metres for lots less than 2 hectares in area; and

(B) .05 per cent for lots 2 hectares or greater in area, provided that the coverage of all buildings on the lot does not exceed the "Maximum Lot Coverage" permitted in the relevant Zone.

(iv) The minimum distance from any principal building shall be 3 metres and in no case shall any eave or gutter project into this area.

(v) The maximum height for accessory buildings shall be 4.5 metres.

(vi) In no case shall any eave or gutter extend more than 30 centimetres into a required minimum setback area.

(d) The regulations for accessory buildings in any “A” and “M2” through “M4” Zone are contained in the relevant sections.

(e) The regulations for accessory buildings in an “M1” Zone are contained in Subsection 23.9.

7.19 Hazard Lands

No building or structure shall be erected on lands that have inherent environmental hazards such as flood susceptibility, poor drainage, marshy or swamp conditions, erosion and unstable soils as delineated in an Ontario Regulation under Section 28 of the Conservation Authorities Act, R.S.O. 1980, as amended, unless such building or structure is approved and any required permit is issued by the Conservation Authority having jurisdiction.

7.20 Holding Zones

a) The prefix "H" may be used in conjunction with any zoning category of By-law 87-57, however, only agricultural uses and uses in existence at the time of the enactment of the By-law applying the holding symbol prefix are permitted.

b) The "H" Holding symbol may be removed by Council without the necessity of a public meeting, and subject to giving notice of its intention to pass an amending By-law to remove the holding symbol, in accordance with the provisions of Section 35 of the Planning Act, 1983, provided that Council is satisfied that:

i) appropriate sanitary sewage and storm water disposal facilities and a potable water supply are available, and

ii) appropriate public road access is available,

iii) a plan of subdivision has been approved for the site, under the provisions of Section 50 of The Planning Act, 1983, or a site plan has been approved for the land under Section 40 of The Planning Act, 1983; and

iv) also satisfied, following consideration of a appropriate technical reports or studies, assessing any impacts of the proposed development on adjacent residential or other areas and how such impacts may be mitigated; that the proposed development will not negatively affect adjoining development; is appropriate for the land, and is in the best interest for orderly growth and development.

7.21 Arcades

Notwithstanding the provisions of Section 7.8 (a), an Arcade is permitted as an accessory use to commercial uses that are permitted by this by-law with the exception of billiard parlours and pool halls, subject to the following provisions:

(a) No more than 8 amusement devices including video games, pinball machines and other electronic or mechanical game machines shall be permitted.

(b) Except in a Shopping Centre Commercial "C2" zone, a building or part thereof containing amusement devices shall be located no less than 100 metres from any school building.

(c) Except in a Shopping Centre Commercial "C2" zone, a building or part thereof containing amusement devices shall be located no less than 30 metres

from any dwelling in a residential zone.

7.22 Satellite Dish Antennae

(a) Satellite Dish Antennae may be installed in any zone where accessory buildings are permitted. They shall be located in accordance with the relevant regulations applicable to accessory buildings of the specific zone.

(b) Except as noted in clause 7.22(a), satellite dish antennae may be mounted to a roof structure or any other part of a principal or accessory building provided that all of the regulations applicable to the principle building or accessory building shall apply to the satellite dish antennae.

(c) Notwithstanding clause 7.22(b), satellite dish antennae shall not be permitted to be attached to any part of a building in any Commercial or Village Area "VA" Zone shown on Map 2, Schedule "B" of By-law 87-57, as amended, nor to any part of a building in a Residential Zone, except Residential Hamlet "RH" Zone.

7.23 Home Child Care (25-156)

(a) A home child care use shall be permitted within any dwelling unit in any zone provided that the principal residential use is permitted in the zone.

(b) A home child care use shall not be considered a home-based business.

(c) All the regulations of this By-law applicable to the principal dwelling shall continue to apply.

7.24 Home-based Business

Home-based business may be conducted within a dwelling unit provided that the following standards are complied with in full at all times:

(a) The use of the dwelling unit for business activity shall be clearly incidental and subordinate to its use for residential purposes;

(b) No more that 25% of the floor area of the dwelling unit, up to a maximum of 300 square metres of floor area, shall be devoted to business activity;

(c) The business activity shall not be conducted in an accessory structure or garage;

(d) There shall be no outside operations, and no outside storage of equipment,

materials or goods associated with the business activity;

(e) No more than one non-resident of the dwelling unit shall work and/or report to work at the location of the dwelling unit in addition to residents of the dwelling unit; and

(f) No more than six customers shall visit a home-based business during any individual day.

7.25 Bed and Breakfast Establishments

A bed and breakfast establishment may be conducted within a detached dwelling unit provided that the following standards are complied with in full at all times:

a) The use of the dwelling unit for bed and breakfast activities shall be clearly incidental and subordinate to its use for residential purposes;

b) A dwelling unit shall have no more than three guest rooms that can accommodate a maximum of six occupants in any Residential zone, and no more than three guest rooms that can accommodate a maximum of nine occupants in an Agricultural "A" zone;

c) The proprietor of the bed & breakfast establishment shall reside on the premises;

d) Meals for gain shall be offered only to the occupants of the guest rooms and not to the general public;

e) One parking space shall be provided for each guest room in addition to the parking spaces required for the residential use; and

f) Tandem parking shall be permitted in the case of parking spaces for bed and breakfast establishments.

7.26 Phased Registration of Condominiums (02-209)

Where a comprehensive Condominium Plan of Subdivision has received Draft Plan Approval as well as Site Plan Approval and where registration of the Plan is intended to occur in phases and/or stages, the draft approved plan of condominium shall be deemed to be one lot for the purposes of applying zoning provisions. Zoning regulations shall apply only to the external limits of the Plan, prior to the registration of any phase, not to interior boundaries resulting from the registration of any phase.

7.27 Model Homes in Draft Plans of Subdivision (15-287)

Notwithstanding any other provisions of this By-law, where a subdivision agreement has been executed (signed) by the owner, more than one model home may be constructed on a lot prior to registration of the plan of subdivision or on a Jot or block within a registered plan of subdivision subject to the following restrictions:

i) The use shall be permitted in the zone in which the dwelling is to be located;

ii) Each dwelling unit shall be used for the purpose of a model home only and shall not be occupied as a dwelling unit prior to the date of the registration of the subdivision plan;

iii) The maximum number of model homes shall not exceed 10% of the total number of lots intended for single detached dwellings, semi-detached dwellings or townhouse dwelling unit purposes within the draft approved plan of subdivision or registered plan of subdivision, to a maximum of 20 dwelling units;

iv) The model home shall comply with all other provisions of this Bylaw, as though the dwellings and/or units were constructed on the lot within the registered plan of subdivision; and,

v) The model home shall comply with all applicable terms and conditions of the said subdivision agreement.

7.28 Regulation for Consolidated Lot Development (05-238)

Where two or more abutting lots under one identical ownership are consolidated for the purpose of development, the internal lot lines of the original lots shall not be construed to be lot lines for the purpose of any zoning regulations provided that all applicable regulations of this By-law relative to the consolidated lot development and its external lot lines are complied with.

7.29 Adequate Services (06-038)

Except for Section 7.27 - Model Homes in Draft Plans of Subdivision, no buildings or structures may be erected, used or occupied unless:

i. adequate watermains, storm and sanitary sewer systems are existing or have been provided for in a binding and secured development agreement and all regulatory approvals have been received to the satisfaction of the General Manager of the Planning and Economic Development Department and/or his or her designate; or

ii. where such services are not required or contemplated, an approved waste

disposal system and potable water supply to sustain the use of land for buildings or structures are existing or have been provided for to the satisfaction of the Chief Building Official and all regulatory approvals have been received to the satisfaction of the General Manager of the Planning and Economic Development Department and/or his or her designate; and

iii. the dedication of lands for parkland or payment of cash-in-lieu of parkland in accordance with the City of Hamilton Parkland Dedication and Cash-in-lieu of Parkland Policy has been received to the satisfaction of the General Manager of the Planning and Economic Development Department and/or his or her designate."

7.30 Outdoor Commercial Patios (09-210) (22-076)

Notwithstanding any provisions of this By-law, every Outdoor Commercial Patio, inclusive of all outdoor areas and portions of the patio that cross property lines such as road allowances, shall comply with the following: **(15-067)**

a) Design Requirements

Outdoor Commercial Patios shall be designed and used to accommodate seating of customers

b) Seating Capacity Requirements

An Outdoor Commercial Patio shall be limited to a seated capacity of a minimum of 1.10 square metres of patio area per person. **(15-067)**

c) Location Requirements:

i) Except as provided in Subsection b) (ii) below, no Outdoor Commercial Patio shall be permitted on a lot where any lot line abuts a Residential Zone or where such lot is separated from a Residential Zone by a laneway; and,

ii) Where only the rear lot line abuts a Residential Zone or the lot is separated from the Residential Zone by a laneway, an Outdoor Commercial Patio shall only be permitted in the front yard.

7.31 Uses Not Subject to the Zoning By-law

Pursuant to Section 62.0.4 of the Planning Act, on any lands outside of the Greenbelt Area, as defined in the Greenbelt Act, as amended, the development or redevelopment of a building or part of a building, the use of a building, or the use of the parcel of

land on which the building is located, with funding pursuant to a funding agreement entered into by the Ministry of Labour, Immigration, Training and Skills Development for training or skills development purposes agreed to in the funding agreement, is not subject to the Planning Act. Accordingly, zoning is provided for information purposes only.

SECTION 8: AGRICULTURAL "A" ZONE

No person shall within any Agricultural "A" Zone use any land, or erect, alter or use any building or structure except for such purposes and in accordance with the following provisions:

8.1 Permitted Uses

(a) Agricultural uses, buildings and structures and uses accessory thereto including one detached dwelling, and uses, buildings and structures accessory to the dwelling.

(b) Home occupations existing at the date of passing of this By-law.

(c) Kennels existing at the date of passing of this By-law.

(d) The making or establishment of wayside pits and buildings and structures accessory thereto.

8.2 Regulations for Uses Permitted in Clause (a) of Subsection 8.1

(a)	Minimum Lot Area		1,850 square metres
(b)	Minimum Lot Frontage		30 metres
(c)	Maximum Lot Coverage		
	(i)	Up to 4 hectares	400 square metres
	(ii)	Over 4 hectares and up to 10	1,000 square metres
	(iii)	Over 10 hectares	1 per cent
(d)	Minimum Front Yard		
	(i)	For agricultural buildings and structures	15 metres*
	(ii)	For dwellings	7.5 metres*

	(iii)	Buildings and structures accessory to dwellings shall not be located in any front yard.	
(e)	Minimum Side Yard		
	(i)	For agricultural buildings and structures	15 metres*
	(ii)	For dwellings	3 metres, except on a corner lot the side yard abutting a street shall be 7.5 metres*
	(iii)	Buildings and structures accessory to dwellings	2 metres, except on a corner lot the side yard abutting a street shall be 7.5 metres*
(f)	Minimum Rear Yard		
	(i)	For agricultural buildings and structures	15 metres*
	(ii)	For dwellings	9 metres*
	(iii)	Buildings and structures accessory to dwellings	2 metres
(g)	Minimum Floor Area for Dwellings		
	(i)	100 square metres	
(h)	Maximum Height		
	(i)	Dwellings	10.5 metres
	(ii)	Buildings and structures accessory to dwellings	4.5 metres

(i) Notwithstanding paragraph 8.2 (d) (i), roadside stands of not more than 10 square metres in area may be located less than 15 metres from the front lot line subject to Provincial or Regional road setback regulations.

* Plus any applicable distance as specified in Schedule “C”.

8.3 Regulations for Uses Permitted in Clause (b) of Subsection 8.1

(a) No goods, wares or merchandise shall be offered or exposed for sale which are not made or produced on the premises.

(b) No publicly accessible waiting or service area shall be provided in the dwelling unit or on the lot.

(c) No sign, display or other external evidence shall indicate that a home occupation is being carried on in the dwelling unit.

(d) No equipment shall be used except equipment ordinarily used for housekeeping purposes or for recreational hobbies.

(e) No traffic shall be generated in greater volume or in a manner other than would be consistent with that of a detached dwelling located in a rural area.

(f) Not more than one commercial vehicle shall be used in connection with the home occupation. If the permitted commercial vehicle is other than a passenger vehicle or a station wagon or a panel truck exceeding a gross carrying capacity of 3/4 tonne, it shall be stored at all times within an enclosed garage.

(g) Every home occupation shall be located in a dwelling and shall not occupy more than *25* percent of the floor area of the dwelling unit, or 40 square metres of floor area, whichever is less.

8.4 Regulations for Uses Permitted in Clause (c) of Subsection 8.1

(a)	Minimum Front Yard	50 metres*
(b)	Minimum Side Yard	30 metres*
(c)	Minimum Rear Yard	30 metres*

(d) No animals are permitted to be kept in an open area within any minimum front, side, or rear yard required in clauses (a), (b), and (c) of this subsection 8.4.

(e)	Maximum Lot Coverage	3 percent of lot area to a maximum of 450 square metres of floor area.

* plus any applicable distance as specified in Schedule "C"

8.5 Regulations for Uses Permitted in Clause (d) of Subsection 8.1

Setback Requirements

No wayside pit excavation or building or structure accessory thereto shall be made or established or located at a distance less than 15.5 metres from any lot line which does not abut a street, or at a distance less than 30.5 metres from any street plus any applicable distance as specified in Schedule "C".

8.6 Supplementary Regulations for Liquid Manure Storage Facilities

No facilities for the storage of liquid manure, such as a masonry or metal holding tank or an earth excavation commonly known as a lagoon, intended to serve an agricultural operation such as a piggery, chicken house, cattle barn and cattle feed lot, shall be constructed or altered except in accordance with the following provision:

The manure storage facility shall be erected not less than 15 metres from any lake, stream, pond, municipal drain or field drainage tile.

SECTION 9: GENERAL PROVISIONS FOR RESIDENTIAL ZONES

9.1 Residential Zones

The following Zones are hereby classified as Residential Zones to which the provisions of this Section apply:

Zone	Symbol
Existing Residential	ER
Residential 1, 2, 3, 4 and 5 **(15-067)**	R1, R2, R3, R4 and R5
Residential Multiple 1	RM1
Residential Multiple 2	RM2
Residential Multiple 3	RM3
Residential Multiple 4	RM4
Residential Multiple 5 **(15-067)**	RM5
Residential Multiple 6 **(15-067)**	RM6
Residential Hamlet	RH

9.2 Minimum Lot Frontage and Area Requirements for Lots Abutting Curved Streets

In Residential "R1", "R2", **"**R3", "R4" and "R5" Zones, the minimum frontage as determined under Subsection 3.79 for a lot other than a corner lot may be reduced 2 metres provided: **(15-067)**

(a) the centre line radius of the adjacent street is 60 metres or less; and

(b) one or both of the side lot lines join the curved portion of the street line; and

(c) the minimum area of the lot is increased by 70 square metres,

however not more than 6 such lots are permitted on any one curve.

9.3 Mechanical and Unitary Equipment (15-067)

Air conditioners and pumps (including heat pumps and swimming pool pumps) and other similar mechanical equipment shall be located only in accordance with the following regulations:

a) Within a required front yard, provided such equipment shall have a minimum setback of 3.0 metres from the street line, a minimum setback of

0.6 metres from a side lot line and is screened from the street by an enclosure or landscaping; and,

b) Within a required side yard or required rear yard provided such equipment has a minimum setback of 0.6 metres from the side lot line or rear lot line.

9.4 Minimum Lot Requirements

(a) The average lot width shall be not less than the relevant minimum lot frontage.

(b) When subsection 3.79(c) is used to establish lot frontage, the front lot line so determined shall be not less that *75%* of the relevant minimum lot frontage requirement.

9.5 Privacy Screens

In any "RM2" and "RM3" Zone Privacy screens may be located within a minimum yard provided:

(a) their height is a minimum of 1.8 metres and a maximum of 2.2 metres; and

(b) the minimum distance from any screen to a street line shall be 7.5 metres; and

(c) the minimum distance from any screen to a side lot line, except a lot line common to attached dwelling units in a semi-detached dwelling or a street townhouse dwelling, shall be 2.5 metres; and

(d) the minimum distance from any screen to a rear lot line shall be 4 metres; and

(e) the maximum total length of any screen shall be 15 metres and the maximum length of an individual straight section shall be 10 metres; and

(f) they do not extend less than 3 metres from the rear wall.

9.6 Basement or Cellar

No basement or cellar may be used for calculating the minimum floor area of any dwelling or dwelling Unit and no basement or cellar may be used as a complete dwelling unit except in an apartment building.

9.7 Open Storage

(a) Commercial vehicles shall be parked or stored only within wholly enclosed buildings.

(b) No person shall permit the open storage of any equipment or material unless such equipment or material is for use under permit on the premises, or for use incidental to the residential use.

(c) The foregoing clauses (a) and (b) shall not prevent the parking of motor homes, trailers, recreational vehicles and utility trailers meant for the private use of the dwelling occupants, subject to the regulations of Subsection 7.13 (a), and for the purposes of this Subsection, trailers and recreational vehicles shall not include buses or converted buses, trucks or converted trucks, or any similarly converted vehicle.

9.8 Private Garage

The floor elevation of a private garage shall be a minimum of 30 centimetres above the centre line of the street adjacent to the garage.

a) Subsection 9.8 shall not apply to any lot located in an Existing Residential "ER" Zone. **(19-303)**

9.9 Satellite Dish Antennae

Satellite Dish Antennae shall be permitted in any Residential zone provided it is located in accordance with the requirements of Section 7.22.

9.10 Decks

(a) The following chart applies to those zones listed under Subsection 9.1, the Residential Multiple "RM5" Zone, and to the Agricultural "A" Zone where a deck is accessory to a residential use.

Regulation	**Deck Requirements**		
	Over 60 cm to 1.2 m High	**Over 1.2 m High**	
		Up to 15m^2	**Over 15m^2**
Maximum Deck Area **(i)**	No Maximum	15m^2	40m^2
Permitted in Front Yard	No	No	No
Permitted in Rear Yard	Yes	Yes	Yes
Permitted in Side Yard	Yes	Yes	Yes
Setback from a Street Line	3m	4.5m	6m

Setback from a Rear Lot Line	1.8m	4.5m	6m **(ii)**
Setback from a Side Lot Line	45 cm **(iii)**	As per the relevant principal dwelling setback	As per the relevant principal dwelling Setback

(i) Total combined area of all platforms over 1.2 m high.
(ii) Represents the existing zoning standards, which are not changing.
(iii) Where a side lot line extends from a common wall dividing attached dwelling units the setback shall not apply.

(b) The area of decks shall be calculated by the chart in Subsection 9.10 (a) only and shall not be included in the calculation of lot coverage for the dwelling.

9.11 Urban Farm (14-274)

(a) An urban farm shall be permitted in any residential zone, except a Residential Hamlet "RH" Zone, in accordance with the regulations of Subsection 9.11 (b), 9.11 (c), 9.11 (d) or 9.11 (e)

(b) Every urban farm in a residential zone, as a principle use, shall comply with the following regulations:

i) Notwithstanding the minimum lot area of any zone, the minimum lot area shall be not less than 0.4 ha.

ii) Notwithstanding the size of the accessory structures of the particular zone in which the farm produce/product stand is located, only one farm produce/product stand shall be permitted and it shall not exceed a maximum area of 18.5 metres squared.

iii) Notwithstanding the maximum building size of any zone, the maximum gross floor area of all buildings and structures on the site associated with the urban farm use shall not exceed 280 metres squared, and no single building shall exceed 140 metres squared.

iv) Any building or structure associated with the urban farm use which is greater than 35 metres squared shall be considered as a principle building;

v) Notwithstanding the height requirement of any zone in which the principle building is located, the maximum height of any building

or structure associated with the urban farm use shall not exceed 10.5 metres.

vi) Notwithstanding Section 7.18, any building or structure associated with the urban farm use which is 35 metres squared or less shall be considered as an accessory building or structure.

vii) Notwithstanding the setback requirements for a principle building or accessory structure in any zone, a greenhouse shall have a minimum 7.5 metre setback from any property line.

viii) All mechanical equipment shall be located within a building or structure.

(c) Notwithstanding Section 9.11 (b), an urban farm, as a principle use, may locate on a lot less than 0.4 ha in size provided that:

i) There are no buildings or structures erected on the lot in which the urban farm is located.

ii) Notwithstanding Section 3.144.1, no retail sales shall be permitted on-site.

(d) Every urban farm in a residential zone, except a Residential Hamlet "RH" Zone that locates on the same lot as another principle use, shall comply with the following regulations:

i) All mechanical equipment shall be located within a building or structure.

ii) All buildings and structures shall comply with the accessory structure regulations of the zone in which the use is located.

iii) Notwithstanding Section 6.1.4(a), where an urban farm is located on a roof top, the height of the accessory structure shall not exceed the maximum building height.

iv) Notwithstanding Section 3.144.1, no retail sales shall be permitted on-site.

(e) Notwithstanding Sections 9.11 (a), 9.11 (b) and 9.11 (c), and in addition to the provisions of Section 9.11(d), an urban farm within any Residential Zone shall only be located in the rear yard or on a roof top of a principle building in the following area:

	Street	From	To
1	Wilson Street	Dalley Drive	Rousseaux Street

9.12 Community Gardens (14-274)

(a) A community garden shall be permitted in any residential zone, except a Residential Hamlet "RH" Zone, in accordance with the regulations of Subsection 9.12 b) and 9.12 c).

(b) All buildings and structures shall comply with the accessory structure regulations of the zone in which the use is located.

(c) Notwithstanding Section 6.1.4(a), where an urban farm is located on a roof top, the height of the accessory structure shall not exceed the maximum building height.

d) Notwithstanding Section 9.12 (a) and 9.12 (b), and in addition to the provisions of Section 9.12(c), a community garden within any Residential Zone shall only be located in the rear yard or on a roof top of a principle building in the following area:

	Street	From	To
1	Wilson Street	Dalley Drive	Rousseaux Street

9.13 Common Elements Condominiums (15-067)

Notwithstanding the regulations of the "RM3" and "RM4" Zones, townhouse dwelling units may be developed in accordance with the applicable regulations of the "RM2" Zone. For the purposes of these Zones, the private driveway(s) or condominium road(s) are deemed to be a street(s), and parking and landscaping are permitted within the street(s).

9.14 Secondary Dwelling Units and Secondary Dwelling Units – Detached (21-072)(21-167) (22-133)

(a) Parking shall be provided in accordance with Section 7.14 of this By-law and the following:

(i) No additional parking space shall be required for either a Secondary Dwelling Unit or a Secondary Dwelling Unit - Detached, provided the

required parking spaces which existed on May 12, 2021 for the existing dwelling shall continue to be provided and maintained;

A. Notwithstanding Section 9.14 (a) (i), one parking space shall be required for a Secondary Dwelling Unit - Detached if it constitutes the fourth Dwelling Unit on a lot.

(ii) A maximum of two parking spaces for a Secondary Dwelling Unit and/or Secondary Dwelling Unit - Detached may be provided in the required Front Yard; and,

(iii) In addition to the requirements of Section 7.14 (a) (xiii), the surface of a parking area may include permeable pavers.

(b) Notwithstanding Section 6.3 of this By-law, the following provisions shall apply:

i) A Building Permit application for a Secondary Dwelling Unit or Secondary Dwelling Unit - Detached, received by the City of Hamilton prior to the date By-law No. 22-133 was approved by Council, will be evaluated against the provisions of Section 9.14 of this By-law, in effect before By-law No. 22-133 came into effect.

(A) Notwithstanding Section 9.14 (b) i), if a Building Permit is not issued within 180 days of the effective date of this By-law, By-law No. 22-133 shall apply in all respects to the Building Permit in question.

ii) A Building Permit may be issued to permit a Secondary Dwelling Unit or Secondary Dwelling Unit – Detached in accordance with any Minor Variance that has been approved by the City of Hamilton or the Ontario Land Tribunal as it read on the day before By-law 22-133 was approved by Council, provided the Building Permit application complies with Section 9.14 of this By-law, in effect the day before By-law No. 22-133 came into effect.

iii) For the purposes of determining zoning conformity, the following shall apply:

(A) This By-law is deemed to be modified to the extent necessary to permit a Secondary Dwelling Unit or Secondary Dwelling Unit – Detached that is constructed in accordance with Section 9.14 (b) i) or ii).

(B) Once a Building Permit has been issued under Section 9.14 (b) i) or ii), or more than 180 days has transpired as per Section 9.14 (b) i) (A), the provisions of this By-law apply in all other respects.

9.14.1 Secondary Dwelling Unit (22-133)

(a) For lands within a "ER", "R1", "R2", "R3", "R4", "R5", "RM1", and "RM2" Zone, a maximum of one Secondary Dwelling Unit shall be permitted within a Single Detached Dwelling, a Semi-Detached Dwelling, or a Street Townhouse Dwelling on a divided or undivided lot and shall not result in a change to the defined dwelling type on the lot.

(b) All the regulations of this By-law applicable to the existing dwelling shall continue to apply unless specifically provided in Section 9.14.1.

NOTE: In accordance with Section 35.1 (1) of the *Planning Act*, R.S.O. 1990, a maximum of two Secondary Dwelling Units will be permitted within a Single-Detached Dwelling, a Semi-Detached Dwelling, or a Street Townhouse Dwelling on a lot. A Secondary Dwelling Unit – Detached will not be permitted on a lot containing two or more Secondary Dwelling Units.

(c) There shall be no outside stairway above the first floor other than a required exterior exit.

(d) A maximum of one entrance shall be permitted on the front façade of a dwelling containing a Secondary Dwelling Unit.

(e) Notwithstanding Section 9.6, a Secondary Dwelling Unit may be permitted in a basement or cellar.

9.14.2 Secondary Dwelling Unit – Detached (22-133) (25-034)

(a) For lands within a "ER", "R1", "R2", "R3", "R4", "R5", "RM1", and "RM2" Zone, a maximum of one Secondary Dwelling Unit – Detached shall be permitted on a lot containing a Single Detached Dwelling, a Semi-Detached Dwelling, or a Street Townhouse Dwelling.

NOTE: In accordance with Section 35.1 (1) of the *Planning Act*, R.S.O. 1990, a maximum of two Secondary Dwelling Units will be permitted within a Single-Detached Dwelling, a Semi-Detached Dwelling, or a Street Townhouse Dwelling on a lot. A Secondary Dwelling Unit – Detached will not be permitted on a lot containing two or more Secondary Dwelling Units.

(b) In addition to Section 9.14.2 (a), a legally established accessory building existing as of May 12, 2021, may be converted to the one Secondary Dwelling Unit - Detached permitted on a lot containing an existing Single Detached Dwelling, Semi-Detached Dwelling, or Street Townhouse Dwelling subject to the following provision:

(i) Any additions over 10% of the existing gross floor area of the legally established accessory building converted to a Secondary Dwelling Unit – Detached shall be in accordance with the regulations of Section 9.14.2.

(c) All the regulations of this By-law applicable to the existing dwelling shall continue to apply unless specifically provided in Section 9.14.2.

(d) A Secondary Dwelling Unit – Detached shall only be permitted in a Rear and/or interior Side Yard.

(e) A minimum 1.2 metre setback shall be provided from the interior Side Lot Line and Rear Lot Line.

(i) Notwithstanding Section 9.14.2 (e), an eave or a gutter may extend a maximum of 30 centimetres into a required minimum setback area.

(ii) In addition to Section 9.14.2 (e), a landscape strip is required to be provided within the required side yard adjacent to a Secondary Dwelling Unit – Detached and shall be limited to sod, ground cover, permeable pavers, or a planting strip, and may including a fence.

(f) A Secondary Dwelling Unit – Detached shall not be located closer to the flankage street than the principal dwelling.

(g) An unobstructed path with a minimum 1.0 metre width and minimum 2.1 metre clearance in height from a street line to the entrance of the Secondary Dwelling Unit – Detached shall be provided and maintained.

(h) The following building separation shall be provided:

(i) Where a Secondary Dwelling Unit – Detached is located in the Rear Yard, a minimum distance of 4.0 metres shall be required between the rear wall of the principal dwelling and the Secondary Dwelling Unit – Detached.

(ii) Where a Secondary Dwelling Unit – Detached is located in an interior Side Yard, the following is required:

(A) A minimum distance of 4.0 metres shall be provided between the side wall of the principal dwelling and a Secondary Dwelling Unit – Detached; and,

(B) A Secondary Dwelling Unit – Detached shall be set back a minimum 5.0 metres from the front façade of the principal dwelling.

(i) A maximum height of 6.0 metres shall be permitted.

(i) Notwithstanding Section 9.14.2 (i), balconies and rooftop patios shall be prohibited above the first floor level.

(j) The maximum gross floor area shall not exceed the lesser of 75 square metres or the gross floor area of the principal dwelling.

(i) In addition to Sections 9.14.2 (j) and 9.14.2 (j) (ii), and notwithstanding any other provisions of this By-law, the maximum combined lot coverage of all buildings on a lot containing a Secondary Dwelling Unit – Detached shall be 45%.

(ii) In addition to Section 9.14.2 (j), the ground floor area of a Secondary Dwelling Unit – Detached shall not exceed 70% of the ground floor area of the principal dwelling when the ground floor area of the principal dwelling is less than or equal to 105 square metres.

(k) A minimum landscaped area of 12.0 square metres shall be provided and maintained within the Rear Yard.

9.15 Converted Dwellings (22-191)

(a) For the purpose of Section 9.15, a Converted Dwelling shall mean a Single Detached Dwelling, existing as of June 2, 2022, converted to contain greater than two but no more than four Dwelling Units.

(b) A Converted Dwelling shall be permitted on a lot in a “R1”, “R2”, “R3”, “R4”, “R5”, or “RM1” Zone, identified on Figure 1 of Section 39: Special Figures.

(c) All the regulations of this By-law applicable to the existing dwelling shall continue to apply unless specifically provided in Section 9.15.

(d) Notwithstanding any applicable regulations of this By-law, no more than four Dwelling Units shall be permitted on a lot subject

to Converted Dwelling permissions and identified in Section 9.15 (b).

(e) No parking spaces are required for Dwelling Units within a Converted Dwelling, provided the required parking spaces which existed on XX, 2022 for the existing dwelling shall continue to be provided and maintained.

(i) Notwithstanding Section 9.15 (e), one parking space is required for the following conditions:

A. For the fourth Dwelling Unit in a Converted Dwelling, and,

B. For the fourth Dwelling Unit on a lot.

SECTION 10: EXISTING RESIDENTIAL "ER" ZONE

No person shall within any Existing Residential "ER" Zone use any land, or erect, alter or use any building or structure except for such purposes and in accordance with the following provisions:

10.1 Permitted Uses

One detached dwelling on one lot and uses, buildings and structures accessory thereto.

10.2 Definitions (18-105)

Notwithstanding Subsections 3.154, 3.155, 3.156, 3.157, 3.158, 3.159, the following definitions shall apply for the purposes of Existing Residential "ER" Zone:

"Lot Line, Flankage" means a lot line other than a front lot line that abuts a street.

"Setback" means the distance between a lot line and the nearest part of any building or specified structure exclusive of any permitted yard projections on the lot.

"Yard, Flankage" means a yard extending from the front yard to the rear yard of a lot along a lot line which abuts a street measured to the nearest part of a building on a lot.

"Yard, Front" means a yard extending across the full width of a lot measured between the front lot line and the nearest part of a building on a lot.

"Yard, Rear" means a yard extending across the full width of a lot measured between the rear lot line and the nearest part of a building on the lot.

"Yard, Side" means a yard extending from the front yard to the rear yard measured between the side lot line and the nearest part of a building on a lot.

10.3 Regulations (18-105)

The regulations for the lots in the ER Zone are set out in the clauses below and Tables 10.3.1 to 10.3.7:

Table 10.3.1 – Minimum Lot Area

Regulation	
Lot Area	Minimum 695 square metres

Table 10.3.2 – Lot Frontage

Regulation	
Lot Frontage	Minimum 18 metres

Table 10.3.3 – Maximum Lot Coverage

Regulation		
	One-storey	Two-Storey
Lots with an area less than or equal to 1,650 square metres	Maximum 35 percent	
Lots with an area greater than 1,650 square metres	Maximum 30 percent	Maximum 20 percent

Table 10.3.4 – Front Yard Setback

Regulation	
Lot between two interior lots or a lot between an interior lot and a corner lot that has two adjacent dwellings facing the same street	Within 20 percent of the average front yard setback of the two nearest principal dwellings on either side of the lot (1) (2)
Lot between an interior lot and a corner lot that has one adjacent dwelling facing another street	Within 20 percent of the average front yard setback of the one nearest principal dwelling of the interior lot (1) (2)
Corner Lot that has one adjacent dwelling facing the same street	Within 20 percent of the average front yard setback of the one nearest principal dwelling facing the same street (1) (2) (3)
Other cases not described in this Table	Minimum 7.5 metres Maximum 9.0 metres
(1) In no cases shall the front yard setback be less than 5.0 metres.	
(2) In cases where the average front yard setback of the nearest principal dwelling(s) is less than 5.0 metres, the front yard setback shall not be less than 5.0 metres and greater than 6.0 metres.	
(3) In cases where the principal dwelling on the corner lot faces the flankage lot line, Table 10.3.4 shall be applied to the flankage yard and Table 10.3.5 shall be applied to the front yard.	

Table 10.3.5 – Side Yard Setback (22-085)

Regulation	
Lots with a frontage less than or equal to 23 metres	2.0 metres for an interior side yard (1) (2) 6.0 metres for a flankage yard (1) (2)
Lots with a frontage greater than 23 metres	10 percent of the lot frontage to a maximum setback of 5.0 metres for an interior side yard (1) (2) 6.0 metres for a flankage yard (1) (2)
(1) A minimum of one metre within the side yard shall be unobstructed and shall not contain structures, walkways, sidewalks, hard surfaced material, and landscaping other than sod.	
(2) Notwithstanding (1), a fence or gate shall be permitted to traverse the minimum one metre within the side yard described in (1).	

Table 10.3.6 – Rear Yard Setback (22-085)

Regulation	
Lots with a depth less than or equal to 40 metres	25 percent of the lot depth and no less than 7.5 metres (1) (2)
Lots with a depth greater than 40 metres and less than or equal to 45 metres	30 percent (1) (2)
Lots with a depth greater than 45 metres and less than or equal to 50 metres	35 percent (1) (2)
Lots with a depth greater than 50 metres	40 percent (1) (2)

Regulation
(1) A minimum of one metre within the rear yard shall be unobstructed and shall not contain structures, walkways, sidewalks, hard surfaced material, and landscaping other than sod.
(2) Notwithstanding (1), a fence or gate shall be permitted to traverse the minimum one metre within the side yard described in (1).

Table 10.3.7 – Maximum Height

Regulation	
One-storey	Maximum 7.5 metres(1)
Two-storeys	Maximum 9.5 metres(1)
(1) Section 7.11(a) shall not apply.	

10.3.1 An attached or detached garage or carport shall be permitted to project a maximum of 2.0 metres beyond the front façade of a dwelling, and a maximum of 2.0 metres beyond the side façade of a dwelling situated on a corner lot. In no case shall an attached or detached garage or carport be located within a front yard or flankage yard.

10.3.2 Notwithstanding Subsection 7.12 (c) and (d), balconies, decks, and enclosed and unenclosed porches shall not be permitted above the first storey within any side yard.

10.3.3 Subsection 7.13 (c) shall not apply to any lot within an Existing Residential "ER" Zone.

10.3.4 Schedule "C" shall not apply to any lot within an Existing Residential "ER" Zone.

10.3.5 Notwithstanding Subsection 7.15 and any other provisions of this By-law, any lot within the Existing Residential "ER" Zone 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, side yard, flankage yard, rear yard, lot frontage, lot area and building height and are permitted by this By-law.

10.3.6 Parking Regulations

(i) Notwithstanding Subsection 7.14 (a) (xii), each parking space shall have a minimum width of 3.0 metres and a minimum length of 5.8 metres, exclusive of any land required for access or driveways.

(ii) In addition to clause 10.3.6 (i), for parking spaces located within private residential garages, the parking space shall have a minimum width of 3.5 metres and a minimum length of 6.0 metres, exclusive of any land used for access, manoeuvring, driveways or a similar purpose. A single step, hose bibs, electrical devices and/or ductwork and closet enclosures may project not more than 0.3 metres into the required width or length of a parking space.

10.3.7	Accessory Buildings	The provisions of Subsection 7.18 (a) shall apply.
10.3.8	Secondary Dwelling Units	The provisions of Subsection 9.14 shall apply

SECTION 11: RESIDENTIAL "R1", "R2" AND "R3" ZONES

No person shall within any Residential "R1", "R2" or "R3" Zone use any land, or erect, alter or use any building or structure except for such purposes and in accordance with the following provisions:

11.1 RESIDENTIAL "R1" ZONE

11.1.1 Permitted Uses

(a) One detached dwelling on one lot and uses, buildings and structures accessory thereto.

(b) In addition to the use permitted in Section 11.1.1 (a), on a lot identified on Figure 1 of Section 39: Special Figures, the following additional uses are permitted:

(i) One semi-detached dwelling and uses, buildings and structures accessory thereto.

(ii) Street townhouse dwellings and uses, buildings and structures accessory thereto.

11.1.2 Regulations for the Use Permitted in Subsection 11.1.1 (a)

(a)	Minimum Lot Area	800 square metres, except on a corner lot the minimum lot area shall be 900 square metres.
(b)	Minimum Lot Frontage	24 metres, except on a corner lot the minimum lot frontage shall be 28 metres.
(c)	Maximum Lot Coverage	35 percent.
(d)	Minimum Front Yard	7.5 metres, plus any applicable distance as specified in Schedule "C".
(e)	Minimum Side Yard	2.5 metres, except:

(i) on an interior lot where no attached carport or attached garage is provided, the minimum side yard on one side shall be 5.5 metres; and

(ii) on a corner lot, the minimum side yard abutting a street shall be 6.5 metres plus any applicable distance as specified in Schedule

"C".

(f)	Minimum Rear Yard	7.5 metres.
(g)	Maximum Height	10.5 metres.
(h)	Accessory Buildings	The provisions of Subsection 7.18 (a) shall apply.
(i)	Secondary Dwelling Units	The provisions of Subsection 9.14 shall apply.
(j)	Converted Dwellings	The provisions of Subsection 9.15 shall apply.

11.1.3 Regulations for the Uses Permitted in Subsection 11.1.1 (b)

(a) The regulations of subsection 14.2 shall apply to semi-detached dwellings.

(b) The regulations of subsection 15.2 shall apply to street townhouse dwellings.

11.2 RESIDENTIAL "R2" ZONE

11.2.1 Permitted Uses

(a) One detached dwelling on one lot and uses, buildings and structures accessory thereto.

(b) In addition to the use permitted in Section 11.2.1 (a), on a lot identified on Figure 1 of Section 39: Special Figures, the following additional uses are permitted:

(i) One semi-detached dwelling and uses, buildings and structures accessory thereto.

(ii) Street townhouse dwellings and uses, buildings and structures accessory thereto.

11.2.2 Regulations for the Use Permitted in Subsection 11.2.1 (a)

The regulations of subsection 11.1.2. shall apply with the following exceptions to clauses (a), (b), and (e)

(a)	Minimum Lot Area	700 square metres, except on a corner lot the minimum lot area shall be 800 square metres.
(b)	Minimum Lot Frontage	21 metres, except on a corner lot the minimum lot frontage shall be 25 metres.
(c)	Minimum Side Yard	1.8 metres, except:

(i) on an interior lot where no attached carport or attached garage is provided, the minimum side yard on one side shall be 4.8 metres; and

(ii) on a corner lot, the minimum side yard abutting a street shall be 5.8 metres plus any applicable distance as specified in Schedule "C".

11.2.3 Regulations for the Uses Permitted in Subsection 11.2.1 (b)

(a) The regulations of subsection 14.2 shall apply to semi-detached dwellings.

(b) The regulations of subsection 15.2 shall apply to street townhouse dwellings.

11.3 RESIDENTIAL "R3" ZONE

11.3.1 Permitted Uses

(a) One detached dwelling on one lot and uses, buildings and structures accessory thereto.

(b) In addition to the use permitted in Section 11.3.1 (a), on a lot identified on Figure 1 of Section 39: Special Figures, the following additional uses are permitted:

(i) One semi-detached dwelling and uses, buildings and structures accessory thereto.

(ii) Street townhouse dwellings and uses, buildings and structures accessory thereto.

11.3.2 Regulations for the Use Permitted in Subsection 11.3.1 (a)

The regulations of subsection 11.1.12 shall apply with the following exceptions to clauses (a), (b), and (e):	
(a) Minimum Lot Area	600 square metres, except on a corner lot the minimum lot area shall be 700 square metres.
(b) Minimum Lot Frontage	18 metres, except on a corner lot the minimum frontage shall be 22 metres.
(c) Minimum Side Yard	1.5 metres, except:
(i) on an interior lot where no attached carport or attached garage is provided, the minimum side yard on one side shall be 4.5 metres; and	
(ii) on a corner lot, the minimum side yard abutting a street shall be 5.5 metres plus any applicable distance as specified in Schedule "C".	

11.3.3 Regulations for the Use Permitted in Subsection 11.3.1 (b)

(a) The regulations of subsection 14.2 shall apply to semi-detached dwellings.

(b) The regulations of subsection 15.2 shall apply to street townhouse dwellings.

SECTION 12: RESIDENTIAL "R4" ZONE

No person shall within any Residential "R4" Zone use any land, or erect, alter or use any building or structure except for such purposes and in accordance with the following provisions:

12.1 Permitted Uses

(a) One detached dwelling on one lot and uses, buildings and structures accessory thereto.

(b) In addition to the use permitted in Section 12.1 (a), on a lot identified on Figure 1 of Section 39: Special Figures, the following additional uses are permitted:

(i) One semi-detached dwelling and uses, buildings and structures accessory thereto.

(ii) Street townhouse dwellings and uses, buildings and structures accessory thereto.

12.2 Regulations for the Use Permitted in Subsection 12.1 (a)

(a)	Minimum Lot Area	400 square metres, except on a corner lot the minimum lot area shall be 500 sq. m.
(b)	Minimum Lot Frontage	12 metres, except on a corner lot the minimum lot frontage shall be 16 metres.
(c)	Maximum Lot Coverage	35 percent.
(d)	Minimum Front Yard	7.5 metres, plus any applicable distance as specified in Schedule "C".
(e)	Minimum Side Yard	1.2 metres, except:

(i) on an interior lot where no attached carport or attached garage is provided, the minimum side yard on one side shall be 4.2 metres; and

(ii) on a corner lot, the minimum side yard abutting a street shall be 5.2 metres plus any applicable distance as specified in Schedule "C".

(f)	Minimum Rear Yard	7.5 metres.
(g)	Maximum Height	10.5 metres.
(h)	Parking	Each dwelling unit shall have one of the two required parking spaces within a private garage or carport.
(i)	Accessory Building	The provisions of Subsection 7.18 (a) shall apply.
(j)	Secondary Dwelling Units	The provisions of Subsection 9.14 shall apply
(k)	Converted Dwellings	The provisions of Subsection 9.15 shall apply.

12.3 Regulations for the Use Permitted in Subsection 12.1 (b)

(a) The regulations of subsection 13.2 shall apply to semi-detached dwellings.

(b) The regulations of subsection 15.2 shall apply to street townhouse dwellings.

SECTION 13: RESIDENTIAL "R5" ZONE

No person shall within any Residential "R5" Zone use any land, or erect, alter or use any building or structure except for such purposes and in accordance with the following provisions:

13.1 Permitted Uses

(a) One detached dwelling and uses, buildings and structures accessory thereto.

(b) One semi-detached dwelling and uses, buildings and structures accessory thereto.

(c) In addition to the uses permitted in Section 13.1 (a) and (b), on a lot identified on Figure 1 of Section 39: Special Figures, the following additional use is permitted:

(i) Street townhouse dwellings and uses, buildings and structures accessory thereto.

13.2 Regulations for Use Permitted in Subsection 13.1 (a) and (b)

(a)	Minimum Lot Area	275 square metres for a detached dwelling and 247 square metres per unit for a semi-detached dwelling, except on a corner lot the minimum lot area shall be 385 square metres for a detached dwelling and 357 square metres for the corner unit of semi-detached dwellings.
(b)	Minimum Lot Frontage	10 metres for a detached dwelling and 9 metres per unit for a semi-detached dwelling, except on a corner lot the minimum lot frontage shall be 14 metres for a detached dwelling and 13 metres for the corner unit of semi-detached dwellings.
(c)	Maximum Lot Coverage	40 percent

(d)	Minimum Front Yard	7.0 metres plus any applicable distance as specified in Schedule "C", and dwellings cannot have a front yard setback that is more than 1.5 metres greater than the setback of any garage.
(e)	Minimum Side Yard	1.2 metres, except on a corner lot, the minimum side yard abutting a street shall be 5.2 metres plus any applicable distance as specified in Schedule "C".
(f)	Minimum Rear Yard	7.0 metres
(g)	Maximum Height	10.5 metres
(h)	Parking	Each dwelling unit shall have one of the two required parking spaces within a private garage and driveways shall occupy no more than 50 percent of any front yard.
(i)	Accessory Building	The provisions of Subsection 7.18 (a) shall apply.
(j)	Secondary Dwelling Units	The provisions of Subsection 9.14 shall apply.
(k)	Converted Dwellings	The provisions of Subsection 15.2 shall apply.

13.3 Regulations for the Use Permitted in Subsection 13.1 (c)

The regulations of subsection 15.2 shall apply.

SECTION 14: RESIDENTIAL MULTIPLE "RM1" ZONE

No person shall within any Residential Multiple "RM1" Zone use any land, or erect, alter or use any building or structure except for such purposes and in accordance with the following provisions:

14.1 Permitted Uses

(a) One semi-detached dwelling and uses, buildings and structures accessory thereto.

(b) In addition to the use permitted in Section 14.1 (a), on a lot identified on Figure 1 of Section 39: Special Figures, the following additional use is permitted:

(i) Street townhouse dwellings and uses, buildings and structures accessory thereto.

14.2 Regulations for the Use Permitted in Subsection 14.1 (a)

(a) Minimum Lot Area

(i) 800 square metres, except on a corner lot the minimum lot area shall be 1,000 square metres; and

(ii) the minimum lot area for each dwelling unit shall be 400 square metres, except on **a** corner lot the minimum lot area for the corner dwelling unit shall be 600 square metres.

(b) Minimum Lot Frontage

(i) 24 metres, except on a corner lot the minimum lot frontage shall be 30 metres, and

(ii) the minimum lot frontage for each dwelling unit shall be 12 metres, except on a corner lot the minimum frontage for the corner dwelling unit shall be 18 metres.

(c) Maximum Lot Coverage 35 percent.

(d) Minimum Front Yard 7.5 metres, any applicable distance as specified in Schedule "C".

(e) Minimum Side Yard 3 metres, except:

(i) where an attached garage or attached carport with no rooms above is provided, the minimum side yard shall be 1.5 metres; and

(ii) on an interior lot where no attached garage or attached carport is provided the minimum side yard shall be 4.5 metres; and

(iii) notwithstanding the foregoing regulations, on a corner lot the minimum side yard abutting a street shall be 7.5 metres, plus any applicable distance as specified in Schedule "C".

(f)	Minimum Rear Yard	7.5 metres.
(g)	Maximum Height	10.5 metres.
(h)	Parking	Each dwelling unit shall have one of the two required parking spaces with a private garage or carport.
(i)	Planting Strip	Notwithstanding the other provisions of this Subsection, where the boundary of a Residential "RM1" Zone adjoins lands zoned Existing Residential "ER" or Residential "R1", "R2", or "R3", a planting strip of minimum 3 metres width adjoining such boundary shall be provided.
(j)	Accessory Buildings	The provisions of Subsection 7.18 (a) shall apply.
(k)	Secondary Dwelling Units	The provisions of Subsection 9.14 shall apply.
(l)	Converted Dwellings	The provisions of Subsection 9.15 shall apply.

14.3 Regulations for the Use Permitted in Subsection 14.1 (b)

The regulations of subsection 15.2 shall apply.

SECTION 15: RESIDENTIAL MULTIPLE "RM2" ZONE

No person shall within any Residential Multiple "RM2" Zone use any land, or erect, alter or use any building or structure except for such purposes and in accordance with the following provisions:

15.1 Permitted Uses

Street townhouse dwellings and uses, buildings and structures accessory thereto.

15.2 Regulations

(a) Minimum Lot Area — 1,850 square metres of total parcel area per dwelling and 280 square metres per dwelling unit.

(b) Minimum Lot Frontage — 50 metres of total parcel frontage per dwelling and 9 metres per dwelling unit except:

(i) On a corner lot the minimum lot frontage for a dwelling end unit adjacent to the flanking street shall be 17 metres.

(ii) For a dwelling end unit which does not abut a flanking street the minimum lot frontage shall be 11.5 metres.

(c) Minimum Lot Depth — 30 metres.

(d) Maximum Lot Coverage — 35 percent.

(e) Minimum Front Yard — 7.5 metres plus any applicable distance as specified in Schedule "C".

(f) Minimum Side Yard — 2.5 metres for a dwelling end unit which does not abut a flanking street and for a dwelling end unit abutting a flanking street the minimum side yard shall be 7.5 metres plus any applicable distance as specified in Schedule "C".

(g) Minimum Rear Yard — 7.5 metres.

(h)	Maximum Height	10.5 metres.
(i)	Minimum Landscaping	30 percent of the lot area (including required privacy area).
(j)	(Deleted).	
(k)	Dwelling Unit Placement	

(i) Not more than eight dwelling units shall be attached in a continuous row.

(ii) Not more than four attached dwelling units shall be erected in a row without offsetting or staggering the front face or wall of the dwelling a minimum of 1 metre or without varying the exterior design and materials of the front face or wall of the dwelling.

(l)	Parking	Each dwelling unit shall have one of the two required parking spaces located within an attached private garage or within the dwelling unit.
(m)	Setback from Detached Dwellings	No front yard shall abut the rear yard of a detached dwelling
(n)	Secondary Dwelling Units	The provisions of Subsection 9.14 shall apply.

SECTION 16: RESIDENTIAL MULTIPLE "RM3" ZONE

No person shall within any Residential Multiple "RM3" Zone use any land, or erect, alter or use any building or structure except for such purposes and in accordance with the following provisions:

16.1 Permitted Uses

Block townhouse dwellings and uses, buildings and structures accessory thereto.

16.2 Regulations

(a)	Minimum Lot Area	0.4 hectare.
(b)	Maximum Density	22 dwelling units per hectare plus an additional 3 dwelling Units per hectare where all parking spaces (excluding required visitor parking) are provided under landscaped grounds or inside the building with not more than one common entrance per 8 parking spaces, plus 2 additional dwelling units per hectare where the lot abuts lands zoned Public Open Space "O2" which lands are not less than 2 hectares in area, to a maximum density of 27 dwelling units per hectare.
(c)	Minimum Lot Frontage	46 metres.
(d)	Minimum Lot Depth	23 metres.
(e)	Maximum Lot Coverage	25 percent, except the maximum lot coverage may be increased in direct proportion to the percentage of landscaped open space in excess of 50% of the lot area, but shall not exceed 30%.
(f)	Minimum Front Yard	10.5 metres, plus any applicable distance as specified in Schedule "C".
(g)	Minimum Side and Rear Yards	7.5 metres, except:

(i) 10.5 metres abutting a street plus any applicable distance as specified in Schedule "C"; and

(ii) 9 metres where a living room window faces a side or rear yard; and

(iii) 11 metres where an existing detached dwelling is less than 5 metres from the adjacent lot line.

(h)	Maximum Height	10.5 metres.
(i)	Minimum Landscaping	50 percent of the lot area (including required privacy areas).
(j)	Planting Strip	Where the boundary of a Residential "RM3" Zone adjoins lands zoned Existing Residential "ER", or Residential "R1", "R2", or "R3", a planting strip of minimum 3 metres width adjoining such boundary shall be provided.
(k)	Minimum Privacy area per Dwelling Unit	37 square metre area which shall be screened on two sides by means of a privacy screen.

(l) Dwelling Unit Placement

(i) Not more than 8 dwelling units shall be attached in a continuous row; and

(ii) Not more than 4 attached dwelling units shall be erected in a row without offsetting the units a minimum of 1 metre or without varying the exterior design and materials of the front face or wall of the dwelling.

(m) Parking:

The following requirement is in addition to the provisions of Subsection 7.14 hereof:

Each dwelling unit shall have one of the two required parking spaces located within an attached private garage and the second shall be provided contiguous with the unit, however, both spaces may be located underground or in a parking structure.

(n)	Children's Outside Play Area	A curbed or fenced children's outside play a minimum area of 7 square metres per dwelling unit shall be provided and maintained.
(o)	Accessory Buildings	The provisions of Subsection 7.18 (a) shall apply, except that no accessory building shall be permitted in any yard that is adjacent to a living room window. An above-grade communal parking structure or building shall be deemed a principal building.

SECTION 17: RESIDENTIAL MULTIPLE "RM4" ZONE

No person shall within any Residential Multiple "RM4" Zone use any land, or erect, alter or use any building or structure except for such purposes and in accordance with the following provisions:

17.1 Permitted Uses

Block townhouse dwellings and uses, buildings and structures accessory thereto.

17.2 Regulations

(a)	Minimum Lot Area	0.4 hectare
(b)	Maximum Density	30 dwelling units per hectare plus an additional *5* dwelling units per hectare where all parking spaces (excluding required visitor parking) are provided under landscaped grounds or inside a building, plus 2 additional dwelling units per hectare where the lot abuts lands zoned Public Open Space "O2" which lands are not less than 2 hectares in area, to a maximum density of 37 dwelling units per hectare.
(c)	Minimum Lot Frontage	46 metres
(d)	Minimum Lot Depth	23 metres
(e)	Maximum Lot Coverage	30 percent
(f)	Minimum Front Yard	7.5 metres where the facade with a primary entrance faces the street or 10.5 metres, plus any applicable distance as specified in Schedule "C"
(g)	Minimum Side and Rear Yards	7.5 metres
(h)	Maximum Height	10.5 metres
(i)	Minimum Landscaping	45 percent of the lot area (including required privacy areas)

(j)	Planting strip	A planting strip of a minimum of 3 metres in width along the lot lines shall be provided.
(k)	Minimum Privacy Area	35 square metres per unit
(l)	Unit Placement	No more than 8 dwelling units shall be attached in a continuous row
(m)	Parking	In addition to the parking requirements of Subsection 7.14 hereof, each dwelling shall have at least one of the two required parking spaces (excluding required visitor parking) within an enclosed building or located underground.
(n)	Children's Play Area	A curbed or fenced children's outside play area that is a minimum of 7 square metres per dwelling unit shall be provided and maintained.
(o)	Accessory Buildings	The provisions of Subsection 7.18 (a) shall apply, except that an above-grade communal parking structure or building shall be deemed a principal building.
(p)	Building Separation	A townhouse building shall be no closer to another townhouse building on the same lot in accordance with the following distance requirements:

	Facade	Rear Wall	End Wall
Facade	18.0 m	19.5 m	15.0 m
Rear Wall	19.5 m	15.0 m	10.5 m
End Wall	15.0 m	10.5 m	3.0 m

SECTION 18: RESIDENTIAL MULTIPLE "RM5" ZONE

No person shall within any Residential Multiple "RM5" Zone use any land, or erect, alter or use any building or structure except for such purposes and in accordance with the following provisions:

18.1 Permitted Uses

Triplex dwellings, multi-plex dwellings and uses, buildings and structures accessory thereto.

18.2 Regulations

(a)	Minimum Lot Area	0.07 hectares for a triplex dwelling, 0.2 hectares for a multi-plex dwelling containing 4 to 6 units and 0.5 hectares for a multi-plex dwelling containing 7 or more units.
(b)	Maximum Density	50 units per hectare
(c)	Minimum Lot Frontage	18 metres for a triplex dwelling, 30 metres for a multi-plex dwelling containing 4 to 6 units and 45 metres for a multi-plex dwelling containing 7 or more units.
(d)	Minimum Lot Depth	35 metres
(e)	Max. Lot Coverage	35 percent
(f)	Minimum Front Yard	7.5 metres for a triplex dwelling and a multi-plex dwelling where the facade with a primary entrance faces the street or 10.5 metres, plus any applicable distance as specified in Schedule "C".
(g)	Minimum Side Yards	3 metres for a triplex dwelling, 7.5 metres for multi-plex dwellings that are only one unit in height and 9 metres for multi-plex dwellings that are two units in height, plus any distance as specified in Schedule "C".
(h)	Minimum Rear Yards	9 metres

(i)	Maximum height	10.5 metres
(j)	Minimum Landscaping	40 percent of the lot area for triplex dwellings and 50 percent of the lot area for multi-plex dwellings.
(k)	Planting Strip	For a multi-plex dwelling, a planting strip of a minimum of three metres in width along the lot lines shall be provided.
(l)	Parking	In addition to the parking requirements of Subsection 7.14 hereof, 25 percent of the required parking spaces for multi-plex dwellings (excluding required visitor parking) shall be within an enclosed building or underground.
(m)	Children's Play Area	Except for triplex dwellings, a curbed or fenced outside play area of a minimum of 7 square metres per dwelling unit shall be provided and maintained.
(n)	Accessory Buildings	The provisions of Subsection 7.18 (a) shall apply, except that an above-grade communal parking structure or building shall be deemed a principal building.
(o)	Building Separation	A triplex and/or a multi-plex building shall be no closer to another triplex and/or multi- plex building on the same lot in accordance with the following distance requirements:

	Facade	Rear Wall	End Wall
Facade	18.0 m	19.5 m	15.0 m
Rear Wall	19.5 m	15.0 m	10.5 m
End Wall	15.0 m	10.5 m	3.0 m

SECTION 19: RESIDENTIAL MULTIPLE "RM6" ZONE

No person shall within any Residential Multiple "RM6" Zone use any land, or erect, alter or use any building or structure except for such purposes and in accordance with the following provisions:

19.1 Permitted Uses

Apartment buildings and uses, buildings and structures accessory thereto.

19.2 Regulations

(a)	Minimum Lot Area	0.4 hectare.
(b)	Maximum Lot Area	0.8 hectare.
(c)	Maximum Density	60 dwelling units per hectare plus an additional 10 dwelling units per hectare where all required parking spaces (excluding required visitor parking) are provided under landscaped grounds or inside the building, to a maximum density of 70 dwelling units per hectare.
(d)	Minimum Lot Frontage	30 metres.
(e)	Minimum Lot Depth	45 metres.
(f)	Maximum Lot Coverage	25 percent.
(g)	Minimum Front Yard	7.5 metres, plus any applicable distance as specified in Schedule "C".
(h)	Minimum Side and Rear Yard	9 metres, plus any applicable distance as specified in Schedule "C" except in no case shall an apartment building be closer than 18 metres to a dwelling on an adjacent lot.

(i) Parking

The following requirement is in addition to the provisions of Subsection 7.14 hereof:

Two parking spaces per dwelling unit shall be provided either under landscaped grounds or in a communal surface parking area

(j)	Children's Outside Play Area	A curbed or fenced children's outside play area that has a minimum area of 2.5 square metres per bedroom excluding master bedrooms, shall be provided and maintained.
(k)	Maximum Height	10.5 metres.
(1)	Minimum Landscaping	40 percent of the lot area (excluding children's outside play areas.)
(m)	Planting Strip	Where the boundary of a Residential “RM4” Zone adjoins lands zoned Existing Residential “ER” or Residential “R1”, “R2”, or “R3”, a planting strip of minimum 3 metres width adjoining such boundary shall be provided.
(n)	Building Separation	An apartment building shall be no closer than 10.5 metres from another apartment building on the same lot.
(o)	Accessory Buildings	The provisions of Subsection 7.18 (a) shall apply, except that no accessory building shall be permitted in any yard that is adjacent to a living room window. An above-grade communal parking structure or building shall be deemed a principal building.
(p)	Canopies	A canopy attached to an apartment building may project not more than 2.5 metres into any minimum yard facing a street.

SECTION 20: RESIDENTIAL HAMLET "RH" ZONE

No person shall with any Residential Hamlet "RH" Zone use any land, or erect, alter or use any building or structure except for such purposes and in accordance with the following provisions:

20.1 Permitted Uses

One detached dwelling on one lot and uses, buildings and structures accessory thereto.

20.2 Regulations

(a)	Minimum Lot Area	1,850 square metres.
(b)	Minimum Lot Frontage	30 metres.
(c)	Minimum Front Yard	9 metres, plus any applicable distance as specified in Schedule "C".
(d)	Minimum Side Yard	3 metres, except on a corner lot the minimum side yard abutting a public street shall be 7.5 metres plus any applicable distance as specified in Schedule "C".
(e)	Minimum Rear Yard	9 metres.
(f)	Maximum Lot Coverage	35 percent.
(g)	Minimum Floor Area	100 square metres.
(h)	Maximum Height	10.5 metres.
(i)	Accessory Buildings	The provisions of Subsection 7.18 (a) shall apply.

SECTION 21: DEFERRED DEVELOPMENT "D" ZONE

No person shall within any Deferred Development "D" Zone use any land, or erect, alter or use any building or structure except for such purposes and in accordance with the following provisions:

21.1 Permitted Uses

(a) Agricultural uses excluding the erection of new buildings or the enlargement of existing buildings.

(b) Dwellings existing at the date of the passing of this By-law and enlargement thereof and uses, buildings and structures accessory thereto.

(c) Urban Farm **(14-274)**

(d) Community Garden **(14-274)**

21.2 Regulations

(a)	Minimum Front and Rear Yards	7.5 metres, plus any applicable specified in Schedule "C".
(b)	Minimum Side Yard	1.5 metres, except on a corner lot the minimum side yard abutting a street shall be 7.5 metres plus any applicable distance as specified in Schedule "C".
(c)	Maximum Lot Coverage	35 percent.
(d)	Maximum Height	10.5 metres.
(e)	Accessory Buildings	The provisions of Subsection 7.18 (a) shall apply.

21.3 Regulations for Urban Farm (14-274)

The use shall comply with the provisions of Section 9.11.

21.4 Regulations for Community Gardens (14-274)

The use shall comply with the provisions of Section 9.12.

SECTION 22: NEIGHBOURHOOD COMMERCIAL "C1" ZONE, SHOPPING CENTRE COMMERCIAL "C2" ZONE, GENERAL COMMERCIAL "C3" ZONE, URBAN COMMERCIAL "C4" ZONE, RURAL COMMERCIAL "C5" ZONE AND VILLAGE AREA "VA" ZONE (Certain Uses Only)

No person shall within any Neighbourhood Commercial "C1" Zone, Shopping Centre Commercial "C2" Zone, General Commercial "C3" Zone, Urban Commercial "C4" Zone or Rural Commercial "C5" Zone, use any land, or erect, alter or use any building or structure except for such purposes and in accordance with the following provisions:

22.1 Permitted Uses

Refer to Table 1, for Uses Permitted in Certain Commercial Zones and the Village Area "VA" Zone.

Refer to Section 25 for other permitted uses pertaining to the Village Area "VA" Zone.

TABLE 1: USES PERMITTED IN CERTAIN COMMERCIAL ZONES (25-156)

		C1	C2	C3	C4	C5	VA
1.	Agricultural-related research establishments					*	
2.	Animal hospitals					*	
3.	Animal hospitals with outside runs				*	*	
4.	Auctioneer establishments	*	*	*	*	*	*
5.	Automatic laundry shops, automatic dry-cleaning shops		*	*	*		*
6.	Banks and financial institutions		*	*		*	*
7.	Barber shops, hairdressing shops and beauty shops	*	*	*			*
8.	Brewers Retail stores		*	*		*	*
9.	Building supply sales					*	

		C1	C2	C3	C4	C5	VA
10.	Building supply sales in wholly enclosed buildings.			*	*	*	
11.	Business and professional offices		*	*		*	*
12.	Caterers		*	*	*		*
13.	Cleaning or pressing shops		*	*	*	*	*
14.	Clubs, private or commercial		*	*	*	*	*
15.	Cold storage locker establishments		*	*	*	*	
16.	Convenience retail stores	*	*		*	*	
17.	Craft and custom workshops		*	*	*	*	*
18.	Child care centres **(25-156)**		*	*		*	*
19.	Department stores and other general merchandise		*	*			*
20.	Dressmaker or tailor shops	*	*	*			*
21.	Drugstores	*	*	*			*
22.	Dry-cleaning depots	*	*	*		*	*
23.	Establishments for the retail sale of farm supplies, grain, feed and fertilizer				*	*	
24.	Establishments providing educational or instructional services		*	*		*	*
25.	Farm implement sales and/or service establishments					*	

		C1	C2	C3	C4	C5	VA
26.	Farmer's market		*				*
27.	Fast Food Restaurants		*	*			
28.	Fruit or vegetable stands				*	*	
29.	Fuel and lubricant wholesale establishments					*	
30.	Gymnasiums or health clubs excluding body rub parlours				*	*	*
31.	Hotels		*				
32.	Insurance offices	*	*			*	*
33.	Libraries, museums and art galleries	*	*			*	*
34.	Liquor Control Board of Ontario Stores	*	*			*	*
35.	Livestock breeding services establishments					*	
36.	Livestock trucking uses					*	
37.	Lounge	*	*	*			
38.	Mail order offices		*	*			*
39.	Medical and dental laboratories		*	*			*
40.	Medical clinics		*	*			*
41.	Motels, and may include one dwelling unit				*		
42.	Motor vehicle service stations, existing				*	*	*
43.	New and/or used motor vehicle sales establishments				*		

		C1	C2	C3	C4	C5	VA
44.	Nurseries, garden centres and landscaping establishments				*	*	
45.	Parking areas or structures			*			
46.	Personal service shops		*	*	*	*	*
47.	Places of entertainment or recreation within wholly enclosed buildings		*	*	*	*	
48.	Post offices		*	*			*
49.	Printing and publishing establishments		*	*			*
50.	Real Estate Offices	*	*	*		*	*
51.	Recreational areas or uses, miniature golf courses and golf driving ranges				*		
52.	Recreational vehicle sales, service and rental		*	*	*	*	
53.	Rental establishments but not including establishments for the rental or repair of motor vehicles and trailers		*	*			
54.	Rental establishments or service shops				*		
55.	Restaurants and fast food restaurants, existing	*					
56.	Restaurants, but not including fast food restaurants		*	*	*	*	*

		C1	C2	C3	C4	C5	VA
57.	Retail stores		*	*		*	*
58.	Service Shops		*	*		*	*
59.	Sub-Post offices		*	*	*	*	*
60.	Taxi-cab business		*	*			*
61.	Telephone exchange building						*
62.	Travel agencies	*	*	*			*
63.	Undertaking establishments			*		*	*
64.	Used motor vehicle sales establishments, existing						*
65.	Uses, buildings and structures accessory to permitted uses including residential uses				*	*	*
66.	Uses, buildings and structures accessory to permitted uses, but excluding open storage and residential uses	*	*	*			
67.	Welding and sheet metal shops				*	*	
68.	Well drilling uses					*	
69. **(14-274)**	Community Garden	*	*	*	*		*
70. **(14-274)**	Urban Farm	*	*	*	*		*
71. **(15-101)**	Urban Farmers Market	*	*	*	*		*

22.2 Regulations

Refer to Section 25 for Regulations for Uses Permitted in The Village Area "VA" Zones.

TABLE 2: REGULATIONS

	C1	C2	C3	C4	C5
1. Minimum Lot Area	(a)	2,700 m^2	450 m^2	1,850 m^2	2,700 m^2
2. Minimum Lot Frontage	(a)	60 m	15 m	45 m	60 m
3. Minimum Lot Depth	(a)	60 m	30 m	30 m	45 m
4. Maximum Lot Coverage	30%	40%	50%	(c)	(d)
5. Minimum Front yard*	13.5 m	15 m	3 m	12 m	12 m
6. Minimum Side yard	7.5 m	15 m	7.5 m(b)	7.5 m	7.5 m
7. Minimum Side Yard* Abutting a Street	13.5 m	15 m	3 m	12 m	7.5 m
8. Minimum Side Yard Abutting Any Residential Zone	7.5 m	15 m	7.5 m	7.5 m	7.5 m
9. Minimum Rear Yard	7.5 m	9 m	9 m	7.5 m	7.5 m
10. Minimum Rear Yard* Abutting a Street	13.5 m	15 m	13 m	12 m	12 m
11. Minimum Rear Yard Abutting Any Residential Zone	13 m	15 m	13 m	7.5 m	7.5 m
12 Maximum Height	10.5 m	10.5 m	10.5 m	10.5 m	10.5 m
13. Parking and Loading	provisions of Subsection 7.14 shall apply				
14. Accessory Buildings	provisions of Subsection 7.18 (b) shall apply				

FOOTNOTES:

* Plus any applicable distance as specified in Schedule "C".

(a) as existing at the date of passing of this By-law.

(b) No side yard shall be required abutting any other Commercial Zone, including a commercial use in a "VA" Zone.

(c) 30% to a maximum of 1,000 m^2

(d) 30% to a maximum of 1,400 m^2

22.3 Regulations for Urban Farms, except Village Area "VA" Zone (14-274)

i) The use shall comply with the provisions of Section 9.11;

ii) Notwithstanding Section 22.1 and in addition to the provisions of Sections 9.11(b), 9.11 (c) and 9:11 (d), an urban farm shall only be located in the rear yard or on a roof top of a principle building in the following area:

	Street	**From**	**To**
1	Wilson Street	Dalley Drive	Rousseaux Street

22.4 Regulations for Community Gardens, except Village Area "VA" Zone (14-274)

i) The use shall comply with the provisions of Section 9.12;

ii) Notwithstanding Section 22.1 and in addition to the provisions of Section 9.12(b) and (c), a community garden shall only be located in the rear yard or on a roof top of a principle building in the following area:

	Street	**From**	**To**
1	Wilson Street	Dalley Drive	Rousseaux Street

22.5 Regulations for Urban Farmers Market (15-101)

(i) the majority of the local agricultural products or local value added agricultural products sold from vendor stalls shall be grown or produced by the person who operates the vendor stalls;

(ii) 75% of vendors shall sell local agricultural products, value-added local agricultural products or VQA wines;

(iii) 25% of the vendors may include entertainment, food premises/ demonstrations, baked goods, but shall not include the sale of personal services and second hand goods;

(iv) the sale of VQA wines shall only be permitted in accordance with provincial regulations governing the sale of wine;

(v) include a minimum of 5 vendor stalls and a maximum of 50 vendor stalls;
(vi) operates a maximum of 2 days each week; and,

(vii) may occupy the required parking spaces and be located within the required yards of the principle use.

SECTION 23: HAMLET COMMERCIAL "HC" ZONE

No person shall within any Hamlet commercial "HC" zone, use any land, or erect, alter or use any building or structure except for such purposes and in accordance with the following provisions:

23.1 Permitted Uses

a) Retail store, including hardware store and antique store
Business and Professional offices, but excluding Medical Office
Real Estate Office
Child Care Centres **(25-156)**
Craft and Custom Workshops
Personal Service Shops
Travel Agencies
Service Shops, excluding small engine repair
Rental Establishment: excluding vehicles or recreational vehicles; self propelled farm, industrial and construction equipment

b) One Residential Dwelling

23.2 Regulations for uses permitted in Clause a) of Subsection 23.1

a)	Minimum Lot Area	2000 square metres
b)	Minimum Lot Frontage	30 metres
c)	Minimum Lot Depth	45 metres
d)	Minimum Front Yard	9 metres, plus any applicable distance as specified in Schedule "C".
e)	Minimum Side Yard	7.5 metres, except where a side yard abuts a residential zone, in which case a minimum rear yard of 9 metres shall be required and except on a corner lot, in which case the minimum side yard abutting a street shall be 9 metres plus any applicable distance as specified in Schedule "C".

f)	Minimum Rear Yard	7.5 metres, except where a rear yard abuts a residential zone, in which case a minimum rear yard of 9 metres shall be required.
g)	Maximum Lot Coverage	30 per cent
h)	Accessory Buildings	The provisions of Section 7.18 b) shall apply.
i)	Visual Buffer	Shall be provided along any lot line that abuts a Residential zone. Such visual buffering shall consist of dense natural or landscaping strip minimum of 3.0 meters wide or decorative wood fencing designed provide a visual buffer.
j)	Additions Deemed to Comply	Where a building legally existed **as** of the date of passing of this by-law, and the setbacks from the lot lines do not meet the setback requirements of this by-law, additions shall be permitted, provided that any such addition complies with all setback requirements.
k)	Minimum Landscaping Strip	3.0 metres, along the front lot line shall be provided.
l)	Outdoor Display for Sale and Open Storage of Goods and Materials	Shall not be located within 10 metres of any residential zone and shall be totally screened from view from any Residential Zone by a visual buffer.
m)	Outdoor Lighting	Any out door lighting, whether for parking or other purposes, shall be directed away from abutting properties, and streets.

23.3 Regulations for uses permitted in Clause b) of Subsection 23.1

The regulations of the Residential Hamlet "RH" Zone, Subsection 20.2, are applicable, except where the dwelling is located within the same building as a permitted commercial use listed in Clause a) of Subsection 23.1, in which case the regulations of Subsection 23.2 shall apply. Where the dwelling is detached from the permitted commercial use on the same property, the regulations of Subsection 20.2, as they relate to the dwelling, shall apply."

23.4 Holding Provision

Notwithstanding any provisions to the contrary of Section 32 of this by-law, within the lands zoned “H-HC” as shown on Schedule “A” of this by-law, all lands and buildings shall be limited to: uses existing as of the date of passing of this by-law; and existing buildings, which may be altered or enlarged, provided such alteration or enlargement is in accordance with the regulations of the Residential Hamlet “RH” Zone. The holding provision shall be removed by by-law only after an appropriate site plan has been approved and a suitable septic system has been approved for the lot

SECTION 24: MOTOR VEHICLE SERVICES "C6" ZONE

No person shall within any Motor Vehicle Services "C6" Zone use any land, or erect, alter or use any building or structure except for such purposes and in accordance with the following provisions:

24.1 Permitted Uses

(a) Motor vehicle service station or garage.

(b) Motor vehicle gasoline bar.

(c) Existing motor vehicle body shop.

(d) Uses, buildings and structures accessory to any of the foregoing.

24.2 Regulations

(a) Minimum Lot Frontage

(i) For lots within Schedule "B":

(A) For an interior lot, 45 metres.

(B) For a corner lot, 38 metres except abutting a Provincial highway it shall be not less than 48 metres.

(ii) For lots within Schedule "A":

(A) For an interior lot, 45 metres.

(B) For a corner lot, 38 metres, except;

(1) for a near-side corner lot where there is only one driveway abutting a Provincial highway, 64 metres abutting such highway; and

(2) for a near-side corner lot which has two driveways abutting a Provincial highway, 83 metres abutting such highway; and

(3) for a far-side corner lot, 60 metres abutting a Provincial highway.

(b) Minimum Lot Depth

(i) For lots within Schedule "B":

(A) For an interior lot, 30 metres.

(B) For a corner lot which does not abut a Provincial highway and which has only one driveway along each street line, 43 metres.

(C) For a far-side corner lot, and for a near-side corner lot which has two driveways abutting a Provincial highway, 48 metres abutting such highway.

(ii) For lots within Schedule "A":

(A) For an interior lot, 45 metres.

(B) For a corner lot which does not abut a Provincial highway, 48 metres.

(C) For a near-side corner lot which has only one driveway abutting a Provincial highway, 64 metres abutting such highway.

(D) For a near-side corner lot which has two driveways abutting a Provincial highway, 83 metres abutting such highway.

(E) For a far-side corner lot abutting a Provincial highway, 60 metres abutting such highway.

(c) Maximum Lot Coverage — 30 percent.

(d) Minimum Front Yard — 12 metres, plus any applicable distance as specified in Schedule "C".

(e) Minimum Side Yard — *7.5* metres, except the minimum side yard abutting a street shall be 12 metres plus any applicable distance **as** specified in Schedule "C".

(f)	Minimum Rear Yard	7.5 metres, except the minimum rear yard abutting a street shall be 12 metres plus any applicable distance as specified in Schedule "C".
(g)	Maximum Building Height	10.5 metres.
(h)	Daylighting Triangle	On a corner lot a daylighting triangle of 10 metres minimum shall be provided.
(i)	Parking	The provisions of Subsection 7.14 shall apply

(j) Minimum Landscaping

Where the boundary of a "C6" Zone adjoins lands in any Residential Zone, or where any lot line abuts a street, a planting strip of minimum 2 metres width shall be provided abutting such boundary or street except for driveways which shall not exceed 30 per cent of the length of the street line.

(k) Location of Certain Structures

(i) Despite Subsections 7.12 and 7.18 (b), fuel pump islands, attendant's kiosks and canopies shall be located not less than 4.5 metres from any street line.

(ii) The width of a driveway shall be not less than 7.5 metres nor more than 10 metres measured along the street line.

(iii) On a corner lot no driveway shall be located within 3 metres of the side or rear lot line that abuts an adjoining lot.

(iv) On an interior lot no driveway shall be located within 6 metres of the side lot lines.

(v) No driveway shall be located within 9 metres of any other ramp measured along the street line.

(vi) On a corner lot no driveway shall be located within 15 metres of the point of intersection of the street lines except:

(A) On a far-side corner lot no driveway shall be located abutting a Provincial highway within 25 metres of the point of intersection of the street lines.

(B) On a near-side corner lot no driveway shall be located abutting a Provincial highway within 44 metres of the point of intersection of the street lines.

(l) Accessory Buildings - The provisions of subsection 7.18 (b) shall apply.

SECTION 25: VILLAGE AREA "VA" ZONE

No person shall within any Village Area "VA" Zone, use any land, or alter or use any building or structure except for such purposes and in accordance with the following provisions:

25.1 Permitted Uses

(a) Commercial buildings existing at the date of passing of this By-law and the enlargement or extension thereof, and buildings and structures accessory thereto, and the Village Area "VA" Zone uses permitted in Subsection 22.1 are also permitted in such commercial buildings.

(b) Residential uses existing at the date of passing of this By-law and enlargement thereof but not so as to increase the number of dwelling units, and uses, buildings and structures accessory thereto.

(c) One detached dwelling on one lot and uses, buildings and structures accessory thereto.

25.2 Regulations for Uses Permitted in Clause (a) of Subsection 25.1

(a)	Maximum Lot Coverage	50 percent of lot area.
(b)	Minimum Front Yard	60 centimetres plus any applicable distance as specified in Schedule "C".
(c)	Minimum Side Yard	Zero, except:
	(i) Abutting a Residential zone	1.5 metres.
	(ii) Abutting a street	60 centimetres plus any applicable distance as specified in Schedule "C".
(d)	Minimum Rear Yard	9 metres, except abutting a Residential Zone or residential use, 13 metres
(e)	Maximum Height	10.5 metres.

(f)	Daylighting Triangle	The provisions of Subsection 7.13 (a) shall apply.
(g)	Parking	The provisions of Subsection 7.14 shall apply.
(h)	Accessory Buildings	The provisions of Subsection 7.18 (b) shall apply.

25.3 Regulations for Existing Residential Uses Permitted in Clause (b) of Subsection 25.1

(a)	Minimum Lot Frontage	15 metres.
(b)	Minimum Lot Area	500 square metres.
(c)	Maximum Lot Coverage	35 percent.
(d)	Minimum Front Yard	7.5 metres, plus any applicable distance as specified in Schedule "C".
(e)	Minimum Side Yard	1.5 metres plus any applicable distance as specified in Schedule "C".
(f)	Minimum Rear Yard	7.5 metres.
(g)	Maximum Height	10.5 metres.
(h)	Accessory Buildings	The provisions of Subsection 7.18 (a) shall apply.

(i) The provisions of Section 9 shall apply.

25.4 Regulations for Uses Permitted in Clause (c) of Subsection 25.1

The provisions of Section 9 and Subsection 11.3 Residential "R3" Zone, shall apply.

25.5 Regulations for Urban Farms in Village Area "VA" Zone (14-274)

(a) an urban farm

i) Notwithstanding Section 22.1 and in addition to the provisions of Sections 9.11 (b). 9.11 (c) and 9.11 (d), an urban farm shall only be located in the rear yard or on a roof top of a principle building.

25.6 Regulations for Community Gardens in Village Area "VA" Zone (14-274)

(a) a community garden

i) Notwithstanding Section 22.1 and in addition to the provisions of Section 9.12(b) and (c), a community garden shall only be located in the rear yard or on a roof top of a principle building.

SECTION 26: INDUSTRIAL "M1" ZONE

No person shall within any Industrial "M1" Zone, use any land, or erect, alter or use any building or structure except for such purposes and in accordance with the following provisions:

26.1 Permitted Uses

(a) Warehousing and wholesaling uses, waste transfer facility, waste processing facility and any manufacturing or industrial uses which are not offensive by reason of the emission of odour, dust, smoke, gas, fumes, noise, cinder, vibration, refuse matter or water-carried waste. **(09-131)**

(b) Uses accessory thereto including open display and storage, and outside operations.

26.2 Regulations

(a)	Minimum Lot Frontage	60 metres
(b)	Minimum Lot Area	4000 sq. metres.
(c)	Maximum Lot Coverage	50 per cent.
(d)	Minimum Front Yard	12.2 metres.
(e)	Minimum Rear Yard	7.5 metres.
(f)	Minimum Side Yard	7.5 metres.
(g)	Maximum Building Height	10.5 metres.

(h) Parking

(i) The provisions of Subsection 7.14 shall apply.

(ii) No parking space or part thereof shall be located and no land shall be used for the temporary parking or storage of any motor vehicle at a distance of less than 3 metres from any rear lot line or side lot line or less than 7.5 metres from any street line or boundary of any Residential Zone.

(i) Minimum Loading Space Requirements

(i) Off-street loading facilities shall not be located in such a manner as to interfere with the location or operation of the parking area.

(ii) A loading space shall have a minimum width of 3.6 metres, a minimum vertical clearance of 4.25 metres and a minimum length of 16.75 metres.

(iii) The distance between the end of the loading space and the rear lot line or edge of the parking area shall be a minimum of 16.75 metres.

(iv) No loading space shall be located in any front yard or any side yard, or any side yard abutting a street.

(j) Minimum Landscaping

A planting strip of minimum 3 metres width shall be provided adjacent to every portion of any lot line that abuts any street line or any Residential Zone, except for areas used for ingress and egress.

(k) Fences

(i) Any area used for storage and outside operations shall be screened so as to be not visible from any street line, and shall be enclosed by a fence of at least 1.8 metres in height which shall be constructed of durable material and shall be maintained thereafter.

(ii) Any fence not used for screening of open display and storage, and outside operations shall be of chain link construction.

(iii) Any fence enclosing open display and storage, and outside operations shall be constructed of durable material and shall be maintained thereafter.

(l) Accessory Buildings

The provisions of Subsection 27.9 shall apply.

(m) Open Storage

The provisions of Subsection 7.17 shall apply.

(n) Residential Uses

The provisions of Subsection 27.11 shall apply.

(o) Waste Transfer Facility and Waste Processing Facility

In addition to the regulations of Section 26.2, any building, structure or land used for a Waste Transfer Facility or a Waste Processing Facility, shall be located a minimum of 300 metres from a Residentially Zoned or Institutionally Zoned property lot line. **(09-131)**

(p) Prior Existing Uses

In addition to the uses permitted in SECTION 26.1, the Waste Management Facility, as existing at the time of passing of By-law 09-131, shall also be permitted on the following property:

1574 Wilson Street West, Units 1, 2 and 3. **(09-131)**

SECTION 27: PRESTIGE INDUSTRIAL "M2" ZONE LIGHT INDUSTRIAL "M3" ZONE GENERAL INDUSTRIAL "M4" ZONE

No person shall within any Prestige Industrial "M2" Zone, Light Industrial "M3" Zone or General Industrial "M4" Zone, use any land, or erect, alter or use any building or structure except for such purposes and in accordance with the following provisions:

27.1 Permitted Uses

Manufacturing uses
Wholesale establishments
Warehousing
Transportation depots and truck terminals
Other industrial uses
Non-retail commercial uses
Lumber and building materials yards
Motor vehicle gasoline bars, including servicing of motor vehicles
Restaurants
Banks, Convenience Stores
Public uses and operations
Communication facilities
Union halls
Recreation facilities
Waste transfer facility **(09-131)**
Waste processing facility **(09-131)**
Existing agricultural uses except poultry farms, mushroom farms, fur farms, piggeries and greenhouses
Uses, buildings and structures accessory to the foregoing

27.2 Regulations

(a) All uses permitted in Subsection 27.1 are subject to the following regulation:

(i) Any operations, or

(ii) the use in manufacturing and processing, of and the storage of, materials and substances which may be determined by the Town to be hazardous, offensive, noxious or obnoxious due to; noise, flammability, heat glare, vibration, air pollution, toxicity, explosiveness, combustibility, radioactivity or odour; shall not be permitted unless such hazardous, offensive, noxious or obnoxious use or operations are controlled through Federal or Provincial Government regulations to provide adequate protection to property

and to public health and welfare.

(b)	Minimum Lot Area	"M2"	4,050 square metres.
		"M3"	1,860 square metres.
		"M4"	1,860 square metres.
(c)	Minimum Lot Frontage	"M2"	38 metres.
		"M3"	30 metres.
		"M4"	30 metres.
(d)	Minimum Front Yard abutting Highway #2, Highway #53, Trinity Road and Shaver Road	15 metres, plus any applicable distance as specified in Schedule "C"	
	Abutting all other streets	9 metres, plus any applicable distance as specified in Schedule "C"	
(e)	Minimum Side Yard	4.5 metres, except if abutting a street the provisions of clause (d) shall apply.	
(f)	Minimum Rear Yard	13 metres, except 15 metres abutting Highway #2, Highway #53, Trinity and Shaver Road.	
(g)	Maximum Lot Coverage	50 percent.	
(h)	Maximum Building Height	10.5 metres.	

(i) Waste Transfer Facility and Waste Processing Facility

In addition to the regulations of Section 27, any building, structure or land used for a Waste Transfer Facility or a Waste Processing Facility, shall be located a minimum of 300 metres from a Residentially Zoned or Institutionally Zoned property lot line. **(09-131)**

27.3 Open Storage

(a) Open storage and display of goods, equipment and materials are prohibited in the Prestige Industrial "M2" Zone.

(b) Open storage and display of goods, equipment and materials in the Light Industrial "M3" Zone shall be restricted to rear yards and internal side yards and screened from view from any street by means of a combination of wire fence and vegetative planting strip suitable to provide a visual screen, or a decorative wall or decorative fence. A maximum of 5% of the

lot area may be utilized for such outdoor storage and display.

(c) Open storage and display of goods and materials in the General Industrial "M4" Zone shall be restricted to rear and side locations and screened from view by a combination of wire fence and vegetative planting strip suitable to provide a visual screen, or a decorative wall or a decorative fence, except where such area abuts a hydro right-of-way the screening requirement is waived.

(d) All refuse in any Industrial Zone shall be collected at one or more specified locations on each individual lot and appropriately screened from view from any road or abutting property.

27.4 Outside Operations

(a) In the Prestige Industrial "M2" Zone outside manufacturing or operations are prohibited. In the Light Industrial "M3" Zone and General Industrial "M4" Zone outside manufacturing or operations are permitted only in the rear yard and shall be screened from street view with attractive walls, fences, hedges or shrubbery.

(b) Welding or the use of any equipment which creates glare shall be performed so as not to be seen from any point beyond the outside of the property limits of the particular industry.

27.5 External Design

No concrete blocks unless same are decorative masonry units, or are used in a decorative pattern form, or are surfaced with stucco applied in accordance with the Ontario Building Code Standards, or with a permanently applied coloured finish, are permitted within:

(a) 152 metres of the limits of Highway No. 2 and Highway No. 53,

(b) 91 metres of the limits of Trinity Road and Shaver Road,

(c) 45.5 metres of the limits of any street having a width of less than 26 metres,

or as required by Site Plan and Development Agreements with the Town.

27.6 Landscaping

(a) A planting strip of a minimum width of 3 metres shall be provided adjacent to every portion of any lot line that abuts the boundary of any lot used for residential or institutional purposes or where the rear lot line abuts a Municipal road allowance.

(b) All portions of any lot not covered by buildings or not used for driveways, storage, parking, loading or walkways, shall be grassed or have other suitable vegetative cover designed to provide an attractive appearance.

27.7 Parking

(a) The provisions of Subsection 7.14 shall apply.

(b) All front yard parking areas shall be screened from street view with attractive walls or shrubbery.

(c) Trucks, tractor trailers and trailers having a body length of six (6) metres of greater shall be parked or stored only in the rear yard, subject to appropriate screening.

27.8 Loading Spaces

(a) The provisions of Subsection 7.14 shall apply.

(b) No loading space or part thereof shall be located and no land shall be used for loading purposes within 1.5 metres of any rear lot line, or within 16.5 metres of any street line.

(c) In the Prestige Industrial "M2" Zone loading spaces are permitted only in the rear yard. In the Light Industrial "M3" Zone and General Industrial "M4" Zone loading spaces are permitted only in the rear yard or interior side yard.

27.9 Accessory Buildings

Accessory buildings shall only be erected in a rear yard or within an interior side yard of an interior or corner lot and shall comply with the setback requirements of Subsection 27.2. Quonset hut type buildings are not permitted. The lot coverage of all accessory buildings and structures shall not exceed 10% of the lot area and the height of any accessory building or structure shall not exceed 4.5 metres.

27.10 Showroom or Retail Sales

A maximum of 10% of the floor area of an industrial building may be used for

showroom or retail sale of products manufactured or assembled on the premises.

27.11 Residential Uses

Residential accommodation is permitted provided that it:

(a) is incorporated within the main Industrial building on the site; and

(b) is used by caretaking or security staff only; and

(c) has a maximum of 1 bedroom and a maximum of 75 square metres in total area, and

(d) is for single persons only and not for family accommodation.

SECTION 28: RURAL INDUSTRIAL "M5" ZONE

No person shall within any Rural Industrial "M5" Zone, use any land or erect, alter or use any building or structure except for such purposes and in accordance with the following provisions:

28.1 Permitted Uses

Welding and sheet metal shops
Farm implement sales and/or service establishments
Fuel and lubricant wholesale establishments
Livestock trucking uses
Feed mills and accessory sales uses
Grain and/or seed storage, drying and cleaning uses
Livestock assembly, stockyard and sales establishments
Custom machinery and spraying operations
Egg grading operations
Fertilizer mixing, storage and sales uses
Saw mills
Uses, buildings and structures accessory to the foregoing.

28.2 Regulations for Uses Permitted in Subsection 28.1

(a)	Minimum Lot Frontage	60 metres.
(b)	Minimum Lot Area	0.5 hectare.
(c)	Maximum Lot Coverage	30 per cent but not to exceed 2000 square metres.
(d)	Minimum Front Yard	12 metres, plus any applicable distance as specified in Schedule "C"
(e)	Minimum Side and Rear Yard	7.5, metres, plus any applicable distance as specified in Schedule "C" except that no rear yard shall be required abutting any railway right-of-way or railway siding.
(f)	Minimum Side and Rear Yard Abutting a Street	12 metres, plus any applicable distance as specified in Schedule "C".

(g)	Minimum Side and Rear Yard Abutting a Residential Zone	15 metres.
(h)	Maximum Height	10.5 metres.
(i)	Parking	The provisions of Subsection 7.14 shall apply.

(j) Minimum Landscaping

Where the boundary of a lot in a Rural Industrial "M5" Zone adjoins a Residential Zone or a street, a planting strip of minimum 3 metres width adjoining such boundary shall be provided except for driveways which shall not exceed 30 percent of the frontage.

(k) Open Storage and Display

Subject to the provisions of Subsection 7.17, outside operations, open storage or open display of goods or materials are permitted only in side or rear yards, except farm implements are permitted in other than a minimum front yard or minimum side yard abutting a street.

(l)	Accessory Buildings	The provisions of Subsection 7.18 (c) shall apply.
(m)	Residential Uses	The provisions of Subsection 27.11 shall apply.

SECTION 29: EXTRACTIVE INDUSTRIAL "M6" ZONE

No person shall within and Extractive Industrial "M6" Zone use any land, or erect, alter or use any building or structure except for such purposes and in accordance with the following provisions:

29.1 Permitted Extractive Industrial Operations

Pits and quarries for the purpose of extracting natural materials from the earth including soil, sand, gravel, stone, rock, shale, and minerals.

29.2 Permitted Uses

(a) Processing of natural materials including screening, sorting, washing, crushing, storing and other similar operations allied to an extractive industrial operation permitted in Subsection 29.1 , and uses, buildings and structures accessory thereto.

(b) Agricultural uses, and uses, buildings and structures accessory thereto, except any building or structure used for human habitation.

29.3 Regulations for Uses Permitted in Subsection 29.2 (a)

(a) Yard Requirements

(i) Minimum setback from any lot line shall be 31 metres and from any street line shall be 31 metres plus any applicable distance as specified in Schedule "C".

(ii) In the case of the removal or extraction of sand and gravel, the minimum setback of an excavation from any dwelling, other than a dwelling located on the same lot therewith, shall be 61 metres.

(iii) In the case of the removal of quarry stone or the processing of sand, gravel or stone the minimum setback of an excavation and buildings and structures for the processing of sand, gravel or quarry stone, from any dwelling, other than a dwelling located on the same lot therewith, shall be 153 metres and from any use other than a dwelling shall be **77** metres.

(b) Accessory Buildings

The provisions of Subsection 7.18 (c) shall apply.

(c) Open Storage Uses

Open storage of materials other than overburden is prohibited within 31 metres of any lot line or within 61 metres of any dwelling other than a dwelling located on the same lot therewith.

(d) Residential Uses

The provisions of Subsection 27.1 1 shall apply.

29.4 Regulations for Uses Permitted in Subsection 29.2 (b)

The provisions of Subsection 8.2 shall apply.

SECTION 30: INSTITUTIONAL "I" ZONE

No person shall within any Institutional "I" Zone use any land, or erect, alter or use any building or structure, except for such purposes and in accordance with the following provisions:

30.1 Permitted Uses

(a) Institutional uses and uses, buildings and structures accessory thereto.

(b) Cemeteries, mausoleums, and columbariums, and uses, buildings and structures accessory thereto excluding crematoriums.

30.2 Regulations for Uses Permitted in Clause (a) of Subsection 30.1

(a)	Minimum Lot Area	1,390 square metres.
(b)	Minimum Lot Frontage	30 metres.
(c)	Maximum Lot Coverage	35 percent.
(d)	Minimum Front Yard	9 metres, plus any applicable distance as specified in Schedule "C".
(e)	Minimum Side Yard	4.5 metres, except the minimum side yard abutting a street shall be 9 metres plus any applicable distance as specified in Schedule "C".
(f)	Minimum Rear Yard	7.5 metres, except the minimum rear yard abutting a street shall be 9 metres plus any applicable distance as specified in Schedule "C".
(g)	Maximum Height	10.5 metres.
(h)	Minimum Landscaping Requirements	Where the boundary of an Institutional "I" Zone adjoins a Residential Zone, a planting strip of minimum 2 metres width adjoining such boundary shall be provided.

30.3 Regulations for Uses Permitted in Clause (b) of Subsection 30.1

(a) Minimum Front Yard 15 metres plus any applicable distance **as** specified in Schedule "C".

(b) Minimum Side and Rear Yards

(i) for a side or rear yard not abutting a street, 15 metres for a building and 7.5 metres for a monument.

(ii) for a side or rear yard abutting a street:

(A) 15 metres for a building plus any applicable distance as specified in Schedule "C", and

(B) 7.5 metres for a monument plus any applicable distance as specified in Schedule "C".

30.4 Regulations for Permitted Accessory Buildings and Structures

The provisions of Subsection 7.18 (c) shall apply.

30.5 Parking

The provisions of Subsection 7.14 shall apply.

SECTION 31: PUBLIC "P" ZONE

No person shall within any Public "P" Zone use any land, or erect, alter or use any building or structure, except for such purposes and in accordance with the following provisions:

31.1 Permitted Uses

Public uses and operations carried on by, or on behalf of, a Municipal, Provincial or Federal Government or agency thereof, and without limiting the generality of the foregoing shall include:

(a) Municipal offices, libraries, fire halls, post offices, police stations and public hospitals.

(b) Water treatment, pumping and storage facilities, sewage pumping and treatment facilities, and work yards.

(c) Waste transfer facility, Waste processing facility **(09-131)**

(d) Uses, buildings and structures accessory to any of the foregoing uses.

31.2 Regulations

(a)	Maximum Lot Coverage	50 percent.
(b)	Minimum Yard Requirements	No building or structure shall be used or erected within 9 metres of any lot line plus any applicable distance as specified in Schedule "C" or within 15 metres of any Residential Zone.
(c)	Maximum Height	10.5 metres.
(d)	Parking	Parking spaces shall be provided on the same lot on which the principal use is located, sufficient in number to accommodate employees and visitors.

(e)	Minimum Landscaping Requirements	Where the boundary of a Public "P" Zone adjoins a Residential Zone, a planting strip of minimum 2 metres width adjoining such boundary shall be provided.
(f)	Accessory Buildings & Structures	The provisions of Subsection 7.18(c) shall apply.

(g) Waste Transfer Facility and Waste Processing Facility

In addition to the regulations of Section 31, any building, structure or land used for a Waste Transfer Facility or a Waste Processing Facility, shall be located a minimum of 300 metres from a Residentially Zoned or Institutionally Zoned property lot line. **(09-131)**

SECTION 32: PRIVATE OPEN SPACE "O1" ZONE

No person shall within any Private Open Space "O1" use any land, or erect, alter or use any building or structure, except for such purposes and in accordance with the following provisions:

32.1 Permitted Uses

(a) Private Parks
(b) Trailer Parks
(c) Recreational uses
(d) Private clubs
(e) Game and fish preserves
(f) Uses, buildings and structures accessory to any of the foregoing uses excluding dwellings.
(g) Agricultural uses, and buildings and structures accessory thereto, excluding livestock operations, fur farms, commercial growing of mushrooms, commercial greenhouses and kennels.
(h) One detached dwelling on one lot and uses, buildings and structures accessory thereto.

32.2 Regulations for Uses Permitted in Clauses (a), (b), (c), (d) and (e) of Subsection 32.1

(a)	Minimum Lot Frontage	30 metres.
(b)	Maximum Lot Coverage	10 percent but not exceeding 500 square metres.
(c)	Minimum Yard Requirements	No building shall be used or erected within 9 metres of any lot line which does not abut a street, or within 15 metres of any Residential Zone, or at a lesser distance from any street than 15 metres plus any applicable distance as specified in Schedule "C".
(d)	Maximum Height	10.5 metres.
(e)	Accessory Buildings	The provisions of Subsection 7.18 (c) shall apply.

32.3 Regulations for Uses Permitted in Clause (g) of Subsection 32.1

The relevant provisions of Subsection 8.2 shall apply.

32.4 Regulations for Uses Permitted in Clause (h) of Subsection 32.1

The relevant provisions of Subsection 8.2 shall apply.

32.5 Parking

The provisions of Subsection 7.14 shall apply.

32.6 Minimum Landscaping Requirements

Where the boundary of a Private Open Space "O1" Zone adjoins a Residential Zone, a planting strip of minimum 2 metres width adjoining such boundary shall be provided.

SECTION 33: PUBLIC OPEN SPACE "O2" ZONE

No person shall within any Public Open Space "O2" Zone use any land, or erect, alter or use any building or structure, except for such purposes and in accordance with the following provisions:

33.1 Permitted Uses

(a) Public parks

(b) Recreational uses and community centres

(c) Uses, buildings and structures accessory to any of the foregoing uses.

33.2 Regulations

(a)	Minimum Yard Requirements	No building shall be used or erected within 9 metres of any lot line which does not abut a street, or within 15 metres of any Residential Zone, or at a lesser distance from any street than 9 metres plus any applicable distance as specified in Schedule "C".
(b)	Maximum Height	10.5 metres.
(c)	Accessory Buildings and Structures	The provisions of Subsection 7.18 (c) shall apply.
(d)	Parking	The provisions of Subsection 7.14 shall apply.

(e) Minimum Landscaping Requirements

Where the boundary of a Public Open Space "O2" Zone adjoins a Residential Zone, a planting strip of minimum 2 metres width adjoining such boundary shall be provided.

SECTION 34: EXCEPTIONS

Lands designated on any Schedule to this By-law by a zone symbol, followed by a dash and a number, shall be subject to the zone provisions represented by the symbol except as otherwise specifically provided in this Section by the special provisions set out opposite each zone symbol and exception number.

Note: For exceptions marked with an asterisk, refer to the Town of Ancaster Official Plan, specifically Subsections 7.2 and 7.12.

34.1 Lands Affected on Schedule "A"

Zone & Exception Number	Special Provisions
A-101 (85-57)	These lands may contain one detached dwelling subject to: (a) Minimum Lot Area 1.94 hectares. (b) Minimum Lot Frontage 132.5 metres. (c) Minimum Floor Area: (i) 1 Storey 144 square metres. (ii) 1 1/2 Storey or Split Level 162 square metres. (iii) 2 or 2 1/2 Storeys 186 square metres.
A-102 (76-91)	These lands are deemed to be a lot for the purpose of this by-law and the the easterly boundary of these lands is deemed to be the front lot line. These lands are deemed to conform with the provisions of Section 7.15 of this By-law.
P-103 (85-60)	These lands may also be used for a natural gas regulator site subject to: (a) Minimum Lot Frontage 22 metres. (b) Minimum Front Yard 12 metres. (c) Minimum Side Yard 6 metres. (d) Minimum Rear Yard 6 metres. (e) Maximum Height 10.5 metres.

Zone & Exception Number	Special Provisions
R2-104 (83-43) (84-2)	The minimum lot area shall be 7000 square metres. The minimum frontage lot shall be 41 metres.
C3-105 (74-40)	These lands shall only be used for the purposes of offering for sale lawn gardening equipment and related hardware, and seeds, flowers, shrubs, trees, fertilizers and other similar garden items.
A-106 (73-37)	An existing accessory building on these lands may be used as a craft studio, being a room, workshop or building where handicrafts or artisan objects are produced, provided: (a) the limits of the craft studio are restricted to the existing accessory building area; (b) the accessory building used as the craft studio does not have any exterior evidence of such use being conducted therein; (c) no goods, wares, or merchandise are offered or exposed for sale; and (d) the craft studio does not create or become a public nuisance, in particular with respect to noise, traffic or parking.
O1-107 (85-63)	On these lands no building, structure or sign shall be located within 13.7 metres of the designated right-of-way of Highway No. 2.
O2-108 (2429)	These lands may also be used for the purposes of the administrative offices and accessory uses of the Hamilton Region Conservation Authority.
A-109*	These lands may also be used for a storage and servicing facility for buses.
C4-110*	These lands shall only be used for a motel.
C6-111*	These lands shall only be used for a motor vehicle service station, (73-54) a motel, and/or a restaurant.
C6-112*	These lands may also be used for used car sales purposes.

Zone & Exception Number	Special Provisions
A-113 (2258)	These lands may also be used by a nonprofit organization or association for recreational purposes which may include a rifle range, a trapshooting range, a club house, and other uses of a recreational nature.
A-114 (76-65)	These lands may also be used for a well drilling business provided: (a) the building floor area to be used in connection with the well drilling business does not exceed 350 square metres; and (b) the area used for outdoor storage in connection with the well drilling business does not exceed 465 square metres; and (c) the total lot area used in connection with the well drilling business does not exceed 2,815 square metres; and (d) outside storage or parking, or any other activity connected with the well drilling business, extends to no greater depth than 128 metres from the easterly limit of the road allowance of Trinity Road.
A-115* (2411) (96-26)	1.0 Notwithstanding any provisions to the contrary of Section 8: Agricultural "A" Zone and Subsection 7.14 of Section 7: General Provisions of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Agricultural "A-115" by this By-law, described as Part of Lot 46, Concession 5, and more particularly shown on Schedules "A" and "B", attached hereto, shall permit only the following use: 1.1 Pet Cemetery. For the purposes of this By-law, a minimum six parking spaces shall be provided. 1.2 For the purposes of this Section, Sections 7.14(a)(xiii) and (xiv) of Zoning By-law No. 87-57 shall not apply. 1.3 All other provisions of Zoning By-law No. 87-57 as applicable to the Agricultural "A" Zone shall apply.
A-116* (83-108)	The existing commercial building on these lands may be used for a general publishing and printing business.

Zone & Exception Number	Special Provisions
A-117* (76-84) (77-12)	These lands may also be used for the restoration and storage of antique motor vehicles but all operations necessary for the restoration of antique motor vehicles and the storage of said vehicles, vehicle parts and equipment are to be within a wholly enclosed existing building. For the purpose of this By-law: (a) "antique motor vehicle" means a motor vehicle the date of manufacture of which is more than fifteen (15) years ago, and (b) "restoration" means the returning of motor vehicles to their original production condition, including, without limiting the meaning of this paragraph, tires, external appearance and mechanical operation.
C5-118* (78-66)	These lands shall only be used for a variety-grocery store where groceries, canned and dry goods and other household articles other than electrical appliances are kept for sale, a dairy bar and one dwelling unit.
C3-119 (71-2402)	These lands shall only be used for retail stores, banks, restaurants, personal service shops, business and professional offices, medical centres and custom workshops.
C5-120*	These lands shall only be used for a variety-grocery store where groceries, canned and dry goods and other household articles other than electrical appliances are kept for sale, a post office, and one dwelling unit as an accessory unit.
M5-121	These lands shall only be used for the sale and service of farm machinery and/or equipment.
C5-122	These lands shall only be used for a variety-grocery store where groceries, canned and dry goods and other household articles other than electrical appliances are kept for sale, and for the retail sale of gasoline.
C6-123*	These lands shall only be used for a motor vehicle service station and/or a restaurant. (a) Minimum Lot Area - as defined for each lot in the Registered Plan

Zone & Exception Number	Special Provisions
	of Subdivision affecting these lands.

Zone & Exception Number	Special Provisions	
	(b) Minimum Front Yard, Side Yard and Rear Yard - 7.5 metres.	
	(c) Minimum Floor Area	
	1 Storey	145 square metres.
	1 1/2 Storey or Split Level	160 square metres.
	2 or 2 1/2 Storey	185 square metres.
	(d) Maximum Lot Coverage	25 percent.
	(e) Front lot lines are the lot lines that abut the 0.3 metre reserve abutting the westerly limit of Shaver Road.	
	(f) Detached dwellings and buildings and structures accessory thereto shall be located within the building envelopes shown on Map 6 to Schedule "A" attached hereto.	
	(g) No building shall be located within 7.5 metres of a private roadway as shown on Map 6 to Schedule "A".	
	(h) Vehicular access to lots within the Registered Plan of Subdivision shall be restricted to the private roadways as shown on Map 6 to Schedule "A". Such private roadways shall have a minimum width of 10.5 metres and shall include all utilities necessary to service the lots in the Registered Plan of Subdivision.	
R1-124 (84-63)	(a) Permitted Uses	
	i) One one-family detached dwelling on one lot and uses, buildings and structures accessory thereto.	
	(b) Regulations	
	i) "Lot Frontage" means the distance between the side lot lines measured along the continuous front lot line abutting the 0.3 metre reserve along Shaver Road.	
	ii) In addition to the requirements set out in "this section, one-family detached dwellings, and buildings and structures accessory thereto, must be located within the building	

Zone & Exception Number	Special Provisions

envelopes shown on Schedule "B" attached to and forming part of this By-law.

iii) Minimum Lot Area is as defined by the Registered Plan of Subdivision.

iv) Minimum Lot Frontage ..... 30.0 metres

v) Minimum Front Yard ..... 7.5 metres

vi) Minimum Rear Yard ..... ,..... 7.5 metres

vii) Minimum Side Yard ..... 7.5 metres

viii) Minimum Distance to Private Roadway ..... 7.5 metres

ix) Minimum Floor Area for a Dwelling:

(1) 1 Storey ..... 145 square metres
(2) 1 - 1-1/2 Storey .... 160 square metres
(3) 2 or 2-1/2 Storey ..... 185 square metres

x) Maximum Height ..... 10.5 metres for a dwelling
and .,.. 4.5 metres for an accessory building

xi) Maximum Lot Coverage . ..... 25 %

xii) Private roadways, as shown on Schedule "B", shall include all utilities necessary to service the subject lands.

xiii) Private Roadway Width ..... 10.5 metres

xiv) Vehicular access is restricted to the private roadways as delineated on Schedule "B" and as delineated on a deposited Registered Reference Plan.

C5-125 These lands shall only be used for the sale and service of motorcycles and recreational equipment and storage of domestic fuel.

Zone & Exception Number	Special Provisions
C5-126	These lands shall only be used for an animal hospital and one detached dwelling.
C5-127	These lands shall only be used for an antique and gift shop.
A-128*	These lands shall only be used for a woodworking shop or similar light manufacturing use and one dwelling unit as an accessory use.
C4-129 (83-29)	These lands shall only be used for an inn containing sleeping accommodations, a restaurant and one dwelling unit for the proprietor, all within the existing building. The following provisions shall apply in place of the relevant provisions of Table 2 of Subsection 22.2: 2. Minimum lot frontage — 42.98 metres 6. Minimum side yard-west side — 7.5 metres Minimum side-yard east side — 5.1 metres 13. Parking - one space for each bedroom in the inn, plus one space for the proprietor's dwelling unit, plus one space for each 4.6 metres of public floor area with a minimum of 10 spaces for the restaurant.
C4-130*	These lands shall only be used for a motel.
C6-131*	These lands shall only be used for a motor vehicle service station and restaurant.
C3-133 (74-85) (87-65) (08-130)	Notwithstanding any provisions to the contrary of Subsection 22.1 Permitted Uses and Subsection 22.2 Regulations of SECTION 22: GENERAL COMMERCIAL "C3" Zone, the following special provisions shall apply: Permitted Uses: (1) Convenience Retail Stores, Insurance Offices, Libraries, Museums, Art Galleries, and Liquor Control Board of Ontario (LCBO) Stores shall also be permitted.

Zone & Exception Number	Special Provisions
	Regulations: (1) Minimum side yard of 3.0 metres shall be provided and maintained.
C4-134*	These lands shall only be used for a motel, restaurant, ice cream stand and the retail sale of gasoline.
C3-136 (84-25)	These lands may also be used for a motor vehicle service station.
A-137 (83-103)	The provision of Subsection 3.71 defining a "1ot" and of clause (b) of Subsection 8.2 shall not apply to these lands.
O1-138 (84-83)	These lands may also be used for the purpose of an overnight campground for "overnight camping" which, for the purpose of this By-law, means camping for more than two nights and not more than ninety days in any period of ten consecutive months. No dwelling shall be permitted on these lands.
A-139 (84-84)	These lands may be used for two detached dwellings, one of which shall be solely for the use of farm employees.
A-141 (84-82)	These lands may also be used for the sale of patio stones and railroad ties provided a planting strip having a minimum width of 3 metres is provided and maintained on the subject lands adjacent to the easterly and southeasterly boundaries thereof, except for areas occupied by an access driveway.
A-142 (86-145)	The minimum lot area shall be 5.0 hectares and the minimum lot frontage shall be 65.0 metres.
M5-143 (73-19)	These lands shall only be used for the sale and service of farm machinery and/or equipment.
C5-144 (1903)	These lands shall only be used for the sale, storage and repair of farm implements provided that the following additional requirements are Complied with: (a) Minimum distance from any building to the limit of a

Zone & Exception Number	Special Provisions			
		provincial Highway	-	30.5 metres
	(b)	Minimum distance from any building to the limit of any street or lane	-	15.2 metres
	(c)	Minimum side and rear yard except where such yard abuts a Provincial Highway, street or lane	-	7.5 metres.
	(d)	Minimum landscaping requirement: A planting strip having a minimum width of 3 metres shall be provided along any lot line abutting any residentially used property.		
	(e)	Open storage of goods and/or materials shall not be permitted within 7.5 metres of the boundary of any Commercial Zone.		
C3-145 (78-68)	(a)	Minimum Lot Frontage and Area		as existing
	(b)	Maximum Lot Coverage		30%.
	(c)	Minimum Front and Rear Yard		15.24 metres.
A-146 (87-14)	The minimum lot area shall be 1.238 hectares and the minimum lot frontage shall be 60.9 metres.			
A-147 (87-28)	These lands may also be used for a "farm market" which for the purpose of this By-law, means and includes the selling of: fruit and vegetables; eggs and dairy products; fruit juices and pop; honey and maple syrup products; flowers and vegetable plants and associated products; cut and dried flowers; canning and freezing products; baskets and cook books; and jams and seasonings, pickles and similar products which are primarily produced within the agricultural community, provided:			
	(a)	the maximum gross floor area of the farm market shall be 344 square metres; and		
	(b)	a minimum of one parking space for each 28 square metres or fraction thereof of ground floor area of the farm market shall be		

Zone & Exception Number	**Special Provisions**	
	provided on the subject lands.	
P-148 (86-136)	(a) Minimum Front Yard	7.6 metres.
	(b) Minimum Easterly Side Yard	1.0 metres.
	(c) Minimum Westerly Side Yard	5.0 metres.
	(d) Minimum Rear Yard	0.5 metres.

M2-149 (87-66)

(a) Open storage and display of goods and materials shall be restricted to the rear yard and screened from view from any street by means of a vegetative planting strip suitable to provide a visual screen or a decorative wall or decorative fence. A maximum of 5% of the lot area may be utilized for such outdoor storage and display.

(b) A minimum of one parking space per employee shall be provided. A maximum of 43 parking spaces shall be permitted in the front yard.

(c) The provisions of subsection 27.8, Loading Spaces, shall not apply.

(d) The minimum rear yard shall be 10 metres.

M1-150

(a) Notwithstanding the provisions of Subsection 26.1 of By-law No. 87-57, the following additional uses are permitted:

(i) A restaurant having a maximum seating capacity of 40.

(ii) Non-retail commercial uses.

(b) Notwithstanding the provisions of (a)(ii) above, the following uses are permitted:

(i) Convenience Retail Store*

(ii) Motor Vehicle Gasoline Bar

*This use and any banking facility shall be located only in the existing building..

(c) Notwithstanding the provisions of Subsection 7.14., the

Zone & Exception Number	Special Provisions
	convenience retail store will require one parking space for each 20 square metres of floor area or four (4) spaces, whichever is greater. (d) Notwithstanding the provisions of subparagraphs 26.2(h) (ii) and 26.2(i) (iii) of Section 26, the following shall apply: (i) A parking area may be located 0 metres from the southerly side lot line, and (ii) the loading space may be located 3.5 metres from the rear lot line. (e) Notwithstanding the provisions of paragraph 3.91 of Section 3, the following definition shall apply: "Motor Vehicle Gasoline Bar" means an establishment with one or more pump islands for the sale of fuel, oil and small accessories essential for the operation of motor vehicles, and may include an attendant shelter and may also include the servicing of vehicles. (f) Notwithstanding the existing "M1" ZONE designation of this property, the uses described in (a) and (b) above, shall be subject to all relevant provisions of this By-law.
M2-152 (90-25)	Notwithstanding the provisions of Subsection 27.1 the following additional use shall be permitted Motor Vehicle Service Station
O1-153 (89-114) (91-26)	(a) Notwithstanding the provisions of subsection 32.1, these lands shall be used only for a golf course and uses accessory thereto. (b) The regulations of Subsection 32.2 apply with the following additional requirement: No buildings shall be located within 15.0 metres of the top of bank of any watercourse.
H-M2-154 (90-26)	Notwithstanding the provisions of paragraph 27.8(c) of Section27 loading spaces shall be restricted to the westerly side yard.

Zone & Exception Number	Special Provisions
C2-157 (91-28) (94-101) (97-23) (97-24) (20-129) (04-176)	Notwithstanding Sections 3.0,7.17.22.1 and 22.2 of Zoning By-law No. 87-57, the following uses and regulations shall apply to the Holding Shopping Centre Commercial "H-C2-157" and Shopping Centre Commercial "C2-157" Zones for the lands bounded by Hwy. No. 2 to the north, Shaver Road to the east, Hwy. No. 53 to the south and Given Road to the west, and more particularly described as Part of Lot 36, Concession 3, Town of Ancaster, Regional Municipality of Hamilton-Wentworth, being Parts 1, 2, and 3 on Reference Plan 62R-13362 save and except Parts 3 and 4 on Reference Plan 62R-13499: 1.1 All the uses permitted in the SHOPPING CENTRE COMMERCIAL "C2" ZONE and the URBAN COMMERCIAL "C4" ZONE, excluding: i) Fruit or vegetable stands; and, ii) Welding and sheet metal shops. 1.2 The following additional uses shall also be permitted: i) Banquet halls; ii) Building supply sales; iii) Home improvement retail facilities; iv) Motor vehicle service stations or garages; v) Motor vehicle gasoline bars; vi) Parking areas and structures; and, vii) Open storage areas appurtenant to **a** permitted use, building or structure. 1.3 All permitted uses shall be permitted alone or in conjunction with any other permitted use.

Zone & Exception Number	Special Provisions

2.0 APPLICABLE REGULATIONS

2.1 DEFINITIONS

2.1.1 "Gross Floor Area" means the total floor area of all floors within a building, which area is measured between the exterior face of exterior walls or from the centre line of a common wall, including the permitted area of a walk-out basement.

2.1.2 "Home Improvement Retail Facility" means:

a) the sale within enclosed buildings of material, equipment, tools and supplies for home improvements including lumber; building supplies; millwork; hardware; electrical supplies and fixtures; tools; lighting; kitchen and bath materials; supplies and fixtures; plumbing supplies and fixtures; paint and wallpaper; decor and storage materials and supplies; flooring materials and supplies, carpeting; wall coverings, panelling and ceilings; seasonal items including lawnmowers, snowblowers, barbeques, pool equipment and chemicals; and nursery and landscaping plants, equipment and supplies; and other products used for enjoying, improving or decorating the home; and,

b) the sale of services relating to the enjoyment, improvement or decoration of the home or to the use of any of the goods sold in the facility or store.

2.1.3 "Open Storage" means the placing of goods or material(s) associated with or incidental to any permitted use of the land, outdoors on the same lot on which the permitted use is located, but, does not include the parking of an inoperative motor vehicle.

2.1.4 "Supermarket" means a store in which various kinds of food and non-food items are offered or kept for sale, including fresh meats and fresh produce, provided that the area

devoted to food items is predominant, and the non- food items may include but are not limited to flowers, hardware, patent medicines, toiletries, household supplies, garden supplies, wine, photofinishing, magazines and videos.

2.2 OPEN STORAGE

The following open storage provisions shall apply:

i) Open storage shall not be permitted in any minimum yard abutting a street;

ii) Open storage shall be located a minimum of 3 metres from any side or rear yard not abutting a street;

iii) All open storage shall be screened from view from any street by way of a minimum 1.5 metre decorative, solid board fence, or a minimum 3 metre planting strip;

iv) Open storage areas shall not exceed an area equal to 4% of the gross floor area of the building to which it is accessory.

2.3 REGULATIONS

The following additional regulations shall apply:

i) Maximum Gross Floor Area of all buildings:

The maximum gross floor area of all buildings shall be 32,515 square metres including any garden centre which are located in a permanent building or structure, but excluding motels and/or motor vehicle gasoline bars and/or automatic car washes.

ii) Maximum Lot Coverage

The maximum lot coverage for the entire site, including motels and/or motor vehicle gasoline bars and/or automatic car washes, shall not exceed 40%.

Zone & Exception Number	Special Provisions

iii) Maximum Temporary Outdoor Garden Centre Lot Coverage

The maximum lot coverage for an outdoor garden centre which is located in a temporary building or structure or an enclosure shall be 4% of the building/unit to which it is accessory, provided that the parking requirements of the overall site are maintained.

iv) Maximum gross floor area of a Supermarket

The maximum gross floor area of a supermarket use shall be a minimum of 4,645 square meters and a maximum of 5,900 square meters.

v) Maximum gross floor area of department store type merchandise sales:

The maximum gross floor area of retail commercial uses selling department store type merchandise, including a department store and a store primarily selling home and automotive supply merchandise, shall not exceed 24,154 square metres, provided that a store selling primarily home and automotive supply merchandise shall not exceed 5,574 square metres, excluding any garden centre located in a permanent building or structure.

vi) Maximum gross floor area of Personal Service and Restaurant Uses:

The maximum gross floor area of personal service and restaurant uses shall not exceed 2,787 square metres.

vii) All other provisions of Zoning By-law No. 87-57 shall apply.

Zone & Exception Number	Special Provisions
M2-158 (90-102)	(a) Notwithstanding the provisions of Subsection 27.1 of Section 27, a new and/or used motor vehicle sales establishment shall be permitted. (b) Notwithstanding the provisions of Subsection 27.3 of Section 27, the outside display of 10 motor vehicles for the purpose of sale, shall be permitted. (c) Notwithstanding the provisions of Subsection 7.14 of Section 7, one parking space shall be required for each 45 square metres of floor area or 1 space for each 2 employees, whichever is greater.
O1-159 (90-131) (98-59) (04-278)	1.0 Notwithstanding the provision of Subsection 32.1 Permitted Uses of Section 32 only a golf course, a detached dwelling and uses accessory to the foregoing permitted uses shall be permitted. 2.0 The provision of Subsection 32.2 of Section 32 shall apply with the following exceptions, notwithstanding the relevant regulations: 2.1 No building or structure shall be permitted within 15 m. of the top of the bank of a watercourse. 2.2 Maximum lot coverage ..... 2,322.5 sq.m. 2.3 No building or structure shall be erected on lauds that have inherent environmental hazards such as flood susceptibility, poor drainage, marshy or swamp conditions, erosion and unstable soils are delineated in an Ontario Regulation under Section 28 of the Conservation Authorities Act, R.S.O. 1980, as amended, unless such building or structure is approved and any required permit is issued by the Conservation Authority having jurisdiction.
O1-160 (91-48)	(a) Notwithstanding the provision of Subsection 32.1 Permitted Uses of Section 31 trailer parks shall not be permitted. (b) The provision of Subsection 32.2 of Section 32 shall apply with the following exceptions, notwithstanding the relevant regulations: (i) No building or structure shall be permitted within 15 m.

Zone & Exception Number	Special Provisions
	from the water edge of any watercourse (ii) Maximum lot coverage ..... 2,137 sq.m. (iii) No building or structure shall be erected on lands that have inherent environmental hazards such as flood susceptibility, poor drainage, marshy or swamp conditions, erosion and unstable soils are delineated in an Ontario Regulation under Section 28 of the Conservation Authorities Act, R.S.O. 1980, and any required permit is issued by the Conservation Authority having jurisdiction. (c) Notwithstanding the provisions of Clause (c) of Subsection 7.18 Accessory Buildings of Section 7 accessory buildings or structures shall be permitted in the front yard and the maximum height for such buildings or structures shall be 8.0 metres. (d) Notwithstanding Subsection 7.11 Maximum Building Height of Section 7 a cupola may be permitted to project beyond the 10.5 m. height, to a maximum distance of 13.1 m. above the average finished grade adjacent to the front elevation.
A-160 (O.M.B. File No. Z910039)	1.0 Notwithstanding the provision of Subsection 8.l(a): Permitted Uses of Section 8: Agricultural "A" Zone, of Zoning By-law 87-57, as amended, the storage of not more than 5 tanker trucks and accessory repair shop and office, for the purpose of operating a liquid petroleum transfer business, shall be permitted. 2.0 The regulations applicable to agricultural buildings in Subsection 8.2 of Section 8 of By-law 87-57, as amended, shall apply to the permitted uses in Section 1.0 of this By-law.
O1-161 (91-48) (91-49)	Notwithstanding the provision of Subsection 32.1 Permitted Uses of Section 32 no buildings or structures shall be permitted except for the purpose of flood or erosion control.
A-162 (91-18)	Notwithstanding the relevant provisions of Subsection 2 of Section 8, the following shall apply:

Zone & Exception Number	Special Provisions
	(a) The minimum front yard of the existing building shall be 3.7 metres. (b) The maximum height of the existing building shall be 11.6 metres. Notwithstanding Subsection 11(a) of Section 7, the maximum height of the existing building shall be 11.6 metres.
A-163 (91-16)	Notwithstanding the provisions of Subsection 8.1(a) of Section 8 a help house shall be permitted.
O2-165 (92-19) (92-26)	Notwithstanding the previous of Subsection 33.2 Regulations of Section 33 the easterly side yard shall be 9.0 metres.
A-166 (93-33)	1.0 Notwithstanding the provisions of Subsection 8.1 of Section 8: Agricultural "A" Zone of By-law No. 87-57, as amended, a bakery shall be permitted. 2.0 The provisions of Subsection 8.2 of Section 8: Agricultural "A" zone of By-law No. 87-57, as amended, shall apply with the following exception: 2.1 The maximum floor area of a bakery shall be 175 sq.m. 3.0 Notwithstanding the provisions of Subsection 7.14(a)(xiii) of Section 7.0 General Provisions of By-law No. 87-57, as amended, the parking area for the bakery use need not be constructed with a stable surface of concrete or asphalt.
A-167 (93-51)	1.0 Notwithstanding the provisions of Subsection 8.1 - Permitted Uses of Section 8: Agricultural "A" Zone, the following additional use shall be permitted: Motor Vehicle Service Garage 1.1 For the purposes of this By-law, a "Motor Vehicle Service Garage" shall exclude the sale of fuel, oil and small accessories associated with the maintenance of motor vehicles, and shall also exclude vehicle washing facilities

Zone & Exception Number	Special Provisions
	and a towing service. 2.0 The provisions of Section 7.14 (a) (xiii) shall not apply.
A-168 (93-42)	Notwithstanding the provisions of Subsection 8.1 - Permitted Uses of Section 8: Agricultural "A" zone of By-law No. 87-57, as amended, a help house shall be permitted to be constructed within a portion of the existing garage.
A-169 (93-108)	Notwithstanding the provisions of Subsection 8.1 – Permitted Uses of Section 8: Agricultural "A" zone of By-law No. 87-57, as amended, a help house within the existing farm building cluster shall be permitted.
A-171 (95-24)	Notwithstanding any provisions to the contrary of Section 8.1 of the Agricultural "A" Zone, the following use shall be permitted as it affects the lands zoned Agricultural "A-171" by this By-law, described as Part of Lot 23, Concession 1, and more particularly shown on the attached Schedules "A" and "B", for a period of three (3) years from the date of the passing of this by-law, being April 10, 1998: Small Engine Repair Business within the existing 11 square metre accessory building (garage) situated at the rear of the property. Such a business shall be contained to the interior of the building, and any outdoor operations or storage is prohibited. 1.0 For the purposes of this By-law, Sections 7.14(a)(xiii) and 7.14(a)(xiv) of By-law No. 87-57 shall not apply.
M4-172 (95-96) (96-24)	Notwithstanding Section 27.2(h), the following regulation shall apply: Maximum Building Height: 2,438.6 square metres (26,250 square feet) of the building shall not exceed 18.3 metres in height.
M5-173 (95-113)	Notwithstanding any provisions to the contrary of Subsection 28.1 of the Rural Industrial "M5" Zone, of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Rural Industrial "M5-173" by this By-law, described as Part of Lot 30, Concession 3, and more particularly shown on Schedules "A" and "B", attached hereto, shall permit only the following

Zone & Exception Number	Special Provisions

use:

1.0 Farm Implement sales and/or service establishments

2.0 All other provisions of Zoning By-law No. 87-57 as applicable to the Rural Industrial "M5" Zone shall apply.

A-174 (95-114) Notwithstanding any provisions to the contrary of Subsection 8.1- Permitted Uses of Section 8 - Agricultural "A" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Agricultural "A-174" by this By-law, described as Part of Lot 32, Concession 3, and more particularly shown on Schedule "A", attached hereto, shall permit the following additional use:

1.0 Where notes (i.e. Note:) are used in this By-law they are included for information purposes only and do not form part of the By-law.

2.0 A Farm Help House within the existing farm building cluster.

3.0 All other provisions of Zoning By-law No. 87-57 as applicable to the Agricultural "A" Zone shall apply.

Note: An application for land severance for the farm help house will not be supported by the Town of Ancaster for a minimum ten year period from the date of passing of this by-law.

A-176 (97-62) 1.0 Notwithstanding the provisions of the Agricultural "A" zone regarding permitted uses, a commercial home heating business and associated office space shall be permitted; and

2.0 Notwithstanding the provisions of the Agricultural "A" zone regarding permitted uses, a "Temporary Granny Flat" will be permitted on this property until July 14,2002, subject to the following regulations:

i) the Temporary Granny Flat shall be permitted in the front yard at the setback as it existed on the date of the passing of this By-law.

Zone & Exception Number	Special Provisions
A-177 (98-21)	1.0 Notwithstanding any provisions to the contrary of Section 8 of the Agricultural "A" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Agricultural "A-177" by this By-law, described as Part of Lots 17 and 18, Concession 3, and more particularly shown on Schedules "A" and "B", attached hereto, shall be subject to the following: 1.1 Notwithstanding Section 8.2 or any other section of Zoning By-law No. 87-57, the property as existing on the date of the passing of this By-law, as indicated on Schedule "B" of this By-law, shall be recognized as a lot.
A-178 (98-116)	1.0 Notwithstanding any provisions to the contrary of Section 8 of the Agricultural "A" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Agricultural "A-178", described as Part of Lot 45, Concession 6, shall be subject to the following: 1.1 Notwithstanding Section 8, the following additional use shall be permitted: (a) A Wire Basket Making and Moss products business, and use accessory thereto. 2.0 Notwithstanding the regulations of the Agricultural "A" Zone and the general regulations of Zoning By-law No. 87-57, the regulations of the Rural Industrial "M5" Zone shall apply to the additional permitted use, subject to the following: Front Lot Line: For the purposes of this by-law, the front lot line shall be defined as the lot line between the lands to be rezoned and the road allowances of Glancaster Rd. and Carluke Rd.; Maximum Lot Coverage for metres. Lands subject to The A-178.2 Zone: 13 per cent, but not to exceed 5,500 square

Zone & Exception Number	Special Provisions	
	Parking surface:	Notwithstanding Section 7.14 ((a) xiii), the parking and driving aisles shall be constructed of a stable, compacted gravel surface;
	Parking Lot Lighting:	Notwithstanding Section 7.14 ((a) xiv), no parking lot lighting shall be required.
	Outdoor Storage:	Notwithstanding Section 7.17 (b), open outdoor storage of goods and materials shall be located a minimum of five metres from the westerly side lot line.

A-179 (99-37)

Notwithstanding Section 8: AGRICULTURAL "A", ZONE, Subsection 7.13 (d) (ii) of SECTION 7: GENERAL PROVISIONS, and MDS Formula Two of Schedule "D" - MINIMUM DISTANCE SETBACK FORMULAS of ZONING BY-LAW NO. 87-57 of the Town of Ancaster, as amended, the lands zoned AGRICULTURAL "A-179" by this By-law, described as Part of Lot 28 and 29, Concession 1, and more particularly shown on Schedule "A", attached hereto, shall be subject to the following:

1.0 Notwithstanding MDS Formula Two of Schedule "D" - MINMUM DISTANCE SETBACK FORMULAS, the minimum setback of the dairy barns and manure storage facility shall be:

i) 155 metres separation between the proposed barn and the nearest dwelling, and,

ii) 240 metres separation between the proposed manure storage facility and the existing cemetery.

2.0 Notwithstanding Subsection 8.2(c)(iii) of Section 8: Agricultural "A" Zone, the following shall apply:

Maximum Lot Coverage 2.2%

Zone & Exception Number	Special Provisions
	3.0 Notwithstanding Subsection 8.l(a) of Section 8: Agricultural "A" Zone, in addition to the permitted agricultural uses and buildings, structures and uses accessory thereto, only the three residential dwelling units, existing as of the date of the passing of the implementing zoning bylaw, shall be permitted.
A-180 (99-96)	Notwithstanding any provision to the contrary of Subsection 8 or any other section, of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Agricultural "A-180", described as Part of Lot 30, Concession 6, shall be subject to the following: 1.0 The following regulations shall apply: Maximum Lot Coverage for a Mushroom Farm — 5 per cent 2.0 All other applicable regulations of the Agricultural "A" Zone shall apply.
A-181 (99-95)	Notwithstanding any provision to the contrary of Section 8 or any other section of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Agricultural "A-181", described as Part of Lot 44, Concession 6, Shall be subject to the following: 1.0 The following additional uses shall be permitted: A temporary farm help house Until the date September 13, 2002. 2.0 All other applicable regulations of the Agricultural "A" Zone shall Apply.
M1-182 (99-105)	Section 33: Exceptions to Zoning By-law No. 87-57 of the Town of Ancaster, .as amended, is hereby further amended by the addition of the following subsections: 1.0 Additional Permitted Use — Animal Hospital 2.0 Minimum Lot Frontage — 57.0 metres

Zone & Exception Number	Special Provisions
	3.0 Minimum southerly side yard 6.7 metres
C3-183 (00-58)	Notwithstanding any provisions of to the contrary of Section 22 of Zoning By-law No. 87-57, as amended, the following shall apply to the lands described as Part of Lot 35, Concession 3, municipally known as 1154 Wilson Street West (Formerly Highway No. 2)
	Permitted Uses: All uses permitted under the General Commercial "C3" Zone except the following uses; auctioneer establishments; beer stores; department stores and other general merchandise; fast food restaurants; medical and dental laboratories; medical clinics; restaurants (but not including fast food restaurants); and retail stores.
	Definition: "Outdoor Display Area" shall, for the purpose of this by-law, is defined as an area of land intended exclusively for the display or rental items.
	Regulations: a) Outdoor Display area: The outdoor display area shall consist of a maximum area of 80 square metres and shall maintain a minimum setback of 5 metres from the front yard property line and 7.5 metres from side property lines.
	b) Minimum front yard – 15 metres. c) Maximum lot coverage – 30% to a maximum of 1,200 square metres for equipment rental business.
	In all other respect, Zoning By-law 87-57, as amended shall remain in full force and effect.
H-A-184 (00-121)	Notwithstanding any provision to the contrary of Section 7: General Provisions and Section 8: Agricultural "A" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, those lands located in Part of Lot 24, Concession 4, on the west side of Alberton Road, and more particularly

Zone & Exception Number	Special Provisions

shown on Schedule "A" which forms part of this By-law shall be subject to the following:

Parking	A minimum of two parking spaces shall be provided.
Additional Permitted Use	A seed storage and distribution business is also permitted.
Building Size	The maximum total ground floor area of the building for the seed storage and distribution business shall be 980 square metres.

The Holding "H" prefix shall be lifted from the Holding Agricultural Exception "H-A-484" Zone only after the proponent has satisfied all site plan requirements of Ancaster.

RM3-185 (02-031)

1. Notwithstanding any provisions of Sub-section 16.1 of the Residential Multiple "RM3" Zone, only the following use shall be permitted as it affects the lands zoned Residential Multiple "RM3-185" by this by-law, described as part of lot 51, concession 3, geographic Township of Ancaster and municipally known as 900 Golf Links Road (Former Town of Ancaster):

   A Child Care Centre to a maximum designed capacity of seventy-five (75) children

2. Notwithstanding any provisions of Sub-section 16.2 of the Residential Multiple "RM3" Zone, the following special regulations shall apply:

   a) Minimum lot area – 0.2 hectares

   b) Minimum lot frontage – 25 meters

   c) Maximum building height – 9.5 meters

   d) Maximum lot coverage – 18%

Zone & Exception Number	Special Provisions
	e) Minimum easterly side yard – 2.6 meters f) Minimum westerly side yard – 7.5 meters All other regulations of the "RM3" Zone shall continue to apply.
	3. Notwithstanding any provisions of Sub-section 7, General Provisions of Zoning By-Law 87-57 (Ancaster), the following special regulations shall apply to the Residential Multiple "RM3-185" Zone: a) A minimum of 20 parking spaces shall be provided. b) A minimum 1.8 metre high solid board fence shall be erected along the westerly side lot line commencing at a point 12 meters from the front lot line and extending to the rear lot line.
A-186 (02-032)	In addition to the provisions of Sub-section 8.1 of the Agricultural "A" Zone, the following additional use shall be permitted as it affects the lands zoned Agricultural "A-186" by this by-law, described as lot 36, concession 6, geographic township of Ancaster and municipally known as 743 Carluke Road West (former Town of Ancaster): A farm help house within the existing farm building cluster. All other regulations of Section 8, Agricultural "A" Zone and Sub-section 7, General Provisions of Zoning By-law 87-57 (Ancaster) shall continue to apply.
A-376 (94-46) (97-90) (01-134)	As permitted under the temporary use provisions of Section 39 of the Planning Act (R.S.O. 1990 Chapter P-13) for a period of three years from the date of passing this amending by-law, the land zoned A-376 described as part of Lot 43, Concession 6, geographic township of Ancaster and more particularly shown on Schedule "A" attached hereto, shall, a) Notwithstanding any provisions of Section 8.1 of the Agricultural

Zone & Exception Number	Special Provisions
	"A" Zone, permit the following use, Golf Driving Range; b) Notwithstanding the provisions of Section 8.2: Regulations of the Agricultural "A" Zone, the provisions of Section 31.2: Regulations of Section 31: Private Open Space "O1" shall apply to the golf driving range use. c) Notwithstanding subsection 7.14(a)(xiii) of the General Provisions Section, the golf driving range use shall be exempt from the requirement of the parking area being constructed with a stable surface of concrete or asphalt
A-490 (03-029)	Permitted Uses A kennel may only be permitted within the existing accessory industrial building and in association with a residential dwelling. For the purpose of this By-law, a Kennel shall mean "a building used only for the keeping and boarding of dogs and cats." Regulations For the purposes of the Site-Specific A-490 Zone, the following regulations shall apply for the development of a kennel: (1) Parking - A minimum of 10 parking spaces are required. (2) Maximum Number of Boarded Animals – 75 dogs and 25 cats. (3) Landscaping – Solid landscaping shall be provided along the westerly lot line having a minimum width of 1.5 metres to screen the kennel and parking area from the residential dwelling on the abutting lot. (4) Building Height – Accessory Buildings or Kennel shall not exceed 5.5 metres. (5) Open Area Setback – Outdoor animal play areas shall be located a minimum distance of 30 metres from any lot line of an abutting property containing a residential use.

Zone & Exception Number	Special Provisions
	(6) Dog Runs – Dog runs are to be enclosed and are not to exceed 4.5 metres in length. (7) Fencing – Minimum 1.8 metre high solid acoustical fencing is required around the perimeter of all dog runs. All other permitted uses and regulations of Section 8 Agricultural "A" Zone and Section 7, General Provisions of Zoning By-law 87-57 (Ancaster) shall continue to apply.
I-501 (03-350)	Permitted Uses In accordance with the uses permitted in Section 30.1. Regulations That the provisions of Section 30.3 shall apply to development within the Institutional "I-501" Exception Zone except for the following special provisions: (1) Minimum Front Yard – Notwithstanding Section 30.3(a), the minimum front yard setback for a monument shall be 10 metres. (2) Minimum Side and Rear Yard – Notwithstanding Section 30.3(b), the minimum side and rear yard setbacks for a monument shall be 3 metres. (3) Parking – Notwithstanding Section 7.14(b)(iv)(j), the existing parking provided on cemetery lands located within the Agricultural "A" Zone shall be utilized and no additional parking shall be required. All other regulations of Section 7, General Provisions of Zoning By-law No. 87-57 (Ancaster) shall continue to apply.
C3-511 (04-237)	Notwithstanding the provisions of regulations 4, 6, 9 and 13 of Table 2, Regulations, of Subsection 22.2, a self-service, storage facility

Zone & Exception Number	Special Provisions

shall be permitted, located on the lands zoned "C3-511", subject to the following provisions:

Development Regulations:

(1)	Maximum Lot Coverage	55%
(2)	Minimum Side Yard	3.0 metres
(3)	Minimum Rear Yard	3.0 metres
(4)	Minimum Parking Spaces	24 spaces
(5)	Minimum Loading Spaces	0 spaces

M2-520 (05-039) Notwithstanding the provisions of Subsection 27.1 - Permitted Uses of Section 27: Prestige Industrial "M2" Zone of Zoning By-law No.87-57 (Ancaster), the following additional uses shall be permitted on the lands zoned "M2-520":

(a) Permitted Uses:

- new and/or used motor vehicle sales establishments with accessory motor vehicle body shop and servicing
- animal hospitals
- auctioneer establishments
- building supply sales in wholly enclosed buildings cold storage locker establishments
- establishments for retail sale of farm supplies, grain, feed and fertilizer
- recreational vehicle sales, service and rental
- welding and sheet metal shops

(b) Notwithstanding any provisions of Subsection 27.2 Regulations of Section 27: Prestige Industrial "M2" Zone, of Zoning By-law No. 87-57 (Ancaster) the provisions of Subsection 22.2 - Table 2: Regulations, of Section 22 Urban Commercial "C4" Zone shall apply only to the additional permitted uses in (a) above.

M4-521 (05-039) Notwithstanding any provisions to the contrary of Subsection 27.2 – Regulations of Section 27: General Industrial "M4" Zone of Zoning By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "M4-521":

Zone & Exception Number	Special Provisions	
	Development Regulations:	
(a)	Minimum Rear Yard	15.0 metres for all buildings, structures, sheds or any other accessory structure.
(b)	All other provisions of Zoning By-law No. 87-57 as applicable to the General Industrial "M4" Zone shall apply.	

C3-523 (05-188)

(i) Notwithstanding Sub-section 22.1 - Permitted Uses of Section 22: General Commercial "C3" Zone of Zoning By-law No. 87-57 (Ancaster), the following additional use shall be permitted:

(a) Insurance offices

(ii) Notwithstanding any provisions to the contrary of Subsection 7.14 and Section 22: General Commercial "C3" Zone and all other sections of Zoning By-law No. 87-57 (Ancaster), the following shall apply:

(a) No loading spaces are required for a commercial building having less than 1000 sq. metres of gross floor area.

(iii) All other provisions of the General Commercial "C3 Zone shall continue to apply.

A-491 (05-191)

Permitted Uses:

Notwithstanding the uses permitted in Section 8.1 , the original dwelling shall be permitted as a second dwelling on the property as a temporary use.

Zone Provisions:

(1) Temporary Use - The temporary use of the original dwelling as a second dwelling may be permitted for a maximum period of three years from the date of passing of the amending By-law. Upon expiration of the by-law, if both houses do not derive their income

Zone & Exception Number	Special Provisions
	from the farm operation at 1928 Powerline Road, as determined by the Agricultural and Rural Affairs Advisory Committee, the secondary residential dwelling shall be demolished within 60 days.
A-547 (06-110)	Notwithstanding the provisions of Subsections 8.1, Permitted Uses, and 8.2, Regulations of Section 8: Agricultural "A" Zone of Zoning By-law No. 87-57, only the following provisions shall apply: Permitted Uses: Bakery Regulations: (a) Maximum Gross Floor Area 36,510m^2 (b) Maximum Lot Coverage 40% (c) Minimum Building Setbacks i) 50.0 metres from Fiddler's Green Road, except a 35.0 metre setback may be provided as it relates to the buildings as existing at the date of the passing of this By-law, being April 26, 2006. ii) 13.0 metres from the southerly boundary. iii) 13.0 metres from the northerly boundary. iv) 3.0 metres from the westerly boundary for the temporary storage building existing at the date of the passing of this By-law being April 26, 2006, and in all other cases a minimum of 7.6 metres from the westerly boundary.

Zone & Exception Number	Special Provisions		
	(d)	Parking	i) A minimum of 123 parking spaces, plus 1 additional space for every 140.m2 of gross floor area in excess of 18,720.0m^2, shall be provided and maintained. ii) The lands zoned Agricultural "A-547" shall be exempt from Subsections 7.14(a)(xiii) and 7.14(a)(xiv).
	(e)	Landscaping	A minimum 3.0 metre wide planting strip shall be provided and maintained along the boundary line adjacent to Fiddler's Green Road, except for the driveway area.
	(f)	Open Storage	The regulations of Subsection 7.17 – Open Storage shall apply.
	(g)	Definition of Bakery	Notwithstanding the provisions of Section 3, Definitions of Zoning By-law No. 87-57, the following additional definition shall apply: "Bakery" means and includes the milling of grain grown on the subject lands and on lands in the surrounding agricultural community, production of bread and other related products, and shall include ancillary uses of storage, warehouse and office facilities in connection with this operation.
H-A-554 (07-060)	(1)	Notwithstanding Section 8.1, only the following uses shall be permitted : All recreational, commercial, livestock and public uses related to the Agricultural Fairgrounds, with the following additional uses to be permitted ;	

Zone & Exception Number	Special Provisions

(a) Public Hall;
(b) Craft shows, trade shows and related uses;
(c) Animal shows and training;
(d) Auctions;
(e) Farmers' Market;
(f) Indoor storage associated with the Ancaster Agricultural Fair; and,
(g) Agricultural Education Programs.

(2) All permitted uses identified in Section 2, Subsection (1) shall be subject to the following:

Development Regulations:

(a) Maximum Lot Coverage 5%

(b) Maximum Building Height: 16.0 metres

(c) Minimum Setback from the southerly lot line: 7.0 metres

(d) No building, or structures shall be permitted within 30.0 metres of the Private Open Space "O1-556" Exception Zone.

(e) A landscaped area having a minimum width of 38.1 metres shall be provided and maintained along the westerly lot line abutting the property at 1772 Wilson Street West.

(f) All other provisions of Zoning By-law No. 87-57 as applicable to the Agricultural "A" Zone shall apply.

(3) That the 'H' symbol shall only be removed conditional upon:

(a) The owner conducting an archaeological assessment of the entire development property and mitigating, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found to the satisfaction of the Ministry of Culture, and the Manager of Development Planning; and,

Zone & Exception Number	Special Provisions
	(b) The owner addressing all issues relating to the servicing of the subject property, to the satisfaction of the Ministry of the Environment, the Director of Building and Licensing, and/or the Director of Public Health Services. City Council may remove the 'H' symbol and, thereby give effect to the Agricultural "A-554" Exception Zone, by enactment of an amending By-law once the above conditions have been satisfied.
01 -556 (07-060)	Notwithstanding Section 32, only the following uses shall be permitted: (a) Conservation and Open Space.
H-A-569 (08-111)	That notwithstanding the provisions of Subsections 8.2 (c) and (d) of Zoning By-law No. 87-57, the following specific provisions shall apply: Development Regulations: (a) Maximum Lot Coverage — 1,100 square metres (b) Minimum Front Yard — 70 metres for any building or structure That the 'H' symbol shall be removed conditional upon: (a) The owner completing a Tree Management Plan, to the satisfaction of the Director, Operations and Maintenance Division, Public Works Department. (b) The owner completing an archaeological assessment of the subject lands and mitigating, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. No demolition, grading, construction activities, landscaping, staging, stockpiling or other soil disturbances shall take place on the subject property prior to the approval of the Director of Planning and the Ministry of Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements. (c) The owner addressing all issues relating to the servicing of the subject

Zone & Exception Number	Special Provisions
	property for the proposed use, including a hydrogeological study of the groundwater quality and quantity and the subsurface sewage effluent plume, to ensure that neighboring wells will not be adversely affected, to the satisfaction of the Ministry of the Environment, the Director of Development Engineering, and/or the Director of Public Health Services. City Council may remove the 'H' symbol and, thereby give effect to the Agricultural "A-569" Exception Zone by enactment of an amending By-law once the above conditions have been satisfied.
01-571 (08-111)	That notwithstanding the provisions of Subsection 32.1, only conservation uses shall be permitted, and the provisions of Subsections 32.2 (a), (b), (c), (d), (e), 32.3, 32.4, 32.5 and 32.6 of Zoning By-law No. 87-57, shall not apply.
M3-576 (08-149)	(i) That notwithstanding the provisions of Subsection 27.1 - Permitted Uses of Section 27: Light Industrial "M3" Zone of Zoning By-law No. 87-57 (Ancaster), the following Additional use shall be permitted: (a) Professional Office provided that the maximum gross floor shall not exceed 10,000 square metres. (ii) That notwithstanding the provisions of Subsection 7.1 4(b)(iii) - Industrial Uses: Minimum Required Parking Spaces of Section 7: General Provisions of Zoning By-law No. 87-57 (Ancaster), the following provision shall be provided and maintained: (a) 1 parking space shall be provided for each 30 square metres of floor area. (iii) For the purposes of this by-law, Professional Office shall be defined as: "Professional Office" means any office where professionally qualified persons, technical assistants and clerical staff are employed except for medical practitioners, dentists, osteopaths or drugless practitioners. (iv) All other provisions of the Light Industrial "M3" Zone shall continue to apply.

Zone & Exception Number	Special Provisions

RH-620 (10-276)

Notwithstanding the provisions of Paragraphs (a), (e), and (i) of Subsection 20.2 "Regulations" of Section 20: Residential Hamlet "RH" Zone, the following special provisions shall apply to the lands zoned "RH-620":

Regulations:

(a)	Minimum Lot Area	0.75 Hectares
(b)	Minimum Rear Yard	30 metres for all buildings, structures, pools, sheds, or any other accessory structure.
(c)	Accessory Buildings	The provisions of Subsection 7.18 (a) shall apply, except Subsection 7.18 (a) (ii).

All other regulations of the Residential Hamlet "RH" Zone shall continue to apply.

A-625 (11-160)

As permitted under the temporary use provisions of Section 39 of the Planning Act, R.S.O. 1990 for a period of three (3) years from the date of the passing of this by-law, on the lands zoned Agriculture "A-625", the following special provisions shall apply:

(a) Notwithstanding the provisions of Section 8.1 of the Agricultural "A" Zone, the following uses shall also be permitted:

i) outdoor golf driving range; and,

ii) outdoor soccer field.

(b) Notwithstanding the provisions of Section 8.2: Regulations of the Agricultural "A" Zone, the provisions of Section 32.2: Regulations of Section 32: Private Open Space "O1" Zone shall apply to both the outdoor golf driving range and the outdoor soccer field.

(c) Notwithstanding Sub-section 3.122 of the Definitions Section, an outdoor golf driving range shall be considered a

Zone & Exception Number	Special Provisions

Recreational Use.

(d) Notwithstanding Sub-section 7.14(a)(xiii) of the General Provisions Section, the parking area for an outdoor golf driving range and outdoor soccer field shall be constructed with a permeable surface.

(e) Notwithstanding Sub-section 7.14(a)(xiv) of the General Provisions Section, lighting shall not be provided for the parking area, the outdoor golf driving range, or the outdoor soccer field.

C2-629 (11-191 OMB Order) (14-112)

That notwithstanding the provisions in Sections 22.1 and 22.2 of the Shopping Centre Commercial "C2" Zone and the provisions of Sections 3.0: Definitions and 7.14: Parking and Loading of Zoning By-law No. 87-57 of the Town of Ancaster, the following special provisions shall apply to the lands zoned "C2-629", described as 1125 Wilson Street West:

1.0 (A) Permitted Uses

Notwithstanding Section 22.1, only the following uses shall be permitted. These uses shall be permitted to a maximum aggregate total of 10,525 square metres of Gross Floor Area on the lands zoned under this Sub-section.

Animal Hospital
Animal Hospital with outside runs
Building Supply Sales
Building Supply Sales in wholly enclosed buildings
Convenience Retail Store in conjunction with and accessory to a Motor vehicle service station
Caterers
Conference or Convention Centre
Craft and custom workshops
Home Furnishing Retail Establishment
Home Improvement Supply Establishment
Hotels
Motels, and may include one dwelling unit
Motor vehicle service stations
New and/or used motor vehicle sales establishments

Zone & Exception Number	Special Provisions

Nurseries, garden centres and landscaping establishments
Parking areas or structures
Places of entertainment or recreation within wholly enclosed buildings, but shall not include a movie theatre
Recreational areas or uses, miniature golf courses and golf driving ranges
Recreational vehicle sales, service and rental
Rental establishments but not including establishments for the rental or repair of motor vehicles and trailers
Rental establishments or service shops
Restaurants
Restaurants, Fast Food

Uses, buildings, and structures accessory to permitted uses, including open storage

(B) Restricted Uses

In addition to the foregoing, the following uses shall be permitted to a maximum aggregate Gross Floor Area of 2,807 sq.m provided the permitted uses contained in 1.0(A) and 1.0(B) shall not exceed an aggregate Gross Floor Area of 10,525 sq.m.:

Banks and Financial Institutions
Business and Professional Offices
Brewers Retail stores
Drugstores
Gymnasiums or health clubs excluding body rub parlours
Liquor Control Board of Ontario stores
Personal Service Shops
Movie Theatres
Retail Stores excluding a Supermarket
Travel Agencies

2.0 Regulations

Notwithstanding Sections 22.2 and 7.14, the following provisions apply:

(a) Minimum Front Yard 1.5 metres, except as provided

Zone & Exception Number	Special Provisions		
			in (e) below.
		(b) Minimum Side Yard	1.5 metres, except where an interior side yard abuts a private vehicular turnaround, a 0.0 metre side yard shall be permitted.
		(c) Minimum Rear Yard	10.0 metres.
		(d) Minimum Frontage	30 metres.
		(e) Minimum Landscaping Strip	3.0 metres adjacent each lot line which abuts a public street or lot containing a dwelling comprising one or two dwelling units (but shall permit the location of principal buildings, walkways/sidewalks, retaining walls, curbs, signs, and light standards within required landscaping strip).
		(f) Parking for all uses shall be provided at a rate of 3.5 spaces for each 93 square metres of Gross Floor Area or part thereof.	
	3.0 Definitions		
		Notwithstanding Section 3.0, the following provisions apply:	
		(a) "Supermarket" means a store in which various kinds of food and non-food items are offered or kept for sale, including fresh meats and fresh produce, provided that the area devoted to food items is predominant, and the non-food items may include but are not limited to flowers, hardware, patent medicines, toiletries, household supplies, garden supplies, wine, photofinishing, magazines and videos.	
H-C2-630 (11-191	That notwithstanding the provisions in Sections 22.1 and 22.2 of the Shopping Centre Commercial "C2" Zone and the provisions of Sections		

Zone & Exception Number	Special Provisions
OMB Order) (14-266)	3.0:Definitions and 7.14: Parking and Loading of Zoning By-law No. 87 57 of the Town of Ancaster, the following special provisions shall apply to the lands zoned "H-C2-630", described as 1125-1143 Wilson Street West:

1.0 (A) Permitted Uses

Notwithstanding Section 22.1, only those uses in the H-C2-629 Zone shall be permitted on the lands zoned under this Subsection. These uses shall be permitted to a maximum aggregate total of 14,870 square metres of Gross Floor Area on the lands zoned under this Sub-section.

(B) Prohibited Uses

Notwithstanding the provisions of Subsection 22.1 - Permitted Uses of Section 22, the following uses shall be prohibited:

Department stores;
Supermarket;
Residential uses; except for one dwelling accessory to a Motel; and,
Stores primarily selling apparel, housewares, electronics, sporting goods, or general merchandise.

2.0 Regulations

Notwithstanding Sections 22.2 and 7.14, the-following-provisions apply:

(a) Minimum Front Yard	1.5 metres, except as provided in (e) below.
(b) Minimum Side Yard	1.5 metres, except where an interior side yard abuts a private vehicular turnaround, a 0.0 metre side yard shall be permitted.
(c) Minimum Rear Yard	10.0 metres.
(d) Minimum Frontage	30 metres.

Zone & Exception Number	Special Provisions	
	(e) Minimum Landscaping Strip	3.0 metres adjacent each lot line which abuts a public street or lot containing a dwelling comprising one or two dwelling units (but shall permit the location of principal buildings, walkways/sidewalks, retaining walls, curbs, signs, and light standards within required landscaping strip).
	(f) Parking for all uses shall be provided at a rate of 3.5 spaces for each 93 square metres of Gross Floor Area or part thereof.	

(14-266) The 'H' Holding prefix shall be lifted from the "H-C2-630" Zone once the following conditions have been completed, to the satisfaction of the Senior Director of Growth Management and the Manager of Traffic Engineering:

i) The approval of a Traffic Impact Study and until the owner/applicant can demonstrate how the approved works can be implemented, to the satisfaction of the Senior Director of Growth Management and the Manager of Traffic Engineering,

ii) Until such time as the owner/applicant demonstrates how the restrictions concerning water supply, as identified in the Functional Servicing Report to be addressed to the satisfaction of the Senior Director of Growth Management.

3.0 Definitions

Notwithstanding Section 3.0, the following provisions apply:

(a) "Supermarket" means a store in which various kinds of food and non-food items are offered or kept for sale, including fresh meats and fresh produce, provided that the area devoted to food items is predominant, and the non-food items may include but are not limited to flowers, hardware, patent medicines, toiletries, household supplies, garden supplies, wine, photofinishing, magazines and videos.

Zone & Exception Number	Special Provisions
O1-633 (11-191 OMB Order)	That notwithstanding the provisions in sections 32.1 and 32.2 of the Private Open Space "O1" Zone and the provisions of Section 3:"Definitions", the following special provisions shall apply to the lands zoned "O1-633", described as 1125-1143 Wilson Street West: 1.0 Permitted Uses Notwithstanding Sections 32.1, only the following uses shall be permitted: Conservation Flood and Erosion Control Facilities 2.0 Regulations Notwithstanding Section 32.2, the following provisions apply: a) Minimum Lot Frontage 10 metres. 3.0 Definitions Notwithstanding Section 3.0, the following provisions apply: a) The definition of a Lot shall include lands that front onto private driveway. b) "Conservation" shall mean the use of land, buildings, or structures for the purpose of the protection and management of the natural environment.
H-C2-634 (11-191 OMB Order)	That notwithstanding the provisions in Sections 22.1 and 22.2 of the Shopping Centre Commercial "C2" Zone and the provisions of Sections 3.0: Definitions and 7.14: Parking and Loading of Zoning By-law No, 87 57 of the Town of Ancaster, the following special provisions shall apply to the lands zoned "H-C2-634", described as 11.25-1143 Wilson Street West: 1.0 (A) Permitted Uses Notwithstanding Section 22.1, only those uses permitted in the HC2-629 Zone shall be permitted. These uses shall be permitted to a

Zone & Exception Number	Special Provisions

maximum aggregate total of 3,160 square metres of Gross Floor Area on the lands zoned under this Sub-section.

(B) Prohibited Uses

Notwithstanding the provisions of Subsection 22.1 - Permitted Uses of Section 22, the following uses shall be prohibited:

Department stores;
Supermarket;
Residential uses; except for one dwelling accessory to a Motel; and,
Stores primarily selling apparel, housewares, electronics, sporting goods, or general merchandise.

2.0 Regulations

Notwithstanding Sections 22.2 and 7.14, the following provisions apply:

(a)	Minimum Front Yard	1.5 metres, except as provided in (e) below.
(b)	Minimum Side Yard	1.5 metres, except where an interior side yard abuts a private vehicular turnaround, a 0.0 metre side yard shall be permitted.
(c)	Minimum Rear Yard	10.0 metres.
(d)	Minimum Frontage	30 metres.
(e)	Minimum Landscaping Strip	3.0 metres adjacent each lot line which abuts a public street or lot containing a dwelling comprising one or two dwelling units (but shall permit the location of principal buildings, walkways/sidewalks,

retaining walls, curbs, signs, and light standards within required landscaping strip),

(f) In addition to the regulations detailed above, the following shall also apply:

Within 20 metres of the Wilson Street West lot line, the minimum facade shall be equal to 40% or more of the measurement of the Wilson Street Lot Line, and shall be subject to the following:

1) A maximum building set back of 6.0 metres;

2) A minimum of 50% of the area of the ground floor facade shall be composed of windows and doors; and,

3) No parkingl driveways, drive through lanes, stacking lanes, or aisles shall be located between the building facade facing Wilson Street and Wilson Street.

(g) Parking for all uses shall be provided at a rate of 3.5 spaces for each 93 square metres of Gross Floor Area or part thereof.

(h) No direct access to the planned northerly extension of McClure Road will be permitted. A maximum of 1 private driveway will be permitted along Wilson Street.

The 'H' Holding prefix shall be lifted from the "H-C2-634" Zone once the following conditions have been completed, to the satisfaction of the Senior Director of Growth Management and the Manager of Traffic Engineering:

i) The approval of a Traffic Impact Study and until the owner/applicant can demonstrate how the approved works can be implemented, to the satisfaction of the Senior Director of Growth Management and the Manager of Traffic Engineering.

ii) Until such time as the owner/applicant demonstrates how the restrictions concerning water supply, as identified in the

Zone & Exception Number	Special Provisions
	Functional Servicing Report are to be addressed, to the satisfaction of the Senior Director of Growth Management. 3.0 Definitions Notwithstanding Section 3.0, the following provisions apply: (a) "Facade" shall mean a •building or series of building walls facing a street. (b) "Supermarket" means a store in which various kinds of food and non-food items are offered or kept for sale, including fresh meats and flesh produce, provided that the area devoted to food items is predominant, and the non-food items may include but are not limited to flowers, hardware, patent medicines, toiletries, household supplies, garden supplies, wine, photofinishing, magazines and videos.
H-C2-635 (11-191 OMB Order)	That notwithstanding the provisions in Sections 22.1 and 22.2 of the Shopping Centre Commercial "C2" Zone and the provisions of Sections 3.0: Definitions and 7.14: Parking and Loading of Zoning By-law No. 87-57 of the Town of Ancaster, the following special provisions shall apply to the lands zoned "H -C2-635", described as 1125-1143 Wilson Street West: 1.0 (A) Permitted Uses Notwithstanding Section 22.1, only those uses permitted in the HC2-629 Zone shall be permitted to a maximum aggregate total of 2,815 square metres of Gross Floor area on the lands zoned under this Sub-section. (B) Prohibited Uses Notwithstanding the provisions of Subsection 22.1 - Permitted Uses of Section 22, the following uses Shall be prohibited: Department stores; Supermarket;

Zone & Exception Number	Special Provisions
	Residential uses; except for one dwelling accessory to a Motel; and, Stores primarily selling apparel, housewares, electronics, sporting goods, or general merchandise.

2.0 Regulations

Notwithstanding Sections 22.2 and 7.14, the following provisions apply:

(a)	Minimum Front Yard	1.5 metres, except as provided in (e) below.
(b)	Minimum Side Yard	1.5 metres, except where an interior side yard abuts a private vehicular turnaround, a 0.0 metre side yard shall be permitted.
(c)	Minimum Rear Yard	10.0 metres.
(d)	Minimum Frontage	30 metres.
(e)	Minimum Landscaping Strip	3.0 metres adjacent each lot line which abuts a public" street or lot containing a dwelling comprising one or two dwelling units (but shall permit the' location of principal buildings, walkways/sidewalks, retaining walls, curbs, signs, and light standards within required landscaping strip).

(f) In addition to the regulations detailed above, the following shall also apply:

Within 20 metres of the Wilson Street West lot line, the minimum facade shall be equal to 40% or more of the measurement of the Wilson Street Lot Line, and shall be subject to the following:

1) A maximum building set back of 6.0 metres, unless a greater setback is required in order to accommodate servicing easement;

2) A minimum of 50% of the area of the ground floor facade shall be composed of windows and doors; and,

3) No parking, driveways drive through lanes, stacking lanes, or aisles shall be located between the building facade facing Wilson Street and Wilson Street.

(g) Parking for all uses shall be provided at a rate of 3.5 spaces for each 93 square metres of Gross Floor Area or part thereof.

(h) No direct access to Wilson Street will be permitted.

The 'H' Holding prefix shall be lifted from the "H-C2-635" Zone once the following conditions have been completed, to the satisfaction of the Senior Director of Growth Management and the Manager of Traffic Engineering:

i) The approval of a Traffic Impact Study and until the owner/applicant can demonstrate how the approved works can be implemented, to the satisfaction of the Senior Director of. Growth Management and the Manager of Traffic Engineering.

ii) Until such time as the owner/applicant demonstrates how the restrictions concerning water supply, as identified in the Functional Servicing Report, are to be addressed, to the satisfaction of the Senior Director of Growth Management.

3.0 Definitions

Notwithstanding Section 3.0, the following provisions apply;

(a) "Supermarket" means a store in which various kinds of food and non-food items are .offered or kept for sale, including fresh meats and fresh produce provided that the area devoted to food items is predominant, and the non-food items may include but

Zone & Exception Number	Special Provisions
	are not limited to flowers, hardware, patent medicines, toiletries, household supplies, garden supplies, wine, photofinishing, magazines and videos.
A-653 (12-209)	Notwithstanding the uses permitted in Section 8.1 of By-law 87-57 (Ancaster), only the following uses shall be permitted for the lands zoned "A-653" Zone: (a) Permitted Uses — Agricultural uses, buildings and structures and uses accessory thereto are permitted. (b) Development Requlations All other provisions of the Section 8, Agricultural "A" Zone and Section 7, General Provisions of By-law 87-57 shall continue to apply.
C3-656 (14-112)	That notwithstanding the provisions of Subsection 22.1 and 22.2 of the General Commercial "C3" Zone and the provisions of Sections 3.0: Definitions and 7.14: Parking and Loading of Zoning By-law No. 87-57 of the Town of Ancaster, the following special provisions shall apply to the lands zoned "C3-656", described as 1143 and 1185 Wilson Street West: 1.0 (A) Permitted Uses Notwithstanding Section 22.1, on the lands zoned C3-656, a Supermarket with a maximum Gross Floor Area of 4,725 sq.m. is also permitted. Notwithstanding Section 22.1, on the lands zoned C3-656, the following uses shall also be permitted. Convenience retail stores Farmer's market Gymnasiums or health clubs excluding body rub parlours Insurance office Libraries, museums and art galleries Liquor Control Board of Ontario Stores All uses other than the permitted Supermarket shall be permitted to a maximum aggregate total of 4,975 square metres of Gross Floor Area

on the lands zoned under this Sub-section.

(B) Restricted Uses

Notwithstanding Section 22.1, on the lands zoned C3-656, a Department Store shall be prohibited.

2.0 Regulations

Notwithstanding Sections 22.2 and 7.14, the following provisions apply:

(a)	Minimum Front Yard	1.5 metres, except as provided in (e) below.
(b)	Minimum Side Yard	1.5 metres, except where an interior side yard abuts a private vehicular turnaround, a 0.0 metre side yard shall be permitted.
(c)	Minimum Rear Yard	10.0 metres.
(d)	Minimum Frontage	30 metres.
(e)	Minimum Landscaping Strip	3.0 metres adjacent each lot line which abuts a public street or lot containing a dwelling comprising one or two dwelling units (but shall permit the location of principal buildings, walkways/sidewalks, retaining walls, curbs, signs, and light standards within required landscaping strip).

Zone & Exception Number	Special Provisions

(f) Parking for all uses shall be provided at a rate of 3.5 spaces for each 93 square metres of Gross Floor Area or part thereof.

(g) In addition to the regulations detailed above, the following shall also apply:

Within 20 metres of the Wilson Street West lot line, the minimum façade shall be equal to 40% or more of the measurement of the Wilson Street Lot Line, excluding access driveways to Wilson Street West and enhanced bioswale areas, and shall be subject to the following:

1) A maximum building set back of 6.0 metres;

2) A minimum of 40% of the area of the ground floor façade facing Wilson Street West shall be composed of windows and doors except that 80 metres of façade facing the Wilson Street frontage shall be exempt from this requirement; and,

3) No parking, driveways, drive through lanes, stacking lanes, or aisles shall be located between the building façade facing Wilson Street and Wilson Street.

(h) The lands zoned C3-656 shall be deemed to be one lot for zoning purposes notwithstanding any division of such land into separate parcels.

(i) A maximum of 2,000 sq.m. of office uses shall be permitted on the lands zoned C3-656.

3.0 Definitions

Notwithstanding Section 3.0, the following provisions apply:

(a) "Façade" shall mean a building or series of building walls facing a street; and

Zone & Exception Number	Special Provisions
	(b) "Supermarket" means a store in which various kinds of food and non-food items are offered or kept for sale, including fresh meats and fresh produce, provided that the area devoted to food items is predominant, and the non-food items may include but are not limited to flowers, hardware, patent medicines, toiletries, household supplies, garden supplies, wine, photofinishing, magazines and videos.
C3-657 (14-112)	That notwithstanding the provisions of Subsection 22.1 and 22.2 of the General Commercial "C3" Zone and the provisions of Sections 3.0: Definitions and 7.14: Parking and Loading of Zoning By-law No. 87-57 of the Town of Ancaster, the following special provisions shall apply to the lands zoned "C3-657", described as 1143 and 1185 Wilson Street West:
1.0	(A) Permitted Uses Notwithstanding Section 22.1 or any other provision contained in this by-law, on the lands zoned C3-657, a two-storey building containing office uses on both the first and second floor is also permitted. Notwithstanding Section 22.1, on the lands zoned C3-657, the following uses shall also be permitted. Convenience retail stores Farmer's market Gymnasiums or health clubs excluding body rub parlours Insurance office Libraries, museums and art galleries Liquor Control Board of Ontario Stores Notwithstanding Section 22.1 or any other provision contained in this by-law, on the lands zoned C3-657, a Supermarket is not permitted. The permitted uses shall be permitted to a maximum aggregate total of 3,300 square metres of Gross Floor Area on the lands zoned under this Sub-section. (B) Restricted Uses

Zone & Exception Number	Special Provisions

Notwithstanding Section 22.1, on the lands zoned C3-657, a Department Store shall be prohibited.

2.0 Regulations

Notwithstanding Sections 22.2 and 7.14, the following provisions apply:

(a)	Minimum Front Yard	1.5 metres, except as provided in (e) below.
(b)	Minimum Side Yard	1.5 metres, except where an interior side yard abuts a private vehicular turnaround, a 0.0 metre side yard shall be permitted.
(c)	Minimum Rear Yard	10.0 metres.
(d)	Minimum Frontage	30 metres.
(e)	Minimum Landscaping Strip	3.0 metres adjacent each lot line which abuts a public street or lot containing a dwelling comprising one or two dwelling units (but shall permit the location of principal buildings, walkways/sidewalks, retaining walls, curbs, signs, and light standards within required landscaping strip).

(f) Parking for all uses shall be provided at a rate of 3.5 spaces for each 93 square metres of Gross Floor Area or part thereof.

Zone & Exception Number	Special Provisions

(g) In addition to the regulations detailed above, the following shall also apply:

Within 20 metres of the Wilson Street West lot line, the minimum façade shall be equal to 40% or more of the measurement of the Wilson Street Lot Line, excluding access driveways to Wilson Street West and enhanced bioswale areas, and shall be subject to the following:

4) A maximum building set back of 6.0 metres;

5) A minimum of 40% of the area of the ground floor façade facing Wilson Street West shall be composed of windows and doors; and,

6) No parking, driveways, drive through lanes, stacking lanes, or aisles shall be located between the building façade facing Wilson Street and Wilson Street.

(j) The lands zoned C3-657 shall be deemed to be one lot for zoning purposes notwithstanding any division of such land into separate parcels.

(k) A maximum of 2,000 sq.m. of office uses shall be permitted on the lands zoned C3-657.

3.0 Definitions

Notwithstanding Section 3.0, the following provisions apply:

(c) "Façade" shall mean a building or series of building walls facing a street; and

(d) "Supermarket" means a store in which various kinds of food and non-food items are offered or kept for sale, including fresh meats and fresh produce, provided that the area devoted to food items is predominant, and the non-food items may include but are not limited to flowers, hardware, patent medicines, toiletries, household supplies, garden supplies, wine, photofinishing, magazines and videos.

Zone & Exception Number	Special Provisions
H-RM6-714 (23-136)	That notwithstanding the provisions of paragraph (a) of Subsection 7.11 "Maximum Building Height", paragraph (a) (x) and (b) of Subsection 7.14 "Parking and Loading", and paragraphs (a), (c), (d), (f), (g), (h), (i), (j), (k), and (l) of subsection section 19.2 "Regulations" of Zoning By-law No. 87-57, the following special provisions shall apply to the lands zoned "H-RM6-714":

REGULATIONS

(a)	Minimum Lot Area	1,330 square metres. Notwithstanding the definition of "Lot Area" in Section 3.76, Lot Area shall not include the area within Block 1 – Future Right of Way Dedication on Figure 3: 140 Wilson Street West, Ancaster of Section 39: Special Figures.
(b)	Maximum Density	70 dwelling units per hectare
(c)	Minimum Lot Frontage	24 Metres
(d)	Maximum Lot Coverage	41 percent. Notwithstanding the definition of "Lot Coverage" in Section 3.78, the area of the lot shall not include the area within Block 1 – Future Right of Way Dedication on Figure 3: 140 Wilson Street West, Ancaster of Section 39: Special Figures.
(e)	Minimum Front, Side, and Rear Yard	In accordance with Block 2 – Extent of Building

Zone & Exception Number	Special Provisions		
			Envelope on Figure 3: 140 Wilson Street West, Ancaster of Section 39: Special Figures.
	(f)	Parking	1.33 plus 0.22 visitor parking spaces per dwelling unit.
	(g)	Children's Play Area	Children's play area provision shall not apply.
	(h)	Maximum Height	11.25 metres
	(i)	Minimum Landscaping	26 percent of the lot area per Subsection (a) hereof. In addition to the definition of "Landscaping" in Section 3.73, landscaping shall include a minimum of 13 trees with a minimum 50 mm caliper planted on site. The minimum landscaping requirement shall not be provided within Block 1 – Future Right of Way Dedication on Figure 3: 140 Wilson Street West, Ancaster of Section 39: Special Figures.
	(j)	Maximum Parking Coverage	The at-grade parking area shall not occupy more than 45 percent of the total lot area. In addition to the requirements of Section 7.14 (a) (xiii), the surface of a parking area may include permeable pavers.

Zone & Exception Number	Special Provisions		
	(k)	Future Right-of-Way Dedication	No development, other than access and landscaping but not including a required planting strip, shall occur on Block 1 – Future Right-of-Way Dedication on Figure 3: 140 Wilson Street West, Ancaster of Section 39: Special Figures.

That the amending By-law apply the Holding Provision of section 36(1) of the Planning Act, R.S.O. 1990 to the subject lands by introducing the Holding symbol 'H' as a suffix to the proposed zoning.

The Holding Residential Multiple "H-RM6-714" Zone, Modified, shall be removed conditional upon:

a) That the applicant complete an Archaeological Assessment to the satisfaction of the Ministry of Citizenship and Multiculturalism and the Director of Planning and Chief Planner.

b) That the Owner prepare and receive approval of a Landscape Plan, including providing for 1 for 1 compensation for 22 privately owned trees (10 cm diameter at breast height (DBH) or greater) that are removed from private property through replanting trees on site and/or payment of cashin-lieu, to the satisfaction of the Director of Planning and Chief Planner.

c) That the Owner shall investigate the noise levels and determine and implement the noise control measures that are satisfactory to the City of Hamilton in meeting the Ministry of Environment, Conservation and Parks (MECP) recommended sound level limits. An acoustical report prepared by a qualified Professional Engineer containing the recommended noise control measures shall be submitted to the satisfaction of the

Zone & Exception Number	Special Provisions
	City of Hamilton, Director of Planning and Chief Planner. Should a peer review of the acoustical report be warranted, all associated costs shall be borne by the owner and shall be submitted to the satisfaction of the City of Hamilton, Director of Planning and Chief Planner.

Zone & Exception Number	Special Provisions

34.2 Lands Affected on Schedule "B"

Zone & Exception Number	Special Provisions
ER-201 (18-105)	Notwithstanding Table 10.3.5 – Side Yard Setback of SECTION 10: EXISTING RESIDENTIAL "ER" ZONE, a minimum interior side yard of 3.0 metres shall be required for any interior lot with a lot frontage of less than 30 metres. i. Notwithstanding site specific exception ER-201, for the property located at 38 Park Lane, a minimum westerly side yard of 1.5 metres shall be permitted.
ER-202*	Lot 25, R.P. 828 (Stevens Survey), may continue to be used for parking purposes only.
C5-203*	These lands shall only be used for a building contractor's operation.
R4-205 (85-129)	The minimum floor area shall be 116 square metres.
R4-206 (85-129)	(a) Minimum Lot Area: 495 square metres. (b) Minimum Lot Frontage: 15 metres except on a corner lot the minimum lot frontage shall be 21 metres.
R3-207 (85-129, 88-58)	The minimum side yard abutting a street shall be 6.1 metres.
RM3-209 (85-129)	(a) Minimum Lot Frontage: 89 metres. (b) Minimum Lot Depth: 61 metres. (c) Maximum Density: 15 dwelling units. (d) A planting strip of minimum 6 metres width shall be provided and maintained adjacent to any street.
C3-211*	These lands shall only be used for a florist shop.

Zone & Exception Number	Special Provisions
R1-212 (2325)	The minimum lot frontage shall be 30 metres, the minimum lot area shall be 1,100 square metres and the minimum side yard shall be 3 metres.
C6-213	These lands may also be used for a restaurant and motel.
C3-214 (80-30)	These lands shall only be used for professional or medical offices, retail stores and personal service shops.
M6-215	These lands shall only be used for the operations and equipment storage of an excavation contractor and uses, buildings and structures accessory thereto.
A-216	Piggeries, poultry operations, feed lot operations, mushroom farms, and mink farms are prohibited on these lands.
RM6-217 (75-28) (93-20)	Permitted Uses: (a) multiple residential housing for senior citizens. (b) any use accessory to the foregoing permitted use. Regulations for Multiple Residential Housing: (a) Minimum Lot Frontage — 18 metres or as existing. (b) Minimum Lot Area — 5,665 square metres or existing (c) Maximum Lot Coverage — 35 percent. (d) Minimum Front Yard — 5 metres. (e) Minimum Side Yard — 7.5 metres. (f) Minimum Rear Yard — 9 metres. (g) Maximum Height — 10.5 metres. (h) Minimum Parking Spaces — 1 parking space for each 2.5 dwelling units.

Zone & Exception Number	Special Provisions		
	(i)	Minimum Landscaped Area (including amenity areas)	50 percent of lot
	(j)	Maximum Number of Dwelling Units Permitted	45 dwelling units.
	Regulations for Uses Accessory to Multiple Residential Housing:		
	(a)	Location	in rear yard only.
	(b)	Maximum Height	4.5 metres.
	(c)	Maximum Lot Coverage	5 percent of the lot area, provided lot coverage of all buildings does not exceed 35 percent of lot area.
	(d)	Minimum Distance from All Lot Lines	1.5 metres
R3-218	(a)	Maximum Lot Coverage	35 per cent, except in R.P. M-292 (77-65, the maximum lot coverage for Lots 81-64) for Lots 3 to 18, 60, 61, 86, 88, 89, 90, 108 to 116 and 123 shall be 25 per cent.
	(b)	Minimum Side Yard	1.5 metres, except on a comer lot the minimum side yard abutting a street shall be 6 metres.
	(c)	Maximum Height	10.5 metres but not more than 2 storeys.
RM1-219 (76-44)	The provisions of Subsection 14.2 (j) shall not apply.		
C1-220*	These lands shall only be used for a medical or dental office and accessory residential use.		

Zone & Exception Number	Special Provisions
C3-221	These lands shall only be used for a parking area in conjunction with the commercial uses permitted on the lands zoned C3-280.
O1-222*	These lands may also be used for an arena.
R3-223	The minimum side yard on the north side of Lot 3 and the south side of Lot 4 shall be 3 metres.
ER-224* (2199,2210)	These lands may also be used for a medical or dental office subject to the following provisions: (a) the floor area of such office shall not exceed 25 per cent of the floor area of the dwelling, (b) such office shall be used only for consultation and emergency or minor treatment and not as a private clinic or hospital, (c) a minimum number of four (4) parking spaces shall be provided and maintained on the lot containing such office, (d) a sign indicating the name of a qualified medical practitioner shall be permitted, and (e) enlargement or replacement of the existing residential buildings on such lands with new offices or buildings is prohibited.
ER-225 (2386,2422)	These lands may also be used for a Child Care Centre subject to the following provisions: (a) Minimum Front Yard 12.3 metres. (b) Minimum Rear Yard 24.84 metres. (c) Minimum Westerly Side Yard 5.4 metres. (d) Minimum Easterly Side Yard 5.6 metres.
VA-226	These lands, in addition to the existing residential and commercial office

Zone & Exception Number	**Special Provisions**
(74-28) (92-79)	uses, may be used for the sale of floral arrangements, china, crystal, pictures, lamps, candles, small antique furniture and other similar small gift items only, and two apartment dwelling units.
R3-227 (85-76)	These lands shall have a minimum side yard abutting Lima Court of 3.65 metres.
C4-228* (74-39)	These lands shall only be used for a motor vehicle service station, motor vehicle gasoline bar, motor vehicle repair garage and a retail store for the sale of small household appliances.
R3-229 (74-56, 76-17, 80-89)	(a) The following provisions shall apply in place of the minimum side yard requirements of Subsection 11.1.2(e) hereof (i) One Side: - 1 Storey — 1.5 metres. - 1 1/2 Storey — 1.8 metres. - 2 or 2 1/2 Storey (without garage) — 1/2 the height of the dwelling - 2 or 2 1/2 Storey (with garage) — 1.5 metres. (ii) Other side — 1.5 metres. (iii) On a corner lot the minimum side yard abutting a street shall be 6 metres. (b) Maximum lot coverage for Lots 87, 91, 108, 110 and 111 of Registered Plan No. M268 (High Park Estates, Phase 3) shall be 25 per cent.
R2-230 (75-29, 76-16)	(a) Minimum Side Yard (i) One Side: - 1 Storey — 1.8 metres.

Zone & Exception Number	Special Provisions		
		- 2 Storey (without garage)	1/2 the height of the dwelling.
		- 2 Storey (with garage)	1.8 metres.
	(ii)	Other Side	1.8 metres.
		On a corner lot the minimum side yard abutting a street shall be 7.5 metres.	
	(b)	Minimum Floor Area	
	(i)	1 Storey	140 square metres.
	(ii)	1 1/2 Storey or Split Level	160 square metres.
	(iii)	2 Storey	185 square metres.
	(c)	The erection of any building or structure within 7.5 metres of the edge of the rock, outcropping forming the northerly boundary of this "R2-230" Zone shall be prohibited.	
C3-231 (74-82)	These lands shall only be used for not more than three (3) business or professional offices on the main floor, two business or professional offices on the second storey and one (1) dwelling unit on the second storey subject to the following provisions:		
	(a)	Parking spaces shall be provided on these lands in accordance with the following requirements:	
	(i)	1 1/2 parking spaces for each residential dwelling unit, and	
	(ii)	1 parking space for the first 30 square metres and 1 parking space for each 70 square metres or part thereof thereafter of the business or professional offices.	
C3-234	These lands shall only be used for professional and commercial offices,		

Zone & Exception Number	Special Provisions		
(76-15) 80-105)	banks or financial institutions, retail stores, pharmacy, personal service shops and medical clinics subject to the following provisions:		
	(a)	Minimum Lot Frontage	24 metres.
	(b)	Minimum Lot Area	765 square metres.
	(c)	Minimum Front Yard	60 centimetres.
	(d)	Minimum Interior Side Yard	15 centimetres.
	(e)	Minimum Exterior Side Yard Abutting a Street	90 centimetres.
	(f)	Minimum Rear Yard	14.6 metres.
	(g)	Maximum Lot Coverage	38 per cent.
	(h)	Minimum Landscaping Requirement	A planting strip of 1.2 metres width shall be provided and maintained adjacent to every portion of the rear lot line that abuts any property used for residential purposes.
	(i)	Maximum Building Height	10.5 metres.
	(j)	A minimum of 13 parking spaces shall be provided.	
C3-235 (79-48)	These lands shall only be used for a shopping centre comprising a group of eight or more non-residential establishments, predominantly retail commercial in nature. The minimum front yard shall be 0.914 metre.		
A-237* (2358)	The existing agricultural buildings on these lands may also be used for auction sales purposes subject to the following provisions:		
	(a)	goods of any kind shall not be stored outside of such buildings except on a day when such goods are offered for sale, and	

Zone & Exception Number	Special Provisions
	(b) off-street parking facilities shall be provided containing not less than one parking space per three (3) persons designed capacity of the auction room.
R1-238 (85-128)	The minimum front yard shall be 90 metres. The minimum lot frontage 18.2 metres.
C5-239* (87-64)	These lands shall only be used for a farm market and the following provisions shall apply in place of the maximum lot coverage in Table 2: Regulations of Subsection 22.2: Any building or structure on these lands shall have a maximum gross floor area of 112 square metres.
M5-240*	These lands shall only be used for heating fuel storage.
C5-241*	These lands shall only be used for a restaurant and drinking establishment.
P-242 (78-27)	These lands shall only be used for a low profile transformer station.
C5-243* (74-83)	These lands shall only be used for the repair and open storage of service station equipment, which for the purpose of this By-law means and includes gasoline and diesel pumps, hoists, air compressors, sign poles and signs, subject to the following provisions: (a) An accessory building may be erected and used for the repair of service station equipment provided the horizontal dimensions of such building are not more than 9.2 metres by 15.3 metres, and that the minimum setback from the side and rear lot lines is 15.2 metres. (b) A 1.5 metre high privacy fence is to be constructed in the rear yard of the said lands to provide an enclosure for the storage of service station equipment. The fence is to be constructed along the rear lot line and along both side yard lines up to a line 30.48 metres in front of and parallel to the rear lot line. The fencing is to be continued inward from the side lot lines to the front corners of the said accessory building (the front fence line corresponds to the front wall location of the accessory building). Access by trucks or workmen to the enclosure is to be by means of gates which, when closed, block any view from outside of the fence of the stored

Zone & Exception Number	Special Provisions
	service station equipment within. (c) Immediately in front of the privacy fence a 1.2 metre planting strip comprised of 0.9 metre high evergreens at 1-07 metre centres is to be properly planted and maintained along the full width of the said lands with the exception of any driveway to the building or enclosed area.
A-244*	These lands shall only be used for a garden centre.
P-245 (76-36, 76-37)	These lands may also be used for a natural gas regulator site subject to the following provisions: (a) Minimum Lot Frontage 22 metres (b) Minimum Front Yard 12 metres (c) Minimum Side Yard 6 metres (d) Minimum Rear Yard 6 metres (e) Maximum Height 10.5 metres
R3-246 (85-126)	The existing detached dwelling on these lands may be used for an art gallery and framing studio on the ground floor subject to: (a) Minimum Rear Yard 15.25 metres (b) Minimum Side Yard adjacent to any lot containing a residential use 4.57 metres (c) Parking (i) One parking space for each 28 square metres or part thereof of floor area devoted to such art gallery and framing studio, and (ii) No parking area or access for such art gallery and framing

Zone & Exception Number	Special Provisions
	studio shall be located in the rear yard.
A-247 (2404)	A maximum of two detached dwellings may be erected on these lands.
O1-248 (75-13)	These lands shall only be used for a private tennis and squash club with accessory facilities. A minimum of one parking space for each six people maximum designed capacity shall be provided on these lands.
VA-250 (79-106, 80-60)	These lands shall only be used for retail stores, banks, restaurants, pharmacies, personal service shops, business and professional offices and medical clinics.
C3-251* (77-85)	These lands shall only be used for retail stores, professional offices and medical centres, and the following provisions shall apply in place of the relevant provisions of Subsection 22.2: (a) Minimum Lot Area — 1,390 square metres. (b) Minimum Lot Frontage — 30.5 metres. (c) Maximum Lot Coverage — 28 per cent. (d) Minimum Front Yard — 4.5 metres. (e) Minimum Side Yard — As existing for the internal side yard, and 9.14 metres for the external side yard abutting Wilson Street. (f) Minimum Rear Yard — As existing.
C2-252 (79-32)	The minimum rear yard shall be 12.19 metres.
A-253* (80-14)	These lands may also be used for an animal hospital, but outside animal enclosures are prohibited.
A-254* (77-73,	These lands may also be used for a nursery, and a retail garden centre which shall include land, buildings and structures used for the growing or

Zone & Exception Number	Special Provisions
87-69)	selling of nursery stock, and/or flowers, tropical plants, bedding plants, fertilizer, peat moss, soil mixtures, seeds, bulbs, planting pots, gardening literature, plant hangers, landscaping ornaments, rocks, garden implements including gardening equipment, and the following provisions shall apply in place of the relevant provisions of Subsection 8.2: (a) Minimum Lot Frontage — As existing. (b) Maximum Lot Coverage — 20 per cent. (c) Minimum Front Yard — 30.5 metres (d) Minimum Side Yard — 7.5 metres. (e) Minimum Rear Yard — 10.6 metres. (f) Minimum Parking Requirements: (i) One parking space for every 28 square metres, or fraction thereof, of floor area devoted to retailing of products, shall be provided on the lot, and (ii) No parking space shall be located within 1.5 metres of any lot line. That part of the foregoing lands commencing approximately 208 metres south of Highway No. 53 and having a frontage of 103.63 m and a depth of 198.12 metres shall be subject to the following additional provisions: (a) Minimum Lot Frontage — 103.63 metres. (b) Minimum Side Yard — 6 metres.
RM2-255 & RM3-255 (80-68)	(a) For the RM2-255 Zone the minimum lot frontage on Dunham Drive shall be 16.5 metres. (b) For the RM3-255 Zone the minimum lot frontage on Dunham Drive shall be 38 metres, the minimum front yard shall be 7.5 metres, the minimum side yard shall be 6 metres except abutting a

Zone & Exception Number	Special Provisions
	street it shall be 7.5 metres, and the minimum rear yard shall be 7.5 metres.
R4-256 (80-54, 86-146, 89-33)	(a) Minimum Side Yard 1.5 metres except: (i) Where the adjacent building height does not exceed 3.5 metres, the minimum side yard shall be 1.2 metres. (ii) Where there is an attached garage or carport with no rooms or part of rooms above, the minimum side yard shall be 1 metre. (b) Minimum Floor Area 102 square metres (c) Each dwelling unit shall have a private garage which shall be not closer than 7.5 metres to any street.
R1-257	These lands shall have a minimum lot frontage of 32 metres. (85-38)
R3-258 & R4-258 (81-24)	(a) For the R3-258 Zone the minimum lot frontage shall be 16.8 metres. (b) For the R4-258 Zone the maximum lot coverage shall be 40 per cent, the minimum side yard shall be one metre except that on an interior lot the sum of the side yards shall be not less than 2.5 metres and on a corner lot the minimum side yard abutting a street shall be 7.5 metres.
I-259 (81-89)	These lands may also be used for uses accessory and incidental to the purposes of a church, including offices, meeting rooms, studies and residential use consisting of not more than one dwelling unit, subject to the following provisions: (a) Minimum lot area 1,468 square metres. (b) Minimum lot frontage 28 metres. (c) Maximum lot coverage 30 per cent. (d) Minimum front yard 9 metres.

Zone & Exception Number	Special Provisions		
	(e)	Minimum side yard	4.5 metres.
	(f)	Minimum rear yard	7.5 metres.
	(g)	Minimum parking requirements:	
		Two (2) parking spaces per dwelling unit one (1) parking space for each 20 square metres of floor area or part thereof devoted to uses other than residential and located on the lands to which this provision applies or on a lot within 60 metres of said lands.	
C5-261*	These lands shall only be used for an earth-moving contractor's operation and one detached dwelling.		
M5-262*	These lands shall only be used for a paving contractor's equipment, supplies and storage.		
C1-263 (81-102) (01-65) (02-74)	Notwithstanding any provision to the contrary of Subsection 22.1 – Permitted Uses of Section 22: General Commercial or any other section, of Zoning By-law No. 87-57 (Ancaster), the lands zoned C1-263, described as Part of lot 43 , concession 3, shall be subject to the following:		
	Permitted Uses:		
	Only the following uses shall be permitted:		
	A medical clinic having offices containing a maximum of four (4) physicians and laboratory and x-ray facilities.		
	(a)	Minimum lot frontage	33 metres.
	(b)	Minimum lot area	2,425 square metres.
	(c)	Maximum lot coverage	11 per cent
	(d)	Maximum gross floor area	22 per cent of lot area
	(e)	Minimum front yard	8.5 metres
	(f)	Minimum side yard, not abutting a street	15.5 metres

Zone & Exception Number	Special Provisions		
	(g) Minimum side yard, abutting a street	8.3	metres
	(h) Maximum building height	10.5	metres.

(i) Minimum parking requirements:

A minimum of 36 parking spaces shall be provided and maintained.

(k) Access Driveways:

No access driveway shall be located on the frontage to Wilson Street at a distance of less than 4.5 metres from the easterly side lot line, or on the flankage to Fiddler's Green Road at a distance of less than 4.5 metres from the northerly rear lot line.

6.0 That the amending by-law apply the holding provisions of Section 36(1) of the Planning Act, R.S.O. 1990, to the subject lands, by introducing the holding symbol "H" as a suffix to the proposed "C1-263" Zone applicable to Blocks "1" and "2". The holding provisions will prohibit the development of the subject lands, referred to in sections (a) and (b), until such time as the following conditions have been satisfied:

(i) the applicant has applied for and received final approval from the Land Division Committee pertaining to the severing of the strip of land from 17 Wilson street East; and,

(ii) the applicant has entered into a Site Plan Agreement with the City of Hamilton.

C1-263.1 All other regulations of the Convenience Commercial "C1" Zone shall apply.

(02-74) Holding Provision is hereby removed
All other regulations of Section 34.2, Neighbourhood Commercial "C1-263" Zone, as amended and Section 22, Neighbourhood Commercial "C1" Zone and General Provisions of Zoning By-law No 87-57 (Ancaster), shall continue to apply

Zone & Exception Number	Special Provisions
C3-264 (82-28)	These lands shall only be used for a motor vehicle repair garage.
C1-265*	These lands shall only be used for a bank, medical centre, office, personal service shop, restaurant, retail store, and accessory residential use.
R4-266 (82-12 4)	The following provisions shall apply in place of the relevant provisions of Subsections 7.18, 7.12 and 12.2: (a) Minimum side yard — 1.5 metres except: (i) Where the adjacent building height does not exceed 3.6 metres, the minimum side yard shall be 1.2 metres, (ii) Where there is an attached garage or carport with no rooms above, the minimum side yard shall be 1 metre, and (iii) On a corner lot the minimum side yard abutting a street shall be 7.5 metres. (b) Minimum dwelling separation — 2.1 metres. (c) Minimum floor area — 102 square metres. (d) Minimum first floor area of a multi-storey dwelling, exclusive of an attached garage — 60 square metres. (e) Accessory Buildings: (i) Minimum setback from lot lines for accessory buildings except garages which shall require the same setback as the principal dwelling — 75 centimetres. (ii) Site location — in rear yard only. (f) Private Garages:

Zone & Exception Number	Special Provisions
	(i) Each dwelling unit shall have a private garage. (ii) No private garage shall be located within 7.5 metres of any street line.
C5-267*	These lands shall only be used for the sale and service of farm machinery and/or equipment, and/or equipment rental.
C6-268*	These lands shall be used only for a variety store, and a motor vehicle service station and motor vehicle repair garage.
C5-269*	These lands shall only be used for a swimming pool sales and service.
C6-271*	These lands shall only be used for a motor vehicle service station, sales and service of snowmobiles and a lawn care service operation.
C5-272*	These lands shall only be used for a landscape gardening business.
C4-273	These lands shall only be used for an animal hospital.
C4-274	These lands shall only be used for a nursery.
A-275	These lands may also be used for the sale of antiques, including furniture and other household articles.
RM3-276 (83-74)	The required 3 visitor parking spaces for the permitted 4 existing block townhouses permitted 4 existing block townhouse units situated on these lands may be located within 30 metres of these lands.
RM3-277 (83-74)	The following provisions shall apply in place of the relevant provisions of Subsection 16.2: (a) Minimum width per unit 6 metres. (b) Minimum lot frontage 24 metres. (c) Minimum side yard 6 metres.
RM6-278	The regulations in Subsection 19.2 for the RM6 zone apply except as

Zone & Exception Number	Special Provisions
(83-74) (93-20)	follows: (a) Maximum density — 77.14 dwelling units per hectare. (b) Maximum lot coverage — 31.25 per cent. (c) Minimum landscaping open space — all land not covered by buildings, driveways, parking areas and play areas shall be landscaping. (d) Planting strip — the regulations of 19.2 (n) shall not apply. (e) On-site setback requirements of Subsection 19.2 (o) are varied as follows: (i) 22m in line 1 of column 2 is reduced to 21m. (ii) 15m in line 2 of column 2 where there are no windows is reduced to 10.5m. (iii) 15m in line 1 of column 3 is reduced to 10.5m. (ii) 3m in line 4 of column 3 is reduced to 0.5m. (v) 4.5m in line 2 of column 4 is reduced to 1.5m. (vi) requirements in line 5 of columns 2, 3 and 4 are deleted. (vii) The asterisk note applicable to the table of requirements is changed to read "Excluding a roadway which provides access to the front or main entrance of an apartment house". (f) Number of bedrooms - the regulations of 19.2 (p) shall not apply.
RM6-279 (93-20)	The existing height and existing setbacks shall apply to these lands.

Zone & Exception Number	**Special Provisions**		
C3-280	These lands shall only be used for a restaurant, dining lounge, gift shop, milling, sale of flour and similar products, an office accessory to the foregoing and parking area.		
R3-281 (83-98)	(a)	Minimum Lot Frontage	15 metres except on a corner lot the minimum lot frontage shall be 21 metres.
	(b)	Minimum Lot Area	495 square metres.
	(c)	Minimum Side Yard	1.5 metres except on a corner lot the minimum side yard abutting a street shall be 6.1 metres plus any applicable distance as specified in Schedule "C".
	(d)	Minimum Floor Area	
		(i) 1 Storey	92 square metres.
		(ii) 1 1/2 Storey or Split Level	107 square metres.
		(iii) 2 or 2 1/2 Storey	123 square metres
R3-282 (83-98)	(a)	Minimum Lot Area	620 square metres.
	(b)	Minimum Side Yard	1.5 metres, except on a corner lot the minimum side yard abutting a street shall be 6.1 metres plus any applicable distance as specified in Schedule "C".
R3-283 (83-98)	(a)	Minimum Lot Frontage	21 metres
	(b)	Minimum Lot Area	720 square metres.

Zone & Exception Number	Special Provisions		
	(c)	Minimum Side Yard	1.5 metres, except on a corner lot the minimum side yard abutting a street shall be 6.1 metres plus any applicable distance as specified in Schedule "C".
RM6-285 (93-20)	(a)	Minimum Lot Frontage	20 metres.
	(b)	Parking Requirements:	
		A minimum of 12 parking spaces and a minimum of 4 visitor parking spaces shall be provided.	
	(c)	A children's outside play area need not be provided.	
	(d)	Minimum Floor Area Per Dwelling Unit:	
		(i) One bedroom unit	50 square metres.
		(ii) Two bedroom unit	62 square metres.
	(e)	The provisions of clause (p) of Subsection 19.2 shall not apply.	
A-286 (92-109)	1.1	Notwithstanding SECTION 8: AGRICULTURAL "A" ZONE of Zoning By-law No. 87-57, the following temporary use shall be permitted:	
		(a) A landscaping business limited to the land shown on Schedule "A", and to the existing building and parking area, for a period of not more than three years from the date of the passing of this By-law. (By-law 92-109 passed on November 23, 1992).	
	1.2	For the purposes of this By-law,	
		"landscaping business" shall mean the storage of vehicles and equipment and the growing of nursery stock.	
R2-287	The following provisions shall apply in place of the relevant provisions		

Zone & Exception Number	**Special Provisions**		
(86-107)	of Subsection 11.2		
	(a)	Minimum Lot Frontage	18 metres.
	(b)	Minimum Lot Area	660 square metres.
R2-288 (86-87)	The erection of any building or structure on these lands is prohibited.		
R3-289 (86-96)	These lands may be used for a travel agency business, limited to a maximum floor area of 125 square metres and signs pertaining to such business are permitted on these lands subject to the following provisions:		
	(a)	A plastic, internally illuminated sign, having maximum dimensions of 76 cm by 3.6m, located on the face of the building, and	
	(b)	A plastic, internally illuminated sign, viewable from both sides, mounted on two wooden posts, having maximum dimensions of 1.2m by 1.8m, located a minimum distance of 1.5m from the front lot line.	
C2-290 (86-108)	These lands may be used for a shopping centre which shall include retail stores, banks, restaurants, personal service shops, business and professional offices, medical clinics, and places of entertainment or recreation within the building, but excluding penny arcades.		
	The following provisions shall apply in place of the relevant provisions of Section 22:		
	(a)	Minimum Lot Frontage	159.0 metres.
	(b)	Minimum Lot Depth	140.0 metres.
	(c)	Maximum Gross Floor Area	7,175.0 square metres.
	(d)	Minimum Front Yard	9.0 metres.
	(e)	Minimum Side Yard	6.0 metres.

Zone & Exception Number	Special Provisions		
	(f)	Minimum Rear Yard	15.0 metres.
	(g)	Minimum Parking	399 spaces.
	(h)	Minimum Parking for Handicapped Persons	4 spaces.
	(i)	Off-Street Loading	1 space.
	(j)	Landscaping	

(i) A minimum 1.5 metre wide landscaped area shall be provided along the portion of the rear lot line extending 96 metres in an easterly direction from the westerly lot line.

(ii) A minimum 4.5 metres wide landscaped area shall be provided along the portion of the rear lot line from a point 96 metres east of the westerly lot line to the easterly lot line.

(k) Screening

A visual barrier not less than 1.2 metres in height and not more than 2.0 metres in height shall be provided along the rear lot line. For the purposes of this clause, a "visual barrier" shall mean a continuous, uninterrupted structure which completely blocks lines of sight when viewed perpendicularly from either of its sides, and shall consist of one or more of the following materials:

wood, stone, bricks, and fabricated metal or other similarly solid material.

R3-291 (86-109) The following provisions shall apply in place of the relevant provisions of Subsection 11.3.2:

(a)	Minimum Lot Area	600 square metres.

Zone & Exception Number	Special Provisions		
	(b)	Minimum Lot Frontage	18 metres except on a corner lot the minimum lot frontage shall be 21 metres.
R3-292 (86-109)	The following provisions shall apply in place of the relevant provisions of Subsection 11.3.2:		
	(a)	Minimum Lot Area	600 square metres.
	(b)	Minimum Lot Frontage	16.8 metres.
R1-293 (86-111)	The minimum lot frontage shall be 22.8 metres.		
R3-294 (86-65)	The existing detached dwelling on these lands may also be used for a office subject to:		
	(a)	Parking	
		A minimum of one parking space for each 28 square metres of ground floor area plus one parking space for each 65 square metres of remaining floor area shall be provided.	
	(b)	Landscaping	
		A landscaping strip of minimum 3 metres width shall be provided between the boundary of the parking area and any lot line adjoining a Residential Zone.	
	(c)	Screening	
		Where parking is provided in the rear yard, a visual barrier not less than 1.2 metres in height and not more than 1.8 metres in height shall be provided along the adjacent lot lines. For the purposes of this clause a "visual barrier" shall mean a continuous, uninterrupted structure which completely blocks lines of sight when viewed perpendicularly from either of its sides, and shall consist of one or more of the following materials: wood, stone, bricks and fabricated metal or other similarly solid material.	

Zone & Exception Number	Special Provisions
ER-295 (86-139)	Deleted by (17-240)
R3-296 (86-95)	The following provisions shall apply in place of the relevant provisions of Subsection 11.3.2: (a) Minimum Lot Area — 495 square metres. (b) Minimum Lot Frontage — 15 metres, except on a corner lot the minimum lot frontage shall be 18 metres.
R3-297 (86-95)	The following provisions shall apply in place of the relevant provisions of Subsection 11.3.2: (a) Minimum Lot Area — 600 square metres (b) Minimum Lot Frontage — 18 metres, except on a corner lot the minimum lot frontage shall be 21 metres.
R3-298 (86-95)	The following provisions shall apply in place of the relevant provisions of Subsection 11.3.2: (a) Minimum Lot Area — 700 square metres. (b) Minimum Lot Frontage — 21 metres.
R4-299 (87-15)	Lot 44 of Registered Plan No. 793 may be divided into two parcels, the northerly parcel comprising 504 square metres and the southerly parcel comprising 675 square metres. For the northerly parcel the minimum front yard shall be 7.44 metres and the minimum rear yard for an accessory building shall be 6.09 metres.
R3-300 (87-3)	The following provisions shall apply in place of the relevant provisions of Subsection 11.3.2:

Zone & Exception Number	Special Provisions		
	(a)	Minimum Lot Area	600 square metres except on a corner lot the minimum lot area shall be 720 square metres.
	(b)	Minimum Lot Frontage	18 metres except on a corner lot the minimum lot frontage shall be 24 metres.
	(c)	No building or structure shall be located less than 15 metres from the northerly boundary of the R3 Zone on these lands where it adjoins the A and the O1 Zones.	
R3-301 (87-23)	The following provisions shall apply in place of the relevant provisions of Subsection 11.3.2:		
	(a)	Minimum Lot Area	600 square metres except on a corner lot the minimum lot area shall be 715 square metres.
	(b)	Minimum Lot Frontage	18 metres except on a corner lot the minimum lot frontage shall be 24 metres.
R3-302 (87-5)	The following provisions shall apply in place of the relevant provisions of Subsection 11.3.2:		
	(a)	Minimum Lot Area	600 square metres except on a corner lot the minimum lot area shall be 715 square metres.
	(b)	Minimum Lot Frontage	18 metres except on a corner lot the minimum lot frontage shall be 21 metres.
R3-303 (86-144)	The following provisions shall apply in place of the relevant provisions of Subsection 11.3.2:		
	(a)	Minimum Lot Area	600 square metres except on a corner lot the minimum lot area shall be 715 square metres.

Zone & Exception Number	Special Provisions		
	(b)	Minimum Lot Frontage	18 metres except on a corner lot the minimum lot frontage shall be 21 metres.
A-304 (87-68)	These lands shall only be used for the sale, repair and storage of fencing materials and rental of related equipment. For the purposes of this by-law "fencing materials" includes wood, wire, plastic, steel or such similar materials used in the construction of privacy screens and/or fences. The following provisions shall apply in place of the relevant provisions of Subsection 8.2:		
	(a)	Minimum Lot Area	10,265 square metres.
	(b)	Minimum Lot Frontage	51 metres.
	(c)	Maximum Lot Coverage	20 per cent.
	(d)	Minimum Front Yard	30 metres.
	(e)	Minimum Side Yard	6 metres.
	(f)	Minimum Rear Yard	11 metres.
	The following provisions shall apply in place of the relevant provisions of Subsection 7.14:		
	(a)	Minimum required number of parking spaces - 25.	
	(b)	All loading areas, including loading ramps and docks, shall be located in the rear yard only.	
RM4-305 (87-98)	These lands shall only .be used for one retirement residence and uses, buildings and structures accessory thereto, which residence, for the residence, for the purpose of this by-law means a building licensed as a retirement facility and which is designed to accommodate a maximum of 46 persons of whom at least eighty-five percent (85%) shall be 60 years of age or older, wherein sleeping, bathroom, dining and recreational activity facilities are provided for a fee, and includes a single-family dwelling unit for the operator, but shall not include any other facility which is licensed,		

Zone & Exception Number	Special Provisions
	approved or supervised under any general or special Act. The following provisions shall apply in place of the relevant provisions of clauses (f) and (i) of Subsection 17.2: (e) Maximum Lot Coverage — 22 per cent. (m) Parking — A minimum of 21 on-site parking spaces shall be provided. The provisions of clauses (b) Maximum Density and (n) Children's Outside Play Area. In addition, a visual barrier having a maximum height of 1.8 metres shall be required along the perimeter of the parking area on these lands. In accordance with Section 14 of By-law No. 93-20, the Residential Multiple "RM6" zone should be referred to as the underlying zoning, instead of the Residential Multiple "RM4" zone.
R3-306 (87-99)	On a corner lot the minimum lot frontage shall be 19 metres.
R3-307 (87-105)	The minimum lot frontage shall be 16.76 metres.
R1-308 (87-112)	Lot 25 shall have a minimum side yard on the north side of 1.5 metres.
C3-309 (88-16)	These lands shall only be used for the following uses: • Banks and financial institutions. • Barber shops, hairdressing shops and beauty shops. • Building supply sales in wholly enclosed buildings. • Business and professional offices. • Craft and custom Workshops. • Drugstores. • Establishments providing educational or instructional services. • Insurance offices.

Zone & Exception Number	Special Provisions
	• Medical clinics. • Personal service shops. • Printing and publishing establishment. • Real estate offices. • Restaurants. • Retail stores. • Travel agencies. • Four dwelling units located only on the second floor. • One garbage disposal unit.

Zone & Exception Number	Special Provisions

The foregoing uses shall be subject to the following provisions in place of the relevant provisions of Subsection 22.2:

Minimum Front Yard	13 metres measured from the centre lines of Wilson Street and Old Dundas Road.
Minimum Side Yard	l metre.

In addition to the requirements of Subsection 7.14 (b) (ii) (N) in respect of self-service dry cleaners and laundromat, there shall be a minimum of 6 spaces.

The following provisions shall also apply:

(a) A daylighting triangle of 9.14 metres shall be provided at the intersection of Old Dundas Road and Wilson Street and shall contain no visual obstructions higher than 76 centimetres measured from the lowest crown of the adjacent streets.

(b) A solid wood fence having a maximum height of 1.8 metres shall be erected along the entire length of the southerly lot line and along the northerly lot line where parking is provided.

(c) A minimum 3.0 metre planting strip shall be provided along the front of the property abutting the street lines, except for driveways, and along the northerly lot line where parking is provided. A minimum 1.0 metre planting strip shall be provided along the entire length of the southerly lot line.

(d) A solid wood fence, 1.8 metres high, shall be provided to completely enclose a garbage disposal unit.

C3-310 (87-70) (94-88) (94-90) These lands shall only be used for retail stores, banks, restaurants but not fast food restaurants, personal service shops, small engine repair shops but not including motor vehicles, business, professional and government offices, video rental outlets, bakeries, convenience retail stores and animal hospitals (without outside runs).

Zone & Exception Number		Special Provisions	
		The following provisions shall apply in place of the relevant provisions of Subsection 22.2:	
	2.	Minimum Lot Frontage	28.04 metres.
	6.	Minimum Side Yard along southerly lot line	0.0 metre.
	13.	parking requirement shall be based on one space per 25 square metres of total floor area, but for restaurants one space for each two persons that can be accommodated at any one time.	
		In addition, a 1.8 metre high solid fence and a minimum 3.048 metre landscaped buffer shall be provided along the easterly (rear) lot line.	
R3-312	(a)	Minimum Lot Area	510 square metres, except on a lot the minimum lot area shall be 600 square metres.
	(b)	Minimum Lot Frontage	15 metres, except on a corner lot the minimum lot frontage shall be 21 metres.
RM3-313	(a)	Minimum Lot Area	1.58 hectares.
	(b)	Maximum Density	20 dwelling units.
	(c)	Minimum Lot Frontage	54 metres along McNiven Road.
	(d)	Minimum Building	12 metres from McNiven Road, Setbacks 24.3 metres from Mohawk Road, 10.6 metres from southerly lot line; and 9.1 metres from easterly lot line.
	(e)	Maximum Lot Coverage	14%
	(f)	Maximum Height	2 storeys and 10.5 metres.

Zone & Exception Number	Special Provisions		
	(g)	Minimum Floor Area per unit	167.0 square metres.
	(h)	Minimum Width per unit	7.5 metres
	(i)	Minimum Privacy Area per unit	37.0 square metres.
	(j)	Dwelling Unit Placement: (i) Not more than 7 dwelling units shall be attached in a continuous row; and (ii) Not more than 4 dwelling units shall be erected in a row without offsetting or staggering the front face or wall of the dwelling a minimum of 1.0 metre or without varying the exterior design and materials of the front face or wall of the dwelling.	
	(k)	Minimum Landscaped Open Space	60% of the lot area (including privacy areas).
	(l)	Planting strip	Minimum 3.0 metres width adjacent to any lot line not abutting a street.
	(m)	Minimum Parking Requirements	Resident 2 enclosed and 2 exterior spaces contiguous to each dwelling unit, which spaces may be located in front of garages. Visitor 1 space per unit.
	(n)	On-site Setback Requirements: Minimum distance between detached buildings on the same lot and between detached buildings and walkways, roadways and common parking areas and garages on the same lot shall be in accordance with	

Zone & Exception Number	Special Provisions
	the following Table:

Zone & Exception Number **Special Provisions**

TO: Minimum Distance From:	Any Wall Containing a Principal Living Room Window	Any Wall Containing a Habitable Room Window (Other than a Principal Living Room Window	Any Wall Containing a Non-Habitable Room Window OR a Blank Wall	A Public sidewalk, Project Roadway, Parking Area or Garage
Any wall containing a principal living room window	22 metres	-	-	-
Any wall containing a habitable room window (other than a principal living room window)	15 metres	10.5 metres	-	-
Any wall containing a non-habitable room window OR a blank wall	12 metres	9 metres	3 metres	-
Public sidewalk, project roadway and common parking area or garage	10.5 metres	6 metres	4.5 metres	-
Project walkways	7.5 metres*	6 metres	3 metres**	-

* May be reduced to 6 metres if principal living room window overlooks an enclosed privacy area.

** May be reduced to 1.5 metres where any non-habitable room windows are a minimum of 2 metres above the finished grade level adjacent to the exterior wall of the building where there are no windows.

VA-314 (88-90)

(a) Notwithstanding the provisions of Subsection 25.1 of Zoning By-law No. 87-57, only the following permitted uses shall apply:

Retail Stores
Personal Service Shops
Business Offices
One Dwelling Unit

(b) The regulations of Subsection 25.2 of Zoning By-law No. 87-57 apply along with the following additional requirements:

Zone & Exception Number	Special Provisions
	(i) The minimum side yard abutting the southerly boundary shall be as existing.

Zone & Exception Number	Special Provisions	
		(ii) The minimum side yard abutting the northerly boundary may have zero clearance.
		(iii) The physically handicapped parking requirements need not be met.
		(iv) A minimum 3.0 metre wide planting strip, excluding existing building encroachments, shall be provided and maintained along the southerly and westerly boundaries.
		(v) The front yard, except for vehicular access and parking, shall be provided and maintained as a landscaped area.
		(vi) The dwelling unit shall be located only on the second floor.
VA-315 (88-93)	(a)	Notwithstanding the provisions of Subsection 25.1 only the following permitted uses shall apply: Retail Stores Personal Service Shops Business Offices
	(b)	The regulations of Subsection 25.1 apply along with the following additional requirements:
		(i) The minimum side yard abutting the southerly boundary may have zero clearance.
		(ii) The physically handicapped parking requirements need not be met.
		(iii) A minimum 3.0 metre wide planting strip, excluding existing building encroachments, shall be provided and maintained along the northerly and westerly boundaries.
		(iv) The front yard, except for vehicular access and parking, shall be provided and maintained as a landscaped area.

Zone & Exception Number	Special Provisions
VA-316 (88-87)	(a) Notwithstanding the provisions of Subsection 25.1 only the following permitted uses shall apply: Child Care Centre One Dwelling Unit (b) The regulations of Subsection 25.2 of Zoning By-law No. 87-57 apply along with the following additional requirements: (i) The access driveway shall have a minimum width of 7.6 metres. (ii) A minimum 3.0 metre wide permanently maintained planting strip containing a fence not less than 1.2 metres nor more than 2.0 metres in height, shall be provided along the northerly lot line.
RM-318 (89-19)	The regulations of Subsection 16.2 shall apply with the following exceptions, notwithstanding the relevant regulations: (i) Maximum number of dwelling units ... 12 (ii) The children's play area shall be located not less than 61.0 centimetres from any roadway. (iii) The children's play area shall be located not less than 2.5 metres from any wall without windows. (iv) The maximum lot depth shall be ... 22.399 metres. (v) The front lot line shall be the lot line with the astronomic bearing of N46 56'E./N48 22'E. (vi) The side lot lines shall be the lot lines with the astronomic bearing of N 12 48' W and N 12 47' W. (vii) The rear lot line shall be the remaining lot lines.

Zone & Exception Number	Special Provisions
VA-319 (89-122)	1. Notwithstanding the provisions of Subsection 25.1 only the following permitted uses shall apply: Print Shop Business and Professional Offices 5 Dwelling Units 2. The regulations of Subsection 25.1 apply, subject to the following exceptions: (i) The minimum side yard shall be 1.4 metres. (ii) The minimum rear yard shall be 4.5 metres. (iii) The parking area adjacent to Wilson Street shall have a permanently maintained planting strip of a minimum width of 2.0 metres along the east and south boundaries. (iv) A permanently maintained planting strip of a minimum width of 2.1 metres shall be provided along the southerly lot line adjacent to the parking area. (v) The physically handicapped parking requirements need not be met.
R2-321 (89-59)	The regulations of Subsection 11.1.2 apply, subject to the following exception: The minimum lot frontage shall be 19.0 metres.
A-324 (88-124) (98-104)	Repealed by By-law No. 06-110. Now "A-547" Zone.
C3-325 (79-48)	These lands shall only be used for a shopping centre comprising a group of eight or more non-residential establishments, predominantly retail commercial in nature. The minimum front yard shall be 0.914 metre.

Zone & Exception Number	Special Provisions
I-325 (89-129)	a) The regulations of Subsection 7.14 shall apply with the following exception, notwithstanding the relevant regulation: A minimum 13.4 metre wide planting strip shall be provided adjacent to the existing residential use properties abutting the southerly and westerly boundaries. b) The provisions of Section 3, DEFINITIONS, apply, with the following exceptions, notwithstanding the relevant definitions: "Lot Lines" (i) The front lot line shall be the property lines with the astronomic bearings of N 13 10' W, N 76 50' E, N 12 37' 30" W and N 17 21' 55" E. (ii) The rear lot line shall be the property line with the astronomic bearing of N 12 40' 30" W. (iii) the side lot lines shall be the remaining property lines.
P-326 (89-11)	1.0 Notwithstanding the Provisions of Subsection 31.1 permitted uses of Section 31: Public "P" Zone, these lands shall be used only for a public works yard limited to the storage of equipment and material either outside or in structures or buildings. 2.0 Notwithstanding the provisions of paragraph (e) of Subsection 31.2, Regulations, of Section 3 1 : Public "P" Zone, the following regulation shall apply: A 6.0 metre wide planting strip shall be provided adjoining all boundaries excepting the westerly boundary adjoining the existing Municipal Works Yard and that portion of the southerly boundary extending 100.0 metres from the westerly boundary. 3.0 Notwithstanding the provisions of Subsection 31.2, Regulations of Section 31: Public "P" Zone the following additional regulations shall apply:

Zone & Exception Number	Special Provisions
	(a) Maximum height of open storage materials - 6.0 metres.
	(b) Fencing shall be provided along the perimeter of the subject lands excepting the perimeter adjoining the existing Municipal Works Yard.
RM3-327	(a) Six (6) dwelling units shall front. on Hamilton Drive provided not more than two (2) units are attached and the units have a minimum width of 9 metres; and, notwithstanding the definition of "Block Townhouse Dwelling" in Subsection 3.37 each dwelling containing two units is deemed to be a block townhouse dwelling.
	(b) Notwithstanding Subsection 16.2(a), the minimum lot area shall be 2.475 hectares.
	(c) Notwithstanding Section 16.2(b), the maximum number of dwelling units on these lands shall be 57 units.
	(d) Except as otherwise provided in the foregoing clauses (a), (b) and (c), all general regulations and specific requirements of Section 16 shall apply.
R3-329 & R3-330 (89-69, 90-11)	1.0 The regulations of Subsection 11.3.2 of the Residential "R3" Zone shall apply with the following exception, notwithstanding the relevant regulation:
	2.0 The regulations of Subsection 11.3.2 of the Residential "R3" Zone shall apply with the following exceptions, notwithstanding the relevant regulations, to the lots listed in paragraph 3 following.
	(a) The minimum lot frontage shall be 15 metres except on a corner lot the minimum lot frontage shall be 19 metres.
	(b) The minimum lot area shall be 495 square metres except on a corner lot the minimum lot area shall be 560 square metres.
	(c) On a corner lot, the minimum side yard abutting a street shall be 5.0 metres plus any applicable distance as specified

Zone & Exception Number	Special Provisions
	in Schedule "C".
	3.0 The following lots are subject to the exceptions listed in paragraph 2 above, 5, 6, 7, 15, 16, 20, 21, 22, 23, 27, 28, 49, to 55 inclusive, 71, 72, 107, 108, 113 to 120 inclusive, 127, 128, 129, 130, 139 to 159 inclusive, 161, l62, 163, 164, 173, 174, 175, 176, 185 to 206 inclusive.
	4.0 The average lot width of Lots 2, 4, 8, 30, 100 and 101, shall be not less than 14 metres.
RM3-331 (89-69)	The regulations of Subsection 16.2 of the Residential Multiple "RM3" Zone shall apply with the following exceptions, notwithstanding the relevant regulations:
	(a) The maximum density shall be 29 units per hectare plus an additional 3 dwelling units per hectare where all parking spaces (excluding required visitor parking) are provided under landscaped grounds or inside the building with not more than one common entrance per 8 parking spaces.
	(b) The minimum unit width shall be 7.0 metres.
VA-332 (89-31) (95-106)	(a) Notwithstanding the provisions of Subsection 25.1 of SECTION 25: VILLAGE AREA "VA", only the following uses shall be permitted: Personal service shops, Business and professional offices, Craft and custom workshops, Establishments providing educational instructional services, Libraries, museums and art galleries, including the exhibition and sale of hand made rugs, printing and publishing establishments, and the following retail establishments: Shoe store, clothing store, fabric and yam store, personal accessories store, hobby and gift store, florist, sporting goods store, bicycle shop, musical instruments and record store and a drapery shop.

Zone & Exception Number	Special Provisions
	(b) Notwithstanding the provisions of Subsection 7.14 (b), a minimum of 8 parking spaces shall be provided.
	(c) Notwithstanding any provisions to the contrary of Section 25 of the Village Area "VA" Zone and Section 7.17: General Provisions, the following shall apply to the lands described as Part of Lot 45, Concession 3: Definition: "Outdoor Display Area" shall, for the purpose of this amendment, be defined as an area of land intended exclusively for the display of sale and rental items. Permitted Use: A rental and sales establishment, and the repair of small engine machines. Regulations: i) Outdoor display Area: A maximum six (6) pieces of equipment shall be displayed at any one time. The outdoor display area shall consist of a maximum 4 metre by 4 metre (16 square metres) and shall maintain a minimum setback from any property line of 1 metre. ii) Open Storage of goods and/or materials shall be prohibited.
R3-333 (89-32)	Notwithstanding the relevant provisions of Subsection 11.3: 1) The minimum lot area shall be 700 square metres; 2) The minimum lot frontage shall be 21.0 metres for both interior and corner lots; and 3) The minimum side yard abutting a street shall be 6.1 metres.
M2-334 (88-98) (90-63)	(a) Notwithstanding the provisions of Subsection 27.1, the following additional uses are permitted:

Zone & Exception Number	Special Provisions
	Business Offices Research Facilities Retail Lumber and Building Supply Outlets

(b) Notwithstanding the provisions of Subsection 27.5, quonset hut type buildings are not permitted.

(c) Notwithstanding the provisions of Subsection 27.10, a maximum of 25% of the floor area of an industrial building may be used for showroom or retail sale of products manufactured or assembled on the premises.

(d) Notwithstanding the provisions of Subsection 7.14, the parking space requirement for a motor vehicle gasoline bar is one space for each 10 square metres of floor area and the parking space requirements for the physically handicapped are as follows:

On any parcel or lot not used for industrial purposes, parking spaces for the physically handicapped shall be assigned from the required parking spaces; one space for up to 50 required spaces, plus one space for each additional 75 required spaces or part thereof, and

(i) the assigned space or spaces shall be the required spaces located nearest the building entrances,

(ii) each space shall have a minimum width of 35 metres,

(iii) each space shall be suitably identified with a sign erected on permanent standard.

(e) Notwithstanding the provisions of Section 3, Definitions, the following additional definition shall apply:

"Recreational Facilities" means bowling alleys, curling clubs, private clubs and arenas.

Zone & Exception Number	Special Provisions		
	(f)	(i)	Notwithstanding the provisions of Subsection 7.11, where a pitched roof or a pitched parapet is incorporated in the design, the maximum building height for any principal building may be increased to 14.5 metres.
		(ii)	Any principal buildings shall be a maximum of three (3) storeys.
RM2-335 (89-69)	4.0		The provisions of Section 15: Residential Multiple "RM2" Zone shall apply with the following exceptions notwithstanding the relevant regulations:
		(a)	The maximum lot coverage shall be 42 per cent.
		(b)	The maximum height shall be 8.0 metres.
C4-338 (91-58)	1.0		Notwithstanding the provisions of Subsection 22.1 , of Zoning By-law 87-57, only the following uses are permitted
			Block A - Landscape Contracting Business
			Block B - Nursery - which for the purpose of this By-law shall mean the storage of plants, flowers and shrubs, but does not include those grown on the subject land.
	2.0		The regulations of Subsection 22.2 of Zoning By-law No. 87-57 apply along with the following additional requirements:
		(i)	Landscaping and Screening
			A permanently maintained 4.5 metre wide planting strip, containing facing a minimum 1.8 metres high to provide a solid and effective screen, shall be provided along any lot line abutting parking areas and the side lot lines adjacent to the existing commercial building, storage yard and driving lane.
		(ii)	Outdoor Storage

Zone & Exception Number		Special Provisions
		Outdoor storage shall be permitted only within the rear yard of Block A and shall be limited to a maximum height of 1.8 metres. Machinery shall not be subject to this height restriction. Outdoor storage, other than the storage of the permitted nursery stock, is not permitted in Block B.
VA-341 (90-30)	(a)	Notwithstanding the provisions of Subsection 25.1 of Section 25 the following uses are permitted: Antique map and print shop Antique furniture store Business and professional office Three apartment Units
	(b)	The regulations of Subsection 7.14 and 25.2 apply, with the following exceptions, notwithstanding the relevant regulations:
		(i) Minimum parking requirements - one parking space for each 27.9 square metres or fraction thereof of gross floor area devoted to commercial use, and 2 parking spaces for each residential unit.
		(ii) No parking area, driveway or walkway shall be located within 4.57 metres of the rear lot line.
		(iii) Minimum front yard - zero.
		(iv) The stairway located on the south side may encroach 1.07 metres into the minimum side yard.
C6-343 (90-36)	(a)	Notwithstanding the provisions of Subsection 25.1 of Section 25 only the following uses shall be permitted:
		(i) Motor Vehicle Body Shop
		(ii) Retail Sale of New and Used Motor Vehicles

Zone & Exception Number	Special Provisions
	(iii) Uses, buildings and structures accessory to (i) and (ii) above. (b) Notwithstanding the provisions of paragraph (a) of Subsection 7.17, Open Storage, the outdoor display of motor vehicles shall be permitted within the minimum front yard.
RM3-344 (92-70)	(a) Notwithstanding the provisions of paragraph (b) of Subsection 16.2 a maximum of 14 dwelling units shall be permitted. (b) Notwithstanding the provisions of paragraph (h) of Subsection 16.2 the minimum northerly side yard, for one dwelling unit only, shall be 6.0 metres. (c) Notwithstanding the provisions of paragraph (p) of Subsection 16.2 a children's play area is not required on this site. (d) Notwithstanding the provisions of paragraph (r) of Subsection 15.2 the setback privacy requirement between a blank wall and a roadway shall be not less than 1.5 metres.
VA-345 (90-104)	Notwithstanding the provisions of Subsection 25.1 of Section 25, only the following uses shall be permitted: Personal Service Shops Business, Professional and Finance Offices Private and Commercial Clubs Crafts and Custom Workshops Establishments providing Educational instructional services, but shall not include nursery or daycare schools. Libraries, Museums, Art Galleries Photographer Studios Printing and Publishing Establishments Retail of Shoes, Apparel, fabric and yam, and personal accessories Book Stores Hobby and Gift Shops Florist Shops Sporting Goods and Bicycle Shops Musical Instrument and Record Stores

Zone & Exception Number	**Special Provisions**
	One (1) Apartment Unit
A-348 (90-57)	(a) Notwithstanding the provisions of paragraph 8.2 (c) (i) of Section 8, the maximum lot coverage shall be 700 square metres. (b) Notwithstanding the provisions of Subsection 8.2 of Section 8 only the regulations contained in Subsection 7.18, part (a), paragraphs (i) to (viii) inclusive, shall apply to buildings accessory to the dwelling. (c) The maximum floor area shall be 607 square metres.
R3-349 (90-125)	The provisions of Subsection 11.3.2 Regulations of the Residential "R3" zone shall apply with the following exceptions, notwithstanding the relevant regulations: 1. The minimum lot frontage shall be 15 metres except on a corner lot the minimum lot frontage shall be 19 metres. 2. The minimum lot area shall be 495 square metres except on a corner lot the minimum lot area shall be 560 square metres. 3. On a corner lot, the minimum side yard abutting a street shall be 5 metres plus any applicable distance specified in Schedule "C". 4. The minimum front yard setback for all lots fronting onto the extension of Stone Church Road West as shown on Schedule "A" attached hereto, shall be 9 metres.
RM2-350 (90-125) (00-82)	The provisions of Subsections 15.2 Regulations of the Residential "RM2" Zone shall apply with the following exceptions, notwithstanding the relevant regulations: 1. The minimum lot area shall be 1,350 square metres of total parcel area per dwelling and 250 square metres per dwelling unit. 2. The minimum lot frontage shall be 40 metres of total parcel frontage per dwelling and 8 metres per dwelling unit.

Zone & Exception Number	Special Provisions
	3. The minimum lot frontage for a dwelling end unit adjacent to the flanking street shall be 14 metres.
	4. The minimum lot frontage for a dwelling end unit which does not abut a flanking street shall be 10.5 metres.
	5. The maximum lot coverage for a 1 storey dwelling shall be 45 percent.
	6. Dwellings shall be a maximum of 11.5 metres in height and shall be not more than 3 storeys.
RM3-351 (90-125) (94-25) (96-51) (97-45)	The provisions of Subsection 16.2 Regulations of the Residential Multiple "RM3" Zone shall apply with the following exceptions, notwithstanding the relevant regulations: (a) The maximum density shall be 29 units per hectare plus an additional 3 units per hectare where all parking spaces (excluding required visitor parking) are provided under landscaped grounds or inside the building with not more than one common entrance per 8 parking spaces, plus 2 additional units per hectare where the lot abuts lands zoned Public Open Space "O2" which lands are not less than 2 hectares in area, to a maximum density of 34 dwelling units per hectare. (b) The minimum unit width shall be 7 metres. (c) The maximum lot coverage shall be 35 percent. (d) Dwellings shall be a maximum of 11.5 metres in height and shall be not more than 3 storeys. (e) The minimum side and rear yard abutting a street shall be 9 metres plus any applicable distance as specified in Schedule "C". (f) Clause (h)(iii) of Subsection 16.2 Regulations of Section 16 Residential Multiple "RM3" Zone, of By-law 87-57 as amended shall not apply.

Zone & Exception Number **Special Provisions**

(g) Where an existing detached dwelling is less than 5 metres from an adjacent lot line, a block townhouse dwelling shall not have a balcony, except for french balconies.

(h) Notwithstanding the provisions of clause (c) of Subsection 7.12 Yard Encroachment of Section 7, General Provisions of Zoning By-law 87-57, as amended, balconies shall be permitted to encroach into a required side yard 1.5 metres, except where such balconies will abut a detached dwelling.

(i) Setback Privacy Requirements

Minimum Distance From:	**To: Any Facing Window of a Living Room or Family Room in any Other Unit.**	**Any Facing Window of a Bedroom, Kitchen or Dining Room in any Other Unit.**	**Any Other Facing Window in any Other Unit.**	**Windowless Wall in any Other Unit.**	**Parking Area of Garages.**
A Living Room Window	18.0	15.0	10.5	9.0	6.0
Other habitable room windows	10.5	10.5	9.0	7.5	6.0
Other Windows	9.0	9.0	3.0	3.0	4.5
Windowless Wall	7.5	7.5	3.0	3.0	3.0
Roadways, visitor parking area, garages or public sidewalks	7.5	6.0	4.5	3.0	N/A
Walkways	7.5	6.0	3.0	1.5	N/A
Outdoor Pools	15.0	15.0	6.0	6.0	6.0
Play Areas	10.5	10.5	3.0	3.0	6.0

ALL DIMENSIONS IN METRES

Zone & Exception Number	Special Provisions
NOTE:	Notwithstanding the above requirements, windows shall be permitted in the end wall of a dwelling unit provided (a) they do not face the living room or family room windows; (b) they are not less than 3 metres from any other window in any other unit; (c) they do not face privacy areas of adjacent units; (d) they are not within 4.5 m of a roadway.
RM6-352 (90-136) (93-20)	1. Notwithstanding the provisions of Subsection 19.1 Permitted Uses of Section 19: Residential Multiple "RM6" Zone of Zoning By-law 87-57 as amended, only a retirement residence and uses, buildings and structures accessory thereto shall be permitted. 2. The provisions of Subsection 19.2 Regulations of Section 19: Residential Multiple "RM6" Zone shall apply, with the following exceptions, notwithstanding the relevant regulations: (a) The maximum number of bedrooms permitted in the retirement residence shall be 64. (b) The minimum southerly side yard setback shall be 4.5 metres. (c) The minimum northerly side yard setback shall be 0.9 metres. (d) The maximum lot coverage shall be 28 percent. (e) A canopy may project into the front yard, a distance of not more than 2.7 metres. (f) Clauses (c), (i), (k), (o) and (p) shall not apply. 3. Notwithstanding the regulations of Subsection 7.14 Parking: and Loading of Section 7: General Provisions the minimum number of

Zone & Exception Number	Special Provisions
	parking spaces required shall be the greater of 28 spaces or one for each 3 bedrooms. 4. For the purpose of this By-law, the following definition shall apply: "Retirement Residence" means a dwelling in which residents of at least 60 years of age are accommodated for a fee and provided with guidance in the activities of daily living, but shall not include any other facility which is licensed, approved or supervised under any specific act."
R3-353 (90-90)	The provision of Subsection 11.3.2 of Section 11.3 shall apply with the following exceptions, notwithstanding the relevant regulations: (a) The minimum lot frontage shall be 15 metres except on a corner lot the minimum lot frontage shall be 17.19 metres. (b) The minimum lot area shall be 525 square metres except on a corner lot the minimum lot area shall be 601 square metres. (c) On a corner lot, the minimum side yard abutting a street shall be 5.0 metres plus any applicable distance as specified in Schedule "C".
M2-354 (90-149)	1. Notwithstanding the provisions of Subsection 27.1 the following additional uses are permitted: Business Offices Research Facilities Retail Lumber and Building Supply Outlets 2. Notwithstanding the provisions of Subsection 27.5 quonset hut type buildings are not permitted. 3. Notwithstanding the provisions of Subsection 27.10 a maximum of 25% of the floor area of an industrial building may be used for showroom or retail sale of products manufactured or assembled on the premises.

Zone & Exception Number	Special Provisions
	4. Notwithstanding the provisions of Subsection 7.14 the parking space requirement for a motor vehicle gasoline bar is one space for each 10 square metres of floor area and the parking space requirements for the physically handicapped are as follows: On any parcel or lot not used for industrial purposes, parking spaces for the physically handicapped shall be assigned from the required parking spaces; one space for up to 50 required spaces plus open space for each additional 75 required spaces or part thereof, and (a) the assigned space or spaces shall be the required spaces located nearest the building entrances, (b) each space shall have a minimum width of 3.5 metres, (c) each space shall be suitably identified with a sign erected on a permanent standard.
	5.0 Notwithstanding the provisions of Subsections 7.11 and 27.20 where a pitched roof or a pitched parapet is incorporated in the design, the maximum building height for any principal building may be increased to 14.5 metres, but in no case shall the height be more than 3 storeys.
R1-355 (91-76)	1.0 These lands shall only be used for 10 detached residential dwelling lots. The provisions of Subsection 11.1.2 Regulations, of Section 11.1: Residential "R1" Zone, shall apply with the following exceptions, notwithstanding the relevant regulations: 2.1 The minimum lot frontage shall be 29 m. except for Lots 6 and 7 as shown on Schedule "A" to By-law No. 91-76. 2.2 The minimum lot area shall be 1100 sq.m.

Zone & Exception Number	Special Provisions
	2.3 All buildings or structures permitted on those lands zoned "R1-355" shall be set back a minimum distance of 7.5 m. from those lands zoned "O1-356".
	2.4 All buildings or structures permitted on those lands zoned "R1-355" shall be set back a minimum distance of 35 m. from the Old Dundas Road street line.
	3.0 This By-law shall come into force and effect when the affected land is removed from Niagara Escarpment Commission Development Control and upon approval of a draft plan of subdivision, by the Ontario Municipal board, for 10 detached dwelling lots on the lands shown on Schedule "A" to this by-law.
O1-356 (91-76)	1.0 Notwithstanding the regulations of Subsection 32.1 Permitted Uses of Section 32: Private Open Space "O1" Zone, no buildings or structures shall be permitted except for the purpose of flood or erosion control.
	2.0 This By-law shall come into force and effect when the affected land is removed from Niagara Escarpment Commission Development Control and upon approval of a draft plan of subdivision, by the Ontario Municipal board, for 10 detached dwelling lots on the lands shown on Schedule "A" to this by-law
ER-358 (18-105)	i. Notwithstanding Subsection 10.1: Permitted Uses of SECTION 10: EXISTING RESIDENTIAL "ER" ZONE, for the property located at 194 Sioux Drive, only one detached dwelling with no garage shall be permitted; and,
	ii. In addition to Subsection 10.3: Regulations of SECTION 10: EXISTING RESIDENTIAL "ER" ZONE, for the property located at 194 Sioux Drive, the maximum gross floor area of the detached dwelling shall not be greater than 134 square metres.
RM3-359 (92-59) (92-85)	1.0 The provisions of Subsection 16.2 Regulations of Section 16: Residential Multiple "RM3" Zone, shall apply, with the following exceptions notwithstanding the relevant regulations:

Zone & Exception Number	Special Provisions		
	1.1	Maximum Density	70 townhouse units
	1.2	Minimum Width per Unit	6.1 metres for a maximum of 18 units, and 7.5 metres for the remaining units.
	1.3	Minimum Front Yard	8.5 metres
	1.4	Minimum Floor Area per Dwelling Unit	
		1.4.1 one bedroom unit	58 square metres
		1.4.2 two bedroom unit	84 square metres
	1.5	Maximum Height	One and a half storeys (not to exceed 10.5 metres)
	1.6	Minimum Privacy Area per Dwelling Unit	30 square metres for 17 units, and 37 square metres for the remaining units
	1.7	Parking	1.6 parking spaces per dwelling unit.

2.0 Notwithstanding the provisions of Subsection 16.2(r) - Setback Privacy Requirements of Section 16 the following shall apply:

* 2.1 Minimum Separation Distance:

2.1.1 between two exterior walls which contain no windows to habitable rooms, a minimum of 3.0 metres;

2.1.2 between two exterior walls, one of which contains windows to a habitable room a minimum of 7.6 metres, except a 5.3 metre separation may be maintained between units 64 and 65 and a 7.4 metre separation may be maintained between units 37 and 39;

2.1.3 between two exterior walls which both contain windows to

Zone & Exception Number	Special Provisions

a habitable room, where the windows are completely off-set from each other a minimum of 7.6 metres;

2.1.4 between two exterior walls which both contain windows to a habitable room, where the windows face each other, a minimum of 10.6 metres;

2.1.5 between any wall which contains a window to a habitable room and a common outdoor amenity space, a minimum of 3.0 metres;

2.1.6 between any wall and a roadway or parking area, a minimum of 4.5 metres, except in the following instances:

2.1.6.1 between unit 36 and the parking area, a minimum 3.1 metres;

2.1.6.2 between unit 39 (garage) and the roadway, a minimum 2.9 metres;

2.1.6.3 between unit 48 (garage) and the roadway, a minimum 2.9 metres;

2.1.6.4 between unit 51 (garage) and the roadway, a minimum 3.9 metres;

2.1.6.5 between unit 56 (garage) and the roadway, a minimum 2.0 metres; and,

2.1.6.6 between unit 68 (garage) and the roadway, a minimum 2.8 metres.

* Refer to By-law No. 92-59.

VA-361 (93-10)

1.0 Notwithstanding the provisions of Subsection 25.1 - Permitted Uses of Section 24: Village Area "VA" zone of By-law No. 87-57, as amended, the following uses shall be permitted:

1.1 Business and Professional Offices

Zone & Exception Number	Special Provisions
	1.2 Uses permitted in Section 31: Public "P" Zone of By-law No. 87-57, as amended.
A-362 (93-39)	Notwithstanding the provisions of Subsection 8.1 of Section 8: Agricultural "A" Zone of Zoning By-law No. 87-57, a parking area only, without buildings, shall be permitted and shall only service the existing commercial plaza on the adjacent property to the east.
I-363 (93-58)	Notwithstanding the provisions of paragraph (8) of Subsection 30.2 of Zoning By-law No. 87-57, as amended, the maximum height shall be 12.3 metres.

Zone & Exception Number	**Special Provisions**
RM5-364 (93-63) (94-78) (96-36) (98-49)	Notwithstanding the provisions of Subsection 18.1 – Permitted Uses of Section 18: Residential Multiple "RM5" zone, an apartment building will be permitted. 1.0 The provisions of Section 18.2 - Regulations, of Section 18.0 Residential Multiple "RM5" zone shall apply with the following exceptions: 1.1 The maximum density shall be 44 dwelling units per hectare. 1.2 The minimum separation between an apartment building and multiplex dwelling shall be 10.5 m. 1.3 The maximum lot coverage shall be 35%. 1.4 All of the regulations of the Multiple Residential "RM6" zone shall apply to an apartment building with the exception of Subsection 19.2b - Maximum lot area.
C2-365 (93-80) (94-81) (95-19) (95-31) (95-38) (95-49) (96-36)	1.0 Notwithstanding Section 3.126 – "Shopping Centre" of Section 3.0 Definitions, of Zoning By-law No. 87-57, as amended, individual use, free-standing or unrelated buildings shall be permitted within Blocks 1 and 2, provided that no one building exceeds a gross floor area of 23,225 square metres. 2.0 Notwithstanding the provisions of Subsection 22.1 - Permitted Uses of Section 22, of Zoning By-law No. 87-57, as amended, the following additional uses shall be permitted in Blocks 1 and 2, in addition to the permitted uses in the Shopping Centre "C2-365" Zone: • Animal hospitals without outside runs • Banquet halls • Beer stores and wine stores • Building supply sales • Home improvement retail facilities* • Motor vehicle service stations including car washes, new vehicle sales establishments with accessory used car sales • Parking areas and structures • Telephone exchange buildings

Zone & Exception Number	Special Provisions	
		* for the purpose of this by-law, a home improvement retail facility is defined as follows: (a) the sale within enclosed buildings of material, equipment, tools and supplies for home improvements including lumber; building supplies; millwork; hardware; electrical supplies and fixtures; tools; lighting; kitchen and bath materials, supplies and fixtures; plumbing supplies and fixtures; paint and wallpaper; decor and storage materials and supplies; flooring materials and supplies, carpeting; wall coverings, paneling and ceilings; seasonal items including lawnmowers, snowblowers, barbecues, pool equipment and chemicals; and nursery and landscaping plants, equipment and supplies; and other products used for enjoying, improving or decorating the home; (b) the sale of services relating to the enjoyment, improvement or decoration of the home or to the use of any of the goods sold in the facility or store; and, (c) a screened outdoor storage area attached to a building, which shall not exceed 500 square metres or an area equal to five percent (5%) of the floor area, whichever represents the lesser amount.
C3-366 (93-80) (95-37)	1.0	Notwithstanding the provisions of Subsection 22.1 – Permitted Uses of Section 22, of Zoning By-law No. 87-57, as amended, the following additional uses shall be permitted in Block 3: • Animal hospitals without outside runs • Banquet halls • Beer stores and wine stores • Building supply sales • Home improvement retail facilities* • Motor vehicle service stations including car washes, new vehicle sales establishments with accessory used car sales • Parking areas and structures • Telephone exchange buildings

Zone & Exception Number	Special Provisions

* for the purpose of this by-law, a home improvement retail facility is defined as follows:

(a) the sale within enclosed buildings of material, equipment, tools and supplies for home improvements including lumber; building supplies; millwork; hardware; electrical supplies and fixtures; tools; lighting; kitchen and bath materials, supplies and fixtures; plumbing supplies and fixtures; paint and wallpaper; decor and storage materials and supplies; flooring materials and supplies, carpeting; wall coverings, paneling and ceilings; seasonal items including lawnmowers, snowblowers, barbecues, pool equipment and chemicals; and nursery and landscaping plants, equipment and supplies; and other products used for enjoying, improving or decorating the home;

(b) the sale of services relating to the enjoyment, improvement or decoration of the home or to the use of any of the goods sold in the facility or store; and,

(c) a screened outdoor storage area attached to a building, which shall not exceed 500 square metres or an area equal to five percent (5%) of the floor area, whichever represents the lesser amount.

2.0 Notwithstanding Item (4) on Table 2 of Section 22.2 - Regulations, the maximum gross floor area of any one building in Block 3 shall not exceed 3,175 square metres.

R4-367 (94-43) Notwithstanding any provisions to the contrary of Subsection 12.2 of the Residential "R4" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Residential "R4-367" by this By-law, described as Part of Lot 38, Concession 3, and more particularly shown as Area 1 on Schedule "A" attached hereto, shall be subject to the following provisions:

1.0 The minimum lot frontage shall be 12.2 metres, except on a corner lot the minimum lot frontage shall be 16 metres.

Zone & Exception Number	Special Provisions
	2.0 All other provisions of Zoning By-law No. 87-57 as applicable to the Residential "R4" Zone shall apply.
R4-368	Notwithstanding any provisions to the contrary of Subsection 12.2 of the Residential "R4" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Residential "R4-368" by this By-law, described as Part of Lot 38, Concession 3, and more particularly shown as Area 2 on Schedule "A" attached hereto, shall be subject to the following provisions: 1.0 The minimum lot frontage shall be 12.2 metres, except on a corner lot the minimum lot frontage shall be 16 metres. 2.0 No buildings or structures of any kind, and no swimming pools, but not including fencing, shall be permitted 9 metres from the rear property line. 3.0 All other provisions of Zoning By-law No. 87-57 as applicable to the Residential "R4" Zone shall apply.
R4-369 (94-43)	Notwithstanding any provisions to the contrary of Subsection 12.2 of the Residential "R4" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Residential "R4-369" by this By-law, described as Part of Lot 38, Concession 3, and more particularly shown as Area 3 on Schedule "A" attached hereto, shall be subject to the following provisions: 1.0 The minimum lot area shall be 300 square metres, except on a corner lot the minimum lot area shall be 400 square metres. 2.0 The minimum lot frontage shall be 10.7 metres, except on a corner lot the minimum lot frontage shall be 14 metres. 3.0 All other provisions of Zoning By-law No. 87-57 as applicable to the Residential "R4" Zone shall apply.
R4-370 (94-43)	Notwithstanding any provisions to the contrary of Subsection 12.2 of the Residential "R4" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Residential "R4-370" by this By-law, described as Part of Lot 38, Concession 3, and more particularly shown as Area 4 on Schedule "A" attached hereto, shall be subject to the following provisions:

Zone & Exception Number	Special Provisions
	1.0 The minimum lot area shall be 300 square metres, except on a corner lot the minimum lot area shall be 400 square metres. 2.0 The minimum lot frontage shall be 10.7 metres, except on a corner lot the minimum lot frontage shall be 14 metres. 3.0 No buildings or structures of any kind, and no swimming pools, but not including fencing, shall be permitted 9 metres from the rear property line. 4.0 All other provisions of Zoning By-law No. 87-57 as applicable to the Residential "R4" Zone shall apply.
R5-371 (94-43)	Notwithstanding any provisions to the contrary of Subsection 13.2 of the Residential "R5" Zone of Zoning By-law No. 87-57 of .the Town of Ancaster, the lands zoned Residential "R5-371" by this By-law, described as Part of Lot 38, Concession 3, and more particularly shown as Area 5 on Schedule "A" attached hereto, shall be subject to the following provisions: 1.0 The minimum lot frontage shall be 9.1 metres for a detached dwelling and 9.1 metres per unit for a semidetached dwelling, except on a corner lot the minimum lot frontage shall be 14 metres for a detached dwelling and 13 metres for a corner unit of semi-detached dwellings. 2.0 All other provisions of Zoning By-law No. 87-57 as applicable to the Residential "R5" Zone shall apply.
RM2-372 (94-43) (97-61) (96-4)	Notwithstanding any provisions to the contrary of Subsection 15.2 of the Residential Multiple "RM2" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Residential "RM2-372" by this By-law, described as Part of Lot 38, Concession 3, and more particularly shown as Area 6 on Schedule "A" attached hereto, shall be subject to the following provisions: 1.0 Minimum Lot Area: 185 square metres per dwelling unit. 2.0 Maximum Lot Coverage As per the following chart:

Zone & Exception Number **Special Provisions**

MAXIMUM LOT COVERAGE*	
For Lots 44 to 51 inclusive	
Interior Units Interior End Unit Exterior End Unit	43.8% 18.7% 28.1%
For Lots 52 to 58 inclusive	
Interior Units Interior End Unit Exterior End Unit	43.8% 18.9% 29.3%
For Lots 59 to 65 inclusive	
Interior Units Interior End Unit	42.0% 22.1%, except one of the two interior end units shall not exceed 30.7%
For Lots 113 to 117 inclusive	
Interior Units Interior End Unit Exterior End Unit	39.2% 26.0% 19.0%
For Lots 118 to 124 inclusive	
Interior Units Interior End Unit	39.0% 25.8%, except one of the two interior end units shall not exceed 27.0%

* Notwithstanding the above, a 5.6 square metre accessory structure will be permitted in accordance with the setback provisions of Section 7.18.

3.0 The minimum lot frontage per dwelling unit shall be 6.1 metres, except:

(i) On a corner lot the minimum lot frontage for a dwelling end unit adjacent to the flanking street shall be 13.8 metres; and

(ii) For a dwelling end unit which does not abut a flanking street the minimum lot frontage shall be 9.1 metres.

4.0 All other provisions of Zoning By-law No. 87-57 as applicable to the Residential Multiple "RM2" Zone shall apply.

Zone & Exception Number	Special Provisions
RM4-373 (94-43) (00-30)	Notwithstanding any provisions to the contrary of Subsection 17.2 of the Residential Multiple "RM4" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Residential "H-RM4-373" by this By-law, described as Part of Lot 38, Concession 3, and more particularly shown as Area 7 on Schedule "A" attached hereto, shall be subject to the following provisions: 1.0 The maximum density shall be 49 dwelling units per gross/net residential hectare. 2.0 All other provisions of Zoning By-law No. 87-57 as applicable to the Residential Multiple "RM4" Zone shall apply. 3.0 Only those uses existing on the date of passing of this By-law shall be permitted until such time as the Holding "H" prefix to the "H-RM4-373" Zone has been removed. The Holding "H" prefix shall not be removed until a site plan agreement between the owner and the Town of Ancaster has been approved by Council.
RM5-374 (94-43) (99-49)	Notwithstanding any provisions to the contrary of Subsection 18.2 of the Residential Multiple "RM5" Zone of Zoning By-law No. 87-57 Town of Ancaster, the lands zoned Residential "RM5-374" by this By-law, described as Part of Lot 38, Concession 3, and more particularly shown as Area 8 on Schedule "A" attached hereto, shall be subject to the following provisions: a) The minimum lot area shall be: (i) Front Unit 178 square metres (ii) Rear Unit 222 square metres b) The maximum density shall be 37 dwelling units per gross/net residential hectare. c) The minimum lot frontage shall be 5.9 metres per dwelling unit. d) The minimum lot depth shall be: (i) Front Unit 25 metres (ii) Rear Unit 40 metres

Zone & Exception Number	Special Provisions

e) The minimum front yard shall be:

(i)	Front Unit	16 metres
(ii)	Rear Unit	25 metres

f) The minimum interior side yard shall be:

(i)	Front Unit	3 metres
(ii)	Rear Unit	0.8 metres
(iii)	Minimum interior side yard for a storage shed within the front dwelling units	0.8 metres
iv)	Minimum side yard affecting an unenclosed porch	1.0 metres

g) The minimum exterior side yard shall be:

(i)	Front Unit	6 metres
(ii)	Rear Unit	4.8 metres

h) The minimum rear yard shall be:

(i)	Front Unit	0 metres
(ii)	Rear Unit	6 metres

i) The minimum planting strip shall be:

2 metres across the entire frontage and adjacent to the entire length of the driveway.

j) A private amenity area for each unit shall be provided in accordance with the following:

(i)	minimum size	30 square metres
(ii)	minimum width	4.5 metres
(iii)	fencing in accordance with subsection (n).	

k) In addition to subsection (j), a minimum 10 percent of the front yard shall be landscaped.

Zone & Exception Number	Special Provisions
	l) The maximum cumulative width of the driveway(s) shall not exceed 6 metres; however, a minimum one (1) metre landscape strip shall be provided between each driveway. m) No swimming pools, carports or accessory structures shall be permitted, however, a storage shed not exceeding an area of 4.5 square metres shall be allowed in the rear yard, a distance of no less than 75 centimetres from any lot line. n) The entire rear yard shall be enclosed with a 1.8 metre high wood screen fence, and the private amenity area of the front units shall be enclosed with a minimum 1.2 metre high and maximum 1.8 metre high privacy screen. o) For the purposes of this By-law, Paragraphs (j), (k), (l), (m), (n) and (o) of Subsection 18.2 - Regulations of Section 18: Residential Multiple "RM5" Zone shall not apply. All other provisions of By-law No. 9443 shall continue to apply.
A-375 (94-45) (97-91)	Notwithstanding any provisions to the contrary of Section 8.1 of the Agricultural "A" Zone, the following use shall be permitted as it affects the lands zoned Agricultural "A-375" by this By-law, described as Part of Lot 48, Concession 4, and more particularly shown on the attached Schedule "A", for a period of three (3) years from the date of the passing of this by-law, being September 15, 1997: Golf Driving Range 1.0 Notwithstanding the provisions of Section 8.2: Regulations of the Agricultural "A" Zone, the provisions of Section 32.2: Regulations of Section 32: Private Open Space "O1" shall apply to the golf driving range. 2.0 Notwithstanding Subsection 7.14(a)(xiii) of the General Provisions Section, the golf driving range shall be exempt from the requirement of the parking area being constructed with a stable surface of concrete or asphalt.

Zone & Exception Number	Special Provisions
R4-377 (94-89)	Notwithstanding Section 7.18 (a)(vi), an accessory structure in excess of 12 square metres ground floor area shall not be located less than 0.75 metres from any side or rear lot line except that on a corner lot, such accessory structure shall not be located less than 7.5 metres from the flanking street line.
RM3-378 (94-79)	Notwithstanding Section 16.2 (g) (iii), the minimum easterly side yard shall be 9 metres.
C3-379 (94-100)	Notwithstanding any provisions to the contrary of Subsection 22.1, 22.2 and 7.18 of Zoning By-law No. 87-57 of the Town of Ancaster, the lands Zoned General Commercial "C3-379" by this By-law, described as Part of Lot 41, Concession 3, and more particularly shown on Schedule "B" attached hereto, are subject to the following: (a) Permitted Uses: Only the following uses shall be permitted: - Automatic laundry shops, automatic cleaning shops - Banks and financial institutions - Barber shops, hairdressing shops and beauty shops - Business and professional offices - caterers - Cleaning and pressing shops - Craft and custom workshops - Child Care Centres - Dressmaking or tailor shops - Drugstores - Dry cleaning depots - Establishments providing educational or instructional services - Medical and dental laboratories - Post offices - Printing and publishing establishments - Real estate offices - Restaurants not including fast food restaurants - Retail Stores - Service Shops - Sub post offices - Travel agencies

Zone & Exception Number	Special Provisions
	(b) Regulations: One accessory structure (automated banking machine) shall be permitted within the front yard. The minimum interior side yard shall be 2.8 metres. All other provisions of Zoning By-law No. 87-57 as applicable to the General Commercial "C3" Zone shall apply.
ER-380 (18-105) (19-303)	Notwithstanding Table 10.3.7 – Maximum Height of SECTION 10: EXISTING RESIDENTIAL "ER" ZONE, for the property located at 53 Valleyview Drive, the maximum building height shall not be greater than one- storey (7.5 metres).
RM4-381 (OMB Decision)	1.0 Notwithstanding the provisions of Subsection 17.1 Permitted Uses of Section 17.1 of Zoning By-law No. 87-57, as amended, the following uses are permitted: (a) Block townhouse dwellings and uses, buildings and structures accessory thereto; (b) Multi-plex dwellings and uses, buildings and structures accessory thereto; (c) One common area for purposes of a laundry facility and meeting area accessory to dwelling units. 2.0 The provisions of Section 17.2 Regulations of Section 17: RESIDENTIAL MULTIPLE "RM4" ZONE of Zoning By-law 87-57, as amended, shall apply with the following exceptions; notwithstanding the relevant regulations: 2.1 Maximum Density — 79 dwellings units with a maximum of 23 multi-plex dwellings. 2.2 Minimum Front Yard — 6.0 metres 2.3 Minimum Side Yard — 7.5 metres Minimum Rear Yard — 8.5 metres

Zone & Exception Number	Special Provisions		
	2.4	Planting Strip	Exempt
	2.5	Minimum Privacy Area	35 square metres per block townhouse dwelling unit only.

2.6 Dwelling Unit Placement

(i) Not more than 8 block townhouse dwelling units shall be attached in a continuous row; and

(ii) Not more than 4 attached block townhouse dwelling units shall be erected in a row without offsetting the units a minimum of 1 metre or without varying the exterior design and materials of the front face or wall of dwelling.

2.7 Parking

(a) 1.75 parking spaces per dwelling unit plus 0.25 visitor parking spaces per dwelling unit.

(b) For block townhouse dwellings, each dwelling shall have at least one of the two required parking spaces within an enclosed building or located underground.

2.8 Children's Play Area

A minimum of 7 square metres per dwelling unit shall be provided and maintained. A minimum 1.2 metre high fence shall be located parallel to Old Mohawk road along the northerly limit of the required play area.

2.9 Building Separation

A block townhouse building and/or a multi-plex building shall be no closer to another block townhouse building and/or a multi-plex building on the same lot in accordance with the following distance requirements:

	Facade	Rear Wall	End Wall
Facade	18.0 m	19.5 m	15.0 m
Rear Wall	19.5 m	15.0 m	10.5 m

Zone & Exception Number	Special Provisions			
	End Wall	15.0 m	10.5 m	3.0 m

R4-382 (95-63)

Notwithstanding any provisions to the contrary of Subsection 12.2 of the Residential "R4" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Residential "R4-382" by this By-law, described as Part of Lot 42, Concession 3, and more particularly shown as Area 2 on Schedule "B" attached hereto, shall be subject to the following provisions:

1.0 The minimum lot frontage shall be 11.6 metres.

2.0 All other provisions of Zoning By-law No. 87-57 as applicable to the Residential "R4" Zone shall apply.

RM3-383 (95-63) (97-74)

Notwithstanding any provisions to the contrary of Subsection 15.2 of the Residential "RM2" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Residential "RM2-383" by this By-law, described as Part of Lot 42, Concession 3, and more particularly shown as Area 3 on Schedule "B" attached hereto, shall be subject to the following provisions:

1.0 The minimum lot frontage shall be 50 metres of total parcel frontage per dwelling and 9 metres per dwelling unit except:

Zone & Exception Number	Special Provisions
	(i) On a corner lot the minimum lot frontage for a dwelling end unit adjacent to a flanking street shall be 14 metres; and (iii) For a dwelling end unit which does not abut a flanking street the minimum lot frontage shall be 10.5 metres. 2.0 The minimum side yard for interior dwelling units shall be 1.5 metres, and for end dwelling units abutting a flanking street shall be 5.0 metres, except where such buildings or structures abut Hwy. No. 403 or its on-ramp, the minimum side yard setback shall be 14 metres. 3.0 The minimum rear yard shall be 7.5 metres, except where such buildings or structures abut Hwy. No. 403 or its on-ramp, the minimum rear yard setback shall be 14 metres. 4.0 The minimum lot depth shall be 30 metres. 5.0 The maximum lot coverage shall be 40 percent. 6.0 All other provisions of Zoning By-law No. 87-57 as applicable to the Residential Multiple "RM2" Zone shall apply. In accordance with the Decision of the Ontario Court (General Division) filed as Court File No. 784/97, where all other provisions of By-law No. 95-63 are complied with, Section 15.2 - Minimum Lot Area of Section 15: Residential Multiple "RM2" relating to the minimum lot area per dwelling unit is deemed to be complied with.
RM2-384 (95-63) (97-40) (97-75) (98-44)	Notwithstanding any provisions to the contrary of Subsection 15.2 of the Residential "RM2" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Residential "RM2-384" by this By-law, described as Part of Lot 42, Concession 3, and more particularly shown as Area 4 on Schedule "B" attached hereto, shall be subject to the following provisions: 1.0 The minimum lot frontage shall be 50 metres of total parcel frontage per dwelling and 8 metres per dwelling unit except:

Zone & Exception Number	Special Provisions
	(i) On a corner lot the minimum lot frontage for a dwelling end unit adjacent to a flanking street shall be 13 metres; and (ii) For a dwelling end unit which does not abut a flanking street the minimum lot frontage shall be 9.5 metres. 2.0 The minimum side yard for interior dwelling units shall be 1.5 metres, and for end dwelling units abutting a flanking street shall be 5.0 metres, except where such buildings or structures abut Hwy. No. 403 or its on-ramp, the minimum side yard setback shall be 14 metres. 3.0 The minimum rear yard shall be 7.5 metres, except where such buildings or structures abut Hwy. No. 403 or its on-ramp, the minimum rear yard setback shall be 14 metres. 4.0 The minimum lot depth shall be 30 metres. 5.0 The maximum lot coverage shall be 40 percent. 6.0 All other provisions of Zoning By-law No. 87-57 as applicable to the Residential Multiple "RM2" Zone shall apply. In accordance with the Decision of the Ontario Court (General Division) filed as Court File No. 784/97, where all other provisions of By-law No. 95-63 are complied with, Section 15.2 - Minimum Lot Area of Section 15: Residential Multiple "RM2" relating to the minimum lot area per dwelling unit is deemed to be complied with.
RM2-385 (95-63) (97-114) (98-36)	Notwithstanding any provisions to the contrary of Subsection 15.2 of the Residential "RM2" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Residential "RM2-385" by this By-law, described as Part of Lot 42, Concession 3, and more particularly shown as Area 5 on Schedule "B" attached hereto, shall be subject to the following provisions: 1.0 The minimum lot frontage shall be 50 metres of total parcel frontage per dwelling and 7.5 metres per dwelling unit except:

Zone & Exception Number	Special Provisions
	(i) On a corner lot the minimum lot frontage for a dwelling end unit adjacent to a flanking street shall be 12.5 metres; and (ii) For a dwelling end unit which does not abut a flanking street the minimum lot frontage shall be 9.0 metres. 2.0 The minimum side yard for interior dwelling units shall be 1.5 metres, and for end dwelling units abutting a flanking street shall be 5.0 metres, except where such buildings or structures abut Hwy. No. 403 or its on-ramp, the minimum side yard setback shall be 14 metres. 3.0 The minimum rear yard shall be 7.5 metres, except where such buildings or structures abut Hwy. No. 403 or its on-ramp, the minimum rear yard setback shall be 14 metres. 4.0 The minimum lot depth shall be 30 metres. 5.0 The maximum lot coverage shall be 40 percent. 6.0 All other provisions of Zoning By-law No. 87-57 as applicable to the Residential Multiple "RM2" Zone shall apply. In accordance with the Decision of the Ontario Court (General Division) filed as Court File No. 784/97, where all other provisions of By-law No. 95-63 are complied with, Section 15.2 - Minimum Lot Area of Section 15: Residential Multiple "RM2" relating to the minimum lot area per dwelling unit is deemed to be complied with.
RM2-386 (95-63) (97-40)	Notwithstanding any provisions to the contrary of Subsection 15.2 of the Residential "RM2" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Residential "RM2-386" by this By-law, described as Part of Lot 42, Concession 3, and more particularly shown as Area 6 on Schedule "B" attached hereto, shall be subject to the following provisions: 1.0 The minimum lot frontage shall be 50 metres of total parcel frontage per dwelling and 7.5 metres per dwelling unit except:

Zone & Exception Number	Special Provisions
	(i) On a corner lot the minimum lot frontage for a dwelling end unit adjacent to a flanking street shall be 12.5 metres; and (ii) For a dwelling end unit which does not abut a flanking street the minimum lot frontage shall be 9.0 metres. 2.0 The minimum side yard for interior dwelling units shall be 1.5 metres, and for end dwelling units abutting a flanking street shall be 5.0 metres, except where such buildings or structures abut Hwy. No. 403 or its on-ramp, the minimum side yard setback shall be 14 metres. 3.0 The minimum rear yard shall be 7.5 metres, except where such buildings or structures abut Hwy. No. 403 or its on-ramp, the minimum rear yard setback shall be 14 metres. 4.0 The minimum lot depth shall be 29.36 metres. 5.0 The maximum lot coverage shall be 40 percent. 6.0 All other provisions of Zoning By-law No. 87-57 as applicable to the Residential Multiple "RM2" Zone shall apply. In accordance with the Decision of the Ontario Court (General Division) filed as Court File No. 784/97, where all other provisions of By-law No. 95-63 are complied with, Section 15.2 - Minimum Lot Area of Section 15: Residential Multiple "RM2" relating to the minimum lot area per dwelling unit is deemed to be complied with.
RM2-387 (95-63) (97-60) (97-113) (98-33) (98-39)	Notwithstanding any provisions to the contrary of Subsection 15.2 of the Residential "RM2" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Residential "RM2-387" by this By-law, described as Part of Lot 42, Concession 3, and more particularly shown as Area 7 on Schedule "B" attached hereto, shall be subject to the following provisions: 1.0 The minimum lot frontage shall 50 metres of total parcel frontage per dwelling and 6 metres per dwelling unit except:

Zone & Exception Number	Special Provisions
	(i) On a comer lot the minimum lot frontage for a dwelling end unit adjacent to a flanking street shall be 11 metres; and (ii) For a dwelling end Unit which does not abut a flanking street the minimum lot frontage shall be 7.5 metres. 2.0 The minimum side yard for interior dwelling units shall be 1.5 metres, and for end dwelling units abutting a flanking street shall be 5.0 metres, except where such buildings or structures abut Hwy. No. 403 or its on-ramp, the minimum side yard setback shall be 14 metres. 3.0 The minimum rear yard shall be 7.5 metres, except where such buildings or structures abut Hwy. No. 403 or its on-ramp, the minimum rear yard setback shall be 14 metres. 4.0 The minimum lot depth shall be 30 metres. 5.0 The maximum lot coverage shall be 40 percent. 6.0 All other provisions of Zoning By-law No. 87-57 as applicable to the Residential Multiple "RM2" Zone shall apply. In accordance With the Decision of the Ontario Court (General Division) filed as Court File No. 784/97, where all other provisions of By-law No. 95-63 are complied With, Section 15.2 - Minimum Lot Area of Section 15: Residential Multiple "RM2" relating to the minimum lot area per dwelling unit is deemed to be complied with.
H-I-388 (95-63)	Notwithstanding any provisions to the contrary of Subsection 30.1 of the Institutional "I" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, only the following uses shall be permitted within the lands zoned Institutional "H-I-388" by this By-law, and described as Part of Lot 42, Concession 3, and more particularly shown as Area 8 on Schedule "B" attached hereto: 1.0 Schools, Churches and Nursery Schools

Zone & Exception Number	**Special Provisions**
	2.0 Only those uses existing on the date of passing of this By-law shall be permitted until such time as he Holding "H" prefix to the "H-I-388" Zone has been removed. The Holding "H" prefix shall not be removed until a site plan agreement between the owner and the Town of Ancaster has been approved by Council.
O2-389 (95-63) (02-268)	Notwithstanding any provisions to the contrary of Section 33 of the Public Open "O2" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Public Open Space "O2-389" by this By-law, described as Part of Lot 42, Concession 3, and more particularly shown as Area 9 on Schedule "B" attached hereto, shall be subject to the following: 1.0 the minimum setback for all buildings and structures shall be 7.5 metres from the Highway No. 53 property line or 32 metres from the Highway No. 53 centreline, whichever is greater, except that the stormwater pond shall have a minimum setback of 3.0 metres from the Highway No. 53 property line.
R3-390* (97-33)	Notwithstanding any provisions to the contrary of Section 11.3 of the Residential "R3" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Residential "R3-390" by this By-law, described as Part of Lots 48 and 49, Concession 2, and more particularly shown on Schedules "A", "B" and "C", attached hereto, shall be subject to the following: 1.0 Where notes (i.e. Note:) are used in this By-law they are included for information purposes only and do not form part of the By-law. 2.0 All structures in excess of 18.58 sq.m. (200 sq.ft.) and 4.57 m (15 ft.) in height be set back a minimum of 15 m (49.2 ft.) from the top-of-bank/Escarpment brow, as established by the line as shown on Schedule "C". * The foregoing zoning, once passed by Ancaster Town Council, will take full force and effect upon the removal of the lands from Niagara Escarpment Commission Development Control. Note: That no in-ground pools shall be located within 15m (49.2 ft.) of the top-of-bank/Escarpment brow until a Geotechnical Study is prepared to the satisfaction of the Town of Ancaster prior to the issuance of a Building Permit.

Zone & Exception Number	**Special Provisions**
O1-391** (97-33)	Notwithstanding any provisions to the contrary of Section 32.1 of the Private Open Space "O1" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Private Open Space "O1-391" by this By- law, described as Part of Lots 48 and 49, Concession 2, and more particularly shown on Schedule "C", attached hereto, shall be subject to the following: 1.0 The uses listed under paragraphs (a) - (h) shall be prohibited. ** The lands affected by the foregoing zoning shall remain under Niagara Escarpment Commission Development Control.
P-391 (95-112)	Notwithstanding any provisions to the contrary of Section 31 of the Public Public "P" Zone of Zoning By-law 87-57 of the Town of Ancaster, the lands zoned Public "P-391" by this By-law, described as Part of Lot 48, Concession 3, and more particularly shown on Schedules "A" and "B" attached hereto, shall be subject to the following provisions: 1.0 Educational and religious offices 2.0 All other provisions of Zoning By-law No. 87-57 as applicable to the Public "P" Zone shall apply
ER-392 (18-105)	Notwithstanding Subsection 7.14.(a)(xii) – Parking and Loading of SECTION 7: GENERAL PROVISIONS, for the property located at 14 Valleyview Drive, one of the two required parking spaces may have a minimum length of 5.1 metres.
ER-393 (18-105) (19-303)	Notwithstanding Table 10.3.7 – Maximum Height of SECTION 10: EXISTING RESIDENTIAL "ER" ZONE, for the property located at 16 Valleyview Drive, the maximum building height shall not be greater than one and a half storeys (8.25 metres).
R4-394 (96-18) (97-98)	Notwithstanding any provisions to the contrary of Subsection 12.2 of the Residential "R4" Zone of Zoning By-law No. 87-57 of the Town of Ancaster the lands zoned Residential "R4-394" by this By-law, described as Part of Lot 37, Concession 3, and more particularly shown as Area 1 on Schedule "B" attached hereto, shall be subject to the following provisions: 1.0 Minimum Lot Frontage 15 metres 2.0 Maximum Lot Coverage:

Zone & Exception Number	Special Provisions	
	a) Lots having a minimum lot area of 540 sq. metres or greater:	35%
	b) Lots having less than 540 sq. metres lot area containing two storey dwellings:	40%
	c) Lots having less than 540 sq. metres lot area containing one storey dwellings:	42%

Notwithstanding the maximum lot coverage, accessory structures not exceeding a maximum area of 5.6 sq. m (60.2 sq. ft.) shall also be permitted.

3.0 Minimum Front Yard:

Garage: Porch:	minimum 6.0 metres
Dwelling Unit:	minimum 6.0 metres
	minimum 7.0 metres

4.0 All other provisions of Zoning By-law No. 87-57 as applicable to the Residential "R4" Zone shall apply.

R3-395 (96-18) Notwithstanding any provisions to the contrary of Subsection 11.3 of the Residential "R3" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Residential "R3-395" by this By-law, described as Part of Lot 37, Concession 3, and more particularly shown as Area 2 on Schedule "B" attached hereto, shall be subject to the following provisions:

1.0	Minimum lot Frontage	18.3 metres, except on a corner lot the minimum lot frontage shall be 22 metres.

2.0 Maximum Lot Coverage:

	a) Lots having a minimum lot area of 540 sq. metres or greater:	35%
	b) Lots having less than 540 sq. metres lot area containing two storey dwellings:	40%
	c) Lots having less than 540 sq. metres lot	42%

Zone & Exception Number	Special Provisions

area containing one storey dwellings:

Notwithstanding the maximum lot coverage, accessory structures not exceeding a maximum area of 5.6 sq. m (60.2 sq. ft.) shall also be permitted.

3.0 Minimum Front Yard:

Garage: Porch:	minimum 6.0 metres
Dwelling Unit:	minimum 6.0 metres minimum 7.0 metres

4.0 Minimum Lot Frontage 15 metres

5.0 All other provisions of Zoning By-law No. 87-57 as applicable to the Residential "R4" Zone shall apply.

H-R3-396 (96-18) Notwithstanding any provisions to the contrary of Subsection 11.3 of the Residential "R3" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Holding Residential "R3-396" by this By-law, described as Part of Lot 37, Concession 3, and more particularly shown as Area 3 on Schedule "B" attached hereto, shall be subject to the following provisions:

1.0 Minimum lot Frontage 18.3 metres, except on a corner lot the minimum lot frontage shall be 22 metres.

2.0 The Holding "H" provision shall only be lifted once the Ministry of Transportation has advised that the area is no longer required as a temporary turning radius for the construction of the Hwy. No. 403 interchange.

3.0 All other provisions of Zoning By-law No. 87-57 as applicable to the Residential "R3" Zone shall apply

R5-397 (96-18) Notwithstanding any provisions to the contrary of Subsection 13.2 of the Residential "R5" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Residential "R5-397" by this By-law, described as Part of Lot 37, Concession 3, and more particularly shown as Area 4 on Schedule "B" attached hereto, shall be subject to the following provisions:

1.0 Minimum Lot Frontage 10.7 metres, except on a corner lot the

Zone & Exception Number	Special Provisions		
			minimum lot frontage shall be 14 metres.
	2.0	Minimum Lot Area	275 square metres, except on a corner lot the minimum lot area shall be 385 sq. metres.
	3.0	All other provisions of Zoning By-law No. 87-57 as applicable to the Residential "R5" Zone shall apply.	
RM2-398 (96-18) (97-105)	Notwithstanding any provisions to the contrary of Subsection 15.2 of the Residential Multiple "RM2" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Residential "RM2-398" by this By-law, described as Part of Lot 37, Concession 3, and more particularly shown as Area 5 on Schedule "B" attached hereto, shall be subject to the following provisions:		
	1.0	Minimum Lot Area	1,850 square metres of total parcel area per dwelling and 180 square metres per interior dwelling unit, 225 square metres per dwelling end unit which does not abut a flanking street, and 320 square metres per dwelling end unit adjacent to a flanking street.
	2.0	Minimum Lot Frontage	50 metres of total parcel frontage per dwelling and 7.3 metres per dwelling unit except:
		(i) On a comer lot the minimum lot frontage for a dwelling end unit adjacent to the flanking street shall be 10.75 metres.	
		(ii) For a dwelling end unit which does not abut a flanking street the minimum lot frontage shall be 7.6 metres.	
	3.0	Minimum Side Yard	1.5 metres for a dwelling end unit which does not abut a flanking street and for a dwelling end unit abutting a flanking street the minimum side yard shall be 4.5 metres plus any applicable distance as specified in

Zone & Exception Number	Special Provisions

Schedule "C".

4.0 Maximum Lot Coverage 45%

5.0 All other provisions of Zoning By-law No. 87-57 as applicable to the Residential Multiple "RM2" Zone shall apply.

RM4-399 (96-18) (02-360) Notwithstanding any provisions to the con- of Subsection 17.2 of the Residential Multiple "RM4" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Residential "H-RM4-399" by this By-law, described as Part of Lot 37, Concession 3, and more particularly shown as Area 6 on Schedule "B" attached hereto, shall be subject to the following provisions:

1.0	Maximum Density	49 units per hectare
2.0	Minimum Lot Frontage	20 metres
3.0	Maximum Lot Coverage	35%
4.0	Minimum Landscaping	40%
5.0	Encroachment of decks into minimum side yard	1.5 metres

6.0 The building separation between a facade and a rear wall shall be 18 metres.

7.0 For the purposes of this subsection, the following shall apply:

Internal lot lines created by phased registration of a plan of condominium shall not be construed to be lot lines for the purposes of zoning regulations provided that all applicable regulations of this by-law relative to the whole lot and its external lot lines, existing prior to any condominium plan registration, are strictly adhered to.

8.0 All other provisions of Zoning By-law No. 87-57 as applicable to the Residential Multiple "RM4" Zone shall apply.

9.0 Only those uses existing on the date of passing of this By-law shall be permitted until such time as the Holding "H" prefix to the "H-

Zone & Exception Number	Special Provisions
	RM4-399" Zone has been removed. The Holding "H" prefix shall not be removed until a site plan agreement between the owner and the Town of Ancaster has been approved by Council.
H-R3-400 (96-37)	Notwithstanding Section 11 of the Residential "R3" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Holding Residential "H-R3-400" by this By-law, described as Part of Lot 39, Concession 3, and more particularly shown on Schedules "A" and "B", attached hereto, shall be subject to the following: 1.0 The Holding "H" prefix shall be lifted from the "H-R3-400" Zone only once the conditions of severance pertaining to the creation of the affected lots have been fulfilled to the satisfaction of the Hamilton-Wentworth Regional Land Division Committee.
H-R3-401 (96-37)	Notwithstanding any provisions to the contrary of Section 11.3 of the Residential "R3" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Holding Residential "H-R3-401" by this By-law, described as Part of Lot 39, Concession 3, and more particularly shown on Schedules "A" and "B", attached hereto, shall be subject to the following: 1.0 Notwithstanding Section 11.3.2 (b), the following regulation shall apply: Minimum Lot Frontage — 15.24 metres, except on a corner lot the minimum lot frontage shall be 22 metres 2.0 The Holding "H" prefix shall be lifted from the "H-R3-401" Zone only once the conditions of severance pertaining to the creation of the affected lots have been fulfilled to the satisfaction of the Hamilton-Wentworth Regional Land Division Committee.
C2-402 (96-99) (97-43) (97-81) (03-327)	Notwithstanding the provisions of 7.11, 7.14, 7.21 and 22.1 of Zoning By-law 87-57 of the Town of Ancaster, as amended, the lands zoned Shopping Centre Commercial Exception "C2-402" in Part of Lots 49 and 50, Concession 2, and more particularly shown on Schedule "A" attached hereto, shall be subject to the following provisions: (i) a building height of 16.76 metres shall be permitted for the theatre building;

Zone & Exception Number	Special Provisions	
	(ii)	the parking requirements for the theatres shall be one parking space for each four seats and the parking requirements for all other uses shall be five spaces for each 100 square metres of floor area;
	(iii)	an indoor arcade and amusement centre shall be permitted as an accessory use to the theatres;
	(iv)	a department store and supermarket will not be permitted; and
	(v)	restaurants and fast food restaurants shall be permitted.
	(vi)	Notwithstanding any provisions of Sub-section 22.1-Permitted Uses of Section 22: Shopping Centre Commercial "C2" Zone of Zoning By-law No. 87-57 (Ancaster), the following additional uses shall be permitted: a) Animal Hospitals b) Garden Centers excluding greenhouses c) Recreational areas or uses and miniature golf courses within a wholly enclosed building d) Gymnasiums or Health Clubs excluding body rub parlours e) An amusement centre shall be permitted as an accessory use to the theatres or in conjunction with a restaurant use.
M2-403 & H-M2-403 (96-100)	1.0	Notwithstanding the provisions of Subsections 7.14, 27.1 and 27.2 of Zoning By-law 87-57 of the Town of Ancaster, as amended, a big box retail store shall be permitted on the lands zoned Prestige Industrial "M2-403" in Part of Lots 50 and 51, Concession 2, and more particularly shown on Schedule "A" attached hereto, subject to the following provisions: (a) Six parking spaces for each 100 square metres of floor area shall be provided, and (b) The maximum floor area shall be 11,613 square metres. For the purpose of this by-law, a big box retail store is defined as a retail entity that sells goods and merchandise in individual format and in bulk and/or quantities, occupies a building of 930 square metres or more, may include integrated storage and sales floor areas, may include the wholesaling of goods and subordinate

Zone & Exception Number	Special Provisions
	warehouse operations, but shall not include a supermarket or any other retailing entity where the gross floor area is primarily devoted to the sale of edible food products. 2.0 Lots 1 and 2, Plan 62M-697, shall be developed as one lot, and setbacks shall be calculated from the outer lot lines, where the building and/or the parking area occupy all or a portion of Lot 2, Plan 62M-697. 3.0 The Holding (H) prefix shall be lifted from the "H-M2-403" Zone only after site plan approval requirements have been fulfilled to the satisfaction of the Town of Ancaster.
H-M2-404	Notwithstanding any provisions to the contrary of Section 27 of the Prestige Industrial "M2" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Holding Prestige Industrial "H-M2-404" by this By-law, described as Part of Lots 50 and 51, Concession 2, and more particularly shown on Schedules "A" and "B", attached hereto, shall be subject to the following: 1.0 Notwithstanding Section 27.1, the following additional use shall be permitted: Retail Warehouse Furniture Store, having a minimum gross floor area of 2,500 square metres 2.0 That internal lot lines created by the consolidation of the separate parcels of land shall not be construed to be lot lines for the purposes of zoning regulations provided that all applicable regulations of this by-law relative to the whole lot and its external lot lines are strictly adhered to. 3.0 The Holding "H" prefix shall be lifted from the "H-M2-404" Zone only once the applicant has entered into a Site Plan Agreement with the Town of Ancaster.
R1-405 (97-26)	Notwithstanding the regulations of Section 11.1, Residential "R1" Zone, of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Residential "R1-405" by this By-law, described as Part of Lot 43, Concession 2, and more particularly shown on Schedule "A", attached hereto, shall be subject to the following:

Zone & Exception Number	Special Provisions
	1.0 The maximum front yard shall be 45.7 metres. 2.0 A 2.5 metre wide landscape strip shall be provided along the northerly side lot line commencing from a point 40 metres from the front lot line to the easterly limit of the "R1" Zone. All other regulations of the Residential "R1" Zone shall apply.
D-406 (97-26)	Notwithstanding the regulations of the Defined Development "D" Zone, accessory buildings shall be permitted, in accordance with the provisions of Subsection 7.18 (a) of Zoning By-law No. 87-57.
R1-407 (97-35)	Notwithstanding the regulations of Section 11.1, Residential "R1" Zone, of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Residential "R1-407" by this By-law, described as Part of Lot 43, Concession 2, and more particularly shown on Schedule "A", attached hereto, shall be amended by deleting reference to Schedule "C" in the determination of Minimum Front Yards, as follows: 1.0 Minimum Front Yard 7.5 metres. All other regulations of the Residential "R1" Zone shall apply.
H-A-408 (OMB Decision)	Notwithstanding any provisions to the contrary of Section 8: Agricultural "A" Zone and Subsection 7.14 Parking and Loading of Section 7: General Provisions of Zoning By-law 87-57 of the Town of Ancaster, the lands zoned Holding Agricultural "H-A-408" by this By-law, described as Part of Lots 51 and 52, Concession 4, and as more particularly shown on the attached Schedules "A" and "B", shall be subject to the following provisions: 1.0 Notwithstanding the permitted uses of Section 8: Agricultural "A" Zone, Subsection 8.1 Permitted uses of the town of Ancaster Zoning By-law 87-57, a landscape business shall be an additional permitted use on the lands zoned Holding Agricultural "H-A-408", as shown on the attached Schedules "A" and "B". However, only agricultural uses, which include the plant growing operation of the landscape business, shall be permitted on the southerly most 52.4 metres of the subject lands. 2.0 For the purpose of this Exception, the following definitions shall apply to the permitted use identified in 408.1 above.

Zone & Exception Number	Special Provisions

(a) Landscape Business

A property that is used for a landscape contractor's business, which may also include a plant growing operation and an accessory snow removal business. This landscape contractor's business may include building, structures and the outdoor storage of goods and equipment such as landscaping materials and associated machinery. Wood chipping shall be prohibited.

(b) Plant Growing Operation

The use of land and/or buildings (e.g., polyhouses, greenhouses and/or accessory buildings) for plant propagation and the growing of plants and nursery stock. The plant material may either be transplanted outdoors on the subject lands or be transplanted onto other properties as part of the service of the landscape business. The plants and nursery stock shall not be sold in a nursery or garden centre manner from the subject lands.

3.0 Notwithstanding the regulations of Section 8: Agricultural "A" Zone, Subsections 8.2 to 8.6 inclusive, the following regulations shall apply:

Minimum Lot Area	1.4 hectares
Minimum Lot Frontage	50 metres

Minimum Front Yard

(i) The minimum front yard for the existing dwelling and existing accessory .building shall be as they exist as of the date of passing of this By-law, however, where the front yard is further reduced as a result of a road widening being taken from the property, the remaining front yard for the existing dwelling and existing accessory building shall be deemed to comply with the minimum front yard requirement.

Zone & Exception Number	Special Provisions

(ii) The minimum front yard for buildings associated with the landscape business and the plant growing operation shall be 90 metres.

Minimum Side and Rear Yards

(i) The existing accessory building to the dwelling shall have a minimum side yard and rear yard of 0.38 metres.

(ii) Greenhouses and polyhouses shall have a minimum side yard and rear yard of 4.5 metres.

(iii) An accessory storage building for the plant growing operation, with a maximum gross floor area of 90 square metres, shall have a minimum side yard and rear yard of 8 metres.

(iv) Buildings associated with the landscape business and the plant growing operation, other than those specifically identified in clauses (ii) and (iii) above, shall be setback a minimum distance of 15 metres from any side and/or rear lot line.

Maximum Gross Floor Area

(i) The maximum gross floor area of all buildings associated with the landscape business, excluding the plant growing operation, shall be 400 square metres.

(ii) The maximum ground floor area of all buildings on the subject lands shall be 1,100 square metres.

Landscaping Requirements

(i) A planting strip with a minimum width of 2 metres and a closed board fence with a minimum height of 1.5 metres shall be provided along the portion of any side lot line that is adjacent to a parking area(s) and/or outdoor storage area(s).

Zone & Exception Number	Special Provisions

(ii) The existing berm planted with evergreen trees located in front of the existing metal clad frame building and the existing cedar hedge located along the east side lot line, shall continue to be provided.

(iii) A berm with a minimum width of 5 metres planted with evergreen trees shall be provided 65 metres south of the front lot line commencing at the easterly side lot line and extending generally perpendicular from this lot line for a minimum distance of 15 metres.

4.0 Section 7: General Provisions Subsection 7.14 Parking and Loading, Clauses (a) (xiii) and (xiv) of the Town of Ancaster Zoning By-law No. 87-57 shall not apply to the lands subject to this Exception.

5.0 The "H" holding symbol may be removed by a further amendment to this By-law at such time as final approval of the related severance application has been obtained and Site Plan Approval has been obtained from the Town.

6.0 The permitted uses and regulations pursuant to Section 8: Agricultural "A" Zone of the Town of Ancaster Zoning By-law No. 87-57 shall apply to the subject lands prior to the removal of the "H" holding symbol.

R3-409 (97-48) Notwithstanding the regulations of Section 11.3, Residential "R3" Zone, of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Residential "R3-409" by this By-law, described as Part of Lots 48, 49 and 50, Concession 3, and more particularly shown on Schedule "A", attached hereto, shall be amended by modifying the Minimum Front Yard as follows:

1.0	Minimum Front Yard	9.0 metres, <u>plus</u> any applicable distance as specified in Schedule "C".

All other regulations of the Residential "R3" Zone shall apply.

R5-410 (97-84) Notwithstanding the regulations of Section 13.1, Residential "R5" Zone, of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned

Zone & Exception Number	Special Provisions
	Residential "R5-410" by this By-law, described as Part of Lot 41, Concession 3, and more particularly shown on Schedule "A", attached hereto, shall be amended by modifying the Minimum Lot Frontage as follows:
	1.0 Minimum Lot Frontage — 10.7 metres for a detached dwelling and 9.1 metres per unit for a semi-detached dwelling, except on a corner lot the minimum lot frontage shall be 14 metres for a detached dwelling and 13 metres for the comer unit of semidetached dwellings.
	All other regulations of the Residential "R5" Zone shall apply.
R5-411 (97-84)	Notwithstanding the regulations of Section 13.1, Residential "R5" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Residential "R5-411" by this By-law, described as Part of Lot 41, Concession 3, and more particularly shown on Schedule "A", attached hereto, shall be amended by modifying the Minimum Lot Frontage and Minimum Rear Yard as follows:
	1.0 Minimum Lot Frontage — 10.7 metres for a detached dwelling and 9.1 metres per unit for a semi-detached dwelling, except on a corner lot the minimum lot frontage shall be 14 metres for a detached dwelling and 13 metres for the corner unit of semi-detached dwellings.
	2.0 Minimum Rear Yard — 14 metres
	All other regulations of the Residential "R5" Zone shall apply.
RM4-411 (98-20)	Notwithstanding any provisions to the contrary of Section 17 of the Residential Multiple "RM4" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Holding Residential Multiple "H-RM4-411" by this By-law, described as Part of Lot 5 1, Concession 3, and more particularly shown on Schedule "A", attached hereto, shall be subject to the following:

Zone & Exception Number	Special Provisions		
	1.0	Notwithstanding Section 17, only the following use shall be permitted:	
		Permitted Land Use	Block residential development
	2.0	Definition	For the purposes of this by-law, a "block residential development" shall be defined as a multiple unit residential development comprising of single detached dwelling units, semi-detached dwelling units or block townhouse units serviced by a private, internal roadway system, in which the ownership of the lands are held under common title.
	3.0	Minimum Building Separation: (side wall to side wall)	1.2 metres
	4.0	Minimum separation between a parking space and southerly street:	3 metres
	5.0	Minimum porch encroachment into a side yard:	1.5 metres;
(98-71)	6.0	The Holding "H" prefix shall be lifted from the "H-RM4-411" Zone only once the applicant has entered into a Site Plan Agreement with the Town of Ancaster.	
NOTE:	The two preceding amending by-laws have both been assigned an exception number of "411". Both can continue to exist in this manner, as they are separately referenced on the corresponding Zoning Schedules.		
I-418 (98-13)	Notwithstanding any provisions to the contrary of Section 30 of the Institutional "I" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Institutional "I-418" by this By-law, described as Part of Lot 53, Concession 4, and more particularly shown on Schedules "A" and "B", attached hereto, shall be subject to the following:		

Zone & Exception Number	Special Provisions
	1.0 Notwithstanding Section 30.1, only the following uses shall be permitted: public or private school, including ancillary place of worship; one detached dwelling and use, buildings and structures accessory to the dwelling, in accordance with the residential regulations of subsection 8.2 of Section 8: Agricultural "A" Zone.
C6-419 (98-34)	Notwithstanding any provisions to the contrary of Section 24 of the Motor Vehicle Services "C6" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Motor Vehicle Services "C6-419" by this By-law, described as Part of Lot 42, Concession 3, and more particularly shown on Schedule "A", attached hereto, shall be subject to the following: 1.0 Notwithstanding Section 23, only the following shall apply: Minimum Rear Yard — 6.5 metres plus any applicable distance as specified in Schedule "C" Along the easterly and westerly side lot lines a minimum 2.0 metre wide landscape strip shall be required, except the landscape strip may be reduced to a minimum 0.6 metres in width from the rear lot line southerly a distance of 15 metres. Along the rear lot line a minimum 2.0 metres landscape strip shall be provided. All other applicable regulations of the Motor Vehicles Services "C6" Zone shall apply.
C2-420 (98-47) (99-47) (03-327)	Notwithstanding any provisions to the contrary of Section 22 of the Shopping Centre Commercial "C2" Zone and all other sections of Zoning By-law No. 87-57 (Ancaster), the lands zoned Shopping Centre Commercial "C2-420" by this By-law, described as Part of Lot 50, Concession 3, and more particularly shown on Schedules "A" and "B" attached here to, shall be subject to the following: (i) Notwithstanding any provisions of Sub-section 22.1- Permitted Uses of Section 22: Shopping Centre Commercial "C2" Zone of Zoning By-law No. 87-57 (Ancaster), the following additional uses shall be permitted:

Zone & Exception Number	Special Provisions

a) Animal Hospitals
b) Garden Centers excluding greenhouses
c) Recreational areas or uses and miniature golf courses within a wholly enclosed building
d) Gymnasiums or Health Clubs excluding body rub parlours

(ii) That notwithstanding any provisions to the contrary of Section 22 and all other sections of Zoning By-law No. 87-57 (Ancaster), the following provisions shall be provided and maintained:

a)	Maximum floor area for entertainment/restaurant uses:	1,400 square metres
b)	Minimum size for each retail store, including drugstores:	100 square metres up to a maximum of 4 stores where the balance of the retail stores shall not be less than 325 square metres in size.
c)	Prohibited Uses:	Food Store including supermarket and specialty food store, Department Store, Fast Food Restaurant, Auctioneer Establishment, and Recreational vehicle sales, service and rental.

Zone & Exception Number	Special Provisions
	1.0 Maximum gross floor area for retail uses, including those, retail uses specifically listed in the Shopping Centre Commercial "C2" Zone: 6,175 square metres 5.0 Internal lot lines created by the consolidation of the separate parcels of land shall not be construed to be lot lines for the purposes of zoning regulations provided that all applicable regulations of this by-law relative to the whole lot and its external lot lines are strictly adhered to; 6.0 For the purposes of this by-law, lot frontage shall be defined as the frontage along Golf Links Road; and, 7.0 For the purposes of this by-law, the number of required parking spaces will be calculated over the entire lands, and not on an individual lot by lot basis. 8.0 All other provisions of the Shopping Centre Commercial "C2" Zone shall continue to apply.
M2-421	Notwithstanding any provisions to the contrary of Section 27 of the Prestige Industrial "M2" Zone and all other sections of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Prestige Industrial "M2-421" by this By-law, described as Part of Lots 50 and 51, Concession 3, shall be subject to the following: 1.0 The uses and regulations as stipulated under the Prestige Industrial "M2-334" shall continue to apply. 2.0 The following additional use shall be permitted: one fast food restaurant accessory to the principal use on the property, and situated within the principal building. 3.0 All other provisions of the Prestige Industrial "M2" Zone shall continue to apply.

Zone & Exception Number	Special Provisions
C1-422 (98-61) (01-135)	Notwithstanding any provisions to the contrary of Section 22 of the Neighbourhood Commercial "C1" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Neighbourhood Commercial "C1-422" by this By-law, described as Part of Lots 52 and 53, Concession 3, and more particularly shown on Schedules "A" and "B", attached hereto, shall be subject to the following: 1.0 Notwithstanding Section 29.1, the following additional uses shall be permitted: Banks & financial institutions, gymnasiums & health clubs, brewers retail stores, business & professional offices, cleaning & pressing shops, fast food restaurants, personal service shops, post offices, restaurants, retail stores, service shops, sub-post offices, Animal Hospital without outside runs. 2.0 Maximum gross floor area for food stores and Department stores: 930 square metres 3.0 Prohibited Uses: Big Box retail stores
RM6-423 (98-61)	Notwithstanding any provisions to the contrary of Section 19 of the Residential Multiple "RM6" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Residential Multiple RM6-423" by this By-law, described as Part of Lot 52 and 53, Concession 3, and more particularly shown on Schedules "A" and "B", attached hereto, shall be subject to the following: 1.0 The following additional uses shall be permitted: The uses of Subsection 18.1: Residential Multiple "RM5" Zone, subject to the relevant regulations of Subsection 18.2. 2.0 For the purposes of the By-law, the front lot line shall be defined as the lot line dividing the lot and Street 'A', as shown on Schedule "B" as attached hereto to this by-law.
RM2-424 (98-61)	Notwithstanding any provisions to the contrary of Section 15 of the Residential Multiple "RM2" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Residential Multiple RM2-424" by this

Zone & Exception Number	Special Provisions

By-law, described as Part of Lot 52 and 53, Concession 3, and more particularly shown on Schedules "A" and "B", attached hereto, shall be subject to the following:

1.0	Min. Lot Area:	1,000 square metres of total parcel area per dwelling and 240 square metres per dwelling unit.
2.0	Min. Lot Frontage:	50 metres of total parcel frontage per dwelling and 7.5 metres per dwelling unit
3.0	Minimum Side Yard:	0 metres on one side and 1.2 metres on the other side for a dwelling end unit which does not abut a flanking street; however, in no case shall two end units with 0 metre side yard setbacks abut one another. For a dwelling end unit abutting a flanking street the minimum side yard shall be 7.5 metres plus any applicable distance as specified in Schedule "C".
4.0	Side yard setback for air conditioning units:	20.3 centimetres
5.0	Size of unenclosed porches:	5.6 square metres over the lot coverage requirement where the maximum lot coverage has been reached for the property.

O2-425 (98-61)

Notwithstanding any provisions to the contrary of Section 33 of the Public Open Space "O2" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Public Open Space "O2-425" by this By-law, described as Part of Lot 52 and 53, Concession 3, and more particularly shown on Schedules "A" and "B", attached hereto, shall be subject to the following:

Prohibited Uses: Buildings or structures

Zone & Exception Number	**Special Provisions**

C1-426 (98-62) Notwithstanding any provisions to the contrary of Section 22 of the Neighbourhood Commercial "C1" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Neighbourhood Commercial "C1-426" by this By-law, described as Part of Lot 53, Concession 3, and more particularly shown on Schedule "A" attached hereto, shall be subject to the following:

1.0 The following additional uses shall be permitted:

gasoline service station including convenience store and car wash facilities, banks & financial institutions, gymnasiums & health clubs, brewers retail stores, business & professional offices, cleaning & pressing shops, fast food restaurants, personal service shops, post offices, restaurants, retail stores, service shops, sub-post offices.

Should the lands be used for a gasoline service station, then the regulations of Section 23: Motor Vehicle Services "C6" Zone shall apply.

2.0 Minimum Side Yard: 3 metres

3.0 Minimum Rear Yard: 3 metres

R2-427 (98-136) Notwithstanding any provisions to the contrary of Section 11.2 of the Residential "R2" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Residential "R2-427" by this By-law, described as Part of Lot 42, Concession 2, and more particularly shown on Schedules "A" and "B", attached hereto, shall be subject to the following:

Minimum Side Yard	On a corner lot, the minimum side yard abutting a street shall be 7.5 metres
Minimum Rear Yard	10.0 metres

R2-428 (98-136) Notwithstanding any provisions to the contrary of Section 11.2 of the Residential "R2" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Residential "R2-428" by this By-law, described as Part of Lot 42, Concession 2, and more particularly shown on Schedules "A" and "B", attached hereto, shall be subject to the following:

Zone & Exception Number	Special Provisions
	Minimum Front Yard 13.5 metres
R2-429 (98-136)	Notwithstanding any provisions to the contrary of Section 11.3 of the Residential "R3" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Residential "R3-429" by this By-law, described as Part of Lot 42, Concession 2, and more particularly shown on Schedules "A" and "B", attached hereto, shall be subject to the following: Minimum Rear Yard 10.0 metres
R3-430 (98-136)	Notwithstanding my provisions to the contrary of Section 11.2 of the Residential "R2" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Residential "R2-430" by this By-law, described as Part of Lot 42, Concession 2, and more particularly shown on Schedules "A" and "B", attached hereto, shall be subject to the following: Minimum Rear Yard 10.0 metres
VA-432 (98-133)	Notwithstanding Subsection 24.l(a) of SECTION 25: VILLAGE AREA "VA" ZONE, of zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Village Area "VA-432" by this By-law, described as Part of Lot 45, Concession 2, and more particularly shown on Schedule "A" and "B", attached hereto, shall be subject to the following: Permitted Use Restaurant 1.0 Notwithstanding Subsection 25.2 of SECTION 25: VILLAGE AREA "VA" ZONE, of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Village Area "VA-432shall be subject to the following regulation: Minimum setback between a Parking area and a residential Zone: 1.6 metres All other regulations of the Village Area "VA" Zone shall continue to apply.
RM4-433 (98-132)	Notwithstanding Subsection 17.2: Regulations of SECTION 17: RESIDENTIAL MULTIPLE "RM4" ZONE, of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Residential Multiple "RM4-433"

Zone & Exception Number	Special Provisions

Zone" shown on Schedule "A" and "B" attached hereto, shall be subject to the following:

a)	Minimum Lot Area	0.23 hectare
b)	Minimum Lot Frontage	17.4 metres
c)	Minimum southerly side yard	6.7 metres
d)	Minimum rear yard	6.7 metres
e)	Minimum Planting Strip where the play area abuts the easterly side lot line	zero metres
f)	Minimum Landscape Strip	one metre, except adjacent to the westerly side lot line, which shall be three metres.
g)	Maximum Number of Units	six (6)

All other regulations of the Village Area "VA" Zone shall continue to apply.

M2-435 (99-34)

1.0 Notwithstanding any provisions to the contrary of Subsection 27.1 Permitted Uses of Section 27 - Prestige Industrial "M2" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Prestige Industrial "M2-435" ZONE by this By-law, described as Part of Lot 51, Concession 2, and more particularly shown on Schedules "A" and "B", attached hereto, the following shall apply:

Additional Permitted Use:	Retail Warehouse Personal Apparel and household accessories store, comprising a minimum size of 2,787 square metres gross floor area.

Zone & Exception Number	Special Provisions
	2.0 Notwithstanding any provisions to the contrary of Subsection 27.2 - Regulations of Section 27 - Prestige Industrial "M2" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Prestige Industrial "M2-435" ZONE by this By-law, described as Part of Lot 5 1, Concession 2, and more particularly shown on Schedules "A" and "B", attached hereto, the following shall apply: Minimum rear yard 9 metres 3.0 All other uses and regulations of the Prestige Industrial "M2-334" Zone shall also apply.
VA-436 (99-53)	Notwithstanding any provisions to the contrary of SUBSECTION 22.1 - PERMITTED USES OF SECTION 22: VILLAGE AREA "VA" ZONE AND SUBSECTION 25.2 - REGULATIONS OF SECTION 25 VILLAGE AREA"VA" ZONE of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Village Area "VA-436", described as Part of Lot 45, Concession 2, shall be subject to the following: 1.0 Notwithstanding Subsection 22.1, the following additional uses shall be permitted: a) Motor Vehicle Service Station b) Accessory dwelling unit 2.0 Notwithstanding Subsection 25.2 - Regulations of Section 24: Village Area "VA" Zone of Zoning By-law No. 87-57, the following shall apply. Minimum Front Yard, as it relates to the building existing at the date of the passing of this by-law 0.3 metres The outdoor storage of goods, materials and equipment shall be prohibited within the easterly side yard of the existing, easterly building on the property.
R4-437 R4-438 R4-439	Notwithstanding any provisions to the contrary of SUBSECTION 12.2 – 'Regulations' of SECTION 12: RESIDENTIAL "R4" ZONE of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned

Zone & Exception Number	**Special Provisions**
R4-440 (99-49) (00-43)	RESIDENTIAL "R4-437", "R4-438", R4-439" AND "R4-440" ZONES, described as Part of Lot 38, Concession 3, shall be subject to the following:

1.0 Notwithstanding Subsection 12.2, the following regulation shall apply:

Maximum Lot Coverage	35%, except where bungalow and backsplit dwellings are proposed, the maximum lot coverage shall be 40%.

2.0 All other regulations of the Residential "R4-367", "R4-368", "R4-369" and "R4-370" Zones shall continue to apply.

NOTE: The following chart is intended to provide clarification in the interpretation of the preceding Clause 2.0.

Existing Zone	**Additional Applicable Regulations***
R4-437	Refer to R4-367
R4-438	Refer to R4-368
R4-439	Refer to R4-369
R4-440	Refer to R4-370
* The "R4" Zone should be referred to as the parent zone.	

R1-441 (99-87) (00-19) Notwithstanding any provision to the contrary of SECTION 11: RESIDENTIAL "R-1", "R-2" AND "R-3" ZONES of Zoning By-law No. 87-57 of the Town of Ancaster, those lands located within Part of Lot 45, Concession 2, municipally known as 253 Golf Links Road, and more particularly shown on Schedule "A" which forms part of this By-law shall be subject to the following:

Permitted Use	Only one single detached dwelling on the entire 0.3 hectare property, and accessory structures thereto.

Zone & Exception Number	**Special Provisions**		
RM6-443 (99-104)	Section 33: Exceptions to Zoning By-law No. 87-57 of the Town of Ancaster, as amended, is hereby further amended by the addition of the following subsections:		
	1.0	Additional Permitted Use:	Retirement Village, and Accessory Amenities including, but not limited to, dining, recreational and administrative uses. Where a "Retirement Village" shall be defined as follows: "Retirement Village" means the use of land, buildings or structures providing independent sleeping accommodations to elderly persons, while providing communal lifestyle, recreational and health support programs, but shall not include any facility or operation which is licensed, approved or supervised under any current Provincial Act or Statute.
	2.0	Maximum Lot Area:	Where the use of the lands is for a Retirement Village, the maximum lot area provision shall not apply.
	3.0	Maximum Density:	Where the use of the land is for a Retirement Village, the maximum density shall be 232 residential retirement units; however, in no case shall the maximum number of residents exceed 255.
	4.0	Minimum Easterly Side Yard	9 metres

Zone & Exception Number	Special Provisions		
	5.0	Children's Outside Play Area:	Where the use of the land is for a Retirement Village, an outside amenity area of 26 square metres shall be provided.
	6.0	Parking:	Where the use of the land is for a Retirement Village, the minimum required number of parking spaces shall be based on a ratio of one parking space for every three beds within the Retirement Village; however, in no case shall the minimum number of parking spaces be less than 107 parking spaces over the entire built-out development.
	7.0	Maximum Height:	The maximum height for the most westerly building, as measured from along the front elevation only, shall not exceed 14.0 metres.
	8.0	Building Separation:	Where the use of the land is for a Retirement Village, the building separation provision shall not apply.
RM4-444 (00-17)	Notwithstanding any provisions to the contrary of Section 17: Residential Multiple "RM4" Zone and Subsection 7.14 of Section 7: General Provisions of Zoning By-law 87-57 of the Town of Ancaster, the lands zoned Residential Multiple "RM4-444" by this By-law, described as Part of Lot 46, Concession 2, and more particularly shown on Schedule "A", attached hereto, shall be subject to the following provisions:		
	1.0	Minimum Front Yard Setback shall be 7.5 m	
	2.0	Maximum number of Units to be 39	
	3.0	Minimum parking ratio of 2 spaces per dwelling unit plus 0.5 visitor parking spaces per dwelling unit	
	4.0	Minimum easterly setback (abutting Wilson Street) shall be 8.5 m	

Zone & Exception Number	Special Provisions
	5.0 For the purposes of this by-law, lot frontage shall be defined as the frontage along Montgomery Drive. 6.0 All other provisions of Zoning By-law 87-57 as applicable to the Residential Multiple "RM4" zone shall apply.
C3-445 (00-98)	Notwithstanding any provision to the contrary of Section 7.0 AND Section 22 of Zoning By-law NO. 87-57 of the Town of Ancaster, those lands located within Part of Lot 52, Concession 3, municipally known as 1000 Golf Links Road, and more particularly shown on Schedule "A" shall be subject to the following: 2.1 Parking A minimum of 109 parking spaces and 4 handicapped parking spaces shall be provided. 2.2 Yard Setbacks: (1) The easterly side yard shall be a minimum of 3.0 metres; (2) The rear yard shall be a minimum of 11 metres. 2.3 Front Lot Line: For the purpose of this By-law, the front lot line shall be defined as the lot line flanking Golf Links Road.
(01-88)	3.0 The Holding "H" prefix shall be lifted from the General Commercial "C3-445" Zone only after the following: 3.1 The existing dwelling has been demolished; 3.2 The proponent has provided for the construction and conveyance of road widenings and improvements to Golf Links Road and Cloverleaf Drive to the satisfaction of the Town of Ancaster and the Region of Hamilton-Wentworth. 3.3 The proponent has provided for the construction and conveyance of the extension of Harrogate Drive to the satisfaction of the Town of Ancaster; and

Zone & Exception Number	Special Provisions
	3.4 The proponent has satisfied all site plan requirements of the Town of Ancaster.
H-R4-446 (00-49)	Notwithstanding any provision to the contrary of Section 12.2 or any other section, of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Holding Residential "H-R4-446," described as Part of Lot 39, Concession 3, shall be subject to the following: Special Provisions 1.0 A minimum lot frontage of 15 m 2.0 All other applicable regulations of the Residential "R4" Zone shall apply.
(20-134)	Removal of Holding Provision
RM3-447 (00-60)	Notwithstanding any provision to the contrary of Subsection 34.1 or any other section, of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned Residential Multiple "RM3-447", described as Part of Lots 50 and 51, Concession 3, shall be subject to the following regulations: 1) For the purposes of this by-law, the lot frontage is considered to be along Meadowlands Blvd. 2) The front yard setback along Meadowlands Blvd. shall be 9.0 m from the northerly side yard lot line to 35 m southerly and the remainder of the frontage must comply with the 10.5 m required front yard setback. 3) The minimum northerly side yard shall be 7.5 metres. 4) The minimum southerly side yard parallel to Meadowlands Blvd. shall be 8.9 metres. 5) The minimum rear yard setback shall be 7.5 metres 6) Building Separation Requirements are as follows: A townhouse building shall be no closer to another townhouse building on the same lot in accordance with the following distance requirements:

Zone & Exception Number	Special Provisions

	Facade	Rear Wall	End Wall
Facade	18.0 m	19.5 m	15.0 m
Rear Wall	19.5 m	15.0 m	10.5 m
End Wall	15.0 m	10.5 m	3.0 m

7) Notwithstanding the phasing of the development, the entire holding shall be construed to be a lot for the purposes of zoning regulations provided that all applicable regulations of the zoning by-law relative to the whole lot and its external lot lines are adhered to or are recognized by variance approval.

8) A children's outside play area that is a minimum area that is 7 square metres per dwelling unit shall be provided and maintained without being curbed or fenced.

9) All other applicable regulations of the "RM3-351" Zone shall apply, except for the following: subsection 1(i).

C3-448 (00-115) Notwithstanding any provisions to the contrary of Subsection 22.1 Permitted Use of Section 22: General Commercial or any other section, of Zoning By-law No. 87-57 of the Town of Ancaster, the lands zoned C3-448, described as Part of Lot 54, Concession 2, shall be subject to the following:

1.0 Only the following uses shall be permitted:

Business and professional offices;
Child Care Centres, but only within an office building complex; Insurance offices;
Medical and dental laboratories; and
Medical and dental clinics

The zoning shall only come into affect upon the subject lands being removed from Niagara Escarpment Development Control.

VA-449 (00-87) Notwithstanding any provisions to the contrary of Section 22 and Section 25 of Zoning By-law 87-57, as amended, the following shall apply to the lands described as Part of Lot 44, Concession 2, municipally known as 343 Wilson Street East:

Zone & Exception Number	Special Provisions	
	Permitted Uses:	All commercial uses permitted under the Village Area "VA" Zone except the following uses: auctioneer establishments, automatic laundry shops/dry cleaning shops, beer stores, cleaning or pressing shops, department stores and other general merchandise, dry cleaning depot, farmer's market, motor vehicle stations (existing), taxi cab business, telephone exchange building, undertaking establishments, and used motor vehicle sales establishments (existing).
	Regulations:	a) Minimum Front yard – existing at the date of passing this By-law b) Minimum Side yard – existing at the date of passing of this By-law c) Minimum Parking required – for medical clinic uses, 4 spaces for each doctor, restaurant, 1 space for each 2 people that can be accommodated; for all other uses, 1 space for each 25 square metres of floor area. d) Minimum parking setbacks – 0.61 metres from side lot line and 1.3 metres from rear lot line
R4-450 (00-120)	Notwithstanding any provision to the contrary of Section 12: Residential "R4" Zone of Zoning By-law No. 87-57 of the Town of Ancaster, those lands located within Part of Lot 48, Concession 3, and more particularly shown on Schedule "A" shall be subject to the following: 2.1 Lot Frontage Minimum Lots fronting onto Southcote Road and Stonehenge Drive shall have a minimum lot frontage of 15 metres. 2.2 Lot Frontage Definition Parcels that are separated from Southcote Road by lands in common ownership or owned by a condominium corporation for	

Zone & Exception Number	Special Provisions

the purpose of providing mutual access, shall be deemed to have frontage on Southcote Road.

2.3 Frontage Yard Setback Calculation

The front yard setback for corner lots that front onto Southcote Road, Stonehenge Drive and Kitty Murray lane shall be a minimum of 7.5 metres from the front lot line where it is parallel to the road and a minimum of 1.2 metres from the lot line adjacent to the daylight triangle, plus any applicable distance required by Schedule "C" of By-law 87-57.

C4-453 (00-96) (05-118) Notwithstanding any provisions to the contrary of Section 22: Commercial "C1", "C2", "C4", "C4", "C4", "C5", AND "VA" Zones of Zoning By-law No. 87-57 of the Town of Ancaster, those lands located within Part of lot 53, Concession 2 and 3, and more particularly shown as Schedule "A" which form part of this by-law shall be subject to the following:

2.1 Permitted Uses:

Only the following uses shall be permitted;

- Animal Hospital
- Bank and financial institutions
- Business and professional offices
- Private and commercial clubs
- Cold storage locker establishments
- Educational services
- Gymnasiums and health clubs
- Hotels and motels
- Lounge
- Radio and television studios
- Dental and medical laboratories
- Medical clinics
- Places or entertainment and recreation within wholly enclosed buildings
- Restaurants but not including fast food establishments
- Telephone exchange building
- Travel agencies
- Public and private libraries

2.2 Maximum Lot Coverage 30%

(04-088) 3.0 Only those uses existing on the date of passing of this By-law shall be permitted until such time as the Holding "H" prefix to the "H C4-453" Zone has been removed. The Holding "H" prefix shall not be removed until a site plan agreement between the owner and the Town of Ancaster has been approved by Council.

Zone & Exception Number	Special Provisions
(05-118)	(i) Notwithstanding any provisions of Sub-section 22.1 – Permitted Uses of Section 22: Urban Commercial "C4" Zone of Zoning By-law No. 87-57 (Ancaster), the following additional uses shall be permitted: a) Retail Store b) Printing and Publishing Establishment c) Sub-Post Office d) Instructional Services (ii) That notwithstanding any provisions to the contrary of Section 7.0 and Section 22 and all other sections of Zoning By-law No. 87-57 (Ancaster), the following provisions shall be provided and maintained: a) The combined floor area for all Retail Stores on this lot shall not exceed $100m^2$. b) The combined floor area for all Restaurant uses on this lot shall not exceed $450m^2$. c) 1 parking space shall be provided and maintained on the lot for each $20m^2$ of floor area.
H-A-455 (00-109)	Notwithstanding any provisions to the contrary of Section 8: Agricultural "A" Zone of Zoning By-law 87-57 of the Town of Ancaster, the lands zoned H-A-455, described as Part of Lot 48, Concession 4, shall be subject to the following: 1.0 The following additional use shall be permitted: A golf driving range comprising a maximum of 30 driving tees, and uses and structures directly ancillary to the principal permitted use. 2.0 The following regulations shall apply: Notwithstanding the provisions of Section 8.2: Regulations of

Zone & Exception Number	Special Provisions
	Section 8: Agricultural "A" Zone, the provisions of Section 32.2: Regulations of Section 32: Private Opens Space "O1" zone shall apply to the golf driving range, except that the following shall also apply: Minimum Parking: 47 Parking spaces and two handicapped parking spaces. 3.0 Holding Provision Notwithstanding any provisions to the contrary of Section 2.0 of this by-law, within the lands zoned "H-A-455", as shown on Schedule "A" of this by-law, all lands and buildings shall be limited to: uses existing as of the date of passing of this by-law; and existing buildings, which may be altered or enlarged, provided such alteration or enlargement is in accordance with the regulations of the Agricultural "A" Zone. The Holding provision shall be removed by by-law only after an appropriate site plan has been approved.
R5-456 (00-112)	Notwithstanding any provisions to the contrary of Section 13 of Zoning By-law No. 87-57, as amended, the following shall apply to the lands described as Part of Lot 47, Concession 2, municipally known as 144 McNiven Road: Parking: For the purpose of this by-law, the minimum parking Requirement of two (2) parking spaces for each semi-detached dwelling unit shall be deemed to be complied with where the number of parking spaces provided on the entire parcel of land zoned "R5-456" Zone. In all other respects, Zoning By-law No. 87-57, as amended shall remain in full force and effect.
RM6-457 (00-126) (04-269)	(i) Notwithstanding any provisions of Sub-section 19.2 – Regulations of Section 19: Residential Multiple "RM6" Zone of Zoning By-law No. 87-57 (Ancaster), the following shall apply:

Zone & Exception Number	Special Provisions		
	(a)	Minimum Lot Area	0.25 hectares
	(c)	Maximum Density	131 units per hectare
	(f)	Maximum Lot Coverage	45%
	(g)	Minimum Front Yard	3 metres, plus any applicable distance as specified in Schedule "C"
	(h)	Minimum Side Yard	2 metres from the east property line and 3 metres abutting Dunham Drive
	(i)	Parking	48 spaces, exclusively for the use of the elderly
	(j)	Children's Outside Play Area	not required
	(k)	Maximum Height	14.6 metres (3-storeys along Wilson Street)
	(l)	Minimum Landscaping	34%, which includes a minimum 180 square meter roof-top amenity area
	(m)	Planting Strip	3 metres, except 2 metres between the parking area and Dunham Drive

(ii) All other provisions of the Residential Multiple "RM6" Zone shall continue to apply.

(iii) Notwithstanding Sub-section 7.12(d) – Yard Encroachments, the maximum side yard encroachment of an unenclosed porch shall be 60 centimetres.

R3-460 (01-194)

Notwithstanding any provisions of Sub-section 11.3.1 – Permitted Uses of Section 11: Residential "R3" Zone of Zoning By-law No. 87-57 (Ancaster), the following use shall be permitted as it affects the lands zoned Residential "R3-460" District by this by-law, described as part of

lot 41, concession 3, geographic township of Ancaster and municipally known as 120 Wilson Street West (former Town of Ancaster), shall be subject to the following:

1.0 Permitted Uses:
Only the following additional uses shall be permitted:

Zone & Exception Number	Special Provisions

First Floor: Animal Hospital without outside runs
Professional Office Uses

Second Floor: One accessory residential apartment unit.

2.0 Notwithstanding Sub-section 11.3.2 – Regulations of Section 11: Residential "R3" Zone of Zoning by-law 87-57 (Ancaster) the following shall be provided and maintained:

- A minimum Front Yard setback of 6.7 metres
- A maximum Lot Coverage of 15%
- A minimum Rear Yard setback of 9 metres.

3.0 Notwithstanding Section 7.12 (c) of Section 7: General Provisions of Zoning By-law No. 87-57 (Ancaster) the following shall be permitted:

- Unenclosed porches that project into any minimum front yard a distance of not more than 2.0 metres;

4.0 Notwithstanding Section 7: General Provisions of Zoning By-law No. 87-57 (Ancaster) the following shall be provided and maintained:

(i) A minimum of one parking space for each 25 square metres of ground floor area plus 2 parking spaces for the remaining floor area (second storey residential);

(ii) A landscaping strip a minimum of 3 metres in width shall be provided between the boundary of the parking area and any lot line adjoining a Residential Zone except for the eastern property line abutting 118 Wilson Street West, the landscaping strip shall be a minimum of 1.5 metres wide; and,

(iii) Where parking is provided in the rear yard, a visual barrier not less than 1.2 metres in height and not more than 1.8 metres in height shall be provided along the adjacent lot lines.

Zone & Exception Number	Special Provisions
	All other regulations of the Residential "R3" Zone shall apply.
R6-461 (01-146)	Notwithstanding any provision to the contrary of Subsection 11.3.2 - Regulations of Section 11.3: Residential "R3" or any other section, of Zoning By-law No. 87-57 (Ancaster), the lands zoned R3-461, described as part of lots 38 and 39, Concession 3, shall be subject to the following: 1.0 Notwithstanding the provisions of Section 11.3.2 (b) – Regulations of the Residential "R3" Zone, the minimum lot frontage shall be 15.2m, exce0pt that no more than 19 lots may have a lot frontage less than 15 metres, except on a corner lot the minimum lot frontage shall be 19.2 metres; 2.0 Notwithstanding the provisions of Section 11.3.2 (a – Regulations of the Residential "R3" Zone, the minimum lot area shall be 495 square metres, except on a corner lot the minimum lot area shall be 610 square metres.
R3-462 (01-146)	Notwithstanding any provision to the contrary of Subsection 11.3.2 - Regulations of Section 11.3: Residential "R3" or any other section, of Zoning By-law No. 87-57 (Ancaster), the lands zoned R3-462, described as part of lots 38 and 39, concession 3, shall be subject to the provisions of the R3-461 Zone, except for the following: 1.0 notwithstanding Section 11.3.2 Regulations of the Residential "R3" Zone, as it refers to Section 11.1.2 (f) – Regulations of the Residential "R1" Zone, the minimum rear yard shall be 12.0 metres.

Zone & Exception Number	Special Provisions
R3-463 (01-146)	Notwithstanding any provision to the contrary of Subsection 11.3.2 - Regulations of Section 11.3: Residential "R3" or any other section, of Zoning By-law No. 87-57 (Ancaster), the lands zoned R3-463, described as part of lots 38 and 39, concession 3, shall be subject to the R3-461 Zone, except for the following: 1.0 notwithstanding Section 11.3.2 Regulations of the Residential "R3" Zone, the minimum rear yard shall be 12.0 metres; however, no buildings, structures, pools, sheds or any other accessory structure shall be constructed within 6.0 metres of the rear lot line.
R3-464 (01-146)	Notwithstanding any provision to the contrary of Subsection 11.3.2 - Regulations of Section 11.3: Residential "R3" or any other section, of Zoning By-law No. 87-57 (Ancaster), the lands zoned R3-464, described as part of lots 38 and 39, concession 3, shall be subject to the R3-461 Zone, except for the following: 1.0 notwithstanding Section 11.3.2 Regulations of the Residential "R3" Zone, the minimum rear yard shall be 15.0 metres; however, no buildings, structures, pools, sheds or any other accessory structure shall be constructed within 6.0 metres of the rear lot line.
R3-465 (01-146)	Notwithstanding any provision to the contrary of Subsection 11.3.2 - Regulations of Section 11.3: Residential "R3" or any other section, of Zoning By-law No. 87-57 (Ancaster), the lands zoned R3-465, described as part of lots 38 and 39, concession 3, shall be subject to the R3-461 Zone, except for the following: 1.0 That the amending by-law apply the holding provisions of Section 36(1) of the Planning Act, R.S.O. 1990, to the subject lands, by introducing the holding symbol 'H' as a suffix to the proposed "R3-465" Zone. The holding provisions will prohibit the development of the subject lands, except for its use as an interim stormwater management pond, until such time as the following condition has been satisfied: (a) that a permanent stormwater management facility has been put in place to the satisfaction of the Director of Development Planning.

Zone & Exception Number	**Special Provisions**
R3-467 (01-195)	Notwithstanding any provision to the contrary of Subsection 11.3.2 - Regulations of Section 11.3: Residential "R3" District or any other section, of Zoning By-law No. 87-57 (Ancaster), the lands zoned "R3-467", described as part of lot 46 and 47, concession 2, shall be subject to the following: 1.0 That notwithstanding Section 11.3.2 (b), the minimum lot frontage shall be 14.5 metres; and 2.0 That notwithstanding Section 11.3.2 (a), the minimum lot area for a corner lot shall be 660 square metres. All other regulations of the Residential "R3" Zone shall apply.
R2-468 (01-238)	That the "R2" (Residential) District regulations, as contained in Section 11.2 of Zoning By-law No. 87-57 (Ancaster) applicable to the subject lands be amended to the extent of the following special requirement: 1.0 notwithstanding Section 11.2.2 (b), the minimum lot frontage shall be 21 metres, except that one lot may have a lot frontage no less than 18 metres. Further, the minimum lot frontage for a corner lot shall be 25 metres.
I-469-H (01-270)	Notwithstanding any provision to the contrary of Subsection 30.2 - Regulations of Section 30: Institutional "I" Zone or any other section, of Zoning By-law No. 87-57 (Ancaster), the lands zoned "I-469" described as part of lots 53 and 54, concession 3, shall be subject to the following: 1.0 notwithstanding the provisions of Sections 30.4, which refers to Section 7.14 (a) (xvi), a permanently maintained planting strip of a minimum width of 5.0 metres shall be provided and maintained along the street line, and it shall be continuous except for aisles or driveways required for access to such parking area.
(06-075)	The 'H' Symbol applicable to the lands zoned I-469-H shall be removed conditional upon: (1) the owner applying for and receiving approval of a site plan control application for the use of the subjects lands with the City of Hamilton; and,

Zone & Exception Number	Special Provisions
	(2) the owner submitting a signed Record of Site Condition (RSC) to the satisfaction of the City of Hamilton.
RM4-470 (01-270)	Notwithstanding any provision to the contrary of Subsection 17.2 - Regulations of Section 17: Residential Multiple "RM4" Zone or any other section, of Zoning By-law No. 87-57 (Ancaster), the lands zoned "RM4-470", described as part of lots 53 and 54, concession 3, shall be subject to the following: 1 notwithstanding Subsection 17.1, the most easterly bank of dwelling units shall comprise of single detached and/or semi-detached dwelling units only; 2 notwithstanding Subsection 17.2 (b), the maximum density shall not exceed 25 units per hectare; 3 notwithstanding Subsection 17.2 (g), the minimum easterly side yard width affecting all buildings, accessory structures, exclusive use areas and parking areas shall be 10 metres; 4 notwithstanding Subsection 17.2 (j), a planting strip of a minimum width of 5.0 metres shall be provided and maintained along the front property line, and a permanently maintained planting strip of a minimum width of 10.0 metres shall be provided along the easterly side lot line. Further, a planting strip shall be provided and maintained from the most easterly point of the property (where the two side lot lines intersect) a distance of 40 metres westerly.
(05-097)	The "H" symbol applicable to the lands zoned "RM4-470-H" shall be removed conditional upon: (1) the owner applying for and receiving approval of a site plan control application for the use of the subject lands with the City of Hamilton; and, (2) the owner submitting a signed Record of Site Condition (RSC) to the satisfaction of the City of Hamilton.

Zone & Exception Number	**Special Provisions**
R5-471 (02-001)	That the "R5-371" (Residential) District regulations, as contained in Section 13.2 of Zoning By-law No. 87-57 (Ancaster), applicable to the subject lands be amended to the extent of the following special requirement: 1.0 notwithstanding Section 13.2 (d) the minimum front yard setback shall be 7.0 metres plus any applicable distance as specified in Schedule "C", wherein a maximum of six (6) dwellings can have a front yard setback that is no more than 4.5 metres greater than the setback of any garage, on the condition that no two (2) such dwellings are adjacent to each other.
RM3-477 (02-184)	That the Residential Multiple "RM3-477" Zone, as contained in Section 34 of Zoning By-law No. 87-57 (Ancaster), applicable to the subject lands be deleted and replaced with the following provisions: 1. Minimum Lot Frontage - the minimum frontage along a new public street shall be 12 metres. 2. Minimum Front Yard - the front yard setback from the proposed local street shall be 8 metres and shall be 9 metres from Stonehenge Drive. 3. Maximum Density - 36 units per hectare 4. Minimum Unit Width - 6 metres 5. Minimum Privacy Area per Dwelling Unit – 30 Square metres 6. Maximum Lot Coverage - 35 percent 7. Minimum Side Yards - 7.5 metres 8. Building Separation Requirements: A townhouse building shall be no closer to another townhouse building on the same lot than what is specified in the following distance requirements:

Zone & Exception Number	Special Provisions		
			i) the minimum distance between 2 facades shall be 18 metres; ii) the minimum distance between a facade and an end wall shall be 21 metres; iii) the minimum distance between 2 end walls shall be 3 metres
	9.	Minimum Landscaping -	45%
	10.	Visitor's Parking -	0.6 spaces per townhouse unit.
	11.	Planting Strip -	Where the property adjoins any other lands zoned "Residential "R1", "R2", or "Multiple Residential "RM2", a minimum 2 metre wide planting strip shall be provided.
	12.	Children's Play Area -	A children's play area that is a minimum area of 7 square metres per dwelling unit shall be provided and maintained without being curbed or fenced.
	13.	Corner Lots -	Townhouse end units which have flankage onto Stonehenge Drive shall be oriented so that the facades have presence on both streets.
	14.	All other applicable regulations of "RM3" Zone shall apply.	
RM2-478 (02-184)	1	Minimum Lot Area -	1500 Square metres per townhouse block and 200 square metres per dwelling unit.
	2	Minimum Lot Frontage -	42 metres per block and 7.5 metres per unit, except:

Zone & Exception Number	Special Provisions		
			i) On a corner lot, the minimum lot frontage for a dwelling end unit adjacent to the flanking street shall be 15.5 metres. ii) For a dwelling end unit that does not abut a flanking street, the minimum lot frontage shall be 10 metres.
	3	Minimum Lot Depth -	The minimum lot depth shall be 25 metres for dwelling units abutting the "RM2" Exception Zone, 26 metres for dwellings abutting lands that are zoned "O2" and "RM3" Exception Zone and 28 metres for dwelling units abutting lands that are zoned for commercial uses.
	4	Maximum Lot Coverage -	49% for interior dwelling units and 37% for end units which do not have flankage on Meadowlands Boulevard or Stonehenge Drive.
	5	Minimum Front Yard -	6.0 metres to a front elevation and 5.4 metres to a porch.
	6	Minimum Rear Yard -	7.0 metres abutting lands zoned "O2", "RM2" Exception Zone and "RM3" Exception Zone and 9.0 metres abutting lands that are zoned for commercial uses.
	7	Maximum Driveway Coverage -	Driveways of interior townhouse units shall not exceed 50% of the front yard area of an individual lot.
	8	Interior Townhouse Unit Driveways -	Driveways for interior townhouse units shall be twinned on one side of the street.

Zone & Exception Number	Special Provisions		
	9	Corner Lots -	Townhouse end units which have flankage onto Meadowlands Boulevard and Stonehenge Drive shall be oriented so that the facades have presence on both streets.
	10	All other applicable regulations of the "RM2" Zone and Section 5, General Provisions of Zoning By-law 87-57 (Ancaster) shall continue to apply shall apply.	

C3-479 (03-014)

Notwithstanding any provisions of Sub-section 22.1 – Permitted Uses of Section 22: General Commercial "C3" Zone of Zoning By-law No. 87-57 (Ancaster), only the following uses shall be permitted as it affects the lands zoned General Commercial "C3-479" by this by-law, described as Part of Lot 44, Concession 2, geographic Township of Ancaster and municipally known as 213 Wilson Street:

a) Permitted Uses:

Business and Professional Offices
Medical Clinics
Accessory Residential Use

Notwithstanding any provisions of Sub-section 22.2 of the General Commercial "C3" Zone, the following provisions shall apply:

a)	Minimum Front Yard	6 metres, plus any applicable distance as specified in Schedule "C";
b)	Minimum Side Yard	3.8 metres; and,

All other provisions of Zoning By-law 87-57 as applicable to the General Commercial "C3" Zone shall apply.

Notwithstanding Sub-section 7.14 (a)(xv) of Section 7: General Provisions of Zoning By-law No. 87-57 (Ancaster), the following special regulation shall apply to the General Commercial "C3-479" Zone:

a) A minimum 3 metre wide permanently maintained planting strip shall be provided along the rear lot line.

Zone & Exception Number	Special Provisions

R4-480 (02-268) That the "R4" (Residential) Zone regulations, as contained in Section 12.2 of Zoning By-law No. 87-57 (Ancaster) applicable to the subject lands be amended to the extent of the following special requirement:

1.0 notwithstanding Section 12.2 (f), the Minimum Rear Yard shall be 9.5 metres.

R4-481 (02-319) That the "R4" (Residential) Zone regulations, as contained in Section 12.2 of Zoning By-law No. 87-57 (Ancaster), applicable to the subject lands be amended to the extent of the following special requirement:

Development Regulations:

(1) Minimum Lot Frontage – 12.2 metres;

(2) Maximum Lot Coverage: 2 storey dwellings – 35%
1 storey dwellings – 45% for a maximum of 20% of the total lots; and,
All remaining lots – 40%, and

(3) All other applicable regulations of the Residential "R4" Zone shall apply.

R4-482 (02-319) That notwithstanding the provisions of the Residential "R4" Zone of Sections 12.1 and 12.2, of Zoning By-law No. 87-57, the following special provisions shall apply to Block 2:

Permitted Uses:

Permitted Uses – for the purposes of this By-law, a maximum of eighteen (18) dwellings shall be permitted to access a condominium road.

Development Regulations:

(1) Minimum Lot Frontage – 12.2 metres;

Zone & Exception Number	Special Provisions		
	(2)	Maximum Lot Coverage:	forty percent (40%) for all housing forms except 2 storey detached dwellings;
	(3)	Frontage –	a private road shall be deemed the same as a public road in considering frontage;
	(4)	Frontage -	for lots adjacent to Cloverleaf Drive the public road shall be deemed as frontage in determining yard set backs;
	(5)	Minimum Front Yard –	minimum front yard set back from the edge of asphalt of a private road shall be 4.5 m to building face and 6.0 m to a garage;
(05-160)	(6)	That the amending By-law apply Holding provisions of Section 36(1) of the Planning Act R.S.O. 1990, to the lands by introducing the Holding symbol 'H' as a suffix to the proposed zoning district. The Holding provision will prohibit the development of the subject lands. Upon satisfying the condition that the owner has registered a Condominium Agreement for a condominium road and submitting the required fee, City council may than proceed with the removal of the 'H' symbol, by enactment of an amending By-law and, thereby, give effect to the R4-482 Zone; and	
	(7)	All other applicable regulations of the Residential "R4" Zone shall apply.	
RM4-483 (02-319)	That notwithstanding the provisions of the Residential Multiple "RM4" Zone of Sections 17.1 and 17.2, of Zoning By-law 87-57, the following special provisions shall apply to Block 3:		
	Development Regulations:		
	(1)	Maximum Lot Coverage -	forty (40%);
	(2)	Building Separation -	delete Regulation 17.2 (p); and,

Zone & Exception Number	Special Provisions
	(3) All other applicable regulations of the Residential Multiple "RM4" Zone shall apply.
RM4-484 (02-319)	That notwithstanding the provisions of the Residential Multiple "RM4" Zone of Sections 17.1 and 17.2 of Zoning By-law 87-57 the following special provisions shall apply to Block 4: Permitted Uses: Additional Permitted Use – street townhouses; Development Regulations: (1) Minimum Front Yard – minimum setback of 4.5 m from a building face and 6.0 m to a garage; (2) No individual driveway access from a unit to Stonehenge Drive shall be permitted; and (3) All other applicable regulations of the Residential Multiple Zone "RM4" zone shall apply.
RM2-485 (02-319)	That notwithstanding the provision of the Residential Multiple "RM2" Zone of Section 15.2 of Zoning By-law No. 87-57, the following special provisions shall apply to Block 5: Development Regulations: (1) Minimum Lot Area - 1,089 sq.m. of the total parcel area and 231 sq.m. per unit; (2) Minimum Lot Frontage - 33m for a parcel and 7m per dwelling unit; (3) Minimum Lot Frontage - 12m on an end unit flanking a street; (4) Minimum Lot Frontage - 9.5m for an end unit that does not abut a flanking street; (5) Minimum Side Yard - 5.0m side yard for an end unit flanking a street;

Zone & Exception Number	**Special Provisions**
	(6) Frontage on a private Street shall be considered the same as frontage on a public street;
	(7) Maximum Lot Coverage - 45%
	(8) Minimum Front Yard - 4.5m from a building face and 6.0m to a garage; and,
	(9) All other applicable regulations of the Residential Multiple "RM2" Zone shall apply.
RM6-486 (02-319)	That notwithstanding the provisions of the Residential Multiple "RM6" Zone of Section 19.2, of Zoning By-law 87-57, the following special provisions shall apply to Block 6:
	Development Regulations
	(1) Maximum Lot Area - delete Regulation 19.2 (b);
	(2) Maximum Density - fifty (50) units per hectare;
	(3) Minimum Lot Frontage - for the purposes of this By-law, frontage on Cloverleaf Drive shall be deemed as the minimum lot frontage;
	(4) Minimum Landscaping - forty percent (40%) required of the lot area including the children's outside play area;
	(5) Maximum Lot Coverage - thirty-five percent (35%); and,
	(6) All other applicable regulations of the Residential Multiple "RM6" Zone shall apply.
(04-081)	(7) Permitted Uses Notwithstanding Subsection 19.1, Permitted Uses of Section 19: Residential Multiple "RM6" Zone, Block Townhouses shall also be permitted.

Zone & Exception Number	Special Provisions
	Regulations: That the provisions of Section 17: Residential Multiple "RM4" Zone shall apply to the development of Block Townhouses with the exception of the following special provisions: (1) Maximum Density — Notwithstanding Section 17.2(b), the maximum density shall be 37 units per hectare. (2) Maximum Lot Coverage — Notwithstanding Section 17.2(e), the maximum lot coverage shall be 31%. (3) Minimum Front Yard — Notwithstanding Section 17.2(f), the minimum front yard shall be 7.5 metres. (4) Minimum Privacy Area — Notwithstanding Section 17.2(k), the minimum privacy area shall be 32.5 square metres and balcony areas may be included in the privacy area calculation. (5) Yard Encroachments — Notwithstanding Section 7.12(d), an unenclosed porch may project into a front yard, a distance of not more than 1.7 metres.
O2-487 (02-319)	That notwithstanding the provisions of the Public Open Space "O2" Zone of Section 33.1 of Zoning By-law No. 87-57, the following special provisions shall apply to Block 7: Permitted Uses: (1) Permitted Uses – stormwater management facilities Development Regulations: (1) All applicable regulations of the Public Open Space "O2" Zone shall apply.

Zone & Exception Number	Special Provisions
RM5-488 (02-319)	That notwithstanding the provisions of the Residential Multiple "RM5" Zone of Section 18.2, Zoning By-law No. 87-57, the following special provisions shall apply to Block 8: Development Regulations: (1) Minimum Lot Area - 0.33 hectares for multiplex dwellings containing seven (7) or more units. (2) Minimum Rear Yard - 7.5m (3) Children's Play Area - 2.5 sq.m. per bedroom excluding master bedroom; and, (4) All other applicable regulations of the Residential Multiple "RM5" Zone shall apply.
RM6-489 (02-319)	That notwithstanding the provisions of the Residential Multiple "RM6" Zone of Sections 19.1 and 19.2 of Zoning By-law No. 87-57, the following special provisions shall apply to Block 9: Permitted Uses: Additional Permitted Uses – block townhouses, stacked townhouses and multi-plex dwellings and uses in accordance with the development regulations of the "RM4-483" Zone. Development Regulations: (1) Maximum Lot Area - delete Regulation 19.2 (b); (2) Maximum Density - seventy (70) units per hectare; (3) Maximum Lot Coverage - fifty percent (50%); (4) Maximum Height - 13.7 metres in a maximum of 3 storeys; (5) Minimum Landscaping – 25% of the lot area (including the children's outside play area);

(6) All other applicable regulations of the Residential Multiple “RM6” Zone shall apply.

C1-491 (03-95) (08-254) Notwithstanding any provisions to the contrary of Subsection 3, Definitions; Subsection 7.14(b), Parking Requirements; Subsection 22.1, Permitted Uses of Neighbourhood Commercial "C1" Zone; and Subsection 22.2, Regulations of Section 22: Neighbourhood Commercial "C1" Zone, the following additional uses and special provisions shall apply:

Permitted Uses:

- Banks and Financial Institutions
- Business and Professional Offices
- Child Care Centres
- Establishments providing Educational or Instructional Services
- Fast Food Restaurants, not to exceed 2 such restaurants, including an accessory bakery
- Medical Clinic
- Medical and Dental Laboratories
- Personal Service Shops
- Printing Establishment
- Retail Stores, except that adult-oriented video rental outlets and similar retail outlets shall not be permitted
- Service Shops
- Sub-Post Offices

Definitions:

For the purpose of this By-law, “Sub-Post Office” - means a Government of Canada postal sub-station or a commercial parcel pick-up and delivery service.

Development Regulations:

(a) A Medical or Dental Clinic shall not exceed more than 40% of the total gross floor area;

(b) Medical and dental laboratories shall not exceed more than 35% of the of the total gross floor area;

(c) The outdoor storage and display of goods, products or materials shall not be permitted;

(d) Maximum Gross Floor Area for a Fast Food Restaurant shall be 233 square metres; and,

(e) All other applicable regulations of the Neighbourhood Commercial "CI" Zone shall apply.

RM4-492 (03-095) That notwithstanding the provisions of the Residential Multiple "RM4" Zone of Section 17.2, of Zoning By-law No. 87-57, the following special provisions shall apply to the lands zoned "RM4-492":

Development Regulations

(1) Maximum Density – 37 dwelling units per hectare plus an additional 5 dwelling units per hectare where all parking spaces (excluding required visitor parking) are provided under landscaped grounds or inside a building, plus 2 additional dwelling units per hectare where the lot abuts lands zoned Public Open Space "O2" which lands are not less than 2 hectares in area, to a maximum density of 44 dwelling units per hectare;

(2) Minimum Landscaping – 40 percent of the lot area (including required privacy areas);

(3) Building Separation – Rear Wall to Facade Wall 18.0 metres; and,

(4) All other applicable regulations of the Residential Multiple "RM4" Zone shall apply.

RM2-493 (03-095) That notwithstanding the provision of the Residential Multiple "RM2" Zone of Section 15.2, of Zoning By-law No. 87-57, the following special provisions shall apply to the lands zoned "RM2-493":

Development Regulations

(1) Minimum Lot Area – 900 Square metres of total parcel area per dwelling and 180 square metres per dwelling unit;

(2) Minimum Lot Frontage – 30 metres of total parcel frontage per dwelling and 6.1 metres per dwelling unit except:

(i) On a corner lot the minimum lot frontage for a dwelling end unit adjacent to the flanking street shall be 10.75 metres.

(ii) For a dwelling end unit which does not abut a flanking street the minimum lot frontage shall be 7.6 metres;

(3) Maximum Lot Coverage – 44% of total parcel area per interior unit and 35% of total parcel per end unit;

(4) Minimum Side Yard – 1.5 metres for a dwelling end unit which does not abut a flanking street and for a dwelling end unit abutting a flanking street the minimum side yard shall be 7.5 metres plus any applicable distance as specified in Schedule "C"; and,

(5) All other applicable regulations of the Residential Multiple "RM2" Zone shall apply.

R4-494 (03-095) That notwithstanding the provisions of the Residential "R4" Zone of Section 12.2, Zoning By-law 87-57, the following special provisions shall apply to the lands zoned "R4-494":

Development Regulations

(1) Minimum Rear Yard – 7.5m, except on any lots backing onto Highway 403 the minimum rear yard shall be 14 metres; and,

(2) All other applicable regulations of the Residential "R4" Zone shall apply.

I-495 (03-095) That notwithstanding the provisions of the "I" (Institutional) Zone of Section 30.2 of Zoning By-law No. 87-57 (Ancaster) the following special provisions shall apply to the lands zoned "I-495":

Development Regulations:

(1) Maximum Height- 14.2 metres; and

(2) All other applicable regulations of the Institutional "I" Zone shall apply.

H-A-496 (03-095) That notwithstanding the provisions of the Agricultural "A-216" Exception Zone of Section 34.1, of Zoning By-law No. 87-57, the following special provisions shall apply to the lands zoned "H-A-496":

Permitted Uses

The uses permitted under the Agricultural "A-216" Exception Zone shall continue to apply, wherein the following additional use shall also apply:

- Elementary School

Development Regulations

Notwithstanding the regulations of Section 8: Agricultural "A" Zone the regulations of Section 30: Institutional "I" Zone shall apply to the Elementary School, in addition to the following:

(1) Prior to the erection of any permitted building, a Fill, Construction and Alteration to Waterways Permit shall be obtained from the Grand River Conservation Authority, where required by the said Authority; and,

(2) That the Holding "H" only be lifted upon:

(i) the determination of adequate setback limits have been established for the protection of the wetlands and watercourses and stormwater management has been approved, to the satisfaction of the Grand River Conservation Authority, as it applies only to the use of the elementary school; and,

(ii) That the owner/applicant shall carryout an archaeological assessment of the entire development property and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found all to the satisfaction of the City of Hamilton's Planning and Development Department and the Ministry of Culture.

R3-497 (03-095) That notwithstanding the provisions of the "R3" (Residential) Zone of Section 11.3 of Zoning By-law No. 87-57 (Ancaster) the following special provisions shall apply to the lands zoned "R3-497":

Permitted Uses

A Detached Dwelling, where such a use shall only be permitted within the building existing at the time of passing of this by-law.

VA-498 (03-152)

Permitted Uses

The Village Area "VA" Zone uses as specified in Table 1, Section 22.1, in addition to the following permitted use:

Apartment Units above Commercial Uses (A maximum of four (4) apartment units shall be permitted only within the main building)

Regulations

That the provisions of Section 25.2, Village Area "VA" Zone (Commercial Uses) shall apply to development within the VA-498 Exception Zone with the exception of the following special provisions:

(1) Parking - Notwithstanding Section 7.14(b)(i)(E), apartment dwelling units within a commercial building shall require 1 parking

space per unit;

(2) Buffer - A minimum 1.5 metre wide buffer strip shall be provided between the driveway and the southerly side property line;

(3) Fencing - A 2.4 metre high solid screen wooden fence shall be provided along the rear property line, continuing to the point until the elevations of the abutting properties become even, at which point a minimum 1.8 metre high solid screen wooden fence shall be provided for the remaining section of the rear property line.

All other regulations of Section 7, General Provisions of Zoning By-law 87-57 (Ancaster) shall continue to apply.

RM5-499 (03-186)

Permitted Uses

Notwithstanding Section 18.1, a maximum of thirty (30) multi-plex dwelling units (stacked townhouse units) shall be permitted.

Notwithstanding the definition for "Multi-Plex Dwelling" provided in Subsection 3.46, a Multi-Plex Dwelling Stacked Townhouse shall mean a building divided vertically into a minimum of two (2) and a maximum of eight (8) side-by-side and/or back-to-back units, which may also be divided horizontally to a maximum of two (2) units in height, for a maximum total of sixteen (16) units, with each unit being separated by two or more common walls and each having private entrances to the outside.

Regulations

That the provisions of Section 18.2 shall apply to development within the Residential Multiple "RM5-499" Zone except for the following special provisions:

(1) Minimum Side Yard - Notwithstanding Section 18.2(g), the minimum side yard requirement shall be 3 metres.

(2) Setback for Dwellings - The minimum setback for a multi-plex dwelling unit from an internal roadway shall be 3 metres.

(3) Minimum Landscaping - Notwithstanding Section 18.2(j), the minimum landscaping requirement shall be 30%.

	(4) Planting Strip -	Notwithstanding Section 18.2(k), a planting strip shall not be required.
	(5) Parking -	Notwithstanding Section 18.2(I), 2 spaces per unit, plus 0.3 spaces per unit for visitors shall be required, where 25% of the required parking spaces for multi-plex dwellings (excluding required visitors parking) shall be within an enclosed building or underground.
	(6) Minimum Privacy Areas -	i) 35 square metres for ground floor units; ii)12 square metre balconies for second floor units.
	(7) Building Separation -	A multi-plex dwelling shall be located no closer than 10.5 metres from an apartment building on the same lot.
	(8) Fencing -	A minimum 1.8 metre high chain link fence shall be required along the side and rear lot lines.
	(9) Accessory Parking - Structures	Notwithstanding Section 7.18(iv), the maximum ground floor for any accessory building for parking purposes shall be 240 square metres.

All other regulations of Section 7, General Provisions of Zoning By-law 87-57 (Ancaster) shall continue to apply.

R4-500 (03-236) That the Residential "R4" Zone, regulations as contained in Section 12.2 of Zoning By-law No. 87-57 (Ancaster), applicable to the subject lands be amended to the extent of the following special requirements:

Regulations

Notwithstanding Subsection 12.2 (a, e and g):

1. Minimum lot area	380 square metres
2. Minimum side yard	1.5 metres
3. Maximum height	6.5 metres

All other regulations of the Residential "R4" Zone shall continue to apply.

All other regulations of Section 7, General Provisions of Zoning By-law No. 87-57 (Ancaster) shall continue to apply.

VA-502(H) (03-281)

Permitted Uses

In accordance with the Village Area "VA" Zone uses as specified in Table 1, Section 22.1.

Regulations

In accordance with the provisions of Section 25.2, Village Area "VA" Zone (Commercial Uses).

The Holding provision will prohibit the use of the subject lands for commercial purposes, until such time that a site plan has been submitted and approved, the properties at 402 Wilson Street East and 398 Wilson Street East have been merged under common title, and a road widening to establish the property line, approximately 10.06 metres from the centerline of construction of Wilson Street East, has been dedicated to the City, to the satisfaction of the Director of Development and Real Estate, Planning and Development Department. City Council may remove the 'H' symbol and, thereby, give effect to the Village Area "VA-502" Zone provisions by enactment of an amending By-law once the conditions are fulfilled;

All other regulations of Section 7, General Provisions of Zoning By-law 87-57 (Ancaster) shall continue to apply.

VA-503 (03-329)

Notwithstanding the provisions of Sub-section 25.1. – Permitted Uses of Section 25: Village Area "VA" Zone of Zoning By-law No. 87-57 (Ancaster), the following uses shall be permitted as it affects the lands zoned Village Area "VA-503" by this by-law, described as Part of Lot 44, Concession 2, geographic township of Ancaster and municipally known as 231 Wilson Street East and 241 to 245 Wilson Street East:

a) Permitted Uses:

All uses permitted in the Village Area "VA" Zone
Lounge
Place of Entertainment or Recreation within wholly enclosed buildings
Residential Uses located above the ground floor only

Notwithstanding any provisions of Sub-section 25.2 of Section 25: Village Area "VA" Zone, of Zoning No. 87-57 (Ancaster) the following provisions shall apply:

a)	Minimum Front Yard	0 metres, plus a 10 metre setback from the Centre Line of Wilson Street East;
b)	Minimum Rear Yard	7.5 metres, except where a lot is abutting a Residential Zone or residential use the minimum rear yard shall be 13 metres; and,

c) The stone building existing on the day of passing of this by-law shall be retained;

d) All other provisions of Zoning By-law No. 87-57 as applicable to the Village Area "VA" Zone shall apply.

ER-505 (04-024) Notwithstanding any provision to the contrary of Subsection 10.1 Permitted Uses of Section 10: Existing Residential "ER" Zone or any other section, of Zoning By-law No. 87-57 (Ancaster), the lands zoned "ER-505" described as part of lot 34, concession 3, shall be subject to the following additional use:

Permitted Use:

These lands may also be used for a medical or dental office subject to the following provisions:

1. the area of such office shall not exceed 25 per cent of the floor area of the dwelling;

2. such office shall be used only for consultation and emergency or minor treatment and not a private clinic or hospital;

3. a minimum number of four (4) parking spaces shall be provided and maintained on the lot containing such office;

4. a sign indicating the name of a qualified medical practitioner shall be permitted; and,

5. enlargement or replacement of the existing residential buildings on such lands with new offices or buildings is prohibited.

Notwithstanding any provision to the contrary of Subsection 10.2 - Regulations of Section 10: Existing Residential "ER" Zone or any other section, of Zoning By-law No. 87-57 (Ancaster), the lands zoned "ER-505" described as part of lot 34, concession 3, shall be subject to the following:

Regulations:

1. Minimum Lot Area 650 square metres

2. Minimum Lot Frontage 16.5 metres

ER-506 (04-024) Notwithstanding any provision to the contrary of Subsection 10.2 – Regulations of Section 10: Existing Residential, "ER" Zone or any other section, of Zoning By-law No. 87-57 (Ancaster), the lands zoned "ER-506" described as part of lot 34, concession 3, shall be subject to the following:

Regulations:

1. Minimum Lot Area 600 square metres

2. Minimum Lot Frontage 16.5 metres

C3-507 (04-080) Notwithstanding the provisions of Sub-section 22.1 – Permitted Uses of Section 22: General Commercial "C3" Zone of Zoning By-law No. 87-57 (Ancaster), the following additional use shall be permitted as it affects the lands zoned General Commercial "C3-507" by this by-law, described as Part of Lot 35, Concession 3, geographic township of Ancaster and municipally known as 1151 Garner Road West, subject to the following:

a) Permitted Uses:

Church

b) All other provisions of Zoning By-law No. 87-57 as applicable to the General Commercial "C3" Zone shall apply.

R3-509 (04-123) Notwithstanding any provisions to the contrary of Subsection 11.3.2 – Regulations of Section 11.3: Residential "R3" Zone of Zoning By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "R3-509":

Development Regulations:

(1) Minimum Front Yard 17.5 metres

R2-510 (04-123) Notwithstanding any provisions to the contrary of Subsection 11.2.2 – Regulations of Section 11.2: Residential "R2" Zone of Zoning By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "R2-510":

Development Regulations:

(1) Minimum Rear Yard 9.0 metres for all grading buildings,

structures, pools, sheds or any other accessory structure.

RM4-512 (04-327)

In addition to the uses permitted in Subsection 17.1 "Permitted Uses" of Section 17, Residential Multiple "RM4" Zone, a single detached dwelling may also be permitted on those lands zoned RM4-512.

Notwithstanding the provisions of paragraphs (a) and (c) of Subsection 17.2 "Regulations" of Section 17 and notwithstanding the provisions of paragraphs (b) and (e) of Section 7.24, Home Based Business, the following special provisions shall apply to the lands zoned "RM4-512":

Development Regulations:

(a) Minimum Lot Area 0.16 hectares

(b) Minimum Lot Frontage 40.0 metres

(c) No more than 40% of the floor area of the dwelling unit to a maximum of 112 square metres (1200 square feet) shall be devoted to business activity of the professional business activities of the occupants, excluding medical and dental offices.

(d) No more than two (2) non-residents of the dwelling unit shall work and/or report to work at of the professional business activities of the occupants, excluding medical and dental offices in addition to residents of the dwelling unit.

RM4-513 (04-327)

In addition to the uses permitted in Subsection17.1 "Permitted Uses" of Section 17, Residential Multiple "RM4" Zone, a single detached dwelling may also be permitted in accordance with the provisions of Section 13: Residential "R5" Zone on those lands zoned RM4-513.

Notwithstanding the provisions of paragraphs (a) and (c) of Subsection 17.2 "Regulations" of Section 17, the following special provisions shall apply to the lands zoned "RM4-513"

Development Regulations:

(a) Minimum Lot Area 0.24 hectares
(b) Minimum Lot Frontage 40.0 metres

R4-514 (04-326)

Notwithstanding any provisions to the contrary of Subsection 12.2 - Regulations of Section 12.2: Residential "R4 Zone of Zoning By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "R4-514":

Development Regulations:

	(a)	Minimum Lot Area	450 square metres
	(b)	Minimum Lot Frontage	15 metres
	(c)	Minimum Front Yard	6.0 metres
	(d)	Minimum Side Yard	1.2 metres, except on a corner lot, the minimum side yard abutting a street shall be 4.5 metres except 6.0 metres to an attached garage or attached carport.

(e) All other provisions of Zoning By-law No. 87-57 as applicable to the Residential "R4" Zone shall apply.

RM2-515 (04-326) Notwithstanding any provisions to the contrary of Subsection 15.2 - Regulations of Section 15: Residential Multiple "RM2-515" Zone of Zoning By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "RM2-515":

Development Regulations:

	(a)	Minimum Lot Area	1,380 square metres of total parcel area per dwelling and 210 square metres per dwelling unit.
	(b)	Minimum Lot Frontage	46 metres of total parcel frontage per dwelling and 7 metres per dwelling unit except:

(i) On a corner lot the minimum lot frontage for a dwelling end unit which does not abut a flanking street the minimum lot frontage shall be 9 metres.

	(c)	Maximum Lot Coverage	45 percent
	(d)	Minimum Front Yard	6.0 metres
	(e)	Minimum Side Yard	2.0 metres for a dwelling end unit which does not abut a flanking street and for a dwelling end unit abutting a flanking street the minimum side yard shall be 7.5 metres.
	(f)	Minimum Landscaping	25 percent of the lot area (including required privacy area)

R4-516 (04-326) Notwithstanding any provisions to the contrary of Subsection12.2 – Regulations of Section 12.2: Residential "R4" Zone of Zoning By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "R4-516":

Development Regulations:

(a)	Minimum Lot Area	390 square metres
(b)	Minimum Lot Frontage	12 metres
(c)	Minimum Front Yard	6.0 metres
(d)	Minimum Side Yard	1.2 metres, except on a corner lot, the minimum side yard abutting a street shall be 4.5 metres except 6.0 metres to an attached garage or attached carport.

(e) All other provisions of Zoning By-law No. 87-57 as applicable to the Residential "R4" Zone shall apply.

R4-517 (04-326) Notwithstanding any provisions to the contrary of Subsection 12.2 – Regulations of Section 12.2: Residential "R4" Zone of Zoning By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "R4-517":

Development Regulations:

(a)	Minimum Lot Area	320 square metres
(b)	Minimum Lot Frontage	10.7 metres
(c)	Minimum Front Yard	6.0 metres
(d)	Minimum Side Yard	1.2 metres, except on a corner lot, the minimum side yard abutting a street shall be 4.5 metres except 6.0 metres to an attached garage or attached carport.

(e) All other provisions of Zoning By-law No. 87-57 as applicable to the Residential "R4" Zone shall apply.

RM2-518 (05-054) (09-249) Notwithstanding the provisions of Subsection 3.132 "Definitions" and Subsection 34.2 "Lands Affected on Schedule "B" of Zoning By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands

zoned "RM2-518":

Definitions:

Street:

In addition to the provisions of Definition 3.132, "Street", a private condominium road shall also be considered to be a highway for the purposes of creating lot frontage.

Development Regulations:

(a)	Minimum Lot Area	780 square metres of total parcel area per dwelling and 210 square metres per dwelling unit.
(b)	Lot Frontage	7.0 metres per dwelling unit; except: (i) On a corner lot the minimum lot frontage for a dwelling end unit abutting a flankage street shall be 6.8m; (ii) For a dwelling end unit which is not adjacent to a flankage street, the minimum lot frontage shall be 6m.
(d)	Maximum Lot Coverage	No Maximum.
(e)	Minimum Front Yard	4.5 metres to the dwelling unit and 6.0 metres to the garage.
(f)	Side Yard Setback	2.0 metres for a dwelling end unit which is not adjacent to a flankage street, and for a dwelling end unit adjacent to a flankage street the minimum side yard shall be 5.0 metres.
(i)	Minimum Landscaping	25 percent of the lot area (including required privacy area).
(n)	Visual Barrier	A 1.8m high visual barrier comprised of a board on board fence shall be provided along the rear lot line adjoining a Residential "R4" Zone.

(o) Any applicable distance as specified in Schedule "C" " – Setback Standards, to the Town of Ancaster By-law 87-57 shall not apply.

All other provisions of the Residential Multiple "RM2" Zone shall continue to apply.

R4-519 (05-054) Notwithstanding the provisions of paragraphs (c), (d) and (e)(ii) of Subsection 12.2 "Regulations" of Section 12: Residential "R4" Zone, the following special provisions shall apply to the lands zoned "R4-519"

Regulations:

(c)	Maximum Lot Coverage	45% for one storey and back split single detached dwellings and 40% for 2 Storey single detached dwellings.
(d)	Minimum Front Yard	3.0 metres to the dwelling and 6.0 metres to a garage plus any applicable distance specified in Schedule "C"
(e)(ii)	Minimum Side Yard	On a corner lot, the minimum side yard abutting a street shall be 3.0 metres plus any applicable distance specified in Schedule "C"

In addition to the Provisions of Section 7.12, Yard Encroachments, an alcove for pantries and hutches etc., shall be permitted to project into any minimum yard a distance of not more than 60 centimetres.

R4-519 R4-519(H) (06-048) (12-205) Notwithstanding the provisions of paragraphs (c), (d) and (e)(ii) of R4-Subsection 12.2, Regulations, of Section 12: Residential "R4" Zone, and Schedule "C" the following special provisions shall apply to the lands zoned "R4-519"

Regulations:

(a)	Maximum Lot Coverage	45% for one storey and back split single detached dwellings and 40% for 2 storey single detached dwellings.
(b)	Minimum Front Yard	A minimum front yard of 3.0 metres to the dwelling and 6.0 metres to a garage shall be provided.
(c)	Minimum Side Yard	On a corner lot, the minimum side yard abutting a street shall be 3.0 metres.

(12-205)	(d)	Holding Removal	The Holding 'H' Symbol shall not be removed from the lands zoned "R4-519" until such time as the lands have been merged on title with adjacent lands to the satisfaction of the Director, Development and Real Estate Division.

In addition to the Provisions of Section 7.12, Yard Encroachments, an alcove and similar architectural features, shall be permitted to project into any minimum yard a distance of not more than 60 centimetres.

VA-522
(05-062) Permitted Uses:

1. Notwithstanding Sections 22.1 and 25 or any other provision to the contrary of Zoning By-law No. 87-57, only a restaurant, excluding a fast food restaurant, with a maximum of 45 seats for patrons, shall be permitted within the building existing on the day of the passing of this by-law.

2. Notwithstanding Section 25.1 or any other provision to the contrary of Zoning By-law No. 87-57, no enlargement or extension shall be permitted to the building existing on the day of the passing of this by- law.

Regulations:

1. Notwithstanding any regulation to the contrary of Zoning By-Law No. 87-57, the building existing on the day of the passing of this by-law shall be deemed to comply with the provisions of this by-law.

2. Notwithstanding Section 7.14 (b) (ii) (I) of Zoning By-law No. 87-57, a minimum of 7 parking spaces shall be provided and maintained on the lands zoned "VA-522" Zone and a minimum of 16 parking spaces shall be provided and maintained to the rear of the former Ancaster Town Hall building, municipally known as 300 Wilson Street East, for a restaurant on the lands zoned "VA-522" Zone.

3. Notwithstanding Section 7.14 (a)(xvi) of Zoning By-Law No. 87-57, a permanently maintained planting strip of a minimum width of 2.0 metres wide shall be provided and maintained along the Church Street streetline adjacent a parking area, and it shall be continuous except for aisles or driveways required for access to such parking area.

4. All other provisions of Zoning By-law No. 87-57, as applicable, shall continue to apply.

RM2-524 (05-179) Notwithstanding any provisions to the contrary of Subsection 15.2 - Regulations of Section 15: Residential Multiple "RM2" Zone of Zoning By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "RM2-524":

Regulations:

(a)	Minimum Lot Area	595 square metres of total parcel area per dwelling and 110 square metres per dwelling unit.
(b)	Minimum Lot Frontage	21 metres of total parcel frontage per dwelling, 4.5 metres per dwelling unit (Block 1) and 6 metres per dwelling unit (Block 2) except:
	(i)	On a corner lot the minimum lot frontage for a dwelling end unit adjacent to Shaver Road shall be 6.2 metres.
	(ii)	For a dwelling end unit which does not abut a flanking street the minimum lot frontage shall be 6.2 metres.
(c)	Minimum Lot Depth	20.6 metres
(d)	Maximum Lot Coverage	51 percent.
(e)	Minimum Front Yard	4.5 metres to the interior dwelling unit, 4.2 metres for a dwelling unit abutting a flankage street, 5.5 metres to the garage and 2.3 metres to the front step or unenclosed porch any applicable distance as specified in Schedule "C".
(f)	Minimum Side Yard	1.5 metres, except on an end unit adjacent to Shaver Road the minimum side yard from the Shaver Road allowance to the building face shall be 5.9 metres.
(g)	Maximum Height	11.7 metres.

(h)	Maximum Density	78 units.
(i)	Minimum Landscaping	26 percent of the lot area (including required privacy area).
(j)	Dwelling unit Placement	Not more than eight dwelling units shall be attached in a continuous row and no offsetting or staggering of the units is required.

(k) In addition, to the provisions of Definition 3.1 32, "Street" a private condominium road shall also be considered to be a highway for the purpose of creating lot frontage.

(l) Privacy Screens:

Notwithstanding Section 9 - General Provisions for Residential Zone, Subsection 9.5 (b) (c) and (d) the minimum distance from a privacy fence to the street line shall be 3 metres and there shall be no minimum distance from a privacy fence to the side and rear lot lines.

(m) Planting Strip:

Notwithstanding Section 7 - General Provision, Subsection 7.14 (xvi) where any parking space or maneuvering space abuts a street line, a landscaped area having a minimum average width of 3 metres, but not less than 1.5 metres in width, shall be provided and maintained along the entire street line(s) of the lot, except for the area used for ingress and egress.

(n) All other provisions of Zoning By-law No. 87-57 as applicable to the Residential Multiple "RM2" Zone shall apply.

R5-525 (05-240) Notwithstanding any provisions to the contrary of Section 13.1, Permitted Uses, Section 13.2, Regulations of Section 13: Residential "R5" Zone and Section 9, General Provisions for Residential Zones of By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "R5-525":

Permitted Uses:

Single Detached Dwelling

Development Regulations:

(a)	Minimum Lot Frontage	11 metres, except on a corner lot the minimum lot frontage shall be 13.8 metres.

	(b)	Maximum Lot Coverage	42.5% Notwithstanding the definition for Lot Coverage in Section 3.76, Lot Coverage shall not include enclosed and/or unenclosed porches in the front or flankage yard
	(c)	Minimum Front Yard	4.5 metres to the dwelling, except 6 metres to an attached garage or attached carport. Notwithstanding Section 13.2(d), Schedule "C" requirements shall not apply.
	(d)	Minimum Side Yards	1.2 metres, except on a corner lot, the minimum side yard abutting a street shall be 3.0 metres. Notwithstanding Section 13.2(d), Schedule "C" requirements shall not apply.
	(e)	Yard Encroachments	1.5 metres for an unenclosed porch or open stairways that project into any minimum front or rear yard.
	(f)	Decks	Notwithstanding Section 9.1 0, the minimum rear yard setback for a deck over 1.2 metres in height and over 15 square metres in area shall be 4.5 metres.
(13-194)	(g)	Holding Removal	The Holding symbol "H" shall not be removed until the lands affected have merged with adjoining lands to the west under one ownership and the adjoining lands have been zoned Residential " R5-525**"** Zone .

R5-525 (13-182) Notwithstanding Section 13.1, of By-law 87-57, the following additional use shall be permitted for the Residential "R5-525" Zone:

Permitted Uses:

(1) Permitted Uses - Stormwater Management Facilities.

Development Regulations:

(1) All applicable regulations of the Public Open Space "O2" Zone of Section 33.1 of Zoning By-law No. 87-57, the following special provisions shall apply.

R5-526 (05-240) Notwithstanding any provisions to the contrary of Section 13.1, Permitted Uses and Section 13.2, Regulations of Section 13: Residential "R5" Zone of By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "R5-526":

Permitted Uses:

Semi-detached dwellings

Regulations:

(a)	Maximum Lot Coverage	45% for one storey and back-split semi-detached dwellings and 42.5% for 2 storey semi-detached dwellings.
(b)	Minimum Front Yard	4.5 metres to the dwelling and 6 metres to a garage. Notwithstanding Section 13.2(d), Schedule "C" requirements shall not apply.
(c)	Minimum Side Yards	1.2 metres, except on a corner lot, the minimum side yard abutting a street shall be 3.0 metres. Notwithstanding Section 13.2(d), Schedule "C" requirements shall not apply.
(d)	Yard Encroachments	1.5 metres for an unenclosed porch or open stairways that project into any minimum front or rear yard and into any side yard not more than 45 centimetres.

RM4-527-H Notwithstanding any provisions to the contrary of Section 1 7.2,

(05-240) (06-048) Regulations of Section 17: Residential Multiple "RM4" Zone of Bylaw No. 87-57 (Ancaster), and Section 18.2, Regulations of Section 18: Residential Multiple "RM5" Zone, the following special provisions shall apply to the lands zoned "R5-527-H":

Permitted Uses:

Block Townhouses in accordance with Section 17.2 and Stacked

Townhouses in accordance with Section 18.2.

Regulations:

(a)	Maximum Density	50 units per hectare
(b)	Landscaped Strip	A minimum 3.0 metre landscaped strip will be required to be located between a public street and an internal "window" road.
(14-063) (c)	Holding Removal	The Holding Symbol "H" shall not be removed until the property is merged with the adjoining lands to the west under one ownership, also fronting onto Raymond Road and the adjoining lands to the west have been rezoned to the "RM4-527" Zone.

O2-528 (05-240) Notwithstanding any provisions to the contrary of Section 33.1, Permitted Uses of Section 33: Public Open Space "O2" Zone of Bylaw No. 87-57 (Ancaster), the following special provision shall apply to the lands zoned "O2-528":

Permitted Uses:

Storm Water Management Pond

Regulations:

In accordance with Section 33.2

O2-529 (05-240) Notwithstanding any provisions to the contrary of Section 33.1, Permitted Uses of Section 33: Public Open Space "O2" Zone of Bylaw No. 87-57 (Ancaster), the following special provision shall apply to the lands zoned "O2-529":

Permitted Uses:

Conservation Lands

Regulations:

In accordance with Section 33.2

R1-531 (05-055) (06-353 OMB)

Notwithstanding any provisions to the contrary of Subsection 11.1 – Residential "R1" Zone of Zoning By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "R1-531":

Regulations:

(a) Minimum Lot Frontage 4.0 metres

(b) Building Setbacks (As per Schedule B)

(i) Line A – 2.5 metres

(ii) Line B – 6.0 metres

(iii) Line C – 28.0 metres

(iv) Line D – 2.5 metres

(v) Line E – 9.65 metres

(vi) Line F – 15.0 metres

(vii) Line G – 6.325 metres

(c) Maximum Floor Area for a Single-Detached Dwelling (and all accessory structures) 650 square metres

(d) That all other provisions of Subsection 11.1.2 –Regulations of Section 11: Residential "R1" Zone shall apply.

R1-532 (05-055) (06-353 OMB)

Notwithstanding any provisions to the contrary of Subsection 11.1 – Residential "R1" Zone of Zoning By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "R1-532":

Regulations:

(a) Minimum Lot Frontage 17.0 metres

	(b)	Dwelling Setbacks	(i) minimum 30.0 metres from the lot line (ii) minimum 0.5 metres from the southerly side lot line, except for an attached garage where it shall be 6.0 metres.

(c) That all other regulations of Subsection 11.1.2 – Regulations of Section 11: Residential "R1" Zone shall apply.

R3-533 (05-308) Notwithstanding any provisions to the contrary of Subsection 11.3.2 – Regulations of Section 11.3: Residential "R3" Zone of Zoning Bylaw No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "R3-533":

Development Regulations:

(1)	Minimum Lot Frontage	15.2 metres
(2)	Minimum Rear Yard	9.0 metres for all buildings, structures, pools, sheds or any other accessory structure.

RM4-534 (05-294) In addition to the uses permitted in Subsection 17.1 "Permitted Uses" of Section 17: Residential Multiple "RM4" Zone, a single detached dwelling may also be permitted in accordance with the provisions of Section 13: Residential "R5" Zone on those lands zoned "RM4-535".

Notwithstanding the provisions of paragraphs (a) and (c) of Subsection 17.2 "Regulations" of Section 17, the following special provisions shall apply to block townhouse dwellings on those lands zoned "RM4-534"

Development Regulations for Block Townhouses:

(a)	Minimum Lot Area	0.10 hectares
(b)	Minimum Lot Frontage	25.0 metres

(08-076) In addition to the uses permitted in Subsection 17.1 "Permitted Uses" of Section 17: Residential Multiple "RM4" Zone, General Business/Professional Offices shall also be permitted only within the building existing on the date of the passing of this By-law, being the 9th day of April, 2008, including additions and modifications thereto.

Notwithstanding the provisions of Paragraphs (g) and (j) of Subsection 17.2 Regulations" of Section 17, the following special provisions shall apply to General Business/Professional Offices on those lands zoned "RM4-534"

Development Regulations:

(a)	Minimum Side Yard	3.5 metres
(b)	Minimum Rear Yard	7.5 metres
(c)	Planting Strip	A planting strip having a minimum width of 3 metres shall be provided and maintained along all lot lines, except a minimum width of 2 metres shall be provided and maintained along the front lot line.

RM4-535 (05-294)

In addition to the uses permitted in Subsection 17.1 "Permitted Uses" of Section 17: Residential Multiple "RM4 Zone, a single detached dwelling may also be permitted in accordance with the provisions of Section 13: Residential "R5" Zone on those lands zoned "RM4-535".

Notwithstanding the provisions of paragraphs (a) and (c) of Subsection 17.2 "Regulations" of Section 17, the following special provisions shall apply to block townhouse dwellings on those lands zoned "RM4-535"

Development Regulations for Block Townhouses:

(a)	Minimum Lot Area	0.15 hectares
(b)	Minimum Lot Frontage	25.0 metres

ER-536 (06-063)

Notwithstanding any provisions to the contrary of Subsections 7.1 4 (a)(xv) and (a)(xvi) of Section 7: General Provisions, and of Subsection 10.1 - Permitted Uses of Section 10: Existing Residential "ER' Zone, of Zoning By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "ER- 536":

Additional Permitted Uses:

An animal hospital with no outside runs and one dwelling unit shall be permitted only within the building existing at the date of the passing of this By-law.

Parking:

(1) Where a parking area which is required to provide for more than four vehicles on a lot abuts a lot containing a dwelling compromising one or two dwelling units, a permanently maintained planting strip of a minimum width of 1.5 metres shall be provided, and shall include fencing to provide a solid and effective screen; and,

(2) Where a parking area which is required to provide for more than four vehicles on a lot abuts a street, a permanently maintained planting strip of a minimum width of 1.25 metres shall be provided along the street line, and it shall be continuous except for aisles or driveways required for access to such parking area."

(3) No parking shall be permitted in any part of the rear yard.

ER-538 (05-335) Notwithstanding any provisions to the contrary of Subsection 10.2 – Regulations of Section 10: Existing Residential Zone of Zoning Bylaw No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "ER-538":

Development Regulations:

(1) Minimum Lot Frontage 17.8 metres

(2) that all other provisions of Subsection 10.2 - Regulations of Section 10: Existing Residential Zone shall apply.

ER-539 (05-335) Notwithstanding any provisions to the contrary of Subsection 10.2 Regulations of Section 10: Existing Residential Zone of Zoning Bylaw No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "ER-539":

Development Regulations:

(1) Minimum Lot Frontage 6.0 metres

(2) Building Setbacks

(a) minimum 3.5 metres from westerly lot line being the rear lot line of 121 Fiddler's Green Road

(b) minimum 1.5 metres from northerly lot line

(c) minimum 7.5 metres from easterly rear lot line

(d) minimum 1.5 metres from southerly side lot line

(3) that all other provisions of Subsection 10.2 - Regulations of Section 10: Existing Residential Zone shall apply.

ER-540 Notwithstanding any provisions to the contrary of Subsection 10.2 –

(05-335) Regulations of Section 10: Existing Residential Zone of Zoning Bylaw No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "ER-540":

Development Regulations:

(1)	Minimum Lot Frontage	6.0 metres
(2)	Building Setbacks	(a) minimum 3.5 metres from westerly side lot line
		(b) minimum 1.5 metres from northerly lot line
		(c) minimum 7.5 metres from easterly rear lot line
		(d) minimum 7.5 metres from southerly side lot line
(3)	Planting Strip	Minimum 1.5 metres wide along southerly side lot line
(4)	Fence	Wood privacy fence a minimum 1.8 metres and a maximum 2.2 metres in height to be provided and maintained along the southerly lot line abutting the property at 25 Douglas Road

(5) that all other provisions of Subsection 10.2 - Regulations of Section 10: Existing Residential Zone shall apply.

R2-541-H (05-351) (06-071) (A) Notwithstanding Section 7.1 4(b)(i)(A): Parking and Loading, Required Parking Spaces, Residential and Section 11 : Residential "RI", "R2" AND "R3" Zones of By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "R2-541-H":

Permitted Uses:

Single detached dwellings, and uses, buildings, and structures accessory thereto.

Development Regulations:

(a)	Minimum Lot Area	5,600 square metres.
(b)	Minimum Lot Frontage	33 metres.

	(c)	Maximum Number of Dwelling Units	12 dwelling units.
	(d)	Maximum Lot Coverage	25 percent.
	(e)	Minimum Front Yard	Minimum 8.0 metres
	(f)	Minimum Side Yard and Rear Yard	Minimum 8.5 metres between the rear facade of a dwelling and the easterly lot line, and 7.5 metres between the rear façade of a dwelling and all other side and rear lot lines, and 3.0 metres in all other cases.
	(g)	Maximum Height	8.4 metres, maximum 2 storeys
	(h)	Planting Strip	A minimum 2.0 metre wide planting strip shall be provided and maintained along all side and rear lot lines, except a planting strip having a minimum width of 1.7 metres shall be provided and maintained along the westerly lot line within 46.5 metres of Wilson Street West, and a planting strip having a minimum width of 1.9 metres shall be provided and maintained between a turnaround for a visitor parking area and a lot line.
	(i)	Minimum Parking	4 parking spaces per dwelling unit and 6 visitor parking spaces.

(07-258) (B) The 'H' symbol may be removed conditional upon an archaeological assessment being granted final approval by the Ministry of Culture. Upon removal of the 'H' symbol, the lands may be used in accordance with the "R2-541" provisions above.

O1-543 Notwithstanding any provisions to the contrary of Subsection 32.1 –

(06-033) Permitted Uses of Section 32: Private Open Space "01" Zone, of Zoning By-law No. 87-57 (Ancaster), the following special provision shall apply to the lands zoned "01-543":

Permitted Uses:

Only conservation uses shall be permitted.

02-544 (06-033) Notwithstanding any provisions to the contrary of Subsection 32.1 – Permitted Uses of Section 32: Private Open Space "01" Zone, of Zoning By-law No. 87-57 (Ancaster), the following special provision shall apply to the lands zoned "02-544":

Permitted Uses:

Only outdoor amenity area to a single-detached dwelling on lands zoned "R2-545" Zone shall be permitted. No buildings, structures or swimming pools, except for a tennis court, shall be permitted.

R2-545 (06-033) Notwithstanding any provisions to the contrary of Subsection 11.2.2 – Regulations of Section 11 : Residential "R1", "R2" and "R3" Zones, of Zoning By-law No. 87-57 (Ancaster), the following special provision shall apply to the lands zoned "R2-545":

Regulations:

(1) No building or structure including swimming pools, shall be located within 7.62 metres from the westerly lot line abutting the "01-544" Zone."

(2) No fencing shall be permitted except around a swimming pool.

A-546 (06-160) Notwithstanding any provisions to the contrary of Section 8, Agricultural "A Zone of By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "A-546":

Permitted Uses:

In addition to the uses in Section 8.1, a kennel shall be permitted only in conjunction with an agricultural use.

Development Regulations:

(a)	Minimum Parking	1 parking space per every 10 dogs boarded or kept
(b)	Maximum Number of Runs	12

(c)	Minimum Setback for Dog Runs	24 metres from any Property Line
(d)	Fencing	(i) A minimum 1.8 metre high barrier shall be provided and maintained at the entrance to an outdoor kennel compound and between any location in which the compound and where it faces an abutting property.

R4-548 (06-168) (07-056) (07-057) (07-058)

That notwithstanding the provisions of paragraphs (a), (c), (d) and (e)(ii) of Subsection 12.2 "Regulations" of Section 12: Residential "R4" Zone, and Schedule "C", the following special provisions shall apply to the lands zoned "R4-548":

Regulations:

(a)	Minimum Lot Area	370 square metres, except for a corner lot, where the minimum lot area shall be 500 square metres.
(b)	Maximum Lot Coverage	45%
(c)	Minimum Front Yard	3.0 metres to the dwelling and 6.0 metres to a garage shall be provided.
(d)	Minimum Side Yard	On a corner lot, the minimum side yard abutting a street shall be 3.0 metres.

R4-548-H (11-255)

The 'H' Holding prefix shall be lifted from the "H-R4-548" Zone once the following conditions have been completed:

(16-185) (18-224)

<u>Removal of Holding Provision:</u>

i) That the lands are assembled in association with lands to the north by way of a plan of subdivision, to the satisfaction of the Director of Planning;

ii) That arrangements for the installation of roads, sanitary and storm sewers, curbs and gutters have been properly made, to the satisfaction of the Manager of Engineering Design and Construction.

R4-549 (06-168)

That notwithstanding the provisions of paragraphs (b), (c), and (d) of

Regulations:

(a) Minimum Lot Frontage 15 metres.

(b) Maximum Lot Coverage 45 percent.
(c) Minimum Front Yard 6.0 metres.

(d) The minimum setback from a rear lot line for a deck existing on the day of the passing of this By-law, being the 14th day of June , 2006, shall be 3.5 metres.

R4-550 (06-206) That notwithstanding any provisions to the contrary of Subsection 12.2 Residential "R4" Zone of Zoning By-law No. 87-57 (Ancaster), the following special provision shall apply to the lands zoned "R4-550":

Regulations:

(a) Minimum Rear Yard 4.90 metres

C2-551 (08-062) Notwithstanding Regulations 1, 3, 4, 5, 6, 9, and 12 of Table 2: Regulations of Subsection 22.2, Regulations, of Section 22: NEIGHBOURHOOD COMMERCIAL "C1" ZONE, SHOPPING CENTRE COMMERCIAL "C2" ZONE, GENERAL COMMERCIAL "C3" ZONE, URBAN COMMERCIAL "C4" ZONE, RURAL COMMERCIAL "C5" ZONE AND VILLAGE AREA "VA" ZONE (Certain Uses Only) of Zoning By-law No. 87-57, on those lands Zoned "C2-551" the following provisions shall apply:

Regulations:

(a) Minimum Lot Area 11,196m^2

(b) Minimum Lot Depth 44 metres

(c) Maximum Lot Coverage 60 percent

(d) Minimum Front Yard Setback 15 metres except 5 metres to a canopy, 1.5 metres to a Below-grade Parking Structure, and 1.5 metres to an Above-grade Parking Structure

(e) Minimum Side Yard Setback 1.5 metres, except 1.5metres to a Below-grade Parking Structure, and 6.5 metres to an Above-grade Parking Structure

(f) Minimum Rear Yard Setback 1.5metres, except 0.3 metres to a

			Below-grade Parking Structure, and 0.9 metres to an Above-grade Parking Structure
	(g)	Maximum Height	22.0 metres and 6-storeys

(h) Notwithstanding Regulations (A), (G) and (I) of Subsection 7.14 Parking and Loading, (b) Required Parking Spaces, (ii) Commercial Uses of Zoning By-law No. 87-57, a minimum of 301 parking spaces shall be provided and maintained for a Hotel containing a maximum 113 units and Offices with a maximum gross floor area of 7,397 square metres.

(i) Notwithstanding Regulation (ix) 3 of Subsection 7.14 Parking and Loading, (a) General Provisions of Zoning Bylaw No. 87-57, no parking space shall be located closer to a street line or a lot line not abutting a street than 0.3 metres.

(j) Regulations (vii), (viii), and (xvi) of Subsection 7.1 4 Parking and Loading, (a) General Provisions of Zoning By-law No. 87-57, shall not apply

P-552 (06-322) That notwithstanding any provisions to the contrary of Subsection 31.2 Regulations of Section 31 : Public "P" Zone of Zoning By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "P-552":

<u>Regulations:</u>

(a)	Minimum Yard Requirements	No building or structure shall be used or erected within 2.7 metres of the southerly and easterly lot lines, 9 metres from the westerly lot line and 9.5 metres from the northerly lot line.

(b) All other provisions of Zoning By-law No. 87-57 as applicable to the Public "P" Zone shall apply.

R4-553 (07-047) That notwithstanding any provisions to the contrary of Subsection 12.2 Regulations of Section 12: Residential "R4" Zone of Zoning By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "R4-553":

Development Regulations:

(a)	Minimum Lot Area	360 square metres
(b)	Maximum Lot Coverage	45%
(c)	Minimum Front Yard	6.0 metres
(d)	Minimum Side Yard	1.2 metres, except on a corner lot, the minimum side yard abutting a street shall be 4.5 metres except 6.0 metres to an attached garage or attached carport.

(e) All other provisions of Zoning By-law No. 87-57 as applicable to the Residential "R4" Zone shall apply.

R4-555 (07-057) That notwithstanding the provisions of paragraphs (b), (c), (d), and (f) of Subsection 12.2 "Regulations" of Section 12: Residential "R4" Zone, paragraph (a) of Section 9.10 of Section 9: General Provisions for Residential Zones, and Schedule "C" the following special provisions shall apply to the lands zoned "R4-555":

Regulations:

(a)	Minimum Lot Frontage	15 metres
(b)	Maximum Lot Coverage	45%
(c)	Minimum Front Yard	6.0 metres

(d) The minimum setback from a rear lot line for a dwelling existing on the day of the passing of this By-law, being the day of , 2007, shall be 7.4 metres.

(e) The minimum setback from a rear lot line for a deck existing on the day of the passing of this By-law, being the 28th day of February, 2007, shall be 2.4 metres.

R4-557 (07-056) (07-058)

That notwithstanding the provisions of paragraphs (b), (c), and (d) of Subsection 12.2 "Regulations" of Section 12: Residential "R4" Zone and Schedule "C", the following special provisions shall apply to the lands zoned "R4-557":

Regulations:

(a)	Minimum Lot Frontage	15 metres.
(b)	Maximum Lot Coverage	45%
(c)	Minimum Front Yard	6.0 metres.

R4-558 (07-219)

Notwithstanding the provisions of Subsection 12.2 - Regulations of Section 12: Residential "R4" Zone of Zoning By-law No. 87-57 (Ancaster), the following special provision shall apply to the lands zoned "R4-558":

Regulations:

Minimum Lot Area	$385m^2$, except on a corner lot, the minimum lot area shall be $500m^2$

R4-562 (07-265 OMB Order) (07-329) (16-185)

That notwithstanding the provisions of paragraphs (a), (b), (c), (d) and (e)(ii) of Subsection 12.2 "Regulations" of Section 12: Residential "R4" Zone, Schedule "C", and the Provisions of Section 7.12, "Yard Encroachments", the following special provisions shall apply to the lands zoned "R4-562":

Regulations

(a)	Minimum Lot Area	415 square metres.
(b)	Minimum Lot Frontage	12 metres, except on a comer lot the minimum lot frontage shall be 15 metres.
(c)	Maximum Lot Coverage	45 percent.
(d)	Minimum Front Yard	6.0 metres.
(e)	Minimum Side Yard	On a comer lot, the minimum side yard abutting a street shall be 3.0 metres.

(f) An alcove and similar architectural features shall be permitted to project into any minimum yard a distance of not more than 60 centimetres.

R4-563 (07-265 OMB Order) (07-329) (16-185)

That notwithstanding the provisions of paragraphs (a), (b), (c), (d) and (e)(ii) of Subsection 12.2 "Regulations" of Section 12: Residential "R4" Zone, Schedule "C", and the Provisions of Section 7.12, "Yard Encroachments", the following special provisions shall apply to the lands zoned "R4-563":

Regulations:

(g)	Minimum Lot Area	375 square metres.
(h)	Minimum Lot Frontage	12 metres, except on a comer lot the minimum lot frontage shall be 15 metres.
(i)	Maximum Lot Coverage	45 percent.
(j)	Minimum Front Yard	3.0 metres to the dwelling and 6.0 metres to a garage shall be provided.
(k)	Minimum Side Yard	On a comer lot, the minimum side yard abutting a street shall .be 3.0 metres.

(l) An alcove and similar architectural features shall be permitted to project into any minimum yard a distance of not more than 60 centimetres.

ER-565 (07-209)

Notwithstanding any provisions to the contrary of Subsection 10.2 – Regulations of Section 10: Existing Residential "ER" Zone of Zoning By-law No. 87-57 (Ancaster) the following special provisions shall apply to the lands zoned "ER-565":

Development Regulations:

(a)	Minimum Lot Frontage	6.0 metres
(b)	Minimum Rear Yard	1.5 metres, except 7.5 metres from the southerly rear lot line

(c) All other provisions of Subsection 10.2 – Regulations of Section 10: Existing Residential "ER" Zone shall apply.

ER-566 (07-209)

Notwithstanding any provisions to the contrary of Subsection 10.2 – Regulations of Section 10: Existing Residential "ER" Zone of Zoning By-law No. 87-57 (Ancaster) the following special provisions shall apply to the lands zoned "ER-566":

Development Regulations:

(a)	Minimum Lot Frontage	6.0 metres
(b)	Minimum Rear Yard	1.5 metres, except 7.5 metres from the southerly rear lot line
(c)	Minimum Planting Strip	(i) 1.5 metres wide, along the entirely northerly lot line being the side lot line (ii) 1.5 metres side, along the entirely westerly lot line being the rear lot line

(d) All other provisions of Subsection 10.2 – Regulations of Section 10: Existing Residential "ER" Zone shall apply.

RM4-567 (08-016) Notwithstanding the provisions of Section 17 in its entirety and Section 7.14 (a)(i),(ix)l and 4,(xvi), (b)(i) and Section 9.10(a) of By-law No. 87-57 (Ancaster), the following uses and special provisions shall apply to the lands zoned RM4-567":

Permitted Uses:

- Only Single Detached Dwellings along a 6.0 metre Private Condominium road
- A Storm Water Management Pond, outfall structure and access road

Development Regulations:

(a)	Minimum Lot Area	2 hectares
(b)	Maximum Density	16 units per hectare
(c)	Minimum Lot Frontage	180 metres along Stonehenge Drive
(d)	Minimum Lot Depth	240 metres along Kitty Murray Lane
(e)	Maximum Lot Coverage	30%
(f)	Minimum Setback from Stonehenge Drive	13 metres
(g)	Minimum Setback from Kitty Murray Lane	3.5 metres from side elevation 7.5m from rear elevation

(h)	Minimum Setback from the hypotenuse of the daylight triangle at the corner of Kitty Murray Lane and Stonehenge Drive	19 metres
(i)	Minimum Setback from Development Limit	7.5 metres
(j)	Maximum Height	10.5 metres
(k)	Minimum Landscaping	45%
(l)	Parking	2 spaces per dwelling, plus 0.5 spaces per dwelling for visitors, and except as otherwise stated, the provisions of Section 7.14 shall apply
(m)	Minimum Setback from a Condominium Road	4.0 metres, except 6.0 metres to front face of garage 2.4 metres to an unenclosed porch 3.0 metres to a deck
(n)	Minimum Separation between Dwellings	2.4 metres
(o)	Fencing	Perimeter fencing of maximum height of 1.8m

	(p) Decks	Decks shall be permitted in any yard subject to the following setbacks: 3.75 metre setback from Kitty Murray Lane lot line 3.75 metres setback from the Development Limit 9.25 metres from the Stonehenge Drive lot line
	(q) Accessory Buildings	The provisions of Subsection 7.18(a) shall apply.

(r) For the purpose of this Zoning By-law, the Development Limit is shown on Schedule 'A', attached hereto.

R3-567 (08-196) Notwithstanding any provisions to the contrary of Subsection 11.3, Residential "R3 Zone, the following uses and special provisions shall apply to the lands zoned "R3-567":

Permitted Uses:

Dwelling unit

A business and professional office only within the main floor of the building existing on the date of the passing of this By-law, being the 7th day of August, 2008.

Development Regulations:

(a)	Parking	Business and Professional Office - 1 parking space for every 31 square metres of ground floor area. Residential Unit - 2 parking spaces for a single detached dwelling or a dwelling unit.
(b)	Landscaping	A minimum 3.0m wide landscaping strip shall be provided and maintained between the boundary of the parking area and the southerly lot line. A minimum 0.8m wide landscaping strip shall be provided and maintained along and the northerly lot line.

	(c)	Gravel Surface	Notwithstanding Section 7.14 (xiii), of Zoning By-law 87-57, parking spaces and a driveway, consisting of gravel or crushed stone, shall be permitted for the accommodation of a maximum of 4 parking spaces in the front yard, and shall be maintained in a dust-free condition. Where 5 or more parking spaces are provided in the front yard, the requirements of Section 7.1 4 (xiii) shall apply.

RM6-570-H (08-060) Notwithstanding the provisions of Section 19.2 (b), (c), (d), (f), (h), (i), (j), (k), and (l), Section 3.109, Section 7.12 (c), Section 7.14 a)(xv) and b)(i)(C) of By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "RM6-570":

Development Regulations:

(b)	Maximum Lot Area	1.7 hectares
(c)	Maximum Density	105 dwelling units per hectare
(d)	Minimum Front Yard	9 metres
(f)	Maximum Lot Coverage	35 percent
(h)	Minimum Side Yard	4.0 metres, including a 1.0 metre planting strip
	Minimum Rear Yard	3.0 metres, including a 1.0 metre planting strip
(k)	Maximum Height	4 ½ storeys and 17 metres, except 3 ½ storeys and 14 metres within 40 metres of the Garner Road West frontage
(l)	Minimum Landscaping	32 percent

Section 3.109	Planting Strip	For the purposes of this By-law, a Planting Strip shall also include fencing to provide a solid and effective screen (except within a required front yard setback), and/or a retaining wall and curbing.
Section 7.12		Balconies or open stairways are permitted to encroach into any minimum front or side yard a

	distance of not more than 2.0 metres.	
Section 7.14 a)(xv)	Where a parking area which is required to provide for more than four vehicles abuts a lot containing a dwelling comprising of one or two dwelling units, a permanently maintained planting strip of a minimum width of 1 metre shall be provided and shall include fencing to provide a solid and effective screen (except within a required front yard setback).	
Section 7.14b)(i)(C)	Parking	2.1 spaces per dwelling unit, including visitor parking, and except as otherwise stated, the provisions of Section 7.14 shall apply

That the 'H' symbol shall only be removed conditional upon:

(a) The owner conducting an archaeological assessment of the entire development property and mitigating, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found, to the satisfaction of the Ministry of Culture, and the City of Hamilton, Director, Planning Division.

(b) The owner investigating the noise levels on the site and determining the noise control measures that are satisfactory to the City of Hamilton in meeting the Ministry of the Environment's recommended sound level limits. An acoustical report, prepared by a qualified Professional Engineer containing the recommended control measures, shall be submitted, to the satisfaction of the City of Hamilton, Director, Planning Division.

(c) The owner submitting a signed Record of Site Condition (RSC) to the City of Hamilton and the Ministry of the Environment (MOE). The RSC must be to the satisfaction of the City of Hamilton, Director, Planning Division, including an acknowledgment of receipt of the RSC by the MOE, and submission of the City of Hamilton's current administration fee.

(d) The owner entering into a Development Agreement with the City of Hamilton for the extension of the sanitary sewer at the intersection of Shaver Road and Garner Road West, to the east limit of the lands, to the satisfaction of the City of Hamilton, Director, Development Engineering.

(e) The owner paying their fair share for the existing sanitary sewer constructed within the intersection of Garner Road West and Shaver

Road, based on as-constructed costs, to the satisfaction of the City of Hamilton, Director, Development Engineering.

(f) The owner dedicating to the City by deed, sufficient lands for road allowance widening purposes to establish the property line 18.29m (60 ft) from the centreline of the Garner Road West allowance, to the satisfaction of the City of Hamilton, Director, Development Engineering.

(g) The owner entering into a Development Agreement to allow the temporary connection and provide for future re-routing of the sanitary sewer, to the satisfaction of the City of Hamilton, Director, Development Engineering.

(h) The owner verifying the sightlines from all driveways to Garner Road West, looking easterly, to the satisfaction of the City of Hamilton, Manager of Traffic. If acceptable sightlines are not available given the existing road profile, then road elevation modifications may be required at the expense of the applicant.

R4-572 (08-147) Notwithstanding the provisions of Paragraphs (a), (b), (c), (d), (e) and (f) of Subsection 12.2 "Regulations" of Section 12: Residential "R4" Zone, Schedule "C", and the Provisions of Section 7.12, "Yard Encroachments", and Section 7.13, "Special Setbacks", the following special provisions shall apply to the lands zoned "R4-572":

Regulations:

(a)	Minimum Lot Area	280 square metres, except on a corner lot the minimum lot area shall be 320 square metres.
(b)	Minimum Lot Frontage	10.9 metres, except on a comer lot the minimum lot frontage shall be 12.7 metres.
(c)	Maximum Lot Coverage	55 percent.
(d)	Minimum Front Yard	3.0 metres to the dwelling and 5.8 metres to an attached garage shall be provided.
(e)	Minimum Side Yard	1.2 metres, except 0.6 metres on the side with an attached garage, and on a comer lot the minimum side yard abutting a street shall be 3.0 metres.

(f) Minimum Rear Yard 7.0 metres.

(g) An unenclosed porch is permitted to encroach 2.0 metres into a required front yard and 2.0 metres into a required flankage yard, and the steps of a porch are permitted to encroach 0.6 metres in addition to the porch encroachment.

(h) A chimney, belt courses, sills, cornices, chimney breasts, decorative brick facing, pilasters, alcoves, windows, fireplaces, or other architectural features, with or without foundations, are permitted to encroach 0.6 metres into a required yard, to a maximum of half the required yard.

(i) Bay windows and other types of windows, with or without foundations, are permitted to encroach 2.0 metres into a required front, exterior side, or rear yard.

(j) Balconies are permitted to encroach 2.0 metres into a required front, exterior side, or rear yard.

R4-573 (08-147) Notwithstanding the provisions of Paragraphs (a), (b), (c), (d), (e) and (f) of Subsection 12.2 "Regulations" of Section 12: Residential "R4" Zone, Schedule "C", and the Provisions of Section 7.12, "Yard Encroachments", and Section 7.13, "Special Setbacks", the following special provisions shall apply to the lands zoned "R4-573":

Regulations:

All special regulations of the Residential "R4-572" Zone shall apply except that:

(a) For a lot abutting 20 Roelfson Drive to the east, a minimum lot frontage of 13.7 metres, minimum front yard setback of 5 metres and 5.8 metres to an attached garage, and minimum westerly side yard setback of 1.2 metres shall be provided.

(b) For a lot abutting a lot for which the special exemption in Subsection (a) above would apply, a minimum front yard setback of 4 metres and 5.8 metres to an attached garage shall be provided.

(c) Except as provided for in Subsection (a) above, a minimum lot frontage of 13.1 metres shall be provided.

R4-574 (08-147) Notwithstanding the provisions of Paragraph (d) of Subsection 12.2 "Regulations" of Section 12: Residential "R4" Zone and Schedule "C", the following special provision shall apply to the lands zoned "R4-574":

	(a)	Minimum Front Yard	10.0 metres.

RM2-575 (08-147) Notwithstanding the provisions of Paragraphs (a), (b), (c), (d), (e), (f), (g) and (h) of Subsection 15.2 "Regulations" of Section 15: Residential Multiple "RM2" Zone, Schedule "C", Definitions 3.49, 3.83, 3.84, 3.86 and 3.132, and the Provisions of Section 7.11 (a), "Maximum Building Height", Section 7.12, "Yard Encroachments", and Section 7.13, "Special Setbacks", the following special provisions shall apply to the lands zoned "RM2-575":

Regulations:

(a)	Minimum Lot Area	120 square metres for a lot abutting Garner Road East and 140 square metres for all other lots.
(b)	Minimum Lot Frontage	5.5 metres on a condominium road.
(c)	Minimum Lot Depth	20 metres for a lot abutting Garner Road East and 25 metres for all other lots.
(d)	Maximum Lot Coverage	55 percent.
(e)	Minimum Front Yard	0.6 metres from a condominium road for a lot abutting Garner Road East and 4.5 metres from a condominium road and 5.8 metres from a condominium road for an attached garage for all other lots.
(f)	Minimum Side Yard	2.2 metres.
(g)	Minimum Rear Yard	4.5 metres for a lot abutting Gamer Road East and 7.0 metres for all other lots.
(h)	Maximum height	13 metres.

(i) Notwithstanding any provisions or definitions to the contrary, legal frontage for a street townhouse shall be permitted on a common element condominium road.

(j) For the purpose of this By-law, lot frontage and/or the front lot line for a lot abutting Garner Road East shall be the condominium road.

(k) For the purpose of this By-law, the westerly lot line abutting the property located at 605 Garner Road East and/or 509 Southcote Road shall be considered a rear lot line, and all other lot lines (excluding the

front lot line) shall be considered side lot lines for a lot not abutting Garner Road East.

(l) A balcony, and unenclosed porch and stairs on a lot that does not abut Garner Road East is permitted to encroach 3.6 metres into a required front yard. A balcony, and unenclosed porch and stairs on a lot that abuts Garner Road East, is permitted to encroach 1.5 metres into a required rear yard.

(m) All other yard encroachments are subject to Subsection 7.12 of Zoning By-law No. 87-57. A minimum of 10 visitor parking spaces within a condominium driveway shall be provided and maintained.

R4-577 (08-147) Notwithstanding the provisions of Paragraphs (a), (b), (c), (d), (e) and (f) of Subsection 12.2 "Regulations" of Section 12: Residential "R4" Zone, Schedule "C", and the Provisions of Section 7.12, "Yard Encroachments", and Section 7.13, "Special Setbacks", the following special provisions shall apply to the lands zoned "R4-577":

Regulations:

All special regulations of the Residential "R4-572" Zone shall apply except that:

(a) A minimum lot frontage of 13.1 metres shall be provided.

ER-578 (08-241) Notwithstanding the provisions of Subsection 1 0.1, "Permitted Uses" of Section 1 0: Existing Residential "ER" Zone, a semi-detached dwelling and uses, buildings, and structures accessory thereto shall also be permitted, in accordance with Subsection 13.2 "Regulations" of Section 13: Residential "R5" Zone.

VA-579-H (08-265) Notwithstanding the provisions of Paragraph (d) of Subsection 25.2 Regulations for Uses Permitted in Clause (a) of Subsection 25.1" and the provisions of paragraph (d) of Subsection 7.12 "Yard Encroachments" and Paragraph (a)(viii); and (b)(ii)(A) of Subsection 7.14 "Parking and Loading" of Zoning By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "H-VA-579":

Development Regulations:

(a) Minimum Rear Yard 1.0 metres

(b) Unenclosed porches which are part of a commercial building may project not more than 0.5 metres into the required rear yard.

(c) Minimum Required 1 space for each 30 square metres of

	Parking Spaces	floor area or 4 spaces, whichever is greater.

(d) Any below-grade communal parking structure shall require a minimum rear yard and side yard setback of 1.0 metre, and shall be located no closer to any street line than the principal building.

The 'H' symbol shall only be removed conditional upon:

(i) That final approval of Committee of Adjustment Applications AN/B-08:134 and AN/B-08:135 be received, to the satisfaction of the Director of Planning, City of Hamilton.

City Council may remove the 'H' symbol and, thereby give effect to the Village Area "VA-579" Zone, by enactment of an amending By-law once the above condition has been satisfied.

R1-582 (OMB - 12-294)

That notwithstanding the provisions of Paragraphs 11.1,1 and 111.1.2, of Subsection 11.1 "Residential R1 Zone" of Section 11: Residential "RI", "R2" and 'R3" Zones, and the provisions of Paragraph 7.12 b) of Subsection 7.12 Yard Encroachments and 7.14 a), iv), vii) and xvi) of Subsection 7.14 Parking and Loading of Section 7: General Provisions, are hereby modified to include the following special provisions for the property at 1194 Scenic Drive:

a) A Child Care Centre for 35 children or less and three (3) classrooms within the detached dwelling legally existing on the date of the passing of this By-law.

b)	Front Yard Setback (minimum):	5.5 metres.
c)	Southerly Side Yard Setback (minimum)	1.5 metres.
d)	Rear Yard Selback (minimum):	7.5 metres, except for 0.06 metres for the detached dwelling existing on the date of the passing of the By-law.
e)	Height:	10.7 metres.
f)	Eaves projection into minimum rear yard (maximum):	1.5 metres, except for the detached dwelling existing on the dale of the passing of the By-taw,

			the eaves may project into the minimum rear yard a distance of not more than 0.06 metres.
	g)	Tandem Parking Spaces (maximum):	5 spates, 1 of which shall be for the residential use.

h) Parking spaces in the Fronl. Yard (maximum): 6 spaces.

i) All tither uses in Section 11,1.1 shall be permitted.

j) All other provisions of Section 11.1.1 Permitted Uses, 11,1,2 Regulations, Section 7.12 Yard Encroachments, and Section 7.14 Parking and Loading, shall continue to apply.

M6-586 (09-092) Notwithstanding the provisions of Subsection 28.2 - Permitted uses of Section 28: Extractive Industrial "M6" Zone of Zoning By-law No. 87-57 (Ancaster) the following additional uses shall also be permitted:

(i) The Transportation Depot and Truck Terminal existing on the date of passing of this by-law being the 13 day of May, 2009; and,

(ii) The operations and equipment storage of an excavation contractor and uses, buildings and structures accessory thereto.

All other provisions of the Extractive Industrial "M6" Zone shall continue to apply.

RM6-587 (09-141) Notwithstanding the provisions of Subsection 19.2 "Regulations" and the provisions of Paragraph (c) of Subsection 7 .12 "Yard Encroachments"; and Subsection 7.14 "Parking and Loading" of Zoning By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "RM6-587":

<u>Development Regulations:</u>

(a)	Minimum Lot Area	0.15 ha
(b)	Maximum Density	24 units
(c)	Minimum Lot Depth	38.0 metres
(d)	Minimum Side Yard	3.0 metres, except an open stairway may project into any minimum side yard a distance of not more than 1.5 metres.

	(e)	Minimum Rear Yard	8.0 metres
	(f)	A Children's Outside Play Area shall not be required.	
	(g)	Maximum Building Height	13.3 metres, and shall not exceed 3 storeys
	(h)	Parking	1.25 spaces per unit
	(i)	Above-Grade Communal Parking Structure	Any above-grade communal parking structure shall provide a minimum rear yard setback of 0.3 metres, and minimum side yard setback of 1.3 metres.
	(j)	Below-Grade Communal Parking Structure	Any below-grade communal parking structure shall provide a minimum rear yard setback of 0.3 metres, and a minimum side yard setback of 1.3 metres.
	(k)	All other provisions of the Residential Multiple "RM6" Zone shall continue to apply.	

R4-589 (09-162) Notwithstanding the provisions of Paragraphs (a), (b), (c), (d), (e), and (f) of Subsection 12.2 "Regulations" of Section 12: Residential "R4" Zone, Schedule "C", and the Provisions of Section 7.12, "Yard Encroachments", and Section 7.13, "Special Setbacks", the following special provisions shall apply to the lands zoned "R4-589":

Regulations:

	(a)	Minimum Lot Area	280 square metres, except on a corner lot the minimum lot area shall be 320 square metres.
	(b)	Minimum Lot Frontage	10.9 metres, except on a corner lot the minimum lot frontage shall be 12.7 metres.
	(c)	Maximum Lot Coverage	55 percent.
	(d)	Minimum Front Yard	3.0 metres to the dwelling and 5.8 metres to an attached garage shall be provided. For attached staggered double car

garages on a lot having a minimum frontage of 10.9 metres, one attached garage shall have a minimum front yard of 2.5 metres and the other shall have a minimum front yard of 5.8 metres.

(e)	Minimum Side Yard	1.2 metres, except 0.6 metres on the side with an attached garage and on a comer lot the minimum side yard abutting a street shall be 3.0 metres.
(f)	Minimum Rear Yard	7.0 metres.

(g) An unenclosed porch is permitted to encroach 2.0 metres into a required front yard and 2.0 metres into a required flankage yard, and the steps of a porch are permitted to encroach 0.6 metres in addition to the porch encroachment.

(h) A chimney, belt courses, sills, cornices, chimney breasts, decorative brick facing, pilasters, alcoves, windows, fireplaces, or other architectural features, with or without foundations, are permitted to encroach 0.6 metres into a required yard, to a maximum of half the required yard.

(i) Bay windows and other types of windows, with or without foundations, are permitted to encroach 2.0 metres into a required front, exterior side, or rear yard.

(j) Balconies are permitted to encroach 2.0 metres into a required front, exterior side, or rear yard.

R4-590 (09-162) Notwithstanding the provisions of Paragraphs (a), (b), (c), (d), (e), and (f) of Subsection 12.2 "Regulations" of Section 12: Residential "R4" Zone, Schedule "C", and the Provisions of Section 7.12, "Yard Encroachments",and Section 7.13, "Special Setbacks", the following special provisions shall apply to the lands zoned "R4-590":

Regulations:

All special regulations of the Residential "R4-589" Zone shall apply except that:

(a) For a lot abutting 20 Roelfson Drive to the east, a minimum lot frontage of 13.7 metres, a minimum front yard setback of 5 metres and 5.8 metres to an attached garage, and a minimum westerly side yard setback of 1.2 metres shall be provided.

(b) For a lot abutting a lot for which the special exemption in Subsection

(a), above would apply, a minimum front yard setback of 4 metres and 5.8 metres to an attached garage shall be provided.

(c) Except as provided for in Subsection (a) above, a minimum lot frontage of 13.1 metres shall be provided.

R4-591 (09-162) That notwithstanding the provisions of Paragraphs (d) of Subsection 12.2 "Regulations" of Section 12: Residential "R4" Zone and Schedule "C", the following special provision shall apply to the lands zoned "R4-591":

(a)	Minimum Front Yard	1 0.0 metres.

R4-592 (09-162) Notwithstanding the provisions of Paragraphs (a), (b), (c), (d), (e), and (f) of Subsection 12.2 "Regulations" of Section 12: Residential "R4" Zone, Schedule "C", and the Provisions of Section 7.12, "Yard Encroachments", and Section 7.13, "Special Setbacks", the following special provisions shall apply to the lands zoned "R4-592":

Regulations:

(a)	Minimum Lot Area	230 square metres, except on a corner lot the minimum lot area shall be 270 square metres.
(b)	Minimum Lot Frontage	9.0 metres, except on a corner lot the minimum lot frontage shall be 10.8 metres, provided that a maximum of 68 lots with a frontage of less than 10.5m shall be permitted.
(c)	Maximum Lot Coverage	55 percent.
(d)	Minimum Front Yard	3.0 metres to the dwelling and 5.8 metres to an attached garage shall be provided. For attached staggered double car garages on a lot having a minimum frontage of 10.9 metres one attached garage shall have a minimum front yard of 2.5 metres and the other attached garage shall have a minimum front yard of 5.8m.
(e)	Minimum Side Yard	1.2 metres, except 0.6 metres on the side with an attached garage, and on a comer lot the minimum side yard abutting a street shall be 3.0 metres.

	(f)	Minimum Rear Yard	7.0 metres.
	(g)	Minimum Landscaping	30 percent of the front yard (except on a comer lot)

(h) An unenclosed porch is permitted to encroach 2.0 metres into a required front yard and 2.0 metres into a required flankage yard, and the steps of a porch are permitted to encroach 0.6 metres in addition to the porch encroachment.

(i) A chimney, belt courses, sills, cornices, chimney breasts, decorative brick facing, pilasters, alcoves, windows, fireplaces, or other architectural features, with or without foundations, are permitted to encroach 0.6 metres into a required yard, to a maximum of half the required yard.

(j) Bay windows and other types of windows, with or without foundations, are permitted to encroach 2.0 metres into a required front, exterior side, or rear yard.

(k) Balconies are permitted to encroach 2.0 metres into a required front, exterior side, or rear yard.

RM2-593 (09-162)

That notwithstanding the provisions of Subsection 15.1, and Paragraphs (a), (b), (c), (d), (e), (f), (g), and (h) of Subsection 15.2 "Regulations" of Section 15: Residential Multiple "RM2" Zone, Schedule "C", Definitions 3.49,3.83,3.84,3.86 and 3.132, and the Provisions of Section 7.11 (a), "Maximum Building Height", Section 7.12, "Yard Encroachments", and Section 7.13, "Special Setbacks", the following special provisions shall apply to the lands zoned "RM2-593":

Regulations:

	(a)	Minimum Lot Area	136 square metres.
	(b)	Minimum Lot Frontage	5.5 metres on a condominium road.
	(c)	Minimum Lot Depth	24 metres.
	(d)	Maximum Lot Coverage	55 percent.
	(e)	Minimum Front Yard	3.0 metres and 5.8 metres from a condominium road for an attached garage.
	(f)	Minimum Side Yard	1.5 metres for a dwelling end unit not abutting a flanking street, and for

		a dwelling end unit abutting a flanking street the minimum side yard shall be 2.5 metres.
(g)	Minimum Rear Yard	7.0 metres.
(h)	Maximum Height	13 metres.
(i)	Minimum landscaping	30%.
(j)	Planting Strip	N/A.

(k) Notwithstanding any provisions or definitions to the contrary, legal frontage for a street townhouse shall be permitted on a common element condominium road.

(l) An unenclosed porch is permitted to encroach 2.0 metres into a required front yard and 2.0 metres into a required flankage yard, and the steps of a porch are permitted to encroach 0.6 metres in addition to the porch encroachment.

(m) Bay windows and other types of windows, with or without foundations, are permitted to encroach 2.0 metres into a required front, exterior side, or rear yard.

(n) Balconies are permitted to encroach 2.0 metres into a required front, exterior side, or rear yard.

All other yard encroachments are subject to Subsection 7.12 of Zoning By-law No. 87-57.

(o) A minimum of 12 visitor parking spaces or 0.23 visitor parking spaces per unit, whichever is the greater, within a condominium driveway shall be provided and maintained.

RM2-594 (09-162)

That notwithstanding the provisions of Paragraphs (a), (b), (c), (d), (e), (f), (g), (h) (i) and U) of Subsection 15.2 "Regulations" of Section 15: Residential Multiple "RM2" Zone, Schedule "C", Definitions 3.49, 3.83,3.84,3.86 and 3.132, and the Provisions of Section 7.11(a), "Maximum Building Height", Section 7.12, "Yard Encroachments", and Section 7.13, "Special Setbacks", the following special provisions shall apply to the lands zoned "RM2-594":

<u>Regulations:</u>

(a)	Minimum Lot Area	130 square metres for an interior lot and 180 metres for a flankage lot.

(b)	Minimum Lot Frontage	5.5 metres.
(c)	Minimum Lot Depth	24.0 metres.
(d)	Maximum Lot Coverage	N/A.
(e)	Minimum Front Yard	3.0 metres to the dwelling and 5.8 metres to an attached garage shall be provided.
(f)	Minimum Side Yard	1.2 metres for a dwelling end unit which does not abut a flanking street, and for a dwelling end unit abutting a flanking street the minimum side yard shall be 3.0 metres.
(g)	Minimum Rear Yard	7.0 metres.
(h)	Maximum Height	13 metres.
(i)	Minimum Landscaping	30% of the lot area.
(j)	Planting Strip	N/A.

(k) An unenclosed porch is permitted to encroach 2.0 metres into a required front yard and 2.0 metres into a required flankage yard, and the steps of a porch are permitted to encroach 0.6 metres in addition to the porch encroachment.

(l) Bay windows and other types of windows, with or without foundations, are permitted to encroach 2.0 metres into a required front, exterior side, or rear yard.

(m) Balconies are permitted to encroach 2.0 metres into a required front, exterior side, or rear yard.

All other yard encroachments are subject to Subsection 7.12 of Zoning By-law No. 87-57.

R4-595 (09-162) Notwithstanding the provisions of Paragraphs (a), (b), (c), (d), (e) and (f) of Subsection 12.2 "Regulations" of Section 12: Residential "R4" Zone, Schedule "C", and the Provisions of Section 7.12, "Yard Encroachments", and Section 7.13, "Special Setbacks", the following special provisions shall apply to the lands zoned "R4-595":

Regulations:

All special regulations of the Residential "R4-589" Zone shall apply except

that:

(a) A minimum lot frontage of 13.1 metres shall be provided and maintained.

RM4-596 (09-249) Notwithstanding the provisions of Subsection 3.79 and 3.82 "Definitions", Subsection 17.1 "Permitted Uses" and Subsection 17.2 "Regulations" of Zoning By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "RM4-596":

Definitions:

"Lot Frontage"

Shall mean the length of a straight line connecting the side lot lines measured from points located 7.5 metres from the intersection of the side and front lot lines.

"Lot Line, Front"

Shall mean any lot line(s) along Stonehenge Drive.

Permitted Uses:

Block townhouse dwellings and uses, buildings and structures accessory thereto; and,

Street townhouse dwellings and uses, buildings and structures accessory thereto as permitted under the Residential Multiple "RM2-518" Zone of this By-law.

Development Regulations:

(b)	Maximum Density	29 units per hectare (u.p.h.).
(e)	Maximum Lot Coverage	40%.
(f)	Minimum Front Yard	6.0 metres.
(i)	Minimum Landscaping	40% (including required privacy area).
(j)	Planting Strip	A planting strip of a minimum 2.25 metres in width or a combination of a 1.83 high metre privacy fence, with a minimum 1.5 metre wide planting strip, shall be provided and maintained along any lot line abutting a parking area.

	(q)	Access	Separate access for individual dwellings onto the extension of Stonehenge Drive shall be prohibited.

(r) Any applicable distance as specified in Schedule "C" – Setback Standards, to the Town of Ancaster By-law 87-57 shall not apply.

All other provisions of the Residential Multiple "RM4" Zone shall continue to apply.

R4-597 (09-249) Notwithstanding the provisions of Subsection 7.12 "Yard Encroachments" and Subsection 12.2 "Regulations" of Zoning By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "R4-597":

Development Regulations:

	(a)	Minimum Lot Area	390m^2, except on a corner lot the minimum lot area shall be 480m^2.
	(c)	Maximum Lot Coverage:	45%.
	(d)	Minimum Front Yard	3.0 metres to the dwelling and 6.0 metres to a garage.
	(e)	Minimum Side Yard	1.2m except: (ii) on a corner lot, the minimum side yard abutting a street shall be 2.4 metres.

(j) Any applicable distance, as specified in Schedule "C" " – Setback Standards, to the Town of Ancaster By-law 87-57 shall not apply.

In addition to the Provisions of Section 7.12, Yard Encroachments, an alcove for pantries and hutches etc., shall be permitted to project into any minimum yard a distance of not more than 0.60 metres.

All other provisions of the Residential "R4" Zone shall continue to apply.

R4-598 R4-598(H) (10-036) Notwithstanding the provisions of Subsection 12.2 "Regulations" of Zoning By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "R4-598":

Development Regulations:

(a)	Minimum Lot Frontage	12.0 metres for an interior lot. 13.0 metres for a corner lot.
(b)	Minimum Lot Area	400m^2 for an interior lot. 420m^2 for a corner lot.
(c)	Minimum Front Yard	3.0 metres to dwelling unit and 6.0 metres to an attached garage.
(d)	Minimum Exterior Side Yard	1 .2 metres.
(e)	Maximum Lot Coverage	45%.

(f) Notwithstanding anything to the contrary, the location of any buildings or structures existing as of the date of the passing of this By-law, being the 24th day of February, 2010, shall be deemed to comply with the relevant regulations of By-law 87-57.

(g) All other provisions of the Residential "R4" Zone shall continue to apply.

On those lands zoned R4-598(H) by this By-law, the (H) symbol may be removed by a further amendment to this By-law at such time as road access has been provided to Springbrook Avenue, to the satisfaction of the Manager of Engineering Design and Construction and the Director of Planning.

City Council may remove the (H) symbol, and thereby give effect to the "R4- 598" Zone, by enactment of an amending By-law once the above condition has been fulfilled.

R5-599-H (10-036)

That notwithstanding the provisions of Subsection 13.2 "Regulations" of Zoning By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "R5-599(H)":

Development Regulations:

(a)	Minimum Front Yard	3.0 metres to dwelling unit and 6. metres to an attached garage.
(b)	Minimum Exterior Side Yard	1.2 metres.
(c)	Maximum Lot	45%.

Coverage

(d) All other provisions of the Residential " R5" Zone shall continue to apply.

On those lands zoned R5-599(H) by this By-law, the (H) symbol may be removed by a further amendment to this By-law at such time as road access has been provided to Springbrook Avenue, to the satisfaction of the Manager of Engineering Design and Construction and the Director of Planning.

City Council may remove the (H) symbol, and thereby give effect to the "R5-599" Zone, by enactment of an amending By-law once the above condition has been fulfilled.

R5-600 (10-036) Notwithstanding the provisions of Subsection 3. 132 "Street" and Subsection 13.2 "Regulations" of Zoning By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "R5-600"

Development Regulations:

(a) For the purposes of this By-law, a common element condominium road shall be deemed to be a street, as defined by Subsection 3.132 "Street"

(b) Minimum Front Yard 4.5 metres to dwelling unit and 6.0 metres to an attached garage.

(c) Minimum Exterior Side Yard 1.2 metres.

(d) Maximum Lot Coverage 45%.

(e) All other provisions of the Residential "R5" Zone shall continue to apply.

R5-601 (10-285) Notwithstanding the provisions of Subsection 13.1 only single detached dwellings, uses, buildings and structures accessory thereto shall be permitted and of Paragraphs (b), (f), and (i) of Subsection 13.2 "Regulations" of Section 12: Residential "R5" Zone, Schedule "C", and the Provisions of Section 7.12, "Yard Encroachments", and Section 7.13, "Special Setbacks", the following special provisions shall apply to the lands zoned "R5-601 ":

Regulations:

(b) Minimum Lot Frontage 12 metres for a single detached dwelling.

	(f)	Minimum Rear Yard	7.5 metres, except where the rear yard abuts the Ministry of Transportation right-of-way the minimum rear yard setback for all buildings and structures shall be 14 metres in conjunction with a berm.
	(i)	Accessory Building	Except as provided in Paragraph (f) above, the provisions of Subsection 7.18 (a) shall apply.

R5-601-H (10-285) Notwithstanding the provisions of Subsection 13.1 only single detached dwellings, uses, buildings and structures accessory thereto shall be permitted and of Paragraphs (b), (f), and (i) of Subsection 13.2 "Regulations" of Section 12: Residential "R5" Zone, Schedule "C", and the Provisions of Section 7.12, "Yard Encroachments", and Section 7.13, "Special Setbacks", the following special provisions shall apply to the lands zoned "H-R5-601":

Regulations:

The provisions of the "R5-601" shall apply.

The 'H' Holding prefix shall be lifted from the "H-R5-601" Zone once the following conditions have been completed, to the satisfaction of the Director of Development Engineering:

(i) Stage 2 upgrades to Sanitary Sewer Pumping Station HC061 have been implemented;

(ii) The downstream gravity system north of Gray Court Drive has been upgraded, as per the recommendation of the Southcote Woodlands Pumping Station Design Brief, dated September, 2007;

(iii) A sanitary sewer outlet is identified, designed/constructed to service the subject lands; and,

(iv) The downstream creek restoration works have been completed in accordance with the Garner Neighbourhood Master Drainage Plan and supplementary investigation.

RM2-602 (10-285) Deleted by (12-084)

RM6-603-H (10-285) Notwithstanding the provisions of Subsection 19.1, and Paragraphs (a), (b), (c), (e), and 0) of Subsection 19.2 "Regulations" of Section 19: Residential Multiple "RM6" Zone, Schedule "C", and the Provisions of Section 7.12, "Yard Encroachments", and Section 7.13, "Special Setbacks", the following special provisions shall apply to the lands zoned "H-RM6-

603":

Regulations:

(a)	Minimum Lot Area	0.3 hectares.
(c)	Maximum Density	For the lands Zoned H-RM6-603 shall be 100 uph combined.
(d)	Minimum Lot Frontage	5 metres (flankage along proposed John Fredrick Drive).
(h)	Minimum Yard Abutting a Street	2.0 metres.
(d)	Maximum Height	10.5 metres (3 storeys).
(i)	Minimum Landscaping	30% of the Lot Area.
(j)	Planting Strip	N/A.
(m)	Setback from Detached Dwelling	N/A.
(p)	Canopies	A canopy attached to an apartment building may project not more than 1.5 metres into any minimum yard facing a street.

The 'H' Holding prefix shall be lifted from the from the "H-RM6-603" Zone once the following conditions have been completed, to the satisfaction of the Manager, Traffic Engineering, Public Works Department and the Director of Development Engineering:

(i) Stage 2 upgrades to Sanitary Sewer Pumping Station HC061 have been implemented;

(ii) The downstream gravity system north of Gray Court Drive has been upgraded, as per the recommendation of the Southcote Woodlands Pumping Station Design Brief, dated September, 2007;

(iii) A sanitary sewer outlet is identified, designed/constructed to service the subject lands, inclusive;

(iv) A road connection through Block 186 to the east, from John Frederick Drive, has been determined and deeded to the City of Hamilton; and,

(v) The downstream creek restoration works have been completed in

accordance with the Garner Neighbourhood Master Drainage Plan and supplementary investigation.

RM2-604 (10-285) Deleted by (12-084)

R4-605 (10-029) Notwithstanding the provisions of Subsections 12.2 (c), (d), and (e)(i) Regulations" of Section 12: Residential "R4" Zone, the following special provisions shall apply to lands zoned "R4-605":

Regulations:

(c)	Maximum Lot Coverage	45.0%.
(d)	Minimum Front Yard	6.0 metres.
(e)(i)	Minimum Side Yard	Where an attached garage or carport is provided, the minimum side yard on one side shall be 0.6 metres, and the other side yard shall be a minimum of 1.2 metres.

R4-606 (10-029) Notwithstanding the provisions of Subsections 12.2 (a), (b), (c), (d) and (e)(i) " Regulations" of Section 12: Residential "R4" Zone, the following special provisions shall apply to lands zoned "R4-606":

Regulations:

(a)	Minimum Lot Area	375 square metres.
(b)	Minimum Lot Frontage	11.30 metres.
(c)	Maximum Lot Coverage	45%.
(d)	Minimum Front Yard	3.0 metres to the dwelling and 6.0 metres to a garage.
(e)(i)	Minimum Side Yard	Where an attached garage or carport is provided, the minimum side yard on one side shall be 0.6 metres, and the other side yard shall be a minimum of 1.2 metres.

(f) An alcove and similar architectural feature shall be permitted to project into any minimum yard a distance of not more than 60 centimeters, except where the side yard is less than 1.2 metres wide.

All other provisions of the Residential "R4" Zone shall continue to apply.

R4-608 (10-285) Deleted by (12-084)

RM2-609-H (10-285) Notwithstanding the provisions of Subsection 15.1, and Paragraph (a), and (b) of Subsection 15.2 "Regulations" of Section 15: Residential Multiple "RM2" Zone, Schedule "C", the following special provision shall apply to the lands zoned "H-RM2 609":

Regulations:

(a)	Minimum Lot Area	1,850 square metres of total parcel area and, 213 square metres for an interior dwelling unit, and 270 square metres for all other dwelling units.
(b)	Minimum Lot Frontage	7 metres for an interior lot and 9 metres for all other lots.

The 'H' Holding prefix shall be lifted from the "H-RM2-609" Zone once the following conditions have been completed, to the satisfaction of the Director of Development Engineering:

(i) Stage 2 upgrades to Sanitary Sewer Pumping Station HC061 have been implemented;

(ii) The downstream gravity system north of Gray Court Drive has been upgraded, as per the recommendation of the South cote Woodlands Pumping Station Design Brief, dated September, 2007;

(iii) A sanitary sewer outlet is identified, designed/constructed to service the subject lands; and,

(iv) The downstream creek restoration works have been completed in accordance with the Garner Neighbourhood Master Drainage Plan and supplementary investigation.

C3-610-H (10-285) Notwithstanding the provisions of Subsection 22.1 "Permitted Uses", and Paragraphs (a), (b), (c), (e), and 0) of Subsection 22.2 "Regulations" of Section 22: General Commercial "C3" Zone, Schedule "C", and the Provisions of Section 7.12, "Yard Encroachments", and Section 7.13, "Special Setbacks", the following special provisions shall apply to the lands zoned "H-C3-610":

Permitted Uses:

Only the following uses shall be permitted in the "C3-610" Zone:

(a) Bank and Financial Institutions;
Business and Professional Offices;
Dry Cleaning Depot;
Home Business;
Laboratory;
Medical Offices;
Medical Clinics;
Personal Service Shops;
Restaurants, including a drive thru;
Retail stores; and,
A maximum of 94 Apartment Dwelling Units.

Regulations:

(a) Commercial uses shall only be permitted in conjunction with residential units above the ground floor.

(b)	Maximum Yard Abutting a Street	2.0 metres.
(c)	Minimum Rear Yard	6.0 metres.
(d)	Minimum Side Yard	3.0 metres.
(e)	Maximum Building Height	10.5 metres (3 storeys).
(f)	Visual Buffer	Shall be required only in the form of a board-on-board fence in conjunction with a 2.0 metre planting strip, along any lot line abutting a Residential Zone.
(g)	Outdoor Display for Sale and Open Storage of Goods and Materials	No outdoor storage of goods, materials, or equipment shall be permitted in any front yard or flankage yard. This shall not include the display of goods or materials for retail purposes.
(h)	Minimum Parking Requirements	In addition to the provisions of Section 7.14, the following special regulations shall also apply: The parking space size shall have a minimum width of 2.6 metres and have a minimum length of 5.5 metres.

		Visitor Parking may be shared with the commercial parking area. However, oneparking space per residential unit shall be provided, and 1 parking space per 33 square metres of non-residential GFA shall be provided. One loading space shall be required and shared for the residential and commercial uses.
(i)	Maximum Gross Floor Area for Commercial	1,200 square metres.
(j)	Minimum Landscaping Requirements	Not less than 10% of the lot area shall be landscaped area.

The 'H' Holding prefix shall be lifted from the "H-C3-610" Zone once the following conditions have been completed, to the satisfaction of the Director of Development Engineering:

(i) Stage 2 upgrades to Sanitary Sewer Pumping Station HC061 have been implemented;

(ii) The downstream gravity system north of Gray Court Drive has been upgraded, as per the recommendation of the Southcote Woodlands Pumping Station Design Brief, dated September, 2007;

(iii) A sanitary sewer outlet is identified, designed/constructed to service the subject lands, inclusive; and,

(iv) The downstream creek restoration works have been completed in accordance with the Garner Neighbourhood Master Drainage Plan and supplementary investigation.

RM6-611 (11-014) 035) Notwithstanding any provisions to the contrary of Section 19.1 Permitted Uses, and Section 19.2, Regulations, of Section 19 Residential Multiple (16- "RM6" Zone, of By-law 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "RM6-611":

(i) That in addition to Section 19.1, “Permitted Uses”, of Section 19: Residential Multiple “RM6” Zone, the following additional uses shall be permitted:

a) Multi-plex dwelling;
b) Block Townhouse(s);

c) Uses, buildings and structures accessory to a permitted use; and,
d) Private roadways including parking and landscaping.

(ii) That notwithstanding Paragraph 3.134 "Street" of Section 3, Definitions" the following definition shall apply:

3.134 "Street"

For the purposes of this Zone, the private driveway(s) or condominium road(s) are deemed to be a street(s), and parking and landscaping are permitted within the street(s).

(iii) That notwithstanding Paragraph 3.84 "Lot Line, Front"; Paragraph 3.85 "Lot Line, Side"; and Paragraph 3.86 "Lot Line, Rear", the following shall apply:

For the purposes of this Zone, the only front lot line shall be the lot line abutting Garner Road East, and the only rear lot line shall be the northerly lot line with a dimension of 12.089m and all other remaining lot lines shall be deemed to be side lot lines.

(iv) That for the purpose of regulations contained in Sections 3, 5, 6, 7, 9 and 19 of the Ancaster Zoning By-law 87-57, the boundary of Block 65 of Draft Approved Plan of Subdivision 25T-200518 "Ancaster Woodlands" or the corresponding boundaries of this block as identified on any future Registered Plan of Subdivision shall be deemed to be the lot lines for this purpose and the regulations of the "RM6-611" Zone including but not limited to lot area, lot depth, lot frontage, lot coverage, density, building setbacks, separation distances, landscaped areas, parking requirements and accessory buildings, shall be from the boundaries of Block 65 of Draft Approved Plan of Subdivision 25T-200518 "Ancaster Woodlands" or the corresponding boundaries of this block as identified on any future Registered Plan of Subdivision, and not from individual properties boundaries of dwelling units created by registration of a condominium plan or created by Part Lot Control.

(v) That in addition to the provisions of subsection 7.14, "Parking and Loading", of Section 7: General Provisions and notwithstanding Paragraph (a)(ii), (a)(iv) and (a)(xv) of subsection 7.14, "Parking and Loading", of Section 7: General Provisions and Paragraph (i) of subsection 19.2, "Regulations", of Section 19: Residential Multiple "RM6" Zone, the following special provisions shall apply to the lands zoned "RM6-611", described as 1169 Garner Road East:

Parking	A minimum of 2 parking spaces, plus 0.5 visitor parking spaces for each dwelling unit shall be provided

and maintained.

Tandem parking for parking spaces within a private garage and / or the associated driveway shall be permitted.

Where a parking area which is required to provide for more than four vehicles abuts a lot containing a dwelling comprising one or two dwelling units, a permanently maintained planting strip of a minimum width of 2.8 metres shall be provided.

(vi) That notwithstanding Paragraph (a) of Section 7.11 "Maximum Building Height"; Paragraph (c) of subsection 7.13, "Special Setbacks"; and, Paragraphs (b), (f), (g), (h), (j), (k), (l), (n) and (o) of subsection 19.2, "Regulations", of Section 19: Residential Multiple "RM6" Zone, the following special provisions shall apply to the lands zoned "RM6-611", described as 1169 Garner Road East:

(b)	Maximum Lot Area	1.7 hectares
(f)	Maximum Lot Coverage	30%
(g)	Minimum Front Yard	5.0 m
(h)	Minimum Side and Rear Yard	4.0 m for any side yard; and, 9.0 m for any rear yard.
(j)	Children's Outside Play Area	Not required.
(k)	Maximum Height	12.6 metres or 3 storeys.
(l)	Minimum Landscaping	35%
(n)	Building Separation	2.4 metres between buildings / blocks.
(o)	Accessory Buildings	The provisions of Subsection 7.18(a) shall apply.

R4-612 (11-014) Notwithstanding any provisions to the contrary of Section 12.1 Permitted Uses, and Section 12.2, Regulations, of Section 12 Residential Multiple

"RM6" Zone, of By-law 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "R4-612":

(a) Front Yard — 4.5m to a dwelling and 6m to an attached garage.

(b) All other zone provisions of Subsection 12.2, Residential "R4"Zone, and Section 7 shall apply.

RM4-613 (10-213)

Notwithstanding the provisions of Subsections 7.14 "Parking and Loading", 9.10 (a) "Decks", 17.1 "Permitted Uses" and 17.2 "Regulations" of Zoning By-law No. 87-57 (Ancaster) shall be replaced in their entirety, and the following special provisions shall apply in lieu thereof to the lands zoned "RM4-613":

Permitted Uses:

(a) Bungalow townhouse dwelling units with optional lofts.

(b) Use, buildings, and structures accessory to the uses described in the above Subsection (a).

General Provisions Pertaining to all Development:

(a) For the purpose of this By-law, the front lot line is defined along Kitty Murray Lane. The rear lot line is defined as the eastern most property line. The remaining lot lines are defined as side lot lines.

(b) Minimum Lot Area — 0.4 hectares.

(c) Minimum Lot Frontage — 20.0 metres along Kitty Murray Lane.

(d) Maximum Density — 27 units per hectare.

(e) Maximum Lot Coverage — 40 percent

(f) Minimum Landscaping — 35% of total lot area (including required privacy areas).

(g) Minimum Common Element Landscaped Area — 7.0m2/unit.

Fencing — Privacy fencing is to be provided around the exterior property boundary except along lot lines abutting road frontages where

perimeter screening will be permitted to consist of a combination of fencing and/or landscaping.

(h) Minimum Parking Spaces — 2 spaces per dwelling unit, plus 0.3 spaces per dwelling for visitors.

(i) Minimum Parking Size — 2.6 metres in width by 5.5 metres in Space length.

(j) Parking areas shall be a minimum of 1.8 metres from a street line.

(k) Where a visitor parking area abuts a public street or a lot containing a dwelling unit, a permanently maintained 1.0 metre wide landscaping strip shall be required.

Regulations for Residential Dwelling Units:

(a) Maximum Height — 1.5 storeys, and shall not exceed 9.0 metres.

(b) Minimum Setbacks from Perimeter Lot Line:

(i)	To the rear wall of a dwelling	6.0 metres
(ii)	To the end wall of a dwelling	4.0 metres
(iii)	To the front wall of a dwelling	6.0 metres

(c) Minimum Distance Between Dwelling Units:

(i)	Front wall to front wall	17.0 metres
(ii)	Rear wall to rear wall	13.5 metres
(iii)	Side wall to side wall	3.0 metres
(iv)	Front wall to rear wall	19.5 metres
(v)	Side wall to front wall	15.0 metres
(vi)	Side wall to rear wall	10.5 metres

(d) Minimum Setback from Internal Roadway — Private 3.5 metres to dwelling unit and 6.0 metres to an attached garage.

(e) Minimum Privacy Area — 25.0m2 per dwelling unit.

	(f)	Unit Placement	No more than 8 dwelling units shall be attached in a continuous row.
	(g)	Accessory Buildings	The provisions of Subsection 7.18(a) shall apply, except that an above grade communal parking structure or building shall be deemed a principal building.

(h) Decks shall be permitted in any unit privacy area to a maximum of 3.5 metres from the rear wall.

1-614 (10-213) Notwithstanding the provisions of Subsections 30.1 and 30.2(h) of Zoning Bylaw No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "1-614":

Permitted Uses:

(a) Uses permitted in Section 30.1.

(b) One dwelling unit.

RM2-615 (10-303) Notwithstanding any provisions to the contrary of Section 15.2, Regulations of Section 15: Residential Multiple "RM2" Zone and Section 9, General Provisions for Residential Zones of By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "RM2-615".

Zone Provisions:

	(a)	Minimum Lot Area	165 square metres per dwelling unit. Notwithstanding Section 15.2.a), the Total parcel area per dwelling shall not apply.
	(b)	Minimum Lot Frontage	6.0 metres per dwelling unit, except, 6.7 metres for an end dwelling unit which does not abut a flanking street; and, 8.4 metres for an end dwelling unit which abuts a flanking street. Notwithstanding Section 15.2b), the minimum Total Parcel Frontage per dwelling unit provision shall not apply.
	(c)	Maximum Lot Coverage	45% for a 1-storey dwelling unit and 42.5% for a 2-storey dwelling unit.
	(d)	Minimum Front Yard	4.5 metres to a dwelling, except 6.0 metres to an attached garage. Notwithstanding Section 15.2(e), Schedule "C" requirements shall not apply.

	(e)	Minimum Side Yard	1.2 metres for a dwelling end unit that abuts a dwelling end unit in which there are no habitable room windows; and, 2.1 metres for a dwelling unit abutting a flankage yard.
	(f)	Yard Encroachments	1.5 metres for an enclosed porch or open stairways that project into any minimum front or rear yard and into any minimum side yard not more than 45 centimetres.
	(g)	Dwelling Unit Placement	(i) Not more than 10 units shall be attached in a continuous row. (ii) Section 15.2(k)(ii) shall apply.
	(h)	Minimum Landscaping	Section 15.2 (i) shall not apply, however, the minimum landscaped area for the front yard shall be 40%.
	(i)	Driveways	The minimum driveway width shall be 2.7m, and the maximum driveway width shall be 3.0m.

(j) All other zone provisions of Subsection 15.2, Residential Multiple "RM2" Zone, and Section 9 shall apply.

RM2-616 (10-303)

Notwithstanding any provisions to the contrary of Section 15.1, Permitted Uses and Section 15.2, Regulations of Section 15: Residential Multiple "RM2" Zone and Section 9, General Provisions for Residential Zones of By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "RM2-616".

Permitted Uses:

Street townhouse dwellings along a condominium "Window" road and uses, buildings, and structures accessory thereto.

Zone Provisions:

	(a)	Minimum Lot Area	187 square metres per dwelling unit. Notwithstanding Section 15.2.a), the Total Parcel area per Dwelling shall not apply.
	(b)	Minimum Lot Frontage	6.0 metres per dwelling unit, except 6.7 metres for an end dwelling unit which does not abut a flanking street.

		8.25 metres for an end dwelling unit which abuts Robertson Road. 8.4 metres for an end dwelling unit which abuts Raymond Road. Notwithstanding Section 15.2b), the minimum Total Parcel Frontage per dwelling unit provision shall not apply.
(c)	Maximum Lot Coverage	45% for a dwelling unit.
(d)	Minimum Front Yard	4.5 metres to a dwelling, except 6 metres to an attached garage. Notwithstanding Section 15.2(e), Schedule "C" requirements shall not apply.
(e)	Minimum Side Yard	1.15 metres for a dwelling end unit that abuts a dwelling end unit in which there are no habitable room windows; 2.7 metres for a dwelling unit with a flankage yard abutting Robertson Road; and, 3.0 metres for a dwelling unit with a flankage yard abutting Raymond Road.
(f)	Yard Encroachments	1.5 metres for an enclosed porch or open stairways that project into any minimum front or rear yard and into any minimum side yard not more than 45 centimetres.
(g)	Dwelling Unit Placement	(i) Not more than 8 units shall be attached in a continuous row. (ii) Section 15.2(k)(ii) shall apply.
(h)	Minimum Landscaping	Section 15.2 (i) shall not apply, however, the minimum landscaped area for the front yard shall be 40%.
(i)	Window Road	A minimum 6 metre wide interior road shall be provided along the frontage of the townhouse block to provide driveway access to the individual dwelling units.

		For the purposes of this by-law, the window road shall be used to determine minimum lot frontage, setbacks and lot area requirements for dwelling lots.
(j)	Landscaping Strip	A minimum 3 metre wide landscaping strip shall be provided in conjunction with window roads that are required along Garner Road East and Raymond Road.
(k)	Site Plan Approval	All street townhouses to be developed along a window road shall be subject to Site Plan Approval.
(l)	Driveways	The minimum driveway width shall be 2.7m and the maximum driveway width shall be 3.0m.

(m) All other zone provisions of Subsection 15.2, Residential Multiple "RM2" Zone and Section 9, General Provisions for Residential Zones shall apply.

RM2-617 (10-303) Notwithstanding any provisions of Section 15.2, Regulations of Section 15: Residential Multiple "RM2" Zone and Section 9, General Provisions for Residential Zones of By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "RM2-617".

Permitted Uses:

In accordance with Subsection 15.1

Zone Provisions:

(a) In accordance with the provisions of the Residential Multiple "RM2-616" Zone, with the following exceptions:

(b)	Minimum Lot Frontage	8.5 metres for an end dwelling unit abutting a Neighbourhood Park "P1" Zone or a Residential "R5" Zone.
(c)	Minimum Side Yard	3.0 metres for an end dwelling unit abutting a Neighbourhood Park "P1" Zone or a Residential "R5" Zone.

R5-618 (10-303) Notwithstanding any provisions to the contrary of Section 13.1, Permitted Uses, and Section 13.2, Regulations of Section 13: Residential "R5" Zone and Section 9, General Provisions for Residential Zones of By-law No. 87-

57 (Ancaster), the following special provisions shall apply to the lands zoned "R5-618".

Permitted Uses:

Only semi-detached dwellings and uses, buildings, and structures accessory thereto.

Zone Provisions:

(a)	Minimum Lot Area	201 square metres per unit and 308 square metres or corner lots.
(b)	Minimum Lot Frontage	6.7 metres for internal units and 8.5 metres for flankage units.
(c)	Maximum Lot Coverage	45% for 1-storey units and 42.5% for 2-storey units.
(d)	Minimum Front Yard	4.5m to a dwelling and 6.0 metres to an attached garage.
(e)	Minimum Side Yard	In accordance with Section 13, except 3.0 metres for a flankage yard.

(f) All other zone provisions of Subsection 13.2, Residential "R5" Zone, and Section 9, General Provisions for Residential Zones shall apply.

R4-619-H (10-199) That notwithstanding the provisions of paragraphs (a), (c), (d), and (e)(ii) of Subsections 12.2 "Regulations" of Section 12: Residential "R4" Zone, the provisions of the Residential "R4-548" Zone, Modified, shall apply.

(13-297) (18-224) Removal of Holding Provision:

That the 'H' symbol shall only be removed conditional upon:

(i) That the construction of the sanitary and storm sewers, curbs, and gutters on Springbrook Avenue have been completed, and that all matters, financial and otherwise, have been addressed, to the satisfaction of the Director of Development Engineering.

R4-621 (10-285) Deleted by (12-084)

R5-622-H Notwithstanding the provisions of Subsection 13.1 only single detached

(10-285) dwellings, uses, buildings and structures accessory thereto shall be permitted and Paragraphs (b) (f), and (i) of Subsection 13.2 "Regulations" of Section 12: Residential "R5" Zone, Schedule "C", and the Provisions of Section 7.12, "Yard Encroachments", and Section 7.13, "Special Setbacks", the following special provisions shall apply to the lands zoned "H-R5- 622":

Regulations:

The provisions of the "R5-601" shall apply.

The 'H' Holding prefix shall be lifted from the "H-R5-601" Zone once the following conditions have been completed, to the satisfaction of the Director of Development Engineering:

(i) Stage 2 upgrades to Sanitary Sewer Pumping Station HC061 have been implemented;

(ii) The downstream gravity system north of Gray Court Drive has been upgraded, as per the recommendation of the Southcote Woodlands Pumping Station Design Brief, dated September, 2007;

(iii) A sanitary sewer outlet is identified, designed/constructed to service the subject lands; and,

(iv) The downstream creek restoration works have been completed in accordance with the Garner Neighbourhood Master Drainage Plan and supplementary investigation.

R4-623 (11-118) That notwithstanding the provisions of Paragraphs (b), (c), (d) (e), and (f) of Subsection 12.2 "Regulations" of Section 12: Residential "R4" Zone, Schedule "C", and the Provisions of Section 7.12: "Yard Encroachments", and Section 7.13: "Special Setbacks", the following special provisions shall apply to the lands zoned "R4-623":

Regulations:

(b)	Minimum Lot Frontage	15.0 metres, except 17m on a corner lot.
(c)	Maximum Lot Coverage	45 percent.
(d)	Minimum Front Yard	7.5 metres, except 9.0m to the front of the garage.
(e)	Minimum Side Yard	1.2 metres, except 0.6 metres on the side with an attached garage, and on a corner lot the minimum side yard abutting a street

		shall be 3.0 metres; subject to a maintenance easement for any minimum side yard that is less than 1.2m, with said maintenance easement permitting encroachment for maintenance purposes only, for no more than 0.6 metres into the side yard of the lot adjacent the yard with a side yard setback less than 1.2m.
(f)	Minimum Rear Yard	7.0 metres.
(g)	Parking	Each Dwelling unit shall provide and maintain a minimum of four (4) parking spaces on site, two (2) of which may be in a tandem parking arrangement.

(h) An unenclosed porch is permitted to encroach 2.0 metres into a required front yard and 2.0 metres into a required flankage yard, and the steps of a porch are permitted to encroach 0.6 metres in addition to the porch encroachment. Notwithstanding this provision, no encroachment shall be permitted within 0.6m of a side lot line.

(i) A chimney, belt courses, sills, cornices, chimney breasts, decorative brick facing, pilasters, alcoves, windows, fireplaces, or other architectural features, with or without foundations, are permitted to encroach 0.6 metres into a required yard, to a maximum of half the required yard. Notwithstanding this provision, no encroachment shall be permitted within 0.6m of a side lot line.

(j) Bay windows and other types of windows, with or without foundations, are permitted to encroach 1.0 metre into a required front, exterior side, or rear yard. Notwithstanding this provision, no encroachment shall be permitted within 0.6m of a side lot line.

(k) Balconies are permitted to encroach 2.0 metres into a required front, exterior side, or rear yard. Notwithstanding this provision, no encroachment shall be permitted within 0.6m of a side lot line.

(l) All other yard encroachments are subject to Subsection 7.12 of Zoning By-law No. 87-57.

(m) Notwithstanding the above, sufficient maneuvering area consisting of a hammerhead turnaround shall be provided and maintained upon each lot, and shall not be considered within the required parking regulation.

(n) A minimum 1.0m landscaped area Shall be provided and maintained between the maneuvering area and the front lot line.

R5-624 (11-118) That notwithstanding the provisions of Paragraphs (a), (b), (c), (d), and (e) of Subsection 13.2 "Regulations" of Section 13: Residential "R5" Zone, Schedule "C", and the Provisions of Section 7.12: "Yard Encroachments", and Section 7.13: "Special Setbacks", the following special provisions shall apply to the lands zoned "R5-624":

Regulations:

(a)	Minimum Lot Area	275 square metres, except on a corner lot the minimum lot area shall be 340 square metres.
(b)	Minimum Lot Frontage	10.9 metres, except on a corner lot the minimum lot frontage shall be 13.0 metres.
(c)	Maximum Lot Coverage	55 percent.
(d)	Minimum Front Yard	3.0 metres to the dwelling and 6.0 metres to an attached garage shall be provided.
(e)	Minimum Side Yard	1.2 metres, except 0.6 metres on the side with an attached garage, and on a corner lot the minimum side yard abutting a street shall be 3.0 metres; subject to a maintenance easement for any minimum side yard that is less than 1.2m with said maintenance easement permitting encroachment for maintenance purposes only, for no more than 0.6 metres into the side yard of the lot adjacent the yard with a side yard setback less than 1.2m.

(f) An unenclosed porch is permitted to encroach 2.0 metres into a required front yard and 2.0 metres into a required flankage yard, and the steps of a porch are permitted to encroach 0.6 metres in addition to the porch encroachment. Notwithstanding this provision, no encroachment shall be permitted within 0.6m of a side lot line.

(g) A chimney, belt courses, sills, cornices, chimney breasts, decorative brick facing, pilasters, alcoves, windows, fireplaces, or other architectural features, with or without foundations, are permitted to encroach 0.6 metres into a required yard, to a maximum of half the required yard. Notwithstanding this provision, no encroachment shall be permitted within 0.6m of a side lot line.

(h) Bay windows and other types of windows, with or without foundations, are permitted to encroach 1.0 metre into a required front,

exterior side, or rear yard. Notwithstanding this provision, no encroachment shall be permitted within 0.6m of a side lot line.

(i) Balconies are permitted to encroach 2.0 metres into a required front, exterior side, or rear yard. Notwithstanding this provision, no encroachment shall be permitted within 0.6m of a side lot line.

(j) All other yard encroachments are subject to Subsection 7.12 of Zoning By-law No. 87-57.

R3-626 (11-024) Notwithstanding any provisions to the contrary of Section 11.3.2, Regulations of Section 11.3: Residential "R3" Zone and Section 9, General Provisions for Residential Zones of By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "R3-626".

(a)	Minimum Lot Area	580 square metres, except on a comer lot the minimum lot area shall be 700 square metres.
(b)	Minimum Lot Frontage	14.5 metres per dwelling unit, except, on a corner lot the minimum lot frontage shall be 17.5 metres.
(c)	Maximum Lot Coverage	45% for a 1-storey dwelling unit and 42.5% for a 2-storey dwelling unit.
(d)	Minimum Front Yard	4.5 metres to a dwelling, except 6.0 metres to an attached garage. Notwithstanding Section 15.2(e), Schedule "C" requirements shall not apply.
(e)	Minimum Side Yard	1.2 metres, except, 2.4 metres for an exterior side yard.
(f)	Yard Encroachments	1.5 metres for an enclosed porch or open stairways that project into any minimum front or rear yard, and into any minimum side yard not more than 45 centimetres.

(g) All other zone provisions of Subsection 11.3, Residential "R3" Zone, and Section 9 General Provisions for Residential Zones shall apply.

R3-627 (11-024) Notwithstanding any provisions to the contrary of Section 11.3.2, Regulations of Section 1I .3 : Residential "R3" Zone and Section 9, General Provisions for Residential Zones of By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "R3-627".

Development Regulations:

(a)	Minimum Side Yard	1.2m on one side, 2.5 metres on the other side and a minimum separation between dwellings of 3.7m.
(b)	Accessory Buildings	The provisions of Section 7.18(a) shall apply, except that accessory buildings shall be setback a minimum of 2.5m from the base of a retaining wall.
(c)	In-Ground Swimming Pools	The provisions of Section 7.16(c) shall apply, except that an in-ground swimming pool shall be setback a minimum of 2.5m from the base of a retaining wall.
(d)	Decks	The provisions of Section 9.10 shall apply, except that decks shall be setback a minimum of 2.5m from the base of a retaining wall.

(e) All other zone provisions of the "R3-626" Zone and Section 9 General Provisions for Residential Zones shall apply.

R3-628 (11-024) Notwithstanding any provisions to the contrary of Section 1 1.3.2, Regulations of Section 11.3: Residential "R3" Zone and Section 9, General Provisions for Residential Zones of By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "R3-628".

Permitted Uses:

(a) Subsection 1 1.3.1 shall apply.

(b) A single detached dwelling existing the date of passing of the By-law shall also be permitted, being the 5th day of January, 2011.

Development Regulations:

(a)	Minimum Lot Area	560 square metres, except on a corner lot the minimum lot area shall be 610 square metres.
(b)	Minimum Lot Frontage	16 metres along a condominium road, except 18.0 metres for a comer lot fronting, onto a condominium road or public highway.

	(c)	Maximum Coverage	45% for a 1 -storey dwelling unit and 42.5% for a 2- storey dwelling unit.
	(d)	Minimum Setback	4.5 metres to a dwelling, Road except 6 from a Condominium metres to an attached garage from a condominium road
	(e)	Minimum Side Yard	1.2 metres
	(f)	Condominium Road	A minimum 9 metre wide interior road shall be provided for driveway access to the individual dwelling units. For the purposes of this bylaw, the condominium road shall be deemed to be a street and shall be used to, determine minimum. Lot frontage, and setback requirements for dwelling lots.
	(g)	Minimum Landscaping	45%
	(h)	Parking	2.0 spaces per dwelling unit
	(i)	Visitors Parking	0.5 spaces per unit, which shall be permitted on one side of a condominium road, and/or within a designated parking area.
	(j)	Minimum Parking Stall Dimensions	2.6m X 5.5m within a for Visitors Parking designated parking area 2.5m X 6.5m for parallel parking along a condominium road

(k) The provisions of Section 11.3.2 shall not apply to a single detached dwelling existing at the date of passing of the By-law being the 5th day of January, 2011.

(l) All other zone provisions of Subsection 11.3, Residential "R3" Zone and Section 9, General Provisions for Residential Zones shall apply.

R3-628-H (11-024) Notwithstanding any provisions to the contrary of Section 11.3.2, Regulations of Section 11.3: Residential "R3(H)" Holding Zone and Section 9, General Provisions for Residential Zones of By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "H-R3-628":

(15-164) Removal of Holding Provision:

(a) The 'H' Holding prefix shall be lifted from the "H-R3-628" Zone once the following conditions have been completed, to the

satisfaction of the Director of Planning:

i) The subject lands have been assembled with the adjacent lands to allow for the creation of appropriately-sized future residential lots; and,

ii) The adjacent lands for purposes of land assembly have received final zoning approval to permit single detached dwellings in accordance with the "R3-628" Zone.

R3-629 (11-024) Notwithstanding any provisions to the contrary of Section 11.3.2, Regulations of Section 11.3: Residential "R3 Zone and Section 9, General Provisions for Residential Zones of By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "R3-629".

Development Regulations:

(a)	Minimum Side Yards	1.2m on one side, 2.5 metres on the other side and a minimum separation between dwellings of 3.7m.
(b)	Accessory Buildings	The provisions of Section 7.18(a) shall apply, except that accessory buildings shall be setback a minimum of 2.5m from the base of a retaining wall contiguous to a rear lot line.
(c)	In-Ground Swimming Pools	The provisions of Section 7.16(c) shall apply, except that an in-ground swimming pool shall be setback a minimum of 2.5m from the base of a retaining wall contiguous to a rear lot line.
(d)	Decks	The provisions of Section 9.10 shall apply, except that decks shall be setback a minimum of 2.5m from the base of a retaining wall contiguous to a rear lot line.

(e) All other zone provisions of the "R3-628" Zone and Section 9, General Provisions for Residential Zones shall apply.

C1-631 (12-030) Notwithstanding any provisions to the contrary of Section 22.1, Table 1 Permitted Uses, and Section 22.2, Table 2 Regulations of Neighbourhood Commercial "C1" Zone, of By-law 87-57 (Ancaster), the following permitted uses and special provisions shall apply to the lands zoned "C1-631" Zone:

Permitted Uses:

The following additional use shall be permitted:

A retail showroom for a spa and pool business with accessory offices and storage areas.

Zone Provisions:

(a)	Maximum Floor Area	610 square metres.
(b)	Accessory Buildings	Notwithstanding Table 2 of Section 22.2, accessory buildings existing on the day of passing of the By-law, being the 8th day of February, 2011, shall be permitted.

(c) All other zone provisions of Section 22 and Section 7 shall apply.

ER-632 (11-187) Notwithstanding the provisions of Section 10 of the Existing Residential "ER" Zone of Zoning By-law No. 87-57 (Ancaster), the lands zoned Existing Residential "ER-632", shall be subject to the following provisions:

(a) Notwithstanding the provisions of Section 10.1: Permitted Uses of the Existing Residential "ER" Zone, the following uses shall also be permitted:

A Professional Business Office having a maximum floor area of 135 square metres in conjunction with a dwelling unit shall be permitted only within the single-detached dwelling, existing on the date of passing of this by-law, being the 7th day of July, 2011.

(b) Notwithstanding Clause (a) above, an addition having a maximum gross floor area of 8 square metres shall be permitted to existing building.

(c) Notwithstanding Sub-section 7.14(a)(xv) of the General Provisions Section, a planting strip having a minimum width of 1.5 metres along the westerly side lot line and 2.0 metres along the rear lot line shall be provided and maintained abutting the parking area.

(d) A visual barrier measuring 1.8 metres in height shall be provided and maintained along the side and rear lot lines, and shall be permitted within a planting strip.

C1-636-H (12-030) Notwithstanding any provisions to the contrary of Section 22.1, Table 1 Permitted Uses, and Section 22.2, Table 2 Regulations of Neighbourhood Commercial "C1" Zone, of By-law 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "H-C1-636" Holding Zone:

(a)	Permitted Uses	Until the Holding Provision 'H' is removed, the "H-C1-636" Zone shall only be used for an access driveway, landscaping, and private sanitary system in association with a pool and spa business located at 591 Garner Road East.

The 'H' Holding prefix shall be lifted from the "H-Cl-636" Zone once the following conditions have been completed, to the satisfaction of the Director of Planning:

(i) The assembly of 581, 587, and 591 Garner Road Eas incorporating all of the affected parcels; and,

(ii) Site Plan approval for 581, 587, and 591 Garner Road East has occurred on the assembled parcels for comprehensive development and access driveways onto Garner Road East are minimized and properly sited.

City Council may remove the (H) symbol, and thereby give effect to the "C1-636" Zone, by enactment of an amending By-law once the above conditions have been fulfilled.

R4-637 (11-240)

That notwithstanding the provisions of Sub-Section 12.1 "Permitted Uses" and Paragraphs (a), (c), (d), and (e), of Sub-section 12.2 "Regulations" of Section 12: Residential "R4" Zone, Schedule "C", and Section 3: Definitions 3.73 and 3.75, the following special provisions shall apply to the lands zoned "R4-637":

Permitted uses:

A maximum of eight detached dwelling units and uses, buildings and structures accessory thereto.

(a)	Minimum Lot Area	400 square metres, except on a corner lot the minimum area shall be 475 square metres.
(b)	Maximum Lot Coverage	48 percent.
(c)	Minimum Front Yard	4.5 metres to the front of the dwelling and 6.0 metres to the front of the garage.
(d)	Minimum Side Yard	1.2 metres, except 4.5 metres on a corner lot.
(e)	Planting Strip	A minimum 3.0 metre wide Planting Strip shall be provided and maintained along

Wilson Street West (excluding the Condominium Road).

Definitions:

Notwithstanding Section 3.0, the following provisions apply:

(a) "Lot Frontage" - for the purposes of determining setbacks and frontage the Condominium (private) Road shall be deemed as frontage.

(b) "Corner Lot" shall be deemed as those lots immediately situated at the intersection of Wilson Street West and the Condominium Road.

Notwithstanding Section 7.0 - General Provisions, the following provisions apply:

(a) A Draft Plan of Condominium shall be considered a Draft Plan of Subdivision for the purpose of Model Homes, as per Sub-section 7.27.

R3-639 (12-037) That notwithstanding the provisions of Section 11 Residential "R3" Zone and 7.14 of Section 7: General Provisions, the following special provisions shall apply to the lands zoned "R3-639", described as 114 Wilson Street West:

1.0 Permitted Uses:

Notwithstanding Section 11.3.1, a Professional Business Office shall be permitted only within the building existing on the date of the passing of this By-law, being the 22nd day of February, 2012.

2.0 Regulations:

Notwithstanding Sections 11.1.2 and 7.14, the following provisions apply:

(a)	Minimum Loading Spaces:	No loading spaces shall be required.

R1-640 (12-098) That notwithstanding the provisions of Section 11 Residential "RI" Zone, the following special provisions shall apply to the lands zoned "R1-640":

Regulations:

Notwithstanding Sections 11.1.2(d) and (e), the following provisions apply:

(a) Minimum Front Yard 11.3 metres.

(b) Minimum Side Yard (northerly) 2.3 metres.

(c) No vehicular access to Garner Road West shall be permitted.

R1-641 (12-098) That notwithstanding the provisions of Section 11 Residential "RI" Zone, the following special provisions shall apply to the lands zoned "R3-641":

Regulations:

Notwithstanding Sections 11.1.2(d) and (e), and 7.13, the following provisions apply:

(a) Minimum Front Yard 6.0 metres.

(b) Minimum Side Yard (easterly) 6.5 metres.

(c) Minimum Side Yard (westerly) 11 metres.

(d) That Section 7.13(c) does not apply.

R4-642 (12-084) That notwithstanding the provisions of Paragraphs (a), (b), (c), (d), (e), and (f) of Sub-section 12.2 "Regulations" of Section 12: Residential "R4" Zone, Schedule "C", the provisions of Paragraphs (a) and (d) of Sub-section 7.12 "Yard Encroachments", and the provisions of Paragraphs 3.83 and 3.84 of Section 3: "Definitions", the following special provisions shall apply to the lands zoned "R4-642":

Development Regulations:

(a) Minimum Lot Area — 380 square metres, except for a corner lot the minimum lot area shall be 400 square metres.

(b) Minimum Lot Frontage — 12 metres, except for a corner lot the minimum lot frontage shall be 13.8 metres.

(c) Maximum Lot Coverage — N/A.

(d) Minimum Front Yard — 4.5 metres to a dwelling unit and 6.0 metres to an attached garage.

(e) Minimum Side Yard — 1.2 metres, except on a corner lot the

		minimum side yard abutting a street shall be 3.0 metres.
(f)	Maximum Exterior Side Yard Encroachment of an Unenclosed Porch	1.5 metres.
(g)	Maximum Front Yard Exterior Side Yard, and Rear Yard Encroachment of a Bay Window	0.9 metres.

(h) Rear lot line shall mean the lot line opposite to, and furthest from, the front lot line.

(i) Side lot line shall mean a lot line other than the front lot line or rear lot line.

(j) All other provisions of the Residential "R4" Zone apply.

R4-643 (12-084) That notwithstanding the provisions of Paragraphs (c), (d), (e), and (f) of Sub-section 12.2 "Regulations" of Section 12: Residential "R4" Zone, Schedule "C", and the provisions of Paragraphs (a) and (d) Sub-section 7.12 "Yard Encroachments", the following special provisions shall apply to the lands zoned "R4-643":

Development Regulations:

(a)	Maximum Lot Coverage	N/A.
(b)	Minimum Front Yard	4.5 metres to a dwelling unit and 6.0 metres to an attached garage.
(c)	Minimum Side Yard	1.2 metres, except on a corner lot the minimum side yard abutting a street shall be 3.0 metres.
(d)	Minimum Rear Yard	7.5 metres, except where the rear yard abuts the Ministry of Transportation right-of-way the minimum rear yard setback for all buildings and structures shall be 14 metres in conjunction with a berm.
(e)	Maximum Front Yard and Rear Yard	0.9 metres.

		Encroachment of a Bay Window:	
	(f)	All other provisions of the Residential "R4" Zone apply.	
RM2-644 (12-084)	That notwithstanding the provisions of Paragraph (b), (d), (e), (f), (g), and (m) of Sub-section 15.2 "Regulations" of Section 15: Residential Multiple "RM2" Zone, Schedule "C", the following special provisions shall apply to the lands zoned "RM2-644":		
	Development Regulations:		
	(a)	Minimum Lot Area	1,200 square metres for total parcel area; and 240 square metres per dwelling unit.
	(b)	Minimum Lot Frontage	7.0 metres for an interior lot and 8.1 metres for all other lots.
	(c)	Maximum Lot Coverage	N/A.
	(d)	Minimum Front Yard	4.5 metres to dwelling unit and 6.0 metres to an attached garage.
	(e)	Minimum Side Yard	1.2 metres for a dwelling end unit which does not abut a flanking street, and for a dwelling unit abutting a flanking street the minimum side yard shall be 3.0 metres.
	(f)	Minimum Rear Yard	7.5 metres, except where the rear yard abuts the Ministry of Transportation right-of-way the minimum rear yard setback for all buildings and structures shall be 14 metres in conjunction with a berm.
	(g)	Setback from Detached Dwellings	N/A.
	(h)	Total Number of Townhouse Dwellings	36 units
	(i)	All other provisions of the Residential Multiple "RM2" Zone apply.	
RM2-645 (12-084)	That notwithstanding the provisions of Paragraphs (a), (b), (c), (d), (e), (f), (i), and (m) of Sub-section 15.2 "Regulations", of Section 15: Residential Multiple "RM2" Zone, the following special provisions shall apply to the lands zoned "RM2-645":		

Development Regulations:

(a)	Minimum Lot Area	1,400 square metres for total parcel area, and 192 square metres for an interior lot dwelling, and 270 square metres for all other dwelling units.
(b)	Minimum Lot Frontage	7.0 metres for an interior lot, and 8.2 metres for all other lots.
(c)	Minimum Lot Depth	28 metres.
(d)	Maximum Lot Coverage	N/A.
(e)	Minimum Front Yard	4.5 metres to a dwelling unit and 6.0 metres to an attached garage.
(f)	Minimum Side Yard	1.2 metres for a dwelling end unit which does not abut a flanking street, and for a dwelling unit abutting a flanking street the minimum side yard shall be 3.0 metres.
(g)	Minimum Landscaping	25% per dwelling unit.
(h)	All other provisions of the Residential Multiple "RM2" Zone apply.	

R5-646 (12-084) That notwithstanding the provisions of Paragraphs (b), (c), (d), (e), and (h) of Sub-section 13.2 "Regulations" of Section 13: Residential "R5" Zone, and the provisions of Paragraphs (a) and (d) of Sub-section 7.12 "Yard Encroachments", the following special provisions shall apply to the lands zoned "R5-646":

Development Regulations:

(a)	Minimum Lot Frontage	10 metres, except for a corner lot the minimum lot frontage shall be 11.8 metres.
(b)	Maximum Lot Coverage	N/A.
(c)	Minimum Front Yard	4.5 metres to a dwelling unit and 6.0 metres to an attached garage.
(d)	Minimum Side Yard	1.2 metres on the garage side and 0.6 metres on the non-garage side, subject to a

		maintenance easement registered on title for any minimum side yard that is less than 1.2 metres, with said maintenance easement permitting encroachment for maintenance purposes only for no more than 0.6 metres into the side yard of the lot adjacent the yard with a side yard setback less than 1.2metres. A 0.6 metre side yard setback shall not be permitted adjacent to any side lot line less than 1.2 metres. Except on a corner lot, the minimum side yard abutting a street shall be 3.0 metres.
(e)	Parking	Driveways shall occupy no more than 60 percent of any front yard of a lot with a frontage less than 12 metres. For all other lots, a driveway shall occupy no more than 50 percent of any front yard.
(f)	Maximum Exterior Side Yard Encroachment of an Unenclosed Porch:	1.5 metres.
(g)	Maximum Front Yard Exterior Side Yard, and Rear Yard Encroachment of a Bay Window	0.9 metres.

(h) Notwithstanding the provisions of Section 7.12 a) and d), if the combined interior side yard between dwellings is less than 2.4m, no encroachments are permitted.

(i) All other provisions of the Residential "R5" Zone apply.

R5-647 (12-084) That notwithstanding the provisions of Paragraphs (c), (d), (e), and (f) of Sub-section 13.2 "Regulations" of Section 13: Residential "R5" Zone, and the provisions of Paragraphs (a) and (d) of Sub-section 7.12 "Yard Encroachments", the following special provisions shall apply to the lands zoned "R5-647":

<u>Development Regulations:</u>

(a)	Maximum Lot Coverage	N/A.
(b)	Minimum Front Yard	4.5 metres to a dwelling unit and 6.0 metres

			to an attached garage.
	(c)	Minimum Side Yard	1.2 metres, except on a corner lot the minimum side yard abutting a street shall be 3.0 metres.
	(d)	Minimum Rear Yard	7.5 metres, except where the rear yard abuts the Ministry of Transportation right-of-way the minimum rear yard setback for all buildings and structures shall be 14 metres in conjunction with a berm.
	(e)	Maximum Exterior Side Yard Encroachment of an Unenclosed Porch:	1.5 metres.
	(f)	Maximum Front Yard Exterior Side Yard, and Rear Yard Encroachment of a Bay Window:	0.9 metres.
	(g)	All other provisions of the Residential "R5" Zone apply.	

R4-648 (12-084) That notwithstanding the provisions of Paragraphs (b), (c), (e), and (f) of Sub-section 12.2 "Regulations" of Section 12: Residential "R4" Zone, and the provisions of Paragraphs (a) and (d) of Sub-section 7.12 "Yard Encroachments", the following special provisions shall apply to the lands zoned "R4-648":

Development Regulations:

	(a)	Minimum Lot Frontage	4.0 metres, except on a corner lot the minimum lot frontage shall be 16 metres.
	(b)	Maximum Lot Coverage	N/A.
	(c)	Minimum Side Yard	1.2 metres, except on a corner lot the minimum side yard abutting a street shall be 3.0 metres.
	(d)	Maximum Front Yard and Rear Yard Encroachment of a Bay Window	0.9 metres.

(e) All other provisions of the Residential "R4" Zone apply.

R4-649 (12-084) That notwithstanding the provisions of Paragraphs (a), (b), (c), (e), and (f) of Sub-section 12.2 "Regulations" of Section 12: Residential "R4" Zone, and the provisions of Paragraphs (a) and (d) of Sub-section 7.12 "Yard Encroachments", the following special provisions shall apply to the lands zoned "R4-649":

Development Regulations:

(a)	Minimum Lot Area	348 square metres, except on a corner lot the minimum lot area shall be 455 square metres.
(b)	Minimum Lot Frontage	12 metres, except on a corner lot the minimum lot frontage shall be 15.5 metres.
(c)	Maximum Lot Coverage	N/A.
(d)	Minimum Side Yard	1.2 metres, except on a corner lot, the minimum side yard abutting a street shall be 3.0 metres.
(e)	Maximum Exterior Side Yard Encroachment of an Unenclosed Porch	1.5 metres.
(f)	Maximum Front Yard Exterior Side Yard, and Rear Yard Encroachment of a Bay Window	0.9 metres.

(g) All other provisions of the Residential "R4" Zone apply.

R4-650 (12-084) That notwithstanding the provisions of Paragraphs (a), (b), (c), (e), and (f) of Sub-section 12.2 "Regulations" of Section 12: Residential "R4" Zone, Schedule "C", and the provisions of Paragraphs (a) and (d) of Sub-section7.12 "Yard Encroachments", the following special provisions shall apply to the lands zoned "R4-650":

Development Regulations:

(a)	Minimum Lot Area	380 square metres, except for a corner lot the minimum lot area shall be 400 square metres.

(b)	Minimum Lot Frontage	12 metres, except for a corner lot the minimum lot frontage shall be 13.8 metres.
(c)	Maximum Lot Coverage	N/A.
(d)	Minimum Side Yard	1.2 metres, except on a corner lot the minimum side yard abutting a street shall be 3.0 metres.
(e)	Maximum Exterior Side Yard Encroachment of an Unenclosed Porch	1.5 metres.
(f)	Maximum Front Yard Exterior Side Yard, and Rear Yard Encroachment of a Bay Window	0.9 metres.

(g) All other provisions of the Residential "R4" Zone apply.

RM2-651 (12-157) That notwithstanding the provisions of Sub-sections 3.49 and 3.132, Sub-section 7.14 (a)(i), (ii), (vi), (vii), (viii), (ix), (xv), and (xvii), Sub-section 9.5, Sub-section 9.3(b), Sub-section 15.1, and Sub-section 15.2 (a), (b), (c), (d), (e), (f), (g), (j), (k), and (m), the following special provisions shall apply to the lands zoned "RM2-651":

1. PERMITTED USES

(a) Street townhouses.

(b) Street townhouses fronting onto a condominium road.

(c) Condominium Road with Parking and Landscaping.

(d) Use, buildings, and structures accessory to the uses described in the above Sub-sections (a) or (b).

2. REGULATIONS

(a)	Minimum LotArea:	7,600 sq. m. total parcel area; 160 sq. m. per dwelling unit.
(b)	Minimum Lot Frontage:	7.5 metres on a condominium Road.

(c)	Minimum Lot Depth:	23.0 metres.
(d)	Maximum Lot Coveraqe:	55 percent.
(e)	Minimum Setback from a Private internal Roadway:	3.0. metres to a front wall, and 5.8 metres to an attached garage.
(f)	Minimum Side yard:	1.75 metres for a dwelling end unit.
(g)	Minimum Yard Abutting Kitty Murray Lane:	6.0metres.
(h)	Minimum RearYard:	5.9 metres.
(i)	Maximum Building Height:	10.5 metres.
(j)	Minimum Plantinq Strip:	Notwithstanding the other provisions of Sub-section 15.2, where the boundary of a Multiple Residential "RM2-651" Zone adjoins lands zoned Existing Residential "ER-588", a planting strip of a minimum 2.9 metre width adjoining such property shall be provided and maintained.
(k)	Minimum Setbacks from Detached Dwellings:	6 metres from the rear lot line of a detached dwelling to parking spaces, dwelling units, and accessory buildings.
(l)	Minimum Roadway Width:	6.0 metres.

(m) Notwithstanding any provisions or definitions to the contrary, legal frontage for a street townhouse shall be permitted on a common element condominium road.

(n) The lot line fronting onto a common element condominium road shall be considered the front lot line. In the case where two lot lines abut a common element condominium road, the shorter of the two shall be considered the front lot line.

(o) For the purposes of this By-law, the definition of "Street" shall include private condominium roads.

(p) A minimum of 0.5 visitor parking spaces per unit within a condominium driveway shall be provided and maintained.

(q) The provisions of Paragraph (b), Sub-section 9.3, "Air Conditioning Units and Heat Pumps", shall not apply.

(r) The provisions of Sub-section 9.5, "Privacy Screens", shall not apply.

(s) Sub-section 15.2, Paragraph (k), "Dwelling Unit Placement", shall not apply.

R3-652 (12-177) That notwithstanding the provisions of Paragraph (c) of Sub-section 11.3.2 "Regulations" and Paragraph (f) of Sub-section 11.1.2 of Section 11: Residential "R3" Zone, Schedule "C", and the provisions of Paragraph b) Sub-section 7.14 "Parking and Loading", the following special provisions shall apply to the lands zoned "R3-652":

Development Regulations:

a) Minimum Side Yard: 3 metres westerly side yard and 1.5m easterly side yard, except on an interior lot where no attached carport or attached garage is provided, the side yard on one side shall be 4.5 metres.

b) Minimum Rear Yard: 9 metres.

c) Minimum Number of Parking Spaces: 4 Parking Spaces per Dwelling Unit of which not more than two spaces can be tandem parking spaces.

d) All other provisions of the Residential "R3" Zone apply.

H-A-654 (12-266) The 'H' Holding prefix shall be lifted from the "H-A-654" Zone once the following conditions have been completed:

(16-185) Removal of Holding Provision:

(i) A draft plan of subdivision has been approved for the development of the subject lands, which includes a municipal road and full municipal services, and is consistent with the approved Ancaster Meadowlands Neighbourhood IV Secondary Plan, to the satisfaction of the Manager of Development Planning;

(ii) Springbrook Avenue has been fully urbanized, including, but not limited to, municipal storm and sanitary sewers, and the owner has paid the City of Hamilton their fair share of the as-constructed costs of the works, less over-sizing, for the full frontage of both the subject lands and the lands at 446 Springbrook Avenue, to the satisfaction of the Manager of Engineering Design; and,

(iii) The owner of the subject lands has provided a sanitary sewer service to 446 Springbrook Avenue, and ensured that the existing home has been connected, and the existing septic system/water wells have been satisfactorily decommissioned; all to the satisfaction of the Manager of Engineering Design.

City Council may remove the (H) symbol, and thereby give effect to the "A-654" Zone, by enactment of an amending By-law once the above conditions have been fulfilled.

C3-655 (15-114 OMB Approval)

"C3-655" That notwithstanding the provisions of Section 22 General Commercial "C3" Zone. and 7,14 of Section 7: General Provisions, the following special provisions shall apply to the lands zoned "C3-665", described as 125 Wilson Street East:

1.0 Permitted Uses:

Notwithstanding Section 22.1, the only permitted uses are a Business Office and Medical.Clinic with a maximum of four practitioners and a maximum of one (1) vehicular access to Wilson Street East.

2.0 Regulations:

Notwithstanding Sections 22.2, the following provisions apply:

(a)	Maximum Floor Area:	500 square metres
(b)	Minimum Front Yard:	4.8 metres
(c)	Minimum Setback from Centreline of Wilson Street East to Front Wall of Principal Building:	14.0 metres
(c)	Minimum Side Yard Abutting Residential Zone:	1.7 metres
(d)	Minimum Side Yard. Abutting a Non-Residential Zone:	3.8 metres

3.0 Parking:

Notwithstanding Section 7.14, the following provisions apply:

(a)	Business Office:	1 parking space for every 25 square metres of floor area
(b)	Planting Strip abutting Wilson Street East:	Where a parking area which is required to provide for more than four parking spaces abuts a street, a permanently maintained planting strip of a minimum width of 1.5 metres shall be provided along the street line, and it shall be continuous except for aisles or driveways required for access to such parking area. For the purposes of this section, walkways; light standards, masonry piers; and signage are permitted within the planting strip.
(c)	Planting Strip abutting Non-Resldential Zone:	For the purposes of this section, walkways; outdoor patio area; retaining walls; light standards; and a portion of a maximum of four parking spaces and a portion of the access driveway are permitted within the planting strip.

H-RM6-658 (14-160) Deleted and replaced by (19-042-LPAT)

H-RM6-659 (14-312 OMB Order) The following special provisions shall apply to thelands zoned "H-RM6 659":

Permitted Uses

Apartment buildings and uses, buildings and structures accessory thereto

Block Townhouses

General Zone Provisions

For the purposes of this by-law, the rear lot line shall be deemed to be only northerly property line having a length of 103 m. All other lot lines with the exception of the lot lines which are along Garner Road West shall be deemed to be side lot lines.

The following provisions shall apply to the development of lands on property zoned H-RM6-659 Zone:

General Zoning Provisions:

(a)	Minimum Lot Area:	1.8 ha.
(b)	Maximum Lot Area:	1.9 ha.
(c)	Maximum Density:	85 units per hectare.
(d)	Minimum Landscaping:	32% (including an amenity area having a minimum area of 350 square metres)
(e)	Minimum Width of an internal (private road):	6.0m
(f)	Minimum Parking Space Dimensions:	2.6 m x 5.5 m.
(g)	Maximum Building Coverage:	35%
(h)	Minimum Planting Strip Abutting an At-Grade Parking Area:	A minimum 1,0 m planting strip and fencing shall be provided along the northerly property line for visitors parking.
(i)	Off-StreetParking:	In accordance with the regulations contained below.

(j) All other zone provisions of Section 7 shall apply.

Regulations for Apartment Bulldings

The following special zoning provisions shall apply for the development of an apartment building on the property:

(a)	Minimum Side Yard:	4.5 m from building and 0m from an underground parking ramp or retaining wall,

(b)	Yard Encroachments for Balconies into Side Yards:	Balconies or open stairways may roject into the easterly rear yard not more than 2.0 m.
(c)	Minimum Rear Yard:	11.0 m from the rear property line.
(d)	Maximum Building Height:	17 m and 4.5 storeys.
(e)	Minimum Parking:	1.45 spaces per dwelling unit including 0.25 spaces per unit for visitors,
(f)	Children's Play Area:	Does not apply.
(g)	Building Separation:	An apartment building shall not be closer than 9.0 m to a townhouse dwelling unit on the same lot,

Regulations for Block Townhouses

The following special zoning provisions shall apply for the development of block townhouses on the property:

(a)	Minimum Front Yard:	2.5 m from road, and Schedule "C" setback requirements shall not apply.
(b)	Minimum Rear Yard:	7.0m.
(c)	Minimum Side Yard:	2.5 m where a side elevation abuts a side lot line and 7.0 m where a rear elevation abuts a side lot line.
(d)	Maximum Building Height:	14m and 3.5 storeys.
(e)	Minimum Planting Strip:	Where a block townhouse is situated along a property line, a minimum 1.0m planting strip and fencing shall be provided.
(f)	Minimum Privacy Area:	Each unit shall have a private amenity Area.
(g)	Unit Placement:	No more than 9 dwelling units shall be attached in a continuous row.
(h)	Minimum Parking:	2 spaces per dwelling unit which shall

			include the driveway and within an attached garage, plus 0.25 spaces per unit for visitors.
	(i)	Children's Play Area or Communal Open Space:	Refer to Provision (d) of General Zoning Provisions.
	(j)	Building Separation:	A townhouse building on the same lot in accordance with the following distance requirements: i) Facade to End Wall- 14m ii) End Wall to End Wall- 2.4m iii) Rear Wall to Rear Wall- 12m
	(k)	Setback Below Grade Parking Structure:	0m from a side yard and rear yard

(18-142) Removal of Holding Provision:

The "H" symbol may be removed from the "H-RM6-659" Zone once the following conditions have been completed:

a) A stage 2 archaeological assessment shall be submitted and approved to the satisfaction of the Ministry of Culture and Director of Planning, City of Hamilton;

b) A Development Agreement shall be entered into with the City for the extension of the sanitary sewer at the intersection of Shaver Road and Garner Road West to the satisfaction of the Senior Director, Growth Management;

c) The owner shall provide payment for the owner's fair share for the existing sanitary sewer constructed within the intersection of Garner Road West and Shaver Road based on as-constructed costs to the satisfaction of the Senior Director, Growth Management; and,

d) A Development Agreement shall be entered into with the City to allow for the temporary connection and provide for future re-routing of the sanitary sewer to the satisfaction of the Senior Director, Growth Management.

RM5-660 (14-177) That notwithstanding the provisions of Sub-sections 3.82, 3.83, 3.84, 3.86, 3.132, Sub-sections 7.14 (a)(i), 7.14 (a)(ii) and 7.14 (xv), Sub-section 18.1, and Subsection 18.2 (b), (f), (g), (h), (i), (j), (k), (m), and (o) of Zoning By-

law No. 87-57, the following special provisions shall apply to the lands zoned "RM5-660":

PERMITTED USES

(a) Multi-plex dwellings and block townhouses and uses, buildings and structures accessory thereto, and that at least 50% of all individual dwelling units shall be Multi-plex dwellings.

REGULATIONS

That all regulations of Section 18.2 of Zoning By-law No. 87-57, as amended by this By-law, shall apply to both Multi-plex dwellings and block townhouses.

For the purpose of this By-law, a Common Element Condominium road shall be deemed to be a street, and that visitor parking for the dwelling units fronting the common element condominium road are permitted within the common element condominium road.

For the purposes of this By-law, the property line abutting John Frederick Drive shall be deemed to be a front lot line; the westerly lot line shall be deemed to be a rear lot line; and, that the northerly and southerly lot lines shall be deemed to be side lot lines.

For the purpose of the regulations contained in Sections 3, 5, 6, 7, 9 and 18 of Ancaster Zoning By-law No. 87-57/ as amended by this By-law, the boundary of the "RM5-660" Zone shall be deemed to be the lot lines for this purpose, and the regulations of the "RM5-660" Zone, including, but not limited to, lot area, density, lot frontage and depth, lot coverage, minimum yards, minimum landscaping and planting strips, parking, children's play areas, accessory buildings, building separation, etc., shall be from the boundaries of this zone, and not from individual property boundaries of dwelling units created by registration of a condominium plan or created by Part Lot Control.

(b)	Maximum Density:	57 units per hectare.
(f)	Minimum Front Yard:	2.4 metres except 0.6m from the hypotenuse of a daylight triangle.
(g)	Minimum Side Yards:	1.2 metres.
(h)	Minimum RearYard:	6.0. metres.
(i)	Maximum Height:	12.6 metres (3-storeys).
(j)	Minimum Landscaping:	26 percent of the lot area.

	(k)	Planting Strip:	Not required along front and rear lot lines and 3 metres (2.7 metres where a dwelling unit is located) in width along the side lot lines.
	(m)	Children's PlayArea:	Not required.
	(o)	Building Separation:	2.4 metres between buildings.

(p) That notwithstanding Subsection 7.14 of Zoning By-law No. 87-57, that a minimum of 2 parking spaces per dwelling unit plus 0.5 visitor parking spaces per dwelling unit be provided and maintained.

(q) That notwithstanding Subsection 7.14 (xv) of Zoning By-law No. 87-57, a planting strip of a minimum width of 1.5 metres shall be provided and maintained where a parking area providing for more than four vehicles abuts a 10t containing a dwelling comprising one or two dwelling units.

RM2-661 (14-177) That notwithstanding the provisions of Sub-section 15.2 and Schedule "C" of Zoning By-law No. 87-57, the following special provisions shall apply to the lands zoned "RM2-661":

(a) That all Development Regulations of the "RM2-644" Zone shall apply except:

(b) A minimum lot area of 970 square metres for total parcel area and 210 square metres per dwelling unit shall be provided and maintained;

(c) That no maximum total number of townhouse dwellings shall apply; and,

(d) That notwithstanding Sub-Section 15.2(k)(ii) of Zoning By-law No. 87-57, that not more than five attached dwelling units shall be erected in a row without offsetting or staggering the front face or wall of the dwelling a minimum of 1 metre or without varying the exterior design and materials of the front face or wall of the dwelling unit.

R2-662 (15-099) The following special provisions shall apply to the lands zoned "R2-662":

Permitted Uses

Single Detached Dwellings having frontage onto a common element road

General Zone Provisions

For the purposes of the "R2-662" Zone, the following definitions shall apply:

• A "lot" shall mean a unit of land created by plan of condominium that fronts onto a common element road.

• A "street" shall mean a common element road.

For the purposes of the "R2-662" Zone, the following shall also apply:

• For development along a condominium road, the rear lot line for a lot abutting Block "2", (a private servicing block zoned "P5, 466") and the adjoining interior lot, shall mean, the southerly lot line.

• The rear lot line for all other lots shall be the lot which abuts the "P5" Zone.

The following provisions shall apply to the development of lands on property zoned "R2-622" Zone:

(a) Minimum LotArea: 700 square metres.
(b) Minimum Lot Frontage: 18 metres.
(c) Minimum Front Yard:

7.5 m, except that a lot along the southerly side of a private road and the end of a private road (Lots 1, 2 and 3) may have a minimum front yard of 6.0 m.

(d) Minimum Side Yard:

1.8 m, except that a lot abutting the R2 Zone at the end of a private cul de sac shall require a minimum side yard of 3.5 m along the common boundary.

(e) Minimum Rear Yard - 7.5 m
(f) Maximum Lot Coverage 35%
(g) Minimum Width of a Paved Condominium Road 9 m
(h) Maximum Building Height - 10.5 m
(i) All other zone provisions of Section 7 shall apply

R4-663 (15-209) Notwithstanding the provisions of Paragraphs (a), (c), (d), (e), and (f) of Subsection 12.2 "Regulations" of Section 12.2: Residential "R4" Zone, Schedule "C" and the provisions of Paragraphs (a) and (d) of Section 7.12: "Yard Encroachments" and the provisions of Section 7.13: "Special

Setbacks", the following special provisions shall apply to the lands zoned "R4-663":

Regulations:

a)	Minimum Lot Area	360 square metres
c)	Maximum Lot Coverage	45 percent
d)	Minimum Front Yard	4.5 metres to the dwelling unit; 6.0 metres to an attached garage
e)	Minimum Side Yard	1.2 metres, except on a corner lot, the minimum side yard abutting a street shall be 4.5 metres, except 6.0 metres to an attached garage or attached carport
f)	Minimum Rear Yard	7.0 metres

g) An unenclosed porch is permitted to encroach 2.0 metres into a required front yard and 2.0 metres into a required flankage yard, and the steps of a porch are permitted to encroach 0.6 metres in addition to the porch encroachment. Notwithstanding this provision, no encroachment shall be permitted within 0.6 metres of any lot line.

h) A chimney, belt courses, sills, cornices, chimney breasts, decorative brick facing, pilasters, alcoves, windows, fireplaces, or other architectural features, with or without foundations, are permitted to encroach 0.6 metres into a required yard. Notwithstanding this provision, no encroachment shall be permitted within 0.6m of any lot line.

i) Bay windows and other types of windows, with or without foundations, are permitted to encroach 1.0 metres into a required front, exterior side, or rear yard. Notwithstanding this provision, no encroachment shall be permitted within 0.6 m of any lot line.

j) Balconies are permitted to encroach 2.0 metres into a required front, exterior side, or rear yard. Notwithstanding this provision, no encroachment shall be permitted within 0.6 m of any lot line.

k) All other yard encroachments are subject to Subsection 7.12 of Zoning By-law No. 87-57.

C1-664 (15-244) Notwithstanding any provisions to the contrary of Section 22 – Neighbourhood Commercial “C1” Zone or any other section, of Zoning By-

law No. 87-57 (Ancaster), the lands zoned C1-664, described as 72 Wilson Street East, shall be subject to the following:

Permitted Uses

a)	Minimum Lot Area	905 sq.m.
b)	Minimum Lot Frontage	22.5 m
c)	Maximum Lot Coverage	35%
d)	Minimum Front Yard	4.0m
e)	Minimum Side Yard	1.5 m
f)	Minimum Rear Yard	12.5 m
g)	Maximum Height	10.5 m
h)	Parking	Provisions of Subsection 7.14 shall apply

i) Professional office space and/or a driving school, listed above, shall be limited to a maximum gross floor area of 96.0 square metres.

j) Notwithstanding Sub-section 7.14(a)(xv) of the General Provisions Section, a planting strip shall be maintained where the parking lot area abuts a residential use and shall have a minimum width of 2.5 metres along the easterly and westerly lot lines and a minimum width of 3.0 metres along the rear southerly lot line.

k) A visual barrier measuring 1.8 metres in height shall be provided and maintained along the side and rear lot lines, and shall be permitted within a planting strip.

l) New stand-alone commercial buildings shall be subject to:

i) Commercial uses shall not exceed a total gross floor area of 500 square metres; and,

ii) Buildings shall be a minimum of height of two storeys.

H-R4-663 (15-268)

That notwithstanding the provisions of Sub-section 12.2 "Regulations" of Section 12: Residential "R4" Zone, Schedule "C", and the Provisions of Section 7.12, "Yard Encroachments", and Section 7.13, "Special Setbacks", of Zoning By-law No. 87-57, the following special provisions shall apply to the lands zoned "R4-663":

Regulations

That all Development Regulations of the "R4" Zone shall apply except:

(a)	Minimum Lot Area	350 square metres, except on a corner lot the minimum lot area shall be 400 square metres.
(b)	Minimum Lot Frontage	12 metres, except on a corner lot the minimum lot frontage shall be 15 metres.
(c)	Maximum Lot Coverage	55 percent.
(d)	Minimum Front Yard	3.0 metres to a dwelling and 6.0 metres to an attached garage.
(e)	Minimum Side Yard	1.2 metres, except on a corner lot, the minimum side yard abutting a street shall be 3.0 metres but 1.2 metres to a daylighting triangle.
(f)	Minimum Rear Yard	7.0 metres.

(g) An unenclosed porch is permitted to encroach 2.0 metes into a required front yard and 2.0 metres into a required flankage yard. The steps attached to a porch are permitted to encroach 0.6 metres in addition to the porch encroachment.

(h) A chimney, belt courses, sills, cornices, chimney breasts, decorative brick facing, pilasters, alcoves, windows, fireplaces, or other architectural features, with or without foundations, are permitted to encroach, to a maximum of half the required yard to a maximum of 0.6 metres.

(i) Bay windows and other types of windows, with or without foundations, are permitted to encroach 2.0 metres into required front, exterior side or rear yards.

(j) Balconies are permitted to encroach 2.0 metres into a required front, exterior side or rear yard.

(19-115) Removal of Holding Provision

That the 'H' symbol shall only be removed conditional upon:

(a) That the Storm Water Management Facility located within the "Dussin Estates" draft approved plan of subdivision 25T-200710 is completed and that Sprinbrook Avenue has been urbanized from Regan Drive to Stonehenge Drive to the satisfaction of the Senior Director of Growth Management.

RM6-665
(15-296)
(16-162)

(i) That notwithstanding Paragraph 3.20 "Building Height" of Section 3, "Definitions" the following definition shall apply:

3.20 "Building Height"

Means the vertical distance measured from the average finished grade level adjacent to the front elevation of a building to the highest point of the roof structure.

(ii) That in addition to Section 3, "Definitions" the following definition shall be added:

3.160 "Grade"

With reference to the height of a building or structure, wherever curb-level has been established, shall mean the elevation of curb level opposite the highest point of the building or structure, on a line perpendicular to the street line.

(iii) That in addition to the definition of "Planting Strip" within Paragraph 1, of Section 3, "Definitions", hydro vaults, flag poles, signs and/or other similar utility and/or landmark structures shall be permitted within a Planting Strip.

(iv) That notwithstanding Paragraphs (c), (f), (g), (h), (i), (j) and (l) of Section 19.2, "Regulations", of Section 19: Residential Multiple "RM6" Zone, and 7.14, "Parking and Loading", of Section 7: General Provisions, the following special provisions shall apply to the lands zoned "RM6-665", described as 153 Wilson Street West:

(c)	Maximum Density	161 dwelling units per hectare
(f)	Maximum Lot Coverage	44%
(g)	Minimum Front Yard	1.5 m
(h)	Minimum Side and Rear Yard	A minimum 5.7 m for a rear yard; a minimum 5.7 m for the east side yard; and, a minimum 9.4 m for the west side yard.
(i)	Parking	1.75 spaces per unit shall be required, of which 109 parking spaces shall be provided underground with an additional 34 spaces provided as a communal surface parking area.
(j)	Children's Outside	shall not apply.

Play Area

(l) Minimum Landscaping 30%

(v) That notwithstanding Paragraph (a)(xiii) of Section 7.14, "Parking and Loading", of Section 7 "General Provisions", the following special provision shall apply to the lands zoned "RM6-665", described as 153 Wilson Street West:

(xiii) All parking areas required for the accommodation of more than two vehicles shall be constructed with a stable surface of architectural impressed concrete; shall have adequate drainage; and, shall be permanently maintained.

(vi) The "H" symbol may be removed at such time as the following has been satisfied:

a) That the owner / applicant provide and receive approval of a landscape plan with identified tree species and locations for 153 Wilson Street West and the adjacent lands, known as 173 Wilson Street West, to the satisfaction of the Manager of Development Planning, Heritage and Design.

R4-666 (16-103) That notwithstanding Section 3.82, Section 3.83 and Section 3.84, "Definitions", Section 12.1 and Paragraphs (a), (b), (c), (d), and (e) (ii) Section 12.2, "Regulations", of Section 12: Residential "R4" Zone, , the following special provisions shall apply to the lands zoned "R4-666", described as 1261 Mohawk Road:

(a) Minimum Lot Area 370 square metres, for any lot

(b) Minimum Lot Frontage 12 metres, for any lot

(c) Maximum Lot Coverage 42 percent

(d) Minimum Front Yard 6 metres

(e) Minimum Side Yard Abutting a Street 1.2 metres

(f) Prior to Registration of the Plan of Subdivision a maximum of Six (6) detached dwellings are permitted on one lot. After Registration of the Plan of Subdivision the provisions of Section 12.1 Permitted Uses shall apply.

(g) That a *Rear Lot Line* shall mean "the lot line farthest and opposite to the front lot line."

(h) That a *Side Lot Line* shall mean "any lot line other than a front or rear lot line."

(i) With respect to the lot on the east side of the proposed private road (Lot 6 of Draft Plan 25T-201106) the lot line along Mohawk Road shall be the front lot line.

(j) That a maximum of one (1) point of vehicular egress / ingress shall be permitted from the limits of the lands shown on Schedule "A."

RM2-667 (16-066) That notwithstanding the provisions of Sub-sections 15.2 (a), (b), (c), (d), (e), (f), and (k), Subsection 3.46, Subsection 7.12 (d), and Subsection 7.14, the following special provisions shall apply to the lands zoned "RM2-667":

REGULATIONS

(a)	Minimum Lot Area	145.0 square metres.
(b)	Minimum Lot Frontage	5.7 metres.
(c)	Minimum Lot Depth	26.0 metres.
(d)	Maximum Lot Coverage	53.0 percent.
(e)	Minimum Front Yard	4.9 metres.
(f)	Minimum Side Yard	1.2 metres for a dwelling end unit.

(k) Unit Placement

(i) No more than 8 dwelling units shall be attached within a continuous row.

(ii) Not more than 4 dwelling units shall be erected in a row without varying the exterior design and materials of the front face or wall of the dwelling.

(n) Maximum Density 45 units per hectare.

That Subsection 7.12 (d) "Yard Encroachments" of Section 7 "General Provisions", be deleted and replaced with the following:

d) unenclosed porches, balconies, and/or open stairways may project into any minimum required front yard and/or flankage side yard by a distance of not more than 3.15 metres.

That Subsection 7.14 (a) (x) "General Provisions" of Section 7 "Parking and Loading" shall not apply.

RM5-668 (15-066)

That notwithstanding Sections 18.1 "Permitted Uses", 18.2 (a), (c), (d), (e), (f), (g), (h), (i), (j), (k), (I), and (o), "Regulations", of Section 18: Residential Multiple "RM5" Zone, Subsection 3.46, Subsection 7.12 (d), and Subsection 7.14, the following special provisions shall apply to the lands zoned "RM5-668":

PERMITTED USES

(a) "Dwelling, Block Townhouse" uses, buildings and structures accessory thereto.

(b) "Dwelling, Multi-Plex" uses, buildings and structures accessory thereto.

REGULATIONS

(a) Minimum Lot Area	i) 150.0 square metres for a "Dwelling, Block Townhouse".
	ii) 80.0 square metres for a "Dwelling, Multi-Plex".
(c) Minimum Lot Frontage	5.5 metres.
(d) Minimum Lot Depth	i) 26.0 metres for a "Dwelling, Block Townhouse".
	ii) 13.0 metres for a "Dwelling, Multi-Plex".
(e) Maximum Lot Coverage	i) 53 percent for a "Dwelling, Block Townhouse".
	ii) N/A for a "Dwelling, Multi-Plex".
(f) Minimum Front Yard	4.5 metres.
(g) Minimum Side Yards	
i. End Unit not Abutting a Street	1.2 metres.
ii. Flankage End Unit Abutting a Street	1.2 metres and 3.0 metres abutting Garner Road East.

(h) Minimum Rear Yard	i) 6.5 metres for a "Dwelling, Block Townhouse".
(i) Maximum Height	12.6 metres for a "Dwelling, Multi-Plex".
(j) Minimum Landscaping	i) 30 percent of the lot area (including privacy areas) for a "Dwelling, Block Townhouse".
	(ii) N/A for a "Dwelling, Multi-Plex".
(l) Parking	In addition to the parking requirements of Subsection 7.14 hereof, each dwelling shall have at least one of the two required parking spaces (excluding required visitor parking) within an enclosed building.
(o) Building Separation	A dwelling shall not be closer to another dwelling in accordance with the following distance requirements:

1.	Façade to Façade	15.0 metres
2.	Rear Wall to Rear Wall	13.0 metres
3.	Façade to End Wall	12.0 metres
4.	End Wall to End Wall	2.4 metres

That notwithstanding Paragraph 3.46 "Dwelling, Multi-Plex" of Section 3 "Definitions" the following definition shall apply:

3.46 "Dwelling, Multi-Plex"

Means a building divided vertically into a minimum of four (4) and a maximum of sixteen (16) side-by-side and/or back-to-back units, with each unit being separated by two or more common walls and each having private entrances to the outside.

That Subsection 7.12 (d) "Yard Encroachments" of Section 7 "General Provisions", be deleted and replaced with the following:

d) unenclosed porches, balconies, and/or open stairways may project into any minimum required front yard and/or flankage side yard by a distance of not more than 3.15 metres.

That notwithstanding the provisions of Subsection 7.14 (a) (iv), (x), (xv), and (xvi) "General Provisions" of Section 7 "Parking and Loading" the following shall apply:

(iv) A parking space is permitted on a private driveway appurtenant to a street or block townhouse dwelling or multi-plex dwelling.

(x) Shall not apply.

(xv) The words "planting strip of a minimum width of 3 metres" shall be replaced with "landscaped area."

(xvi) Shall not apply, save and except for parking immediately adjacent to Garner Road East.

That notwithstanding the provisions of Subsection 7.14 (b) (i) (B) "Required Parking Spaces" of Section 7 "Parking and Loading" the following shall apply:

(b)(i)(B) Block townhouse and multi-plex dwellings shall require 2 parking spaces, plus 0.5 visitor parking spaces.

Notwithstanding any provision to the contrary, visitor parking shall be permitted to be located a minimum of 2.5 metres from a dwelling. Future property and / or unit boundaries created through a *Condominium Act* or a *Planning Act* application shall not be subject to this requirement.

R3-671 (16-069) Notwithstanding the provisions of paragraph (c) of subsection 11.1.2 "Regulations" of Section 11.1: Residential "R1" Zone, Schedule "C" and the provisions of paragraph (b) of subsection 11.3.2 "Regulations" of Section 11.3: Residential "R3" Zone, the following special provisions shall apply to the lands zoned "R3-671":

<u>REGULATIONS</u>

(a) Minimum Lot Coverage 37 percent.

(b) Minimum Lot Frontage 16.9 metres.

C3-673 (16-116) That notwithstanding Section 3.0 Definitions and Section 22.1, "Permitted Uses", of Section 22: GENERAL COMMERCIAL "C3" ZONE, the following special provisions shall apply to the lands Zoned "C3-673", described as 120 and 128 Portia Avenue:

(A) <u>Permitted Uses</u>

That notwithstanding Section 22.1, "Permitted Uses", of Section 22: GENERAL COMMERCIAL "C3" ZONE, only the following uses shall be permitted to a maximum aggregate Gross Floor Area of 11,788 square metres:

a) Animal Hospital;
b) Animal Hospital with outside runs;
c) Building Supply Sales;
d) Building Supply Sales in wholly enclosed buildings;
e) Convenience Retail Store in conjunction with and accessory to a Motor Vehicle Service Station;
f) Caterers;
g) Conference or Convention Centre;
h) Craft and Custom Workshops;
i) Home Furnishing Retail Establishment;
j) Home Improvement Supply Establishment;
k) Hotels;
l) Motels, which shall not include a dwelling unit;
m) Motor Vehicle Service Stations;
n) New and / or Used Motor Vehicle Sales Establishment;
o) Parking Areas or Structures;
p) Recreational Areas or Uses, including Indoor Miniature Golf Courses and Golf Driving Ranges;
q) Recreational Vehicles Sales, Service and Rental;
r) Rental Establishments but not including Establishments for the Rental or Repair of Motor Vehicles and / or trailers;
s) Rental Establishments or Service Shops;
t) Restaurants; and,
u) Restaurants, Fast Food.
v) Places of Entertainment or recreation within wholly enclosed buildings, except for movie theatre(s).

(B) Restricted Uses

In addition to the foregoing, the following uses shall be permitted to a maximum Gross Floor Area of 10,525 sq m provided the permitted uses contained in 1.0(A) and 1.0(B) shall not exceed an aggregate Gross Floor Area of 11,788 sq m:

a) Banks and Financial Institutions;
b) Business and Professional Offices located above the first storey;
c) Brewers Retail Stores;
d) Personal Service Shops;
e) Travel Agencies;
f) Farmer's Market;
g) Gymnasiums or health clubs excluding body rub parlours;
h) Insurance Offices;
i) Libraries, Museums and Art Galleries;
j) Liquor Control Board of Ontario Stores; and,

k) Uses, buildings, and structures accessory to a permitted use;
l) Drugstores;
m) Retail Stores;
n) Convenience Retail Stores; and,
o) Uses, buildings, and structures accessory to a permitted use.

(C) Prohibited Uses:

That notwithstanding Section 22.1, "Permitted Uses", of Section 22: GENERAL COMMERCIAL "C3" ZONE, that the following uses shall be prohibited:

a) Movie Theatre(s);
b) Department stores;
c) Warehouse Membership Club; and,
d) Residential uses.

2.0 Regulations

That notwithstanding Items (2); (5); (6); (7); (8); (9); (10); (11); and (13) of Table 2: Regulations of Sub-Section 22.2, "Regulations", of Section 22: GENERAL COMMERCIAL "C3" ZONE, that the following regulations shall apply:

(2)	Minimum Lot Frontage	30 m
(5)	Minimum Front Yard	1.5 m, except as per Section 2(v) of this By-law.
(6) to (8)	Minimum Side Yard	1.5 m, except where an interior side yard abuts a private vehicular turnaround, a 0.0 m side yard shall be permitted.
(9) to (11)	Minimum Rear Yard	10 m
(13)	Parking and Loading	Parking for all uses shall be provided at a rate of 3.5 spaces for each 93 sq m of Gross Floor Area or part thereof.

That in addition to Table 2: Regulations of Sub-Section 22.2, “Regulations”, of Section 22: GENERAL COMMERCIAL “C3” ZONE, that the following regulation shall apply:

(15)	Minimum Landscape Strip	3.0 m adjacent each lot line which abuts a public street or lot containing a dwelling comprising one or two dwelling units (but shall permit the location of principal buildings, walkways / sidewalks, retaining walls, curbs, signs, and light standards within required landscaping strip).

3.0 Definitions

Notwithstanding Section 3.0, the following provisions apply:

3.136.1 "Supermarket"

means a store in which various kinds of food and non-food items are offered or kept for sale, including fresh meats and fresh produce, provided that the area devoted to food items is predominant, and the non-food items may include but are not limited to flowers, hardware, patent medicines, toiletries, household supplies, garden supplies, wine, photofinishing, magazines and videos.

All other regulations of the General Commercial “C3” Zone shall apply.

C3-674 (16-201)

That notwithstanding Sub-Section 22.1, “Permitted Uses” and Item (8) Table 2: Regulations of Sub-Section 22.2, “Regulations”, of Section 22: GENERAL COMMERCIAL “C3” ZONE, Items (2) and (5) of Sub-Section 7.14a)ix), Sub-Sections 7.14a)xv), and 7.14a)xvi), General Provisions of “Parking and Loading” of Section 7: GENERAL PROVISIONS, and Sub-Section 3.111 of Section 3: DEFINITIONS that the following regulations shall apply:

Permitted Uses:

Notwithstanding Section 22.1, on the lands zoned C3-674, permitted uses shall be limited to the following:

(a) Medical clinics; and,

(b) Professional and Business Offices.

Regulations:

(a) Minimum Westerly Side Yard	2.1 m
(b) Minimum Easterly Side Yard	6.0 m
(c) Parking Space in Relation to The Street	Minimum 1.4 m
(d) Minimum Easterly Setback of a Parking Area to a Residential Zone	1.1 m
(e) Minimum Westerly Setback of a Parking Area to a Residential Zone	1.2 m
(f) Minimum Planting Strip for a Parking Area abutting a Street Or Residential Zone	1.1 m

Definitions:

"Planting Strip"

Means a strip of land within a required yard, located so as to act as a buffer and devoted solely to the growing of ornamental shrubs and/or trees and may also contain a walkway.

RM4-676 (16-202) That notwithstanding Subsections 17.2a), b), e), f), g), h), i), j), k), n), and p) of Section 17: RESIDENTIAL MULTIPLE "RM4" ZONE, Items (1) and (4) of Sub-Section 7.14a)ix), Sub-Section 7.14a)xv), General Provisions of "Parking and Loading" of Section 7: GENERAL PROVISIONS, and Sub-Section 3.111 of Section 3: DEFINITIONS, the following regulations shall apply:

Regulations:

(a) Minimum Lot Area	0.24 ha
(b) Maximum Density	42 units per ha
(c) Maximum Lot Coverage	35%
(d) Minimum Front Yard	3.0 m
(e) Minimum Rear Yard	6.0 m

(f)	Minimum Side Yard	2.1 m
(g)	Maximum Height	11.0 m
(h)	Minimum Landscaping	40%
(i)	Minimum Planting Strips	3.0 m wide planting strip abutting a front or rear yard and 1.4 m wide planting strip abutting a side yard
(j)	Minimum Privacy Area	33 sq m per unit
(k)	Children's Play Area	No Children's Play Area shall be required
(l)	Building Separation	2.5 m from End Wall to End Wall
(m)	Location of Parking Space	3.0 m from Front Lot Line
(n)	Location of Parking Space	2.8 m from a detached residential Zone
(o)	Planting Strips Abutting Parking	1.4 m wide planting strip abutting a lot containing one or two dwelling units

(i) That notwithstanding Paragraph 3.111 "Planting Strip" of Section 3, "Definitions" the following definition shall apply:

3.111 "Planting Strip"

Means a strip of land within a required yard, located so as to act as a buffer and devoted solely to the growing of ornamental shrubs and/or trees and may also contain a decorative masonry wall and / or walkway.

RM5-677 (16-220) That notwithstanding the provisions of Sub-sections 3.82, 3.83, 3.84, 3.86, 3.132, Sub-sections 7.14 (a)(i), 7.14 (a)(ii) and 7.14 (xv), Sub-section 18.1, and Sub-section 18.2 (b), (f), (g), (h), (i), (j), (k), (m), and (o) of Zoning By-law No. 87-57, the following special provisions shall apply to the lands zoned "RM5-677":

PERMITTED USES

(a) Multiple dwellings, multi-plex dwellings, stacked townhouses, block townhouses, maisonettes and uses, buildings and structures accessory thereto.

REGULATIONS

That all regulations of Section 18.2 of Zoning By-law No. 87-57, as amended by this By-law, shall apply to all permitted uses.

That all regulations of Section 2(2) of the "RM5-660" Zone, contained in By-law No. 14-177 shall apply except:

(b) Maximum Density: 70 units per hectare

RM5-678 (16-220) That notwithstanding the provisions of Sub-sections 3.82, 3.83, 3.84, 3.86, 3.132, Sub-sections 7.14 (a)(i), 7.14 (a)(ii) and 7.14 (xv), Sub-section 18.1, and Sub-section 18.2 (b), (f), (g), (h), (i), (j), (k), (m), and (o) of Zoning By-law No. 87-57, the following special provisions shall apply to the lands zoned "RM5-678":

PERMITTED USES

(a) Block townhouses and uses, buildings and structures accessory thereto.

REGULATIONS

That all regulations of Section 2(2) of the "RM5-660" Zone, contained in By-law No. 14-177 shall apply except that for the purposes of this By-law, the property line abutting John Frederick Drive shall be deemed to be a front lot line; the easterly lot line shall be deemed to be a rear lot line; and, that the northerly and southerly lot lines shall be deemed to be side lot lines; and, except:

(b) Maximum Density: 37 units per hectare

H-R3-679 (16-309) That development shall be in accordance with the Residential "R3-626" Zone, Modified.

(18-045) Removal of Holding Provision:

The "H" symbol may be removed at such time as the following has been satisfied:

a) That the owner / applicant enter into a Development Agreement with the City of Hamilton, to the satisfaction of the Manager of Engineering Approvals; and,

b) That the owner / applicant receive approval of a Tree Protection Plan, to the satisfaction of the Manager of Development Planning, Heritage and Design.

C1-680 (16-329) Notwithstanding any provisions to the contrary of Subsection 3, Definitions Subsection 7.14(b), Parking Requirements; Subsection 22.1, Permitted Uses of Neighbourhood Commercial "C1" Zone; and Subsection 22.2, Regulations of Section 22: Neighbourhood Commercial "C1" Zone, the following additional uses and special provisions shall apply:

Permitted Uses:

- Animal Hospital
- Banks and Financial Institutions
- Business and Professional Offices
- Caterers
- Craft and Custom Workshop
- Child Care Centres
- Establishments providing Education or Instructional Services
- Fast Food Restaurant, excluding Drive-In Restaurants
- Gymnasiums or Health Clubs excluding Body Rub Parlours
- Medical Clinic
- Medical and Dental Laboratories
- Personal Service Shop
- Printing Establishment
- Restaurant
- Retail Store, except that adult-oriented video rental outlets and similar retail outlets shall not be permitted
- Service Shop
- Sub-Post Office

Definitions:

For the purpose of this by-law, “Sub-Post Office” - means a Government of Canada postal sub-station or a commercial parcel pick-up and delivery service.

Development Regulations:

(a) A Fast Food Restaurant shall not exceed more than 40% of the total gross floor area;

(b) Gymnasiums or Health Clubs, excluding Body Rub Parlours, shall not exceed more than 40% of the total gross floor area;

(c) A Medical Clinic shall not exceed more than 40% of the total gross floor area;

(d) Medical and Dental Laboratories shall not exceed more than 35% of the total gross floor area;

(e) A Restaurant shall not exceed more than 25% of the total gross floor area;

(f) A minimum of 1 parking space for every 22 square metres of gross floor area for all permitted uses shall be provided; and,

(g) The outdoor storage and display of goods, products or materials shall not be permitted.

ER-682 (17-032) That, notwithstanding the provisions of Paragraphs (a), (c), (d), (e) and (g) of Subsection 10.2 Regulations of Zoning By-law No. 87-57, the following special provisions shall apply to the lands zoned "ER-682":

(a)	Minimum Lot Area	535 square metres.
(b)	Maximum Lot Coverage	40 percent.
(c)	Minimum Front Yard	6.0 metres.
(d)	Minimum Side Yard	1.5 metres, except on a corner lot the minimum side yard abutting a street shall be 4.5 metres.
(e)	Maximum Height	11.5 metres.

ER-683 (17-032) That, notwithstanding the provisions of Paragraphs (a), (c), (d), (e) and (g) of Subsection 10.2 Regulations of Zoning By-law No. 87-57, the following special provisions shall apply to the lands zoned "ER-683":

(a)	Minimum Lot Area	535 square metres.
(b)	Minimum Front Yard	4.5 metres.
(c)	Minimum Side Yard	1.5 metres, except for the northerly side yard.
(d)	Maximum Height	11.5 metres.

RM6-685 (18-245-LPAT) (i) That notwithstanding the provisions of Subsections 19.2 (a), (c), (e), (f), (g), (h), (i), (j), (l), (m), of the Residential Multiple "RM6" Zone, Section 7.11, and the provisions of Section 7.14: Parking and Loading of Zoning By-law No. 87-57 of the Town of Ancaster, the following regulations shall apply:

Regulations:

a)	Minimum Lot Area	0.44 hectares
b)	Maximum Density	91 units per hectare
c)	Minimum Lot Depth	52.0 metres

d)	Maximum Lot Coverage	49.2 percent
e)	Minimum Front Yard	3.0 metres
f)	Minimum Side Yard	3.0 metres
g)	Minimum Rear Yard	13.8 metres
h)	Parking	Notwithstanding Sections 19.2(i) and 7.14(b) (i) (C), the required parking spaces shall be as follows: Dwelling Unit and Visitor Parking – 1.63 plus 0.33 visitor parking spaces per dwelling unit
i)	Children's Outside Play Area	No Children's Outside Play Area shall be required
j)	Maximum Height	3 storeys and 12.6 metres
k)	Minimum Landscaping	26.5 percent

l) Minimum Planting Strips 3.0 metres wide planting strip abutting the west side yard, except where a Ground Grid and Transformer and associated walkway are located.

m) No direct access to Dalley Drive will be permitted. A maximum of 1 driveway will be permitted from Wilson Street East.

Notwithstanding the definitions of "Lot", "Lot Area" and "Lot Coverage" within Paragraphs 3.75, 3.76 and 3.78 of Section 3, "Definitions", for the purposes of this section the Maximum Density, Maximum Lot Coverage, and Minimum Landscaping shall be calculated on that portion of the subject lands located in the RM6-685 Zone and having an area of 0.210 hectares within the RM6-685 Zone.

That in addition to the definition of "Planting Strip" within Paragraph 3.111, of Section 3, "Definitions", concrete planters shall also be permitted within a Planting Strip.

(ii) That notwithstanding Subsection 7.14 (a) (v), "Parking and Loading" of Section 7 "General Provisions", the following shall apply:

a) A maximum of five (5) parking spaces located within the below-grade parking area may be obstructed by other parking spaces (i.e. tandem parking)

(iii) In addition to Subsection 7.14, "Parking and Loading" of Section 7 "General Provisions", the following shall apply:

a) Location of Parking Space 3.0 metres from Front Lot Line

R5-688 (17-181 OMB Order) For the purposes of this by-law the boundaries of 121 Fiddler's Green Road (Ancaster) shall be deemed to be the lot lines, and regulations including but not limited to lot area, lot frontage, lot coverage, and building setbacks, landscaped areas, parking requirements, and accessory buildings, shall be from the exterior boundaries of 121 Fiddler's Green Road (Ancaster) and not from individual properties or boundaries created by registration of a condominium plan or created by a Planning Act application.

That notwithstanding Sections (d), (e), and (f) of Section 13: Residential "R5" Zone, the following regulations shall apply:

Regulations:

(d) Minimum Front Yard to Fiddler's Green Road:

i) 4.13 metres;

(e) Minimum Side Yard:

i) Northerly Side Yard:

a) 1.27 metres for the unit which has frontage on Fiddler's Green Road.

b) 6.03 metres for all other units

ii) Southerly Side Yard: 11.07 metres

iii) Setbacks between buildings: 2.50 metres

(f) Maximum Rear Yard: 1.26 metres

(k) For the purposes of this by-law a maximum of five (5) single detached dwelling units shall be permitted on the subject lands.

(l) For the purposes of this by-law Section 7.13 (a) shall not apply to those units that do not have frontage on Fiddler's Green Road.

(m) For the purposes of this by-law Section 13.2 (c) shall not apply.

(n) For the purposes of this by-law Section 13.2 (a) and (b) shall apply to

each individual unit on the subject lands.

R3-689 (17-221)

Regulations:

(i) That notwithstanding the provisions of Subsection 11.1.2, (d), (e) and (f), (17-221) and Subsection 11.3.2 (a), the following special provisions shall apply to lands zoned "R3-689":

(a)	Minimum Lot Area	560 square metres
(d)	Minimum Front Yard	6.4 metres
(e)	Minimum Southerly Side Yard	9.0 metres
	Minimum Northerly Side Yard	2.5 metres
(f)	Minimum Rear Yard	2.2 metres

(ii) That notwithstanding the provisions of Subsections 7.12 (c) and (d) and 9.10 (a), the following special provisions shall apply to lands zoned "R3- 689":

(a) Balconies or open stairways or unenclosed porches and decks shall not be permitted within the northerly side yard.

RM2-690 (18-051)

That, notwithstanding the provisions of Sections 3.43 and 3.132, Section 7.14 (a)(i) and (x), (b)(i)(B), Section 7.12(c) and (d), Section 9.5, Section 9.3(b), Section 15.1, and Section 15.2 (a), (b), (c), (d), (f), (g) and (h), the following special provisions shall apply to the lands zoned "RM2-690"

PERMITTED USES

(a) Block Townhouse dwellings and uses, buildings and structures accessory thereto shall also be permitted.

REGULATIONS

(a)	Minimum Lot Area:	150 square metres per dwelling unit
(b)	Minimum Lot Frontage	6.0 metres per dwelling unit
(c)	Minimum Lot Depth:	25 metres per dwelling unit
(d)	Maximum Lot Coverage:	55 percent per dwelling unit
(e)	Minimum Side Yard -	External: 1.2 metres
		Internal: 0.0 metres
(f)	Minimum Side Yard Abutting Garner Road West	2.5 metres
(g)	Minimum Rear Yard:	6.0 metres per dwelling unit

(h) Maximum Building Height: 13 metres
Frontage on a Condominium Road

(i) For the purpose of this By-law, a Common Element Condominium road shall be deemed to be a street, and that visitor parking and landscaping for the dwelling units fronting the common element condominium road are permitted within the common element condominium road.
Definition of Front Lot Line

(j) The lot line fronting onto a common element condominium road shall be considered the front lot line. In the case where two lot lines abut a common element condominium road, the shorter of the two shall be considered the front lot line.
Minimum Required Visitor Parking

(k) A minimum of 0.5 visitor parking spaces per unit within a condominium driveway shall be provided and maintained.
Encroachment of Air Conditioning Units and Heat Pumps

(l) The provisions of Paragraph (b), Sub-section 9.3, "Air Conditioning Units and Heat Pumps", shall not apply.
Privacy Screens

(m) The provisions of Sub-section 9.5, "Privacy Screens", shall not apply.
Dwelling Unit Placement

(n) Sub-section 15.2, Paragraph (k), "Dwelling Unit Placement", shall not apply.
Definition of Height and Grade

(o) Notwithstanding the definition of "height" and "grade" in Section 3 of the Town of Ancaster Zoning By-law 87-57, for the purposes of this by-law, height shall be measured on the basis of each individual unit.
Encroachment of Porches and Steps

(p) Notwithstanding the provisions of Section 7.12(d), a maximum encroachment for porches, including steps, of 2.0 m shall be permitted.
Parking and Loading – General Provisions

(q) The provisions of Section 7.14(a)(x) “Parking and Loading – General Provisions” shall not apply.
Encroachment of Eaves and Gutters

(r) Notwithstanding Section 7.12(d) “Yard Encroachments”, eaves or gutters may project into any yard a distance of not more than 1.5 metres.
All of the other provisions of Section 15.2 of the by-law apply.

ER-691 (18-105) Notwithstanding Table 10.3.3, Table 10.3.4, Table 10.3.5, Table 10.3.6, Subsection 10.3.1, and Subsection 10.3.6 of SECTION 10: EXISTING RESIDENTIAL “ER” ZONE, for the property located at 357 Shaver Road, the following regulations shall apply:

i. A maximum lot coverage of 42%;
ii. A minimum front yard setback of 7.0 metres;
iii. A minimum side yard setback of 3.0 metres to the daylight triangle;
iv. A minimum side yard setback of 3.8 metres on the side lot line abutting Westview Avenue;
v. A minimum rear yard setback of 5.8 metres on the northerly rear lot line;
vi. A maximum garage projection of 3.7 metres beyond the front façade of the dwelling; and,
vii. Each required parking space shall have a minimum width of 2.6 metres and a minimum length of 5.5 metres, exclusive of any land required for access or driveways.

R4-692 (18-151)

Notwithstanding the provisions of Subsection 12.2 (b) and (c) of the Residential "R4" Zone and Subsection 7.13 (a) "Special Setbacks" on those lands zoned "R4-692" bythis By-law, the following shall also apply:

(a)	Maximum Lot Coverage	40% lot coverage for interior lots
(b)	Minimum Lot Frontage	12 metres except on corner lots the minimum frontage shall be 14.35 metres
(c)	Daylight triangle	4.57 metre x 4.57 metre daylight triangle

In addition to the definition of Subsection 3.112 "Porch, Unenclosed" on those lands zoned "R4-692" by this By-law, the following shall also apply:

(d)	Definitions	"Porch, Unenclosed" – a second unenclosed porch shall be required to provide access to the side entrance of the flankage elevation of a dwelling on a corner lot.

R4 – 693 (18-168)

That notwithstanding the provisions of Subsections 3.81, 12.2, (b), (c), (f), (g), and in addition to the provisions of Subsection 12.2m the following Special provisions shall apply to lands zoned "R4-693"

<u>REGULATIONS</u>

(a)	Maximum Lot Coverage	40%, except on a corner lot the maximum lot coverage shall be 35%.
(b)	Minimum Rear Yard	10.0 metres, except on a corner lot the minimum rear yard shall be 7.5 metres.
(c)	Maximum Height	9.5 metres.
(d)	Location of Balconies	Balconies above the ground floor shall not be permitted in the rear or side yard.

<u>DEFINITIONS</u>

"Lot Frontage"

Shall mean the length of a straight line connecting the side lot lines measured from points located 7.5 metres from the intersection of the side and front lot lines.

R4 – 694 (18-168) That notwithstanding the provisions of Subsections 3.81, 12.2, (b), (f), (g), and in addition to the provisions of Subsection 12.2, the following special provision shall apply to lands zoned "R4-694"

REGULATIONS

(a)	Minimum easterly side yard	2.0 metres.
(b)	Maximum Height	9.5 metres
(c)	Location of Balconies	Balconies above the ground floor shall not be permitted in the rear or side yard.
(d)	Rear Yard	10.0 metres

DEFINITIONS

"Lot Frontage"

Shall mean the length of a straight line connecting the side lot lines measured from points located 7.5 metres from the intersection of the side and front lot lines.

ER-695 (18-105) Notwithstanding Table 10.3.3, Table 10.3.4, Table 10.3.5, Table 10.3.6, Table 10.3.7, and Subsection 10.3.6 of SECTION 10: EXISTING RESIDENTIAL "ER" ZONE, for the property located at 196 Woodview Crescent, the following regulation shall apply:

i. A maximum lot coverage of 41%;
ii. A front yard setback of no less than 10.7 metres and no greater than 10.9 metres;
iii. A minimum easterly side yard setback of 1.6 metres;
iv. A minimum westerly side yard setback of 2.2 metres;
v. A minimum rear yard setback of 10.9 metres;
vi. A maximum height of 9.8 metres; and,
vii. Each required parking space shall have a minimum width of 2.6 metres and a minimum length of 5.5 metres, exclusive of any land required for access or driveways.

ER-696 (18-105) Notwithstanding Table 10.3.4, Table 10.3.5, Table 10.3.6, Table 10.3.7, and Subsection 10.3.6 of SECTION 10: EXISTING RESIDENTIAL "ER" ZONE, and Subsection 7.12 (b): Yard Encroachments of SECTION 7: GENERAL PROVISIONS, for the property located at 908 Bishop Place, the following

regulations shall apply:

i. A front yard setback of no less than 7.9 metres and no greater than 8.2 metres;
ii. A minimum easterly side yard setback of 2.0 metres;
iii. A minimum westerly side yard setback of 2.5 metres;
iv. A minimum rear yard setback of 6.8 metres to the second storey covered porch and a minimum rear yard setback of 10.6 metres to the rear wall of the principal dwelling;
v. A maximum height of 10.5 metres;
vi. Each required parking space shall have a minimum width of 2.6 metres and a minimum length of 5.5 metres, exclusive of any land required for access or driveway; and,
vii. Eaves or gutters may project into the minimum side yard a distance of not more than 65 centimetres, and into the minimum front and minimum rear yard a distance of not more than 1.5 metres.

R4 – 697 (18-168)

That notwithstanding the provisions of Subsection 12.2, (c) and (g), and in addition to the provisions of Subsection 12.2, the following special provision shall apply to lands zoned "R4-697"

REGULATIONS

(a)	Maximum Lot Coverage	40%, except on a corner lot the maximum lot coverage shall be 35%.
(b)	Maximum Height	9.5 metres

DEFINITIONS

"Lot Frontage"

Shall mean the length of a straight line connecting the side lot lines measured from points located 7.5 metres from the intersection of the side and front lot lines.

H-RM6-658 (19-042-LPAT)

Notwithstanding the provisions of Subsection 19.1 and 19.2 of the Residential Multiple "RM6" Zone and the provisions of Sections 3.0: Definitions and 7.14: Parking and Loading of Zoning By-law No. 87-57 of the Town of Ancaster, the following special provisions shall apply to the lands zoned "H-RM6-658", described as 1117 Garner Road East:

1.0 REGULATIONS

Notwithstanding Sections 19.0 and 7.14, the following provisions apply:

(a)	Maximum Density	187 dwelling units per hectare
(b)	Maximum Building Height	9 storeys or 31.2 metres
(c)	Maximum Lot Coverage	65.3 %
(d)	Minimum Front Yard	5.0 metres
(e)	Minimum East Side Yard	2.5 m
(f)	Minimum West Side Yard	17.5 m to main building and 11.0 metres to the underground parking ramp
(g)	Minimum Rear Yard	1.0 m
(h)	Children's Outside Play Area	Shall not be required.
(i)	Planting Strip	Notwithstanding Sections 19.2(m) and 7.14(a), (xv), and (xvi), a planting strip of a minimum width of 4.5 metres shall be provided along the west lot line; a 2.5 metre planting strip along the east lot line and 1.0 metre planting strip along the north lot line.
(j)	Minimum Landscaping Area	19% excluding rooftop/podium amenity and 42% including rooftop/podium amenity
(k)	Parking	Notwithstanding Sections 19.2(i) and 7.14(b) (i) (E) and (H), the required parking spaces shall be as follows: Dwelling Unit and Visitor Parking – 2.25 spaces per unit.

3.0 Definitions

Notwithstanding Section 3.0, the following special provisions apply:

"Landscaping"

(a) Means an area not built upon and not used for any purpose other than as a landscaped area which may include grass, shrubs, flowers, trees, and similar types of vegetation, paths, walks, patios, fences, and similar

features, and may include rooftop amenity area; but

(b) Does not include parking areas, parking lots, driveways, ramps or manoeuvring areas.

4.0 The 'H' Holding prefix shall be lifted from the "H-RM6-658" Zone once the following condition has been completed:

i. A suitable sanitary sewer outlet is extended to the subject lands to provide sanitary drainage to the site, to the satisfaction of the Manager of Engineering Approvals, Growth Management; and,

ii. The applicant builds or secures their proportionate share of the extension of a storm sewer for the full frontage of the property to a suitable outlet, to the satisfaction of the Manager of Engineering Approvals, Growth Management.

RM4 – 700 (19-168) That notwithstanding the provisions of Section 7.11, 7.12 (d), 7.14 (a)(xii), (b), 17.1, 17.2 (b), (e), (f), (g), (h), (i), (j), (k), (m), (n) and (p) the following special provisions shall apply to the lands zoned "RM4-700":

PERMITTED USES

(a) Street Townhouse and Multi-plex dwellings and uses, buildings and structures accessory thereto shall also be permitted.

REGULATIONS

(a)	Maximum Density:	44 dwelling units per hectare.
(b)	Minimum Front Yard:	3.9 metres to the front façade from Garner Road West.
(c)	Maximum Lot Coverage:	35 %
(d)	Minimum Easterly Side Yard:	2.0 metres.
(e)	Maximum Height:	14 metres.
(f)	Planting Strip:	A planting strip of 2 metres shall be required adjacent to a commercial use and between an internal road and a side lot line.
(g)	Minimum Landscaping:	20 %
(h)	Minimum Privacy Area:	9 square metres per unit.

(i) Parking:

i. For each block townhouse and multi-plex dwelling there shall be a minimum of 2 parking spaces one of which must be contained within an attached garage, plus 0.26 visitor parking spaces.

ii. A parallel parking space shall have a minimum width of 2.5 metres and a minimum length of 6.5 metres.

(j) Children's Play Area: A curbed children's outside play area that is a minimum of 800 square metres shall be provided and maintained on site.

(k) Building Separation: Any townhouse building shall be no closer to another townhouse building on the same lot in accordance with the following distance requirements:

	Front Façade	Rear Wall	End Wall
Front Façade	18.0 m	18.0 m	14.0 m
Rear Wall	18.0 m	0 m (multi-plex units) 15.0 m (Block townhouse units)	7.0 m
End Wall	14.0 m	7.0 m	2.7 m

(l) For the purpose of this By-law, the lot line abutting Garner Road West, shall be deemed to be the front lot line. The easterly side lot line shall be the lot line with the dimension of 252.90 metres in length and the westerly side lot line shall be the lot line with the dimension of 124.530 metres in length. All of the remaining lot lines are rear lot lines and have the following dimensions: 197.17 metres; 60.0 metres; 190.44 metres; 22.0 metres and 73.17 metres (northerly lot boundary).

(m) For the purpose of this By-law, the boundary of the Residential Multiple "RM4-700" Zone shall be deemed to be one lot the lot lines and the regulations of the "RM4-700" Zone shall be from the external

boundaries of this zone, and not from the individual property boundaries of the dwelling units created by registration of a draft plan of subdivision / condominium plan or created by Part Lot Control.

RM4-701 (19-168) That notwithstanding the provisions of Sections 9.3(a), 17.2 (g) and (j), and in addition to the regulations of the "RM4-700" Zone, the following special provisions shall apply to the lands zoned "RM4-701":

REGULATIONS

(a)	Minimum setback for a central air conditioning unit, window air conditioning unit or heat pump from the front lot line:	1.5 metres.
(b)	Maximum permitted encroachment for front yard porch (along Garner Road West):	1.6 metres.
(c)	Minimum Westerly Side Yard:	12.0 metres.
(d)	Minimum Easterly Side Yard:	2.0 metres.

RM4-702 (19-168) That notwithstanding the provisions of Section 17.2 (g) and in addition to the regulations of the "RM4-700" Zone, the following special provisions shall apply to the lands zoned "RM4-702":

REGULATIONS

(a)	Minimum Rear Yard:	4 metres.

RM4-703 (19-168) That notwithstanding the provisions of Section 17.2 (g) and in addition to the regulations of the "RM4-700" Zone, the following special provisions shall apply to the lands zoned "RM4-703":

REGULATIONS

(a)	Minimum Rear Yard:	1.5 metres.

RM4-704 (19-168) That notwithstanding the provisions of Sections 7.20, 17.2 (g) and in addition to the regulations of the "RM4-700" Zone, the following special provisions shall apply to the lands zoned "RM4-704":

REGULATIONS

(a)	Minimum Rear Yard:	1.3 metres.

R4-705 (19-235) That notwithstanding the provisions of Section 12.2 (b) and (c) the following special provisions shall apply to the lands zoned "R4-705":

REGULATIONS

(a) Minimum Lot Frontage: 11.8 metres.

(b) Maximum Lot Coverage: 45%

R4-706 (19-235) That notwithstanding the provision of Section 12.2 (c) the following special provision shall apply to the lands zoned "R4-706":

REGULATIONS

(a) Maximum Lot Coverage: 45%

R3-699 (20-111-LPAT) Notwithstanding Sub-Section 11.1.2 (c), (d), (f) and 11.3.2 (c) of Section 11: RESIDENTIAL "R1", "R2" and "R3" Zones of By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned "R3-699":

REGULATIONS

(a) Mininum Front Yard: 7.5 metres

(b) Maximum Lot Coverage: 40 percent

(c) Minimum Side Yard: 1.5 metres, except:

(i) On Block 1 of Schedule A of this By-law the minimum easterly side yard shall be 4.0 metres, and;

(ii) On Block 3 of Schedule A of this By-law the minimum westerly side yard shall be 3.0 metres

(d) Minimum Rear Yard: 7.0 metres

R4-709 (20-143) That notwithstanding the provisions of Section 12.2 (c), (d) and (e) the following special provisions shall apply to the lands zoned "R4-709":

REGULATIONS

(c) Maximum Lot Coverage: 40%

(d) Minimum Front Yard: 6 metres

(e) Minimum Side Yard: 1.2 metres; except on a corner lot, the minimum side yard abutting a street shall be 4.5 metres or 6 metres to an attached garage or attached carport.

RM4-710 (20-183) That notwithstanding the provisions of Section 7.11, 7.14 (a)(x), (b), 17.2 (a), (b), (e), (f), (g), (h), (i), (j), (k), (n) and (p) the following special provisions shall apply to the lands zoned "H-RM4-710":

PERMITTED USES

(a) Block townhouse dwellings, back to back townhouse dwellings and uses, buildings and structures accessory thereto.

REGULATIONS

(a)	Minimum Lot Area	0.382 ha
(b)	Maximum Density:	63 dwelling units per hectare
(c)	Maximum Lot Coverage:	32.76%
(d)	Minimum Front Yard:	2.2 metres to Garner Road West
(e)	i. Minimum Side Yard:	1.25 metres - Easterly
		1.80 metres - Westerly
	ii. Minimum Rear Yard:	6.0 metres
(f)	Maximum Building Height:	11.5 metres
(g)	Minimum Landscaping:	29 %
(h)	Planting Strip:	1.8 metres width along each lot line
(i)	Minimum Privacy Area:	i. 20 square metres
		ii. That the minimum depth for at grade privacy areas shall be 6m
(j)	Children's Play Area:	None shall be required
(k)	Building Separation:	Any townhouse dwelling shall be no closer to another townhouse dwelling on the same lot in accordance with the following distance requirements:

	Façade	Rear Wall	End Wall
Façade	19.70 m	19.5 m	16.0 m
Rear Wall	19.5 m	15.0 m	10.5 m
End Wall	16.0 m	7.0 m	2.4 m

(l) Yard Encroachments: That a balcony shall be permitted to encroach 1.55 m into any yard but shall

			not be closer than 4.45 m from any lot line.
	(m)	Parking:	No parking space shall be located closer to the street line than 3.3 m That parking spaces shall be provided at a rate of 2 per unit plus 0.25 visitor per unit.

In addition to the above noted modifications, notwithstanding any other provisions in this by-law, the following setback will also be required:

(a) Minimum Setback from a Daylighting Triangle: 4.3m

That the amending By-law apply the Holding Provision of section 36(1) of the *Planning Act*, R.S.O. 1990 to the subject lands by introducing the Holding symbol 'H' as a suffix to the proposed zoning.

The Holding Provision Residential Multiple (Holding) "H-RM4-710" Zone, Modified, shall be removed conditional upon:

a) Payment of the outstanding servicing cost for the existing sanitary sewer on Garner Road adjacent to the site is received to the satisfaction of the Manager of Development Engineering.

b) That the applicant complete an Archaeological Assessment to the satisfaction of the Ministry of Heritage, Sport, Tourism and Culture.

RM2-712 (21-013 OLT) (22-251)

That notwithstanding the provisions of Section 15.2, (a), (b), (c), (d), (e), (f), (g) and (j), Section 9.3 (a), Section 9.5 (d), the following special provisions shall apply to the lands zoned "RM2-712":

<u>REGULATIONS</u>

(a)	Minimum Lot Area	1,260 square metres of total parcel area per dwelling and 164 square metres per dwelling unit.
(b)	Minimum Lot Frontage	6.5 metres per dwelling unit, 8.7 metres for a dwelling end unit which does not abut a flanking street and 9.7 metres for a dwelling end unit abutting the current lot boundary.
(c)	Minimum Lot Depth	25.0 metres.
(d)	Maximum Lot Coverage	37 percent of total parcel area.

	(e)	Minimum Front Yard	5.5 metres to façade and 6 metres to garage.
	(f)	Minimum Side Yard	3.0 metres for dwelling end units abutting current lot boundary, 1.9 metres for dwelling end unit which does not abut a flanking street and 0 metres for dwelling units separated by a common wall.
	(g)	Minimum Rear Yard	7.2 metres, and 5.1 metres for posts, beams and/or a covered deck and 5.1 metres for the second and upper most storey.
	(j)	Planting Strip	A planting strip of a minimum 3.0 metres shall be provided adjoining lands zoned "ER" and "R3", a chimney may project into the planting strip a distance of not more than 0.6 metres.
	(k)	Air Conditioning Units and Heat Pumps	Encroachment of Air Conditioning Units and Heat Pumps: the provisions of Paragraph (a), Sub-section 9.3, "Air Conditioning Units and Heat Pumps", shall not apply.
	(l)	Privacy Screens	Shall not apply.
	(m)	Basement or Cellar	All street townhouse dwellings shall have a basement or cellar

RM2-713 (22-021) That notwithstanding the provisions of Section 15.1, 15.2 (a), (b), (e), (f), (j), and (k) (ii), Section 7.12 (c) and (d), and Section 7.14 (b) (i) (A), the following Special provisions shall apply to the lands zoned "RM2-713":

REGULATIONS

	(a)	Maximum Number of Dwelling Units	10 street townhouse dwelling units.
	(b)	Minimum Lot Area	2,600 square metres of total parcel area.
	(c)	Minimum Lot Frontage	50 metres of total parcel frontage, 6.0 metres per dwelling unit, and 6.2 metres for a dwelling end unit.
	(d)	Minimum Front Yard	0.8 metres.

(e)	Minimum Side Yard	i) 2.5 metres for a dwelling end unit which does not abut a flanking street, and 2.5 metres for a dwelling unit abutting a flanking street; except, ii) 3.0 metres for a dwelling end unit abutting a flanking street; and, iii) 2.3 metres for the westerly end unit of the building along Wilson Street West from the flanking street line measuring 20.3 metre.
(f)	Planting Strip	Notwithstanding the other provisions of this Subsection, where the boundary of a Residential Multiple "RM2" Zone adjoins lands zoned Existing Residential "ER" or Residential "R1", "R2" or "R3", a planting strip of minimum 2.5 metre width along the easterly side lot line and 1.4 metres along the southerly rear lot line shall be provided. Bicycle parking shall be permitted within the 1.4 metre wide planting strip along the southerly rear lot line.
(g)	Dwelling Unit Placement	Not more than four attached dwelling units shall be erected in a row without offsetting or staggering the front face or wall of the dwelling a minimum 0.5 metre or without varying the exterior design and materials of the front face or wall of the dwelling.
(h)	Yard Encroachment for open stairway	0 metres from a front lot line and flanking side lot line
(i)	Yard Encroachment for unenclosed porch	0 metres from a front lot line and 1.0 metres from a flanking side lot line
(j)	Required Parking for a street townhouse	2 plus 0.66 visitor parking spaces

RM2-718 (25-017-OLT) That notwithstanding Paragraph 3.49 "Dwelling, Street Townhouse" of Section 3 "Definitions" the following definition shall apply for lands within the Residential Multiple "RM2-718" Zone:

3.49 "Dwelling, Street Townhouse"

Means a dwelling divided vertically into a minimum of three (3) and a maximum of eight (8) dwelling units, the units separated by a common wall or walls and each unit having two private entrances at grade, and in which all dwelling units front on a street, laneway, or common condominium driveway.

That notwithstanding the provisions of Subsection 15.2 (a), (b) (i and (ii), (e), (f), (g), (h), (i) and (k, ii) for Zoning By-law No. 87-57, the following special provisions shall apply to the lands zoned "RM2-718":

PERMITTED USES:

(a) For the purpose of the regulations contained in Sections 3, 5, 6, 7, 9 and 15 of Ancaster Zoning By-law No. 87-57, as amended by this By-law, the boundary of the "RM2-718" Zone shall be deemed to be the lot lines for this purpose, and the regulations of the "RM2-718" Zone, including, but not limited to, lot area, lot frontage and depth, lot coverage, minimum yards, minimum landscaping and planting strips, parking accessory buildings, etc., shall be from the boundaries of this zone, and not from individual property boundaries of dwelling units created by registration of a condominium plan, through Consent or created by Part Lot Control.

REGULATIONS

(a)	Minimum Lot Area	1.0 hectare
(b)	Minimum Lot Frontage	50 metres for the parcel frontage and: (i) 4.75 metres for an interior dwelling unit; and (ii) 4.9 metres for an end dwelling unit.
(c)	Minimum Front Yard	(i) 5.2 metres (ii) Northerly Side Yard: a) Shall be a minimum of 9.2 metres for any dwelling unit's rear wall;

b) Shall be a minimum of 4.5 metres for any end dwelling unit's side wall.

(iii) Southerly Side Yard:

a) Shall be a minimum of 7.5 metres for any dwelling unit's rear wall;

b) Shall be a minimum of 4.5 metres for any end dwelling unit's side wall.

(d)	Maximum Height	11.7 metres
(e)	Minimum Landscaping	30% of the lot area
(f)	Dwelling Unit Placement	Shall not apply

In addition to Subsection 7.12 of Zoning By-law No. 87-57, encroachments or projections shall be prohibited to be within 2.8 metres from the front lot line.

That notwithstanding Subsection 7.14(a)(xv) of Zoning By-law No. 87-57, where a parking area which is required to provide for more than four vehicles abuts a lot containing a dwelling comprising one or two dwelling units, a permanently maintained planting strip of a minimum width of 1.5 metres shall be provided.

That notwithstanding Subsection 7.14(a)(xvi) of Zoning By-law No. 87-57, where a parking area which is required to provide for more than four vehicles abuts a street, a permanently maintained planting strip of a minimum width of 1.3 metres shall be provided along the street line, and it shall be continuous except for aisles or driveways required for access to such parking area.

That notwithstanding Subsection 7.14(b)(i)(B) of Zoning By-law No. 87-57:

(a) Street Townhouses shall provide 2.0 parking spaces, with one of the two required parking spaces permitted to be located within an attached private garage or within the dwelling unit; and,

(b) A minimum 0.25 visitor parking spaces per unit shall be provided.

H-RM6-714 (23-136) That notwithstanding the provisions of paragraph (a) of Subsection 7.11 "Maximum Building Height", paragraph (a) (x) and (b) of Subsection 7.14

"Parking and Loading", and paragraphs (a), (c), (d), (f), (g), (h), (i), (j), (k), and (l) of subsection section 19.2 "Regulations" of Zoning By-law No. 87-57, the following special provisions shall apply to the lands zoned "H-RM6-714":

REGULATIONS

(a)	Minimum Lot Area	1,330 square metres. Notwithstanding the definition of "Lot Area" in Section 3.76, Lot Area shall not include the area within Block 1 - Future Right of Way Dedication on Figure 3: 140 Wilson Street West, Ancaster of Section 39: Special Figures.
(b)	Maximum Density	70 dwelling units per hectare.
(c)	Minimum Lot Frontage	24 metres.
(d)	Maximum Lot Coverage	41 percent. Notwithstanding the definition of "Lot Coverage" in Section 3.78, the area of the lot shall not include the area within Block 1 - Future Right of Way Dedication on Figure 3: 140 Wilson Street West, Ancaster of Section 39: Special Figures.
(e)	Minimum Front, Side and Rear Yard	In accordance with Block 2 – Extent of Building Envelope on Figure 3: 140 Wilson Street West, Ancaster of Section 39: Special Figures. (f) Maximum
(f)	Parking	1.33 plus 0.22 visitor parking spaces per dwelling unit.
(g)	Children’s Play Area	Children's play area provision shall not apply.
(h)	Maximum Height	11.25 metres.
(i)	Minimum Landscaping	26 percent of the lot area per Subsection (a) hereof. In addition to the definition of "Landscaping" in Section 3.73, landscaping shall include a minimum of 13 trees with a minimum 50 mm caliper planted on site. The minimum landscaping requirement shall not be provided within Block 1 - Future Right of Way Dedication on Figure 3: 140 Wilson Street West,

		Ancaster of Section 39: Special Figures.
(j)	Maximum Parking Coverage	The at-grade parking area shall not occupy more than 45 percent of the total lot area. In addition to the requirements of Section 7.14 (a) (xiii), the surface of a parking area may include permeable pavers.
(k)	Future Right-of-Way Dedication	No development, other than access and landscaping but not including a required planting strip, shall occur on Block 1 - Future Right-of-Way Dedication on Figure 3: 140 Wilson Street West, Ancaster of Section 39: Special Figures.

That the amending By-law apply the Holding Provision of section 36(1) of the *Planning Act,* R.S.O. 1990 to the subject lands by introducing the Holding symbol 'H' as a suffix to the proposed zoning.

The Holding Residential Multiple "H-RM6-714" Zone, Modified, shall be removed conditional upon:

a) That the applicant complete an Archaeological Assessment to the satisfaction of the Ministry of Citizenship and Multiculturalism and the Director of Planning and Chief Planner.

b) That the Owner prepare and receive approval of a Landscape Plan, including providing for 1 for 1 compensation for 22 privately owned trees (10 cm diameter at breast height (DBH) or greater) that are removed from private property through replanting trees on site and/or payment of cash-in-lieu, to the satisfaction of the Director of Planning and Chief Planner.

c) That the Owner shall investigate the noise levels and determine and implement the noise control measures that are satisfactory to the City of Hamilton in meeting the Ministry of Environment, Conservation and Parks (MECP) recommended sound level limits. An acoustical report prepared by a qualified Professional Engineer containing the recommended noise control measures shall be submitted to the satisfaction of the City of Hamilton, Director of Planning and Chief Planner. Should a peer review of the acoustical report be warranted, all associated costs shall be borne by the owner and shall be submitted to the satisfaction of the City of Hamilton, Director of Planning and Chief Planner.

RM4-715 (22-212) That notwithstanding the provisions of Section 7.11(a), 7.12(c), 7.14(b)(i)(B), 9.8, 17.2 (a), (c), (e), (f), (g), (h), (i), and (j) the following special provisions shall apply to the lands zoned “RM4-715”:

REGULATIONS

(a)	Minimum Lot Area	0.35 ha
(b)	Minimum Lot Frontage	38 metres
(c)	Maximum Lot Coverage:	33% of the lot area
(d)	Minimum Front Yard:	1.95 metres to Wilson Street East
(e)	i. Minimum Side Yard: ii. Minimum Rear Yard:	6.0 metres 2.95 metres
(f)	Maximum Height:	12.5 metres
(g)	Minimum Landscaping:	30% of the lot area
(h)	Planting Strip:	A minimum of 2.0 metres in width along each lot line shall be provided.
(i)	Parking:	2 parking spaces for each dwelling unit.
(j)	Yard Encroachment for Balcony:	May project a maximum of 1.85 metres into a required side yard.

(k) Section 7.11 (a) shall not apply.

(l) Section 9.8 shall not apply.

RM4-717 (24-040) That notwithstanding the provisions of subsection 17.2 (b), (e), (f), (g) for rear yards, (i), (n) and (p) for Façade to Façade of Zoning By-law No. 87-57, the following special provisions shall apply to the lands zoned "RM4-717":

PERMITTED USES

For the purpose of the regulations contained in Sections 3, 5, 6, 7, 9 and 17 of Ancaster Zoning By-law No. 87-57, as amended by this By-law, the boundary of the "RM4-717" Zone shall be deemed to be the lot lines for this purpose, and the regulations of the "RM4-717" Zone, including, but not limited to, lot area, density, lot frontage and depth, lot coverage, minimum yards, minimum landscaping and planting strips, parking, children's play areas, accessory buildings, building separation, etc., shall be from the boundaries of this zone, and not from individual property boundaries of dwelling units created by registration of a condominium plan, through Consent or created by Part Lot Control.

REGULATIONS

(a)	Maximum Density	36 units per hectare
(c)	Maximum Lot Coverage	45%

	(c)	Minimum Front Yard	4.0 metres
	(d)	Minimum Rear Yard	4.6 metres
	(e)	Minimum Landscaped Area	25%
	(f)	Children's Play Area	No children's play area shall be Provided
	(g)	Building Separation	Façade to Façade shall be a minimum of 17 metres

That notwithstanding Subsection 7.14(a)(ix)(4) of Zoning By-law No. 87-57, no parking space shall be located in a "RM4" Zone closer to any detached dwelling in a Residential Zone than 0.9 metres.

That notwithstanding Subsection 7.14(a)(xv) of Zoning By-law No. 87-57, where a parking area which is required to provide for more than four vehicles abuts a lot containing a dwelling comprising one or two dwelling units, a permanently maintained planting strip of a minimum width of 0.9 metres shall be provided.

That notwithstanding Subsection 7.14(b)(i)(B) of Zoning By-law No. 87-57, Block Townhouses shall provide 2.4 parking spaces per each dwelling unit inclusive of visitor parking spaces.

RM5-716 (23-123 Not Final)

That notwithstanding the provisions of Sections 3.46, 7.11 (a), 7.14 (b)(i)(B), 7.18(a)(ii), 18.2 (a), (b), (c), (f), (g), (h), (i), (j), (k), (l), and (n) the following special provisions shall apply to the lands zoned "RM5-716":

(a) The following definition shall apply to lands zoned "RM5-716":

"Dwelling, Multi-Plex"

means a building divided vertically into a minimum of two (2) and a maximum of six (6) side-by-side units, which may also be divided horizontally to a maximum of two (2) units in height, for a maximum total of twelve (12) units, with each unit being separated by two (2) or more common walls and each having private entrances to the outside.

REGULATIONS

	(a)	Minimum Lot Area	0.44 hectares
	(b)	Maximum Density	80 units per hectare
	(c)	Minimum Lot Frontage	30.0 metres
	(d)	Minimum Front Yard	3.0 metres

	(e)	Minimum Side Yards	6.0 metres – Southernly 5.5 metres – Northernly
	(f)	Minimum Rear Yard	5.5 metres
	(g)	Maximum Height	14.5 metres
	(h)	Minimum Landscaping	41 percent of the lot area, which includes a Children's Play Area.
	(i)	Planting Strip	Minimum 3.0 metre wide, provided along each lot line, except along the southernly lot line where a minimum 1.5 metre wide planting strip will be required.
	(j)	Parking	1 per dwelling unit, plus 0.25 visitor per dwelling unit.
	(k)	Accessory Buildings	The provisions of Subsection 7.18 (a) shall apply, except that an above-grade communal parking structure or building shall be deemed a principal building and accessory buildings shall not be located less than 1.0 metres from the southerly lot line.
	(l)		In addition to the RMS-716 Zone Provisions, no building or structure shall be erected, altered, nor extended, except on the area identified as Block 1 - Extent of building envelope on Figure 2 of Section 39: Special Figures.
H-RM6-719 **(25-118 Not Final)**	a)	That notwithstanding Section 7.11 a), the maximum building height shall be 14.0 metres and 24.5 metres and in accordance with Special Figure #4.	
	b)	That notwithstanding Section 7.12 c), balconies shall be permitted to project into a required rear yard to a maximum distance of 2.0 metres.	
	c)	That notwithstanding Section 7.14 a) vii) and viii), the minimum side yard and rear yard setback to a below grade communal parking structure shall be 0.5 metres, or 0.0 metres when abutting a daylight triangle.	
	d)	That notwithstanding Section 7.14 a) xv), a planting strip shall not be required abutting the northerly rear lot line.	
	e)	That notwithstanding Section 7.14(b)(i)(C), 1.3 parking spaces per dwelling unit shall be provided and shall be inclusive of visitor parking.	
	f)	Notwithstanding Sections 3.84, 3.85, and 3.86:	

i) The shortest lot line abutting Garner Road East measuring 5.25 metres shall be considered the front lot line;

ii) The hypotenuse of the daylight triangle and the longest lot line abutting Garner Road East shall be considered side lot lines; and,

iii) All remaining lot lines shall be considered rear lot lines.

g) Notwithstanding the provisions of Paragraphs (a), (c), (d), (g), (h), (j), (k) and (l) of Section 19.2 of Zoning By-law No. 87-57, the following special provisions shall apply to the lands zoned "RM6-719":

REGULATIONS

i)	Minimum Lot Area	0.37 hectares
ii)	Minimum Lot Frontage	5.25 metres
iii)	Minimum Front Yard	2.0 metres
iv)	Minimum Side and Rear Yard	1. 3.0 metres to the side lot line abutting Garner Road East; 2. 0.0 metres to the hypotenuse of the daylight triangle; 3. 3.0 metres to the rear lot line abutting Southcote Road; 4. 19.0 metres abutting the northerly rear lot line; 5. 25.0 metres to the easterly rear lot line to the portion of the multiple dwelling as shown on Special Figure #4; and, 6. 3.0 metres to the easterly rear lot line to the portion of the multiple dwelling as shown on Special Figure #4
v)	Maximum Height	14.0 metres and 24.5

		metres and in accordance with Special Figure #4.
	vi) Minimum Landscaping	25 percent

In addition to the regulations of Subsection 19.2 of Zoning By-law No. 87-57, the following special provisions shall apply to the lands zoned "RM6-719":

(a)	Percentage of Multiple Bedroom Units Within a Multiple Dwelling	i. A minimum of 25 percent of the Dwelling Unit(s) shall be units with two or more bedrooms.
		ii. Where the application of subsection i. above results in a numeric fraction, the fraction shall be rounded up to the nearest whole number of dwelling units.
(b)	That for the purposes of this By-law, no vehicular ingress or egress shall be provided from Garner Road East.	

APPENDIX A (319)

APPENDICES

APPENDIX A (320)

AMENDMENTS

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
86-136	P-148	By-Law 88-83	From Agricultural "A" to Public "P"	Highway 99	Lot 16, Con 1	A-1	Aug 15/88
87-22	---	By-Law 88-83	From Deferred Development "D" to Residential "R3"	Greenravine Dr.	Lot 48, Conc. 2	B-1	Aug 15/88
87-45	---	OMB	Amend service requirements	Shaver Rd.	Lot 36, Conc. 4	A-5	Mar 28/88
87-64	C5-239	By-Law 88-83	Farm Market Permitted	No 12 Highway #53 W	Lot 42, Conc. 4	B-1	Aug 15/88
87-65	C3-133	By-Law 88-83	From Rural Commercial "C5-144" To General Commercial	Given Rd./Hwy. No. 2	Lot 35, Conc. 3	A-5	Aug 15/88
87-66	M2-149	By-Law 88-83	From Prestige Industrial "M2" to "M2-149"	Sandhill Dr.	Lot 34, Conc. 4	A-5	Aug 15/88
87-68	A-304	By-Law 88-83	From Agricultural "A-254" to "A-304"	587 Fiddlers Green Rd.	Lot 43, Conc. 4	B-1	Aug 15/88
87-69	A-254	By-Law 88-83	Minimum Frontage and Side Yard Changed	591 Fiddlers Green Rd.	Lot 43, Conc. 4	B-1	Aug 15/88
87-70	C3-310	By-Law 88-83	From Village Area "VA" to General Commercial	Wilson Street East	Lot 45, Conc. 2	B-2	Aug 15/88
87-95	---	By-Law 88-83	From Agricultural to Prestige Industrial "M2"	1524 Highway #2	Lot 32, Conc. 4	A-5	Aug 15/88
87-98	RM4-305	By-Law 88-83	From Existing Residential "ER"	325 Fiddlers Green Rd.	Lot 43, Conc. 3	B-1	Aug 15/88

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
87-99	R3-306	By-Law 88-83	From Deferred Development "D" to Residential "R3-306"	Cavendish Drive	Lot 39, Conc. 3	B-1	Aug 15/88
87-105	R3-307	By-Law 88-83	From Residential "R2" to Residential "R3-307"	Lowden Avenue	Lot 47, Conc. 2	B-1	Aug 15/88
87-108	---	By-Law 88-83	From Residential "R3-232" and Residential "R3-333" to Residential "R2", "R3" and Public Open Space "O2"	Southcote Road	Lot 48, Conc. 3	B-1	Aug 15/88
87-112	R1-308	By-Law 88-83	From Agricultural to Residential "R1", "R2" and "R3"	Southcote Road	Lot 4, Conc. 3	B-1	Aug 15/88
88-16	C3-309	By-Law 88-83	From Village Area "VA" to General Commercial "C3-309"	469-471 Wilson St. E	Lot 45 & 46, Conc. 2	B-2	Aug 15/88
88-22	---	By-Law 88-83	From Deferred Development "D" to Residential "R3"	Moazart St.	Lot 42, Conc. 3	B-1	Aug 15/88
88-50	VA-311	By-Law 88-83	From Village Area "VA" to "VA-311"	346 Wilson St. E	Lot 45, Conc. 2	B-2	Aug 15/88
88-58	R3-312	By-Law 88-83	From Deferred Development "D" to Residential "R3-312"	Wilson Street West	Lot 39, Conc. 3	B-1	Aug 15/88
88-59	---	By-Law 88-83	From Deferred Development "D" to Residential "R3"	Fiddlers Green Road	Lot 42, Conc. 3	B-1	Aug 15/88
---	RM3-313	By-Law 88-83	From Existing Residential to Residential Multiple "RM3"	Mohawk & McNiven Rds.	Lot 48, Conc. 2	B-1	Aug 15/88

APPENDIX A (2)

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
88-83	N/A	N/A	Consolidation of Numerous By-Law Amendments to 87-57	-----	--	--	Aug 15/88
88-84	---	---	From Deferred Development "D" to Residential "R3"	Sunnymeade Drive	Lot 39, Conc. 3	B-1	Aug 15/88
88-87	VA-316	---	From Village Area "VA" to "VA-316"	339 Wilson St. E.	Lot 45, Conc. 2	B-2	Aug 15/88
88-90	VA-314	---	From Village Area "VA" to "VA-314"	277 Wilson St. E.	Lot 44 & 45, Conc. 2	B-2	Aug 15/88
88-93	VA-315	---	From Village Area "VA" to "VA-315"	283 Wilson St. E.	Lot 44 & 45, Conc. 2	B-2	Aug 15/88
88-98	M2-334	---	From Agricultural "A" to Prestige Industrial "M2-334" and "02"	Golf Links Road	Lot 51 & 52, Conc. 2	B-1	Sep 12/88
88-111	ER-322	---	From Existing Residential "ER" to "ER-322"	20 Valleyview Drive	Lot 40, Conc. 3	B-1	Nov 7/88
88-113	ER-323	---	From Existing Residential "ER" to "ER-323"	22 Valleyview Drive	Lot 40, Conc. 3	B-1	Nov 7/88
88-117	---	---	From Deferred Development "D" to Residential "R3"	330 Fiddlers Green Rd.	Lot 42, Conc. 3	B-1	Nov. 16/88
88-119	---	---	From Deferred Development "D" to Residential "R3"	340 Fiddlers Green Rd.	Lot 42, Conc. 3	B-1	Nov. 16/88
88-124	A-324	By-Law 85-22	From Agricultural "A-140" to Agricultural "A-324"	58 Carluke Rd. W.	Lot 42, Conc. 7	A-2	Nov 28/88

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
88-129	I-325	---	From Deferred Development "D" to Institutional "I-325"	75 Concerto Court	Lot 42, Conc. 3	B-1	Nov 28/88
---	RM3-327	O.M.B.	From Agricultural "A" to Residential Multiple "RM3-327"	Highway #2 and Hamilton Drive	Lot 39, Conc. 3	B-1	Nov 23/88
89-7	---	---	From Agricultural "A" to Prestige Industrial "M-2" and Light Industrial "M3"	Highway #2 W.	Lot 32, Conc. 4	A-5	Jan 23/89
89-11	P-326	O.M.B.	From "C5-261" and "A-216" to Public "P-326"	Shaver Road	Lot 37, Conc. 3	B-1	July 4/89
89-18	---	---	From "C4-274" to Residential "R3"	Sunnymeade Drive	Lot 39, Conc. 3	B-1	Feb 27/89
89-19	RM3-318	---	From "C4-274" to Residential Multiple "RM3"	334 Wilson St. W.	Lot 39, Conc. 3	B-1	Mar 13/89
89-29	---	---	From Deferred Development "D" to Residential "R3"	286 Fiddlers Green Rd.	Lot 42, Conc. 3	B-1	Mar 13/89
89-31	VA-332	---	From Village Area "VA-311" to Village Area "VA-332"	346 Wilson St. E.	Lot 45, Conc. 2	B-2	Mar 13/89
89-32	R3-333	---	From Residential "R2-208" to Residential "R3-333"	Wilson St. W	Lot 39, Conc. 3	B-3	Mar 13/89
89-33	R4-256	---	From Residential "RM1" to Residential "R4-256"	Devonshire Terrace	Lot 40, Conc. 3	B-1	Mar 13/89
89-59	R2-321	---	From Deferred Development "D" to Residential "R2-321"	90 Sulphur Springs Rd.	Lot 44, Conc. 2	B-1	Apr 24/89

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
89-69	RM2-335	---	From Agricultural "A" to Residential-Multiple "RM2"	Golf Links Rd.	Lots 49, 50 & 51, Conc. 3	B-1	May 8/89
89-69	R3-329	---	From Agricultural "A" to Residential "R3"	Golf Links Rd.	Lots 49, 50 & 51, Conc. 3	B-1	May 8/89
89-69	R3-330	---	From Agricultural "A" to Residential "R3"	Golf Links Rd.	Lots 49, 50 & 51, Conc. 3	B-1	May 8/89
89-69	RM3-331	---	From Agricultural "A" to Residential "RM3"	Golf Links Rd.	Lots 49, 50 & 51, Conc. 3	B-1	May 8/89
89-92	---	Section 7.20	Introduction of "H" Holding Provisions By-Law	General Amendment	---	---	May 24/89
89-89	---	---	To allow a Landscaping Business on a temporary basis	Golf Links Rd.	Lot 54, Conc. 3	B-1	June 12/89
89-99	---	---	From Deferred Development to Residential "R3"	Fiddlers Green Rd.	Lot 42, Conc. 3	B-1	July 17/89
89-114	H-01-153	---	From Agricultural "A" to Private Open Space "H-O1-153"	914/822 Book Rd. W.	Lot 34 & 35, Conc. 5	A-2	Aug 14/89
89-122	VA-319	---	From Village Area "VA" to Village Area "VA-319"	397 Wilson Street East	Lot 45, Conc. 2	B-2	Sept 6/89
90-7	---	---	From Deferred Development "D" to Residential "R3"	Sunnymeade Drive	Lot 39, Conc 3	B-1	Jan 8/90
90-10	---	---	From Deferred Development "D" and Existing Residential "ER" to Residential "R3" and Public Open Space "O2"	Mohawk Road	Lot 49, Conc. 2	B-1	Jan 22/90

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
90-11	R3-330	---	From Residential "R3-329" to Residential "R3-330" and Residential Multiple "RM2-335" to Residential Multiple "RM2"	Golf Links Rd. 62M-635	Lot 50, Conc. 3	B-1	Jan 22/90
90-25	M2-152	---	From Existing Residential/Motor Vehicle "ER" and "C6" to Prestige Industrial "M2-152"	1220-1254 Hwy. 53 E.	Lot 34, Conc. 4	A-5	Feb 26/90
90-26	H-M2-154	---	From Agricultural 'A" to Prestige Industrial Holding "H-M2-154"	Ancaster Industrial Park	Lot 35, Conc. 4	A-5	Feb 26/90
90-27	---	---	From Deferred Development "D" and Existing Residential "ER" to Residential "R3" and Public Open Space "O2"	Highvalley/Deervalley	Lot 49, Conc. 2	B-1	Jan 22/90
90-30	VA-341	---	From Village Area "VA-260" to Village Area "VA-341"	442 Wilson St. E.	Lot 45 & 46, Conc. 2	B-2	Mar 12/90
90-36	C6-343	---	From Motor Vehicle Services "C6-270" to Motor Vehicle Services "C6-343"	605 Highway 53 E.	Lot 48, Conc. 3	B-1	Mar 12/90
90-46	---	---	From Agricultural "A" to Light Industrial "M3" and General Industrial "M4"	Ancaster Industrial Park	Lot 35, Conc. 4	A-5	Apr 9/90
90-50	C4-130	---	From Agricultural "A" to Urban Commercial "C4-130"	1492 Highway 2	Lot 32, Conc. 4	A-5	Apr 23/90
90-57	A-348	---	From Agricultural "A" to Agricultural "A-348"	Springbrook Rd.	Lot 50, Conc. 3	B-1	May 14/90

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
90-63	M2-334	---	Modification to Prestige Industrial"M2-334" Zone to Permit maximum height of 14.5 m.	Lot 1-15 R.P. No 62M-606	Lot 50 & 51 Conc. 2	B-1	May 28/90
90-71	H-C3	---	From Rural Commercial "C5-144" to General Commercial Holding "H-C3"	Highway 53 W.	Lot 35, Conc. 2	A-5	June 25/90
90-90	R3-353	---	From Agricultural "A" to Residential "R3"	Meadowlands	Lot 51, Conc. 3	B-1	July 30/90
90-100	M1-150	---	From Industrial "M1" to "M1-150"	1654 Highway 2	Lot 30 & 31	A-5	Aug 13/90
90-102	M2-158	---	From Prestige Industrial "M2" to Prestige Industrial "M2-158:	1342 Sandhill Dr.	Lot 33, Conc. 4	A-5	Aug 13/90
90-104	VA-345	---	From Village Area "VA" to Village Area "VA-345"	420 Wilson St. E.	Lot 45, Conc. 2	B-2	Aug 13/90
90-125	R3-349 H-R3-349 H-RM2-350 H-RM3-351 H-C2		From Agricultural "A" to: The Residential "R3-349" Zone; the Residential Holding "H-R3-349" Zone; the Residential Multiple Holding "H-RM3-351" Zone; the Institutional "I" Zone; the Public Open Space "O2" Zone; the Public "P" Zone and the Shopping Centre Commercial Holding "H-C2" Zone.	Golf Links Road Meadowlands Phase II	Lot 48 to 50, Conc. 3	B-1	Aug 13/90
90-131	H-01-159	---	From Agricultural "A" to Holding Private Open Space "H-01-159" Zone	Jerseyville Road W.	Lots 25 to 27 Conc. 2	A-1	Nov 12/90

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
90-136	RM4-352	---	From Existing Residential "ER" to Residential Multiple "RM4-352"	Dunham Drive	Lot 41, Conc. 3	B-1	Nov 26/90
90-149	M2-354	---	From Agricultural "A" Zone to Prestige Industrial "M2-354" Zone	Golf Links Road	Lot 49 to 50	B-1	Dec 10/90
91-1	---	---	From Agricultural "A" Zone to Light Industrial "M3" and General Industrial "M4" Zone	Trinity Road	Lot 31, Conc. 4	A-5	Jan 14/91
91-18	A-162	---	From Institutional "I" Zone to Agricultural "A-162" Zone	1443 Powerline Road	Lot 28, Conc. 1	A-1	Mar 25/91
91-26	---	By-Law 89-114	Removal of Holding "H" prefix from Private Open Space "H-01-153" Zone	914 & 822 . Book Road West	Lot 34 & 35,	A-2	Apr 8/91
91-28	H-C2-157	O.M.B. Decision File No. R 910339	From Agricultural "A" to Holding-Shopping Centre Commercial "H-C2-157"	Shaver Road/ Hwys 53 & 2	Lot 36, Conc. 3	A-5	Mar 23/92
N/A	ER-358	O.M.B. Decision File Nos. C890887 V900224 V900225	Modification to the Existing Residential "ER" in accordance with the Ontario Municipal Board Decision dated August 23, 1990	170 Seminole Road	Lot 42, Conc. 3	B-1	Aug 23/90
91-48	01-160 01-161	---	From Agricultural "A" to Private Open Space "01-160" and Private Open Space "01-161"	699 Sunnyridge Road	Pt. Lots 19 & 20	A-1	June 10/91

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
91-49	01-160 01-161		From Agricultural "A" Zone To: Private Open Space "01-160" Private Open Space "01-161"	2731 and 2787 Dunmark Road	Lots 19 to 21, Conc. 3	A-1	June 10/91
91-61	A-163		From Agricultural "A" Zone to Agricultural "A-163"	219 Book Road	Lot 40 to 41, Conc. 4	A-2	June 15/91
91-76	R1-355 01-356	O.M.B. Decision File Nos. S 900026 Z 910119	From Agricultural 'A" to Residential "R1-335" and Private Open Space "01-161"	561 Old Dundas Road	Pt. Lot 46, Conc. 1	B-1	Aug 12/91
91-93	---	---	From Residential "R3-349" Zone to Residential "R4" Zone	Phase II, Stage I, Meadowlands	Lot 48, Conc. 3	B-1	Oct 16/91
92-8	---	---	From Existing Residential "ER" Zone to Residential Multiple "RM1" Zone	414 Lodor Street	Lot 46, Conc. 2	B-1	Jan 13/92
N/A	R2-350	O.M.B. Decision File No. C900849	Modification to the existing Residential "R2" Zone in accordance with Ontario Municipal Board decision date Nov. 8, 1991.	64 Jerseyville Road	Lot 42, Conc. 3	B-1	Nov 8/91
92-19	---	92-26	From Residential Hamlet "RH" to Public Open Space "O2"	Governor's Road (Hwy. No. 99)	Lot 31, Conc. 1	A-3	Feb 24/92
92-26	02-165	92-19	Inclusion of Exception No. 165 to "O2" Zoning under By-law No. 92-19	Governor's Road (Hwy. No. 99)	Lot 31, Conc. 1	A-3	Mar 23/92
92-24	M2-334	---	From Public Open Space "O2" to Prestige Industrial "M2-334"	Block 18, Reg. Plan 62M-606	Lot 51, Conc. 2	B-1	Mar 23/92

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
92-59 (92-85)	RM3-359	---	From Residential "R3" to Residential Multiple "RM3-359"	175 Fiddlers Green Road	Pt. Lot 43, Conc. 3	B-1	June 22/92
N/A	A-164	OMB Decision File No.Z910039	From Agricultural "A" to Agricultural "A-164"	145 Hwy. No. 52	Pt. Lot 31, Conc. 2	A-1	Sep 3/92
92-68	---	---	From Deferred Development "D" to Residential "R3"	352 Wilson Street W.	Pt. Lot 39, Conc. 3	B-1	July 20/92
92-70	RM3-344	---	From Residential "R3" to Residential Multiple "RM3-344"	210 Fiddlers Green Road	Pt Lot 42 Conc. 3	B-1	July 20/92
92-79	VA-226	---	Modification to "VA-226" Zone	401 Wilson Street E.	Pt. Lot 45, Conc. 2	B-2	Aug 17/92
92-82	---	---	From Deferred Development "D" to Residential "R3"	Pineview Heights Addition	Pt. Lot 47, Conc. 3	B-1	Aug 17/92
92-94	---	---	General Amendments re: Adult Entertainment and Body Rub Parlours	---	---	---	Sept 28/92
92-95	---	---	General Amendments re: Arcades	---	---	---	Sept 28/92
92-109	---	---	Temporary Use By-law to permit a Landscape Business	Golf Links Road	Pt. Lot 54, Conc. 3	---	Nov 23/92
93-10	VA-361	---	From Village Area "VA" to Village Area "VA-361"	334/336 Wilson St. E.	Pt. Lot 45, Conc. 2	---	Mar 8/93
93-11	---	---	General Amendments re: Satellite Dish Antennae	---	---	---	Feb 8/93

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
93-20	---	---	Modification to Residential Zone and introduction so new Residential zones	---	---	---	Feb 22/93
93-33	A-166	---	From Agricultural “A” to Agricultural A-166	Carluke/Shaver Road	Lot 36, Conc. 7	A-2	Apr 14/93
93-39	A-362	---	From Agricultural “A” to Agricultural “A-362”	Mohawk Road W.	Lot 54, Conc. 2	B-1	Apr 26/93
93-42	A-168	---	From Agricultural “A” to Agricultural “A-168”	762 Book Road W.	Lot 35, Conc. 5	A-2	May 10/93
93-51	A-167	---	From Agricultural “A” to Agricultural “A-167”	278 Hwy. 52 N.	Lot 30, Conc. 2	A-1	May 26/93
93-58	I-363	---	From Agricultural “A” to Institutional “I-363”	623 Shaver Road	Lot 37, Conc. 4	B-1	June 14/93
93-63	H-RM5-364	---	From Agricultural “A” to Holding-Residential Multiple “H-RM5-364”	970 Golf Links Rd.	Lot 51, Conc. 3	B-1	June 28/93
93-74	---	---	From Residential “R3-349” to Residential “R4”	Meadowlands of Ancaster - Phase 2(b)	Lot 48 & 49, Conc. 3	B-1	Aug 16/93
93-80	H-C2-365 H-C3-366	---	From Agricultural “A” to Holding Shopping Centre Commercial “H-C2-365” and Holding General Commercial “H-C3-366”	Meadowlands Commercial Block Golf Links Road	Lots 51, 52, & 53, Conc. 2	B-1	Sept 13/93
93-85	H-R3	---	From Agricultural “A” to Holding Residential “H-R3”	407 Southcote Road	Lot 48, Conc. 3	B-1	Sept 27/93

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
93-105	---	---	Modification to Setback Standards	Golf Links Rd/Halson St.		"C"	Nov 22/93
93-108	A-169	---	From Agricultural "A" to Agricultural "A-169"	451 Book Rd. E	Lot 47, Conc. 4	A-2	Dec 13/93
93-109	---	---	Modification to Liquid Manure Storage Facilities Provisions	General Amendment			Dec 13/93
	RM4-393	---	From Agricultural "A" to Residential Multiple "RM4-393"	Old Mohawk Road	Lot 53, Conc. 2	B-1	Dec 14/94
94-25	RM3-351	90-125	From Holding-Residential Multiple "H-RM3-351" to Residential Multiple "RM3-351"	Meadowlands Blvd.	Pt. Lot 50, Conc. 3	B-1	Apr 11/94
94-43	R4-367 R4-368 R4-369 R4-370 R5-371 H-RM2-372 H-RM4-373 H-RM5-374 I O2	---	From Agricultural "A" to Residential "R4-367", Residential "R4-368", Residential "R4-369", Residential "R4-370", Residential "R5-371", Holding Residential Multiple "H-RM2-372", Holding Residential Multiple "H-RM4-373", Holding Residential Multiple "H-RM5-374", Institutional "I" and Public Open Space "O2"	Meadowbrook Drive	Pt. Lots 37 & 38,	B-1	Aug 29/94
94-45	A-375	---	From Agricultural "A" to Agricultural "A-375"	595 Southcote Road	Pt. Lot 48, Conc. 4	B-1	June 27/94
94-46	A-376	---	From Agricultural "A" to Agricultural "A-376"	1541 Fiddler's Green Rd.	Pt. Lot 43, Conc.4	B-1	June 27/94
94-68	ER	---	From Public Open Space "O2" to Existing Residential "ER"	Robina Road	Pt. Lot 43, Conc. 3	B-1	Sept 12/94

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
97-78	RM5-364	---	From Holding Residential Multiple "H-RM5-364" to Residential Multiple "RM5-364"	Golf Links Road	Pt. Lot 51, Conc. 3	B-1	Oct. 12/94
94-79	RM3-378	---	From Residential "R2" to Residential Multiple "RM3-378"	173 Wilson St. W	Pt. Lot 41, Conc. 3	B-1	Oct 12/94
94-81	C2-365	93-80	From Holding Shopping Centre Commercial "H-C2-365"	Martindale Crescent	Pt. Lots 51, 52 & 53, Conc. 2	B-1	Oct 24/94
94-88	C3-310	---	By adding the uses "video rental outlet, bakery, and convenience retail store to the first paragraph of Section "C3-310"	352 Wilson Street E.	Pt. Lot 45, Conc. 2	--	Dec 5/94
94-89	R4-377	---	From Residential "R3-349" to Residential "R4" and Residential "R4-377"	Meadowlands Phase 2C	Pt. Lot 48 & 49 Conc. 3	B-1	Dec 5/94
94-90	C3-310	---	By adding the use "animal hospitals (without outside runs)" to the first paragraph of Section "C3-310"	352 Wilson Street E.	Pt. Lot 45, Conc. 2	--	Dec 5/94
94-100	C3-379	---	From motor vehicle services "C6-213" to General Commercial "C3-379"	98 Wilson Street W.	Pt. Lot 41, Conc. 3	B-1	Dec 19/94
94-101	C2-157	91-28	From Holding Shopping Centre Commercial "H-C2-157" to Shopping Centre Commercial "C2-365"	1051 Hwy. No. 53 W.	Pt. Lot 36, Conc. 3	B-1	Dec 19/94

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
95-19	C2-365	93-80	From Holding Shopping Centre Commercial "H-C2-365" to Shopping Centre Commercial "C2-365"	60 Martindale Crescent	Pts. 1 & 2 RP62R-13223	B-1	Dec 19/94
95-24	A-171	---	From Agricultural "A" to Agricultural "A-171"	2844 Governor's Road	Pt. Lot 23, Conc. 1	A-1	Apr 10/95
95-31	C2-365	93-80	From Holding Shopping Centre "H-C2-365" to Shopping Centre Commercial "C2-365"	977 Golf Links Rd.	Pt. Blk 5, Plan 62M-769	B-1	Apr 10/95
95-37	C3-366	93-80	From Holding General Commercial	1051 Golf Links Rd.	Block 4,	B-1	May 8/95
95-38	C2-365	93-80	From Holding Shopping Centre Commercial "H-C2-365" to Shopping Centre Commercial "C2-365"	14 Martindale Crescent	Pt. Blk 3, Plan 62M-769	B-1	May 8/95
95-49	C-365	93-80	From Holding Shopping Centre Commercial "H-C2-365" to Shopping Centre Commercial "C2-365"	977 Golf Links Rd.	Pt. Blk 5, 62M-769	B-1	June 12/95
95-69	R4 R4-382 H-RM2-383 H-RM2-384 H-RM2-385 H-RM2-386 H-I-388 O2-389	---	From Agricultural "A-216" to Residential "R4", Residential "R4-382", Holding Residential Multiple "H-RM2-383", "H-RM2-384", "H-RM2-385" "H-RM2-386", "H-RM2-387" Holding Institutional "H-I-388" and Public Open Space "O2-389"	Fields of Fiddler's Green	Pt. Lot 42, Conc. 3	B-1	Aug 24/95

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
95-70	C3	95-70	From Holding General Commercial "H-C3"	Hwy. #53 & Given Rd	Pt. Lot 35,	B-1	Aug 21/95
95-96	H-M4-172	---	From General Industrial "M4" Zone to Holding General Industrial "H-M4-172"	1362 Osprey Drive	Pt. Lot 33 & 34 Conc. 4	A-5	Nov 6/95
95-99	ER-380	---	From Existing Residential "ER" to Existing Residential "ER-380"	57 Valleyview Drive	Pt. Lot 40, Conc. 3	B-1	Nov 13/95
95-100	R3	---	From Deferred Development "D" to Residential "R3"	312 Fiddler's Green Rd	Pt. Lot 3,	B-1	Nov 13/95
95-106	VA-332	---	Modifying Village Area "VA-332"	346 Wilson Street East	Pt. Lot 45, Conc. 3	--	Nov 27/95
95-112	P-391	---	From Public "P" to Public "P-391"	617 Hwy. #53 East	Pt. Lot 48, Conc. 3	B-1	Dec 11/95
95-113	H-M5-173	---	From Agricultural "A" to Holding Rural Industrial "H-M5-173"	1440 Jerseyville Road W	Pt. Lot 30 Conc. 3	A-1	Dec 11/95
95-114	A-174	---	From Agricultural "A" to Agricultural "A-174"	1110 Jerseyville Road W.	Pt. Lot 32, Conc. 3	A-1	Dec 11/95
95-126	R3 R3-390 O2 O-391	---	From Deferred Development "D" and Existing Residential "ER" to Residential "R3", Residential "R3-390", Public Open Space "O2" and Private Open Space "O-391"	681 Mohawk Road	Pt. Lot 49, Conc.2	B-1	Dec 18/95

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
95-127	ER-392 H-ER-393	---	From Existing Residential "ER" to Existing Residential "ER-392" and Holding Existing Residential "H-ER-393"	14 Valleyview Drive	Pt. Lot 40, Conc. 3	B-1	OMB
96-4	H-RM2-372.1	94-43	Modifying Holding Residential Multiple "H-RM2-372"	Meadowbrook Manors	Pt. Lot 38, Conc. 3	---	Jan 22/96
96-18	R4-394 R3-395 H-R3-396 R5-397 H-RM2-398 H-RM2-399 P O2	---	From Agricultural "A" to Residential "R4-394", "R3-395" Holding-Residential "H-R3-396" Residential "R5-397", Holding-Residential Multiple "H-RM2-398", Holding Residential Multiple "H-RM2-399", Public "P", Public Open Space "O2"	Jerseyville Estates	Pt. Lot 37, Conc. 3	B-1	Apr 1/96
96-24	H-M4-172	95-96	From Holding General Industrial "H-M4-172" to General Industrial "M4-172"	1362 Osprey Drive	Pt. Lots 33 & 34 Conc. 4	B-1	Apr 1/96
96-26	A-115	----	Modifying Agricultural "A-115"	394 Book Road East	Pt. Lot 46, Conc. 5	A-2	Apr 1/96
96-29	R3	---	From Holding-Residential "H-R3" to Residential "R3"	399 & 403 Southcote Road	Pt. Lot 48,	B-1	Apr 15/96
96-36	RM5-364	93-69	From Holding Residential Multiple "H-RM5-364" to Residential Multiple "RM5-364"	970 Golf Links Road	Pt. Lot 51, Conc. 3	B-1	May 6/96
96-37	H-R3-400 H-R3-401	---	From Deferred Development "D" to Holding Residential	323 Hamilton Drive	Pt. Lot 39, Conc. 3	B-1	May 6/96

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
96-51	RM3-351	90-125	From Holding Residential Multiple "H-RM3-351" to Residential Multiple "RM3-351"	810 Golf Links Road	Pt. Lot 51, Conc. 3	B-1	July 15/96
96-99	H-C2-402	---	From Prestige Industrial "M2" to Holding Shopping Centre Commercial "H-C2-402"	Golf Links Road (Cinemas)	Pts. Lot 49 & 50 Conc. 2	B-1	Dec 2/96
96-100	M2-403 H-52-403	---	From Prestige Industrial Exception "M2-334" to prestige industrial Exception "M2-403" and Holding Prestige Industrial Exception "H-M2-403"	Legend Court (Price Club)	Pt. Lots. 50& 51, Conc. 2	B-1	Dec 2/96
97-4	H-M2	---	From Agricultural "A" to Holding Prestige Industrial "H-M2"	1143 Hwy. #2	Pt. Lt. 35, Conc. 3	A-5	Jan 13/97
97-15	H-M2-404	---	From Prestige Industrial "M2" to Holding Prestige Industrial "H-M2-404"	Sears – Legend Court	Pt. Lts. 50 & 51 Conc. 2	B-1	Feb 3/97
97-23	H-C2-157 C2-157	---	Amending "Holding Shopping Centre Commercial "H-C2-157" And Shopping Centre Commercial "C2-157"	1051 Hwy. #53 W.	Pt. Lt. 36, Conc. 3	--	Mar 17/97
97-24	Increase of GFA	---	Increase of Max Gross Floor area	1051 Hwy. #53 W.	---	---	Mar 17/97
97-26	R1-405 D-406	---	From Deferred Development "D" to Residential "R1-405" and Deferred Development "D-406"	71 Lovers Lane	Pt. Lt. 43, Conc. 2	B-1	Apr 7/97

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
97-33	R3-390 R3-390-1 R3-390-2	---	From Deferred Development "D" & Existing Residential "ER" to Residential "R3", Residential "R3-390", Public Open Space "O2", & Private Open Space "O1-391"	Fallingbrook Estates	Pt. Lt. 49,	B-1	Feb 3/98
97-34	H-RM2-372.2	---	Modifying "Holding Residential Multiple "H-RM2-372"	Meadowbrook Manors	Pt. Lt. 38, Conc. 3	--	Apr 21/97
97-35	R1-407	---	From Deferred Development "D" to Residential "R1-407"	Enclave – Lovers Lane	Pt. Lt. 43,	B-1	Apr 21/97
97-40	RM2-384	---	From Holding-Residential Multiple "H-RM2-384" to Residential Multiple "RM2-384" and from Holding-Residential Multiple "H-RM2-386" to Residential Multiple "RM2-386"	Fields of Fiddlers Green	Blk 94, Plan 62M-800	--	May 5/97
97-43	C2-402	96-99	From Holding Shopping Centre Commercial "H-C2-402" to Shopping Centre Commercial "C2-402"	Cinemas – Golf Links	Ft. Lt. 49 & 50 Conc. 2	--	May 5/97
97-45	RM3-351	90-125	From Holding Residential Multiple "H-RM3-351" to Residential Multiple "RM3-351"	20 Kitty Murray Lane	Pt. Lot 50 Conc. 3	--	May 21/97

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
97-48	R3-409 R4 R5 H-RM2-350 H-RM3-351 I O2	90-125	From Residential "R3-349", Holding Residential Multiple "H-RM2-350", Public Open Space "O2", and Holding Residential Multiple "H-RM3-351" to the Residential "R3-409", Residential "R4", Residential "R5", Holding Residential Multiple "H-RM2-350", Holding Residential Multiple "H-RM2-351", Institutional "I" and Public Open Space "O2"	Meadowlands	Pt. Lts. 48, 49 & 50, Conc. 3	--	May 21/97
97-60	RM2-387	95-63	From Holding-Residential Multiple "H-RM2-387" to Residential Multiple "RM2-387"	Fields of Fiddlers Green	Blk 87 Plan 62M-800	B-1	July 14/97
97-61	RM2-372	94-43	From Holding-Residential Multiple "H-RM2-372" to Residential Multiple "RM2-372"	21-35 Morwick Dr.	Lts. 44-51 Plan 62M-797	B-1	July 14/97
97-62	A-176	---	From Rural Commercial "C5-125" to Agricultural "A-176"	2782 Jerseyville Rd.	Pt. Lt. 17,	A-4	July 14/97
97-74	RM2-383	95-63	From Holding Residential Multiple "H-RM2-383" to Residential Multiple "RM2-383"	3-19 Foxborough Dr.	Pt. Blk 85 Plan 62M-800	B-1	Aug 18/97
97-75	RM2-384	95-63	From Holding Residential Multiple "H-RM2-384" to Residential Multiple "RM2-384"	23-33 Foxborough Dr	Pt. Blk 86, Plan 62M-800	B-1	Aug 18/97

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
97-81	C2-402	96-99	From Holding Shopping Centre Commercial "H-C2-402" to Shopping Centre Commercial "C2-402"	771 Golf Links Road	Pt. Lts. 49 & 50 Conc. 2	B-1	Aug 18/97
97-84	R4 R5-410 R5-411 O2	---	From Agricultural "A-216" to Residential "R4", Residential "R5-410", Residential "R5-411", and Public Open Space "O2"	Twin Gables Estates	Pt. Lt. 41, Conc. 3	B-1	Aug 18/97
97-90	A-376	---	From Agricultural "A" to Agricultural "A-376"	1541 Fiddlers Green Rd.	Pt. Lt. 43, Conc. 6	B-1	Sept 15/97
97-91	A-375	---	From Agricultural "A" to Agricultural "A-375"	618 Hwy. #53	Pt. Lt. 48, Conc. 4	B-1	Sept 15/97
97-97	R4	---	From Agricultural "A" to Residential "R4"	Kitty Murrray & Phelm Dr.	Pt. Lt 48, Conc. 3	B-1	Oct 6/97
97-98	R4-394 R4-395	---	Modifying Residential "R4-394" and "R3-395"	Jerseyville Estates	Pt. Lt. 37, Conc. 3	--	Oct 6/97
97-105	RM2-398	96-18	From Holding-Residential Multiple "H-RM2-398" to Residential Multiple "RM2-398"	Jerseyville Estates	Pt. Lt. 37, Conc. 3	B-1	Oct 20/97
97-113	RM2-387	95-63	From Holding-Residential Multiple "H-RM2-387" to Residential Multiple "RM2-387"	Fields of Fiddlers Green	Blk 88, Plan 62M-800	B-1	Nov 3/97
97-114	RM2-385	95-63	From Holding Residential Multiple "H-RM2-385" to Residential Multiple "RM2-385"	Fields of Fiddlers Green	Blk 90, Plan 62M-800	B-1	Nov 3/97

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
97-124	RM5-374	---	Change from "H-RM5-374" to "RM5-374" (H-Removal)	---	Lot 43, R.P 62M-797	B-1	Dec. 15/97
98-13	I-418	---	From Agricultural "A" to Institutional "I-418"	32 & 116 Glancaster Rd.	Lot 53, Conc.4	B-1	Jan 19/98
98-20	H-RM4-411	---	From Agricultural "A" to Holding Residential Multiple "H-RM4-411"	876 Golf Links Road	Pt. Lot 51, Conc. 3	B-1	Feb 2/98
98-21	A-177	---	From Agricultural "A" to Agricultural "A-177	292 Sunnyridge Road	Pt. Lots 17 & 18 Conc. 3	A-4	Feb 2/98
98-33	RM2-387	95-63	From Holding Residential Multiple "H-RM2-387" to Residential Multiple "RM2-387"	516 Fiddler's Green	Blk 93 Plan 62M-800	B-1	Mar 2/98
98-34	C6-419		From Motor Vehicle Services "C6" to the Motor vehicle Services "C6-419"	33 Wilson Street East	Part of Lots 42, Conc. 3	B-1	May 4/98
98-36	RM2-385	95-36	From Holding Residential Multiple "H-RM2-385" to Residential Multiple "RM2-385"	516 Fiddler's Green	Blk 92, Plan 62M-800	B-1	Mar 23/98
98-39	RM2-387	95-36	From Holding Residential Multiple "H-RM2-387" to Residential Multiple "RM2-387"	516 Fiddler's Green	Blk 89, Plan 62M-800	B-1	Apr 6/98
98-44	RM2-384	95-36	From Holding Residential Multiple "H-RM2-384" to Residential Multiple "RM2-384"	516 Fiddler's Green	Blk 92, Plan 62M-800	B-1	Apr 20/98

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
98-47	C2-420		From Prestige Industrial "M2-334" and Prestige Industrial "M2-354" to Shopping Centre Commercial "C2-420"	803 & 821 Golf Links & 27 Legend Court	Pts. 13,14,15,16 Ref. Plan 62R-14110 Lot 1 & 2, 62M-606	B-1	May 4/98
98-49	RM5-364	93-63	From Holding Residential Multiple "H-RM5-364" to Residential Multiple "RM5-364"	970 Golf Links Road	Pt. Lot 51 Conc. 3	B-1	May 20/98
98-53	M2-241	---	From Prestige Industrial "M2-334" to Prestige Industrial "M2-421"	10 Legend Court	Pt. Lts. 50 & 51 Conc. 2	B-1	June 1/98
98-59	01-159	90-131	From Holding Private Open Space "H-01-159" to Private Open Space "01-159"	Jerseyville Road W.	Pt. Lt. 27, Conc. 2	B-1	June 15/98
98-61	C1-422 RM6-423 RM2-424 O2-425	---	From Agricultural "A" to the Neighbourhood Commercial "C1-422", the Residential Multiple "RM6-423", the Residential Multiple "RM2-424" And Public Open Space "O2-425"	Golf Links Rd & Stonechurch	Pts. Lts. 52 & 53 Conc. 3	B-1	June 15/98
98-62	C1-426	---	From Agricultural "A" to the Neighbourhood Commercial "C1-426"	Southwest Corner of Golf Links Road & Stonechurch	Pt. Lt. 53 Conc. 3	B-1	June 15/98
98-71	RM4-411	98-20	From Holding-Residential Multiple "H-RM4-411" to Residential Multiple "RM4-411"	876 Golf Links Road	Pt. 1, Ref Plan 62R-14431 & Pts. 1 &2, Ref. Plan 62R-14479	B-1	July 20/98
98-91	I	98-23	From Holding-Institutional "H-I" to Institutional "I"	161 Meadowlands Blvd.	Pt. Lt. 51, Conc. 3	B-1	Aug 24/983

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
98-104	A-324	---	From Agricultural "A" to Agricultural "A-324"	58 Carluke Road	Pt. Lt. 42, Conc. 7	A-2	Sept 14/98
98-132	RM4-433	---	From Village Area "VA" to Residential Multiple "RM4-433"	375 Wilson Street East	Pt. Lot 45, Conc. 2	B-2	Dec 14/98
98-133	VA-432	---	From Village Area "VA" to Village Area "VA-432"	375 Wilson Street East	Pt. Lot 45, Conc. 2	B-2	Dec 14/98
98-136	R2-427 R2-428 R2-429 R2-430 R3	---	From Agricultural "A" to Residential "R2-427", Residential "R2-428", Residential "R2-429", Residential "R2-430" and Residential "R3"	285 Lovers Lane	Pt. Lt. 42, Conc. 2	B-1	Oct 13/98
99-16	R3	---	From Deferred Development "D" to	311 Hamilton Drive	Pt. Lt. 40, Conc. 3	B-1	Feb 15/99
99-20	--	---	Home-Based Business	---	---	---	Mar 1/99
99-34	M2-435	---	From Prestige Industrial "M2-334" to Prestige Industrial "M2-435"	44 Legend Court	Pt. Lt. 51 Conc. 2	B-1	Apr 7/99
99-37	A-179	---	From Agricultural "A" to Agricultural "A-179"	1399 Powerline Road	Pt. Lts. 28 & 29 COnc. 1	A-1	Apr 19/99
99-45	RM2-372	94-43	From Holding Residential Multiple "H-RM2-372" to Residential Multiple "RM2-372"	Meadowbrook Manor	Lots 52-65 Plan 62M-797	B-1	May 3/99
99-46	RM5-374	94-43	From Holding Residential Multiple "H-RM5-374" to Residential Multiple "RM5-374"	Meadowbrook Manor	Lots 69, 71, 73 & 75 Plan 62M-797	B-1	May 3/99

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
99-47	C2-420.1	98-47	Deletion of Section "C2-420.1" as incorporated by By-law 98-47 and replaced by Section "C2-420.1" in By-law 99-47	27 Legend Court	Pt. Lt. 45, Conc. 2	--	May 3/99
99-49	R-437 R-438 R-439 R-440	---	From Residential "R4-367", "R4-438", "R4-369" & "R4-370" to the Residential "R4-437", "R4-438", "R4-439" & "R4-440"	Meadowbrook Manor	Pt. Lt. 38, Conc. 3	B-1	May 3/99
	RM5-374	94-43	From Holding Residential Multiple "H-RM5-374" to Residential Multiple "RM5-374"	Meadowbrook Manor	Pt. Lt. 38, Conc. 3	B-1	May 3/99
99-53	VA-436	---	From Village Area "VA" to Village Area "VA-436"	407-415 Wilson Street E.	Pt. Lt. 45, Conc. 2	B-2	May 17/99
99-63	HC, H-HC, HC-119	---	From Hamlet Residential, General Commercial "C3-105, General Commercial "C3-127" and General Commercial "C3-119" to the Hamlet Commercial "HC", the Holding Hamlet Commercial "H-HC" and Hamlet Commercial "HC-119"	General Amendment	Pt. Lt. 31 Conc. 1	A-3	Jun 7/99
99-64	R3	---	From Deferred Development "D" to the Residential "R3"	2 Greenravine Drive	Pt. Lts. 47 & 48 Conc. 2	B-1	Jun 7/99
99-87	H-R1-441	---	From Deferred Development "D" to the Holding Residential "H-R1-441"	253 Golf Links Road	Pt. Lt. 45, Conc. 2	B-1	Aug 9/99

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
99-90	C2-157	97-23	From Holding Shopping Centre Commercial "H-C2-157" to Shopping Centre Commercial "C2-157"	1051 Hwy. No. 53 East	Pt. Lt. 36, Conc. 3	B-1	Aug 12/99
99-95	A-181	---	From Agricultural "A" to Agricultural "A-181"	153 Carluke Road East	Pt. Lt. 44 Conc. 6	A-2	Sept 13/99
99-96	A-180	---	From Agricultural "A" to Agricultural "A-180"	1734 Trinity Road	Pt. Lt. 30, Conc. 6	A-2	Sept 13/99
99-104	RM6-443	---	From Agricultural "A" to Residential Multiple "RM6-443"	1248 Mohawk road West	Pt. Lot 54. Conc. 2	B-1	Oct 18/99
99-105	M1-182	---	From Industrial "M1" to Industrial "M1-182"	591 Trinity Road	Pt. Lots 30 & 31, Conc. 4	A-5	Oct. 18/99
00-17	RM4 – 444	---	From Residential "R3-223" to Residential "R4-444"	Old Dundas Road & Montgomery Drive	Pt. Lt. 46, Conc. 2	B-1	Feb 7/00
00-19	R1-441	---	Change from "H-R1-441" to "R1-441" (H-removal)	253 Golf Links Rd.	Pt. Lt. 45, Conc. 2	B-1	Feb 7/00
00-30	RM4-373	---	Change from "H-RM4-373" to "RM4-373" (H-Removal)	Block 82 of 62M-895	---	B-1	Mar 6/00
00-38	---	---	Bed and Breakfast	General Amendment	---	---	Apr 12/00
00-39	---	---	Decks	General Amendment	---	---	Apr 12/00
00-43	R4-437	---	Change from Institutional "I" to Residential "R4-437"	1 – 9 Tranquility Ave	Pt. Lt. 38 Conc. 3	B-1	Apr 17/00
00-49	H-R4-446	---	Change from Deferred Dev. "D" to H-Residential "H-R4-446"	295 Hamilton Drive	Pt. Lt. 39 Conc. 3	B-1	May 1/00

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
00-58	C3-183	---	Change from Agricultural "A" to General Commercial "C3-183"	1154 Wilson St. W.	Pt. Lt. 35 Conc. 3	A-5	June 5/00
00-60	RM3-447	---	Change from Residential Multiple "RM3-351" to "RM3-447"	Stonehenge Dr & Meadowlands Blvd.	Pt . Lt. 50 & 51 Conc. 3	B-1	June 5/00
00-82	RM2-350	---	Change from "H-RM2-350" to "RM2-350" (H-Removal)	67-161 Thoroughbred Boulevard	Pt. Lt. 49 & 50 Conc. 3	B-1	Jul 10/00
00-87	VA-449	---	Change from Village Area "VA" to Modified Village Area "VA-449"	343 Wilson St. E	Pt. Lot 44 Conc. 2	B-2	Aug 14/00
00-96	H-C4-453	---	Change from Agricultural "A" to H-Commercial "H-C4-453"	Old Golf Links Rd & Stone Church Rd	Pt Lt. 53 Conc. 2 & 3	B-1	Sept. 11/00
00-98	H-C3-445	---	Change from Agricultural "A" to H-Commercial "H-C3-445"	1000 Golf Links Rd	Pt. Lt 52 Conc. 3	B-1	Sept 11/00
00-109	H-A-455	---	Change from Agricultural "A" to H-Agricultural "H-A-455"	Garner Rd/ Southcote Rd	Pt. Lt. 48 Conc. 4	B-1	Oct 2/00
00-110	ER-454	---	Change from Existing Residential " ER" to Modified "ER-454"	178 Central Drive	Pt. Lt. 40 & 41 Conc. 3	B-1	Oct 2/00
00-112	R5-456	---	Change from Existing Residential to Residential "R5-456"	144 McNiven Road	Pt. Lt 47 Conc. 2	B-1	Oct 16/00
00-115	C3-448	---	Change form Agricultural "A" to General Commercial "C3-448"	1281 Mohawk Road	Pt. Lt. 54 Conc. 2	B-1	Oct 16/00
00-120	R4-450	---	Change from Agricultural "A" to to Residential Exception"R4-450" and Open Space "O2"	Stonehenge Dr & Southcote Rd	Pt. Lt. 48 Conc. 3	B-1	Nov 6/00

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
00-121	H-A-184	---	Change from Agricultural "A" to to H-Agricultural "H-A-184"	Alberton Rd. West side	Pt. Lt 24 Conc. 4	A-2	Nov 6/00
00-126	C3-457	---	Change from Existing Residential "ER" to General Commercial "C3-457"	Part of Lots 41 & 42, Concession 3	Pt. Lt. 41 & 42 Conc. 3	B-1	Nov 6/00
00-129	C2-157	---	Change from "H-C2-157" to "C2-157" (H-Removal)	Pt. Lt. 36, Conc. 3	Pt. Lt. 36 Conc. 3	B-1	Dec 4/00
01-065	CI-263	---	Change from Existing Residential "ER" to Neighbourhood Commercial "C1-263"	3 Wilson Street East	Pt. Lt. 43, Conc. 3	B-1	Mar 21/05
01-088	C3-445	---	Change from "H-C3-445" to to "C3-445" (H-Removal)	1000 Golf Links Rd	---	B-1	May 15/01
01-134	A-376	---	Change from "A" Agricultural to to "A-376" Agricultural	1521 Fiddlers Green Rd	Pt. Lt. 43, Conc. 6	A-2	Aug 15/01
01-135	C1-422	---	Additional Use: Animal Hospital with outside runs	34 Stone Church Road	Pt. Lt. 52 & 53 Conc. 3	---	Aug 15/01
01-146	R3-461, R3-462 R3-463, R3-464 R3-465	---	Change from "A-216" Agricultural & "O2" Public Open Space to "R3-461", "R3-462", "R3-463" "R3-464" & "R3-465" Residential	464 Hamilton Drive & 439 Garner Road West	Pt. Lt. 38 & 39 Conc. 4	B-1	Jul 10/01
01-194	R3-460	---	Change from "ER" Existing Residential to Residential "R3-460"	120 Wilson Street West	Pt. Lt. 41, Conc. 3	B-1	Aug 22/01

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
01-195	R3-467	---	Change from Residential Multiple "RM4-444" to Residential "R3-467"	600 Old Dundas Road	Pt. Lt. 46 & 47, Conc. 2	B-1	Aug 22/01
01-238	R2-468	---	Change from Agricultural "A-216" to Residential "R2-468"	219 Garner Road East	Pt. Lt. 44 & 45, Conc. 3	B-1	Oct 16/01
01-270	I-469-H, RM4-470-H	---	Change from "A" Agricultural to Institutional Holding "I-469-H" and Residential Multiple "RM4-470"	3 Stonechurch Rd. West	Pt. Lt. 53 & 54, Conc. 3	B-1	Nov 27/01
02-001	"R5-471"	---	Change from "R5-371" Residential to Residential "R5-471" Zone	Meadowbrook Manor Phase 2. Selected lots.	Pt. Lt. 38 Conc. 3	B-1.2	Aug 2/02
02-031	"RM3-185"	---	Amendment to provisions	900 Golf Links Road	Pt. Lt. 51 Conc. 3	A	Feb 18/02
02-032	"A-186"	---	Amendment to provisions	743 Carluke Road West	Lt. 36, Conc. 6	A	May 23/02
02-042	---	---	Change from "I" Institutional to "RH" Residential Hamlet	37 Field Road	Pt. Lt. 19, Conc. 2	A-4	May 23/02
02-074	CI-263	---	Change from "CI-263-H" to "CI-263" (H-Removal)	3 Wilson St. E	Pt. Lt. 43, Conc. 3	B-1	Mar 27/00
02-139	---	---	Change from "A" Agricultural to "O2" Public Open Space & Residential "R4" Zone	Meadowlands Phase 6	Pt. Lt. 51 Conc. 3	B-1	Jul 15/02
02-154	---	92-7	Amendment to By-law No. 92-7	Block 169 & 170 of Registered Plan 62M-926			May 29/02
02-174	---	---	Change from Agricultural "A" to Residential "R4"	407 Southcote Road	Pt. Lt 48, Conc. 3	B-1	Jul 31/02

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
02-184	"RM3-477" "RM2-478"	---	Change from Residential multiple "RM3-447" to Residential Multiple "RM3-477" and "RM2-478"	Stonehenge Phase 2	Pt. Lt. 51 Conc. 3	B1-8	Aug 22/02
02-209	---	---	Phased Registration of Condominiums	Section 7.26	---		Feb 7/03
02-268	"R4-480" "O2-389"	---	Amendment to Schedule B1.4	---	---	B1.4	Nov 15/02
02-319	"R4-481" "R4-482-H" "RM4-483" "RM4-484" "RM2-485" "RM6-486" "O2-487" "RM5-488" "RM6-489"	---	Amendment to Schedule B	---	---	B	Feb 24/05
02-360	"RM4-399"	---	Change from "RM4-399-H" to "RM4-399" (H-Removal)	163 Tranquility Ave	---	B-1	Dec 11/02
03-014	"C3-479"	---	Change from "ER" Existing Residential to "C3-479" General Commercial	213 Wilson Street	Pt. Lt. 44 Conc. 2	B-1	May 2/03
03-023	---	---	Change from "A" Agricultural to "R4" Residential	413 Southcote Road	---	B1.4	Mar 25/03
03-029	A-490	---	Change from "A" Agricultural to Site specific "A-490" Agricultural	412 & 416 Hwy. 52	Pt. Lt. 30 Conc. 3	A-1	Mar 25/03
03-079	---	---	Change from "A" Agricultural to "R4" Residential	1190-1200 Old Mohawk Road	Pt. Lt. 53, Conc. 2	B	May 16/03

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
03-095	----	---	Multiple changes to Schedule B	339 Garner Road West & 431 Hamilton Drive	---	B	Sept 29/03
03-152	VA-498	---	Change from "VA" Village Area to "VA-498" Village Area	406 Wilson Street East	Pt. Lt. 45 Conc. 2	B-2	Aug 27/03
03-163	---	---	Model Homes in Draft Plans of Subdivision		---	---	Nov 14/03
03-165	---	---	Change from "A" Agricultural to "R4" Residential & "O2" Public	724 Upper Horning Road	---	B-1	Jun 25/03
03-186	"RM5-499"	---	Change from "A-216" Agricultural to Residential Multiple "RM5-499"	439 Shaver Road	Pt Lt. 37 Conc. 3	B-1	Aug 27/03
03-212	---	---	Change from "D" Deferred Development to "R3" Residential	226 Southcote Road	---	B-1	Sept 24/03
03-236	"R4-500"	---	Change from Public Open Space "O2" to Residential "R4-500"	Pt. 1 Plan 62R-16348	Pt. Lt. 49 Conc. 2	B-1	Oct 23/03
03-281	"VA-502(H)"	---	Change from "VA" Village Area to Site Specific Holding "VA-502(H)" Village Area	402 Wilson Street East	Pt. Lt. 45 Conc. 2	B-2	Nov 24/03
03-327	"C2-402"	---	Change to provisions C2-402	737, 771, 803-839 Golf Links Road & 27 Legend Crt.	---	---	Dec 1/03
03-329	"C3-231"	---	Change from "ER" Existing Residential & "C3-231" General Commercial to "VA-503" Village Area	231 & 241-245 Wilson Street East	Pt. Lt. 44 Conc. 2	B-1,B-2	Dec 1/03
03-350	"I-501"	---	Change from "A" Agricultural to Institutional "I-501"	582 Carluke Road West	Pt. Lt. 37 Conc. 7	A-2	Jan 29/04

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
04-024	"ER-505" "ER-506"	---	Change from "ER-224" Existing Residential to "ER-505" Existing Residential	47 Wilson Street East	Pt. Lt. 43 Conc. 3	B-1	Mar 24/04
04-080	"C3-507"	---	Change from "C3" General Commercial to "C3-507" General Commercial	1151 Garner Road West	Pt. Lt. 35 Conc. 3	A-5	Jun 1/04
04-081	"RM6-486"	---	Additional Subsection	60 Cloverleaf Drive	Block 190, Plan 62M-990	B1.8	May 14/04
04-088	"C4-453"	---	Change from "H-C4-453" to "C4-453" (H-Removal)	21 & 35 Stone Church Rd.	---	B-1	Apr 28/04
04-123	"R3-509" "R2-510"	---	Multiple changes from "A-216" Agricultural to Residential "R2", "R2-510", "R3-509" and Public Open Space "O2"	452 & 462 Hamilton Dr.	---	B	Jul 27/04
04-176	"C2-157"	---	Change from "H-C2-157" to "C2-157" (H-Removal)	1051 Garner Road West	Pt. Lt. 36 Conc. 3	A-5	Jul 14/04
04-237	"C3-511"	---	Change from General Commercial "C3" to site specific "C3-511"	1147 Garner Road	---	A	Nov 2/04
04-269	"RM6-457"	---	Change from "C3-457" General Commercial to Residential Multiple "RM6-457"	95 Wilson Street West	---	B-1	Dec 6/04
04-278	"01-159"	---	Change from "H-01-159" to "01-159" (H-Removal)	1707 Jerseyville Rd. W.	---	A-1	Nov 10/04

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
04-326	"R4-514" "RM2-515" "R4-516" "R4-517"	---	Multiple changes from "A-216" Agricultural to Public "P", Public Open Space "O2", Residential Multiple "RM2-515" and Residential "R4-514", "R4-516" and "R4-517"	Part 1 of Registered Plan 62R-2119 Southcote Rd.	Pt. Lt. 47 Conc. 3	B-1	Feb 3/05
04-327	"RM4-512" "RM4-513"	---	Change from "A" Agricultural to Residential Multiple "RM4-512" and "RM4-513"	886 Golf Links Road	---	B	Jan 20/05
05-039	"M2-520" "M4-524"	---	Change from "A" Agricultural to Prestige Industrial "M2-250" and General Industrial "M4-524"	1309 Wilson Street West	---	A-5	Mar 24/05
05-054	"RM2-518" "R4-519"	---	Change from "A" Agricultural to Residential Multiple "RM2-518", "RM3", Residential "R4-519" and Public Open Space "O2"	---	Pt. Lt. 51, Conc. 3	B	Mar 9/05
05-062	"VA-522"	---	Change from "P" Public to Village Area "VA-522"	314 Wilson Street West	Pt. Lt. 45 Conc. 2	B-2	May 2/05
05-097	"RM4-470"	---	Change from "RM4-470-H" to "RM4-470" (H-Removal)	225 Stone Church Rd. W	Pt. Lt. 53 & 54 Conc. 3	B-1	Apr 27/05
05-118	C4-453	---	Additional Provisions	21 & 35 Stone Church Rd	---	---	Jun 14/05
05-159	---	---	Consolidated Lot Development	---	---	---	Jun 15/05
05-160	"R4-482"	---	Change from "R4-482-H" to "R4-482" (H-Removal)	129 Cloverleaf Dr.	---	B-1	Jun 15/05
05-179	"RM2-524"	---	Change from "RM5-476-H" to Residential Multiple"RM2-524"	413 Shaver Rd	Pt. Lt. 37 Conc. 3	B-1	Jun 29/05

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
05-188	"C3-523"	---	Change from Agricultural "A" to General Commercial "C3-523"	Wilson St W at Given Rd	Pt. Lt. 36 Conc. 3	A-5	Jun 29/05
05-191	"A-491"	---	Change from Agricultural "A" to "A-491"	1928 Powerline Rd	Pt. Lt. 24 & 25 Conc. 2	A-1	Jun 29/05
05-238	---	---	Consolidated Lot Development	---	---	---	Jul 15/05
05-240	"R5-525" "R5-526" "RM4-527-H" "O2-528" "O2-529" "R5-525-H"	---	Change from Agricultural "A" to "R5-525", "R5-526", "RM-4-527-H", "O2-528", "O2-529" and "R5-525-H"	---	Pt. Lt. 52 & 53 Conc. 3	B-1	Aug 10/05
05-294	"RM4-534" "RM4-535"	---	Change from Agricultural "A" to Residential Multiple "RM4-534" & "RM4-353"	894 Golf Links Rd	---	B-1	Oct 12/05
05-308	"R3-533"	01-155	Change from Agricultural "A-216" to Residential "R2", "R3" and "R3-533"	446 & 450 Hamilton Dr	---	B	Oct 26/05
05-335	"ER-538"	---	Change from Residential Multiple "RM3-459" to Existing Residential "ER-538"	121 Fiddler's Green	---	B-1	Oct 26/05
05-351	"R2-541-H"	---	Change from Residential "R2" to "R2-541" (Holding)	195 – 201 Wilson St W	---	B-1	Nov 23/05
05-373	---	---	Change from Agricultural "A" to Institutional "I" and "I-H"	411, 421, 431, 441 451 & 461 Kitty Murray Ln		B-1	Dec 14/05
06-033	"O1-543"	---	Change from Institutional "I" to	159 Jerseyville Rd W	---	B-1	Mar 10/06

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
	"O1-544" "R2-545"		Private Open Space "O1-543", "O1-544" and Residential "R2-545"				
06-038	---	---	Adequate Services	---	---	---	Mar 1/06
06-048	"R4-519" "R4-519-H"	---	Change from Agricultural "A" to Residential "R4-519", "R4-519",	Meadowlands	Lot 51, Conc. 3	B	Mar 1/06
	"RM4-527-H" "R5-525-H"		Residential Multiple Holding "RM4-527-H" and "R5-525-H"				
06-063	"ER-536"	---	Change from Existing Residential "ER" to "ER-536"	134 Wilson St E	---	B-1	Apr 20/06
06-075	"I-469"	---	Change from Institutional "I-469-H" to "I-469" (H-Removal)	187 Stone Church Rd	---	B-1	Apr 12/06
06-110	"A-547"	---	Change from Agricultural "A" and "A-324" to "A-547"	58 Carluke Rd W	---	A	May 31/06
06-126	"RM2-427" "RM4-475"	---	Change from Residential Multiple Holding "RM2-427-H" and "RM4-475-H" to "RM4-475"	439 Shaver Rd	---	B-1	Apr 12/06
06-160	"A-546"	---	Change from Agricultural "A" to "A-546"	1469 Sawmill Rd	---	B-1	Jul 19/06
06-168	"R4-548" "R4-549"	ZAC-05-55 25T200510	Change from Agricultural "A" Zone to Residential "R4-548" Zone, Modified, "R4-549" Zone, Modified, and Public Open Space "O2" Zone	221, 285, 305, and 323 Springbrook Ave		B	June 14/06

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
06-206	"R4-550"	---	Change from Agricultural "A" to Residential "R4", "R4-550" and Public "P"	377 Shaver Rd	---	B-1	Jul 21/06
06-315	"A-184"	---	Change from Agricultural Holding "A-184-H" to "A-184" (H-Removal)	648 Alberton Rd	---	A-1	Apr 12/06
06-322	"P-522"	---	Change from Residential "R4-516" to Public "P-522"	412 Southcote Rd	---	B-1	Oct 25/06
07-046	"R5-456"	00-112	Amendment to the Residential Five "R5-456"	144 McNiven Rd	Lt 47 Conc. 2	B-1	Feb 28/07
07-047	"R4-533"	---	Change from Agricultural "A-216" To Residential "R4-533"	444, 452, 460 & 468 Southcote Rd	---	B-1	Feb 15/07
07-056	"R4-548" "R4-557"	---	Change from Agricultural "A" to Residential "R4-548" and "R4-557"	311 Springbrook Ave	---	B	Feb 28/07
07-057	"R4-548" "R4-555"	07-057	Change from Agricultural "A" to Residential "R4-548" and "R4-555"	333 Springbrook Ave	---	B	Feb 28/07
07-058	"R4-548" "R4-557"	07-056 07-057	Change from Agricultural "A" to Residential "R4-548" and "R4-577"	215 Springbrook Ave	---	B	Feb 28/07
07-060	"A-554-H" "O1-556"	---	Change from Agricultural "A" to Agricultural Holding "A-554-H" and Private Open Space "O1-556"	1718 Wilson St W	---	A-2	Apr 4/07
07-176	---	---	Change from Urban Commercial "C4-130" to Prestige Industrial – Holding "M2-H"	1492 Wilson St W	---	A-5	May 30/07

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
07-209	"ER-564" "ER-565" "ER-566"	---	Change from Existing Residential "ER" to "ER-564", "ER-565" and "ER-566"	130 Fiddler's Green Rd	---	B-1	Jul 11/07
07-219	"R4-558"	---	Change from Agricultural "A" to Residential "R4-558"	280 Valridge Dr	---	B-1	Jul 11/07
07-258	"R2-541"	05-351	Change from Residential "R2-541-H" to "R2-541" (Holding Removal)	195 to 201 Wilson St W	---	B-1	Sep 26/07
07-265-OMB	"R4-562" "R4-563"	ZAC-06-67 25T-200613 PL070114	Change from Agricultural "A" Zone to Residential "R4-562" Zone, Modified and Residential "R4-563" Zone, Modified	425 Springbrook Ave		B	Jul 18/07 OMB
07-266	---	99-87 00-19	Change from Residential "R1-441" to "R1"	253 Golf Links Rd	---	A-5	Sep 26/07
07-329	"R4-562" "R4-563"	---	Change from Agricultural "A" to Residential "R4-562" and "R4-563"	388 Springbrook Ave	---	B	Dec 14/07
08-016	"RM4-576"	---	Change from Institutional "I" to Residential Multiple "RM4-576"	---	Lot 9 Conc. 3	B-1	Mar 4/08
08-023	"A-554"	---	Change from Agricultural "A-554-H" to "A-554" (Holding Removal)	630 Trinity Rd	---	A-2	Jan 30/08
08-060	"RM6-570-H"	---	Change from Rural Commercial "C5-261" and Agricultural "A-216" to Residential Multiple - Holding "RM6-570-H"	591 Garner Rd W	---	B-1	Apr 25/08

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
08-062	"C2-551-H"	---	Change from Public "P" to Shopping Centre Commercial - Holding "C2-551-H"	1173 & 1203 Old Golf Links Rd	---	B-1	Apr 25/08
08-063	---	---	Change from Open Space "O2" to Residential "R2"	27 Oldoakes Pl	---	A-5	Mar 26/08
08-076	"RM4-534"	05-294	Amendment to Residential Multiple "RM4-534"	894 Golf Links Rd	---	B-1	9 May/08
08-111	"A-569-H" "O1-571"	---	Change from Agricultural "A" to "A-569-H" and "O1-571"	471 Highway 52 S	---	A-1	14 May/08
08-130	"C3-133"	74-85 87-65	Amendment to General Commercial "C3-133"	1144 Wilson St W	---	A-5	28 May/08
08-147	"R4-572" "R4-573" "R4-574" "RM2-575" "R4-577"	---	Change from Public "P" and "P-391" to Residential "R4-572", "R4-573", "R4-574", "RM2-575", and "R4-577"	625 Garner Rd E	---	B	Jun 11/08
08-149	"M3-576"	---	Change from Light Industrial "M3" to "M3-576"	611 Tradewind Rd	---	A-5	Jun 11/08
08-196	"R3-567"	86-65	Change from Residential "R3-294" to "R3-567"	124 Wilson St W	---	B-1	Sep 3/08
08-241	"ER-578"	---	Change from Existing Residential "ER" to "ER-578"	78-80 Southcote Rd	---	B-1	Oct 15/08

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
08-254	"C1-491"	---	Change from Residential Multiple "RM4-492" to Neighbourhood Commercial "C1-491" and Amending the Special Provisions of "C1-491"	21 Panabaker Dr	---	B-1	Oct 29/08
08-265	"VA-579-H"	---	Incorporating Lands into By-law 87-57 and Change from Village Area "VA" to "VA-579-H"	259 & 265 Wilson St E	---	B-2	Nov 12/08
09-030	---	95-114	Change from Agricultural "A-174" to "A"	1110 to 1116 Jerseyville Rd W	---	B-1	Feb 11/09
09-092	M6-586	---	Change from Extractive Industrial "M6-215" to "M6-586" and Agricultural "A"	658 Fiddler's Green Rd	---	B-1	May 13/09
09-093	---	05-240	Change from Residential "R5-526" to "R5-525"	1061 Garner Rd W	---	B-1	May 13/09
09-106	VA-502	---	Change from Village Area Holding "VA-502-H" to "VA-502" (H-Removal)	402 Wilson St E	---	B-2	May 13/09
09-141	"RM6-587"	04-327	Change from Residential Multiple "RM4-512" to "RM6-587"	886 Golf Links Rd	---	B-1	Jul 24/09
09-159	"ER-588"	---	Change from Agricultural "A" to Existing Residential "ER-588"	431 Kitty Murray Ln	---	B-1	Jul 9/09

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
09-162	"R4-589" "R4-590" "R4-591" "R4-592" "RM2-593" "RM2-594" "R4-595"	95-112	Change from Public "P" and "P-391" to Residential "R4-589", "R4-590", "R4-591", "R4-592", "R4-595" and Existing Residential Multiple "RM2-593" and "RM2-594"	625 Garner Rd E	---	B	Aug 7/09
09-210	---	---	Addition to Section 3: Definitions and Section 7: General Provisions	---	---	---	Sep 30/09
09-232	VA-579	08-265	Change from Village Area "VA-579-H" to "VA-579" (H-Removal)	259 Wilson St E	---	B-1	Nov 11/09
09-247	---	96-26	Change from Agricultural "A" to "A-115"	394 Book Rd E	---	A-2	Dec 9/09
09-249	"RM4-596" "R4-597"	05-054	Change from Agricultural "A" to Residential Multiple "RM4-596", "RM2-518", and Residential "R4-597". Modification to Residential Multiple "RM2-518" And change from Residential "R4-519" to "R4-597".	Stonehenge Dr between Meadowlands Blvd & Raymond Rd	---	B-1	Dec 9/09
10-029	"R4-605" "R4-606"	07-329	Change from Agricultural "A" to Residential "R4-563", "R4-605" And Residential "R4-606"	465 Springbrook Ave	---	B-1	Feb 10/10
10-036	"R4-598" "R4-598-H" "R5-599-H" "R5-600"	---	Change from Agricultural "A" to Residential "R4-598", "R5-600" and Residential Holding "R4-598-H" and "R5-599-H"	250, 262 & 270 Springbrook Ave	---	B-1	Feb 24/10

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
10-076	---	---	Amendment to Schedule B-1 to include additional lands in Zone boundary	241-245 Wilson St E	---	B-1	Apr 14/10
10-199	"R4-619-H"	07-058	Change from Residential "R4-549" and "R4-557" to Residential Holding "R4-619-H"	215, 221, 285, 305 and 311 Springbrook Ave	---	B-1	Aug 12/10
10-213	"RM4-613" "I-614"	---	Change from Agricultural "A" to Residential Multiple "RM4-613" and Institutional "I" and "I-614", and change from Institutional "I" to Residential Multiple "RM4-613"	713 and 777 Garner Rd E	---	B-1	Oct 20/10
10-276	"RH-620"	---	Change from Agricultural "A" to Residential Hamlet "RH-620"	95 Poplar St	---	A-4	Oct 13/10
10-285	"R5-601" "R5-601-H" "RM2-602" "RM6-603-H" "RM2-604" "R4-608" "RM2-609-H" "C3-610-H" "R4-621" "R5-622-H"	---	Change from Agricultural "A-216" to Residential "R5-601", "R4-608" "R4-621", Residential Holding "R5-601-H", "R5-622-H", Residential Multiple "RM2-602", "RM2-604", Residential Multiple Holding "RM6-603-H", RM2-609-H" and General Commercial "C3-610-H"	435 Garner Rd R	---	B	Nov 12/10
10-303	"RM2-615" "RM2-616" "RM2-617" "R5-618"	05-240	Change from Institutional "I" to Residential "R5-525", "R5-618", "R4" and Residential Multiple "RM2-615", "RM2-616" and "RM2-617"	1061 Garner Rd E	---	B-1	Nov 12/10

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
11-014	"RM6-611" "R4-612"	---	Change from Agricultural "A" to Residential Multiple "RM^-611" and Residential "R4" and "R4-612"	1169 Garner Rd R	---	B-1	Feb 9/11
11-024 (OMB)	"R3-626" "R3-627" "R3-628" "R3-628-H" "R3-629"	---	Change from Agricultural "A" to Residential "R3-626", "R3-627", "R3-628", "R3-628-H" and "R3-629"	237 & 271 Lime Kiln Rd	Pt Lt 48 & 49 Conc. 2	B-1	Jan 5/11
11-088	---	96-100	Change from Prestige Industrial Holding "M2-403-H" to "M2-403" (H-removal)	100 Legend Crt	Pt Lots 50 & 51 Conc. 2	B-1	Mar 23/11
11-118	"R4-623" "R5-624"	---	Change from Agricultural "A" to Residential "R4-623" and "R5-624"	431 & 497 Southcote Rd	---	B	May 27/11
11-160	"A-625"	---	Temporary change from Agricultural "A" to "A-625"	1541 Fiddlers Green Rd	---	A-2	Jun 15/11
11-187	"ER-632"	---	Change from Existing Residential "ER" to "ER-632"	71 Wilson St E	---	B-1	Aug 11/11
11-240	"R4-637"	---	Change from Residential "R4" to "R4-637"	143 & 153 Wilson St W	---	B	Sep 28/11
11-255	"R4-548-H"	07-057	Change from Agricultural "A" to Residential "R5-555" and Residential Holding "R4-548-H"	460 & 480 Springbrook Ave		B-1	Nov 16/11

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
12-030	“C1-636-H” “C1-634”	---	Change from Agricultural “A” to Neighbourhood Commercial Holding “C1-636-H” and Change from Rural Commercial “C5-269” to Neighbourhood Commercial “C1-634”	587 & 591 Garner Rd E	---	B-1	Feb 8/12
12-037	“R3-639”	86-96	Change from Residential “R3-289” to “R3-639”	114 Wilson St W	---	B-1	Mar 28/12
12-039	“R4-538-H”	07-058	Change from Agricultural “A” to Residential Holding “R4-548-H”	452 Springbrook Ave	---	B-1	Mar 22/12
12-084	“R4-642” “R4-643” “RM2-644” “RM2-645” “R5-646” “R5-647” “R4-648” “R4-649” “R4-650”	10-285	Change from Residential “R4” to “R4-642” and “R4-650”, “R4-608” to “R4-643”, “R5” to “R5-646”, “R5-601” to “R5-647”, “R4-621” to “R4-648” and “R4-649” and Residential Multiple “RM2-608” to “RM2-644” and “RM2-645”. Deletion of Residential “RM2-604”, “R4-608” and “R4-621”	435 Garner Rd E	---	B-1	Apr 11/12
12-098	“R1-640” “R1-641”	---	Change from Agricultural “A-216” to Residential “R1”, “R1-640” and “R1-641”	515 Hamilton St	---	B-1	Apr 25/12
12-157	“RM2-651”		Change from the Institutional "I" Zone to the Multiple Residential "RM2-651" Zone, Modified	411 & 421 Kitty Murray Lane		B-1	July 12/12
12-177	“R3-652”		Change from the Agricultural "A-216" Zone to the Residential "R3-652" Zone	433 Hamilton Drive		B-1	Aug 16/12

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
12-205	“R4-519”		“H” removal	91 Raymond Road			Sep 12/12
12-209	“A-653”		Change from the Agricultural "A" Zone to the Agricultural "A-653" Zone, Modified	401 Lynden Road		A-1	Sep 12/12
12-266	“H-A-654” “R4-555”		Change from the Agricultural "A" Zone to the Agricultural "H-A-654" Holding Zone and Residential "R4-555" Zone, Modified	446 Springbrook Avenue		B-1	Nov 28/12
12-294	“R1-582”		Change from the Agricultural "A" Zone to the Residential "R1-582" Zone	1194 Scenic Drive		B-1	Nov 26/12
13-194	“R5-525”		“H” removal	131 & 141 Vinton Road		B-1	Aug 16/13
13-208	“H-R4-548”		Change from the Residential "R4-555" Zone, Modified, and Residential "R4-549" Zone, Modified, to the Residential "H-R4-548" Zone, Modified	331 & 333 Springbrook Avenue		B-1	Aug 16/13
13-297	“R4-619”		“H” removal	215 & 221 Springbrook Avenue		B-1	Nov 27/13
14-063	“RM4-527”		“H” removal	86 & 90 Raymond Road		B-1	Mar 26/14
14-106	“C3-655”		Change from the Existing Residential "ER" Zone to the General Commercial "C3-655" Zone, Modified	125 Wilson Street East		B-1	May 14/14

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
14-112	“H-C2-629” “C3-656” “H-C2-657”		Further modifying the Holding-Shopping Centre Commercial "H-C2-629" Zone, Changing from the Holding-Shopping Centre Commercial "H-C2-629" Zone, Agricultural "A" Zone, Urban Commercial "C4-130" Zone and Holding-Shopping Centre Commercial "H-C2-635" Zone to the General Commercial "C3-656" Zone and Holding-Shopping Centre Commercial "H-C2-634" and Holding-Shopping Centre Commercial "H-C2-630" to the Holding-Shopping Centre Commercial "H-C2-657"	1125, 1143 & 1185 Wilson Street West		A-5	May 14/14
14-129	“H-RM6-658”	Repealed	Change from the Motor Vehicle Service "C6-271" Zone, Modified, and Agricultural "A" Zone to the Holding-Residential Multiple "H-RM6-658" Zone, Modified	1117 Garner Road East		B-1	May 28/14
14-160	“H-RM6-658”		Change from the Motor Vehicle Service "C6-271" Zone, Modified, and Agricultural "A" Zone to the Holding-Residential Multiple "H-RM6-658" Zone, Modified	1117 Garner Road East		B-1	June 25/14

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
14-177	“RM5-660”		Holding-General Commercial "H-C3-610" Zone and Holding-Residential Multiple "H-RM2-609" Zone to the Residential Multiple "RM5-660" Zone and Holding-Residential Multiple "H-RM2-609" Zone, Holding-Residential "H-R5-622" Zone and Holding-Residential "H-R5-601" Zone to the Residential Multiple "RM2-661" Zone	435 Garner Road East		B-1	July 11/14
14-266	“C2-630”		“H” removal	1125-1143 Wilson Street West		A-5	Sep 24/14
14-274			Community gardens and urban farms				Sep 24/14
14-312	“H-RM6-659”	OMB approval	Change from the Residential Multiple "H-RM6-570" Zone, Modified, Holding, and Residential Multiple "H-RM6-659" Zone, Modified, Holding to the Residential Multiple "H-RM6-659" Zone, Modified, Holding	591 & 611 Garner Road West		B-1	Aug 19/14
15-067			Housekeeping				Mar 11/15
15-099	“R2-662”	ZAC-09-017	Agricultural “A” Zone to the Residential “R2-662” Zone	301 Shaver Road		B-1	Apr 22/15
15-101			Urban Farmers Market				Apr 22/15

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
15-114	“C3-655”	OMB approval	Change from the Existing Residential "ER" Zone to the General Commercial "C3-655" Zone, Modified	125 Wilson Street East		B-1	Jan 22/15
15-164	“R3-628”		“H” removal	271 Lime Kiln Road		B-1	June 24/15
15-209	“R4-663”	ZAC-15-009	Change from the Agricultural “A-216” Zone, Modified to the Residential “R4-663” Zone, Modified	492 Southcote Road		B-1	Sept 9/15
15-244	“C1-664”	---	Change from the Existing Residential "ER" Zone to the Neighbourhood Commercial "C1-664" Zone, Modified	72 Wilson Street East		B-1	Oct 28/15
15-268	“R4-548” “H-R4-663”	ZAC-13-054	Change from the Agricultural “A” Zone to the Residential “R4-548” Zone, Modified and Residential “H-R4-663” Zone, Modified, Holding	275 Springbrook Avenue		B-1	Nov 25/15
15-297	“H-RM6-665”	---	Change from the Residential “R4” Zone, Modified to Residential Multiple “H-RM6-665” Zone, Modified	153 Wilson Street West	---	B-1	Dec 9/15
15-287	---	CI-15-H	Amendment to definition of grade and corrections to Model Home definition and Model Home Regulations	Ancaster By-law	---	---	Dec 9/15
16-035	“RM6-611”	---	Delete and replacing the provision of the Residential Multiple “RM6-611”	1169 Garner Rd East	---	B-1	Feb 10/16

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
16-066	“RM2-667” “RM5-668”	ZAC-15-033	Change from the Institutional “I” Zone to the Residential Multiple “RM2-667” and “RM5-668”	1001, 1009, and 1035 Garner Rd East	---	B-1	Mar 9/16
16-069	“R3-671”	ZAR-15-043	Change from Deferred Development “D” Zone to the Residential “R3-671” Zone Modified	311 Hamilton Drive	---	B-1	Mar 9/16
16-103	“R4-666”	ZAR-11-040	Change from Agricultural “A” Zone to the Residential “R4-666” Zone, Modified	1261 Mohawk Road	---	B-1	April 13/16
16-116	“C3-673”	ZAC-15-037	Change from Shopping Centre Commercial “C2-629” and “C2 -630” Zones, Modfied to the General Commercial “C3-673” Zone, Modified	120 and 128 Portia Drive	---	A-5	April 27/16
16-162	“RM6-665”	ZAH-16-025	Change from Holding-Residential Multiple “H –RM6 665” Zone, Modified, to the Residential Multiple “RM6-665” Zone, Modified	153 Wilson St West	---	B-1	June 8/16
16-185	“R4-562” “R4-563”	ZAC-12-062R	Change from Agricultural “A” Zone, Agricultural – Holding “H-A-654” Zone, Modified and Residential – Holding “H-R4-548” Zone, Modified to Residential “R4-562” Zone, Modified and Residential “R4-563” Zone, Modified	388, 390, 410, 442, 452, 464 and 476 Springbrook Ave		B	June 22/16
16-201	“C3-674”	ZAC-15-029	Change from Existing Residential “ER” Zone to the General Commercial “GC-674” Zoned, Modified	144 Wilson St East	---	B-1	July 8/16

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
16-202	“RM4-676”	ZAC-15-030	Change from Existing Residential “ER” Zone and Residential “R2” Zone to the Residential Multiple “RM4-676” Zone, Modified	97, 105 and 111 Wilson St East	---	B-1	July 8/16
16-220	“RM5-677”	ZAC-12-068(R)	Change from Agricultural “A” Zone and Holding-Residential Multiple “H-RM6-603” Zone, Modified, to the Residential Multiple “RM5-678” Zone, Modified	435 Garner Rd East	---	B-1	Aug 12/16
16-230	“R4-562” “R4-563”	ZAC-15-017	Change from Agricultural “A” Zone and Agricultural “A-348” Zone, Modified, to the Residential “R4-562” and “R4-563” Zone Modified	296, 304 and 312 Springbook Avenue	---	B-1	Aug 12/16
16-309	“H-R3-679”	ZAC-16-042	Change from Deferred Development “D” Zone to the Holding – Residential “H-R3-679” Zone, Modified	555 Highvalley Drive	---	B-1	Nov 23/16
16-329	“C1-680”	ZAC-16-027	Change from Neighbourhood Commercial “C1-491” Zone, Modified to the Neighbourhood Commercial C1-680” Zone, Modified	21 Panabaker Drive	---	B-1	Dec 14/16
17-032	“ER-682” “ER-683”	ZAC-16-022	Change from Residential Multiple “RM1” Zone to the Existing Residential “ER-682” and “ER-683” Zones, Modified	57-67 Academy St	---	B-1	Feb 22/17

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
17-181	“R5-688”	ZAR-17-011 PL171015 (OMB appeal Dismissed after Hearing)	Change from Existing Residential “ER-538”, “ER-539”, and “ER-540” Zones, Modified to Residential “R5-688” Zone, Modified	121 Fiddler’s Green Rd		B-1	Aug 18/17
17-221	“R3-689”	ZAR-17-045	Change from Deferred Development “D” Zone to Residential “R3-689” Zone, Modified	245 Appleby Rd	Block 5, 62M-347	B-1	Oct 25/17
18-045	“R3-679”	ZAH-17-035	“H” removal	555 Highvalley Rd		B-1	Feb 28/18
18-051	“RM2-690”	ZAC-16-045	Change from Existing Agricultural “A-216” Zone, Modified to Residential “R3-690” Zone, Modified	503 and 515 Garner Rd W		B-1	Feb 28/18
18-105	“ER-201” “ER-358” “ER-380” “ER-392” “ER-393” “ER-691” “ER-695” “ER-696”	CI-18-A PL180522	Amendment to Section 10.2 Regulations (Existing Residential “ER” Zone) to delete and replace with a new Section 10.2 Definitions; and to add a new Section 10.3 Regulations. Deletion of the following site specific exceptions: “ER-204”, “ER-210”, “ER-322”, “ER-323”, “ER-454”, “ ER-564”, and “ER-588”. Deletion and replacement of the following site specific exceptions: “ER-201”, “ER-358”, “ER-380”, “ER-392”, and “ER-393”. Addition of the following site specific exceptions: “ER-691”, “ER-695”, and “ER-696”.	Lands located in the Existing Residential “ER” Zone			Apr 25, 2018
18-142	“RM6-659”	ZAH-17-084	“H” removal	591 and 611 Garner Rd W		B-1	May 23/18

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
18-151	"R4-692"	ZAC-17-086	Change from Existing Agricultural "A" Zone to Residential "R4-692" Zone, Modified	449 Springbrook Avenue		B-1	Jun 13/18
18-168	"R4-693" "R4-694" "R4-697"	ZAC-16-048	Change from Existing Institutional "I" Zone to Residential "R4-693" Zone, Modified; Residential "R4-694" Zone, Modified; and Residential "R4-697" Zone, Modified	20 Miller Drive		B-1	Jun 27/18
18-221		CI-18-G (OMB appeal)	Amendment to Section 7.18 Accessory Buildings to add a new Clause (A) to 7.18 (a) (ii) to further define location in side yard; and to add a new Clause (A) to 7.18 (a) (vi) to further define location in rear yard	All lands in the former Town of Ancaster			Aug 17/18
18-224	"R4-548" "R4-619"	ZAH-18-033	"H" removal	279-315 Springbrook Ave 331-335 Springbrook Ave	Block 1 Block 2	B-1	Aug 17/18
18-245-LPAT	"RM6-685"	ZAC-16-040 PL170537	Change from General Commercial "C3-655" Zone, Modified and Public Open Space "O2" Zone to Residential Multiple "RM6-685" Zone, Modified	125 Wilson Street East 130 Dalley Drive		B-1	Jun 25/18
19-042-LPAT	"H-RM6-658"	ZAR-16-026 PL161240 PL161241	Deletion and replacement of the provisions of the Residential Multiple "H-RM6-658" Zone, Modified, Holding	1117 Garner Road East		B-1	Feb 22/19
19-115	"R4-663"	ZAH-19-025	"H" removal	275 Springbrook Avenue		B-1	May 22/19

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
19-168	"RM4-700" "RM4-701" "RM4-702" "RM4-703" "RM4-704"	ZAC-17-058	Change from Agricultural "H-A-496" Zone, Modified, Holding and "A-216" Zone, Modified and Rural Industrial "M5-262" Zone, Modified to Residential Multiple "RM4-700" and "RM4-701" and "RM4-702" and "RM4-703" and "RM4-704" Zones, Modified	305 and 311 Garner Road West		B-1	Jul 12/19
19-235	"R4-705" "R4-706"	ZAC-19-032	Change from Agricultural "A" Zone and Residential "R4-563" Zone, Modified to Residential "R4-705" and "R4-706" Zones, Modified	455 Springbrook Avenue 253 Fair Street Block 14, 62M-1161			Sept 25/19
19-303	"ER-380" "ER-393"	CI-19-1	Subsection 9.8 amended; change from Existing Residential "ER-380" Zone, Modified And "ER-393" Zone, Modified to Existing Residential "ER" Zone	49 and 20 Valleyview Drive		B-1	Dec 11/19
20-111-LPAT	"R3-699"	ZAC-17-014 PL171264	Change from Agricultural "A" Zone to Residential "R3-699" Zone, Modified	941 Old Mohawk Road		1033	May 12/20
20-134	"R4-446"	ZAH-19-051	"H" Removal	295 Hamilton Drive		1-B	Jun 24/20
20-143	"R4-709"	ZAR-19-034	Change from Agricultural "A-216" Zone, Modified (Block 1), Public "P" Zone (Block 2), and Residential "R4-514" Zone, Modified (Block 3) to Residential "R4-709" Zone, Modified	378 Harmony Hall Drive Part of Block 117, 62M-1122		1-B	Jul 17/20
20-183	"RM4-710"	ZAC-19-010	Change from Agricultural "A-216" Zone, Modified to Holding Residential Multiple "RM4" (H-RM4-710) Zone, Modified	527 Shaver Road 629 Garner Road West		1-B	Aug 21/20

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
21-013-OLT	"H-RM2-712"	ZAC-20-011 OLT-22-003386	Change from Existing Residential "ER" Zone to Holding Residential Multiple "H-RM2-712" Zone, Modified	15 Church Street		1175	February 10, 2021
22-021	"RM2-713"	ZAC-20-014	Change from Deferred Development "D" Zone to Residential Multiple "RM2-713" Zone, Modified	281 Hamilton Drive 356 Wilson Street West		1-B	February 9, 2022
22-076		CI-22-D	Commercial Entertainment and Recreation on Outdoor Commercial Patios.				April 13, 2022
22-085		CI-22-C	Modifications to the Existing Residential "ER" Zone.				April 13, 2022
22-133		CI-22-E	Modifications and Updates to Secondary Dwelling Unit and Secondary Dwelling Unit – Detached Regulations.				June 08, 2022
22-191		CI-22-G	Modifications and updates to Low Density Residential Zones				August 12, 2022
22-212	"RM4-715"	ZAC-18-058	Change from Existing Residential "ER" Zone to Residential Multiple "RM4-715" Zone, Modified	154 Wilson Street East		1-B	August 12, 2022
22-251	"RM2-712"	ZAH-22-057	"H" Removal	15 Church Street		1175	September 28, 2022
23-123 **(Not Final)**	"RM5-716"	ZAC-22-005	Change from Rural Commercial "C5-243" Zone, Modified to Holding Residential Multiple "RM5-716" Zone, Modified	487 Shaver Road		1-B	July 14, 2023
23-136	"H-RM6-714"	ZAC-20-024	Change from Existing Residential "ER" Zone, to Holding Residential Multiple "H-RM6-714" Zone, Modified	140 Wilson Street West		1280	July 14, 2023

BY-LAW NUMBER	EXCEPTION NUMBER	REFERENCE	CHANGE	LOCATION	LOT/CON	MAP NO.	EFFECTIVE DATE
24-040	"RM4-717"	ZAC-18-056/ 25T-2018010	Modification to RM4-717 zone	26 Southcote Road		1-B	March 27, 2024
24-097-OLT	"RM5-716"		Change from Rural Commercial "C5-243" Zone to Residential Multiple "RM5-716" Zone.	487 Shaver Road		1-B	May 21, 2024
25-017-OLT	"RM2-718"		Changing from Agriculture "A" Zone to Residential Multiple "RM2-718" Zone	509 Southcote Road		1-B	January 20, 2025
25-034		CI 25-B	Modifications to Section 9: General Provisions for Residential Zones	City Wide			March 5, 2025
25-118 **(Not Final)**	"RM6-719"	ZAC-21-047	Changing from Agriculture "A" Zone to the Holding Residential Multiple "H-RM6-719" Zone. Modifications to Section 34: Exceptions and Section 36	559 Garner Road East		1-B	May 28, 2025
25-156		CI 25-D	Modifications to Section 3: Definitions, Section 7: General Provisions, Section 22	City Wide			August 6, 2025
26-047			Addition of Section 7.31	City Wide			March 04, 2026
26-162 **(Not Final)**	--		Adding subheading 6.1.1 Prescribed Provision – *Planning Act*	City Wide			September 09, 2026

SECTION 35: ADMINISTRATION

35.1 Administration

This By-law shall be administered by the City's Director, Planning Division, Chief Planner. **(21-183)**

35.2 Inspection of Premises

The Zoning Administrator, or any official or employee of the Municipality acting under his direction, is hereby authorized to enter, at all reasonable hours, upon any property or premises in or about which there is reason to believe that the provisions of this By-law are not being complied with, and for the purpose of carrying out his duties under this By-law.

35.3 Remedies

The contravention of any requirement of this By-law may be restrained by action at the instance of any ratepayer or of the Town of Ancaster pursuant to the provisions of the Municipal Act.

APPENDIX B
SECTION 36: ENFORCEMENT

36.1 (a) Every person who contravenes any provisions of this By-law is guilty of an offence and on conviction is liable,

(i) on a first conviction to a fine of not more than $20,000; and

(ii) on a subsequent conviction to a fine of not more than $10,000 for each day or part thereof upon which the contravention has continued after the day on which such person was first convicted.

(b) Where a corporation is convicted under subsection (a), the maximum penalty that may be imposed is,

(i) on a first conviction a fine of not more than $50,000; and

(ii) on a subsequent conviction a fine of not more than $25,000 for each day or part thereof upon which the contravention has continued after the day on which the corporation was first convicted, and not as provided in subsection (a).

(c) Where a conviction is entered under subsection (a), in addition to any other remedy or any penalty provided by law, the court in which the conviction has been entered and any court of competent jurisdiction thereafter, may make an order prohibiting the continuation or repetition of the offence by the person convicted.

36.2 In the event that any person shall fail or refuse to perform any matter or thing required to be done under the provisions of this By-law, such matter or thing may be done by the Town of Ancaster and the expense thereof may be recovered against such person by action against such person, or may be recovered as Municipal taxes, or the expense with interest thereon may be payable in annual installments not exceeding 10 years.

36.3 Where the owner is in default in doing any matter or thing which he is directed or required to do by this By-law, he is to be given written notice by prepaid registered mail to his usual place of business or place of residence advising him of the default and allowing him not less than thirty (30) days to remedy the default.

36.4 Where the owner has been given notice of default by prepaid registered mail and he has failed to remedy the default within the time prescribed in the notice, he is entitled to appear before a meeting of the Council in respect of such default before the Corporation proceeds under Subsection 32.2.

APPENDIX C
SECTION 37: REPEAL OF PRECEDING BY-LAW

By-Law No. 1890, passed the 7th day of May, 1963, being the Zoning By-law of the Town of Ancaster is hereby repealed.

APPENDIX D
SECTION 38: VALIDITY AND EFFECTIVE DATE

38.1 Validity

Every provision of this By-law, including any notation on the Zoning Maps, is declared to be severable from the remainder of the By-law, and if any provision of this By-law shall be declared invalid by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder thereof.

38.2 Effective Date

This By-law shall be deemed to have come into force on the day it is passed by Council, subject to the approval of the Ontario Municipal Board.

Read a first time this 22nd day of June 1987.

Read a second time this 22nd day of June 1987.

Read a third time this 22nd day of June 1987.

_____ Mayor

_____ Clerk-Treasurer

I hereby certify that the foregoing is a true copy of By-Law No ..... as enacted by the Council of the Corporation of the Town of Ancaster on the ..... day of ..... 198.

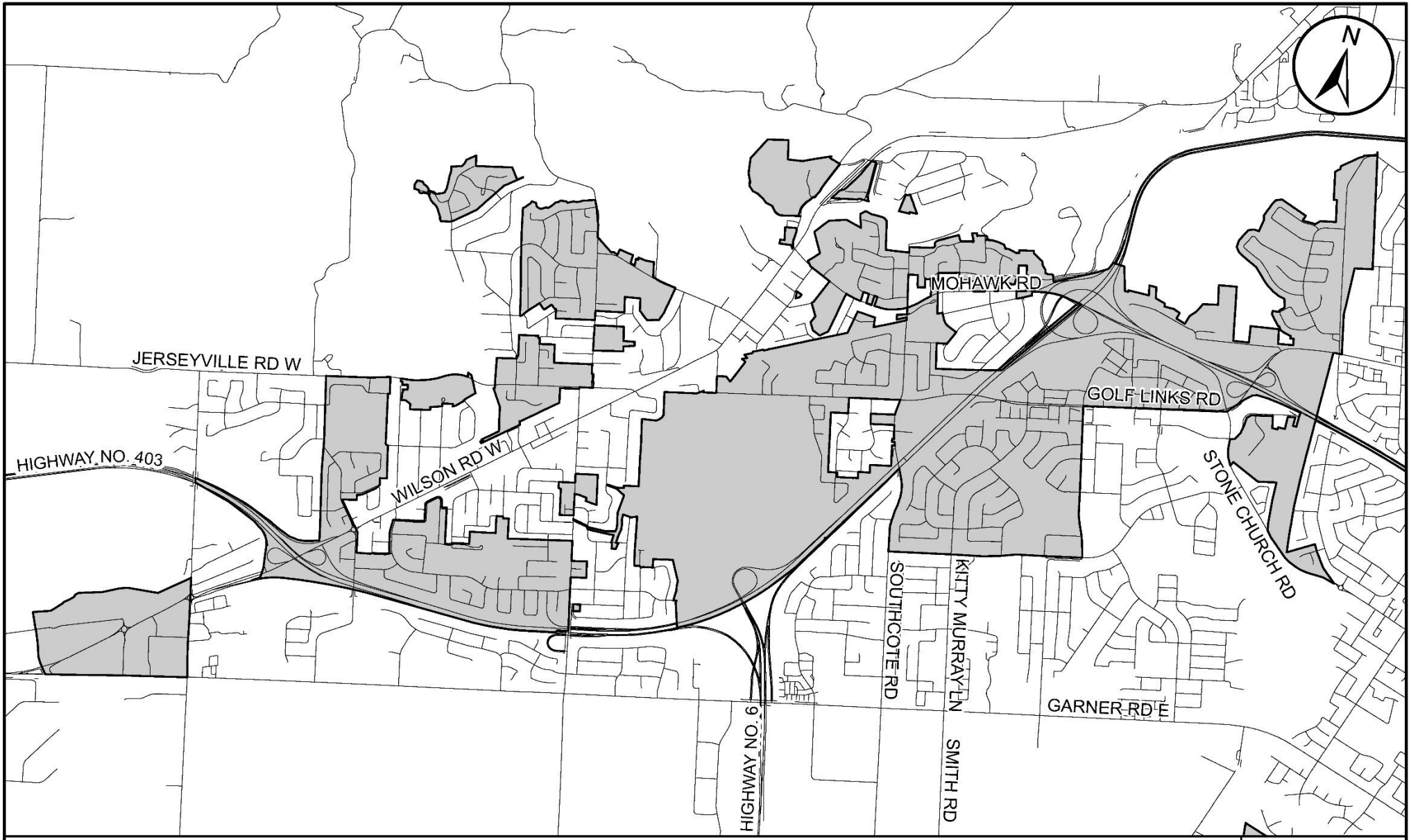
DATED at the Town of Ancaster
this ..... day of
..... 198 .

_____ Clerk-Treasurer

APPENDIX E

SCHEDULES

APPENDIX F
SECTION 39: SPECIAL FIGURES



Special Figure 1: Additional Permissions in Low Density Residential Zones Outside of Secondary Plans

Date:
August 25, 2022

Legend

Lands Outside of Secondary Plans (excluding employment lands)

Hamilton
Planning & Economic Development Department