

NOTE: Building Heights are represented by the number illustrated on the map. All Building Heights are in metres.

Lands Under Appeal
 - 215, 217, 219, 221, 225 and 231 Main Street West,
 67 & 69 Queen Street South,
 and 62 & 64 Hess Street South
 - 44 Hughson Street South,
 75 James Street South, and
 9 Jackson Street East



Legend

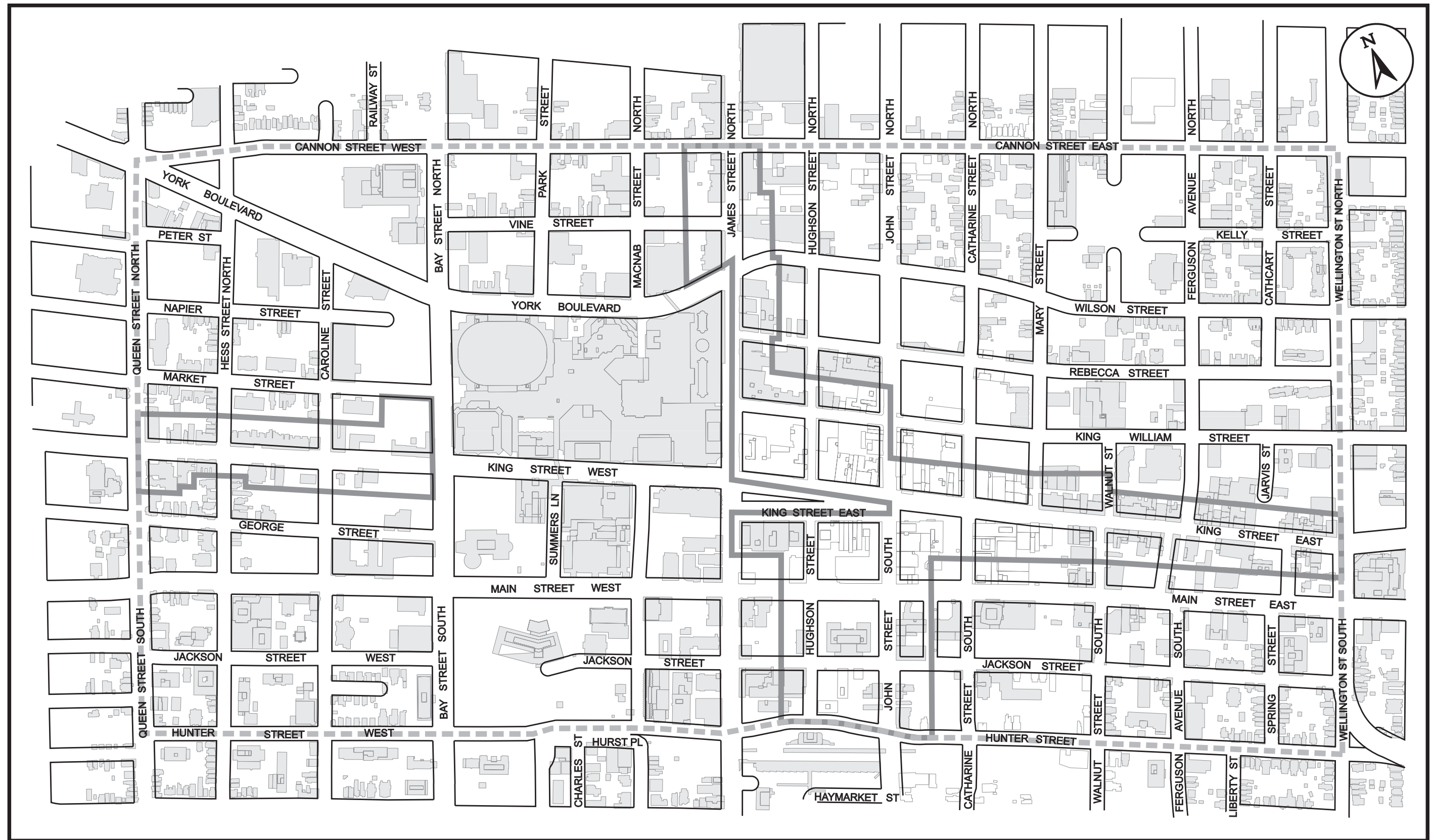
- # Maximum Building Heights in metres
- Parks/Open Space
- Planning Boundary

**Schedule F - Figure 1
 Zoning By-law No. 05-200
 Maximum Building Heights**




Date: March 2018

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
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Legend

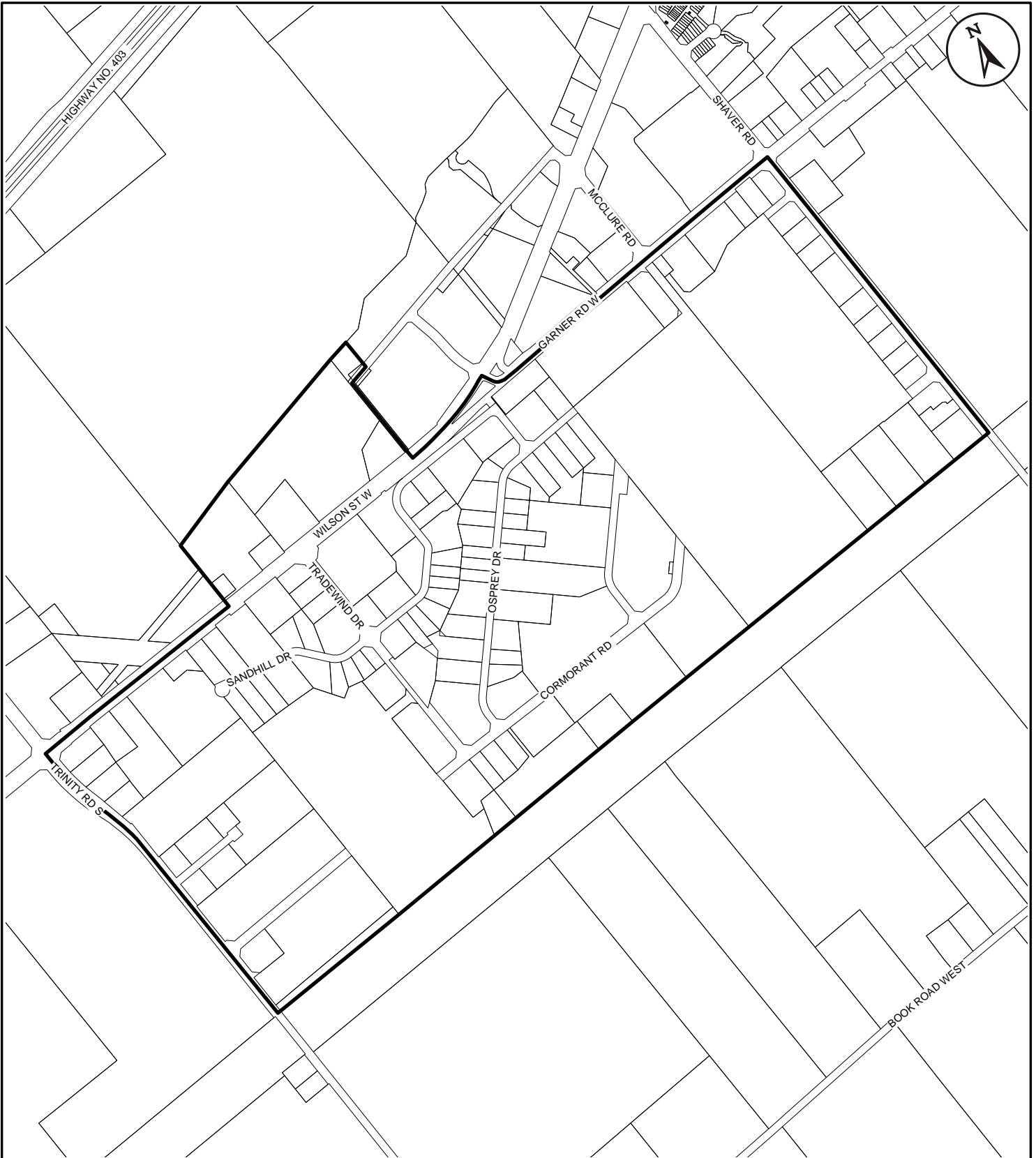
-  Planning Boundary
-  Heritage Character Zone

Note: The blocks shown represents the Right of Way and does not illustrate the actual road width

Figure 2: Heritage Character Figure



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Special Figure 3: Ancaster Business Park

Date:
April 2018

Legend

— Ancaster Business Park



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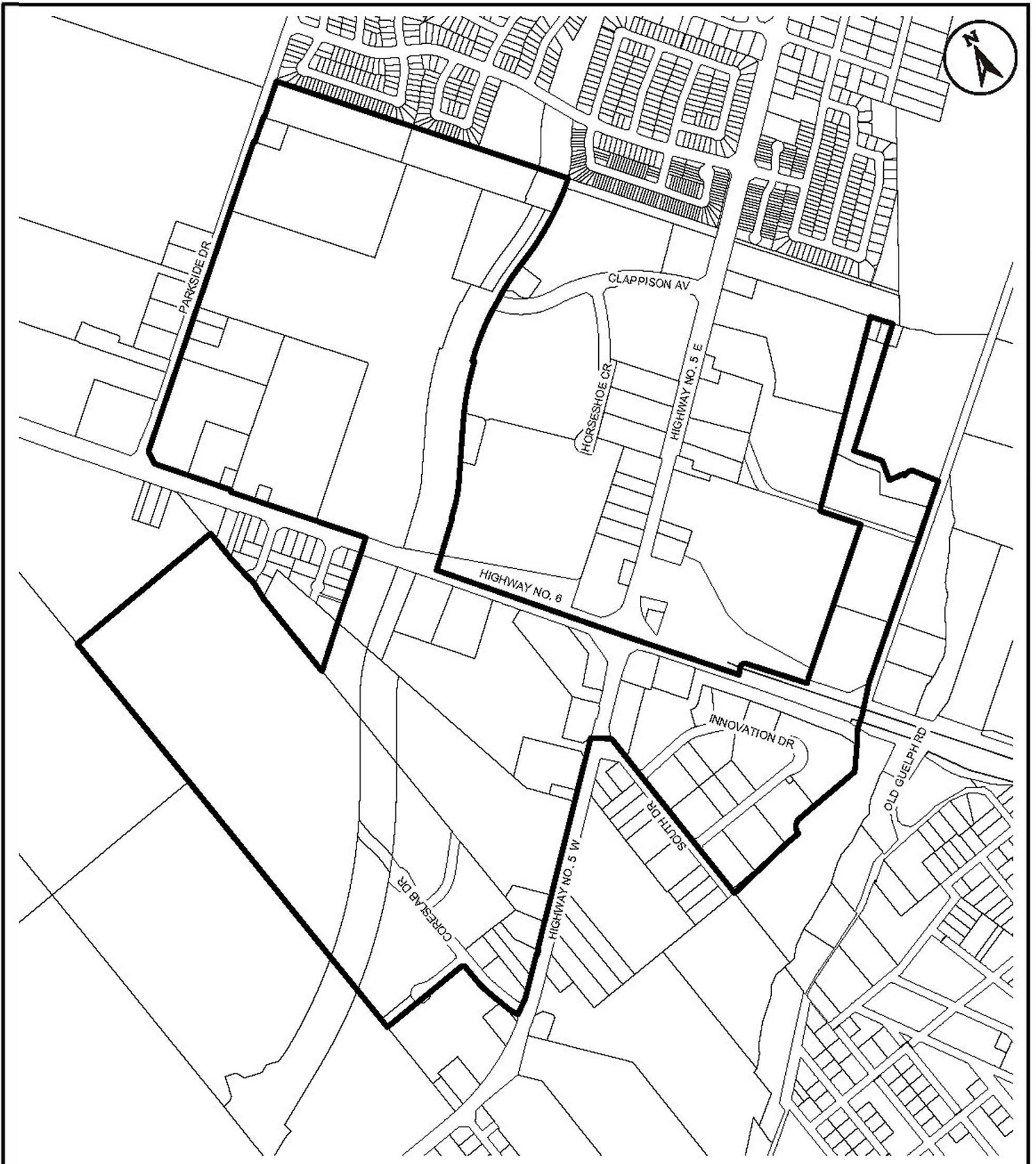


Figure 4: Flamborough Business Park

Date:
May 5, 2010



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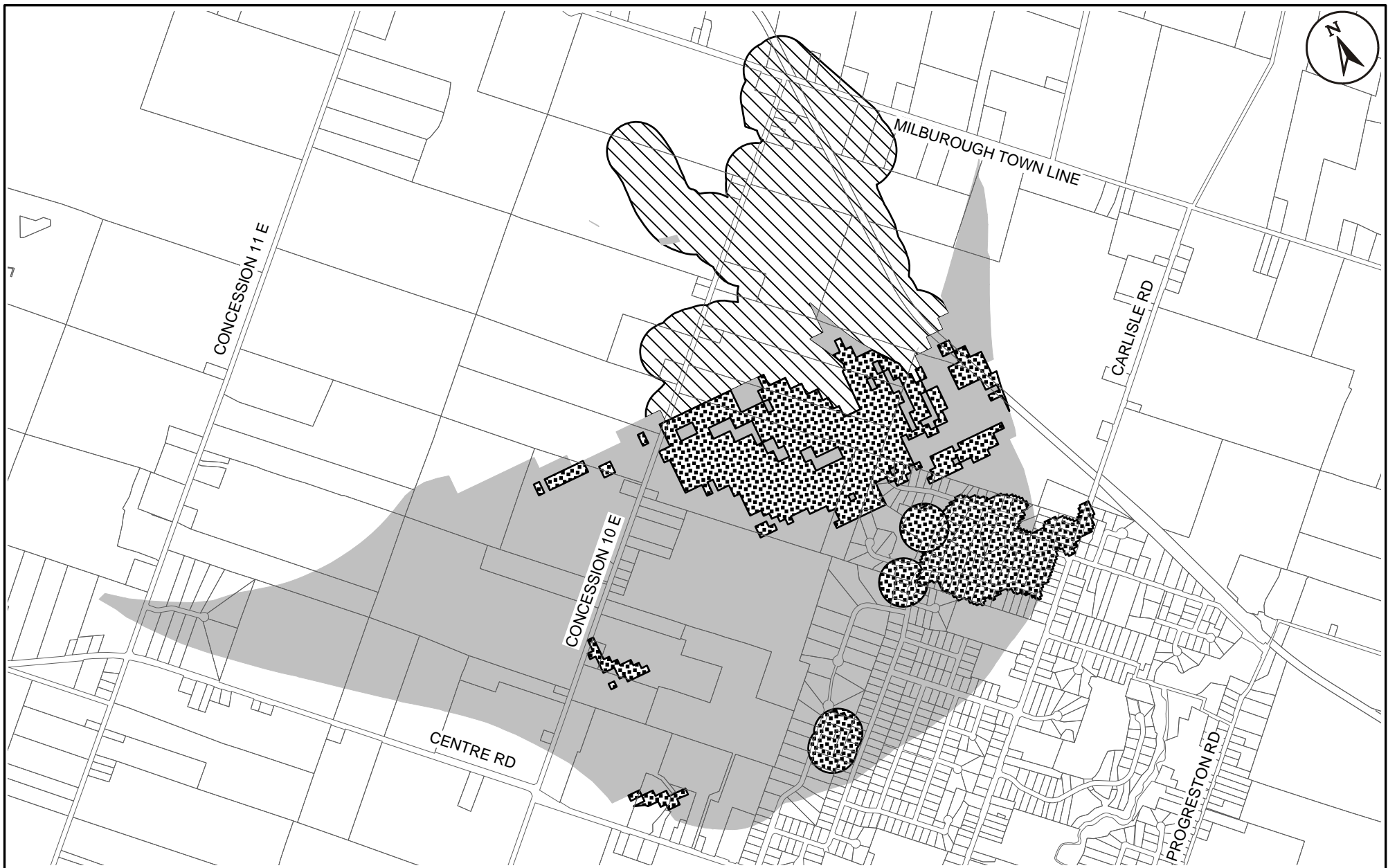


Figure 5: Source Water Protection Vulnerability Score (Carlisle)

Date:
May 24, 2018

Legend


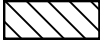





- | | | | |
|--|-------------------|---|-------------------|
|  | Vulnerable Area 1 |  | Vulnerable Area 3 |
|  | Vulnerable Area 2 |  | Property Boundary |



Figure 5.1: Source Water Protection Vulnerability Score (Freelon)

Date:
May 24, 2018

Legend

-  Vulnerable Area 1
-  Vulnerable Area 2
-  Property Boundary

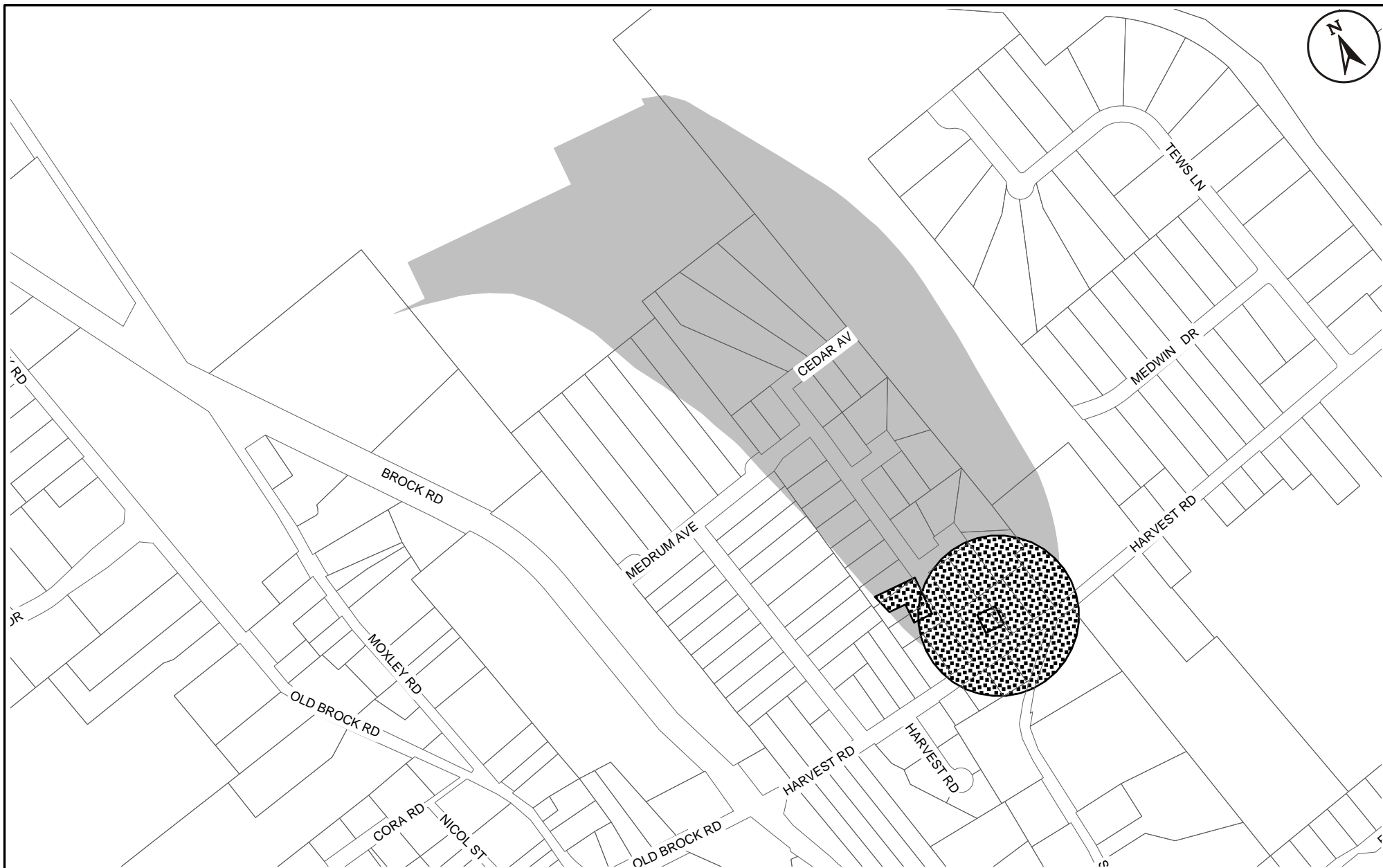


Figure 5.2: Source Water Protection Vulnerability Score (Greenville)

Date:
May 24, 2018

Legend



Vulnerable Area 1



Property Boundary



Vulnerable Area 2



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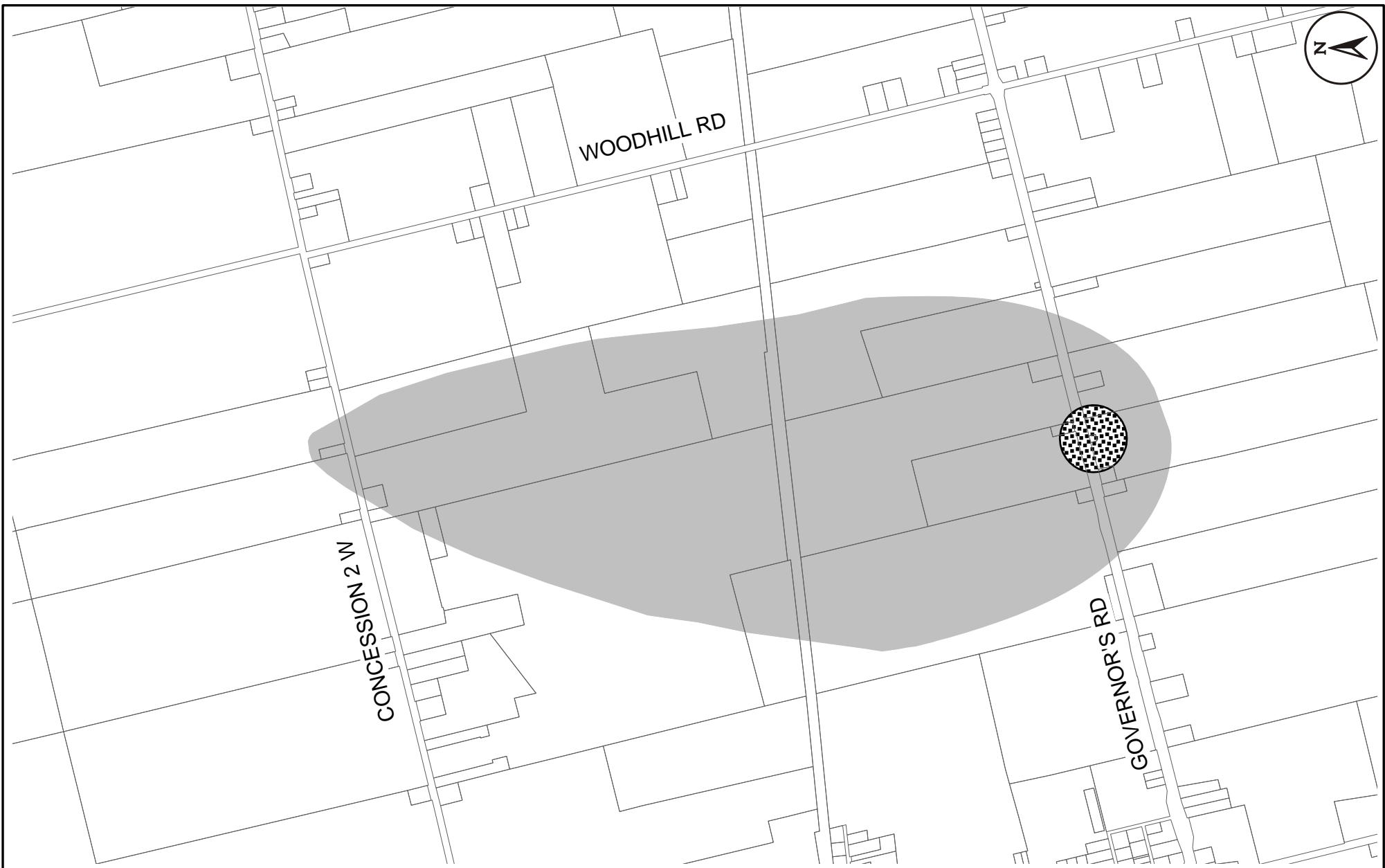


Figure 5.3: Source Water Protection Vulnerability Score (Lynden)

Date:
May 24, 2018

Legend



Vulnerable Area 1



Property Boundary



Vulnerable Area 2



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Lake Ontario

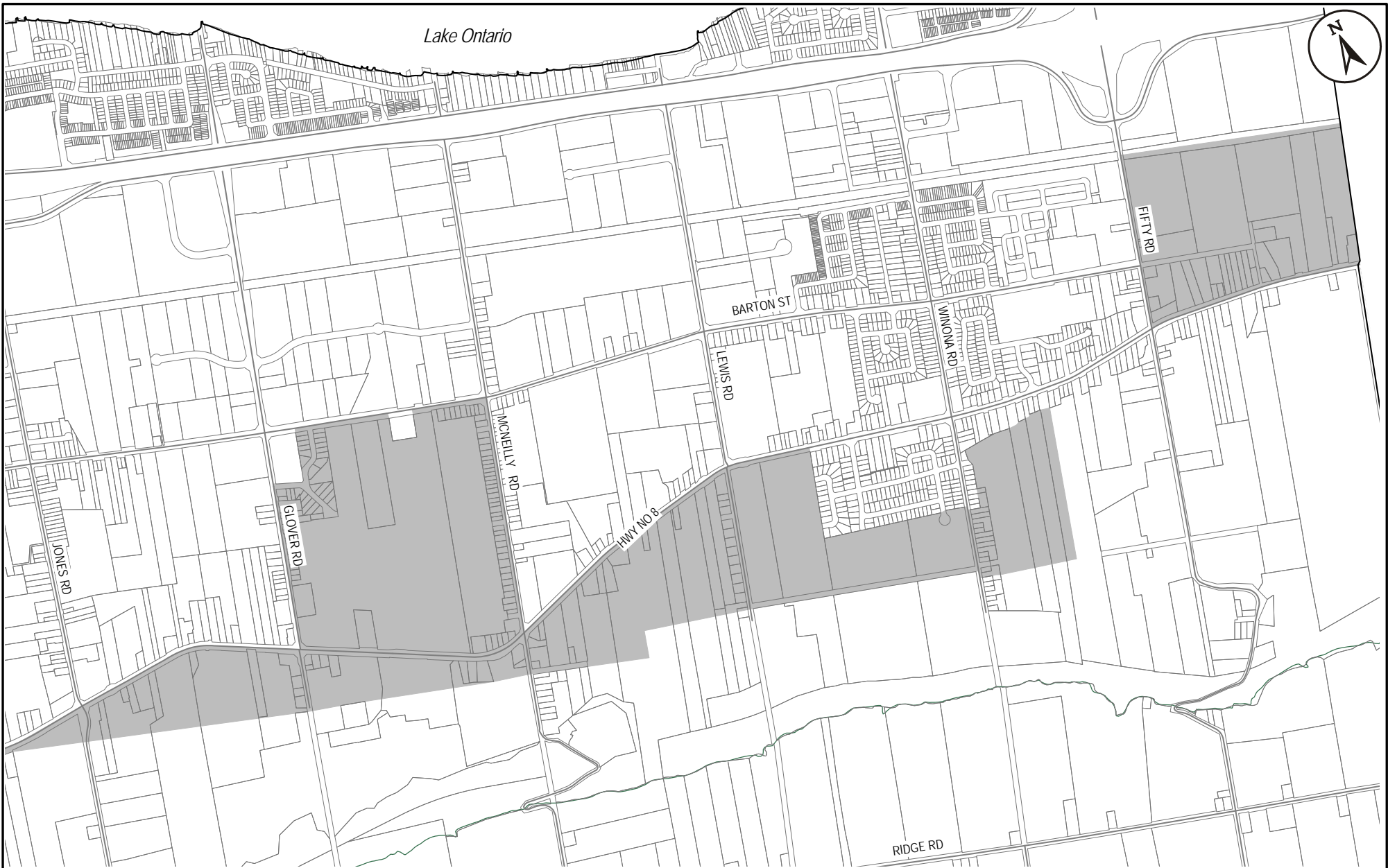




Figure 6: Lower Stoney Creek Lands

Date:
May 24, 2018

Legend

-  Lower Stoney Creek Lands
-  Property Boundary



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DEVELOPMENT DEPARTMENT

Lake Ontario

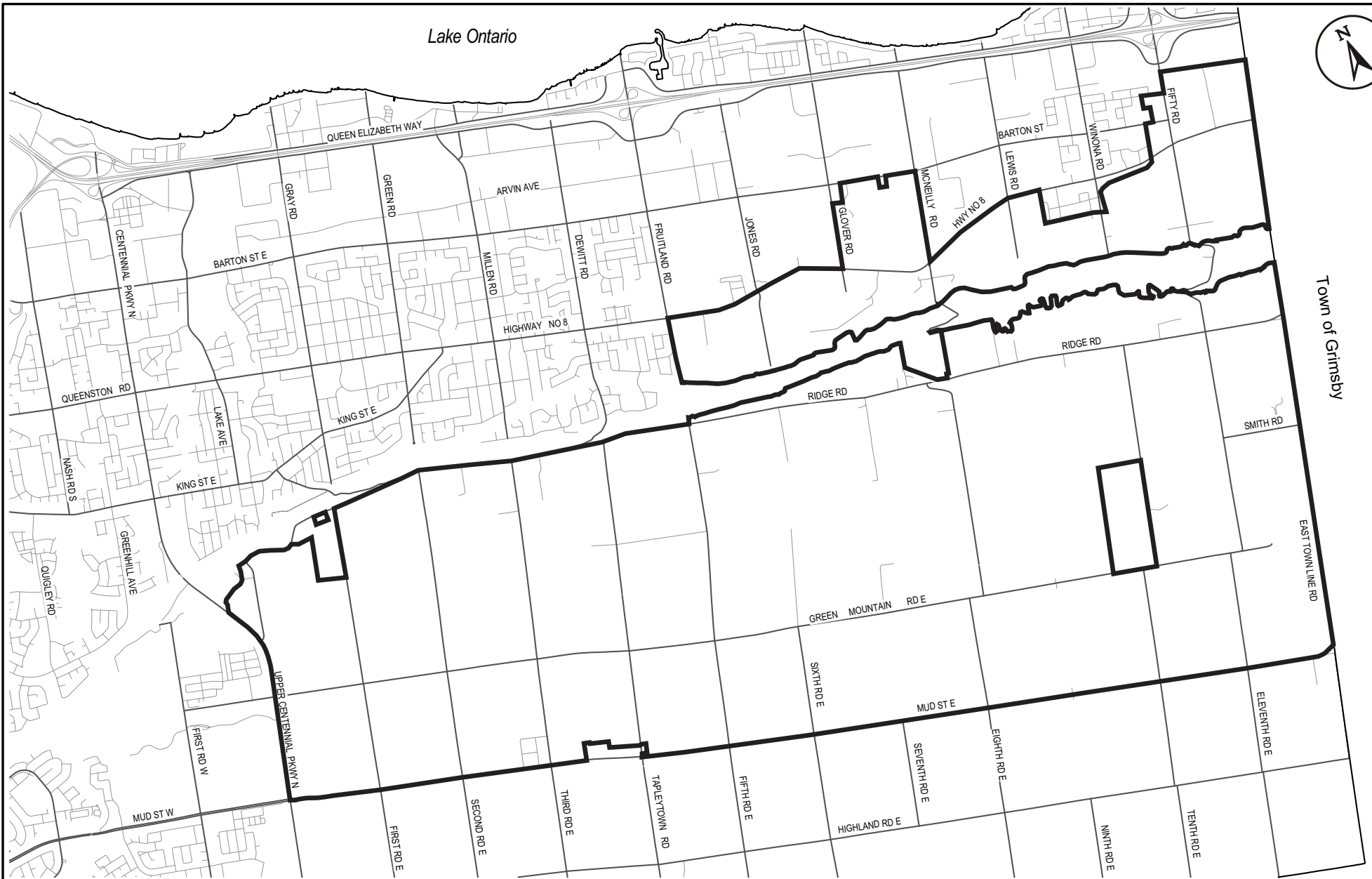


Figure 7: Specialty Crop Lands

Date:
May 24, 2018

Legend



-  Specialty Crop Lands
-  Property Boundary





Figure 8: Heritage Green

Date:
August 3, 2017

Legend

■ ■ ■ Subject Area - Special Exception 319



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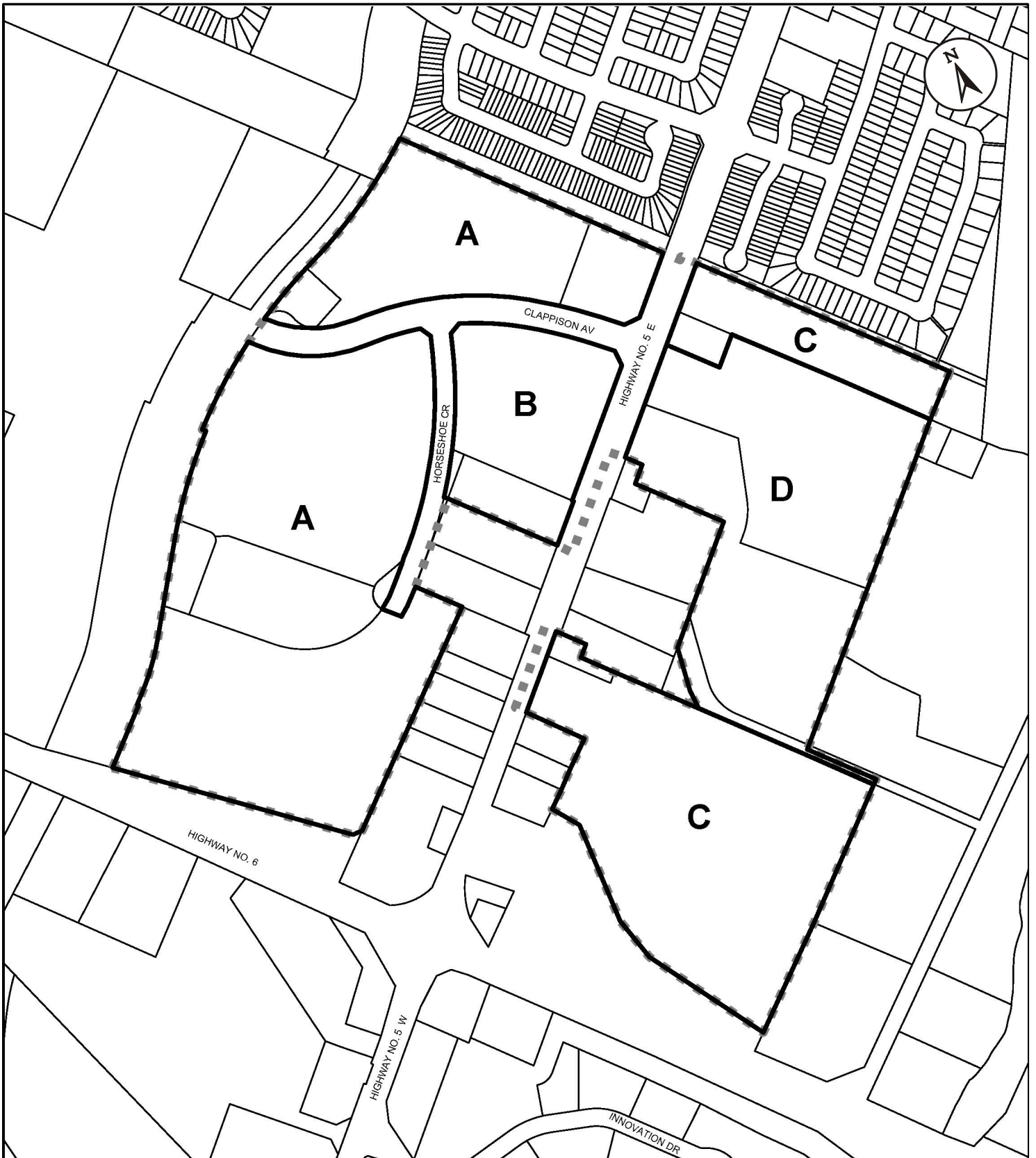


Figure 9: Clappison's Corner

Date:
April 2017

Legend

■ ■ ■ Subject Area - Special Exception 326



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Figure 10: Waterfront Block Plan



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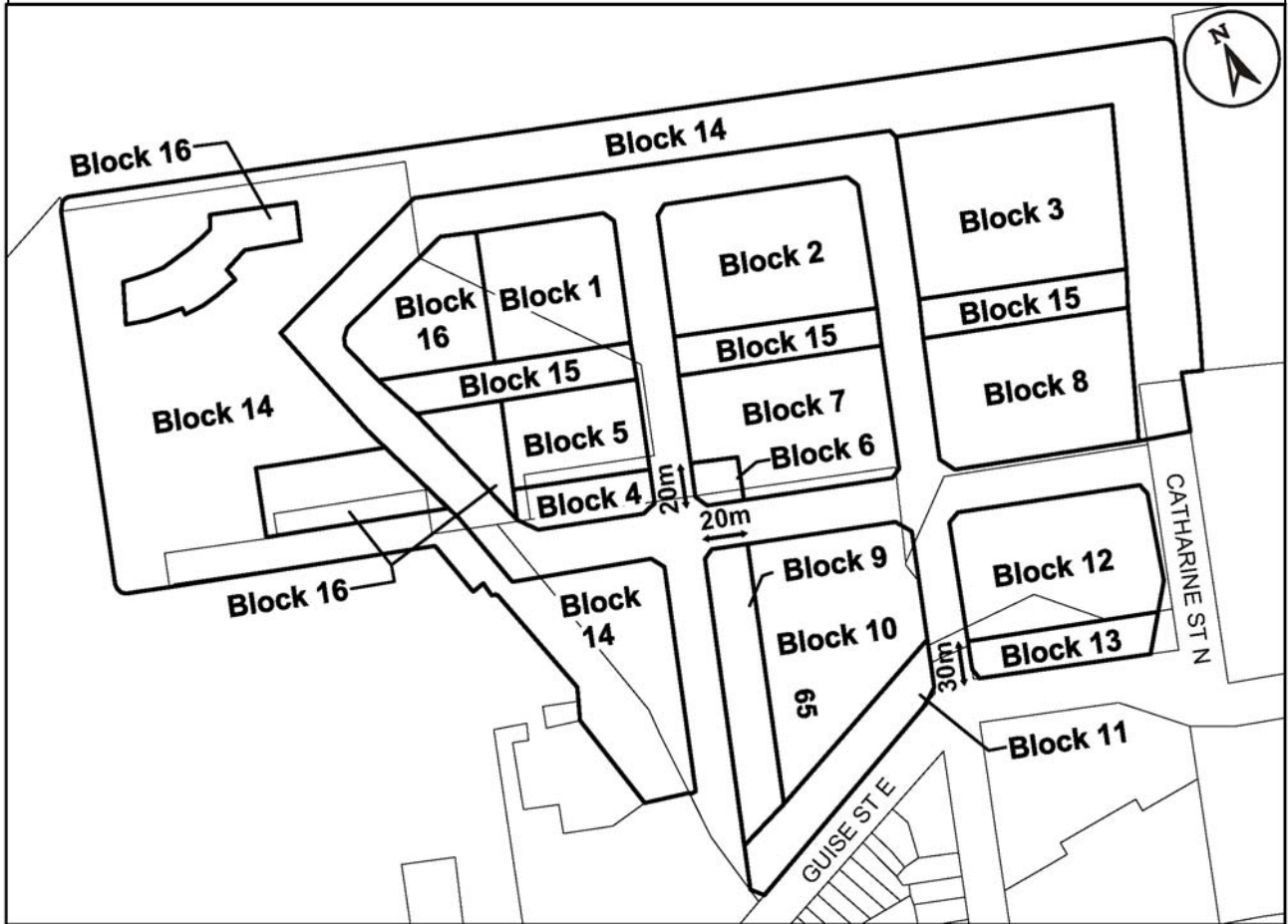


Figure 11: Waterfront Zones – Maximum Setbacks



Table WF.1		a)	b)	c)	d)	e)
		Northerly Lot Line	Easterly Lot Line	Westerly Lot Line	Southerly Lot Line	
1)	Block 1	3.0 metres	3.0 metres	None	None	
2)	Block 2	3.0 metres	3.0 metres	3.0 metres	None	
3)	Block 3	3.0 metres	3.0 metres	5.0 metres	None	
4)	Block 4	None	3.0 metres	None	1.5 metres	
5)	Block 5	None	3.0 metres	None	None	
6)	Block 6	None	None	3.0 metres	3.0 metres	
7)	Block 7	None	3.0 metres	3.0 metres	3.0 metres	
8)	Block 8	None	3.0 metres	3.0 metres	3.0 metres	
9)	Block 9	3.0 metres	None	3.0 metres	None	

10)	Block 10	3.0 metres	3.0 metres	None	None	
11)	Block 11	None	3.0 metres	3.0 metres	1.5 metres	
12)	Block 12	3.0 metres	3.0 metres	3.0 metres	None	
13)	Block 13	None	3.0 metres	3.0 metres	1.5 metres	

Figure 12: Waterfront Zones – Building Heights



Table WF.2		a)	b)	c)
		Minimum Building Height	Maximum Building Height	
1)	Block 1	9.0 metres	8 storeys and 32.0 metres	
2)	Block 2	9.0 metres	8 storeys and 32.0 metres	
3)	Block 5	9.0 metres	8 storeys and 32.0 metres	
4)	Block 7	9.0 metres	8 storeys and 32.0 metres	
5)	Block 10	9.0 metres	8 storeys and 32.0 metres	
6)	Block 11	6.0 metres	5 storeys and 21.0 metres	
7)	Block 12	9.0 metres	8 storeys and 32.0 metres	
8)	Block 13	6.0 metres	5 storeys and 21.0 metres	

9) Building heights will not be calculated with 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.

Figure 13: Waterfront Zones – Ground Floor Façade



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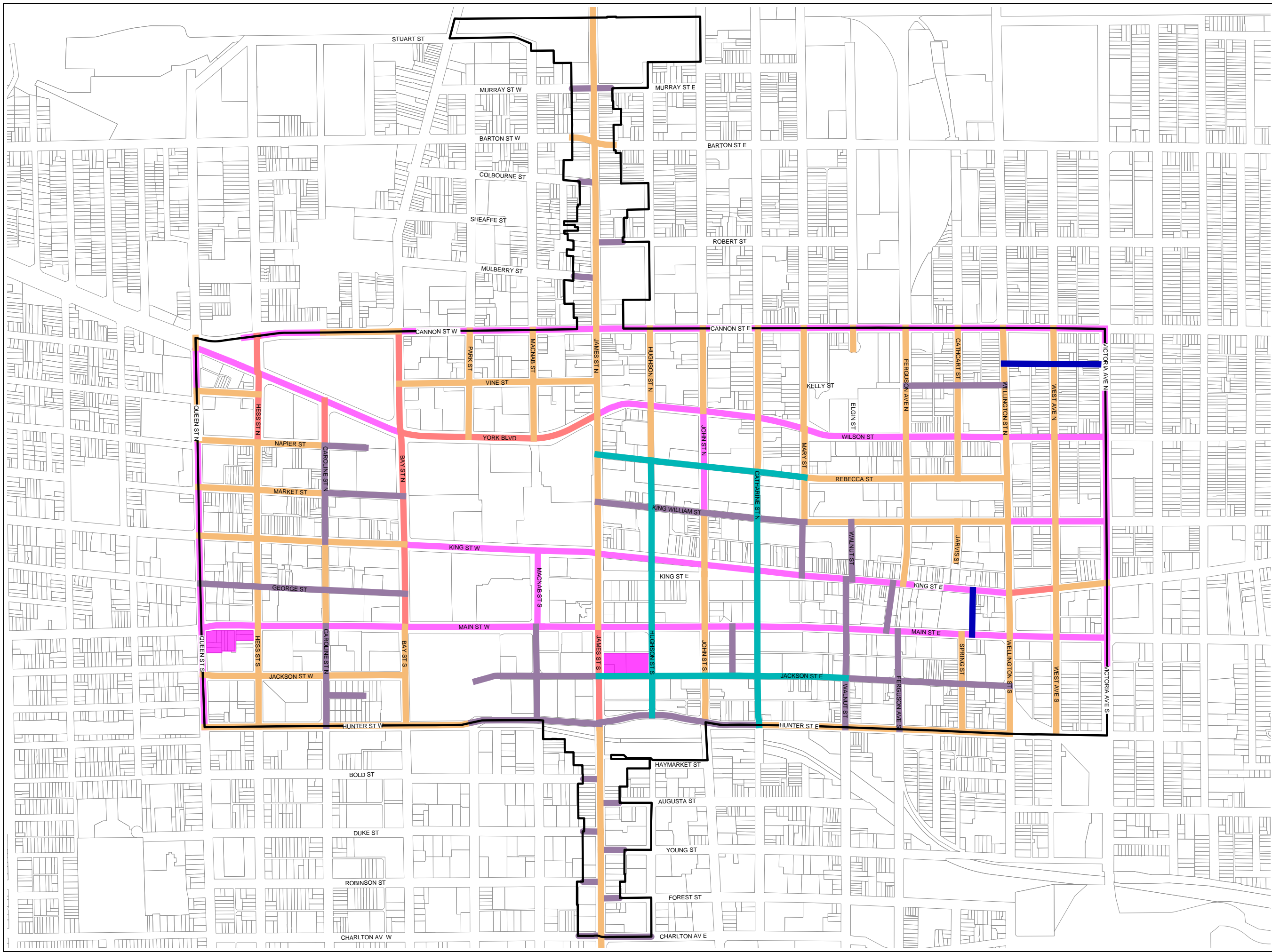
Table WF.3		a)	b)	c)	d)
		Minimum Easterly Ground Floor Façade	Minimum Northerly Ground Floor Façade	Minimum Westerly Ground Floor Façade	Minimum Southerly Ground Floor Façade
1)	Block 1	75%	50%	None	None
2)	Block 2	75%	50%	75%	None
3)	Block 3	75%	50%	75%	None
4)	Block 4	75%	None	None	75%
5)	Block 5	75%	None	None	None
6)	Block 6	None	None	75%	75%
7)	Block 7	None	50%	75%	75%
8)	Block 8	75%	None	75%	50%
9)	Block 9	None	50%	75%	None
10)	Block 10	50%	50%	None	None
11)	Block 11	50%	None	50%	75%
12)	Block 12	75%	50%	75%	None
13)	Block 13	50%	None	75%	75%

Figure 14: Waterfront Zones – Residential Unit Restrictions



Table WF.4		a)	b)	c)
		Minimum Residential Unit Total	Maximum Residential Unit Total	
1)	Block 1	85 units	171 units	
2)	Block 2	183 units	267 units	
	Block 3	No Minimum	No Maximum	
	Block 4	74 units for Block 4 and 5	150 units for Blocks 4 and 5	
3)	Block 5	74 units for Blocks 4 and 5	150 units for Blocks 4 and 5	
	Block 6	125 units for Blocks 6 and 7	220 units for Blocks 6 and 7	
4)	Block 7	125 units for Blocks 6 and 7	220 units for Blocks 6 and 7	
	Block 8	No Minimum	No Maximum	
	Block 9	120 units for Blocks 9, 10 and 11	256 units for Blocks 9, 10 and 11	
5)	Block 10	120 units for Blocks 9, 10, and 11	256 units for Blocks 9, 10, and 11	
6)	Block 11	120 units for Blocks 9, 10, and 11	256 units for Blocks 9, 10, and 11	

7)	Block 12	115 units for Blocks 12 and 13	242 units for Blocks 12 and 13	
8)	Block 13	115 units for Blocks 12 and 13	242 units for Blocks 12 and 13	
<p>9) Notwithstanding there being no unit restrictions on Blocks 3, 4, 6, 9, and 8 as referenced in Figure 10 of this by-law, a maximum of 1,645 units are permitted within the geographic area comprised of Blocks 1 through 16 as illustrated on Schedule A.</p>				
<p>10) At least 15% of all units within the geographic area comprised of Blocks 1 through 16 as illustrated on Schedule A shall have 2 or more bedrooms.</p>				



Lands Under Appeal
 - 215, 217, 219, 221, 225 and
 231 Main Street West,
 67 & 69 Queen Street
 South,
 and 62 & 64 Hess
 Street South
 - 44 Hughson Street
 South,
 75 James Street
 South, and
 9 Jackson Street East

Legend

- 4.5m
- 7.5m
- 11m
- 16m
- 18.5m
- 22m
- Secondary Plan Boundary

**Figure 15:
 Building Base Façade Height**

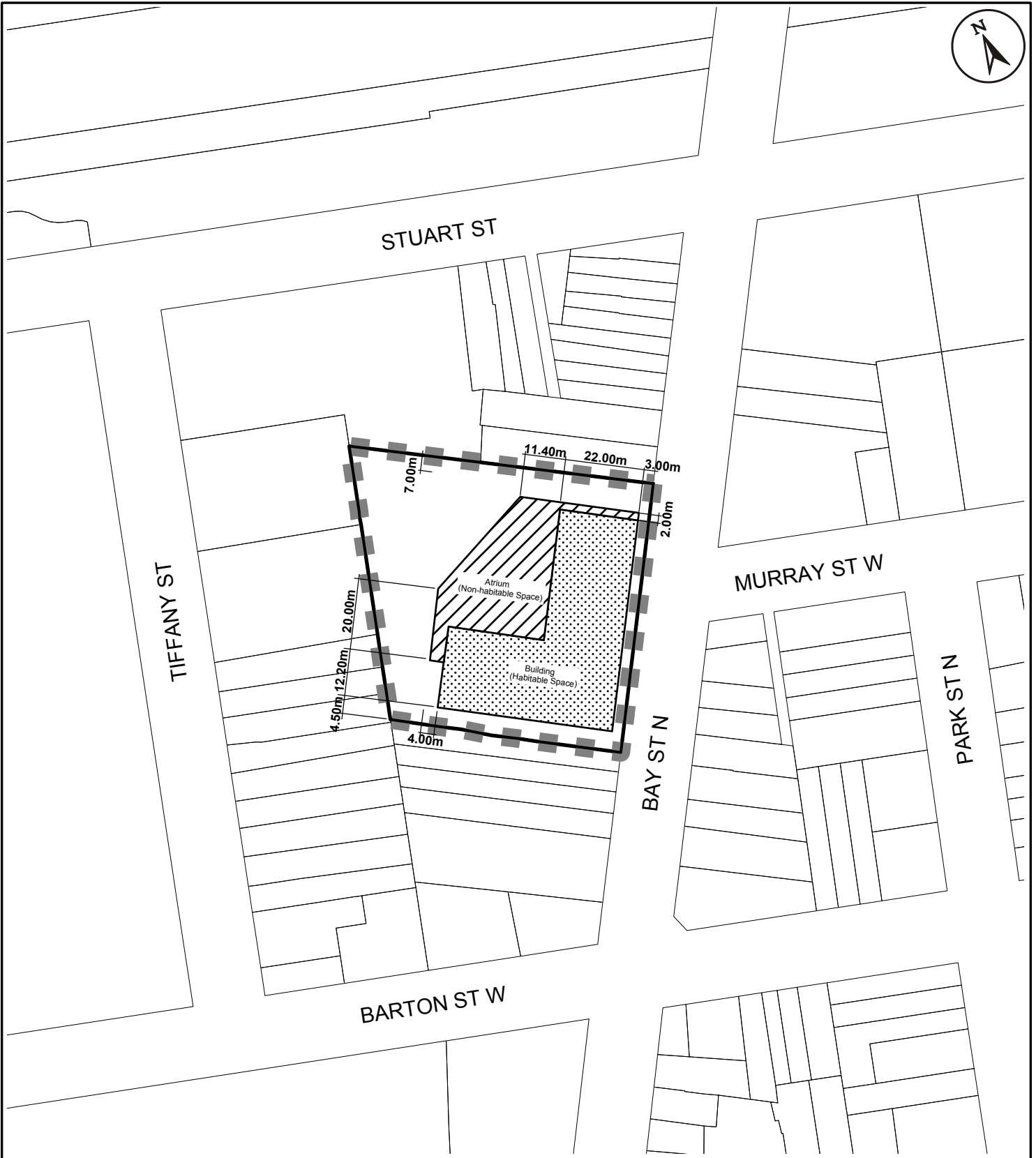


Figure 16: 257, 259, 263, 269, 271, 275 and 279 Bay Street North, Hamilton

Date:
March 1, 2018

Legend

■ ■ ■ Subject Area - Special Exception 445



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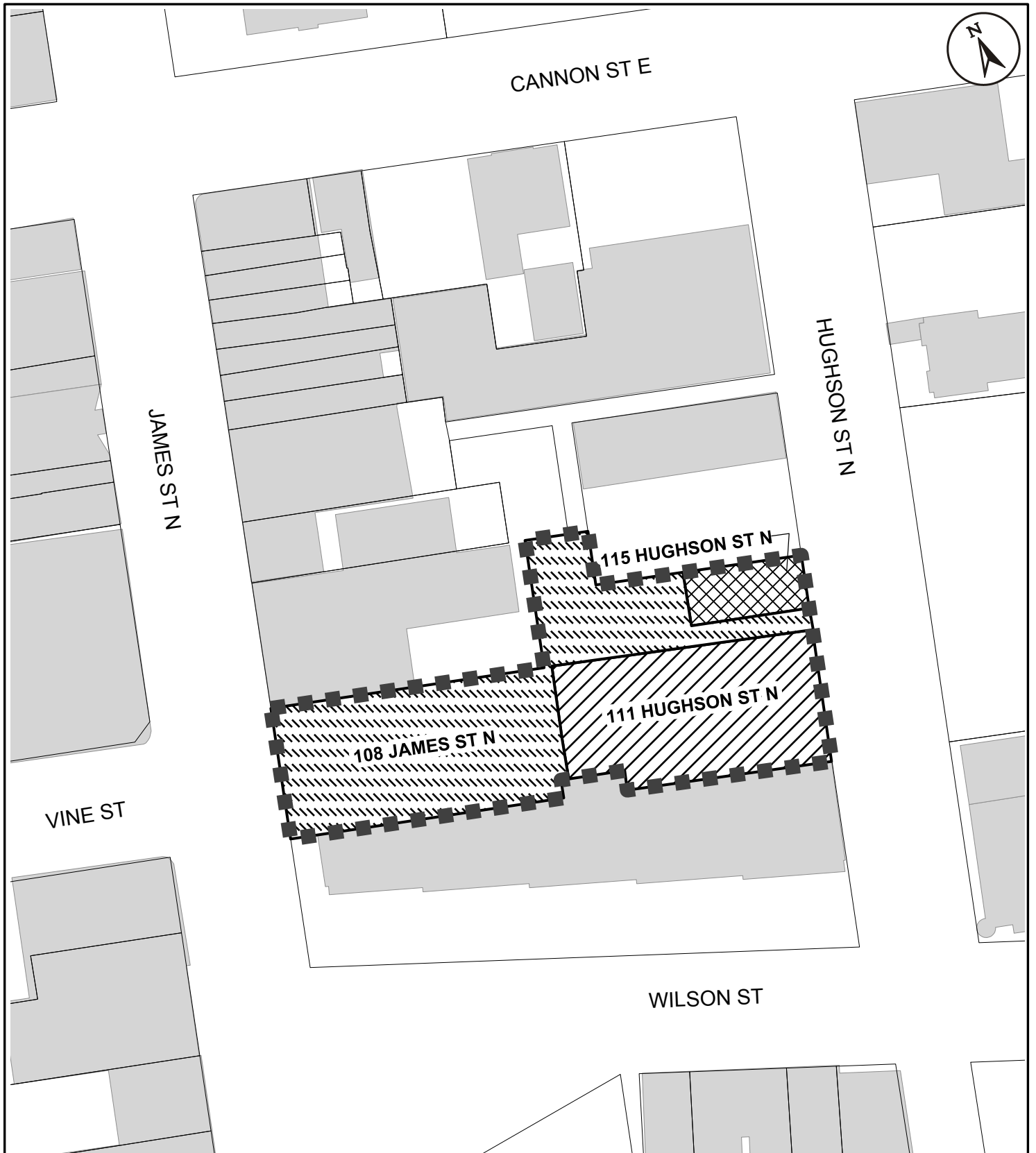


Figure 17: 108 James Street North, 111 and 115 Hughson Street North

Date;
March 1, 2018

Legend

■ ■ ■ ■ Subject Area - Special Exception 451



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DEVELOPMENT DEPARTMENT

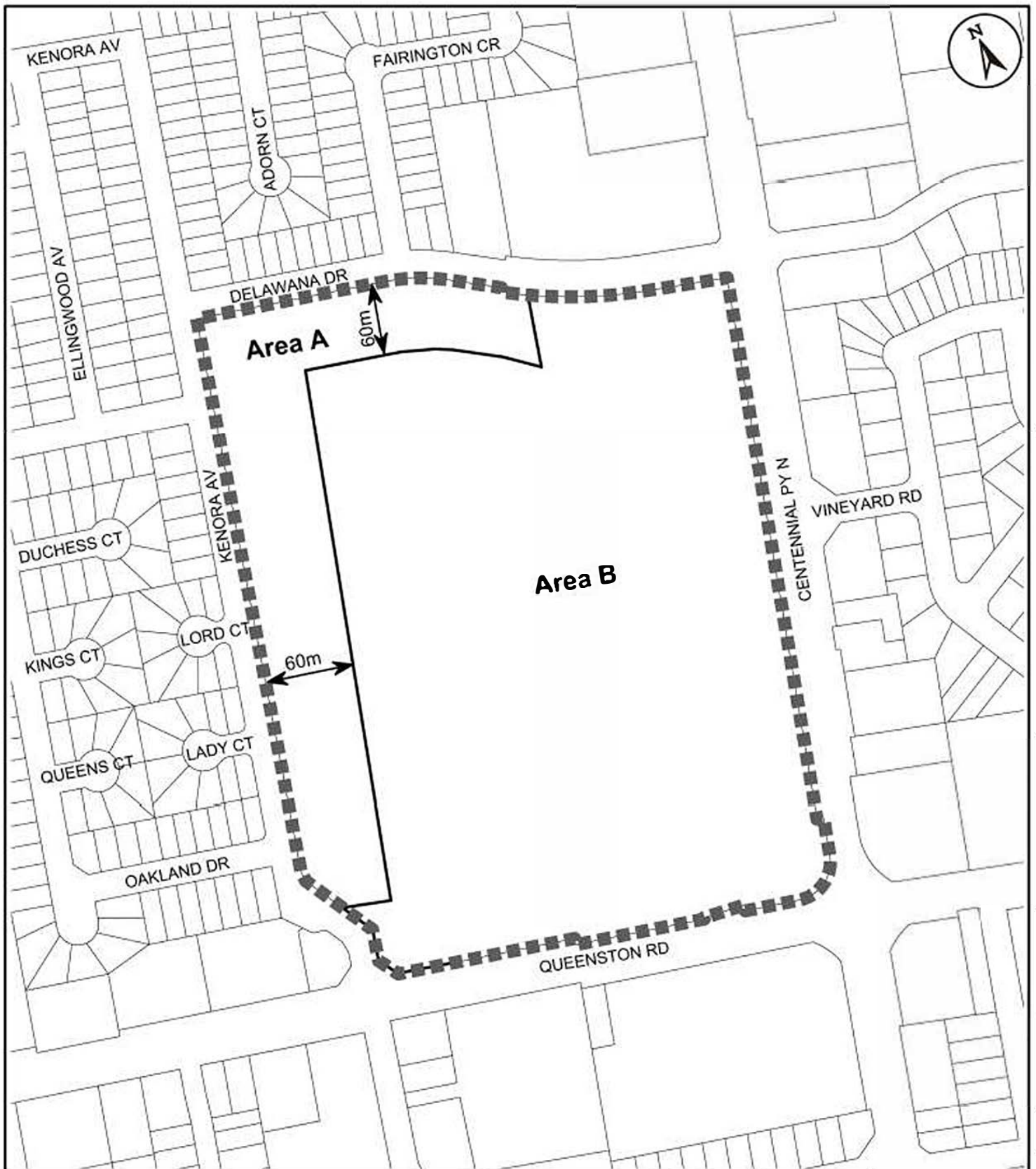


Figure 18: 75 Centennial Parkway North (Eastgate Square)

Date:
January 9, 2018

Legend

■ ■ ■ ■ Subject Area - Special Exception 633





Figure 19: 670, 674, 686, 692, 700 and 706 Queenston Road, Hamilton

Date:
February 7, 2018

Legend

■ ■ ■ ■ Subject Area - Special Exception 637

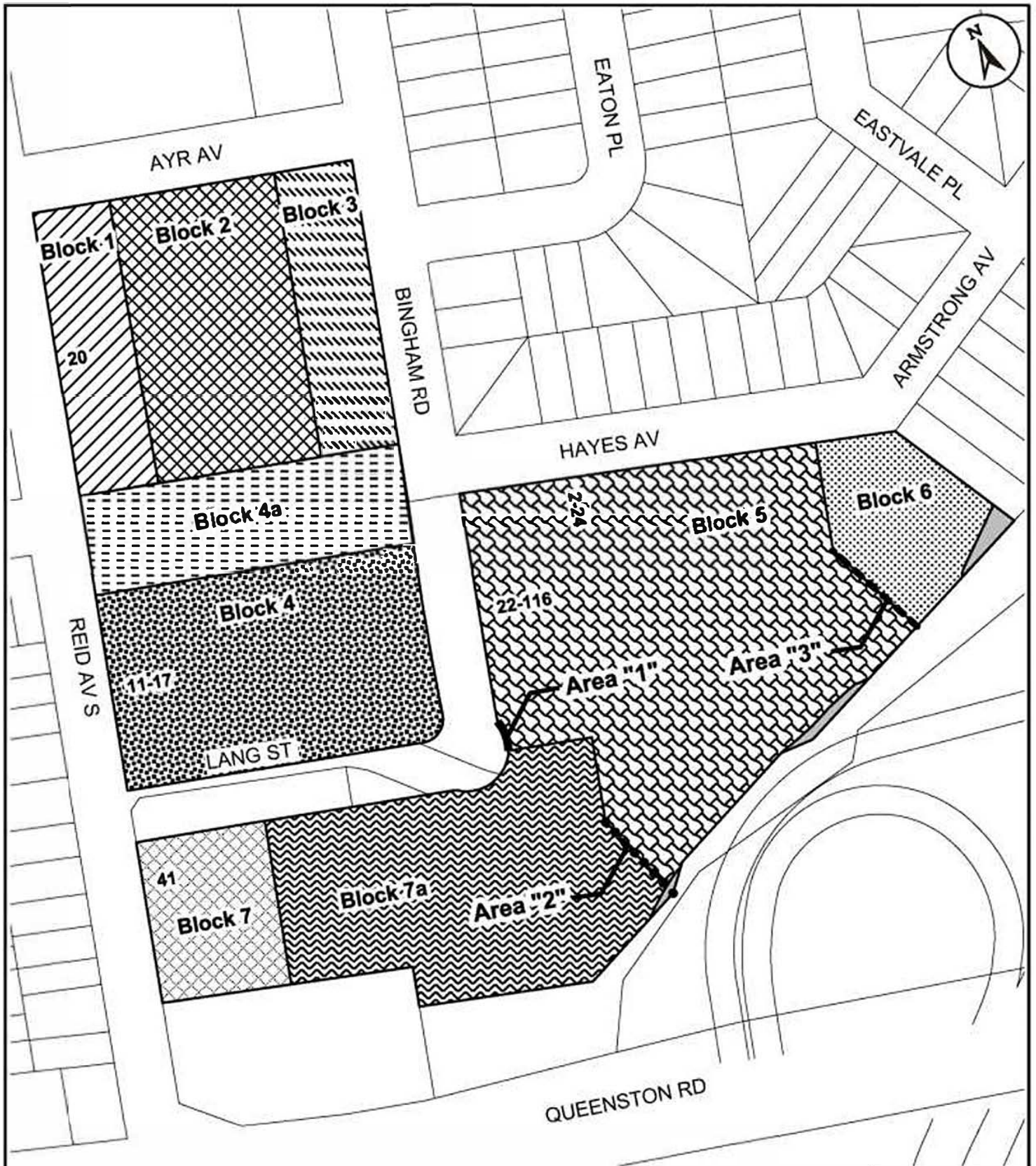


Figure 20 to Schedule F - Special Figures

Date:
June 22, 2018

Legend

Block 1	Block 4	Block 6	Block 8
Block 2	Block 4a	Block 7	Area "1"
Block 3	Block 5	Block 7a	Area "2"
			Area "3"

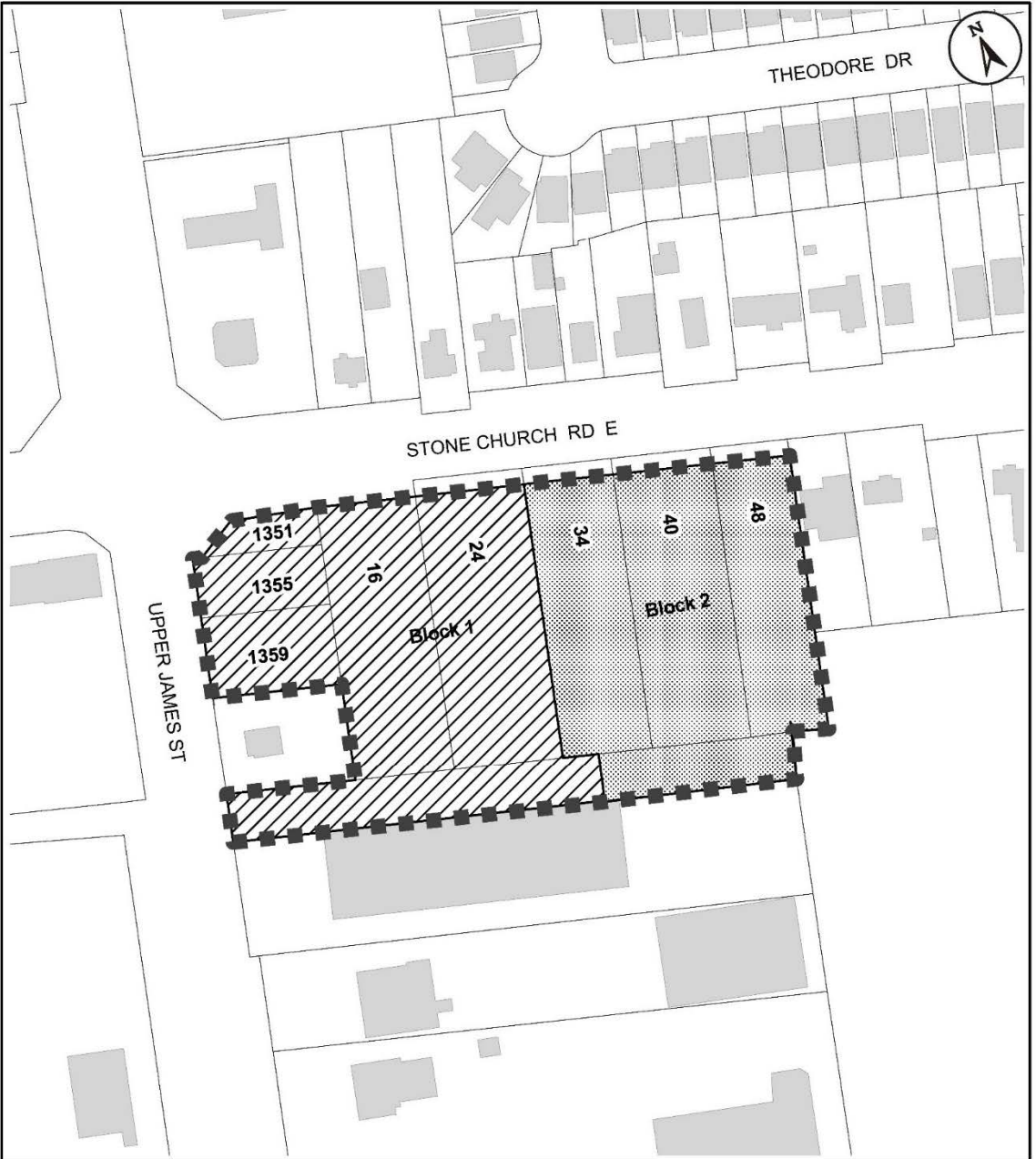





Figure 21: 1351, 1355, 1359 & 1375 Upper James Street & 16, 24, 34, 40 & 48 Stone Church Road East Date,
August 7, 2019

<p>Legend</p> <ul style="list-style-type: none"> ■ ■ ■ Subject Area - Special Exception 724  Block 1 - Mixed Use Building - Maximum permitted height of 8 storeys (35.0 metres)  Block 2 - Two Multiple Dwellings - Maximum permitted height of 4 storeys (17.0 metres) 	 <p>Hamilton PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>
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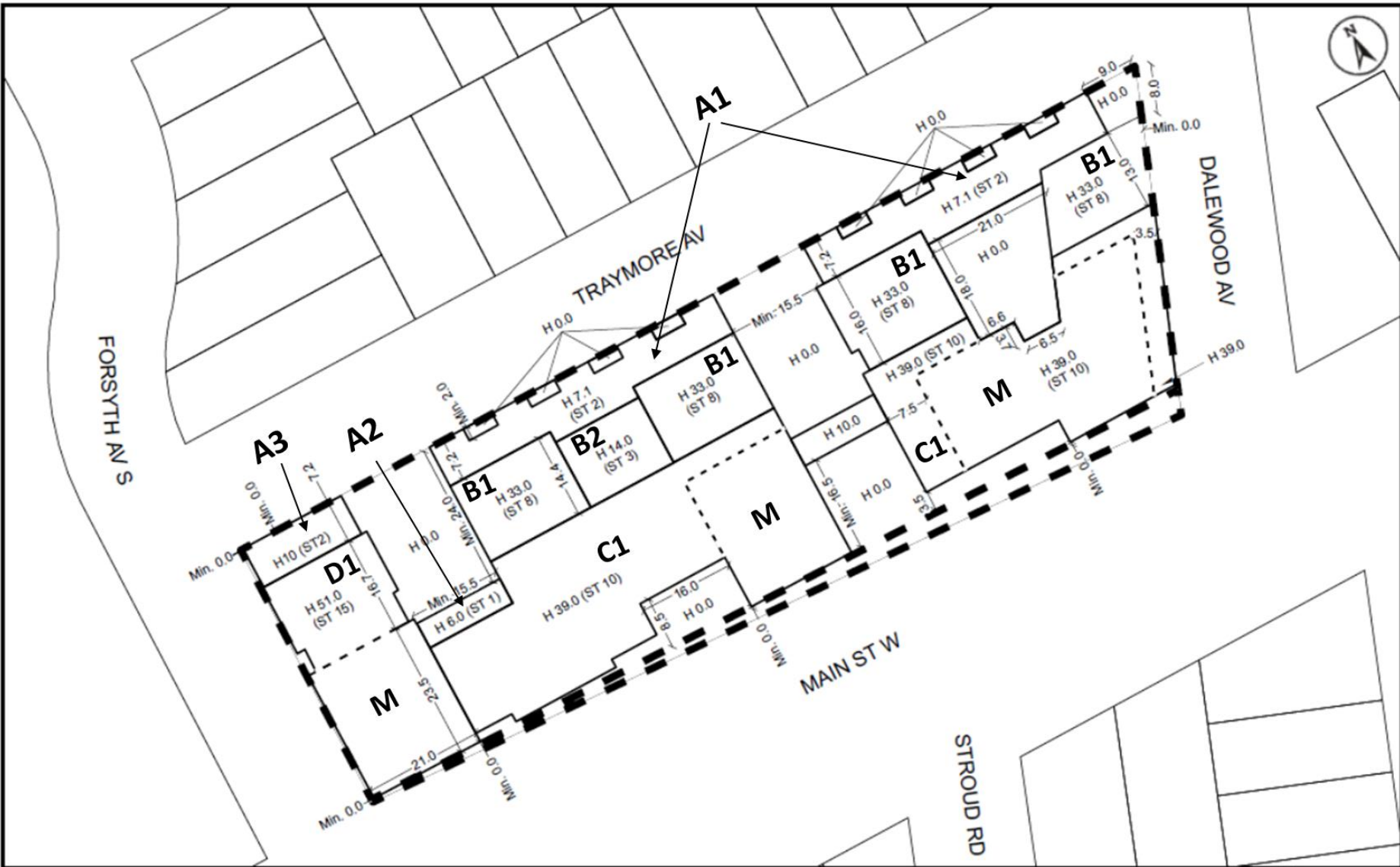
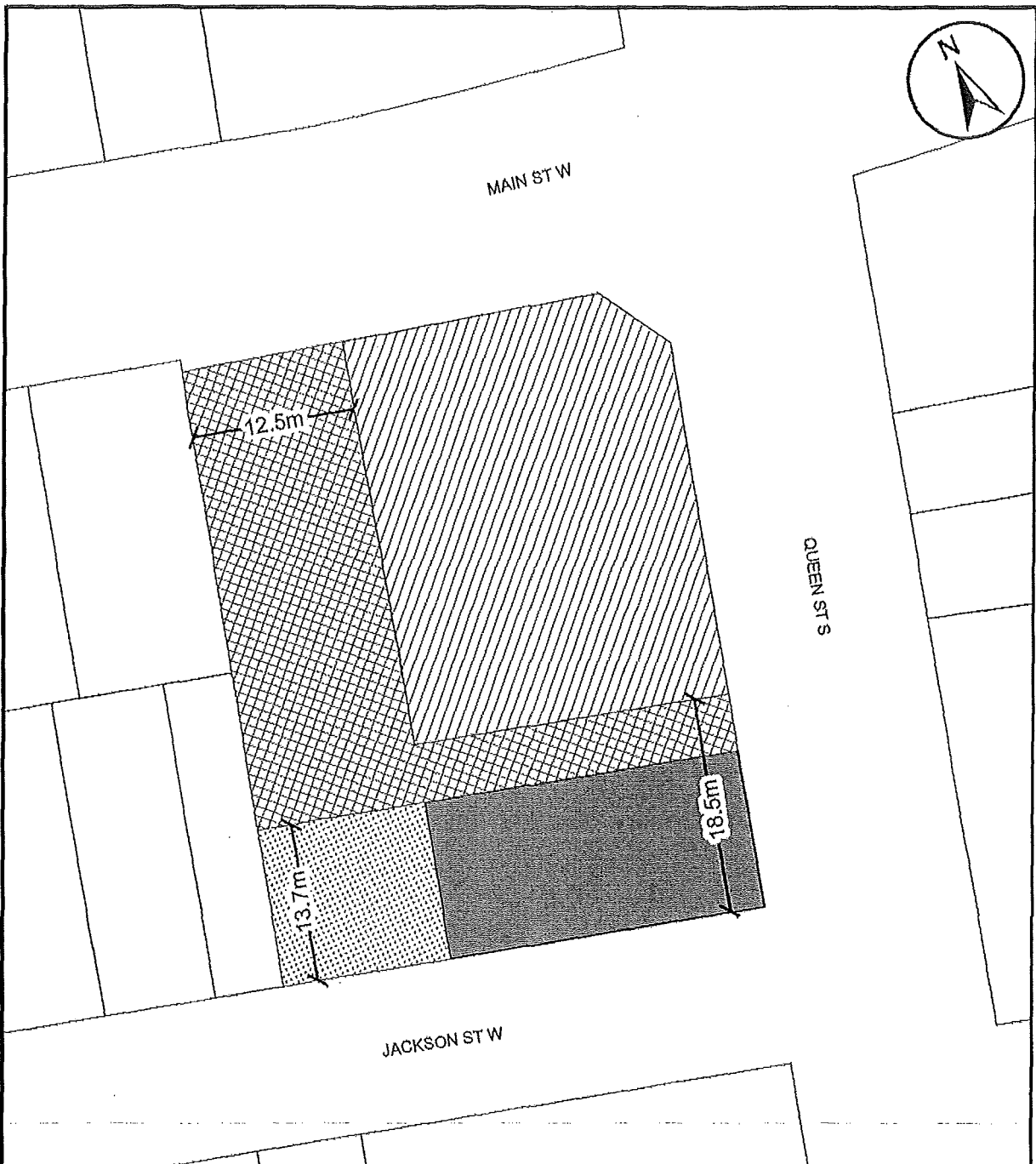


Figure 21: 1190 Main Street West, 43, 47, 51 and 55 Forsyth Avenue South, 75, 77, 81, 83, 99, 103, 107, 111 and 115 Traymore Avenue and 50 Dalewood Avenue (Hamilton)

Date:
August 2021

Legend
 ■ ■ ■ ■ Subject Area





Special Figure 22: Maximum Building Heights for 235 Main Street West, 74 Queen Street South, 244 and 246 Jackson Street West

Date:
August 17, 2020

Legend

 Maximum Building Heights 80.85m

 Maximum Building Heights 14.0m

 Maximum Building Heights 22.0m

 Maximum Building Heights 14.87m





Special Figure 23: Maximum Building Heights for 211 and 225 John Street and 78 Young Street

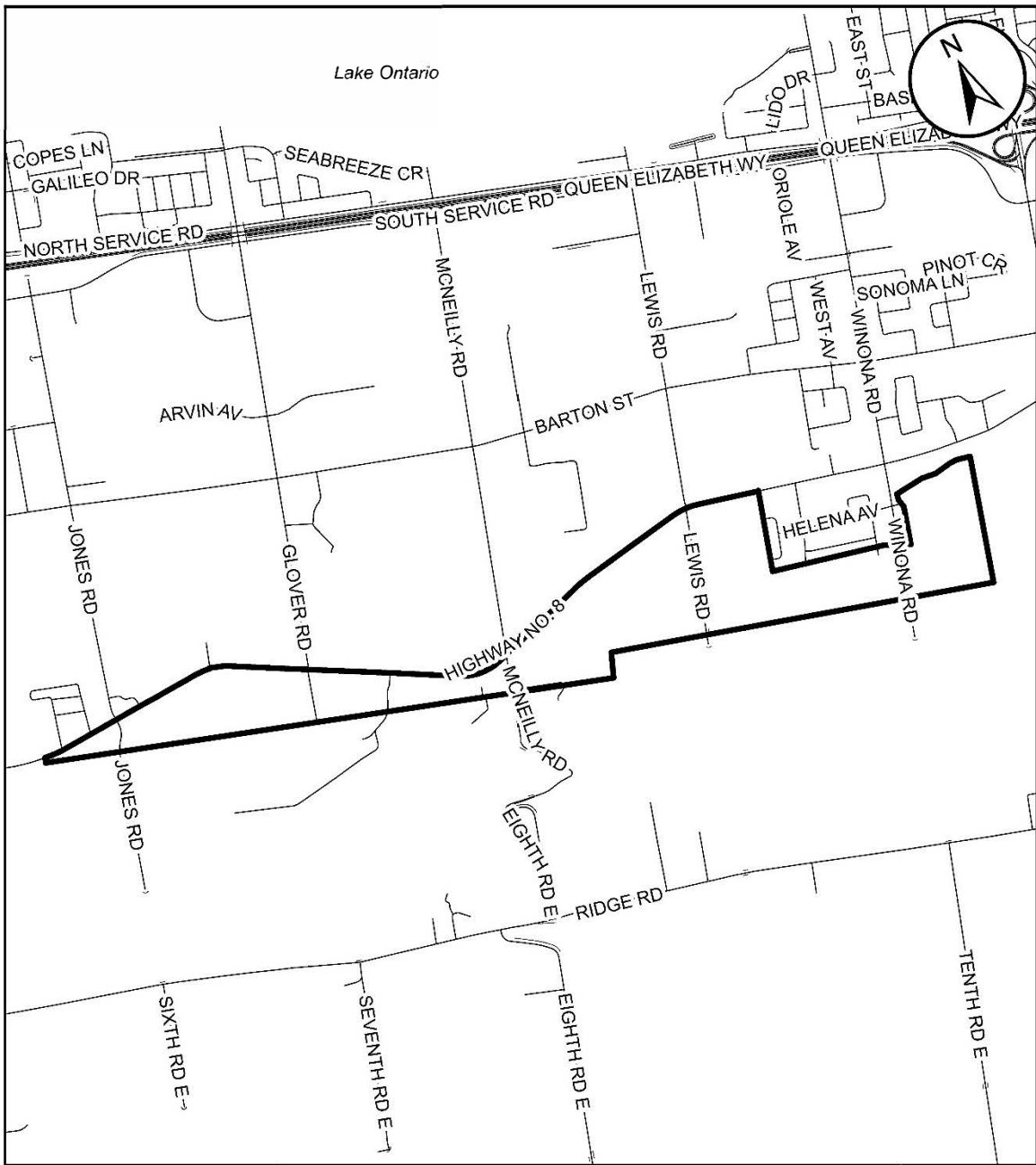
Date:
January 29, 2021

Legend

- Maximum Building Height 92m, inclusive of mechanical penthouse and amenity area
- Maximum Building Height 48.5m
- Maximum Building Height 36.5m
- Maximum Building Height 29m
- Maximum Building Height 23m




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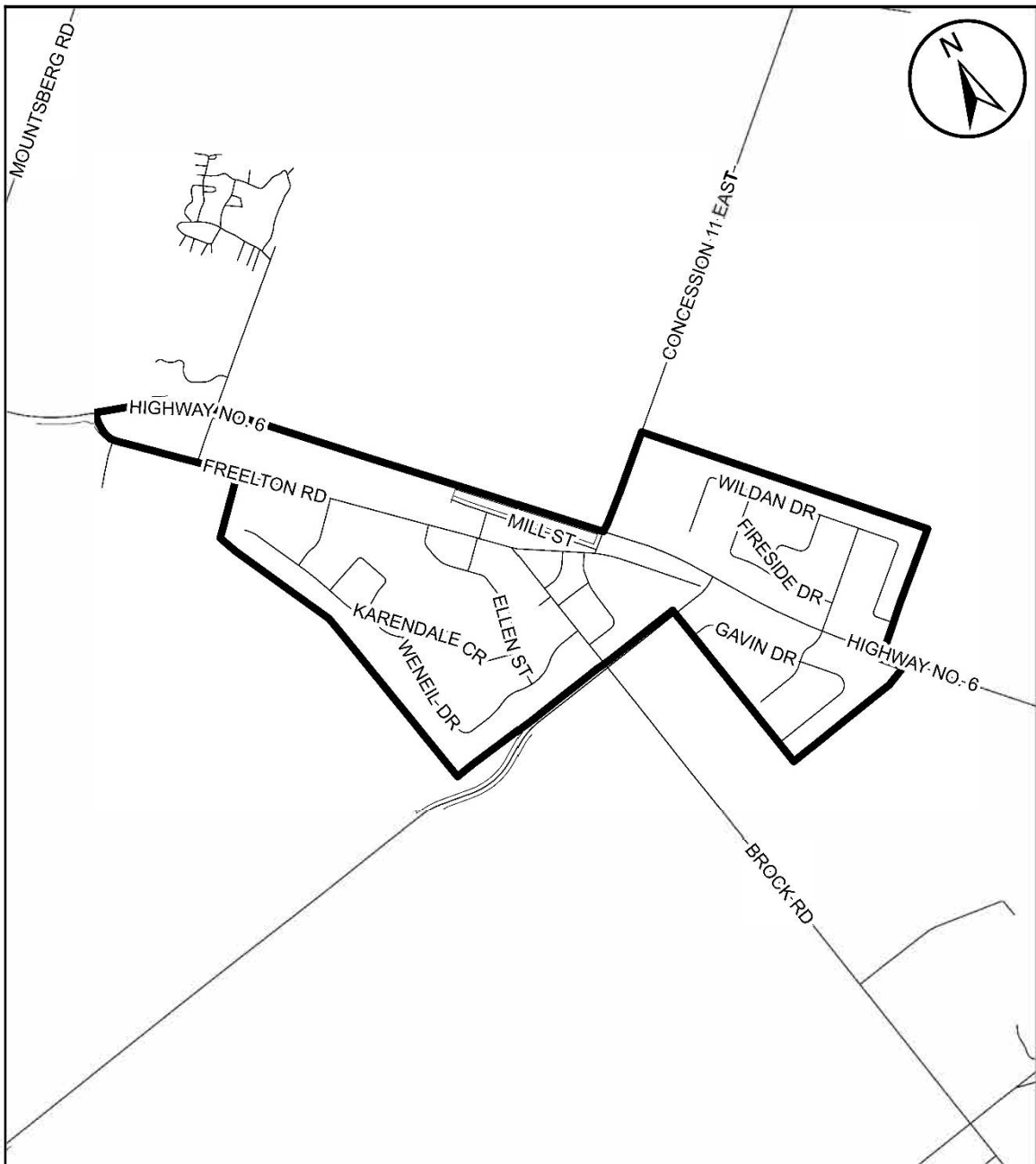
Special Figure 24.1: Additional Dwelling Units and Additional Dwelling Units - Detached Prohibited in the Lower Stoney Creek Lands

Date:
April 14, 2022

Legend

 Lower Stoney Creek Lands





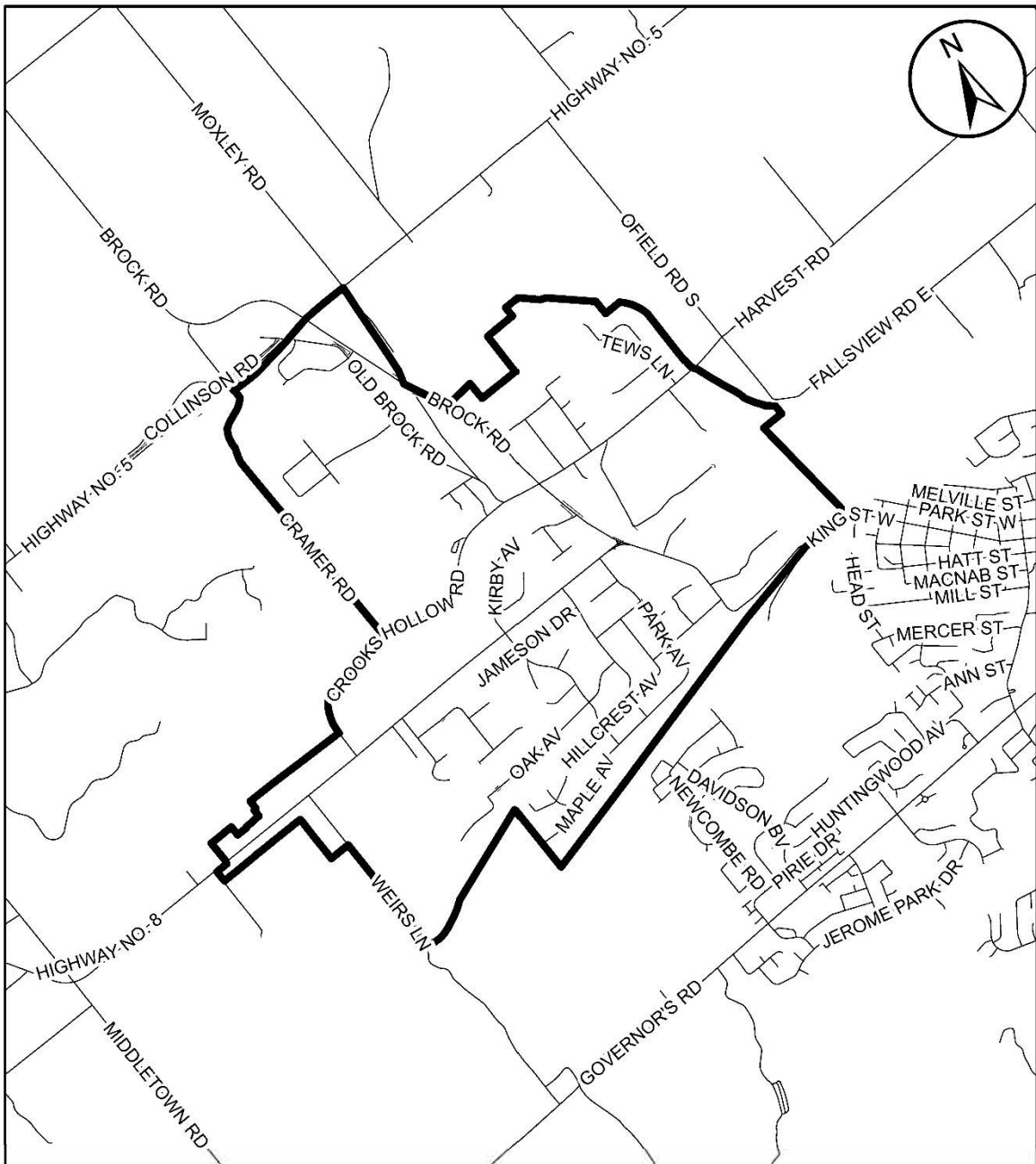
Special Figure 24.2: Additional Dwelling Units and Additional Dwelling Units - Detached Prohibited in the Freelon Rural Settlement Area

Date:
April 14, 2022

Legend

 Freelon Rural Settlement Area





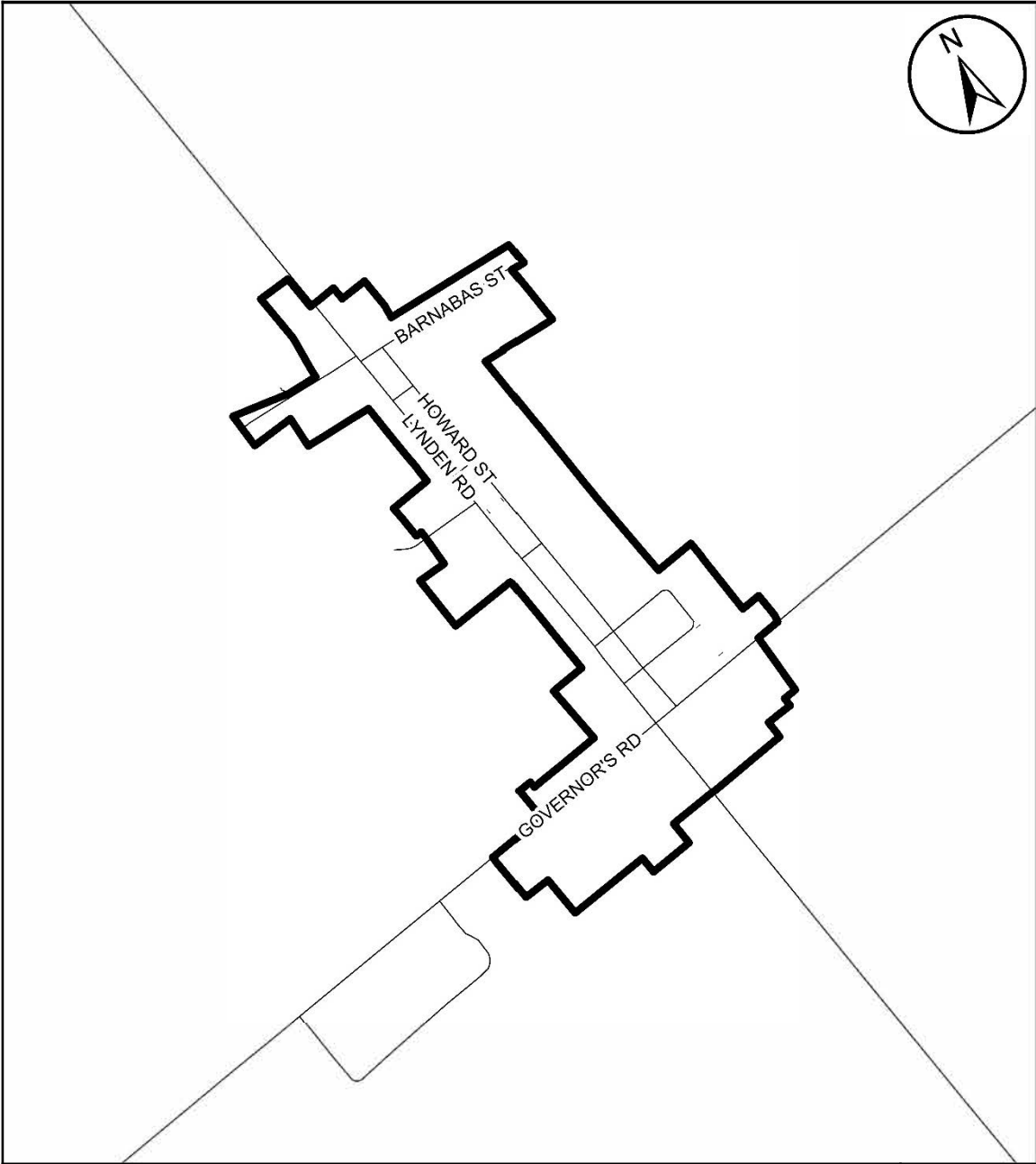
Special Figure 24.3: Additional Dwelling Units and Additional Dwelling Units - Detached Prohibited in the Greenville Rural Settlement Area

Date:
April 14, 2022

Legend

 Greenville Rural Settlement Area





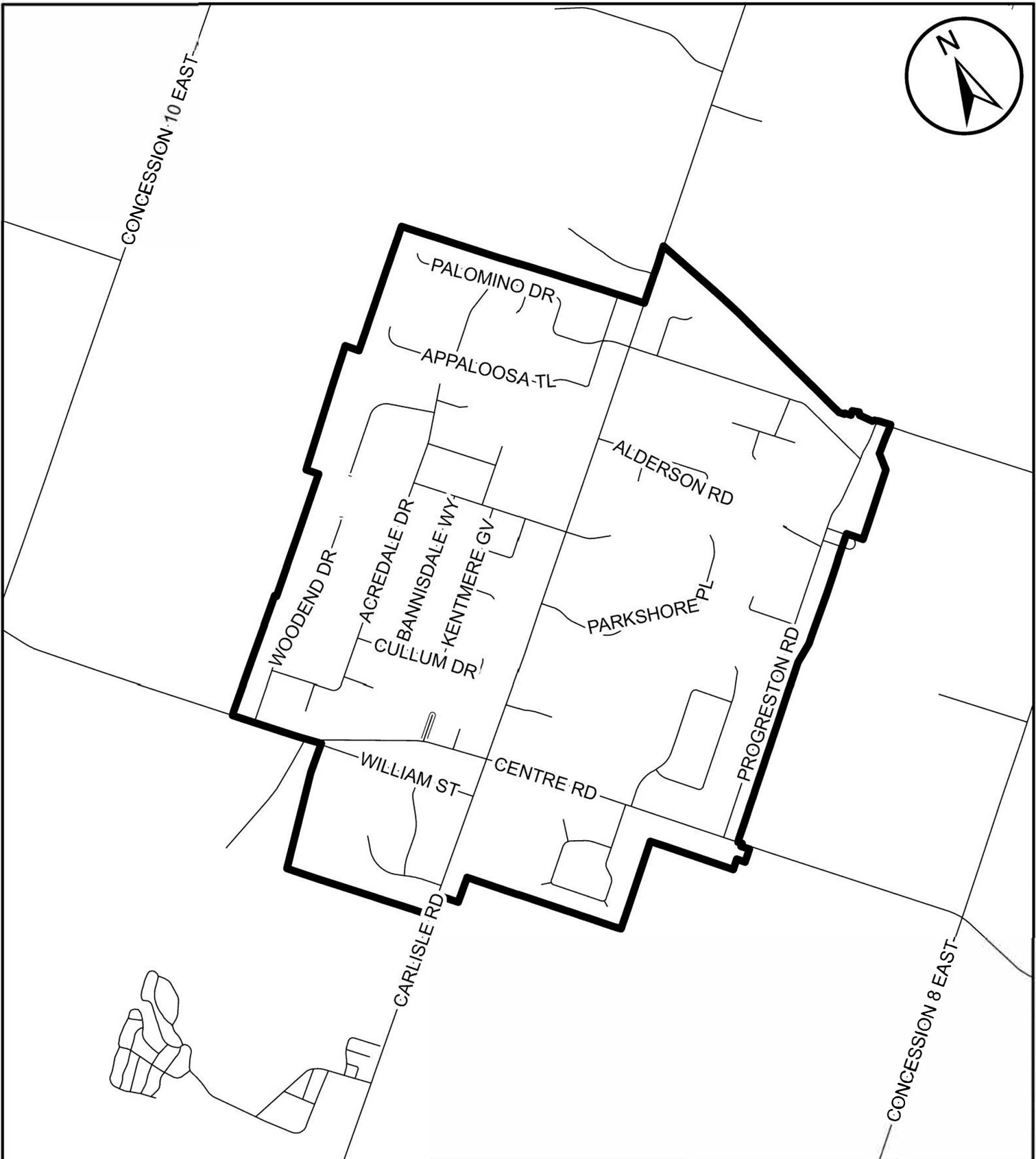
Special Figure 24.4: Additional Dwelling Units and Additional Dwelling Units - Detached Prohibited in the Lynden Rural Settlement Area

Date:
May 26, 2022

Legend

 Lynden Rural Settlement Area





Special Figure 24.5: Additional Dwelling Units and Additional Dwelling Units - Detached Prohibited in the Carlisle Rural Settlement Area

Date:
September 6, 2022

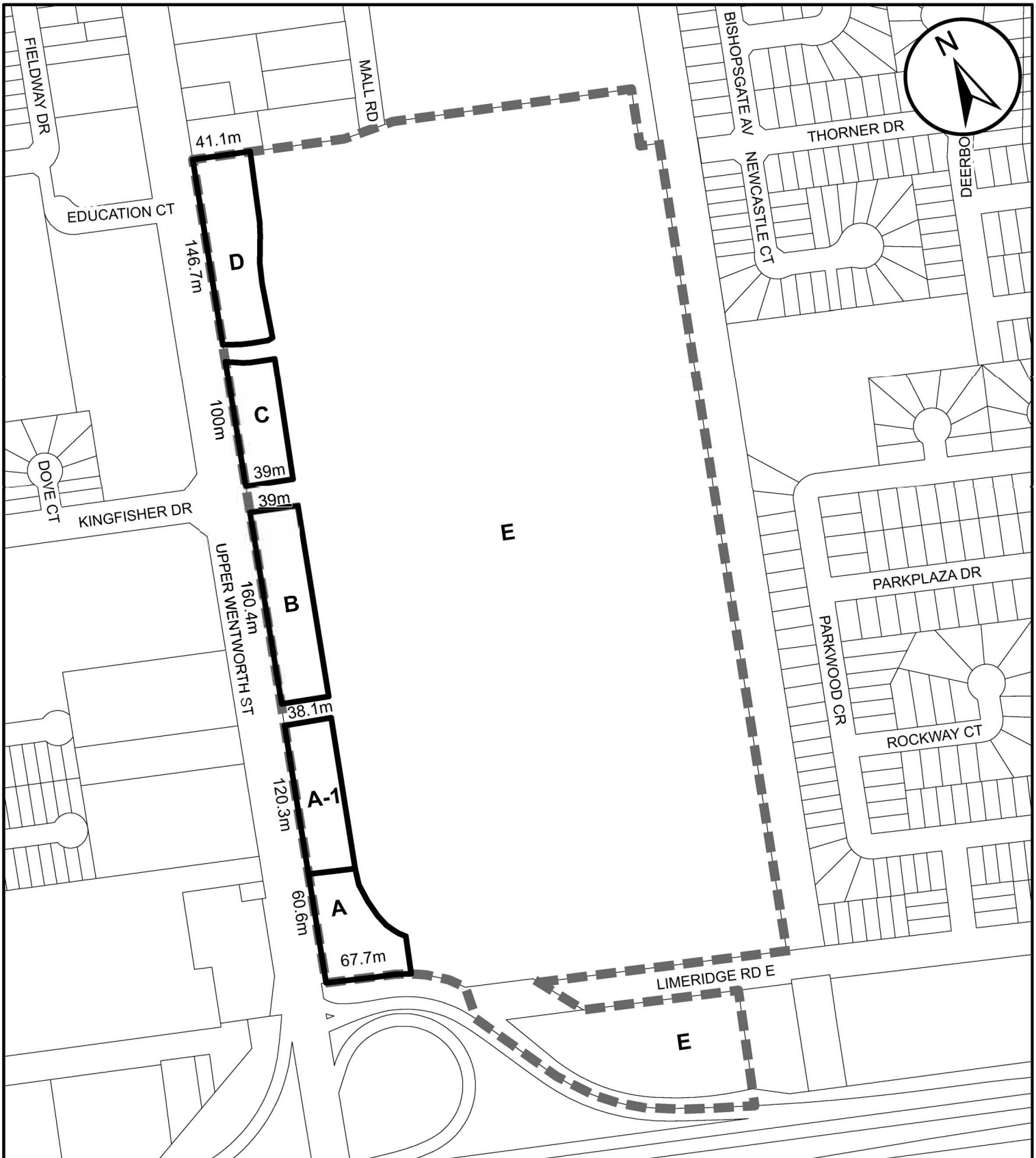
Legend



Carlisle Rural Settlement Area



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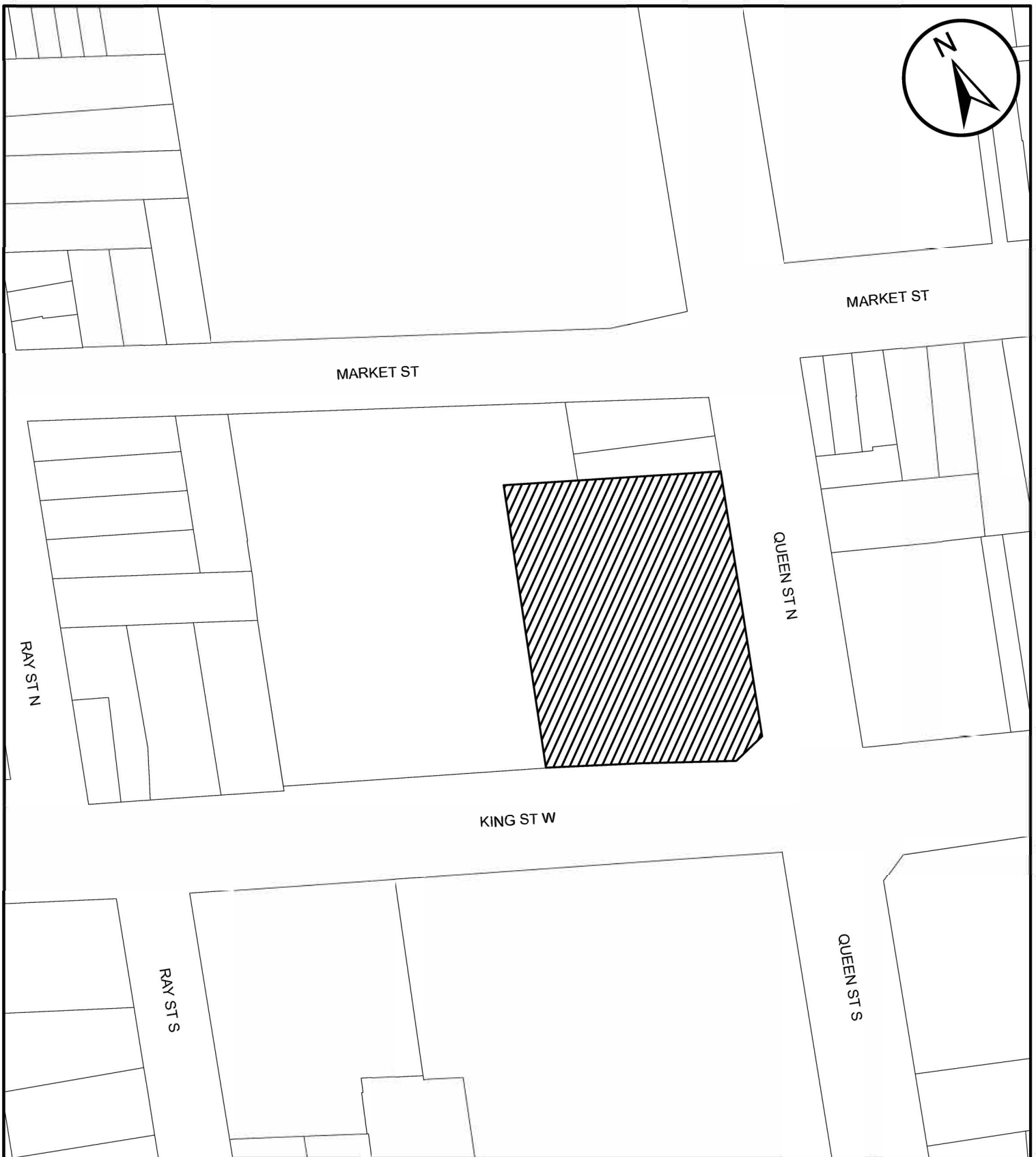
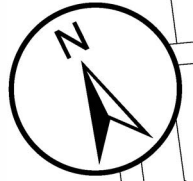


Special Figure 25: Lime Ridge Mall

Date:
June 10, 2022

Legend

Subject Area - Special Exception 302



Special Figure 26: Maximum Building Height for 354 King St W

Date:
June 10, 2022

Legend



Maximum Building height 42.0m
Schedule F By-law 05-200



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Development Department



Special Figure 30 to Schedule F: 327 & 335 Wilson Street East

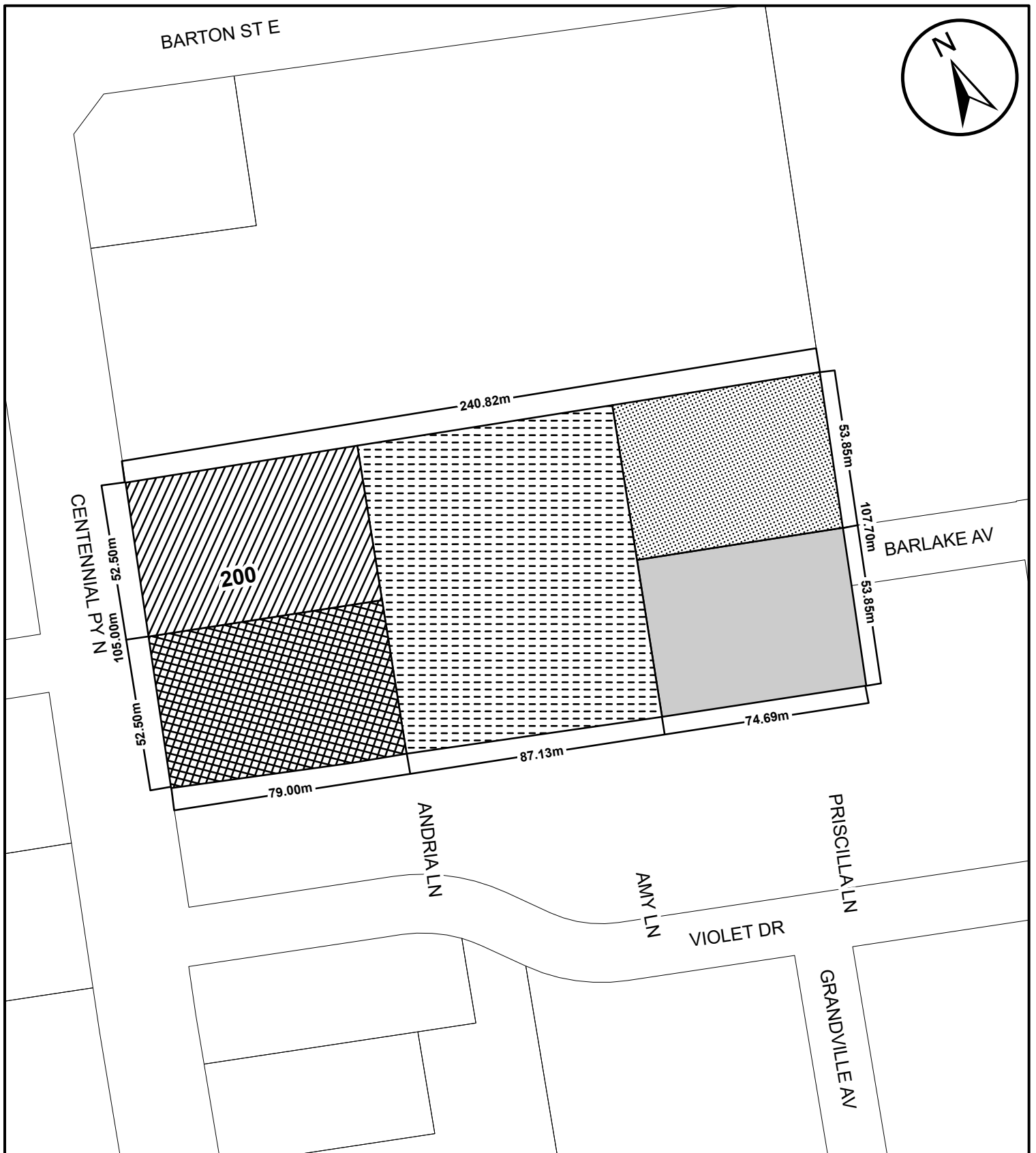
Date:
June 16, 2022

Legend

 Block 1

 Block 2










Special Figure 32: 200 Centennial Parkway North

Date:
July 27, 2023

Legend

200 Centennial Parkway North

- | | | | | | |
|--|---------|---|---------|---|---------|
|  | Block 1 |  | Block 3 |  | Block 5 |
|  | Block 2 |  | Block 4 | | |



Special Figure 33: Maximum Building Heights for 442, 450, 454 and 462 Wilson Street East

Date:
September 1, 2023

Legend

442, 450, 454 and 462 Wilson Street East



Block 1 - Maximum Building Height 15m (237.00 masl)



Block 2 - Maximum Building Height 22m (244.00 masl)





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Special Figure 34: 311 Rymal Road East

Date:
July 12, 2023

Legend

-  Block 1 - Change in zoning from the "B" (Suburban Agriculture and Residential, Etc.) District to the Low Density Residential (R1, 859) Zone
-  Block 2 - Change in zoning from the "B" (Suburban Agriculture and Residential, Etc.) District to the Low Density Residential – Small Lot (R1a, 865) Zone

-  Block 3 - Change in zoning from the "B" (Suburban Agriculture and Residential, Etc.) District to the Low Density Residential – Small Lot (R1a, 865) Zone





Special Figure 35: Maximum Building Heights for 1310 South Service Road

Date:
August 9, 2023

Legend



Maximum Building Height 14m



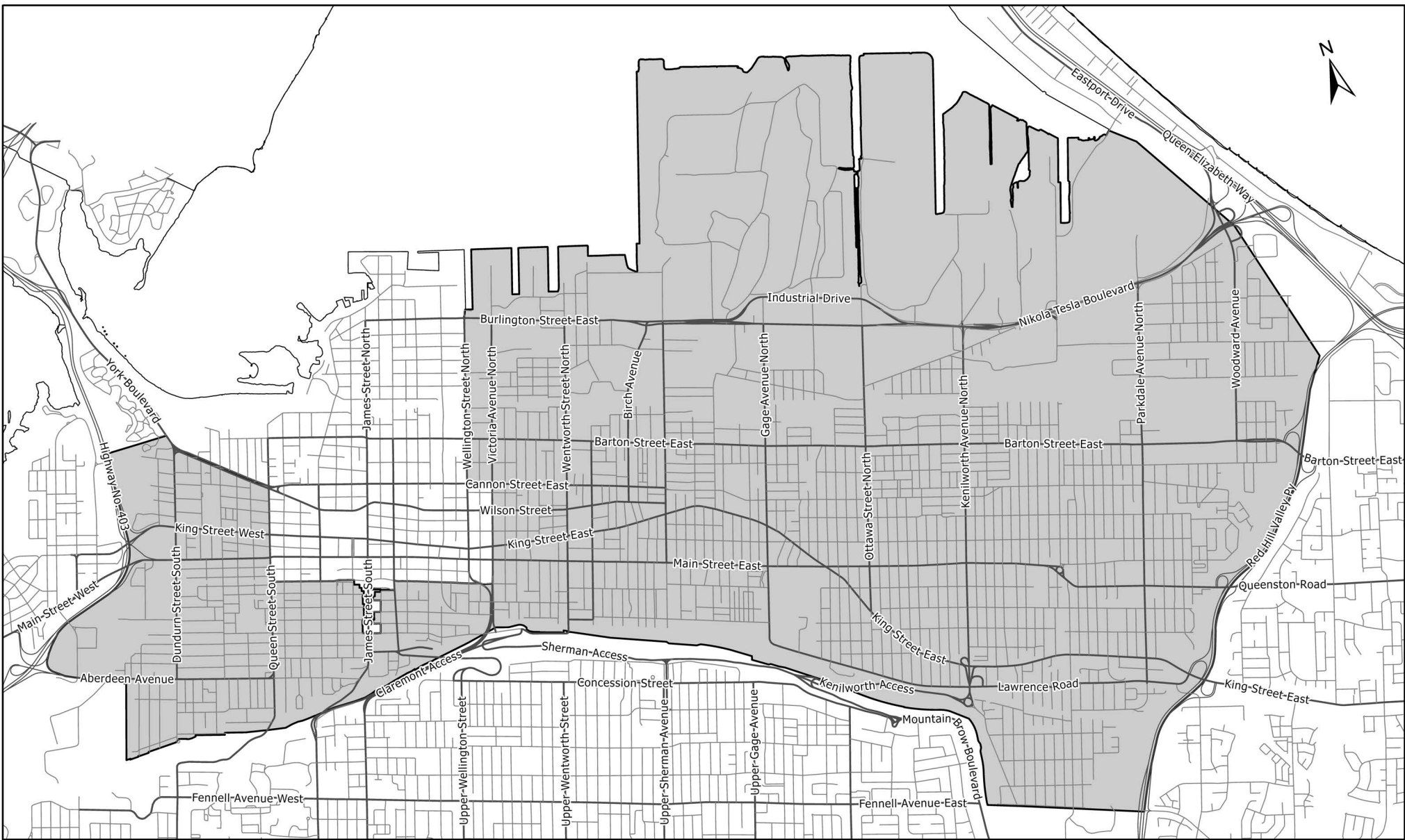
Maximum Building Height 38m



Maximum Building Height 33m




Maximum Building Height 45m



Special Figure 36: Average Setback from the Front Lot Line

Date:
February 05, 2024

Legend

 Lands subject to Figure 36



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NOT TO SCALE



Special Figure 37: Maximum Building Heights for 851 Lawrence Road

Date: September 20, 2023

Legend

- | | |
|-------------------------------------|---|
| 0 metre Building Height | Maximum Building Height 32.2 metres |
| Maximum Building Height 10.9 metres | Maximum Building Height 35.2 metres |
| Maximum Building Height 16.9 metres | Maximum Building Height 38.5 metres |
| Maximum Building Height 22.9 metres | Maximum Building Height 42.0 metres, inclusive of mechanical penthouse and amenity area |
| Maximum Building Height 29.2 metres | Lands to be rezoned as Mixed Use High Density (C4, 877, H183) Zone |

