

Appendix “K” – Modifications and Updates Summary to Schedule “C” – Special Exceptions

Special Exception	Sub-section	Proposed Change	Proposed Revised Zone Regulation	Rationale
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added				
SE 70	n/a	In addition to Section 12.3.1, on those lands zoned Settlement Residential (S1) Zone, identified on Maps 49, 61 and 62 of Schedule “A” – Zoning Maps and described as part of 715 Centre Road, Agriculture a cemetery shall also be permitted.	In addition to Section 12.3.1, on those lands zoned Settlement Residential (S1) Zone, identified on Maps 49, 61 and 62 of Schedule “A” – Zoning Maps and described as part of 715 Centre Road, a cemetery shall also be permitted.	Remove “Agricultural” as a permitted use, as the parent zone already permits this use. This is a typographical correction and does not changes the intent of the Special Exception.
SE 83	n/a	Notwithstanding Sections 4.5 and in addition to 12.2.1, on those lands zoned Rural (A2) Zone, identified on Maps 35, 36, 46 and 47 of Schedule “A” – Zoning Maps, and described as part of 771 Safari Road, a maximum of 5 single detached dwellings shall be permitted on one lot.	Notwithstanding Sections 4.5 and in addition to 12.2.1, on those lands zoned Rural (A2) Zone, identified on Maps 35, 36, 46 and 47 of Schedule “A” – Zoning Maps, and described as part of 771 Safari Road, a maximum of 5 single detached dwellings shall be permitted on one lot.	Add the word “in addition to” to provide clarity that Section 12.2.1 also applies. This is a typographical correction and does not change the intent of the Special Exception.
SE 84	n/a	Notwithstanding Sections 4.5 and in addition to 12.1.1, on those lands zoned Agriculture (A1) Zone, identified on Maps 179 and 192 of Schedule “A” – Zoning Maps, and described as part of 1511 Nebo Road, a maximum of 2 single detached dwellings shall be permitted on one lot.	Notwithstanding Sections 4.5 and in addition to 12.1.1, on those lands zoned Agriculture (A1) Zone, identified on Maps 179 and 192 of Schedule “A” – Zoning Maps, and described as part of 1511 Nebo Road, a maximum of 2 single detached dwellings shall be permitted on one lot.	Add the word “in addition to” to provide clarity that Section 12.1.1 also applies. This is a typographical correction and does not change the intent of the Special Exception.

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SE 85	n/a	Notwithstanding Sections 4.5, and in addition to 12.2.1, 7.7.1 and 7.8.1, on those lands zoned Rural (A2) Zone, Conservation/Hazard Land – Rural (P7) Zone and Conservation/Hazard Land – Rural (P8) Zone, identified on Maps 46 and 47 of Schedule “A” – Zoning Maps, and described as part of 784 Safari Road, a maximum of 4 single detached dwellings shall be permitted on one lot.	Notwithstanding Sections 4.5, and in addition to 12.2.1, 7.7.1 and 7.8.1, on those lands zoned Rural (A2) Zone, Conservation/Hazard Land – Rural (P7) Zone and Conservation/Hazard Land – Rural (P8) Zone, identified on Maps 46 and 47 of Schedule “A” – Zoning Maps, and described as part of 784 Safari Road, a maximum of 4 single detached dwellings shall be permitted on one lot.	Add the word “in addition to” to provide clarity that Sections 12.2.1, 7.7.1, and 7.8.1 also applies. This is a typographical correction and does not change the intent of the Special Exception.
SE 86	n/a	Notwithstanding Sections 4.5 and in addition to 12.1.1, on those lands zoned Agriculture (A1) Zone, identified on Maps 122 and 131 of Schedule “A” – Zoning Maps, and described as part of 1341, 1375 and 1399 Powerline Road West, a maximum of 3 single detached dwellings shall be permitted on one lot.	Notwithstanding Sections 4.5 and in addition to 12.1.1, on those lands zoned Agriculture (A1) Zone, identified on Maps 122 and 131 of Schedule “A” – Zoning Maps, and described as part of 1341, 1375 and 1399 Powerline Road West, a maximum of 3 single detached dwellings shall be permitted on one lot.	Add the word “in addition to” to provide clarity that Section 12.1.1 also applies. This is a typographical correction and does not change the intent of the Special Exception.
SE 93	n/a	In addition to Section 12.1.1, on those lands zoned Agriculture (A1) Zone, identified on Map 166 of Schedule “A” – Zoning Maps and described as 54 and 62 Upper Centennial Parkway, a Salvage Yard shall also be permitted and in accordance with the provisions of Section 12.7.3.	In addition to Section 12.1.1, on those lands zoned Agriculture (A1) Zone, identified on Map 166 of Schedule “A” – Zoning Maps and described as 54 and 62 Upper Centennial Parkway, a Salvage Yard shall also be permitted and in accordance with the provisions of Section 12.7.3.	Previous Special Exception was silent on the requirement to meet zone provisions such as setbacks. This amendment provides further clarity on what regulations to apply.

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SE 98	b)	The use identified in a) above shall be subject to the regulations contained within Section 12.2.3.6 b) through f) e).	The use identified in a) above shall be subject to the regulations contained within Section 12.2.3.6 b) through f).	Clarification due to incorrect reference of Subsection. This is a typographical correction and does not change the intent of the Special Exception.
SE 99	Pre- amble	In addition to Sections 12.1.1 and 12.2.1, on those lands zoned Agriculture (A1) Zone and Rural (A2) Zone, identified on Maps 9, 32, 36, 38, 49, 57, 61, 84, 105, 138, 139, 141, 145, 152, 162, 166, 167, 168 and 177 of Schedule “A” – Zoning Maps, described as addresses: 583 Tapleystown Map 152 Road	In addition to Sections 12.1.1 and 12.2.1, on those lands zoned Agriculture (A1) Zone and Rural (A2) Zone, identified on Maps 9, 32, 36, 38, 49, 57, 61, 84, 105, 138, 139, 141, 145, 152, 162, 166, 167, 168 and 177 of Schedule “A” – Zoning Maps, described as addresses: 583 Tapleystown Map 152 Road	Added the subject lands located at 583 Tapleystown Road in Stoney Creek to the list of municipal addresses. This amendment is due to an omission of the subject property from the preamble of the Special Exception.
	b)	Notwithstanding a) above Section 12.1.3.1b) for the Place of Worship located at 2149 Upper James Street, a minimum northerly side yard of 2.0 m shall be provided.	Notwithstanding Section 12.1.3.1b) for the Place of Worship located at 2149 Upper James Street, a minimum northerly side yard of 2.0 m shall be provided.	Clarification on the cross-referencing of Section 12.1.3.1b). This amendment is a typographical correction.

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	c)	Parking shall be provided in accordance with Section 5.6c)ii.	Parking shall be provided in accordance with Section 5.6c)ii.	Existing Special Exception did not reference parking requirements. The amendment includes a cross reference to Section 5: Parking. This regulation is needed to ensure parking is required for the use.
SE 100	a)	An Educational Establishment shall also be permitted and shall be in accordance with Section 12.1.3.1 b) through g).	An Educational Establishment shall also be permitted and shall be in accordance with Section 12.1.3.1 b) through g).	Renumbering of existing regulations. This amendment does not change the intent of the Special Exception.
	b)	Parking shall be provided in accordance with Section 5.6c)ii)	Parking shall be provided in accordance with Section 5.6c)ii)	Existing Special Exception did not reference parking requirements. The amendment includes a cross reference to Section 5: Parking. This regulation is needed to ensure parking is required for the use.

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SE 104	Pre- amble	<p>In addition to Sections 12.1.1, 12.2.1 and 12.6.1, on those lands zoned Agriculture (A1) Zone, Rural (A2) Zone and Existing Rural Commercial (E1) Zone, identified on Maps 49, 61, 73, 84, 85, 166, 182 and 190 of Schedule “A” – Zoning Maps, described as addresses:</p> <p>8 and 20 5th Maps 61 and Concession Road 73 East</p>	<p>In addition to Sections 12.1.1, 12.2.1 and 12.6.1, on those lands zoned Agriculture (A1) Zone, Rural (A2) Zone and Existing Rural Commercial (E1) Zone, identified on Maps 49, 61, 73, 84, 85, 166, 182 and 190 of Schedule “A” – Zoning Maps, described as addresses:</p> <p>8 5th Concession Maps 61 and Road East 73</p>	<p>Removed 20 5th Concession Road East from the list of municipal addresses. Also added the word “Zone” for consistent zone naming convention. These two amendments are typographical changes.</p>
SE 117	b)	<p>The following regulations shall also apply to the use identified in a) above:</p> <p>iii) Parking In accordance with Section 5.6 c) iii).</p>	<p>The following regulations shall also apply to the use identified in a) above:</p> <p>iii) Parking In accordance with Section 5.6 c) iii).</p>	<p>Existing Special Exception did not reference parking requirements. The amendment includes a cross reference to Section 5: Parking. This regulation is needed to ensure parking is required for the use.</p>
SE 150	b)	<p>The permitted uses identified in a) above shall be in accordance with the provisions of Section 12.7.3.</p>	<p>The permitted uses identified in a) above shall be in accordance with the provisions of Section 12.7.3.</p>	<p>Amendment includes adding a cross-referencing zone regulation to Section 12.7.3. This amendment does not change the intent of the Special Exception.</p>

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SE 168	n/a	In addition to Section 12.1.1, on those lands zoned Agriculture (A1) Zone, identified on Map 138 of Schedule “A” – Zoning Maps and described as 934 and 936 Highway 8 and 190 Glover Road, a Place of Worship, Day Nursery and Educational Establishment shall also be permitted and shall be in accordance with Section 12.1.3.1 b) through h).	In addition to Section 12.1.1, on those lands zoned Agriculture (A1) Zone, identified on Map 138 of Schedule “A” – Zoning Maps and described as 934 and 936 Highway 8 and 190 Glover Road,	The amendments are to remove the words “a Place of Worship, Day Nursery and Educational Establishment shall also be permitted and shall be in accordance with Section 12.1.3.1 b) through h)” from the preamble and relocated the special permissions to Subsection a) of the Special Exception. This is a structural change to the Special Exception and does not change the intent of the Special Exception.
	a)	The following uses shall also be permitted: i) Place of Worship; ii) Day Nursery; and, iii) Educational Establishment.	The following uses shall also be permitted: i) Place of Worship; ii) Day Nursery; and, iii) Educational Establishment.	
	b)	The following regulations shall apply to the uses identified in a) above: i) In accordance with Section 12.1.3.1 b) through g); and, ii) Parking shall be provided in accordance with Section 5.6 c) ii)	The following regulations shall apply to the uses identified in a) above: i) In accordance with Section 12.1.3.1 b) through g); and, ii) Parking shall be provided in accordance with Section 5.6 c) ii)	

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SE 179	d)	<p>Parking shall be provided in accordance with Section 5.6 c) i) and ii).</p>	<p>Parking shall be provided in accordance with Section 5.6 c) i) and ii).</p>	<p>The existing Special Exception did not reference parking requirements. g. The amendment includes a cross reference to Section 5: Parking. This regulation is needed to ensure parking is required for the use.</p>
SE 227	b)	<p>The following regulations shall apply to the use identified in a) above:</p> <ul style="list-style-type: none"> i) The minimum setback for any buildings or structures shall be 16.0 metres from the barn on the abutting property to the north. ii) Maximum Gross Floor Area 1,340 square metres iii) Minimum Landscaped Open Space 10 percent iv) Minimum Planting Strip 3.0 metre width across all lot lines adjacent to a street except for point of 	<p>The following regulations shall apply to the use identified in a) above:</p> <ul style="list-style-type: none"> i) The minimum setback for any buildings or structures shall be 16.0 metres from the barn on the abutting property to the north. ii) Maximum Gross Floor Area 1,340 square metres iii) Minimum Landscaped Open Space 10 percent iv) Minimum Planting Strip 3.0 metre width across all lot lines adjacent to a street except for point of ingress 	<p>Existing Special Exception permitted additional uses but did not include certain zone regulations pertaining to these additional uses. The amendment to the Special Exception includes additional zone regulations such as Maximum Gross Floor Area, Minimum Landscape Open Space, and Minimum Planting Strip. The Amendment also includes parking regulations under Section 5.6 c) ii). This amendment provides further clarity to ensure</p>

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		<p style="text-align: center;">ingress and egress.</p> <p>v) Parking shall be provided in accordance with Section 5.6 c) ii)</p>	<p style="text-align: center;">and egress.</p> <p>v) Parking shall be provided in accordance with Section 5.6 c) ii)</p>	<p>there are appropriate open space, planting strips, and parking.</p>
SE 249	d)	<p>The following regulations shall apply to the uses identified in a) above:</p> <p>i) In accordance with Section 12.7.3</p>	<p>The following regulations shall apply to the uses identified in a) above:</p> <p>i) In accordance with Section 12.7.3</p>	<p>Amendment includes adding a cross-referencing zone regulation to Section 12.7.3</p> <p>The existing Special Exception does not include regulations with respect to maximum lot coverage, setback requirements, maximum building height, planting strip requirements, and minimum landscaped open space. This amendment ensures these regulations are now a requirement for uses identified in Subsection a).</p>

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SE 250	Pre- amble	In addition to Section 12.1.1, on those lands zoned Agriculture (A1) Zone, identified on Map 120 of Schedule “A” – Zoning Maps and described as part of 1974 Concession 2 West, the following provisions shall apply: a private school shall also be permitted and shall be subject to Section 12.1.3.1 b) through g). a) The following uses shall also be permitted: i) Private School. b) Sections 12.1.3.1b) through g) shall apply for a Private School; and, c) Parking shall be provided in accordance with Section 5.6 c) iii.	In addition to Section 12.1.1, on those lands zoned Agriculture (A1) Zone, identified on Map 120 of Schedule “A” – Zoning Maps and described as part of 1974 Concession 2 West, the following provisions shall apply: a) The following uses shall also be permitted: i) Private School. b) Sections 12.1.3.1b) through g) shall apply for a Private School; and, c) Parking shall be provided in accordance with Section 5.6 c) iii.	The amendment includes a formatting change to the Special Exception but does not change the intent of the zone provisions. Further, the existing Special Exception did not reference parking requirements. The amendment includes a cross reference to Section 5: Parking.
SE 254	n/a	In addition to Section 12.6.1 12.1.1 and Section 12.1.1 12.6.1 and notwithstanding Section 12.6.3f) , on those lands zoned Existing Rural Commercial (E1) Zone and Agriculture (A1) Zone, identified on Map 168 on Schedule “A” – Zoning Maps and described as 735 Mud Street East, a salvage yard shall also be permitted with an aggregate maximum gross floor area of 5,349 square metres in three buildings, and a maximum height of 7.3 m.	In addition to Section 12.1.1 and Section 12.6.1 and notwithstanding Section 12.6.3f), on those lands zoned Existing Rural Commercial (E1) Zone and Agriculture (A1) Zone, identified on Map 168 on Schedule “A” – Zoning Maps and described as 735 Mud Street East, a salvage yard shall also be permitted with an aggregate maximum gross floor area of 5,349 square metres in three buildings, and a maximum height of 7.3 m.	Amend the Special Exception to reference the correct Subsections. The amendment also includes adding the word “notwithstanding” so certain zone regulations do not apply.

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SE 256	n/a	In addition to Section 12.2.1 12.6.1 and Section 12.2.1 12.6.1 , on those lands zoned Existing Rural Commercial (E1) Zone and Rural (A2) Zone, identified on Maps 48 and 60 of Schedule “A” – Zoning Maps and described as 992 Highway 6, an Agricultural Processing Establishment for the packaging, treating and storing of produce grown on or off the premises shall be permitted and in accordance with the provisions of Section 12.6.3.	In addition to Section 12.2.1 and Section 12.6.1, on those lands zoned Existing Rural Commercial (E1) Zone and Rural (A2) Zone, identified on Maps 48 and 60 of Schedule “A” – Zoning Maps and described as 992 Highway 6, an Agricultural Processing Establishment for the packaging, treating and storing of produce grown on or off the premises shall be permitted and in accordance with the provisions of Section 12.6.3.	The existing Special Exception did not reference Section 12.6.3, which in effect the zone regulations in that subsection did not apply. This was an omission when the Special Exception was created. The amendment to the Special Exception includes an added cross-referencing to Section 12.6.3 where previously, performance standards such as lot coverage, setback, building height, and storage requirements were not applied to this property.
SE 263	n/a	Notwithstanding Section 12.2.1, on those lands zoned Rural (A2) Zone, identified on Map 60 of Schedule “A” – Zoning Maps and described as part of 524 Concession 6 Road West, Manufacturing shall also be permitted and in accordance with the provisions of Section 12.7.3.	Notwithstanding Section 12.2.1, on those lands zoned Rural (A2) Zone, identified on Map 60 of Schedule “A” – Zoning Maps and described as part of 524 Concession 6 Road West, Manufacturing shall also be permitted and in accordance with the provisions of Section 12.7.3.	The existing Special Exception did not reference Section 12.7.3, which in effect the zone regulations in that subsection did not apply. This was an omission when the Special Exception was created.

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				Performance standards such as lot coverage, setback, building height, landscaping, and storage regulations now apply.
SE 268	n/a	Notwithstanding Section 12.1.1, on those lands zoned Agriculture (A1) Zone, identified on Map 169 of Schedule “A” – Zoning Maps and described as part of 913 Mud Street, a contractor’s establishment shall also be permitted and in accordance with the provisions of Section 12.7.3.	Notwithstanding Section 12.1.1, on those lands zoned Agriculture (A1) Zone, identified on Map 169 of Schedule “A” – Zoning Maps and described as part of 913 Mud Street, a contractor’s establishment shall also be permitted and in accordance with the provisions of Section 12.7.3.	The existing Special Exception did not reference Section 12.7.3, which in effect the zone regulations in that subsection did not apply. This was an omission when the Special Exception was created. Performance standards such as lot coverage, setback, building height, landscaping, and storage regulations now apply.
SE 269	b)	ii) The uses identified in a) above shall be in accordance with the provisions of Section 12.7.3.	ii) The uses identified in a) above shall be in accordance with the provisions of Section 12.7.3.	The amendment to the Special Exception includes an added cross-referencing to Section 12.7.3. Performance standards such as lot coverage, setback, building height, landscaping, and storage regulations now apply.
SE 279	b)	The uses identified in a) above shall be in	The uses identified in a) above shall be in	The existing Special

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		<p>accordance with the provisions of Section 12.2.3.1.</p>	<p>accordance with the provisions of Section 12.2.3.1.</p>	<p>Exception did not reference Section 12.2.3.1, which in effect the zone regulations in that subsection did not apply. This was an omission when the Special Exception was created.</p> <p>The amendment to the Special Exception includes an added cross-referencing to Section 12.2.3.1.</p>
SE 284	b)	<p>The following regulations shall apply to the uses identified in a) above:</p> <p>iv) Parking shall be provided in accordance with Section 5.6 c) ii)</p>	<p>The following regulations shall apply to the uses identified in a) above:</p> <p>iv) Parking shall be provided in accordance with Section 5.6 c) ii)</p>	<p>Existing Special Exception did not reference parking requirements. The amendment includes a cross reference to Section 5: Parking.</p> <p>This was an omission when the Special Exception was created.</p>

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SE 297	c)	d) e) In addition to Subsection 5.1 a) v), the boundary of the parking area shall not be less than 1.0 metre from a Residential Zone.	d) In addition to Subsection 5.1 a) v), the boundary of the parking area shall not be less than 1.0 metre from a Residential Zone.	A revision due to typo in the reference to Subsection. This does not change the intent of the regulation.
SE 303	c)	Place of Worship - A building used by any religious organization for public worship or other ecclesiastical functions and may include accessory or ancillary uses which shall include accessory or ancillary uses which shall include including but not be limited to an assembly hall, auditorium, convent, monastery, rectory, cemetery, day nursery and educational or recreational uses.	Place of Worship - A building used by any religious organization for public worship or other ecclesiastical functions and may include accessory or ancillary uses including but not be limited to an assembly hall, auditorium, convent, monastery, rectory, cemetery, day nursery and educational or recreational uses.	Removal of redundant wording in the definition of Place of Worship. This was a typographical correction and does not change the intent of the Special Exception.
SE 319	b)C) vii) B.	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 6.0 metres from the east and south lot lines or closer than 7.5 metres from the north and not than west lot lines.	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 6.0 metres from the east and south lot lines or closer than 7.5 metres from the north and west lot lines.	A revision due to typo in the reference to Subsection. This does not change the intent of the Special Exception.
	e) 4.	Notwithstanding Subsections 4.6d), 10.5.3a), b), c), d), g) ii) and iii), and h), the following regulations shall apply	Notwithstanding Subsections 4.6d), 10.5.3a), b), c), d), g) ii) and iii), and h), the following regulations shall apply	A revision due to an omission of a parenthesis in the Subsection. This does not change the intent of the regulation.

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	e) 4. ii)	Yard Projection of a Porch Balcony A balcony porch may project a maximum of 1.6 4.5 metres into any required rear yard and 1.6 metres into any required side yard.	Yard Projection of a Balcony A balcony may project a maximum of 1.6 metres into any required rear yard and 1.6 metres into any required side yard.	The word “Porch” has been replaced by “Balcony”. As part of the original Zoning By-law Amendment application that was approved in 2015, it was intended to read “Balcony”. This correction is based on consultations with the original applicant of Zoning By-law Amendment application and reviewing the Site Plan application which is currently being processed.
SE 323	b)	i) vii) Existing Heritage Building ii) viii) Landscape Strip	i) Existing Heritage Building ii) Landscape Strip	A revision due to typo in the reference to Subsection and changes the numbering of the regulations. This does not change the intent of the regulation or Special Exception.
SE 326	b) viii)	Minimum Rear Yard but not abutting a streetline or Provincial Highway.	Minimum Rear Yard not abutting a streetline or Provincial Highway.	A deletion of a redundant word. Does not change the intent of the regulation.

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SE 598	b)	iv) iii) Drive-Through Restaurant accessory to a Motor Vehicle Gas Bar	i) Drive – Through Restaurant accessory to a Motor Vehicle Gas Bar	A revision due to typo in the reference to Subsection. This does not change the intent of the Special Exception.								
SE 600	b)	i) viii) Combined Maximum Gross Floor Area for Office ii) ix) Combined Maximum Gross Floor Area for Retail	i) Combined Maximum Gross Floor Area for Office ii) Combined Maximum Gross Floor Area for Retail	A revision due to typo in the reference to Subsection. This does not change the intent of the Special Exception.								
SE 655	a)	Notwithstanding Subsection 5.2 b) i), the minimum parking space size dimension of 2.6 metres by 5.5 metres shall be provided and maintained. ii) iii) Section 5.2.1 a) shall not apply. iii) iv) Notwithstanding Section 10.5.3 a) ii), the maximum setback from the street line shall be 5.0 metres from Wilson Street West.	Notwithstanding Subsection 5.2 b) i), the minimum parking space size dimension of 2.6 metres by 5.5 metres shall be provided and maintained. ii) Section 5.2.1 a) shall not apply. iii) Notwithstanding Section 10.5.3 a) ii), the maximum setback from the street line shall be 5.0 metres from Wilson Street West.	A revision due to typo in the reference to Subsection. This does not change the intent of the regulation.								
SE 652	a)	In addition to Subsection 10.5a.1, the following additional uses shall be permitted:	In addition to Subsection 10.5.1, the following additional uses shall be permitted:	A revision due to an incorrect reference of the C5a Zone in the Subsection. This does not change the intent of the regulation.								

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	b)	<p>Notwithstanding Subsection 10.5a.3 a), 10.5a.3 b), 10.5a.3 d), and in addition to Subsection 10.5a.3, the following special regulations shall apply:</p>	<p>Notwithstanding Subsection 10.5.3 a), 10.5.3 b), 10.5.3 d), and in addition to Subsection 10.5.3, the following special regulations shall apply:</p>	<p>A revision due to an incorrect reference of the C5a Zone in the Subsection. This does not change the intent of the regulation.</p>
SE706	New SE	<p>Within the lands zoned District Commercial (C6) Zone, identified on Map 1450 of Schedule “A” – Zoning Maps and described as 1405 Upper Ottawa Street, the following special provisions shall apply:</p> <p>a) In addition to Subsection 10.6.2, the following uses shall also be permitted only as an accessory use to a pet store or veterinary clinic:</p> <p>i) Animal Shelter ii) Indoor Kennel</p> <p>b) Notwithstanding Subsection 10.6.1 and in addition to Subsection 10.6.1.1, Medical Clinic and Office shall only be permitted above the ground floor.</p>	<p>Within the lands zoned District Commercial (C6) Zone, identified on Map 1450 of Schedule “A” – Zoning Maps and described as 1405, 1439, 1447 Upper Ottawa Street, the following special provisions shall apply:</p> <p>a) In addition to Subsection 10.6.2, the following uses shall also be permitted only as an accessory use to a pet store or veterinary clinic: i) Animal Shelter ii) Indoor Kennel</p> <p>b) Notwithstanding Subsection 10.6.1 and in addition to Subsection 10.6.1.1, Medical Clinic and Office shall only be permitted above the ground floor.</p>	<p>Zoning By-law Amendment application was approved by Council on June 14, 2017. Subject lands added to the CMU Zone with a Special Exception to recognize Council adopted modifications.</p>

Appendix “K” – Modifications and Updates Summary to Schedule “C” – Special Exceptions

Special Exception	Sub-section	Proposed Change	Proposed Revised Zone Regulation	Rationale
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>				
SE 707	New SE	<p>Within the lands zoned District Commercial (C6) Zone, identified on Maps 1747, 1748 of Schedule “A” – Zoning Maps and described as 9255 Airport Road West, the following special provisions shall apply:</p> <p>a) Notwithstanding Subsection 10.6.3a) i) and ii), b), and c) the following regulations shall apply:</p> <p>i) Minimum Front Yard Setback 6.0 metres</p> <p>ii) Minimum Rear Yard Setback 5.0 metres</p> <p>iii) Minimum Interior Side Yard Setback 5.0 metres</p>	<p>Within the lands zoned District Commercial (C6) Zone, identified on Maps 1747, 1748 of Schedule “A” – Zoning Maps and described as 9255 Airport Road West, the following special provisions shall apply:</p> <p>a) Notwithstanding Subsection 10.6.3a) i) and ii), b), and c) the following regulations shall apply:</p> <p>i) Minimum Front Yard Setback 6.0 metres</p> <p>ii) Minimum Rear Yard Setback 5.0 metres</p> <p>iii) Minimum Interior Side Yard Setback 5.0 metres</p>	<p>Zoning By-law Amendment application was approved by Council in January 2018. Subject lands added to the CMU Zone with a Special Exception to recognize Council adopted modifications.</p>
SE 708	New SE	<p>Within the lands zoned District Commercial (C6) Zone, identified on Maps 1748 and 1749 of Schedule “A” – Zoning Maps and described as 3079 Homestead Drive, the following special provisions shall apply:</p> <p>a) Notwithstanding Subsection 10.6.1, the following uses shall be prohibited:</p>	<p>Within the lands zoned District Commercial (C6) Zone, identified on Maps 1748 and 1749 of Schedule “A” – Zoning Maps and described as 3079 Homestead Drive, the following special provisions shall apply:</p> <p>a) Notwithstanding Subsection 10.6.1, the following uses shall be prohibited:</p> <p>i) Boat and/or motorized</p>	<p>Zoning By-law Amendment application was approved by Council on April 12, 2017. Subject lands added to the CMU Zone with a Special Exception to recognize Council adopted modifications.</p>

Appendix “K” – Modifications and Updates Summary to Schedule “C” – Special Exceptions

Special Exception	Sub-section	Proposed Change	Proposed Revised Zone Regulation	Rationale
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added				
		i) Boat and/or motorized snow vehicle sales establishment; ii) Cold storage locker establishment; iii) Dairies; iv) Farm equipment sales establishment; v) Garden Centre; vi) Motor vehicle rental establishment; vii) New and used motor vehicle dealership; viii) Public and private parking lots and structures; ix) Transportation depot; x) Major recreational equipment sales, rental, and service establishment; xi) Taxi establishment b) Notwithstanding Subsection 10.6.1 and in addition to Subsection 10.6.1.1 i) 2., a Medical Clinic shall only be permitted above the ground floor.	snow vehicle sales establishment; ii) Cold storage locker establishment; iii) Dairies; iv) Farm equipment sales establishment; v) Garden Centre; vi) Motor vehicle rental establishment; vii) New and used motor vehicle dealership; viii) Public and private parking lots and structures; ix) Transportation depot; x) Major recreational equipment sales, rental, and service establishment; xi) Taxi establishment b) Notwithstanding Subsection 10.6.1 and in addition to Subsection 10.6.1.1 i) 2., a Medical Clinic shall only be permitted above the ground floor.	
SE 709	New SE	Within the lands zoned Mixed Use Medium Density (C5) Zone, identified on Maps 860 and	Within the lands zoned Mixed Use Medium Density (C5) Zone, identified on Maps 860 and	Zoning By-law Amendment application

Appendix “K” – Modifications and Updates Summary to Schedule “C” – Special Exceptions

Special Exception	Sub-section	Proposed Change	Proposed Revised Zone Regulation	Rationale
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>				
		<p>902 of Schedule “A” – Zoning Maps and described as 118 Hatt Street, the following special provisions shall apply:</p> <p>a) Notwithstanding Subsection 5.1a)v)b), the following regulations shall apply:</p> <p>i) Minimum 3.0 metres, except where the lot is used for a non-residential use, a 0.0 metre wide planting strip shall be provided and maintained between the street line and the said parking spaces or aisle.</p> <p>b) Notwithstanding Subsection 10.5.3a), c), and i), the following regulations shall apply:</p> <p>i) Minimum Front Yard Setback 0.0 metres along McMurray Street and the hypotenuse of the daylight triangle</p>	<p>902 of Schedule “A” – Zoning Maps and described as 118 Hatt Street, the following special provisions shall apply:</p> <p>a) Notwithstanding Subsection 5.1a)v)b), the following regulations shall apply:</p> <p>i) Minimum 3.0 metres, except where the lot is used for a non-residential use, a 0.0 metre wide planting strip shall be provided and maintained between the street line and the said parking spaces or aisle.</p> <p>b) Notwithstanding Subsection 10.5.3a), c), and i), the following regulations shall apply:</p> <p>i) Minimum 0.0 metres Front Yard Setback along McMurray Street and the hypotenuse of the daylight triangle</p> <p>ii) Minimum 0.0 metres Flankage to the (east) Yard Setback of the hypotenuse of the</p>	<p>was approved by Council on August 18, 2017. Subject lands added to the CMU Zone with a Special Exception to recognize Council adopted modifications.</p>

Appendix “K” – Modifications and Updates Summary to Schedule “C” – Special Exceptions

Special Exception	Sub-section	Proposed Change	Proposed Revised Zone Regulation	Rationale
Grey highlighted strikethrough text = text to be deleted		bolded text = text to be added		
		ii) Minimum Flankage (east) Yard Setback iii) Minimum Interior Side Yard Setback iv) Planting Strip Requirement	0.0 metres to the hypotenuse of the daylight triangle at the corner of Hatt Street and McMurray Street 4.5 metres A minimum 0.9 metre wide Planting Strip along the westerly lot line shall be provided and maintained. iii) Minimum Interior Side Yard Setback 4.5 metres iv) Planting Strip Requirement A minimum 0.9 metre wide Planting Strip along the westerly lot line shall be provided and maintained.	daylight triangle at the corner of Hatt Street and McMurray Street

Appendix “K” – Modifications and Updates Summary to Schedule “C” – Special Exceptions

Special Exception	Sub-section	Proposed Change	Proposed Revised Zone Regulation	Rationale
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>				
SE 710	New SE	<p>Within the lands zoned Mixed Use Medium Density – Pedestrian Focus (C5a) Zone, identified on Map 1043 of Schedule “A” – Zoning Maps and identified as 52 Ottawa Street North, the following special provisions shall apply:</p> <p>a) Notwithstanding Subsections 5.2b), 5.2f), 5.2i), and 5.6c), the following regulations shall also apply:</p> <p>i) Parking Space Size Dimension A minimum parking space size of 2.7 metres by 5.7 metres shall be provided.</p> <p>ii) Barrier-Free Parking Space Size Dimension A minimum barrier-free parking space size of 4.4 metres by 5.7 metres shall be provided.</p> <p>iii) Parking Space Requirement for Multiple Dwelling and Community 0 parking spaces.</p>	<p>Within the lands zoned Mixed Use Medium Density – Pedestrian Focus (C5a) Zone, identified on Map 1043 of Schedule “A” – Zoning Maps and identified as 52 Ottawa Street North, the following special provisions shall apply:</p> <p>a) Notwithstanding Subsections 5.2b), 5.2f), 5.2i), and 5.6c), the following regulations shall also apply:</p> <p>i) Parking Space Size Dimension A minimum parking space size of 2.7 metres by 5.7 metres shall be provided.</p> <p>ii) Barrier-Free Parking Space Size Dimension A minimum barrier-free parking space size of 4.4 metres by 5.7 metres shall be provided.</p> <p>iii) Parking Space Requirement for Multiple Dwelling and Community 0 parking spaces.</p> <p>iv) Parking Space 2 parking</p>	<p>Zoning By-law Amendment application was approved by Council on July 14, 2017. Subject lands added to the CMU Zone with a Special Exception to recognize Council adopted modifications.</p>

Appendix “K” – Modifications and Updates Summary to Schedule “C” – Special Exceptions

Special Exception	Sub-section	Proposed Change	Proposed Revised Zone Regulation	Rationale
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added				
		<p style="text-align: center;">Centre</p> <p>iv) Parking Space Requirement for a Day Nursery 2 parking spaces.</p> <p>v) Visitor Parking Space Additional 0.16 parking spaces per dwelling unit.</p> <p>vi) Minimum Aisle Width 3.0 metres</p> <p>b) In addition to Subsection 10.5a.1.1 and notwithstanding 10.5a.3c) and d) ii), the following regulations shall apply:</p> <p>i) Restriction of Uses within a Building 1. A Multiple Dwelling with a maximum of 50 dwelling units.</p> <p style="padding-left: 150px;">2. A Day Nursery with a maximum of 31</p>	<p>Requirement for a Day Nursery spaces.</p> <p>v) Visitor Parking Space Additional 0.16 parking spaces per dwelling unit.</p> <p>vi) Minimum Aisle Width 3.0 metres</p> <p>b) In addition to Subsection 10.5a.1 and notwithstanding 10.5a.3c) and d) ii), the following regulations shall apply:</p> <p>i) Restriction of Uses within a Building 1. A Multiple Dwelling with a maximum of 50 dwelling units.</p> <p style="padding-left: 150px;">2. A Day Nursery with a maximum of 31 children</p> <p>ii) Minimum Side Yard (northerly) 1.4 metres</p>	

Appendix “K” – Modifications and Updates Summary to Schedule “C” – Special Exceptions

Special Exception	Sub-section	Proposed Change	Proposed Revised Zone Regulation	Rationale
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added				
		<p style="text-align: center;">children</p> <p>ii) Minimum Side Yard (northerly) 1.4 metres</p> <p>iii) Building Height Maximum 20.0 metres.</p>	<p>iii) Building Height Maximum 20.0 metres.</p>	
SE 711	New SE	<p>Within the lands zone Mixed Use Medium Density – Pedestrian Focus (C5a) Zone, identified on Map 1934 of Schedule “A” – Zoning Maps and identified as 3079 Binbrook Road, the following special provisions shall apply:</p> <p>a) In addition to Subsection 10.5a.1, the following use shall also be permitted:</p> <p>i) Funeral Home</p> <p>b) Notwithstanding Subsection 4.6a), the following regulation shall also apply</p> <p>i) Sills, belt cornices, eaves or gutters, chimneys, bay windows, or pilasters may project into any required yard a distance of not more than 0.7 metres</p>	<p>Within the lands zone Mixed Use Medium Density – Pedestrian Focus (C5a) Zone, identified on Map 1934 of Schedule “A” – Zoning Maps and identified as 3079 Binbrook Road, the following special provisions shall apply:</p> <p>a) In addition to Subsection 10.5a.1, the following use shall also be permitted:</p> <p>i) Funeral Home</p> <p>b) Notwithstanding Subsection 4.6a), the following regulation shall also apply</p> <p>i) Sills, belt cornices, eaves or gutters, chimneys, bay windows, or pilasters may project into any required yard a distance of not more than 0.7 metres</p> <p>c) Notwithstanding Subsections 10.5a.3b),</p>	<p>Zoning By-law Amendment application to change the zoning from the Existing Residential “ER” Zone in the Glanbrook Zoning By-law No. 464 was approved by Council on August 18, 2017. Subject lands added to the CMU Zone with a Special Exception to recognize Council adopted modifications from the approved By-law.</p>

Appendix “K” – Modifications and Updates Summary to Schedule “C” – Special Exceptions

Special Exception	Sub-section	Proposed Change	Proposed Revised Zone Regulation	Rationale
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added				
		<p>c) Notwithstanding Subsections 10.5a.3b), c), d) ii), i), h) v), and k), the following provisions shall also apply:</p> <p>i) Minimum Side Yard 1.0 metre</p> <p>ii) Minimum Rear Yard 1.5 metres</p> <p>iii) Maximum Building Height 14.0 metres</p> <p>iv) Minimum Planting Strips Where a property lot line abuts a property lot line within a Residential Zone or an Institutional Zone, a minimum 0.7 metre wide Planting Strip shall be provided and maintained.</p>	<p>c), d) ii), i), h) v), and k), the following provisions shall also apply:</p> <p>i) Minimum Side Yard 1.0 metre</p> <p>ii) Minimum Rear Yard 1.5 metres</p> <p>iii) Maximum Building Height 14.0 metres</p> <p>iv) Minimum Planting Strips Where a property lot line abuts a property lot line within a Residential Zone or an Institutional Zone, a minimum 0.7 metre wide Planting Strip shall be provided and maintained.</p> <p>v) Parking between Building and No parking or aisles may be located within 2.5 metres of</p>	

Appendix “K” – Modifications and Updates Summary to Schedule “C” – Special Exceptions

Special Exception	Sub-section	Proposed Change	Proposed Revised Zone Regulation	Rationale
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added				
		<p>v) Parking between Building and Street No parking or aisles may be located within 2.4 metres of any street line or 0.7 metres abutting a Residential or Institutional Zone, or lot containing a residential or institutional use.</p> <p>vi) Outdoor Storage Outdoor display areas, in the form of benches, other street furniture, and outdoor recreational equipment shall be permitted abutting a street and/or the boundary of any Residential or Institutional Zone or residential or institutional us and shall comprise no more than 22% of the total area of the</p>	<p>Street any street line or 0.7 metres abutting a Residential or Institutional Zone, or lot containing a residential or institutional use.</p> <p>vi) Outdoor Storage Outdoor display areas, in the form of benches, other street furniture, and outdoor recreational equipment shall be permitted abutting a street and/or the boundary of any Residential or Institutional Zone or residential or institutional us and shall comprise no more than 22% of the required front yard.</p> <p>d) In addition to Subsections 5.1a)v) a), b) and c), and 5.2 b) i), and 5.2b) f), the following use shall also be permitted:</p>	

Appendix “K” – Modifications and Updates Summary to Schedule “C” – Special Exceptions

Special Exception	Sub-section	Proposed Change	Proposed Revised Zone Regulation	Rationale
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added				
		<p style="text-align: center;">required front yard.</p> <p>d) In addition to Subsections 5.1a)v a), b) and c), and 5.2 b) i), and 5.2b) f), the following use shall also be permitted:</p> <p>i) Parking spaces and aisles, giving direct access to abutting parking spaces, excluding driveways extending directly from a street, shall be subject to the following:</p> <p>a) Shall not be located within 2.4 metres of a street line.</p> <p>b) Shall provide a 2.4 metres wide Planting Strip being required and permanently maintained between the street and parking spaces or aisles.</p> <p>c) Where a Planting Strip is provided as per b) above, benches, other street furniture, and outdoor</p>	<p>i) Parking spaces and aisles, giving direct access to abutting parking spaces, excluding driveways extending directly from a street, shall be subject to the following:</p> <p>a) Shall not be located within 2.4 metres of a street line.</p> <p>b) Shall provide a 2.4 metres wide Planting Strip being required and permanently maintained between the street and parking spaces or aisles.</p> <p>c) Where a Planting Strip is provided as per b) above, benches, other street furniture, and outdoor recreational equipment shall be permitted within a required Planting Strip.</p> <p>d) Where a parking area which is required to provide for more than four (4) vehicles abuts a Residential or Institutional Zone or a Residential or Institutional use, a Planting Strip of a minimum width of</p>	

Appendix “K” – Modifications and Updates Summary to Schedule “C” – Special Exceptions

Special Exception	Sub-section	Proposed Change	Proposed Revised Zone Regulation	Rationale
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added				
		<p>recreational equipment shall be permitted within a required Planting Strip.</p> <p>d) Where a parking area which is required to provide for more than four (4) vehicles abuts a Residential or Institutional Zone or a Residential or Institutional use, a Planting Strip of a minimum width of 0.7 metres shall be provided and maintained, which shall also include fencing and also permit pedestrian and access walkways.</p> <p>ii) Parking Space Size Dimension A minimum parking space size of 2.6 metres by 5.5 metres.</p> <p>iii) Barrier Free Parking Space Size Dimension A minimum barrier free parking space size of 4.4 metres by 5.5 metres.</p>	<p>0.7 metres shall be provided and maintained, which shall also include fencing and also permit pedestrian and access walkways.</p> <p>ii) Parking Space Size Dimension A minimum parking space size of 2.6 metres by 5.5 metres.</p> <p>iii) Barrier Free Parking Space Size Dimension A minimum barrier free parking space size of 4.4 metres by 5.5 metres.</p>	

Appendix “K” – Modifications and Updates Summary to Schedule “C” – Special Exceptions				
Special Exception	Sub-section	Proposed Change	Proposed Revised Zone Regulation	Rationale
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added				
SE23 SE 712	Assign different SE Number	With the lands zoned Settlement Residential (S1) Zone, identified on Map 80 of Schedule “A” – Zoning Maps and described as 706 Highway No. 8, the following special provisions apply:	With the lands zoned Settlement Residential (S1) Zone, identified on Map 80 of Schedule “A” – Zoning Maps and described as 706 Highway No. 8, the following special provisions apply:	Zoning By-law Amendment application was approved by Council on August 18, 2017 as Special Exception 23. However, this Special Exception number was previously taken by another application. A mapping amendment changes the Special Exception number to SE712.