

Authority: Item 10, Planning Committee
Report 19-004 (PED19029)
CM: March 27, 2019
Ward: City Wide

Bill No. 062

CITY OF HAMILTON

BY-LAW NO. 19-

To Amend By-law 05-200 Respecting Modifications and Updates to certain Definitions, General Provisions, Parking, Open Space, Industrial, Commercial and Mixed Use Zones, Transit Oriented Corridor Zones, Rural Zones Utility Zone, Special Exceptions, and Holding Provisions for the City of Hamilton

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

WHEREAS the City of Hamilton is the lawful successor to the former Municipalities identified in Section 1.7 of By-law No. 05-200;

WHEREAS the first stage of the new Zoning By law, being By-law No. 05-200, came into force on the 25th day of May, 2005;

WHEREAS the Council of the City of Hamilton, in adopting Item 10 of Report 19-004 of the Planning Committee, at its meeting held on the 27th day of March, 2019 which recommended that Zoning By-law No. 05-200 be amended as hereinafter provided; and,

WHEREAS this By-law is in conformity with the Urban Hamilton Official Plan and Rural Hamilton Official Plan.

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

1. That SECTION 3: DEFINITIONS of Hamilton Zoning By-law No. 05-200 is hereby amended in accordance with Appendix "A" of this By-law.
2. That SECTION 4: GENERAL PROVISIONS of Hamilton Zoning By-law No. 05-0200 is hereby amended in accordance with Appendix "B" of this By-law.
3. That SECTION 5: PARKING of Hamilton Zoning By-law No. 05-200 is hereby amended in accordance with Appendix "C" of this By-law.
4. That SECTION 7: OPEN SPACE AND PARKS ZONES of Hamilton Zoning By-law No. 05-200 is hereby amended in accordance with Appendix "D" of this By-law
5. That SECTION 9: INDUSTRIAL ZONES of Hamilton Zoning By-law No. 05-200 is hereby amended in accordance with Appendix "E" of this By-law.

6. That SECTION 10: COMMERCIAL AND MIXED USE ZONES of Hamilton Zoning By-law No. 05-200 is hereby amended as follows:
 - 6.1 That Subsection 10.1 be amended in accordance with Appendix “F-1” of this By-law.
 - 6.2 That Subsection 10.2 be amended in accordance with Appendix “F-2” of this By-law.
 - 6.3 That Subsection 10.3 be amended in accordance with Appendix “F-3” of this By-law.
 - 6.4 That Subsection 10.4 be amended in accordance with Appendix “F-4” of this By-law.
 - 6.5 That Subsection 10.5 be amended in accordance with Appendix “F-5” of this By-law.
 - 6.6 That Subsection 10.6 be amended in accordance with Appendix “F-6” of this By-law.
 - 6.7 That Subsection 10.7 be amended in accordance with Appendix “F-7” of this By-law.
7. That SECTION 11: TRANSIT ORIENTED CORRIDOR ZONES of Hamilton Zoning By-law No. 05-200 is hereby amended as follows:
 - 7.1 That Subsection 11.1 be amended in accordance with Appendix “G-1” of this By-law.
 - 7.2 That Subsection 11.2 be amended in accordance with Appendix “G-2” of this By-law.
 - 7.3 That Subsection 11.3 be amended in accordance with Appendix “G-3” of this By-law.
8. That SECTION 12: RURAL ZONES of Hamilton Zoning By-law No. 05-200 is hereby amended in accordance with Appendix “H” of this By-law.
9. That SECTION 13: UTILITIES Hamilton Zoning By-law No. 05-200 is hereby amended as follows:
 - 8.1 That Subsection 13.3 be amended in accordance with Appendix “I” of this By-law.
10. That Maps RU80, RU218, 860, 902, 947, 1043, 1258, 1259, 1311, 1394, 1450, 1595 1747, 1748, 1749, 1934 of Schedule “A” – Zoning Maps of Zoning By-law No. 05-200 be amended and boundaries of which are shown on a plan hereto annexed as Schedules “A1”, “A2”, “A3”, “A4”, “A5”, “A6”, “A7”, “A8”, “A9”, “A10”, “A11”, “A12” to this By-law, as follows:

- 10.1 Lands to be added to Zoning By-law No. 05-200 and zoned District Commercial (C6, 706) Zone (1405 Upper Ottawa Street, Hamilton, Schedule "A1");
- 10.2 Change in zoning from the Neighbourhood Commercial (C2) Zone to the Residential Character Commercial (C1) Zone (328 – 358 Beach Boulevard, Hamilton, Schedule "A2");
- 10.3 Lands to be added to Zoning By-law No. 05-200 and zoned District Commercial (C6, 708) Zone (3079 Homestead Drive, Glanbrook, Schedule "A3");
- 10.4 Lands to be added to Zoning By-law No. 05-200 and zoned District Commercial (C6, 727) Zone (394 Winona Road, Stoney Creek, Schedule "A4");
- 10.5 Lands to be added to Zoning By-law No. 05-200 and zoned Mixed Use Medium Density – Pedestrian Focus (C5a, 710) Zone (52-64 Ottawa Street North, Hamilton, Schedule "A5");
- 10.6 Lands to be added to Zoning By-law No. 05-200 and zoned Mixed Use Medium Density (C5) Zone (30 Rymal Road East, Hamilton, Schedule "A6");
- 10.7 Change in zoning from the District Commercial (C6, 301) Zone to the District Commercial (C6, 301, H112) Zone (1310 South Service Road, Stoney Creek, Schedule "A7").
- 10.8 Lands to be added to Zoning By-law No. 05-200 and zoned Mixed Use Medium Density (C5, 570) Zone (Part of 1546 Main Street West, Hamilton, Schedule "A8"); and,
- 10.9 Change in zoning from the Community Commercial (C3, H65) Zone to Community Commercial (C3) Zone (8 Kingsborough Drive, Stoney Creek, Schedule "A9").
- 10.10 Modifications to the zone boundary to the Agriculture (A1, 159) Zone (4080 Hall Road, Glanbrook, "A10").
- 10.11 Change in zoning from Settlement Residential (S1, 23) Zone to Settlement Residential (S1, 712) Zone (706 Highway 8, Flamborough, Schedule "A11").
- 10.12 Lands to be added to Zoning By-law No. 05-200 and zoned Mixed Use Medium Density – Pedestrian Focus (C5a, 711, H110) Zone (3079 Binbrook Road, Glanbrook, Schedule "A12").
11. That SCHEDULE "C" – Special Exceptions of Hamilton Zoning By-law No. 05-200 is hereby amended in accordance with Appendix "J" of this By-law.
12. That SCHEDULE "D" – Holding Provisions of Hamilton Zoning By-law No. 05-200 is hereby amended in accordance with Appendix "K" of this By-law.
13. That the Clerk is hereby authorized and directed to proceed with the giving of notice of passing of this By-law in accordance with the Planning Act.

14. That this By-law comes into force in accordance with sections 34 and 36 of the Planning Act.

PASSED this 27th day of March, 2019.

F. Eisenberger
Mayor

J. Pilon
Acting City Clerk

CI-18-J

Appendix “A” – Section 3: Definitions		
Term	Proposed Change	Revised Zone Regulation
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>		
Agricultural Brewery/Cidery/Winery	<p>Shall mean a Secondary Use to an Agricultural operation on the same lot, for the processing of grapes, fruit, honey, hops or other produce in the production of beers, ciders or wines.</p> <p>Agricultural Brewery/Cidery/Winery uses may include the crushing, fermentation, production, bottling, aging, storage, and Accessory sale of beers, ciders, wines and related products to both, a laboratory, an administrative office, and a tasting, hospitality and retail area, but shall not include a Restaurant, a Conference or Convention Centre, or overnight accommodation, or an Alcohol Production Facility.</p>	<p>Shall mean a Secondary Use to an Agricultural operation on the same lot, for the processing of grapes, fruit, honey, hops or other produce in the production of beers, ciders or wines.</p> <p>Agricultural Brewery/Cidery/Winery uses may include the crushing, fermentation, production, bottling, aging, storage, and Accessory sale of beers, ciders, wines and related products to both, a laboratory, an administrative office, and a tasting, hospitality and retail area, but shall not include a Restaurant, a Conference or Convention Centre, overnight accommodation, or an Alcohol Production Facility.</p>
Commercial Entertainment	<p>Shall mean a use of an establishment for the general purpose of providing entertainment or amusement for a fee and shall include, for example, but not be limited to cinemas, circuses, bingo halls, dance clubs, cultural events, and escape rooms. Commercial Entertainment may include reception centres, but shall not include an Amusement Arcade, Adult Entertainment Parlour, or Casino.</p>	<p>Shall mean a use of an establishment for the general purpose of providing entertainment or amusement for a fee and shall include, for example, but not be limited to cinemas, circuses, bingo halls, dance clubs, cultural events, and escape rooms. Commercial Entertainment may include reception centres, but shall not include an Amusement Arcade, Adult Entertainment Parlour, or Casino.</p>
Conference or Convention Centre	<p>Shall mean an establishment, which is not a hotel, where facilities are provided for meetings, seminars, workshops, social gatherings,</p>	<p>Shall mean an establishment, which is not a hotel, where facilities are provided for meetings, seminars, workshops, social gatherings,</p>

Appendix “A” – Section 3: Definitions		
Term	Proposed Change	Revised Zone Regulation
	<p>cultural events and other similar activities including an Eexhibition Ffacility, circus, and public hall. A Conference or Convention Centre may all which may include dining facilities for the exclusive use of conference or convention participants, and the selling of goods related to the event.</p>	<p>cultural events and other similar activities including an Exhibition Facility, circus, and public hall. A Conference or Convention Centre may include dining facilities for the exclusive use of conference or convention participants, and the selling of goods related to the event.</p>
Dwelling Unit in Conjunction with a Commercial Use	<p>Shall mean a room or suite of rooms building used or intended to be used for human habitation but shall not include a recreational vehicle or tent, and shall be located in the same building as a commercial use permitted in the zone.</p> <p>Shall mean a room or suite of rooms used or intended to be used by one or more persons living together as one household, in which cooking and sanitary facilities are provided for the exclusive use of the household, and to which an independent entrance is provided from outside the building or from a common interior hallway, vestibule or stairway and shall be located in the same building as a commercial use permitted in the zone.</p>	<p>Shall mean a room or suite of rooms used or intended to be used by one or more persons living together as one household, in which cooking and sanitary facilities are provided for the exclusive use of the household, and to which an independent entrance is provided from outside the building or from a common interior hallway, vestibule or stairway and shall be located in the same building as a commercial use permitted in the zone.</p>
Emergency Shelter	<p>Shall mean a fully detached building used for persons in a crisis situation requiring shelter, protection, assistance and counselling or support which is intended to be short term accommodation of a transient nature. An Emergency Shelter may</p>	<p>Shall mean a fully detached building used for persons in a crisis situation requiring shelter, protection, assistance and counselling or support which is intended to be short term accommodation of a transient nature. An Emergency Shelter may include an “out of the</p>

Appendix “A” – Section 3: Definitions		
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	include an “out of the cold” program but An emergency shelter shall not include a residential care facility, a lodging house, a corrections residence, a correctional facility, or any other residential facility which is licensed, approved or regulated under any general or special Act.	cold” program but An emergency shelter shall not include a residential care facility, a lodging house, a corrections residence, a correctional facility, or any other residential facility which is licensed, approved or regulated under any general or special Act.
Farm Implement Dealership	Shall mean the use of land, building, or structure, or part thereof, where new and/or used equipment or machinery designed and used for agricultural or horticultural uses, including machinery attachments and parts are stored and displayed for the purpose of sale, rental or leasing and may include a building for the storage and sale of machinery attachments and parts, and lubricants for the equipment and machinery. The use shall also be prescribed under the <u>Farm Implements Act</u>.	Shall mean the use of land, building, or structure, or part thereof, where new and/or used equipment or machinery designed and used for agricultural or horticultural uses, including machinery attachments and parts are stored and displayed for the purpose of sale, rental or leasing and may include a building for the storage and sale of machinery attachments and parts, and lubricants for the equipment and machinery. The use shall also be prescribed under the <u>Farm Implements Act</u> .
Health Professional	Shall mean an individual who practices any of the health disciplines regulated under a Provincial Act, such as, but not limited to, physicians, dentists, optometrists, pharmacists, physiotherapists, chiropractors, and psychologists, and disciplines not regulated under a Provincial Act such as an Osteopath.	Shall mean an individual who practices any of the health disciplines regulated under a Provincial Act, such as, but not limited to, physicians, dentists, optometrists, pharmacists, physiotherapists, chiropractors, and psychologists, and disciplines not regulated under a Provincial Act such as an Osteopath.
Landscaped Area	Landscaped Area Shall mean any portion of a lot which:	Landscaped Area Shall mean any portion of a lot which:

Appendix "A" – Section 3: Definitions		
Term	Proposed Change	Revised Zone Regulation
	<p>a) Contains no building thereon;</p> <p>b) Is not used for parking, access to parking, driveways or loading space; and,</p> <p>c) Is used for the purpose of landscaping; and,</p> <p>d) Landscaped areas may include bell pedestals and light standards but shall not include courier or mail boxes.</p>	<p>a) Contains no building thereon;</p> <p>b) Is not used for parking, access to parking, driveways or loading space; and,</p> <p>c) Is used for the purpose of landscaping; and,</p> <p>d) Landscaped areas may include bell pedestals and light standards but shall not include courier or mail boxes.</p>
Landscaping Landscaped Parking Island	Shall mean a curbed portion of land for the growing of ornamental shrubs or trees, flowers, grass, and other vegetation, suitable to the soil and climatic conditions of the area of land for the purpose of landscaping within a parking lot, and shall include walkways, fire hydrants, decorative walls or features and light standards, and shall not form part of a Planting Strip or Landscaped Area.	Shall mean a curbed portion of land for the growing of ornamental shrubs or trees, flowers, grass, and other vegetation, suitable to the soil and climatic conditions of the area of land for the purpose of landscaping within a parking lot, and shall include walkways, fire hydrants, decorative walls or features and light standards, and shall not form part of a Planting Strip or Landscaped Area.
Manufacturing	Shall mean the production, fabrication, compounding, processing, packaging, crafting, bottling, packing, recycling or assembling of raw or semi-processed or fully-processed goods or materials, and shall include but not be limited to a Biotechnological Establishment, Computer, Dry Cleaning Plant , Electronic and Data Processing Establishment, Pharmaceutical and Medical Establishment, Printing	Shall mean the production, fabrication, compounding, processing, packaging, crafting, bottling, packing, recycling or assembling of raw or semi-processed or fully-processed goods or materials, and shall include but not be limited to a Biotechnological Establishment, Computer, Dry Cleaning Plant, Electronic and Data Processing Establishment, Pharmaceutical and Medical Establishment, Printing Establishment and/or a

Appendix "A" – Section 3: Definitions		
Term	Proposed Change	Revised Zone Regulation
	Establishment and/or a Science and Technology Establishment. Manufacturing may also include a Private Power Generation Facility as an accessory use, but shall not include a Waste Management Facility or Alcohol Production Facility	Science and Technology Establishment. Manufacturing may also include a Private Power Generation Facility as an accessory use, but shall not include a Waste Management Facility or Alcohol Production Facility
Motor Vehicle – Commercial	<p>Shall mean a motor vehicle having permanently attached thereto a truck or delivery body and includes ambulances, hearses, casket wagons, fire apparatus, buses, tractors, and tow trucks used for hauling purposes on the highways, but does not include:</p> <p>a) a commercial motor vehicle, other than a bus, having a gross weight or registered gross weight of not more than 4,500 kilograms, an ambulance, a fire apparatus, a hearse, a casket wagon, a mobile crane, a motor home or vehicle commonly known as a tow truck,</p>	<p>Shall mean a motor vehicle having permanently attached thereto a truck or delivery body and includes ambulances, hearses, casket wagons, fire apparatus, buses, tractors, and tow trucks used for hauling purposes on the highways, but does not include:</p> <p>a) a commercial motor vehicle, other than a bus, having a gross weight or registered gross weight of not more than 4,500 kilograms,</p>
Motor Vehicle Dealership	Shall mean a the use of land, within a building or structure, or part thereof, where new and/or used motor vehicles are stored or displayed for the purpose of sale, rental or leasing and may include a building for the storage and sale of accessories and lubricants for motor vehicles and an associated Motor Vehicle Service Station.	Shall mean the use of land, building or structure, or part thereof, where new and/or used motor vehicles are stored or displayed for the purpose of sale, rental or leasing and may include a building for the storage and sale of accessories and lubricants for motor vehicles and an associated Motor Vehicle Service Station.
Personal Service	Shall mean the provision of services involving the health, beauty or grooming of a person or the maintenance or cleaning	Shall mean the provision of services involving the health, beauty or grooming of a person or the maintenance or cleaning

Appendix “A” – Section 3: Definitions		
Term	Proposed Change	Revised Zone Regulation
	of apparel, may include, but shall not be limited to an Alternative Massage Establishment, or Yoga Studio or microblading , but shall not include a Dry Cleaning Plant or a Body Rub Parlour.	of apparel, may include, but shall not be limited to an Alternative Massage Establishment, Yoga Studio or microblading, but shall not include a Dry Cleaning Plant or a Body Rub Parlour.
Place of Worship	Shall mean a building used by any religious organization for public worship or other ecclesiastical functions and may include accessory or ancillary uses which shall include but not be limited to an assembly hall, auditorium, convent, monastery, rectory, cemetery, book store, out of the cold program , day nursery and educational or recreational uses.	Shall mean a building used by any religious organization for public worship or other ecclesiastical functions and may include accessory or ancillary uses which shall include but not be limited to an assembly hall, auditorium, convent, monastery, rectory, cemetery, book store, out of the cold program, day nursery and educational or recreational uses.
Planting Strip	Shall mean an area of land growing ornamental shrubs or trees or both, suitable to the soil and climatic conditions of the area of land for the sole purpose of providing a buffer and shall may include low level architectural walls or features, and fire hydrants, but shall not include walkways, sidewalks, and charging stations.	Shall mean an area of land growing ornamental shrubs or trees or both, suitable to the soil and climatic conditions of the area of land for the sole purpose of providing a buffer and may include low level architectural walls or features, and fire hydrants, but shall not include walkways, sidewalks, and charging stations.
Restaurant	Shall mean a building where food and/or drink is prepared and sold for immediate consumption, either on or off site, and which may offer commercial entertainment only if the premises are licensed under the <u>Liquor Licence Act</u> . A Restaurant may also include a night club, tavern and bar.	Shall mean a building where food and/or drink is prepared and sold for immediate consumption, either on or off site, and which may offer commercial entertainment only if the premises are licensed under the <u>Liquor Licence Act</u> . A Restaurant may also include a night club, tavern and bar.

Appendix “B” – Section 4: General Provisions		
Section	Proposed Change	Proposed Revised Zone Regulation
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>		
4.6g)	An existing building may encroach, or further encroach, into a required yard to a maximum of 0.15 metres for the purpose of recladding the building.	An existing building may encroach, or further encroach, into a required yard to a maximum of 0.15 metres for the purpose of recladding the building.
4.18d)	<p>Temporary tent(s), for the purpose of festivals or retail sales events, for a maximum of 5 consecutive days, and shall not be subject to any minimum or maximum yard setbacks or parking requirements of the zone, except as it relates to setbacks from residential zoned property lines or zones.</p> <p>Temporary tent(s) or stage(s) in a Downtown Zone, Transit Oriented Corridor Zone, Commercial and Mixed Use Zone, or in a Parking (U3) Zone, in accordance with the following provisions:</p> <p>i) Shall not be in operation for more than 5 consecutive days;</p> <p>ii) Shall not be subject to any minimum or maximum yard setbacks or parking requirements of the zone,</p> <p>iii) Notwithstanding b) above, minimum setbacks shall apply if abutting a Residential Zone; and,</p> <p>iv) Shall not occupy areas devoted to barrier-free parking space(s) or loading space(s).</p>	<p>(deleted and replaced with new regulation)</p> <p>Temporary tent(s) or stage(s) in a Downtown Zone, Transit Oriented Corridor Zone, Commercial and Mixed Use Zone, or in a Parking (U3) Zone, in accordance with the following provisions:</p> <p>i) Shall not be in operation for more than 5 consecutive days;</p> <p>ii) Shall not be subject to any minimum or maximum yard setbacks or parking requirements of the zone;</p> <p>iii) Notwithstanding b) above, minimum setbacks shall apply if abutting a Residential Zone; and,</p> <p>iv) Shall not occupy areas devoted to barrier-free parking space(s) or loading space(s).</p>
4.18f)	Trailers used to provide a temporary restaurant service while the associated principal	Trailers used to provide a temporary restaurant service while the associated principal restaurant

Appendix “B” – Section 4: General Provisions		
Section	Proposed Change	Proposed Revised Zone Regulation
	restaurant building is undergoing for a maximum of four months, shall not be subject to parking requirements provided the Gross Floor Area of the temporary trailer does not exceed the Gross Floor Area of the principal restaurant.	building is undergoing for a maximum of four months, shall not be subject to parking requirements provided the Gross Floor Area of the temporary trailer does not exceed the Gross Floor Area of the principal restaurant.
4.19	Where this By-law requires a visual barrier is required to be provided and maintained, such barrier shall act as a screen between uses and shall be constructed to a minimum height of 1.8 metres, and to a maximum height of 2.5 metres where only that portion of a visual barrier consists consisting of a fence or wall, shall have a maximum height of 2.5 metres and shall not be located within 3.0 metres of a street line. A visual barrier shall consist of the following:	Where this By-law requires a visual barrier to be provided and maintained, such barrier shall act as a screen between uses and shall be constructed to a minimum height of 1.8 metres, and to a maximum height of 2.5 metres where a visual barrier consists of a fence or wall, and shall not be located within 3.0 metres of a street line. A visual barrier shall consist of the following:
4.21	No person shall conduct a home business except as permitted herein and in accordance with the regulations of Subsection b):	No person shall conduct a home business except as permitted herein:
4.21a)x)	Within the A1, A2, S1 and P6 Zones, an office of 1 physical or mental health professional practitioner , physician or dentist existing at the time of passing of this By-law.	Within the A1, A2, S1 and P6 Zones, an office of 1 health professional, physician or dentist existing at the time of passing of this By-law.
4.21e)	A home business within a Dwelling Unit(s) in Conjunction with a Commercial Use shall not be permitted.	A home business within a Dwelling Unit(s) in Conjunction with a Commercial Use shall not be permitted.
4.32	No person shall have deemed to have contravened any provisions of this By-law by reason only to the of the fact that a part or parts of any lot or have been conveyed, acquired, leased, or placement of easements by the City of Hamilton or the Government of Ontario for the placement of public transit facilities.	No lot shall be deemed to be in contravention of any provision(s) of this By-law by reason only of the fact that a part or parts of any lot has or have been conveyed to, or acquired, leased, or subject to an easement by the City of Hamilton or Province of Ontario for the placement of public transit facilities.

Appendix “B” – Section 4: General Provisions		
Section	Proposed Change	Proposed Revised Zone Regulation
	No lot shall be deemed to be in contravention of any provision(s) of this By-law by reason only of the fact that a part or parts of any lot has or have been conveyed to, or acquired, leased, or subject to an easement by the City of Hamilton or Province of Ontario for the placement of public transit facilities.	

Appendix “C” – Section 5: Parking		
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted		bolded text = text to be added
5.2d)ii)	The aisle giving access to a parallel parking space shall have a minimum width of 3.6 metres for one-way traffic and a minimum width of 6.0 metres for two-way traffic.	(regulation deleted)
5.2h)	In addition to Section 5.1 a) v) and Subsection 5.2e) herein, the following Planting Strip requirements shall apply to a parking lot in a Commercial and Mixed Use Zone and the Parking (U3) Zone where 50 or more parking spaces are provided on a lot:	In addition to Section 5.1 a) v) and Subsection 5.2e) herein, the following Planting Strip requirements shall apply to a parking lot in a Commercial and Mixed Use Zone and the Parking (U3) Zone where 50 or more parking spaces are provided on a lot:
5.2h)i)	Landscaped Area(s) or Landscaped Parking Island(s) with a minimum combined area of 10% of the area of the parking lot and associated access driveway and manouvering areas shall be provided and maintained;	Landscaped Area(s) or Landscaped Parking Island(s) with a minimum combined area of 10% of the area of the parking lot and associated access driveway and manouvering areas shall be provided and maintained;
5.2h)ii)	Each Landscaped Area and or Landscaped Parking Island shall have a minimum width of 2.8 metres and a minimum area of 10.0 square metres;	Each Landscaped Area and Landscaped Parking Island shall have a minimum area of 10.0 square metres;
5.2h)iii)	In addition to Section 5.6, the number of required parking spaces required to accommodate the Landscaped Area or Landscaped Parking Island within the parking lot shall be reduced by the amount needed to accommodate the minimum Landscaped Parking Island requirement as required by Subsection 5.2h)i) 5.1)v)i) , up to a maximum of 10% of the required parking spaces.	In addition to Section 5.6, the number of required parking spaces required to accommodate the Landscaped Area or Landscaped Parking Island within the parking lot shall be reduced by the amount needed to accommodate the minimum Landscaped Parking Island requirement as required by Subsection 5.2h)i), up to a maximum of 10% of the required parking spaces.

Appendix “C” – Section 5: Parking

Section	Proposed Change	Proposed Revised Zone Regulation								
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5.2i)	<p>In addition to Subsection c) herein, the minimum aisle width shall be designed and provided in accordance with the following requirements:</p> <table><tr><td>Parking Degree Angle</td><td>One-Way and Two-way Aisle Width</td></tr></table>	Parking Degree Angle	One-Way and Two-way Aisle Width	<p>In addition to Subsection c) herein, the minimum aisle width shall be designed and provided in accordance with the following requirements:</p> <table><tr><td>Parking Degree Angle</td><td>One-Way and Two-way Aisle Width</td></tr></table>	Parking Degree Angle	One-Way and Two-way Aisle Width				
Parking Degree Angle	One-Way and Two-way Aisle Width									
Parking Degree Angle	One-Way and Two-way Aisle Width									
5.5a	<table><tr><td>Required Parking Spaces</td><td>Designated Barrier Free Parking Space</td></tr><tr><td>0 1 – 49</td><td>Minimum 1 space;</td></tr></table>	Required Parking Spaces	Designated Barrier Free Parking Space	0 1 – 49	Minimum 1 space;	<table><tr><td>Required Parking Spaces</td><td>Designated Barrier Free Parking Space</td></tr><tr><td>1 – 49</td><td>Minimum 1 space;</td></tr></table>	Required Parking Spaces	Designated Barrier Free Parking Space	1 – 49	Minimum 1 space;
Required Parking Spaces	Designated Barrier Free Parking Space									
0 1 – 49	Minimum 1 space;									
Required Parking Spaces	Designated Barrier Free Parking Space									
1 – 49	Minimum 1 space;									
5.5b)	<p>Subsection 5.5 a) shall not apply to Single Detached Dwellings, Semi-Detached Dwellings, and Duplex Dwellings, and Street Townhouses abutting a public street.</p>	<p>Subsection 5.5 a) shall not apply to Single Detached Dwellings, Semi-Detached Dwellings, Duplex Dwellings, and Street Townhouses abutting a public street.</p>								
5.7c)	<p>In the Downtown (D1), (D2) and (D5) Zones, Transit Oriented Corridor Zones and Commercial and Mixed Use Zones short-term bicycle parking shall be provided for each and every building in the minimum quantity specified in accordance with the following requirements:</p>	<p>In the Downtown (D1), (D2) and (D5) Zones, Transit Oriented Corridor Zones and Commercial and Mixed Use Zones short-term bicycle parking shall be provided for each and every building in the minimum quantity specified in accordance with the following requirements:</p>								
5.7e)	<p>Notwithstanding Section b) and in addition to c) above, in the Downtown (D1), (D2), and (D5) Zones, Transit Oriented Corridor (TOC1), (TOC2), (TOC3) and (TOC4) Zones long-term bicycle parking shall be provided for each and every building containing the principal use in the minimum quantity specified in accordance with the following requirements:</p>	<p>Notwithstanding Section b) and in addition to c) above, in the Downtown (D1), (D2), and (D5) Zones, Transit Oriented Corridor Zones long-term bicycle parking shall be provided for each and every building containing the principal use in the minimum quantity specified in accordance with the following requirements:</p>								

Appendix “C” – Section 5: Parking		
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted		bolded text = text to be added
5.7g)ii)	In addition to Subsection 5.7g)i) 5.12g)i) , 1 motor vehicle space for every 15 square metres of gross floor area of locker, change room or shower facilities specifically accessible to all users of the secure long term bicycle spaces is provided and maintained.	In addition to Subsection 5.7g)i), 1 motor vehicle space for every 15 square metres of gross floor area of locker, change room or shower facilities specifically accessible to all users of the secure long term bicycle spaces.

Appendix “D” – Section 7: Open Space and Park Zones Section 7.7: Conservation/Hazard Land – Rural (P7) Zone Section 7.8: Conservation/Hazard Land – Rural (P8) Zone		
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added		
7.7.2.3) iv)	Notwithstanding Sections 7.7.2.1 a) i) and 7.7.2.2 a) i) above, an existing legally established accessory building or structure which is demolished in whole or in part may be rebuilt provided the setbacks, building height, and gross floor area to the building or structure which had existed on the date of passing of the By-law are maintained.	Notwithstanding Sections 7.7.2.1 a) i) and 7.7.2.2 a) i) above, an existing accessory building or structure which is demolished in whole or in part may be rebuilt provided the setbacks, building height, and gross floor area to the building or structure which had existed on the date of passing of the By-law are maintained.
7.8.2.2) iii)	Notwithstanding Section 7.8.2.1 above, an existing legally established accessory building or structure which is demolished in whole or in part may be rebuilt provided the setbacks, building height, and gross floor area to the building or structure which had existed on the date of passing of the By-law are maintained.	Notwithstanding Section 7.8.2.1 above, an existing accessory building or structure which is demolished in whole or in part may be rebuilt provided the setbacks, building height, and gross floor area to the building or structure which had existed on the date of passing of the By-law are maintained.

Appendix “E” – Section 9: Industrial Zones: Section 9.1: Research and Development (M1) Zone Section 9.3: Prestige Business Park (M3) Zone Section 9.6: Light Industrial (M6) Zone Section 9.11: Airport Prestige Business (M11) Zone		
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted added		
9.1.2 iii)	Notwithstanding Section 9.1.1, the following use is permitted only as an accessory use to a Motor Vehicle Service Station: Motor Vehicle Washing Establishment	Notwithstanding Section 9.1.1, the following use permitted only as an accessory use to a Motor Vehicle Service Station: Motor Vehicle Washing Establishment
9.1.3d)i)	In accordance with the requirements of Section 5 of this By-law;	In accordance with the requirements of Section 5 of this By-law;
9.3.2 iii)	Notwithstanding Section 9.3.1, the following use is permitted only as an accessory use to a Motor Vehicle Service Station: Motor Vehicle Washing Establishment	Notwithstanding Section 9.3.1, the following use is permitted only as an accessory use to a Motor Vehicle Service Station: Motor Vehicle Washing Establishment
9.3.3e)	Location Restriction of Manufacturing Uses Any building or structure used for Manufacturing and Alcohol Production Facilities shall be setback a minimum 20.0 metres from any portion of a property lot line abutting a property lot line within a Residential Zone or an Institutional Zone.	Location Restriction of Manufacturing Uses Any building or structure used for Manufacturing and Alcohol Production Facilities shall be setback a minimum 20.0 metres from any portion of a property lot line abutting a property lot line within a Residential Zone or an Institutional Zone.

Appendix “E” – Section 9: Industrial Zones: Section 9.1: Research and Development (M1) Zone Section 9.3: Prestige Business Park (M3) Zone Section 9.6: Light Industrial (M6) Zone Section 9.11: Airport Prestige Business (M11) Zone		
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted added bolded text = text to be added		
9.4.2 iii)	Notwithstanding Section 9.4.1, the following use is permitted only as an accessory use to a Motor Vehicle Service Station: Motor Vehicle Washing Establishment	Notwithstanding Section 9.4.1, the following use is permitted only as an accessory use to a Motor Vehicle Service Station: Motor Vehicle Washing Establishment
9.6.3f)	Location Restriction of Manufacturing Uses and Alcohol Production Facilities Any building or structure used for Manufacturing and Alcohol Production Facilities shall be setback a minimum 20.0 metres from any portion of a property lot line abutting a property lot line within a Residential Zone or an Institutional Zone.	Location Restriction of Manufacturing Uses Any building or structure used for Manufacturing shall be setback a minimum 20.0 metres from any portion of a property lot line abutting a property lot line within a Residential Zone or an Institutional Zone.
9.11.3c)ii)	Maximum 27.0 25.0 metres	Maximum 27.0 metres
9.10.2ii)	High School Secondary School	Secondary School
9.11.2ii)	High School Secondary School	Secondary School
9.11.2iv)	Notwithstanding Section 9.11.1, the following use is permitted only as an accessory use to a Motor Vehicle Service Station: Motor Vehicle Washing Establishment	Notwithstanding Section 9.11.1, the following use is permitted only as an accessory use to a Motor Vehicle Service Station: Motor Vehicle Washing Establishment

Appendix “E” – Section 9: Industrial Zones:
Section 9.1: Research and Development (M1) Zone
Section 9.3: Prestige Business Park (M3) Zone
Section 9.6: Light Industrial (M6) Zone
Section 9.11: Airport Prestige Business (M11) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>		
9.11.3g)	<p>Location Restriction of Manufacturing Uses and Alcohol Production Facilities</p> <p>Any building or structure used for Manufacturing and Alcohol Production Facilities shall be setback a minimum 20.0 metres from any portion of a property lot line abutting a property lot line within a Residential Zone or an Institutional Zone.</p>	<p>Location Restriction of Manufacturing Uses</p> <p>Any building or structure used for Manufacturing shall be setback a minimum 20.0 metres from any portion of a property lot line abutting a property lot line within a Residential Zone or an Institutional Zone.</p>

Appendix “F-1” – Section 10.1: Residential Character Commercial (C1) Zone		
Section	Proposed Change	Proposed Revised Zone Regulation
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>		
10.1.3	<p>d) e) Maximum Height</p> <p>e) d) Maximum Lot Area</p> <p>f) e) Visual Barrier Requirement</p> <p>g) f) Outdoor Storage</p>	<p>d) Maximum Height</p> <p>e) Maximum Lot Area</p> <p>f) Visual Barrier Requirement</p> <p>g) Outdoor Storage</p>
10.1.4a)	<p>Maximum 3.0 metres Yard Abutting Street</p>	<p>Maximum 3.0 metres Yard Abutting Street</p>
10.1.4e)ii)	<p>Notwithstanding Subsection 10.1.4i), 360.0 square metres shall be required for a corner lot.</p>	<p>360.0 square metres for a corner lot.</p>
10.1.3e)	<p>A visual barrier shall be required along any lot line abutting a Residential Zone, Institutional Zone, or Downtown (D5) Zone or Downtown (D6) Zone property line in accordance with the requirements of Section 4.19 of this By-law.</p>	<p>A visual barrier shall be required along any lot line abutting a Residential Zone, Institutional Zone, or Downtown (D5) Zone in accordance with the requirements of Section 4.19 of this By-law.</p>

Appendix “F-2” – Section 10.2: Neighbourhood Commercial (C2) Zone		
Section	Proposed Change	Proposed Revised Zone Regulation
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>		
10.2.3k)	A visual barrier shall be required along any lot line abutting a Residential Zone, Institutional Zone, or Downtown (D5) Zone or Downtown (D6) Zone property line in accordance with the requirements of Section 4.19 of this By-law.	A visual barrier shall be required along any lot line abutting a Residential Zone, Institutional Zone or Downtown (D5) Zone in accordance with the requirements of Section 4.19 of this By-law.
10.2.4a)	Notwithstanding Section 10.2.3a) i) and ii), Minimum 4.5 metres.	Notwithstanding Section 10.2.3a) i) and ii), minimum 4.5 metres.
10.2.4c)	Notwithstanding Section 10.2.3j), a minimum 3.0 metres planting strip in width shall be required abutting any street line, or Residential Zone or Institutional Zone property lot line, except for points for ingress and egress.	Notwithstanding Section 10.2.3j), a minimum 3.0 metres planting strip shall be required abutting any street line, or Residential Zone or Institutional Zone lot line, except for points for ingress and egress.
10.2.4d)	Maximum 175 square Gross Floor metres Area for Accessory Retail Uses to a Motor Vehicle Service Station	Maximum 175 square Gross Floor metres Area for Accessory Retail Uses to a Motor Vehicle Service Station

Appendix “F-3” – Section 10.3: Community Commercial (C3) Zone		
Section	Proposed Change	Proposed Revised Zone Regulation
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>		
10.3.3.k)	A visual barrier shall be required along any lot line abutting a Residential Zone, Institutional Zone, or Downtown (D5) Zone or Downtown (D6) Zone property line in accordance with the requirements of Section 4.19 of this By-law.	A visual barrier shall be required along any lot line abutting a Residential Zone, Institutional Zone or Downtown (D5) Zone in accordance with the requirements of Section 4.19 of this By-law.
10.3.4a)	Notwithstanding Section 10.3.3a) i) and ii), Minimum 4.5 metres.	Notwithstanding Section 10.3.3a) i) and ii), Minimum 4.5 metres.
10.3.4c)	Notwithstanding Section 10.3.3j), a minimum 3.0 metres planting strip in width shall be required abutting any street line, or Residential Zone or Institutional Zone property lot line, except for points for ingress and egress.	Notwithstanding Section 10.3.3j), minimum 3.0 metres planting strip shall be required abutting any street line, or Residential Zone or Institutional Zone lot line, except for points for ingress and egress.

Appendix “F-4” – Section 10.4: Mixed Use High Density (C4) Zone		
Section	Proposed Change	Proposed Revised Zone Regulation
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>		
10.4.1.1 ii) 2.	Notwithstanding Section 10.4.1.1 ii) i) 1., a maximum of one Dwelling Unit(s) shall be permitted in a basement or cellar.	Notwithstanding Section 10.4.1.1 ii) 1., Dwelling Units shall be permitted in a basement or cellar.
10.4.3a) ii)	Notwithstanding Section 10.4.3a) i) above, a minimum setback of 6.0 metres for that portion of a building providing an access driveway to a garage.	Notwithstanding Section 10.4.3a) i) above, a minimum setback of 6.0 metres for that portion of a building providing an access driveway to a garage.
10.4.3c)	7.5 metres abutting a Residential or Institutional Zone or lot containing a residential use. 7.5 metres	7.5 metres
10.4.3h)	On a lot containing more than 10 or more dwelling units, the following Minimum Amenity Area requirements be provided:	On a lot containing 10 or more dwelling units, the following Minimum Amenity Area requirements be provided:
10.4.3 h) i)	An area of 4.0 square metres for each dwelling unit less than or equal to 50 square metres of gross floor area ; and,	An area of 4.0 square metres for each dwelling unit less than or equal to 50 square metres of gross floor area; and,
10.4.3 h) ii)	An area of 6.0 square metres for each dwelling unit more than greater than 50 square metres of gross floor area .	An area of 6.0 square metres for each dwelling unit greater than 50 square metres of gross floor area.
10.4.3j)	A visual barrier shall be required along any lot line abutting a Residential Zone, Institutional Zone, or Downtown (D5) Zone or Downtown (D6) Zone property line in accordance with the requirements of Section 4.19 of this By-law.	A visual barrier shall be required along any lot line abutting a Residential Zone, Institutional Zone or Downtown (D5) Zone in accordance with the requirements of Section 4.19 of this By-law.
10.4.3 k) ii)	Notwithstanding Section 10.4.3k) i), the display of goods or materials for retail purposes accessory to a Retail use shall only be permitted in a front or flankage yard.	Notwithstanding Section 10.4.3k) i), the display of goods or materials for retail purposes accessory to a Retail use shall only be permitted in a front or flankage yard.
10.4.5a)	Notwithstanding Section 10.4.3a) i), Minimum 4.5 metres.	Notwithstanding Section 10.4.3a) i), Minimum 4.5 metres.

Appendix “F-4” – Section 10.4: Mixed Use High Density (C4) Zone		
Section	Proposed Change	Proposed Revised Zone Regulation
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>		
10.4.5c)	<p>Notwithstanding Section 10.4.3i), a minimum 3.0 metres planting strip in width shall be required abutting any street line, or Residential Zone or Institutional Zone property lot line, except for points for ingress and egress.</p>	<p>Notwithstanding Section 10.4.3i), a minimum 3.0 metres planting strip shall be required abutting any street line, or Residential Zone or Institutional Zone lot line, except for points for ingress and egress.</p>
10.4.8	<p>In addition to Section 4.26 of this By-law, an Urban Farm shall only be permitted in the rear yard or on the roof-top of the principle principal building.</p>	<p>In addition to Section 4.26 of this By-law, an Urban Farm shall only be permitted in the rear yard or on the roof-top of the principal building.</p>
10.4.9	<p>In addition to Section 4.27 of this By-law, a Community Garden shall only be permitted in the rear yard or on the roof-top of the principle principal building.</p>	<p>In addition to Section 4.27 of this By-law, a Community Garden shall only be permitted in the rear yard or on the roof-top of the principal building.</p>

Appendix “F-5” – Section 10.5: Mixed Use Medium Density (C5) Zone		
Section	Proposed Change	Proposed Revised Zone Regulation
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>		
Explanatory Note	The C5 Zone is found along collector and arterial roads where the zone permits a range of retail, service, commercial, entertainment, and residential uses serving the surrounding community. The built form encourages an active transit supportive, pedestrian environment that is anchored by single or mixed-use buildings oriented towards the pedestrian realm. Although residential uses are permitted, either as a single or mixed-use building , this zone is predominantly commercial.	The C5 Zone is found along collector and arterial roads where the zone permits a range of retail, service, commercial, entertainment, and residential uses serving the surrounding community. The built form encourages an active transit supportive, pedestrian environment that is anchored by single or mixed-use buildings oriented towards the pedestrian realm. Although residential uses are permitted, either as a single or mixed-use building, this zone is predominantly commercial.
10.5.1.1 i)2.	Notwithstanding Subsection 10.5.1.1 i)1., a maximum of one Dwelling Unit(s) shall be permitted in a basement or cellar.	Notwithstanding Subsection 10.5.1.1 i)1., Dwelling Unit(s) shall be permitted in a basement or cellar.
10.5.3h)	On a lot containing more than 10 or more dwelling units, the following Minimum Amenity Area requirements be provided:	On a lot containing 10 or more dwelling units, the following Minimum Amenity Area requirements be provided:
10.5.3h) i)	An area of 4.0 square metres for each dwelling unit less than or equal to 50 square metres of gross floor area ; and,	An area of 4.0 square metres for each dwelling unit less than or equal to 50 square metres of gross floor area; and,
10.5.3h) ii)	An area of 6.0 square metres for each dwelling unit more than greater than 50 square metres of gross floor area .	An area of 6.0 square metres for each dwelling unit 50 square metres or more of gross floor area.
10.5.3j)	A visual barrier shall be required along any lot line abutting a Residential Zone, Institutional Zone, or Downtown (D5) Zone or Downtown (D6) Zone property line in accordance with the requirements of Section 4.19 of this By-law.	A visual barrier shall be required along any lot line abutting a Residential Zone, Institutional Zone, or Downtown (D5) Zone lot line in accordance with the requirements of Section 4.19 of this By-law.
10.5.5a)	Notwithstanding Section 10.5.3a) i) and ii), Minimum of 4.5 metres.	Notwithstanding Section 10.5.3a) i) and ii), Minimum of 4.5 metres.

Appendix “F-5” – Section 10.5: Mixed Use Medium Density (C5) Zone		
Section	Proposed Change	Proposed Revised Zone Regulation
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>		
10.5.5c)	<p>Notwithstanding Section 10.5.3i), a minimum 3.0 metres planting strip in width shall be required abutting any street line, or Residential Zone or Institutional Zone property lot line, except for points for ingress and egress.</p>	<p>Notwithstanding Section 10.5.3i), a minimum 3.0 metres planting strip shall be required abutting any street line, or Residential Zone or Institutional Zone lot line, except for points for ingress and egress.</p>
10.5.9	<p>In addition to Section 4.26 of this By-law, an Urban Farm shall only be permitted in the rear yard or on the roof-top of the principal principle building.</p>	<p>In addition to Section 4.26 of this By-law, an Urban Farm shall only be permitted in the rear yard or on the roof-top of the principal building.</p>
10.5.10	<p>In addition to Section 4.27 of this By-law, a Community Garden shall only be permitted in the rear yard or on the roof-top of the principal principle building.</p>	<p>In addition to Section 4.27 of this By-law, a Community Garden shall only be permitted in the rear yard or on the roof-top of the principal building.</p>

Appendix “F-6” – Section 10.6: District Commercial (C6) Zone					
Section		Proposed Change		Proposed Revised Zone Regulation	
Grey highlighted strikethrough text = text to be deleted				bolded text = text to be added	
10.6.1		Permitted Uses	Microbrewery	Permitted Uses	Microbrewery
10.6.3i)	A visual barrier shall be required along any lot line abutting a Residential Zone, Institutional Zone, or Downtown (D5) Zone or Downtown (D6) Zone property line in accordance with the requirements of Section 4.19 of this By-law.		A visual barrier shall be required along any lot line abutting a Residential Zone, Institutional Zone or Downtown (D5) Zone in accordance with the requirements of Section 4.19 of this By-law.		
10.6.4a)	Minimum Building Setback from a Street Line	Notwithstanding Sections 10.6.3 a) i) and ii), a Minimum of 4.5 metres.	Minimum Building Setback from a Street Line	Notwithstanding Sections 10.6.3 a) i) and ii), a Minimum of 4.5 metres.	
10.6.4c)	Notwithstanding Section 10.6.3h), a minimum 3.0 metres planting strip in width shall be required abutting any street line, or Residential Zone or Institutional Zone property lot line, except for points for ingress and egress.		Notwithstanding Section 10.6.3h), a minimum 3.0 metres planting strip shall be required abutting any street line, or Residential Zone or Institutional Zone lot line, except for points for ingress and egress.		

Appendix “F-7” – Section 10.7: Arterial Commercial (C7) Zone		
Section	Proposed Change	Proposed Revised Zone Regulation
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>		
10.7.4a)	Notwithstanding Section 10.7.3a), Minimum 4.5 metres.	Notwithstanding Section 10.7.3a), Minimum 4.5 metres.
10.7.4c)	Notwithstanding Section 10.7.3f), a minimum 3.0 metres planting strip in width shall be required abutting any street line, or Residential Zone or Institutional Zone property line , except for points for ingress and egress.	Notwithstanding Section 10.7.3f), minimum 3.0 metres planting strip shall be required abutting any street line, or Residential Zone or Institutional Zone lot line, except for points for ingress and egress.

Appendix “G-1” – Section 11.1: Transit Oriented Corridor Mixed Use Medium Density (TOC1) Zone		
Section	Proposed Change	Proposed Revised Zone Regulation
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>		
11.1.1.1 i) 2.	Notwithstanding Subsection 11.1.1.1 i) 1., a minimum of one Dwelling unit(s) shall be permitted in a basement or cellar.	Notwithstanding Subsection 11.1.1.1 i) 1., Dwelling Unit(s) shall be permitted in a basement or cellar.
11.1.3 c)	A minimum 7.5 metres for lots abutting a Residential Zone or Institutional Zone or lot containing a Residential Use. Single Detached Dwelling, Semi-Detached Dwelling, and Street Townhouse.	A minimum 7.5 metres for lots abutting a Single Detached Dwelling, Semi-Detached Dwelling, and Street Townhouse.

Appendix “G-2” – Section 11.2: Transit Oriented Corridor Local Commercial (TOC2) Zone		
Section	Proposed Change	Proposed Revised Zone Regulation
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>		
11.2.3c)ii)	<p>i) A minimum 7.5 metres for lots abutting a Residential Zone or Institutional Zone or lot containing a Residential Use. Single Detached Dwelling, Semi-Detached Dwelling, and Street Townhouse.</p>	<p>i) A minimum 7.5 metres for lots abutting a Single Detached Dwelling, Semi-Detached Dwelling, and Street Townhouse.</p>

Appendix “G-3” – Section 11.3: Transit Oriented Corridor Multiple Residential (TOC3) Zone		
Section	Proposed Change	Proposed Revised Zone Regulation
<p>Grey highlighted strikethrough text = text to be deleted added = text to be added bolded text = text to be added</p>		
11.3.1	<p>Permitted Uses:</p> <p>Artist Studio Catering Service Commercial School Communications Establishment Community Garden Craftsperson Shop Day Nursery Emergency Shelter Financial Institution Lodging House Multiple Dwelling Office Performing Arts Theatre Personal Service Repair Service Residential Care Facility Restaurant Retail Retirement Home Street Townhouse Dwelling Tradesperson’s Shop</p>	<p>Permitted Uses:</p> <p>Community Garden Emergency Shelter Lodging House Multiple Dwelling Residential Care Facility Retirement Home Street Townhouse Dwelling</p>
11.3.1.1 i)2.	<p>Notwithstanding Subsection 11.3.1.1 i)2., a minimum of one Dwelling unit(s) shall be permitted in a basement or cellar.</p>	<p>Notwithstanding Subsection 11.3.1.1 i)2., Dwelling Unit(s) shall be permitted in a basement or cellar.</p>
11.3.1.1. ii)	<p>Restriction of Existing Commercial Uses</p> <p>1. Notwithstanding Subsection 11.3.1, commercial uses that were legally established within buildings existing at the date of passing of the by-law may convert to any of the following commercial uses:</p> <p>Artist Studio Catering Service</p>	<p>Restriction of Existing Commercial Uses</p> <p>1. Notwithstanding Subsection 11.3.1, commercial uses that were legally established within buildings existing at the date of passing of the by-law may convert to any of the following commercial uses:</p> <p>Artist Studio Catering Service</p>

Appendix “G-3” – Section 11.3: Transit Oriented Corridor Multiple Residential (TOC3) Zone		
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added		
	Commercial School Communications Establishment Craftsperson Shop Day Nursery Financial Institution Office Performing Arts Theatre Personal Service Repair Service Restaurant Retail Tradesperson’s Shop	Commercial School Communications Establishment Craftsperson Shop Day Nursery Financial Institution Office Performing Arts Theatre Personal Service Repair Service Restaurant Retail Tradesperson’s Shop
11.3.1.1 ii) - 11.3.1.1 iii)	That the existing Subclauses 11.3.1.1 ii) - 11.3.1.1 iii) be renumbered to 11.3.1.1 iii) - 11.3.1.1 iv) respectively.	
11.3.2c)	i) A minimum 7.5 metres for lots abutting a Single Detached Dwelling, Semi-Detached Dwelling, and Street Townhouse.	i) Notwithstanding Sub-sections i) and ii), a minimum 7.5 metres for lots abutting a Single Detached Dwelling, Semi-Detached Dwelling, and Street Townhouse.
11.3.5	COMMERCIAL USES IN COMMERCIAL BUILDINGS EXISTING AT THE DATE OF PASSING OF THE BY-LAW (February 14, 2018)	<i>(Regulation deleted)</i>
11.3.5 - 11.3.8	That the existing Subsections 11.3.6 to 11.3.8 be renumbered to 11.3.5 to 11.3.7 respectively.	

Appendix “H” – Section 12.1: Agriculture (A1) Zone Section 12.2: Rural (A2) Zone Section 12.6: Existing Rural Commercial (E1) Zone Section 12.7: Existing Rural Industrial (E2) Zone		
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added		
12.1.3.1 i) i)	The total maximum gross floor area of all buildings and structures devoted to retailing of agricultural products grown primarily as part of the farm operation, exclusive of a Farm Produce/Product Stand, shall be 200.0 square metres;	The total maximum gross floor area of all buildings and structures devoted to retailing of agricultural products grown primarily as part of the farm operation, exclusive of a Farm Produce/Product Stand, shall be 200.0 square metres;
12.1.3.1 i) iii)	In addition to Section 12.1.3.1 i) i), the total maximum gross floor area of a Farm Produce/Product Stand shall be 18.5 square metres;	In addition to Section 12.1.3.1 i) i), the total maximum gross floor area of a Farm Produce/Product Stand shall be 18.5 square metres;
12.1.3.2d) i)	The total maximum gross floor area for all buildings and structures devoted to an Agricultural Processing Establishment - Secondary shall not exceed 500.0 square metres;	The total maximum gross floor area for all buildings and structures devoted to an Agricultural Processing Establishment - Secondary shall not exceed 500.0 square metres;
12.1.3.2e)	The total maximum gross floor area of all buildings or structures devoted to the Agritourism use shall not exceed 500.0 square metres.	The total maximum gross floor area of all buildings or structures devoted to the Agritourism use shall not exceed 500.0 square metres.
12.1.3.2g)	The total maximum gross floor area for all buildings and structures devoted to a Kennel use shall be 500.0 square metres.	The total maximum gross floor area for all buildings and structures devoted to a Kennel use shall be 500.0 square metres.
12.1.3. 2h) ii)	The total maximum building area devoted to an Agricultural Brewery/Cidery/ Winery use shall be 500.0 square metres of gross floor area exclusive of the basement or cellar, of which a maximum of 25% of the gross floor area may be used for Retail and/or hospitality/tasting purposes.	The total maximum building area devoted to an Agricultural Brewery/Cidery/ Winery use shall be 500.0 square metres of gross floor area exclusive of the basement or cellar, of which a maximum of 25% of the gross floor area may be used for Retail and/or hospitality/tasting purposes.

Appendix “H” – Section 12.1: Agriculture (A1) Zone Section 12.2: Rural (A2) Zone Section 12.6: Existing Rural Commercial (E1) Zone Section 12.7: Existing Rural Industrial (E2) Zone		
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added		
12.1.3. 2 i) iii)	All buildings or structures used as part of the Landscape Contracting Establishment – Secondary shall be set back a minimum of 15.0 metres from any lot line, and the total gross floor area of all buildings or structures used as part of the Landscape Contracting Establishment – Secondary shall not exceed an total maximum gross floor area of 250.0 square metres;	All buildings or structures used as part of the Landscape Contracting Establishment – Secondary shall be set back a minimum of 15.0 metres from any lot line, and the total gross floor area of all buildings or structures used as part of the Landscape Contracting Establishment – Secondary shall not exceed an total maximum gross floor area of 250.0 square metres;
12.2.3.1 i) i)	The total maximum gross floor area of all buildings and structures devoted to retailing of agricultural products grown primarily as part of the farm operation, exclusive of a Farm Produce/Product Stand, shall be 200.0 square metres;	The total maximum gross floor area of all buildings and structures devoted to retailing of agricultural products grown primarily as part of the farm operation, exclusive of a Farm Produce/Product Stand, shall be 200.0 square metres;
12.2.3.1 i) iii)	In addition to Section 12.2.3.1 i) i), the total maximum gross floor area of a Farm Produce/Product Stand shall be 18.5 square metres;	In addition to Section 12.2.3.1 i) i), the total maximum gross floor area of a Farm Produce/Product Stand shall be 18.5 square metres;
12.2.3.2 d) i)	The total maximum gross floor area for all buildings and structures devoted to an Agricultural Processing Establishment - Secondary shall not exceed 500.0 square metres;	The total maximum gross floor area for all buildings and structures devoted to an Agricultural Processing Establishment - Secondary shall not exceed 500.0 square metres;
12.2.3.2 e)	The total maximum gross floor area of all buildings or structures devoted to the Agritourism use shall not exceed 500.0 square metres.	The total maximum gross floor area of all buildings or structures devoted to the Agritourism use shall not exceed 500.0 square metres.
12.2.3.2 g) ii)	The total maximum building area devoted to an Agricultural Brewery/Cidery/ Winery use shall be 500.0 square metres of gross floor area exclusive of the basement or cellar, of which a maximum of 25% of the gross floor area may be used for Retail and/or hospitality/tasting purposes.	The total maximum building area devoted to an Agricultural Brewery/Cidery/ Winery use shall be 500.0 square metres of gross floor area exclusive of the basement or cellar, of which a maximum of 25% of the gross floor area may be used for Retail and/or hospitality/tasting purposes.

Appendix “H” – Section 12.1: Agriculture (A1) Zone Section 12.2: Rural (A2) Zone Section 12.6: Existing Rural Commercial (E1) Zone Section 12.7: Existing Rural Industrial (E2) Zone		
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added		
12.2.3.2 h) iii)	All buildings or structures used as part of the Landscape Contracting Establishment – Secondary shall be set back a minimum of 15.0 metres from any lot line, and the total gross floor area of all buildings or structures used as part of the Landscape Contracting Establishment – Secondary shall not exceed an total maximum gross floor area of 250.0 square metres;	All buildings or structures used as part of the Landscape Contracting Establishment – Secondary shall be set back a minimum of 15.0 metres from any lot line, and the total gross floor area of all buildings or structures used as part of the Landscape Contracting Establishment – Secondary shall not exceed an total maximum gross floor area of 250.0 square metres;
12.2.3.4c)	Maximum Gross Floor Area A total maximum of 500.0 square metres.	Maximum Gross Floor Area An total maximum of 500.0 square metres.
12.2.3.5 c)	Maximum Gross Floor Area A total maximum of 500.0 square metres.	Maximum Gross Floor Area An total maximum of 500.0 square metres.
12.2.3.6c)	Maximum Gross Floor Area A total maximum of 500.0 square metres.	Maximum Gross Floor Area An total maximum of 500.0 square metres.
12.2.3.6f)	Parking In accordance with the requirements of Section 5 of this By-law.	Parking In accordance with the requirements of Section 5 of this By-law.

Appendix “H” – Section 12.1: Agriculture (A1) Zone Section 12.2: Rural (A2) Zone Section 12.6: Existing Rural Commercial (E1) Zone Section 12.7: Existing Rural Industrial (E2) Zone		
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted added bolded text = text to be added		
12.6.3k)	Parking ii) Notwithstanding Section 12.6.3 k) i) above , a Farm Product Supply Dealer shall be subject to the requirements of Section 5.6 c) vi vii).	Parking ii) Notwithstanding Section 12.6.3 k) i), a Farm Product Supply Dealer shall be subject to the requirements of Section 5.6 c) vii).
12.6.4g)	Parking In accordance with the requirements of Section 5.6 c) vi vii) of this By-law.	Parking In accordance with the requirements of Section 5.6 c) vii) of this By-law.
12.7.3l)	Parking i) Notwithstanding Section 12.7.3 l) i) above, a Farm Product Supply Dealer shall be subject to the requirements of Section 5.6 c) vi vii)”	Parking i) Notwithstanding Section 12.7.3 l) i) above, a Farm Product Supply Dealer shall be subject to the requirements of Section 5.6 c) vii)”

Appendix “I” – Section 13.3: Parking (U3) Zone		
Section	Proposed Change	Proposed Revised Zone Regulation
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>		
13.3.2a)ii)	<p>Maximum 3.0 metres for the first storey, but except where a visibility triangle is required for a driveway setback;</p>	<p>Maximum 3.0 metres for the first storey, except where a visibility triangle is required for a driveway setback;</p>
13.3.2i)	<p>A visual barrier shall be required along any side or rear lot line abutting a Residential Zone, Institutional Zone, Downtown (D5) Zone, Downtown (D6) Zone, or Residential Character Commercial (C1) Zone property line in accordance with the requirements of Section 4.19 of this By-law.</p>	<p>A visual barrier shall be required along any side or rear lot line abutting a Residential Zone, Institutional Zone, Downtown (D5) Zone or Residential Character Commercial (C1) Zone in accordance with the requirements of Section 4.19 of this By-law.</p>

Appendix “J” – Schedule “C” – Special Exceptions			
Special Exception	Sub-section	Proposed Change	Proposed Revised Zone Regulation
		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 and 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.
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.
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.
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.

Appendix “J” – Schedule “C” – Special Exceptions			
Special Exception	Sub-section	Proposed Change	Proposed Revised Zone Regulation
		Grey highlighted strikethrough text = text to be deleted	bolded text = text to be added
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.
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.
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).
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
	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.
	c)	Parking shall be provided in accordance with Section 5.6c)ii.	Parking shall be provided in accordance with Section 5.6c)ii.

Appendix “J” – Schedule “C” – Special Exceptions			
Special Exception	Sub-section	Proposed Change	Proposed Revised Zone Regulation
		Grey highlighted strikethrough text = text to be deleted	bolded text = text to be added
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).
	b)	Parking shall be provided in accordance with Section 5.6c)ii)	Parking shall be provided in accordance with Section 5.6c)ii)
SE 104	Pre- amble	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: 8 and 20 5 th Maps 61 and Concession 73 Road East	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), identified on Maps 49, 61, 73, 84, 85, 166, 182 and 190 of Schedule “A” – Zoning Maps, described as addresses: 8 5 th Concession Maps 61 and Road East 73
SE 117	b)	The following regulations shall also apply to the use identified in a) above: iii) Parking in accordance with Section 5.6 c) iii).	The following regulations shall also apply to the use identified in a) above: iii) Parking In accordance with Section 5.6 c) iii).
SE 150	b)	The permitted uses identified in a) above shall be in accordance with the provisions of Section 12.7.3.	The permitted uses identified in a) above shall be in accordance with the provisions of Section 12.7.3.
SE 168	Pre- amble	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,

Appendix “J” – Schedule “C” – Special Exceptions

Special Exception	Sub-section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted		bolded text = text to be added	
	a)	<p>The following uses shall also be permitted:</p> <p>i) Place of Worship; ii) Day Nursery; and, iii) Educational Establishment.</p>	<p>The following uses shall also be permitted:</p> <p>i) Place of Worship; ii) Day Nursery; and, iii) Educational Establishment.</p>
	b)	<p>The following regulations shall apply to the uses identified in a) above:</p> <p>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)</p>	<p>The following regulations shall apply to the uses identified in a) above:</p> <p>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)</p>
SE 179	d)	Parking shall be provided in accordance with Section 5.6 c) i) and ii).	Parking shall be provided in accordance with Section 5.6 c) i) and ii).
SE 227	b)	<p>The following regulations shall apply to the use identified in a) above:</p> <p>i) The minimum setback for any buildings or structures shall be 16.0 metres from the barn on the abutting property to the north.</p> <p>ii) Maximum Gross Floor Area 1,340 square metres</p> <p>iii) Minimum Landscaped Open Space 10 percent</p> <p>iv) Minimum Planting Strip 3.0 metre width across all lot lines adjacent to a street except for point of ingress and egress.</p>	<p>The following regulations shall apply to the use identified in a) above:</p> <p>i) The minimum setback for any buildings or structures shall be 16.0 metres from the barn on the abutting property to the north.</p> <p>ii) Maximum Gross Floor Area 1,340 square metres</p> <p>iii) Minimum Landscaped Open Space 10 percent</p> <p>iv) Minimum Planting Strip 3.0 metre width across all lot lines adjacent to a street except for point of ingress and egress.</p>

Appendix “J” – Schedule “C” – Special Exceptions			
Special Exception	Sub-section	Proposed Change	Proposed Revised Zone Regulation
		Grey highlighted strikethrough text = text to be deleted	bolded text = text to be added
		v) Parking shall be provided in accordance with Section 5.6 c) ii)	v) Parking shall be provided in accordance with Section 5.6 c) ii)
SE 249	d)	The following regulations shall apply to the uses identified in a) above: i) In accordance with Section 12.7.3	The following regulations shall apply to the uses identified in a) above: i) In accordance with Section 12.7.3
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.

Appendix “J” – Schedule “C” – Special Exceptions			
Special Exception	Sub-section	Proposed Change	Proposed Revised Zone Regulation
		Grey highlighted strikethrough text = text to be deleted	bolded text = text to be added
SE 254	Pre- amble	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.
SE 256	Pre- amble	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.
SE 263	Pre- amble	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.
SE 268	Pre- amble	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.

Appendix “J” – Schedule “C” – Special Exceptions			
Special Exception	Sub-section	Proposed Change	Proposed Revised Zone Regulation
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>			
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.
SE 279	b)	The uses identified in a) above shall be in accordance with the provisions of Section 12.2.3.1.	The uses identified in a) above shall be in accordance with the provisions of Section 12.2.3.1.
SE 284	b)	The following regulations shall apply to the uses identified in a) above: iv) Parking shall be provided in accordance with Section 5.6 c) ii)	The following regulations shall apply to the uses identified in a) above: iv) Parking shall be provided in accordance with Section 5.6 c) ii)
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.
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.
SE 310	c)	Subsection 11.1.3c) shall not apply to the westerly interior side lot line.	Subsection 11.1.3c) shall not apply to the westerly interior side lot line.

Appendix “J” – Schedule “C” – Special Exceptions											
Special Exception	Sub-section	Proposed Change	Proposed Revised Zone Regulation								
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added											
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.								
	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								
	e) 4. ii)	Yard Projection of a maximum of 1.6 4.5 metres into any required rear yard and 1.6 metres into any required side yard. Balcony Perch A balcony perch 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 maximum of 1.6 metres into any required rear yard and 1.6 metres into any required side yard. A balcony may project a maximum of 1.6 metres into any required rear yard and 1.6 metres into any required side yard.								
SE 323	b)	i) vii) Existing Heritage Building ii) viii) Landscaped Strip	i) Existing Heritage Building ii) Landscaped Strip								
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.								
SE 375	Pre- amble	<table><tr><th>Property Address</th><th>Map Number</th></tr><tr><td>3, 16, 18, 20, 22, 24, 32, 36 Clark Avenue</td><td>870, 912</td></tr></table>	Property Address	Map Number	3, 16, 18, 20, 22, 24, 32, 36 Clark Avenue	870, 912	<table><tr><th>Property Address</th><th>Map Number</th></tr><tr><td>3, 16, 18, 20, 22, 24, 32, 36 Clark Avenue</td><td>870, 912</td></tr></table>	Property Address	Map Number	3, 16, 18, 20, 22, 24, 32, 36 Clark Avenue	870, 912
Property Address	Map Number										
3, 16, 18, 20, 22, 24, 32, 36 Clark Avenue	870, 912										
Property Address	Map Number										
3, 16, 18, 20, 22, 24, 32, 36 Clark Avenue	870, 912										
SE 461	b)	Notwithstanding Section 11.1 6-3 of this By-law, the following special regulations shall apply: No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Transit Oriented Corridor Mixed	Notwithstanding Section 11.1 of this By-law, the following special regulations shall apply: No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Transit Oriented Corridor Mixed Use								

Appendix “J” – Schedule “C” – Special Exceptions											
Special Exception	Sub-section	Proposed Change	Proposed Revised Zone Regulation								
		Grey highlighted strikethrough text = text to be deleted	bolded text = text to be added								
		Use Medium Density (TOC1) Downtown D3 Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations.	Medium Density (TOC1) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations.								
SE 555	b) ii)	No parking space or part thereof shall be located, and no land shall be used for the temporary parking or storage of any vehicle at a distance of not less than:	No parking space or part thereof shall be located, and no land shall be used for the temporary parking or storage of any vehicle at a distance of less than:								
SE 579	Pre- amble	Within the lands zoned Neighbourhood Commercial (C2) Zone and Community Commercial (C3) Zone, identified on Maps 1100, 1145, 1146, 1150, 1185, 1194, 1196, 1198, 1199, 1205, 1247, 1248, 1249, 1251, 1252, 1259, 1260, 1305, 1306, 1403, 1405, 1454, 1502 1503 and 1640 of Schedule “A” – Zoning Maps and described as: <table><tr><th>Property Address</th><th>Map Number</th></tr><tr><td>136 - 146 Upper Mount Albion Road</td><td>1502</td></tr></table>	Property Address	Map Number	136 - 146 Upper Mount Albion Road	1502	Within the lands zoned Neighbourhood Commercial (C2) Zone and Community Commercial (C3) Zone, identified on Maps 1100, 1145, 1146, 1150, 1185, 1194, 1196, 1198, 1199, 1205, 1247, 1248, 1249, 1251, 1252, 1259, 1260, 1305, 1306, 1403, 1405, 1454, 1502 1503 and 1640 of Schedule “A” – Zoning Maps and described as: <table><tr><th>Property Address</th><th>Map Number</th></tr><tr><td>136 - 146 Upper Mount Albion Road</td><td>1502</td></tr></table>	Property Address	Map Number	136 - 146 Upper Mount Albion Road	1502
Property Address	Map Number										
136 - 146 Upper Mount Albion Road	1502										
Property Address	Map Number										
136 - 146 Upper Mount Albion Road	1502										

Appendix “J” – Schedule “C” – Special Exceptions			
Special Exception	Sub-section	Proposed Change	Proposed Revised Zone Regulation
		Grey highlighted strikethrough text = text to be deleted	bolded text = text to be added
SE 581	d)	<p>Notwithstanding Section 10.5.3c), for lands located at 51-55 Cootes Drive and 110 King Street East, the following regulation shall apply:</p> <p>i) Minimum 1.3 metres Interior shall be provided along the southerly portion of the building facing Cootes Drive.</p>	<p>Notwithstanding Section 10.5.3c), for lands located at 51-55 Cootes Drive and 110 King Street East, the following regulation shall apply:</p> <p>i) Minimum 1.3 metres Interior shall be provided along the southerly portion of the building facing Cootes Drive.</p>
SE 598	b)	iv) iii) Drive-Through Restaurant accessory to a Motor Vehicle Gas Bar	iv) Drive – Through Restaurant accessory to a Motor Vehicle Gas Bar
SE 600	b)	<p>i) viii) Combined Maximum Gross Floor Area for Office</p> <p>ii) ix) Combined Maximum Gross Floor Area for Retail</p>	<p>i) Combined Maximum Gross Floor Area for Office</p> <p>ii) Combined Maximum Gross Floor Area for Retail</p>
SE 626	f)	<p>Parking Parking for a Multiple Dwelling within a mixed use building shall be provided on the basis of:</p> <p>iii) A minimum barrier free space size of 4.4 metres by 5.5 metres shall be provided</p>	<p>Parking Parking for a Multiple Dwelling within a mixed use building shall be provided on the basis of:</p> <p>iii) A minimum barrier free space size of 4.4 metres by 5.5 metres shall be provided</p>

Appendix “J” – Schedule “C” – Special Exceptions			
Special Exception	Sub-section	Proposed Change	Proposed Revised Zone Regulation
		Grey highlighted strikethrough text = text to be deleted	bolded text = text to be added
	g)	<p>Bicycle Parking</p> <p>Bicycle Parking for a Multiple Dwelling within a mixed use building shall be provided on the basis of:</p> <p>0.92 0.35 Bicycle Parking spaces per dwelling unit of which 10% are to be provided maintained as short term Bicycle Parking spaces.</p>	<p>Bicycle Parking</p> <p>Bicycle Parking for a Multiple Dwelling within a mixed use building shall be provided on the basis of:</p> <p>0.35 Bicycle Parking spaces per dwelling unit of which 10% are to be maintained as short term Bicycle Parking spaces.</p>
	h)	Notwithstanding Subsection 5.2i), the minimum aisle width shall be 5.5 metres.	Notwithstanding Subsection 5.2i), the minimum aisle width shall be 5.5 metres.
SE 655	a)	<p>i) ii) 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.</p> <p>ii) iii) Section 5.2.1 a) shall not apply.</p> <p>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.</p>	<p>i) 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.</p> <p>ii) Section 5.2.1 a) shall not apply.</p> <p>iii) Notwithstanding Section 10.5.3 a) ii), the maximum setback from the street line shall be 5.0 metres from Wilson Street West.</p>
SE 652	a)	In addition to Subsection 10.5 a .1, the following additional uses shall be permitted:	In addition to Subsection 10.5.1, the following additional uses shall be permitted:
	b)	Notwithstanding Subsection 10.5 a .3 a), 10.5 a .3 b), 10.5 a .3 d), and in addition to Subsection 10.5 a .3, the following special regulations shall apply:	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:

Appendix “J” – Schedule “C” – Special Exceptions

Special Exception	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted		bolded text = text to be added
SE 706	<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>
SE 708	<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 snow vehicle sales establishment; ii) Cold storage locker establishment; iii) Dairies; iv) Farm equipment sales establishment; v) Garden Centre;</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: 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;</p>

Appendix “J” – Schedule “C” – Special Exceptions		
Special Exception	Proposed Change	Proposed Revised Zone Regulation
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>		
	<p>vi) Motor vehicle rental establishment;</p> <p>vii) New and used motor vehicle dealership;</p> <p>viii) Public and private parking lots and structures;</p> <p>ix) Transportation depot;</p> <p>x) Major recreational equipment sales, rental, and service establishment;</p> <p>xi) Taxi establishment</p> <p>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.</p>	<p>vii) New and used motor vehicle dealership;</p> <p>viii) Public and private parking lots and structures;</p> <p>ix) Transportation depot;</p> <p>x) Major recreational equipment sales, rental, and service establishment;</p> <p>xi) Taxi establishment</p> <p>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.</p>
SE 710	<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 – 64 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 A minimum barrier-free</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</p>

Appendix “J” – Schedule “C” – Special Exceptions

Special Exception	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted		bolded text = text to be added
	<p>Space Size parking space Dimension of 4.4 metres by 5.7 metres shall be provided.</p> <p>iii) Parking Space Requirement for Multiple Dwelling and Community Centre 0 parking spaces.</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>2. A Day Nursery</p>	<p>metres shall be provided.</p> <p>iii) Parking Space Requirement for Multiple Dwelling and Community Centre 0 parking spaces.</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 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>2. A Day Nursery with</p>

Appendix “J” – Schedule “C” – Special Exceptions

Special Exception	Proposed Change	Proposed Revised Zone Regulation
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>		
	<p>with a maximum of 31 children</p> <p>ii) Minimum Side Yard (northerly) 1.4 metres</p> <p>iii) Building Height Maximum 20.0 metres.</p>	<p>a maximum of 31 children</p> <p>ii) Minimum Side Yard (northerly) 1.4 metres</p> <p>iii) Building Height Maximum 20.0 metres.</p>
SE 711	<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), 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>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), c), d) ii), i), h) v), and k), the following provisions shall also apply:</p> <p>i) Minimum Side Yard 1.0 metre</p>

Appendix “J” – Schedule “C” – Special Exceptions

Special Exception	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted		bolded text = text to be added
	<p>ii) Minimum Rear Yard 1.5 metres</p> <p>iii) Maximum Building Height 14.0 metres</p> <p>iv) Planting Strip Requirements 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 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,</p>	<p>ii) Minimum Rear Yard 1.5 metres</p> <p>iii) Maximum Building Height 14.0 metres</p> <p>iv) Planting Strip Requirements 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 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</p>

Appendix “J” – Schedule “C” – Special Exceptions

Special Exception	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text	text to be deleted	bolded text = text to be added
	<p>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 use and shall comprise no more than 22% of the total area 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 regulations shall also apply:</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</p>	<p>outdoor recreational equipment shall be permitted abutting a street and/or the boundary of any Residential or Institutional Zone or residential or institutional use and shall comprise no more than 22% of the total area 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 regulation shall also apply:</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>

Appendix “J” – Schedule “C” – Special Exceptions

Special Exception	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text		bolded text = text to be added
	<p>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 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>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 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 “J” – Schedule “C” – Special Exceptions		
Special Exception	Proposed Change	Proposed Revised Zone Regulation
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>		
SE 23 SE 712	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:
SE 727	<p>Within the lands zoned District Commercial (C6) Zone, identified on Maps 1258 and 1311 of Schedule “A” – Zoning Maps and described as 394 Winona Road, the following special provision shall apply:</p> <p>a) Notwithstanding Subsection 10.6.1.1i)2), an Office shall also be permitted on the ground floor.</p>	<p>Within the lands zoned District Commercial (C6) Zone, identified on Maps 1258 and 1311 of Schedule “A” – Zoning Maps and described as 394 Winona Road, the following special provision shall apply:</p> <p>a) Notwithstanding Subsection 10.6.1.1i)2), an Office shall also be permitted on the ground floor.</p>

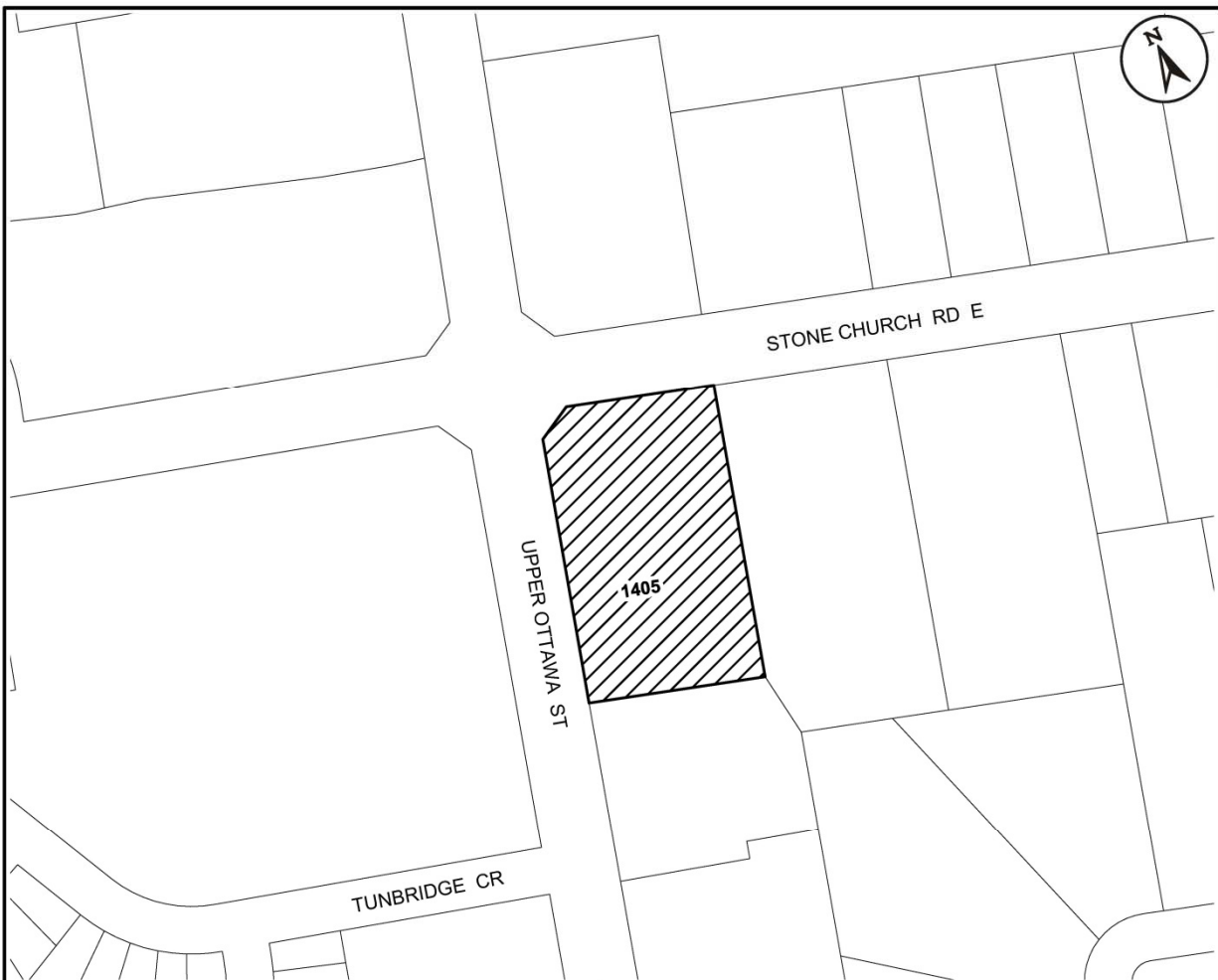
Appendix “K” – Schedule “D” – Holding Provision



Holding Provision	Sub-section	Proposed Change	Proposed Revised Zone Regulation
		Grey highlighted strikethrough text = text to be deleted	bolded text = text to be added
H65	Entire Section	<p>Notwithstanding Subsection 10.3.1, on those lands zoned Community Commercial (C3) Zone, identified on Map 1595 of Schedule “A” – Zoning Maps and described as 8 Kingsborough Drive, no development shall be permitted until such time as:</p> <p>i) The subject lands are consolidated with adjacent lands to ensure orderly development or demonstrate that the property can be developed on its own in accordance with the provisions of the Community Commercial (C3) Zone to the satisfaction of the Director of Planning and Chief Planner.</p>	
H66	Pre-amble	<p>Notwithstanding Subsection 10.6 and Special Exception No. 349 of this Bylaw, on those lands zoned District Commercial (C6, 349, H66, H67 H95, H96, H100, H104) Zone, Modified, identified on Maps 1501 and 1502 of Schedule “A” – Zoning Maps and described as 512 Highland Road West, the H66 H95 symbol may be removed by further amendment to this By-law at such time the Trinity Church Arterial Road is constructed to Rymal Road as the following condition has been satisfied:</p>	<p>Notwithstanding Subsection 10.6 and Special Exception No. 349 of this Bylaw, on those lands zoned District Commercial (C6, 349, H66, H67) Zone, Modified, identified on Maps 1501 and 1502 of Schedule “A” – Zoning Maps and described as 512 Highland Road West, the H66 symbol may be removed by further amendment to this By-law at such time the Trinity Church Arterial Road is constructed to Rymal Road as the following condition has been satisfied:</p>
H67	Pre-amble	<p>Notwithstanding Subsection 10.6 and Special Exception No. 349 of this Bylaw, on those lands zoned District Commercial (C6, 349, H66, H67 H95, H96, H100, H104) Zone, Modified, identified on Maps 1501 and 1502 of Schedule “A” – Zoning Maps and described as 512 Highland Road West, the H67 H96 symbol may be removed to permit limited development abutting Stone Church Road by further amendment to this By-law at such time as the following conditions have been satisfied:</p>	<p>Notwithstanding Subsection 10.6 and Special Exception No. 349 of this Bylaw, on those lands zoned District Commercial (C6, 349, H66, H67) Zone, Modified, identified on Maps 1501 and 1502 of Schedule “A” – Zoning Maps and described as 512 Highland Road West, the H67 symbol may be removed to permit limited development abutting Stone Church Road by further amendment to this By-law at such time as the following conditions have been satisfied:</p>

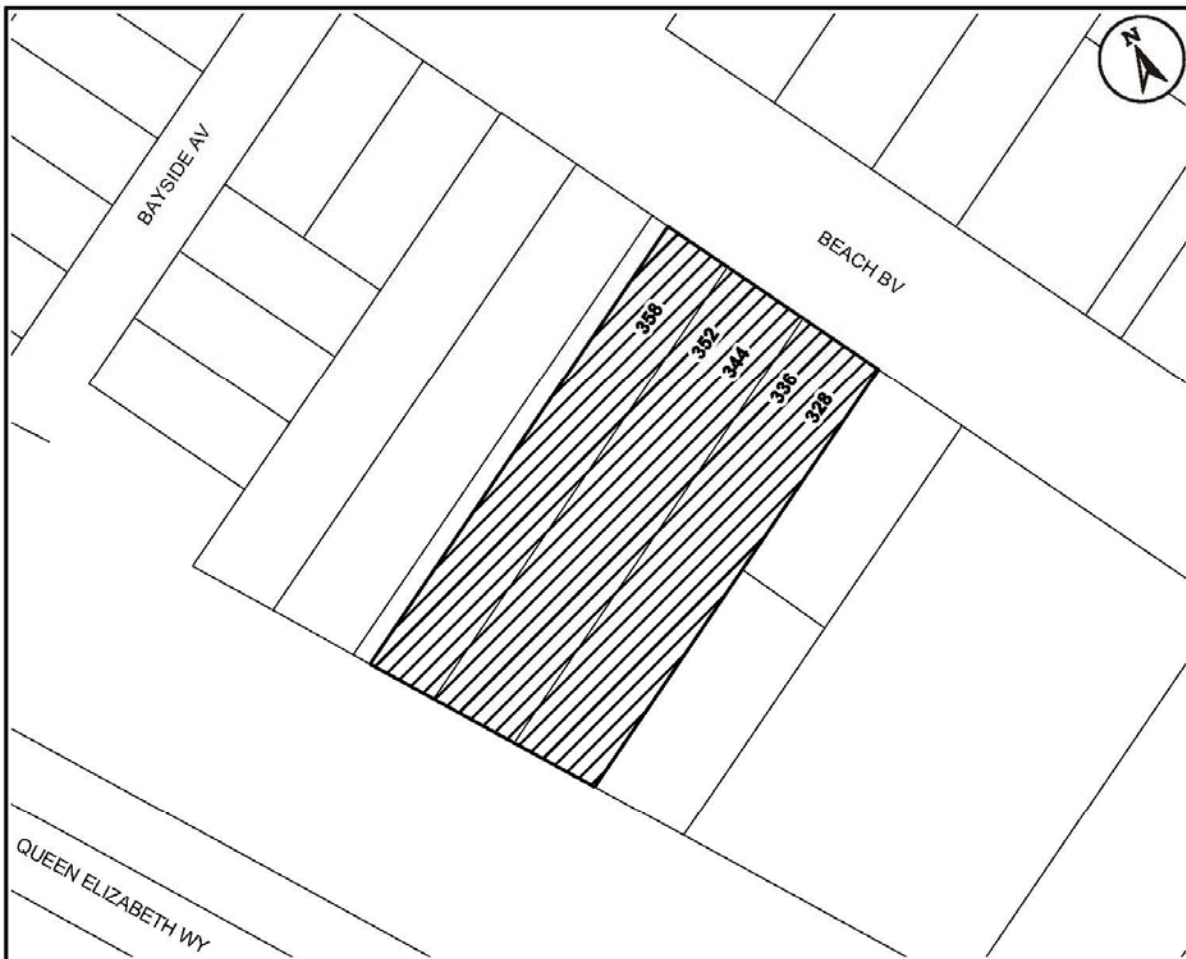
Appendix “K” – Schedule “D” – Holding Provision			
Holding Provision	Sub-section	Proposed Change	Proposed Revised Zone Regulation
		Grey highlighted strikethrough text = text to be deleted	bolded text = text to be added
H102	Pre-amble	Notwithstanding Subsection 10.5 and Special Exception 652, on those lands designated on those lands zoned Mixed Use Medium Density (C5, 652 H102) Zone, Modified, identified on Maps 1748, 1749 and 1785 of Schedule “A” – Zoning Maps, no residential development shall be permitted until such time:	Notwithstanding Subsection 10.5 and Special Exception 652, on those lands zoned Mixed Use Medium Density (C5, 652 H102) Zone, Modified, identified on Maps 1748, 1749 and 1785 of Schedule “A” – Zoning Maps, no residential development shall be permitted until such time:
H110	New Holding Provision	<p>Notwithstanding Subsection 10.5a and Special Exception 711 on those lands zoned Mixed Use Medium Density – Pedestrian Focus (C5a, 711) Zone, Modified, identified on Map 1934 of Schedule “A” – Zoning Maps and described as 3079 Binbrook Road, no development shall be permitted until such time as:</p> <p>i) The necessary upgrades to the Binbrook Sanitary Sewer Pumping Station are completed to the satisfaction of the Senior Director of Growth Management.</p> <p>ii) Notwithstanding Clause i) herein, the “H” Symbol shall not apply to a Personal Service use having a maximum Gross Floor Area of 675 square metres.</p>	<p>Notwithstanding Subsection 10.5a and Special Exception 711 on those lands zoned Mixed Use Medium Density – Pedestrian Focus (C5a, 711) Zone, Modified, identified on Map 1934 of Schedule “A” – Zoning Maps, no development shall be permitted until such time as:</p> <p>i) The necessary upgrades to the Binbrook Sanitary Sewer Pumping Station are completed to the satisfaction of the Senior Director of Growth Management.</p> <p>ii) Notwithstanding Clause i) herein, the “H” Symbol shall not apply to a Personal Service use having a maximum Gross Floor Area of 675 square metres.</p>
H112	New Holding Provision	<p>Notwithstanding Section 10.6 and Special Exception 301 on those lands zoned District Commercial (C6) Zone, Modified, identified on Map 1259 of Schedule “A” – Zoning Maps, and described as 1310 South Service Road, no development shall be permitted until such time as:</p> <p>i) Submission and approval of Urban Design Guidelines, to the satisfaction of the Director of Planning;</p>	<p>Notwithstanding Section 10.6 and Special Exception 301 on those lands zoned District Commercial (C6) Zone, Modified, identified on Map 1259 of Schedule “A” – Zoning Maps, no development shall be permitted until such time as:</p> <p>i) Submission and approval of Urban Design Guidelines, to the satisfaction of the Director of Planning;</p>

Appendix “K” – Schedule “D” – Holding Provision			
Holding Provision	Sub-section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted		bolded text = text to be added	
		<p>ii) Completion of the Stoney Creek Transit Hub Feasibility Study, to the satisfaction of the Director of Strategic and Environmental Planning;</p> <p>iii) Completion and implementation of a stormwater management study detailing requirements for quality and quantity control in accordance with the SCUBE Subwatershed Study and Parcel A and B Master Drainage Plan, to the satisfaction of the Directors of Development Engineering, and Strategic and Environmental Planning, and the Ontario Ministry of Transportation;</p> <p>iv) Approval and implementation of the Traffic Impact Study submitted by Delcan, dated April 2009, by the Manager of Traffic Engineering and Operations, Public Works Department, and the Ontario Ministry of Transportation;</p> <p>v) That the owner/applicant shall submit a signed Record of Site Condition (RSC) to the City of Hamilton and the Ministry of the Environment (MOE). This RSC must be to the satisfaction of the City of Hamilton, including an acknowledgement of receipt of the RSC by the MOE, and submission of the City of Hamilton's current RSC administration fee;</p> <p>vi) That Sustainability Design Elements/Guidelines be prepared, submitted, and</p>	<p>ii) Completion of the Stoney Creek Transit Hub Feasibility Study, to the satisfaction of the Director of Strategic and Environmental Planning;</p> <p>iii) Completion and implementation of a stormwater management study detailing requirements for quality and quantity control in accordance with the SCUBE Subwatershed Study and Parcel A and B Master Drainage Plan, to the satisfaction of the Directors of Development Engineering, and Strategic and Environmental Planning, and the Ontario Ministry of Transportation;</p> <p>iv) Approval and implementation of the Traffic Impact Study submitted by Delcan, dated April 2009, by the Manager of Traffic Engineering and Operations, Public Works Department, and the Ontario Ministry of Transportation;</p> <p>v) That the owner/applicant shall submit a signed Record of Site Condition (RSC) to the City of Hamilton and the Ministry of the Environment (MOE). This RSC must be to the satisfaction of the City of Hamilton, including an acknowledgement of receipt of the RSC by the MOE, and submission of the City of Hamilton's current RSC administration fee;</p> <p>vi) That Sustainability Design Elements/Guidelines be prepared, submitted, and agreements implemented, to the satisfaction of Director of Planning; and,</p> <p>vii) That the owner/applicant shall conduct an archaeological</p>

Appendix “K” – Schedule “D” – Holding Provision			
Holding Provision	Sub-section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted		bolded text = text to be added	
		<p>agreements implemented, to the satisfaction of Director of Planning; and,</p> <p>vii) That the owner/applicant shall conduct an archaeological assessment of the entire development property and mitigate, through preservation and resource removal and documentation, adverse impacts to any significant archaeological resources found. No demolition, grading, or 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.</p>	<p>assessment of the entire development property and mitigate, through preservation and resource removal and documentation, adverse impacts to any significant archaeological resources found. No demolition, grading, or 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.</p>






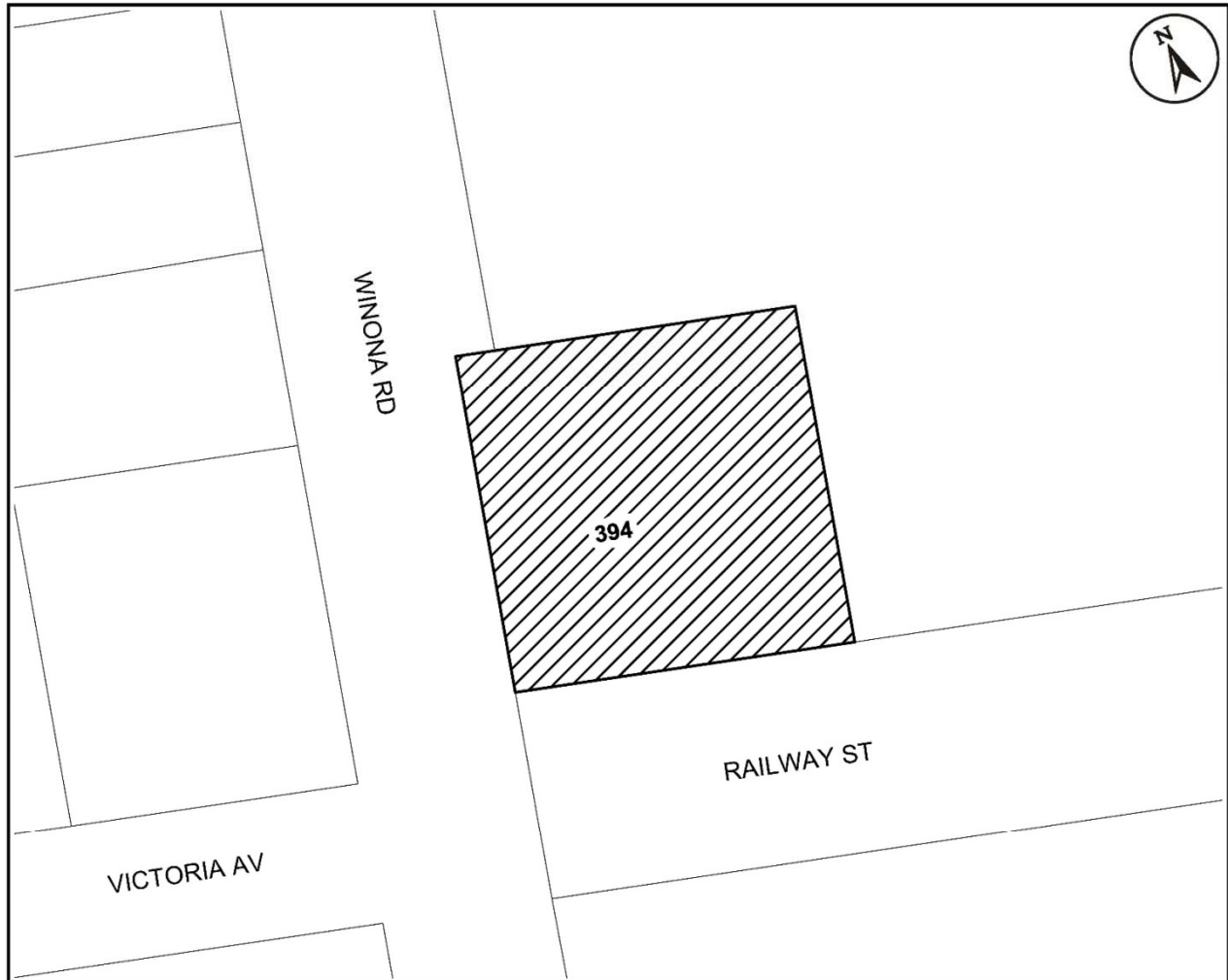
<p>This is Schedule "A1" to By-law No. 19-</p> <p>Passed the day of, 2019</p>		<p>-----</p> <p>Mayor</p> <p>-----</p> <p>Clerk</p>	
<p>Schedule "A1"</p> <p>Map Forming Part of By-law No. 19-_____</p> <p>to Amend By-law No. 05-200 Map 1450</p>		<p>Subject Property 1405 Upper Ottawa Street</p> <p> Lands added to By-law 05-200 and zoned District Commercial "C6, 706" Zone, Modified</p>	
<p>Scale: N.T.S.</p>	<p>File Name/Number: CMU</p>	 <p>Hamilton</p>	
<p>Date: Dec. 12, 2018</p>	<p>Planner/Technician: TL/AL</p>		
<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>			





<p>This is Schedule "A2" to By-law No. 19-</p> <p>Passed the day of, 2019</p>	<p>-----</p> <p style="text-align: center;">Mayor</p> <p>-----</p> <p style="text-align: center;">Clerk</p>
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<h2>Schedule "A2"</h2> <p>Map Forming Part of By-law No. 19-_____</p> <p>to Amend By-law No. 05-200 Map 834</p>		<p>Subject Property 328 - 358 Beach Boulevard</p> <p> Change in zoning from the Neighbourhood Commercial (C2) Zone to the Residential Character Commercial (C1) Zone</p>
<p>Scale: N.T.S.</p>	<p>File Name/Number: CI-18-J</p>	
<p>Date: Dec. 20, 2018</p>	<p>Planner/Technician: TL/AL</p>	
<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>		

	
<p>This is Schedule "A3" to By-law No. 19-</p> <p>Passed the day of, 2019</p>	
<p>----- Mayor -----</p> <p>----- Clerk -----</p>	
<p>Schedule "A3"</p> <p>Map Forming Part of By-law No. 19-_____</p> <p>to Amend By-law No. 05-200 Maps 1748 & 1749</p>	
<p>Subject Property 3079 Homestead Drive</p> <p> Lands added to By-law 05-200 and zoned District Commercial (C6, 708) Zone, Modified</p>	
<p>Scale: N.T.S.</p>	<p>File Name/Number: CMU</p>
<p>Date: Dec. 12, 2018</p>	<p>Planner/Technician: TL/AL</p>
<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>	
	



<p>This is Schedule "A4" to By-law No. 19-</p> <p>Passed the day of, 2019</p>		<p>-----</p> <p>Mayor</p> <p>-----</p> <p>Clerk</p>
<p>Schedule "A4"</p> <p>Map Forming Part of</p> <p>By-law No. 19-_____</p> <p>to Amend By-law No. 05-200</p> <p>Maps 1258 & 1311</p>		<p>Subject Property</p> <p>394 Winona Road</p> <p> Lands to be added to By-law 05-200 and zoned District Commercial (C6, 727) Zone, Modified</p>
<p>Scale:</p> <p>N.T.S.</p>	<p>File Name/Number:</p> <p>CI-18-J</p>	 Hamilton
<p>Date:</p> <p>March 19, 2019</p>	<p>Planner/Technician:</p> <p>TL/AL</p>	
<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>		



This is Schedule "A5" to By-law No. 19-

Passed the day of, 2019

Mayor

Clerk

Schedule "A5"

Map Forming Part of
By-law No. 19-_____

to Amend By-law No. 05-200
Map 1043

Subject Property

52 - 64 Ottawa Street North



Lands added to By-law 05-200 and zoned
Mixed Use Medium Density-Pedestrian Focus
(C5a, 710) Zone, Modified

Scale:
N.T.S.

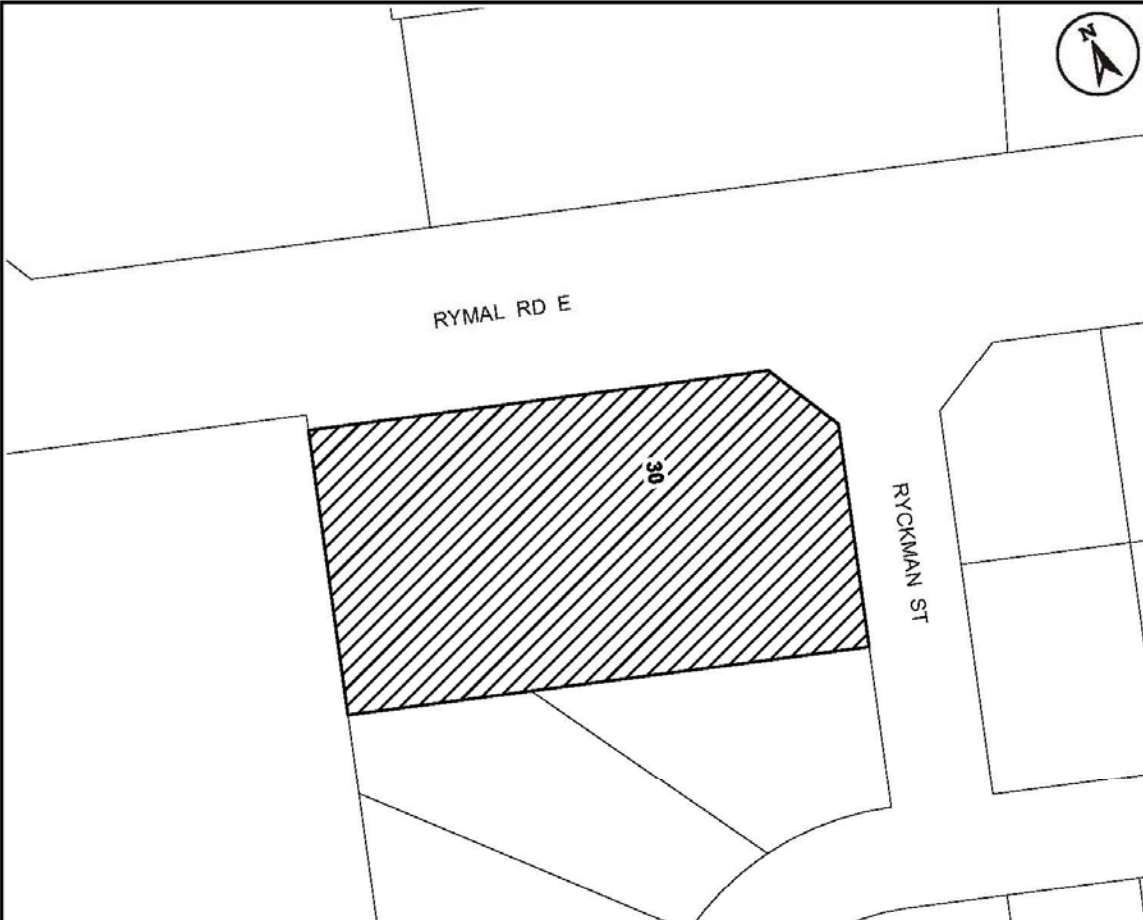


File Name/Number:
CMU

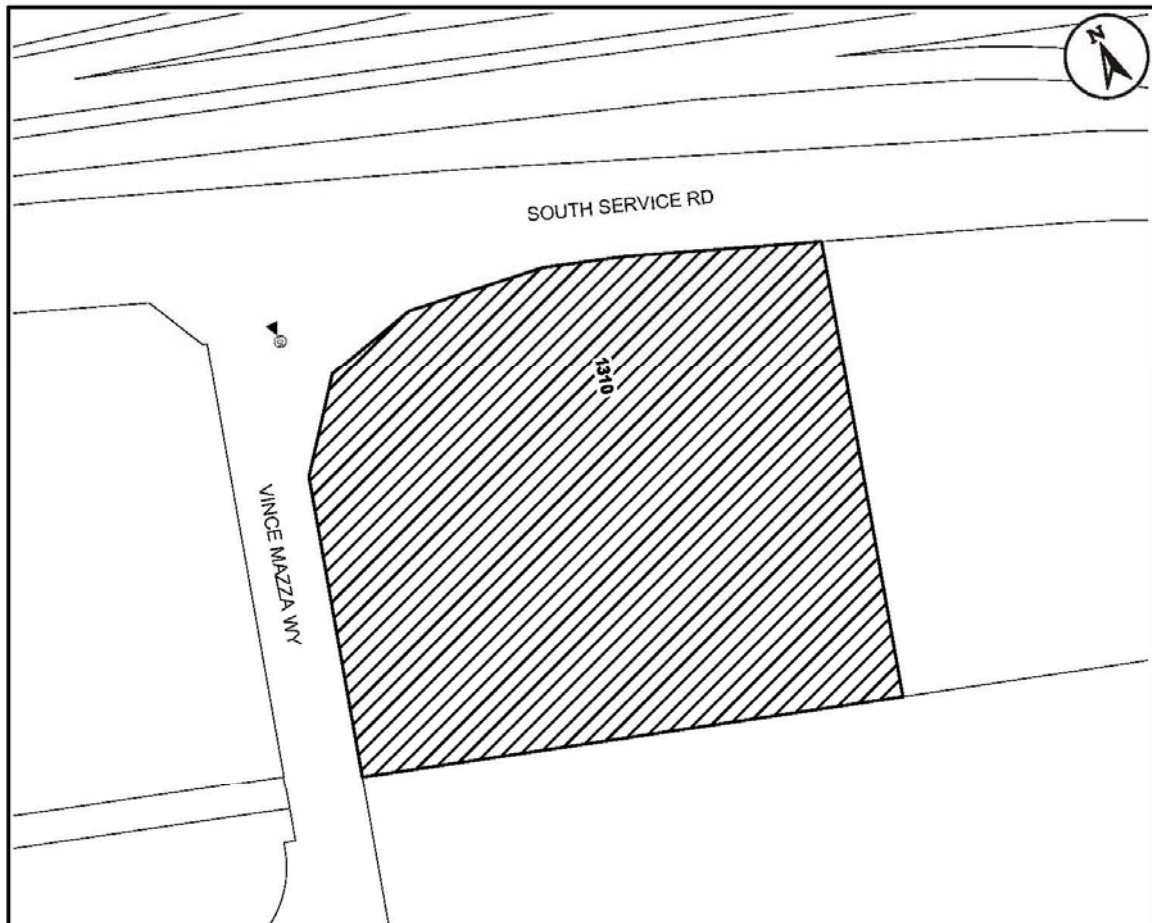
Date:
Dec. 12, 2018

Planner/Technician:
TL/AL



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

	
<p>This is Schedule "A6" to By-law No. 19-</p> <p>Passed the day of, 2019</p>	<p>----- Mayor</p> <p>----- Clerk</p>
<p>Schedule "A6"</p> <p>Map Forming Part of By-law No. 19-_____</p> <p>to Amend By-law No. 05-200 Map 1394</p>	
<p>Subject Property 30 Rymal Road East</p> <p> Lands added to By-law 05-200 and zoned Mixed Use Medium Density (C5) Zone</p>	
<p>Scale: N.T.S.</p> <p>Date: Dec. 12, 2018</p>	<p>File Name/Number: CMU</p> <p>Planner/Technician: TL/AL</p>
<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p> <p> Hamilton</p>	



This is Schedule "A7" to By-law No. 19-

Passed the day of, 2019

Mayor

Clerk

Schedule "A7"

Map Forming Part of
By-law No. 19-_____

to Amend By-law No. 05-200
Map 1259

Subject Property

1310 South Service Road



Change in Zoning from the District Commercial (C6, SE301) Zone to District Commercial (C6, SE301, H112) Zone, Modified with a Holding

Scale:
N.T.S.

File Name/Number:
CI-18-J




Date:
Dec. 12, 2018




Planner/Technician:
TL/AL






Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

		
<p>This is Schedule "A8" to By-law No. 19-</p> <p>Passed the day of, 2019</p>		<p>----- Mayor</p> <p>----- Clerk</p>
<p>Schedule "A8"</p> <p>Map Forming Part of By-law No. 19-_____</p> <p>to Amend By-law No. 05-200 Map 947</p>		<p>Subject Property 1546 Main Street West</p> <p> Lands added to By-law 05-200 and zoned Mixed Use Medium Density (C5, 570) Zone, Modified</p>
<p>Scale: N.T.S.</p>	<p>File Name/Number: CMU</p>	 Hamilton
<p>Date: Dec. 12, 2018</p>	<p>Planner/Technician: TL/AL</p>	
<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>		

		
<p>This is Schedule "A9" to By-law No. 19-</p> <p>Passed the day of, 2019</p>		<p>----- Mayor</p> <p>----- Clerk</p>
<p>Schedule "A9"</p> <p>Map Forming Part of By-law No. 19-_____</p> <p>to Amend By-law No. 05-200 Map 1595</p>		<p>Subject Property 8 Kingsborough Drive</p> <p> Change in zoning from the Community Commercial (C3, H65) Zone with a Holding to the Community Commercial (C3) Zone</p>
<p>Scale: N.T.S.</p>	<p>File Name/Number: CMU</p>	 Hamilton
<p>Date: Dec. 13, 2018</p>	<p>Planner/Technician: TL/AL</p>	
<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>		

		<p>This is Schedule "A10" to By-law No. 19-</p> <p>Passed the day of, 2019</p>	
<p>Schedule "A10"</p> <p>Map Forming Part of By-law No. 19-_____</p> <p>to Amend By-law No. 05-200 Map RU 218</p>		<p>Subject Property 4080 Hall Road, Glanbrook</p> <p> Lands to be rezoned from Agriculture (A1) Zone to Agriculture (A1, 159) Zone, Modified</p> <p> Proposed Zoning Boundary Adjustment</p> <p> Existing Zoning Boundary</p>	
<p>Scale: N.T.S.</p>	<p>File Name/Number: CI-18-J</p>		
<p>Date: Dec. 20, 2018</p>	<p>Planner/Technician: TL/AL</p>		
<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>			

	
<p>This is Schedule "A11" to By-law No. 19-</p> <p>Passed the day of, 2019</p>	
<p>----- Mayor</p> <p>----- Clerk</p>	
<p>Schedule "A11"</p> <p>Map Forming Part of By-law No. 19-_____</p> <p>to Amend By-law No. 05-200 Map RU 80</p>	
<p>Subject Property 706 Highway No. 8</p> <p> Change in zoning from Settlement Residential (S1, 23) Zone to Settlement Residential (S1, 712) Zone, Modified</p>	
<p>Scale: N.T.S.</p>	<p>File Name/Number: CMU</p>
<p>Date: Dec. 20, 2018</p>	<p>Planner/Technician: TL/AL</p>
<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>	
	



This is Schedule "A12" to By-law No. 19-

Passed the day of, 2019

Mayor

Clerk

Schedule "A12"

Map Forming Part of
By-law No. 19-_____

to Amend By-law No. 05-200
Map 1934

Subject Property

3079 Binbrook Road



Lands to be added to By-law 05-200 and
zoned Mixed Use Medium Density –
Pedestrian Focus (C5a, 711, H110) Zone,
Modified with a Holding

Scale:
N.T.S.

File Name/Number:
CMU

Date:
Dec. 20, 2018

Planner/Technician:
TL/AL



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT