

Legend: ~~Grey highlighted strikethrough text~~ = text to be deleted
bolded text = text to be added

SE / Address	Existing Special Exception (Proposed Change)	Proposed Special Exception	Rationale
SE 89 1091 Concession 10 West, Flamborough	c) The following regulations shall apply to the each individual manufactured and mobile home site:	c) The following regulations shall apply to each individual manufactured and mobile home site:	An amendment to the regulation as a result of a typographical error.
SE 90 Various Campground Locations in Flamborough	c) The following regulations shall apply to an each individual manufactured and mobile home site:	c) The following regulations shall apply to each individual manufactured and mobile home site:	An amendment to the regulation as a result of a typographical error.
SE 91 1264 and 1294 Concession 8 West, Flamborough	c) The following regulations shall apply to an each individual manufactured and mobile home site:	c) The following regulations shall apply to each individual manufactured and mobile home site:	An amendment to the regulation as a result of a typographical error.
SE 92 1429 Sheffield Road, Flamborough	c) The following regulations shall apply to the recreational seasonal campground: d) The following regulations shall apply to an individual recreational seasonal camping site:	c) The following regulations shall apply to the seasonal campground: d) The following regulations shall apply to an individual seasonal camping site:	The term used in the Zoning By-law is seasonal campground
SE 94 1161 Concession 4 West, Flamborough	c) The following regulations shall apply to an each individual mobile home site:	c) The following regulations shall apply to each individual mobile home site:	An amendment to the regulation as a result of a typographical error.

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SE 95 9 & 33 Concession 12 East, Flamborough	c) The following regulations shall apply to the each individual Manufactured and Mobile Home site:	c) The following regulations shall apply to each individual Manufactured and Mobile Home site:	An amendment to the regulation as a result of a typographical error.
SE 104 Part of 163 Highway No. 5 West, Flamborough	b) The following regulations shall also apply to the use identified in a) above: i) The Garden Centre located at 163 Highway No. 5 West, the following regulations shall apply: 1. In accordance with Section 12.2.3.1 b), and d). 2. Notwithstanding Section 12.2.3.1 c) 12.2.3.1 c) , the minimum side yard setback shall be 11 metres. 3. Notwithstanding Section 12.2.3.1 f), outdoor storage existing on the date of passing of this by-law shall be permitted. 4. Notwithstanding Section 12.2.3.1 g), accessory buildings shall be permitted 0.4 metres from the required side yard.	b) The following regulations shall also apply to the use identified in a) above: ii) The Garden Centre located at 163 Highway No. 5 West, the following regulations shall apply: 1. In accordance with Section 12.2.3.1 b), and d). 2. Notwithstanding Section 12.2.3.1 c), the minimum side yard setback shall be 11 metres. 3. Notwithstanding Section 12.2.3.1 f), outdoor storage existing on the date of passing of this by-law shall be permitted. 4. Notwithstanding Section 12.2.3.1 g), accessory buildings shall be permitted 0.4 metres from the required side yard.	An amendment to the regulation as a result of a typographical error.
SE 118 Various Rural Properties	Notwithstanding Section 12.1.1 and in addition to Section 12.1.2, on those lands zoned Agriculture (A1) Zone identified on Maps 53, 65, 100, 109, 128, 129, 140, 141, 179, 180, 188, 191, 193, 194, 200, 201, 203, 206, 207, 213, 214, 215, 219 and 223, on Schedule “A”	Within the lands zoned Agriculture (A1) Zone, Rural (A2) Zone and Conservation / Hazard Land – Rural (P6) Zone, identified on Maps 53, 65, 92, 93, 100, 103, 104, 109, 112, 113, 114, 128, 129, 130, 140, 141, 175, 179, 180, 188, 191, 193, 194, 200, 201, 203, 206, 207, 213, 214, 215, 219, 223,	This Special Exception prohibits single detached dwellings and residential care facilities on farm parcels that have undergone surplus farm dwelling severances.

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	<p>Zoning Maps and described as addresses:</p> <table border="1" data-bbox="338 337 835 1416"> <tr><td>2330 Guyatt Road</td><td>Maps 193 and 194</td></tr> <tr><td>1433 Guyatt Road</td><td>Map 206</td></tr> <tr><td>2860 Kirk Road</td><td>Map 213</td></tr> <tr><td>1115 Hendershot Road</td><td>Map 194</td></tr> <tr><td>Part of 9305 Chippewa R</td><td>Map 201</td></tr> <tr><td>3316 Highway 56</td><td>Map 213</td></tr> <tr><td>Part of 1400 Seaton Road</td><td>Map 53</td></tr> <tr><td>Part of 1270 Trinity Church Road</td><td>Map 179</td></tr> <tr><td>3316 Golf Club Road</td><td>Map 180</td></tr> <tr><td>6175 White Church Road East</td><td>Map 203</td></tr> <tr><td>3157 Hendershot Road</td><td>Map 214</td></tr> <tr><td>2147 Woodburn Road</td><td>Maps 207 and 215</td></tr> <tr><td>1280 Hendershot Road</td><td>Map 194</td></tr> <tr><td>1240 Seaton Road</td><td>Map 65</td></tr> <tr><td>6363 White Church Road East</td><td>Maps 191 and 203</td></tr> <tr><td>Part of 1700 Hall Road</td><td>Map 219 and 223</td></tr> <tr><td>435 Lynden Road</td><td>Map 129 and 141</td></tr> <tr><td>Part of 2505 Highway No. 5 West</td><td>Maps 100 and 109</td></tr> <tr><td>3291 Jerseyville Road</td><td>Map 141</td></tr> </table>	2330 Guyatt Road	Maps 193 and 194	1433 Guyatt Road	Map 206	2860 Kirk Road	Map 213	1115 Hendershot Road	Map 194	Part of 9305 Chippewa R	Map 201	3316 Highway 56	Map 213	Part of 1400 Seaton Road	Map 53	Part of 1270 Trinity Church Road	Map 179	3316 Golf Club Road	Map 180	6175 White Church Road East	Map 203	3157 Hendershot Road	Map 214	2147 Woodburn Road	Maps 207 and 215	1280 Hendershot Road	Map 194	1240 Seaton Road	Map 65	6363 White Church Road East	Maps 191 and 203	Part of 1700 Hall Road	Map 219 and 223	435 Lynden Road	Map 129 and 141	Part of 2505 Highway No. 5 West	Maps 100 and 109	3291 Jerseyville Road	Map 141	<p>224, and 225 of Schedule "A" – Zoning Maps, and described as:</p> <table border="1" data-bbox="898 375 1415 1385"> <thead> <tr> <th>Property Address</th> <th>Map Number</th> </tr> </thead> <tbody> <tr><td>Part of 2330 Guyatt Road</td><td>193, 194</td></tr> <tr><td>1433 Guyatt Road</td><td>206</td></tr> <tr><td>2860 Kirk Road</td><td>213</td></tr> <tr><td>1115 Hendershot Road</td><td>194</td></tr> <tr><td>9305 Chippewa Road West</td><td>201</td></tr> <tr><td>3316 Highway 56</td><td>213</td></tr> <tr><td>Part of 1400 Seaton Road</td><td>53</td></tr> <tr><td>Part of 1270 Trinity Church Road</td><td>179</td></tr> <tr><td>3316 Golf Club Road</td><td>180</td></tr> <tr><td>6175 White Church Road</td><td>203</td></tr> <tr><td>3157 Hendershot Road</td><td>214</td></tr> <tr><td>2147 Woodburn Road</td><td>207, 215</td></tr> <tr><td>1280 Hendershot Road</td><td>194</td></tr> <tr><td>1240 Seaton Road</td><td>65</td></tr> <tr><td>6363 White Church Road East</td><td>191, 203</td></tr> <tr><td>Part of 1700 Hall Road</td><td>219, 223</td></tr> </tbody> </table>	Property Address	Map Number	Part of 2330 Guyatt Road	193, 194	1433 Guyatt Road	206	2860 Kirk Road	213	1115 Hendershot Road	194	9305 Chippewa Road West	201	3316 Highway 56	213	Part of 1400 Seaton Road	53	Part of 1270 Trinity Church Road	179	3316 Golf Club Road	180	6175 White Church Road	203	3157 Hendershot Road	214	2147 Woodburn Road	207, 215	1280 Hendershot Road	194	1240 Seaton Road	65	6363 White Church Road East	191, 203	Part of 1700 Hall Road	219, 223	<p>The purpose of this amendment is to consolidate all existing Special Exceptions into one single Special Exception to reduce repetition. All future Zoning By-law Amendments related to surplus farm dwelling severances will be added to this Special Exception. Certain addresses have been updated to reflect the correct conditions.</p> <p>There is no change to the purpose or intent of the affected Special Exceptions.</p>
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	<p>iii) For the property located at 2147 Woodburn Road, the use of a barn, existing on the 14th day of December, 2005, for the housing of livestock.</p> <p>e) The following regulation shall also apply for the property located at 3316 Highway 56:</p> <p>The minimum side yard for the agricultural buildings and structures shall be 10.2 metres.</p> <p>Within the lands zoned Agriculture (A1) Zone, Rural (A2) Zone and Conservation / Hazard Land – Rural (P6) Zone, identified on Maps 53, 65, 92, 93, 100, 103, 104, 109, 112, 113, 114, 128, 129, 130, 140, 141, 175, 179, 180, 188, 191, 193, 194, 200, 201, 203, 206, 207, 213, 214, 215, 219, 223, 224, and 225 of Schedule “A” – Zoning Maps, and described as:</p> <table border="1" data-bbox="336 1036 835 1399"> <thead> <tr> <th>Property Address</th> <th>Map Number</th> </tr> </thead> <tbody> <tr> <td>Part of 2330 Guyatt Road</td> <td>193, 194</td> </tr> <tr> <td>1433 Guyatt Road</td> <td>206</td> </tr> <tr> <td>2860 Kirk Road</td> <td>213</td> </tr> <tr> <td>1115 Hendershot Road</td> <td>194</td> </tr> <tr> <td>9305 Chippewa Road West</td> <td>201</td> </tr> <tr> <td>3316 Highway 56</td> <td>213</td> </tr> </tbody> </table>	Property Address	Map Number	Part of 2330 Guyatt Road	193, 194	1433 Guyatt Road	206	2860 Kirk Road	213	1115 Hendershot Road	194	9305 Chippewa Road West	201	3316 Highway 56	213	<p>The following special provisions shall apply:</p> <p>a) Notwithstanding Subsections 12.1.1, 12.2.1 and 7.6.1, and in addition to Subsections 12.1.2 and 12.2.2, the following use shall be prohibited:</p> <p>Single Detached Dwelling Residential Care Facility</p> <p>b) In addition to Clause a), the following special provisions shall also apply:</p> <p>i) In addition to Subsection 12.1.2, for the lands located at 1433 Guyatt Road, the housing of livestock shall be prohibited within barns existing on May 13, 2009.</p> <p>ii) In addition to Subsection 12.1.2, for the lands located at 2860 Kirk Road, the housing of livestock shall be prohibited within barns existing on May 14, 2008.</p> <p>iii) In addition to Subsection 12.1.2, for the lands located at 2147 Woodburn Road, the housing of livestock shall be prohibited within barns existing on December 14, 2005.</p> <p>iv) Notwithstanding Subsection 12.1.3.1 c), for the lands located at 3316 Highway 56, the minimum side yard for agricultural buildings and structures shall be 10.2 metres.</p>	
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	Part of 1400 Seaton Road	53	<ul style="list-style-type: none"> v) Notwithstanding Subsection 12.2.3.1 a), for the lands located at 49 Inksetter Road, the minimum lot area shall be 37 hectares. vi) Notwithstanding Subsection 12.2.3.1 a), for the lands located at 1226 Sodom Road, the minimum lot area shall be 18 hectares. vii) Notwithstanding Subsection 12.1.3.1 a), for the lands located at 5200 Berry Road, the minimum lot area shall be 37 hectares. viii) Notwithstanding Subsection 12.1.3.1 a), for the lands located at 280 Butter Road, the minimum lot area shall be 39 hectares. ix) Notwithstanding Subsection 12.1.3.1 a), for the lands located at 3600 Guyatt Road, the minimum lot area shall be 21 hectares. x) Notwithstanding Subsection 12.1.3.1 a), for the lands located at 2274 Power Line Road West, the minimum lot area shall be 23 hectares. xi) Notwithstanding Subsection 12.1.3.1 a), for the lands located at 6330 Chippewa Road East, the minimum lot area shall be 36 hectares. 	
Part of 1270 Trinity Church Road	179			
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	<p>vii) Notwithstanding Subsection 12.1.3.1 a), for the lands located at 5200 Berry Road, the minimum lot area shall be 37 hectares.</p> <p>viii) Notwithstanding Subsection 12.1.3.1 a), for the lands located at 280 Butter Road, the minimum lot area shall be 39 hectares.</p> <p>ix) Notwithstanding Subsection 12.1.3.1 a), for the lands located at 3600 Guyatt Road, the minimum lot area shall be 21 hectares.</p> <p>x) Notwithstanding Subsection 12.1.3.1 a), for the lands located at 2274 Power Line Road West, the minimum lot area shall be 23 hectares.</p> <p>xi) Notwithstanding Subsection 12.1.3.1 a), for the lands located at 6330 Chippewa Road East, the minimum lot area shall be 36 hectares.</p>		
<p>SE 143</p> <p>812 and 814 Old Highway 8 and Part of 630 Trinity Church Road, Glanbrook</p>	<p>a) Only the following uses shall be permitted:</p> <p>i) Fairgrounds owned and operated by an non-profit Agricultural Society and shall include permit only the following uses:</p> <p>Agriculture</p>	<p>a) Only the following uses shall be permitted:</p> <p>i) Fairgrounds owned and operated by an Agricultural Society and shall permit only the following uses:</p> <p>Agriculture</p>	<p>An amendment to the regulation is required:</p> <ul style="list-style-type: none"> to permit agriculture and community gardens as these uses are appropriate for the site;

SE / Address	Existing Special Exception (Proposed Change)	Proposed Special Exception	Rationale
	<p>A Fair or Circus Agricultural Education Programs Animal Shows and Training Community Garden Conference and Convention Centre in existing building Recreation Auctions Farmers Market</p> <p>ii) Notwithstanding In addition to a) i) above, for the property located at 812 and 814 Old Highway 8, the following accessory uses to the Fairgrounds shall also be permitted:</p>	<p>A Fair or Circus Agricultural Education Programs Animal Shows and Training Community Garden Conference and Convention Centre in existing building Recreation Auctions Farmers Market</p> <p>ii) In addition to a) i) above, for the property located at 812 and 814 Old Highway 8, the following accessory uses to the Fairgrounds shall also be permitted:</p>	<ul style="list-style-type: none"> to correct and replace the word 'notwithstanding' with 'in addition to' since the uses are permitted along with the list of permitted use within the zone; and, to use more consistent terminology within the working of the SE.
<p>SE 152 2060 Haldibrook Road, Glanbrook</p>	<p>c) For the purposes of Special Exception No. 152, the following regulations shall apply to pertaining to the use Motor Vehicle Service Station shall be as follows identified in a) iii) above:</p>	<p>c) The following regulations shall apply to the use identified in a) iii) above:</p>	<p>Clarification to which uses the regulations apply.</p>
<p>SE 248 57 Con. 12 Road East, Flamborough</p>	<p>d) The following regulations shall apply to the mobile home park uses identified in a): e) The following regulations shall apply to a each individual mobile home site:</p>	<p>d) The following regulations shall apply to the uses identified in a): e) The following regulations shall apply to each individual mobile home site:</p>	<p>Clarification to which uses the regulations apply.</p>
<p>SE 278 944 Garner Road East, Ancaster</p>	<p>c) The following regulations shall also apply to the uses identified in a) above:</p>	<p>c) The following regulations shall apply to the uses identified in a) above:</p>	<p>Clarification to which uses the regulations apply.</p>

SE / Address	Existing Special Exception (Proposed Change)	Proposed Special Exception	Rationale
<p>SE 301 1310 South Service Road, 400 Winona Road, 395 Fifty Road</p> <p>New Regulation</p>	<p>b) In addition to Subsection 10.6.1.1, the following restrictions shall also apply:</p> <p>i) The maximum Gross Leasable Floor Area for all commercial uses shall be 41,200 square metres; and</p> <p>ii) The maximum Gross floor area permitted for a single department store shall be 17,000 square metres, of which the maximum gross floor area for the sale and display of food shall be 4,180 square metres.</p>	<p>b) In addition to Subsection 10.6.1.1, the following restrictions shall also apply:</p> <p>i) The maximum Gross Leasable Floor Area for all commercial uses shall be 41,200 square metres; and</p> <p>ii) The maximum Gross floor area permitted for a single department store shall be 17,000 square metres, of which the maximum gross floor area for the sale and display of food shall be 4,180 square metres.</p>	<p>The additional restrictions reflect the Fruitland-Winona Secondary Area Specific Policy - Area G, which notes special policies for this grouping of commercial properties.</p>
<p>SE 349 512 Highland Road West, Stoney Creek</p>	<p>b) Notwithstanding the definition of Retail in Section 3: Definitions and Subsections 4.6, 4.25 c) ii), 5.1 a) v), 5.2 b), 5.2 f), 5.6 c) and, 10.6.3 a), b), c), e), f), g) ii), g) iii), g) iv), g) v) and i) g) vi), g) vii) 1), the following regulations shall apply:</p>	<p>b) Notwithstanding the definition of Retail in Section 3: Definitions and Subsections 4.6, 4.25 c) ii), 5.1 a) v), 5.2 b), 5.2 f), 5.6 c) and, 10.6.3 a), b), c), e), f), g) ii), g) iii), g) vi), g) vii) 1), the following regulations shall apply:</p>	<p>An amendment to the regulation as a result of a typographical error in the reference to the correct Subsection g).</p>
<p>SE 462 1041 West 5th Street, Hamilton</p>	<p>Parking for Commercial Uses</p> <p>Parking shall be in accordance with Section 6 5, By-law 05-200.</p>	<p>Parking for Commercial Uses</p> <p>Parking shall be in accordance with Section 5, By-law 05-200.</p>	<p>An amendment to the regulation as a result of a typographical error in the reference to the correct Section for Parking regulations.</p>
<p>SE 482 120 Binbrook Road, Glanbrook</p>	<p>On those lands zoned Agriculture (A1, 482) Zone, Modified and Conservation / Hazard Lands Rural (P6, 482) Zone, Modified, identified on Map RU215 of Schedule “A” Zoning Maps, and described as 120 Binbrook Road, Glanbrook, the following special provisions shall also apply:</p>	<p>N/A</p>	<p>This special exception will be deleted and the property will be added to Special Exception No. 118. There is no change to the purpose and intent of the By-law text.</p>

SE / Address	Existing Special Exception (Proposed Change)	Proposed Special Exception	Rationale
	<p>a) Notwithstanding Section 12.1.1 of Zoning By-law No. 05-200, a single detached dwelling and residential care facility shall be prohibited, even as accessory uses to a permitted use; and,</p> <p>b) Notwithstanding Section 7.6.1 of Zoning By-law No. 05-200, a single detached dwelling shall be prohibited, even as accessory uses to a permitted use.</p>		
<p>SE 485 65 Guise Stret</p>	<p>In addition to Sections 7.4.1 and 7.4.2, on these lands Within the lands zoned Open Space (P4) Zone, identified on Map 827 of Schedule "A" – Zoning Maps and Block 14 on Figure 10 to Schedule F – Special Figures to Zoning By-law 05-200, and described as Pier 8, 65 Guise Street, the following special provision shall apply:</p>	<p>In addition to Sections 7.4.1 and 7.4.2, within the lands zoned Open Space (P4) Zone, identified on Map 827 of Schedule "A" – Zoning Maps and Block 14 on Figure 10 to Schedule F – Special Figures to Zoning By-law 05-200, and described as Pier 8, 65 Guise Street, the following special provision shall apply:</p>	<p>Change made to remove redundant wording.</p>
<p>SE 486 65 Guise Street</p>	<p>a) the following uses shall also be permitted:</p> <ul style="list-style-type: none"> Day Nursery Educational Establishment Library Medical Offices Museum Place of Worship Recreation Social Services Establishment Long Term Care Facility <p>b) the following regulations shall apply:</p>	<p>a) the following uses shall also be permitted:</p> <ul style="list-style-type: none"> Day Nursery Educational Establishment Library Medical Office Museum Place of Worship Recreation Social Services Establishment Long Term Care Facility <p>b) the following regulations shall apply:</p>	<p>Changes to remove "s" from Medical Offices and to correct an error in the listing of height regulations.</p>

SE / Address	Existing Special Exception (Proposed Change)	Proposed Special Exception	Rationale
	<p>iii) Building Height</p> <p>1. Minimum 2 storeys and up to 8.0 metres and maximum 4 storeys and up to 15 metres; and,</p> <p>2. In addition to 1. Above, minimum 4.5 metres façade height for any portion of a building along a street line.; and,</p>	<p>iii) Building Height</p> <p>1. Minimum 2 storeys and up to 8.0 metres and maximum 4 storeys and up to 15 metres; and,</p> <p>2. In addition to 1. Above, minimum 4.5 metres façade height for any portion of a building along a street line.</p>	
<p>SE 565 128 and 134 Wilson Street East, Ancaster</p>	<p>“Within the lands zoned Mixed Use Medium Density (C5) Zone, identified on Map 1280 of Schedule “A” – Zoning Maps and described as 128 and 134 Wilson Street East West, the following special provisions apply:”</p>	<p>“Within the lands zoned Mixed Use Medium Density (C5) Zone, identified on Map 1280 of Schedule “A” – Zoning Maps and described as 128 and 134 Wilson Street West, the following special provisions apply:”</p>	<p>An amendment to the preamble as a result of a typographical error.</p>
<p>SE 572 393 Wilson Street East</p>	<p>d) Notwithstanding Subsections 10.5a.1 and 10.5a.2 i), only the following uses shall be permitted:</p> <p>ix) Dwelling Unit in conjunction with a Commercial Use, Mixed Use</p>	<p>d) Notwithstanding Subsections 10.5a.1 and 10.5a.2 i), only the following uses shall be permitted:</p> <p>ix) Dwelling Unit, Mixed Use.</p>	<p>Amendment changes the name of the defined use for clarity.</p>
<p>SE 579 57-71 East Street</p>	<p>Delete the addresses 57-71 East Street</p>	<p>N/A</p>	<p>These lands are being removed from Zoning By-law No. 05-200 and added to Zoning By-law No. 3692-92 since these lands are residential uses and not commercial uses.</p>
<p>SE 589 Portions of 1603</p>	<p>Delete the address of Portions of 1603 Rymal Road East</p>	<p>N/A</p>	<p>These lands are receiving a new site specific number (748) to reflect the uses that were in effect at the time the property</p>

SE / Address	Existing Special Exception (Proposed Change)	Proposed Special Exception	Rationale
Rymal Road East			was purchased from the City.
SE 605 1308 – 1318 Rymal Road East	<p>b) In addition to Subsection 10.7.1, the following use shall also be permitted on lands located at 1308 – 1318 Rymal Road East:</p> <p>i) Manufacturing</p>	<p>b) In addition to Subsection 10.7.1, the following use shall also be permitted on lands located at 1308 – 1318 Rymal Road East:</p> <p>i) Manufacturing</p>	The amendment recognizes the existing manufacturing use on the lands, which includes a cabinetmaking business.
SE 613 49 Inksetter Road, Flamborough	<p>Within the lands Zoned Rural (A2) Zone, and identified on Map Nos. 113 and 114 of Schedule A Zoning Maps and described as 49 Inksetter Road, the following special provisions shall apply:</p> <p>a) Notwithstanding Section 12.1.1 of Zoning By-law No. 05-200, a single detached dwelling and residential care facility shall be prohibited.</p> <p>b) Notwithstanding Section 12.2.3.1 a) of Zoning By-law No. 05-200, the minimum lot area shall be 37 hectares.</p>	N/A	This special exception will be deleted and the property will be added to Special Exception No. 118. There is no change to the purpose and intent of the By-law text.
SE 614 1226 Sodom Road, Flamborough	<p>Within the lands zoned Rural (A2, 614) Zone identified on MapsRU92 and RU93of Schedule “A” Zoning Maps, and described as 1226 Sodom Road, Flamborough, the following special provisions shall also apply:</p> <p>a) Notwithstanding Section 12.2.1 a single detached dwelling and residential care facility shall be prohibited.</p>	N/A	This special exception will be deleted and the property will be added to Special Exception No. 118. There is no change to the purpose and intent of the By-law text.

SE / Address	Existing Special Exception (Proposed Change)	Proposed Special Exception	Rationale						
	<p>b) Notwithstanding Section 12.2.3.1(a) of Zoning By-law No. 05-200, a minimum lot area of 18.19 hectares shall be permitted.</p>								
<p>SE 616 49 Inksetter Road, Flamborough</p>	<p>Within the lands Zoned Conservation / Hazard Land - Rural (P6) Zone, and identified on Map Nos. 113 and 114 of Schedule A Zoning maps and described as 49 Inksetter Road, the following special provision shall apply:</p> <p>a) Notwithstanding Section 7.6.1 of Zoning By-law No.05-200, a single detached dwelling shall be prohibited.</p>	<p>N/A</p>	<p>This special exception will be deleted and the property will be added to Special Exception No. 118. There is no change to the purpose and intent of the By-law text.</p>						
<p>SE 617 1226 Sodom Road, Flamborough</p>	<p>Within the lands zoned Conservation / Hazard Land-Rural (P6, 617) Zone identified on Maps RU92 and RU93 of Schedule “A” – Zoning Maps, and described as 1226 Sodom Road, Flamborough, the following special provision shall also apply:</p> <p>a) Notwithstanding Section 7.6.1, a single detached dwelling shall be prohibited.</p>	<p>N/A</p>	<p>This special exception will be deleted and the property will be added to Special Exception No. 118. There is no change to the purpose and intent of the By-law text.</p>						
<p>SE 642 5174 Berry Road, 6266 Chippewa Road, 3600 Guyatt Road, 2040 Hall Road, 2274 Power Line Road West, 2350 Westbrook</p>	<p>Within these lands zoned Agriculture (A1) Zone and Conservation/Hazard Land - Rural (P6) Zone, identified on Maps 130, 193, 203, 219, 223 and 255, of Schedule A – Zoning Maps and described as:</p> <table border="1" data-bbox="336 1255 835 1404"> <thead> <tr> <th data-bbox="336 1255 674 1333">Property Address</th> <th data-bbox="674 1255 835 1333">Map Number</th> </tr> </thead> <tbody> <tr> <td data-bbox="336 1333 674 1370">5174 Berry Road</td> <td data-bbox="674 1333 835 1370">255</td> </tr> <tr> <td data-bbox="336 1370 674 1404">6330 Chippewa Road East</td> <td data-bbox="674 1370 835 1404">203</td> </tr> </tbody> </table>	Property Address	Map Number	5174 Berry Road	255	6330 Chippewa Road East	203	<p>N/A</p>	<p>This special exception is being deleted in order to consolidate it with Special Exception No. 118. There is no change to the purpose or intent of this special exception.</p> <p>See Special Exception No. 118 above for further detail.</p>
Property Address	Map Number								
5174 Berry Road	255								
6330 Chippewa Road East	203								

SE / Address	Existing Special Exception (Proposed Change)	Proposed Special Exception	Rationale								
Road	<table border="1" data-bbox="338 264 835 492"> <tr> <td>3590 Guyatt Road</td> <td>193</td> </tr> <tr> <td>2110 Hall Road</td> <td>219, 223</td> </tr> <tr> <td>2274 Powerline Road West</td> <td>130</td> </tr> <tr> <td>2350 Westbrook Road</td> <td>RU207 and RU215</td> </tr> </table> <p data-bbox="338 532 783 565">The following special provisions apply:</p> <p data-bbox="338 605 873 670">a) Notwithstanding 7.6.1, the following use shall be prohibited:</p> <p data-bbox="380 716 730 748">i) Single Detached Dwelling</p> <p data-bbox="338 789 873 854">b) Notwithstanding 12.1.1, the following uses shall be prohibited:</p> <p data-bbox="380 899 730 964">i) Single Detached Dwelling ii) Residential Care Facility</p> <p data-bbox="338 1008 873 1105">c) Notwithstanding Section 12.2.3.1 a), for the lands located at No. 5174 Berry Road, the minimum lot area shall be 37 hectares.</p> <p data-bbox="338 1149 873 1247">d) Notwithstanding Section 12.1.3.1 a), for the lands located at 3590 Guyatt Road, the minimum lot area shall be 21.0 hectares.</p> <p data-bbox="338 1291 873 1356">e) Notwithstanding Section 12.1.3.1 a), for the lands located at No. 2274 Powerline</p>	3590 Guyatt Road	193	2110 Hall Road	219, 223	2274 Powerline Road West	130	2350 Westbrook Road	RU207 and RU215		
3590 Guyatt Road	193										
2110 Hall Road	219, 223										
2274 Powerline Road West	130										
2350 Westbrook Road	RU207 and RU215										

SE / Address	Existing Special Exception (Proposed Change)	Proposed Special Exception	Rationale
	<p>Road West, the minimum lot area shall be 23 hectares.</p> <p>f) Notwithstanding Section 12.1.3.1 a), for the lands located at 6330 Chippewa Road East the minimum lot area shall be 36 hectares.</p>		
<p>SE 648 1324 Rymal Road East and 172 Dartnall Road, Glanbrook</p>	<p>a) Notwithstanding Subsections 5.1 v), 10.7.3a), and f), the following special regulations shall also apply:</p>	<p>a) Notwithstanding Subsections 5.1 v), 10.7.3a), and f), the following special regulations shall also apply:</p>	<p>An amendment to add the letter “a” in front of notwithstanding correct a typographical / numbering error.</p>
<p>SE 669 461 Green Road</p>	<p>b) In addition to 4.23 a) and Section 5.2 e) and N notwithstanding Sections 4.23 a), 5.1 a) v) b), 5.1 d), 5.2 b) and f), 5.2.1 c), 5.2 (h) i), and 5.6 c) and e), and in addition to Section 5.2 e), the following regulations shall apply:</p>	<p>b) In addition to 4.23 a) and Section 5.2 e) and notwithstanding Sections 5.1 a) v) b), 5.1 d), 5.2 b) and f), 5.2.1 c), 5.2 (h) i), and 5.6 c) and e), the following regulations shall apply:</p>	<p>The intent of the original preamble was not to waive provincial highway setbacks. 5.2 (h) i) refers to below regarding Landscaped Areas.</p>
	<p>b) viii) Landscaped Area</p> <p>Landscaped Area(s) with a minimum combined area of 2% of the area of the parking lot and associated access driveway and maneuvering areas shall be provided and maintained.</p>	<p>b) viii) Landscaped Area</p> <p>Landscaped Area(s) with a minimum combined area of 2% of the area of the parking lot and associated access driveway and maneuvering areas shall be provided and maintained.</p>	<p>A reduced landscaped area is required to facilitate the proposed development and the regulation was not modified at the Zoning By-law Amendment application stage as a reduction was thought to have not been required.</p>
	<p>c) Notwithstanding Sections 10.5.3 a), d), g) vi), i), and j), and in addition to Sections</p>	<p>c) Notwithstanding Sections 10.5.3 a), d), g), i), and j), and in addition to Sections 10.5.1.1 and</p>	<p>A typographical error in the amending by-law.</p>

SE / Address	Existing Special Exception (Proposed Change)	Proposed Special Exception	Rationale
	<p>10.5.1.1 and 10.5.3 h), the following regulations shall apply:</p> <p>c) iii) Building Height</p> <p>a) Minimum 7.5 metre façade height for any portion of a building along a street line;</p> <p>b) Maximum 46.0 metres for any portion of the building along a street line; and,</p> <p>c) Maximum 7.5 metres for any portion of the building along a rear or interior side lot line; and,</p> <p>d) c) In addition to a) and notwithstanding b) above, any building height above 11.0 metres may be equivalently increased as the yard increases beyond the minimum yard requirement maximum building height shall be equivalently increased as yard increases beyond the minimum rear and interior side yard requirements, established in Sections 10.5.3 b) and c) of this By-law when abutting a Residential Zone, to a maximum of 46.0 metres; and,</p> <p>e) d) In addition to the definition of Building</p>	<p>10.5.3 h), the following regulations shall apply:</p> <p>c) iii) Building Height</p> <p>a) Minimum 7.5 metre façade height for any portion of a building along a street line;</p> <p>b) Maximum 46.0 metres;</p> <p>c) In addition to a) and notwithstanding b) above, any building height above 11.0 metres may be equivalently increased as the yard increases beyond the minimum yard requirement established in Sections 10.5.3 b) and c) of this By-law when abutting a Residential Zone, to a maximum of 46.0 metres; and,</p> <p>d) In addition to the definition of Building Height in Section 3: Definitions...</p>	<p>The intent was that the Maximum Building Height is permitted to equivalently increase as the yard increases beyond the minimum rear and interior side yard requirements, from 7.5 metres for any portion of the building along a rear or interior side lot line, to a maximum of 46.0 metres. However, the amending by-law does not reflect this intent. Amendments are also to address typographical errors.</p>

SE / Address	Existing Special Exception (Proposed Change)	Proposed Special Exception	Rationale				
	Height in Section 3: Definitions...						
SE 675 280 Butter Road	<p>Within the lands zoned Agriculture (A1) Zone and Conservation / Hazard Land – Rural (P6) Zone, identified on Maps 175 of Schedule “A” – Zoning Maps and described as:</p> <table border="1" data-bbox="338 521 867 599"> <thead> <tr> <th data-bbox="338 521 604 561">Property Address</th> <th data-bbox="604 521 867 561">Map Number</th> </tr> </thead> <tbody> <tr> <td data-bbox="338 561 604 599">280 Butter Road</td> <td data-bbox="604 561 867 599">175</td> </tr> </tbody> </table> <p>The following special provisions apply:</p> <p>a) Notwithstanding 7.6.1, the following use shall be prohibited:</p> <p>i) Single detached dwelling</p> <p>b) Notwithstanding 12.1.1, the following uses shall be prohibited:</p> <p>i) Single detached dwelling; and, ii) Residential care facility.</p> <p>c) Notwithstanding Section 12.2.3.1 a), for the lands located at No. 280 Butter Road, the minimum lot area shall be 39 hectares.</p>	Property Address	Map Number	280 Butter Road	175	N/A	This special exception will be deleted and the property will be added to Special Exception No. 118. There is no change to the purpose and intent of the By-law text.
Property Address	Map Number						
280 Butter Road	175						
SE 711 3079 Binbrook Road, Glanbrook	vi) outdoor storage Outdoor display areas, in the form of benches, other street furniture, and outdoor recreational equipment shall be permitted abutting a street	vi) outdoor storage Outdoor display areas, in the form of benches, other street furniture, and outdoor recreational equipment shall be permitted abutting a street	An amendment to correct a typographic error.				

SE / Address	Existing Special Exception (Proposed Change)	Proposed Special Exception	Rationale				
	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.	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					
SE 720 1557 Concession 2 Road West, Flamborough	<p>Within the lands zoned Agriculture (A1) Zone, identified on Maps 103, 104, 112 and 113, of Schedule “A” — Zoning Maps and described as:</p> <table border="1" data-bbox="338 548 867 623"> <thead> <tr> <th data-bbox="338 548 604 586">Property Address</th> <th data-bbox="604 548 867 586">Map Number</th> </tr> </thead> <tbody> <tr> <td data-bbox="338 586 604 623">320 Orkney Road</td> <td data-bbox="604 586 867 623">103, 104, 112, 113</td> </tr> </tbody> </table> <p>The following special provisions apply:</p> <ul style="list-style-type: none"> a) Notwithstanding 12.1.1, the following uses shall be prohibited: <ul style="list-style-type: none"> i) Single detached dwelling; and, ii) Residential care facility. 	Property Address	Map Number	320 Orkney Road	103, 104, 112, 113	N/A	This special exception will be deleted, and the property will be added to Special Exception No. 118. There is no change to the purpose and intent of the By-law text.
Property Address	Map Number						
320 Orkney Road	103, 104, 112, 113						