

- 22.200 Notwithstanding the provisions of this By-law, on the lands described as Part of Lot 20, Concession North of Bleams Road and identified on the map forming Part 1 of Schedule 'A', the additional permitted use shall apply:
- (a) the sale of used household products.
- 22.201 Notwithstanding any other provisions of this By-law, the lands described Part of Lots 231, 233, 234 and 235, Plan 532-A, being Part 1, Plan 58R-14859 and identified on the map forming Part 1 of Schedule 'A' and zoned Zone 2b shall be subject to the following additional regulations:
- (a) the minimum lot width and frontage shall be 9.75m;
 - (b) the maximum lot coverage for all accessory buildings shall be 130m²
- 22.202 Notwithstanding any other provisions of this By-law, on the lands described as Part of Lot 14, Concession North of Snyder's Road, being Parts 1 and 2, Plan 58R-14853 and identified on the map forming Part 2A of Schedule 'A' the following regulations shall apply:
- (a) the minimum lot area on the lands zoned Zone 2c shall be 360.6m²;
 - (b) the minimum side yard setback on the lands zoned Zone 2c shall be 1.2m;
 - (c) the lands zoned Zone 2c may be used for a Residential Building – Duplex;
 - (d) the minimum front and exterior side yard setback on the lands zoned Zone 5 shall be 4.5m.
- 22.203 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 21, Concession North of Bleams Road, being Parts 1 and 6, Plan 58R-7281, and identified on the map forming Part 1 of Schedule 'A' may be used for retail sales and offices in addition to the uses permitted in the zone in which the property is situate.
- 22.204 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 7, Concession North of Snyder's Road and illustrated on the map forming paragraph 22.204 may be used for the importation of broken concrete and asphalt for recycling purposes in addition to the uses permitted in the zone in which the property is situate, subject to the following:
- (a) stockpiles of broken concrete and asphalt shall not be located within 300m of the northwest corner of the Petersburg Park.
- 22.205 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 7, Concession South of Erb's Road, being Parts 1, 3, and 4 Plan 58R-9652 and identified on the map forming Part 3 of Schedule 'A':
- (a) may be used following uses in addition to those already permitted Zone 5:
 - (i) Residential Building – Single Detached
 - (ii) Bed and Breakfast
 - (iii) Lodging / rooming / boarding house
 - (iv) Group Home

- (b) are prohibited from being used for the following uses:
 - (i) Hotel or motel
 - (ii) Churches
 - (iii) Parking lot
 - (iv) Commercial entertainment and recreation establishment within an enclosed building but not including a video/pinball game amusement centre
 - (v) Light fabricating, assembly or manufacturing
- (c) shall be subject to the following additional regulations:
 - (i) off-street parking may be situated in front of the front yard setback.

22.206 Deleted.

(By-law amendment 2020-31)

22.207 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 21, Concession North of Bleams Road, being Parts 1 and 2, Plan 58R-5715 and Block 3, Plan 1450 and identified on the map forming Part 1 of Schedule 'A' may be used for offices and retail sales in addition to the uses permitted in the zone in which the property is situate.

22.208 Deleted.

22.209 Deleted.

(By-law amendment 2021-008)

22.210 Deleted.

22.211 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 23, Concession South of Bleams Road, being Parts 3 and 5, Plan 58R-15522 and identified on the map forming Part 1 of Schedule 'A' may be used for a food store in addition to the uses permitted in Section 14.

Notwithstanding the regulations of Section 14 of this By-law, the minimum lot width and frontage for the lands identified on the map forming Part 1 of Schedule 'A' shall be 14m.

Notwithstanding the provisions of this By-law, on the lands identified on the map forming Part 1 of Schedule 'A', the following off-street parking requirements shall apply:

- (a) commercial floor area devoted to retail sales or merchandising shall require one (1) space for each 19.3m² of such floor area
- (b) commercial floor area not devoted to retail sales or merchandising shall require one (1) space for each 39m² of such floor area

Notwithstanding the provisions of this By-law, no pylon sign constructed at the frontage of the lands identified on the map forming Part 1 of Schedule 'A', shall be illuminated on the southeast side.

- 22.212 Notwithstanding any other provisions of this By-law, the lands described as Lot 112, Plan 1400 and identified on the map forming Part 1 of Schedule 'A' and zoned Zone 6:
- (a) shall be subject to the following additional regulations:
 - (i) off-street parking and off-street loading shall be provided in conformity with the regulations contained in sub-sections 6.10, 6.11, and 6.12 of this By-law; and,
 - (ii) off-street parking is prohibited in front of the building face closest to the street.
 - (b) shall not be used for the following:
 - (i) tavern
 - (ii) commercial entertainment or recreation establishment.
- 22.213 Notwithstanding any other provisions of this By-law, on the lands described as Part of Lot 7, Concession South of Erb's Road and identified on the map forming Part 3 of Schedule 'A' and zoned Zone 5:
- (a) the following use may be permitted in addition to those uses already permitted:
 - (i) Residential Building – Single Detached
 - (b) the following uses shall not be permitted:
 - (i) clinic or laboratory
 - (ii) light fabricating, assembly or manufacturing
 - (c) a repair shop and storage within an enclosed building shall not include any use that involves the storage or processing of chemical products, gasoline or oil depots, or a use which may become obnoxious, offensive, or dangerous by reasons of the presence, emission, or production in any manner of odour, dust, smoke, noise, fumes, vibration, refuse matter or water carried wastes;
 - (d) Off-street parking may be situated in front of the front yard setback.
- 22.214 Notwithstanding any other provisions of this By-law, the lands described as Parts 1-9, 11, 15, 16, and 18, Plan 58R- 15176, and identified on the map forming Part 1 of Schedule 'A' and zoned Zone 3, shall be subject to the following additional regulations:
- (a) garages on the subject lands shall have a minimum depth of 6.0m, a minimum interior width of 3.5m and a maximum interior width of 4.0m;
 - (b) the front yard setback of any garage shall be a minimum of 10.0m.
- 22.215 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 4 Concession North of Snyder's Road, and illustrated on the map forming paragraph 22.215 shall be subject to the following regulation:
- (a) buildings or structures may be erected on the subject lands provided access is maintained by way of a right-of-way to a municipally maintained public road.

- 22.216 Notwithstanding any other provisions of this By-law, on the lands described as Part of Lot 9 Concession North of Bleams Road, being Parts 3 and 4, Plan 58R-15525 and identified on the map forming Part 8 of Schedule 'A', the minimum side yard setback for an accessory building existing prior to October 16, 2006 shall be 0.2 metres.
- 22.217 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 7, North of Side of Benjamin Street, Part of Lot 8, South Side of South Street, Plan 628 and identified on the map forming Part 6 of Schedule 'A' may be used for one dwelling unit within an accessory structure in addition to the uses permitted in the zone in which the property is situate.
- 22.218 Notwithstanding the regulations of Section 11 of this By-law, as amended, the lands described as Lot 107 and Part of Lot 108, Plan 627, and identified on the map forming Part 2A of Schedule 'A', shall be used only for a clinic or laboratory and offices, and shall be subject to the following regulations:
- (a) minimum front yard and right side yard setback shall be 0m;
 - (b) minimum left side yard setback for a one-storey building shall be 1.5m;
 - (c) a minimum of 10 off-street parking spaces shall be provided on the property; and,
 - (d) off-street parking spaces shall be permitted within 0m of the right side property line and 0.6m of the left side property line.
- 22.219 Deleted.
- 22.220 Deleted.
- 22.221 Deleted.
- 22.222 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 14 Concession North of Snyder's Road, and identified on the map forming Part 2B of Schedule 'A' are subject to the following regulations:
- (a) the maximum number of dwelling units shall be thirty-four;
 - (b) a residential building – semi-detached shall be a permitted use;
 - (c) any dwelling fronting a public street shall be a Residential Building – Semi-detached;
 - (d) three off-street parking spaces shall be provided per dwelling unit.
- 22.223 Notwithstanding any other provisions of this By-law, the lands described as Lots 1-74, and Blocks 75-76, Plan 58M-495 and identified on the map forming Part 1 of Schedule 'A', shall be subject to the following regulations:
- (a) on lots 42-46, Plan 58M-495, no dwelling shall be located closer than 51.5m to the centerline of the railway;
 - (b) on Lots 43-46, Plan 58M-495, a minimum of 56m² of useable outdoor living space shall be maintained on each lot between the toe of the berm and the rear wall of the dwelling unit.

- 22.224 Notwithstanding any other provisions of this By-law, the lands described as Lots 1-57 and Blocks 58-70, Plan 58M-492 and identified on the map forming Part 1 of Schedule 'A' shall be subject to the following regulations:
- (a) on the lands zoned Zone 2b the front yard setback shall be 6.0m save and except that where the front wall of the garage of any dwelling unit is located 7.0m or greater from the front lot line, the front yard setback for the habitable portion of the dwelling unit, including a useable front porch having a depth of 1.8m and a width of 3.0m, shall be 5.0m.
 - (b) on the lands zoned Zone 4a:
 - (i) the maximum number of dwellings shall be thirteen (13);
 - (ii) the minimum frontage of the development shall be 10.0m;
 - (iii) the minimum lot width of the development shall be 10.0m;
 - (iv) the front yard setback for the development shall be 52.6m;
 - (v) side yards and rear yards for the development shall be 5.0m; and,
 - (vi) three (3) off-street parking spaces shall be provided per unit.
 - (c) on the lands zoned Zone 3 a Residential Building – Semi-detached shall be defined as a separate building divided vertically into two dwelling units by a solid common wall extending from the base of the foundation to, at minimum, the roof line of the first storey and said common wall shall have a horizontal distance of not less than 46 per cent (46%) of the horizontal depth of the building
 - (d) on Lot 26, a Residential Building – Single Detached may include a second kitchen.
- 22.225 Deleted.
- 22.226 Notwithstanding the provisions of this By-law, as amended, on the lands described as Part of Lot 9, Concession 1, Block A, and illustrated on the map forming paragraph 22.226:
- (a) the following regulation shall apply:
 - (i) side and rear yard setbacks shall be 0m to allow for licensing of extraction to the mutual property lines of abutting aggregate operations.
 - (b) the following uses shall be prohibited:
 - (i) the importation of asphalt for recycling; and,
 - (ii) aggregate washing operations.
 - (c) the following accessory use is permitted in addition to those accessory uses permitted by Section 20.3:
 - (i) the importation of broken concrete for recycling.

22.227 Deleted.

22.228 Notwithstanding any other provisions of this By-law, on the lands described as Part of Lot 5, Registered Plan 885, being Lots 1-63 and Blocks 64 and 65, Plan 58M-489 and identified on the map forming Part 1 of Schedule 'A', the following regulations shall apply:

- (a) on Lots 1-63, zoned Zone 2b:
 - (i) the front yard setback shall be 6.0m for the habitable portion of the dwelling unit;
 - (ii) the front yard setback shall be 9.5m for the uninhabitable (garage) portion of the dwelling unit;
 - (iii) driveways shall be single width not exceeding 3.0m in width;
 - (iv) lot frontages shall be a minimum of 9.0m;
 - (v) lot widths shall be a minimum of 9.0m; and,
 - (vi) lot areas shall be a minimum of 300m²
- (b) on lots 4-7 dwellings shall have a minimum useable outdoor living area of 56m² between the toe of the noise attenuation berm and the rear foundation wall of the dwelling;
- (c) on lots 32-25 dwellings shall have a minimum rear yard setback of 8.5m;
- (d) on lots 12-18 and 31-37 dwellings shall have a minimum frontage of 7.0m provided that the minimum lot width is 9.0m;
- (e) on Blocks 64 and 65, zoned Zone 4a:
 - (i) the front yard setback shall be 6.0m for the habitable portion of the dwelling unit;
 - (ii) the front yard setback shall be 9.5m for the uninhabitable (garage) portion of the dwelling;
 - (iii) driveways shall be single width not exceeding 3.0m in width;
 - (iv) the minimum lot frontage shall be 6.0m;
 - (v) the minimum lot width shall be 6.0m;
 - (vi) the minimum lot area shall be 180.0m²; and,
 - (vii) the minimum exterior side yard abutting Hamilton Road shall be 6.0m.

22.229 Notwithstanding the provisions of this By-law, as amended, the following regulations shall apply to the lands described as Block 69 and Part of Lot 1, Plan 1759, and Part of Lot 21, Concession South of Snyder's Road and identified on the map forming Part 1 of Schedule 'A'.

- (a) on any lot with an attached single car garage, the front yard setback for the inhabitable (garage) portion of the dwelling shall be 10.0m;

- (b) the side yard setback for two units as Residential Building – Semi-Detached having more than one storey shall be 1.5m.

22.230 Notwithstanding any other provisions of this By-law, the lands described as, Part of Lot 21 and Part of Lot 22, West of Peel, and Lots 20 and 21, East of Wilmot, Smith’s Plan and identified on the map forming Part 1 of Schedule ‘A’ may be used for a Residential Building – Single Detached in addition to the uses permitted in Section 12 of this By-law.

22.231 Deleted.

22.232 Notwithstanding any other provisions of this By-law the lands described as, Part of Lot 2, Concession 3, Block B, zoned Zone 1 and illustrated with crosshatching on the map forming paragraph 22.41 shall be subject to the following regulation:

- (a) Sub-sections 7.3.1 and 7.3.2 of this By-law, as amended, shall not apply.

22.233 Notwithstanding any other provisions of this By-law, the lands described as, Part of Lot 6 Concession North of Snyder’s Road, on identified on the map forming Part 4 of Schedule ‘A’ may be used for a Canada Post Postal Outlet with retail sales limited to Canada Post Merchandise in addition to the uses permitted, within the zone in which the property is situate.

22.234 Notwithstanding any other provisions of this By-law, the lands described as, Part of Lot 53, Plan 1293, being Parts 3 and 4, Plan 58R-2539 and Part 2, Plan 58R-5184, and identified on the map forming Part 1 of Schedule ‘A’ and zoned Zone 4a are subject to the following regulations:

- (a) the maximum number of dwelling units shall be three (3);
- (b) the dwelling units shall be 1-storey;
- (c) the minimum front yard setback shall be 6.0m;
- (d) the minimum left side yard setback shall be 2.0m;
- (e) the minimum rear yard setback shall be 4.0m;
- (f) three (3) off-street parking spaces shall be provided per dwelling unit;
- (g) off-street parking shall be permitted in front of the front yard setback.

22.235 Deleted.

22.236 Notwithstanding any other provisions of this By-law, the lands described as, Part of Lot 23, Concession South of Bleams Road, and Part of Lot 4, Smith’s Plan and identified on the map forming Part 1 of Schedule ‘A’ shall be subject to the following:

- (a) on the lands zoned Zone 4a:
 - (i) the maximum number of dwelling units shall be fourteen (14);
 - (ii) the minimum lot width and frontage shall be 3.0m;
 - (iii) the minimum side yard setback along the north property line shall be 2.0m;

- (iv) the rear yard setback along the south property line following a distance of 20m east from the Zone 11 boundary shall be 3.0m;
 - (v) the rear yard setback along the south property line following a distance of 50m west from the Zone 2 boundary shall be 6.0m;
 - (vi) the setback to a property line for any retaining wall with a height greater than 1.0m shall be 3.0m;
 - (vii) three (3) off-street parking spaces shall be provided per dwelling unit.
- (b) on the lands zoned Zone 2:
- (i) the minimum lot width shall be 16.0m;
 - (ii) the minimum lot area shall be 550m²
- 22.237 Notwithstanding any other provisions of this By-law, the lands described as, Parts of Lots 19, 20, and 21, Plan 1512 being Parts 1,2,3 and 12, Plan 58R-6442 and identified on the map forming Part 2A of Schedule 'A' may be used for offices in addition to the uses permitted, within the zone in which the property is situate.
- 22.238 Deleted.
- 22.239 Notwithstanding any other provisions of this By-law, that as an use accessory to the approved access route to the extractive industrial operation immediately north of the lands described as, Part of Lot 2 and 3, Concession North of Snyder's Road, and illustrated on the maps forming Parts 30 and 31 of Schedule 'A', the lands described as, Part of Lot 2 and 3, Concession North of Snyder's Road, and illustrated on the forming Parts 30 and 31 of Schedule 'A', may be used for the following in addition to the uses permitted, within the zone in which the property is situate:
- (a) a weigh scale;
 - (b) an office trailer;
 - (c) parking of equipment used in the extractive industrial operation;
 - (d) storage and distribution of aggregate material from the extractive industrial operation.
- shall be subject to the following regulations:
- (e) that all building, parking and storage areas shall be located within the 0.33ha "Accessory Use Area" as illustrated on the map forming Part 30 of Schedule 'A';
 - (f) that the height of stockpiles of aggregate materials not exceed 3.0m.
- 22.240 Notwithstanding any other provisions of this By-law, the lands described as, Part of Lot 21, Concession North of Snyder's Road, and illustrated as "Area A" on the map forming paragraph 22.240 may be used for the following specific uses in addition to the uses permitted in Section 7 of this By-law:
- (a) A seasonal recreational trailering and tenting campground during the months April – December (inclusive) consisting of a maximum of 140 Camping Sites for recreational trailers or tents

- (b) A picnic shelter;
- (c) A swimming pool; and,
- (d) Buildings and structures accessory to the operation of a seasonal campground.)

22.241 Notwithstanding any other provision of this By-law, on the lands described as Part of Lot 10, Concession 1, Block B, and illustrated on the map forming paragraph 22.241, a Residential Building – Single Detached may include a second kitchen.

22.242 Notwithstanding any other provision of this By-law, on the lands described as Part of Lot 14, Concession South of Erb's Road, being Parts 8 and 9, Plan 58R-11996, and illustrated as "Area A" on the map forming paragraph 22.275 may be used only for the following:

- (a) conservation
- (b) forestry and wildlife management

22.243 Deleted.

22.244 Notwithstanding any other provisions of this By-law, on the lands described as, Part of Lot 18, Part of Lot 22, Concession 3, Block A, and illustrated as Area A on the map forming Part 13 of Schedule 'A' , the following shall be prohibited:

- (a) The importation of asphalt for recycling; and,
- (b) Aggregate washing operations.

22.245 Deleted.

22.246 Notwithstanding any other provisions of this By-law, the lands described as, Parts of Lot 7, Concession South of Snyder's Road and identified on the map forming Part 4 of Schedule 'A' attached to and forming part of this By-law, shall be subject to the following:

- (a) All off-street parking areas shall be situated to the rear of the building line front yard setback except for those spaces required for accessible parking which may be located in front of the building line front yard setback.
- (b) That such home occupation shall be conducted by the permanent residents of the private dwelling unit with a maximum of 2 employees operating in or from the premises at any time.

22.247 Deleted.

22.248 Notwithstanding any other provisions of this By-law, for the lands described as, Part of Lot 6, Concession 3, Block A, being Parts 1 and 2, Plan 58R-11740, and identified on the map forming Part 6 of Schedule 'A', Section 6.7 of the By-law shall not apply.

22.249 Notwithstanding any other provisions of this By-law, the lands described as, Part Lot 15, Concession South of Snyder's Road, and identified on the map forming Part 2A of Schedule 'A' and zoned Zone 4a shall be subject to the following regulations:

- (a) the maximum number of dwelling units shall be thirty-one (31);

- (b) the minimum side yard setback along the northwest property line shall be 7.5m;
- (c) the minimum front yard setback shall be 9.3m for all units with driveway access directly to Brewery Street and 3.59m for all other units;
- (d) the minimum side yard setback along the southeast property line shall be:
 - (i) 7.5m for all units with their rear wall approximately parallel to said property line
 - (ii) 3.0m for any unit with its side wall facing predominantly towards said property line and with its driveway access directly to Brewery Street
 - (iii) 6.28m for any unit with its side wall facing predominantly towards said property line and with its driveway access to a private road or lane;
- (e) that all dwelling units with their rear wall approximately parallel to the southeast property line shall be a maximum of one storey;
- (f) three (3) off-street parking spaces shall be provided per dwelling unit.

22.250 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 53, Plan 1293, being Parts 1 and 2, Plan 58R-2539, and identified on the map forming Part 1 of Schedule 'A' shall be subject to the following:

- (a) the maximum lot coverage for all accessory structures shall be 148m²;
- (b) the maximum height an accessory structure containing an additional dwelling unit (detached) shall be 6.0m.

22.251 Notwithstanding any other provisions of this By-law, the lands described as, Part of Lot 26, Concession South of Bleams Road, and illustrated on the map forming Part 23 of Schedule 'A' shall be subject to the following regulations:

- (a) the minimum front yard setback shall be 6.6m.

22.252 Notwithstanding any other provisions of this By-law, the following regulations shall apply to the lands described as, Lot 5, Plan 58M-276, and identified on the map forming Part 4 of Schedule 'A',

- (a) the maximum lot coverage of all accessory buildings shall be 181m², and,
- (b) the maximum height of one accessory building shall be 6.0m.

22.253 Notwithstanding any other provisions of this By-law, as amended, the lands described as Part of Lot 3, Concession 3, Block A, and illustrated as "Part 1" on the map forming paragraph 22.253, may be used for a Recycling Depot defined as follows:

A Recycling Depot shall mean building(s) and screened outdoor area used for the collection, grading and sorting and temporary storage of materials or agricultural products, but not including the production, compounding, processing, packaging or assembly of raw, semi-processed or fully processed goods, materials or agricultural products.

Notwithstanding any other provisions of this By-law, The “Recycling Depot” shall be subject to the following regulations:

- (a) All components of the Recycling Depot shall occur on impermeable surfaces which incorporate spills management and containment systems.
- (b) All components of the Recycling Depot shall be subject to Site Plan Control in accordance with By-law 96-64, or its successor.
- (c) One Refreshment Vehicle or Refreshment Cart shall be permitted as an accessory use
- (d) On the lands illustrated as Part 1A on the map forming paragraph 22.253, the Recycling Depot shall not be permitted except for maintenance access and the temporary parking of vehicles and empty storage bins utilized as part of the Recycling Depot operations.
- (e) Use of the lands illustrated as Part 1B on the map forming paragraph 22.253, shall be limited to a landscaped buffer, berm, and fencing.

(By-law amendment 2022-035)

22.254 Deleted.

22.255 Notwithstanding any other provisions of this By-law, the lands described as Part of Lots 2 and 3, Concession North of Snyder’s Road, and illustrated on the map forming Parts 30 and 31 of Schedule ‘A’ shall be subject to the following regulation:

- (a) buildings or structures, not including a dwelling unit, may be erected on the lands zoned Zone 14 provided access is maintained by way of a right-of-way to a municipally maintained public road.

22.256 Deleted.

22.257 Notwithstanding any other provisions of this By-law, the lands described as, Lot 130 and Part of Lot 129, Plan 627, being Parts 2 and 3, Plan 58R-4327, and identified on the map forming Part 2A of Schedule ‘A’, may be used for one accessory apartment, self-contained within an accessory structure in addition to the accessory uses permitted in the zone, in which the property is situate.

Notwithstanding any other provisions of this By-law, the minimum number of off-street parking spaces required to be provided the lands described as, Lot 130 and Part of Lot 129, Plan 627, being Parts 2 and 3, Plan 58R-4327, and identified on the map forming Part 2A of Schedule ‘A’, shall be five (5).