

- 22.258 Notwithstanding any other provisions of this By-law, the following uses shall be permitted on the lands described as Part of Lot 15, Concession South of Snyder's Road, and identified on the map forming Part 2A of Schedule 'A', in addition to the uses permitted, within the zone in which the property is situate:
- (a) a commercial establishment where services are rendered,
 - (b) light fabricating, assembly and manufacturing where there is low probability of fugitive emissions,
 - (c) contractor, building supplies dealer,
 - (d) offices,
 - (e) clinic or laboratory,
 - (f) gym or dance studio,
 - (g) accessory uses including:
 - (i) gas bar
 - (ii) convenience retail accessory to a gas bar
 - (iii) one take-out restaurant accessory to a gas bar, not including a drive-through facility.
- 22.259 Deleted.
- 22.260 Deleted.
- 22.261 Notwithstanding the provisions of By-law 83-38, as amended, only the following uses shall be permitted on the lands described as Lot 9, Plan 628, and identified on the map forming Part 6 of Schedule 'A':
- (a) no more uses than two dwelling units
 - (b) uses accessory to the foregoing permitted use
 - (c) home occupation in conformity with sub-section 6.20
- 22.262 Deleted.
- 22.263 Notwithstanding any other provisions of this By-law, the following regulations shall apply to the lands described as, Part of Lots 28, 29 and 30, Plan 627, and identified on the map forming Part 2B of Schedule 'A':
- (a) the minimum side yard setback shall be 1.2m;
 - (b) the minimum rear yard setback shall be 1.8m;
 - (c) the minimum number of off-street parking spaces to be provided for a one-storey building containing a medical clinic (with one physician or practitioner) and/or commercial floor area devoted and not devoted to retail sales and merchandising shall be eight (8).
- 22.264 Deleted.

- 22.265 Notwithstanding any other provisions of this By-law, the lands described as, Part of Lot 14, Concession North of Snyder's Road, and illustrated on the map forming Part 2A of Schedule 'A' may be used for a Residential Building – Single Detached in addition to the uses permitted in Section 11.
- 22.266 Notwithstanding the provisions of By-law 83-38, as amended, the following regulations shall apply to the lands described as Lots 187-188 and Part of Lots 186 and 189, Plan 532A, being Part 2, Plan 58R-7789, and identified on the map forming Part 1 of Schedule 'A':
- (a) the minimum lot width for a Residential Building – Triplex shall be 15.0m;
 - (b) the minimum lot width for a Residential Building – Single Detached shall be 13.8m;
 - (c) the minimum side yard setback for a covered landing/porch on a Residential Building – Triplex shall be 1.0m.
- 22.267 Notwithstanding any other provisions of this By-law, as amended, Clause 13.1.4 of this By-law, shall not apply to the lands described as Lots 1 and 2, Plan 1337, and identified on the map forming Part 1 of Schedule 'A'.
- 22.268 Notwithstanding any other provisions of this By-law, the lands described as Lot 36 and Part of Lot 37, Plan 1293 being Part 2, Plan 58R-5588, and identified on the map forming Part 1 of Schedule 'A' shall be subject to the following:
- (a) the minimum side yard setback of an accessory structure containing an additional dwelling unit (detached) shall be 0.5m.
- 22.269 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 13, Concession North of Snyder's Road, being Parts 1 and 2, Plan 58R-2581, and identified on the map forming Part 2B of Schedule 'A' may be used for assembly of wood products in addition to the uses permitted in Section 14.1 of the By-law, subject to the following:
- (a) assembly of wood products shall exclude wood restoration or finishing (including activities such as wood stripping or cleaning, painting, staining, lacquering or varnishing) and the laminating or application of wood veneer (the use of large amounts of glue and the solvents to clean them).
- 22.270 Deleted.
- 22.271 Deleted.
- 22.272 Notwithstanding any other provisions of this By-law, the following regulations shall apply to the lands described as, Part of Lots 143 – 145 and Part of James St. (Closed), Plan 532A, being Part 1, Plan 58R-12297, and identified on the map forming Part 1 of Schedule 'A':
- (a) the maximum number of dwelling units shall be six (6) contained within one residential building
 - (b) the minimum front yard setback shall be 6.1m;
 - (c) the minimum exterior side yard setback shall be 5.0m.

22.273 Notwithstanding any other provisions of this By-law, as amended, the lands described as Part of Lot 14, Concession North of Snyder's Road, being Part 1, Plan 58R-19065, identified on the map forming Part 2B of Schedule 'A', and zoned Zone 4a shall be subject to the following regulations:

- (a) the maximum number of units shall be 22;
- (b) the minimum front yard setback shall be 6.6m;
- (c) The minimum exterior side yard setback shall be 3.3m.
- (d) a minimum of 2.27 parking spaces shall be provided per unit
- (e) the minimum depth of a parking space located outside of a garage shall be 5.5m
(By-law amendment 2022-008 and 2022-042)

22.274 Notwithstanding any other provisions of this By-law, as amended, the lands described as Part of Lot 15, Concession South of Snyder's Road, being Part 1, Plan 58R-18994, identified on the map forming Part 2B of Schedule 'A' and zoned Zone 4a, shall be subject to the following regulations:

- (a) the maximum number of dwelling units shall be twenty (20);
- (b) the maximum height of a dwelling unit shall be one storey
- (c) a "Residential Building – Semi-Detached" shall be permitted
- (d) the minimum front yard setback shall be 5.0m;
- (e) three (3) off-street parking spaces shall be provided per dwelling unit.

22.275 Notwithstanding any other provisions of this By-law, on the lands described as, Part of Lots 15 and 16, Concession South of Snyder's Road, and identified on the map forming Part 2A of Schedule 'A':

- (a) the following uses shall be prohibited:
 - (i) automotive repair facilities, such as maintenance garages, muffler/suspension repair facilities and body shops
 - (ii) outdoor storage, except within a rear yard between a building and the property line abutting the railway
- (b) for the purposes of Section 22.275 (a), the following shall apply:
 - (i) outdoor storage shall include the storage of large construction equipment, diesel generators and heavy trucks
 - (ii) outdoor storage shall not include a storage facility catering to the storage of personal items, recreational trailers, boats, motor homes etc. normally associated with a self-storage facility
- (c) the following regulations shall apply:
 - (i) the maximum building height shall be two (2) storeys

- (ii) the minimum rear yard setback shall be 1.0m.

Notwithstanding any other provisions of this By-law, the lands described as, Part of Lots 15 and 16, Concession South of Snyder's Road, and identified on the map forming Part 2A of Schedule 'A' shall be subject to the (H) symbol indicating that the property shall be fully serviced prior to any development.

Council of the Corporation of the Township of Wilmot will remove the holding provision upon the issuance of a letter of clearance from the Director of Public Works of the Township of Wilmot (or designate) advising that adequate municipal water, sanitary sewer, and storm sewer capacity is available to the property for development to proceed and that the property has been connected to said services to the satisfaction of the Township of Wilmot.

22.276 Notwithstanding any other provisions of this By-law, as amended, for the lands described as Part of Lot 22 and 23, Concession North of Snyder's Road and illustrated on the map forming paragraph 22.276:

- (a) the lands identified as Area "A" on the map forming paragraph 22.276, may be used for the following specific uses, in addition to those uses permitted in Zone 1:
 - (i) a seasonal recreational campground open from April 1 to December 31 inclusive, consisting of a maximum of:
 - (a) 140 Camping Sites;
 - (b) 1000 sq. m. tenting area
 - (ii) a picnic shelter
 - (iii) a swimming pool
 - (iv) buildings and structures accessory to the operation of a seasonal recreational campground.
- (b) the lands identified as Area "A" on the map forming paragraph 22.276, shall not be used for a "Residential Building – Single Detached" as defined in Section 2.101.1 of this By-law.
- (c) the lands illustrated as Area "B" on the map forming paragraph 22.276 may be used for the following specific uses accessory to the seasonal campground permitted in Area "A" (which are deemed to be Type A land uses for the calculation of the MDS II formula), in addition to the uses permitted in Zone 1:
 - (i) a maintenance compound including buildings, structures and outdoor storage supplies and equipment used in the maintenance and operation of the seasonal campground;
 - (ii) a campground office for uses related solely to the operation of the seasonal campground;
 - (iii) a camp store, located within the campground office, selling camping related items to registered campers of the seasonal campground;
 - (iv) a second dwelling unit by use of a mobile home occupied by individuals engaged in the operation of the seasonal campground; and
 - (v) tile beds and associated sanitary sewage works for the treatment of sanitary sewage wastes from the seasonal campground operation.

- (d) Notwithstanding the provisions of this By-law, a golf course shall be prohibited on the lands zoned Zone 11 illustrated on the map forming paragraph 22.276.
- (e) Notwithstanding the provisions of this By-law, the lands zoned Zone 11 illustrated on the map forming paragraph 22.276 may be used for the following specific uses in addition to the uses permitted in Zone 11:
 - (i) management and harvesting of timber under agreement pursuant to the *Woodlands Improvements Act* or the *Forestry Act* or their successors;
 - (ii) harvesting of timber for personal use in accordance with the Region's Conservation of Trees in Woodlands By-law or its successor;
 - (iii) passive recreational activities and nature appreciation; and
 - (iv) private utilities and services associated with the campground operation.

22.277 Deleted.

22.278 Notwithstanding any other provisions of this By-law, the lands described as, Part of Lot 53, Plan 627 being Part 3, Plan 58R-2858, and identified on the map forming Part 2A of Schedule 'A' may be used for a "Residential Building – Duplex" in addition to the uses permitted in Section 8.1 of this By-law.

22.279 Notwithstanding the provisions of this By-law, the following regulations shall apply to the lands described as Lot 7, Plan 58M-203, and identified on the map forming Part 1 of Schedule 'A':

- (a) the minimum rear yard setback for accessory buildings and structures having a floor area greater than 10m² shall be 7m.

22.280 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 6, Concession 3, Block A, and Part of Mill Property, Plan 628 and identified on the map forming Part 6 of Schedule 'A' may be used for the following use in addition to the uses permitted in Section 8.1:

- (a) a "Residential Building – Duplex"

22.281 Notwithstanding any provisions of this By-law, the lands described as Part of Lot 7, Concession South of Erb's Road and illustrated on the map forming paragraph 22.281 may be used for one accessory apartment within an accessory structure in addition to the uses permitted in Section 7.4.

Notwithstanding any provisions of this By-law, the lands described as Part of Lot 7, Concession South of Erb's Road and illustrated on the map forming paragraph 22.281 shall be subject to the (H) symbol indicating that prior to one accessory apartment within an accessory structure being permitted, the Region shall be satisfied that:

- (a) a Record of Site Condition is not required; or
- (b) a Record of Site Condition has been acknowledged by the Ministry of the Environment, Conservation and Parks.

Council of the Township of Wilmot will remove the holding symbol, upon confirmation from the Region that the requirement of (a) or (b) has been completed in accordance with their requirements.

22.282 Notwithstanding any other provisions of this By-law, on the lands described as Lot 1 and Part of Lot 2, Plan 983, and identified on the map forming Part 1 of Schedule 'A', up to three dwelling units may be permitted on the property within one building and situated on any level without another permitted use being located on the property.

22.283 Notwithstanding the provisions of this By-law, the following regulations shall apply to the lands described as Lot 4, Plan 633 and identified on the map forming Part 2A of Schedule 'A' of this By-law:

- (a) the minimum lot width and lot frontage shall be 12.6m; and
- (b) the minimum floor area for a dwelling unit shall be 80m².

22.284 Notwithstanding any other provisions of this By-law, the following regulations shall apply to the lands described as, Lot 1, Plan 627, and identified on the map forming Part 1 of Schedule 'A':

- (a) the maximum number of dwelling units shall be twelve (12) contained within one residential building
- (b) the minimum left side yard setback shall be 1.8m;
- (c) off-street parking may be provided in front of the front yard setback.

Notwithstanding any other provisions of this By-law, the lands described as, Lot 1, Plan 627, and identified on the map forming Part 1 of Schedule 'A, shall be subject to the (H) symbol indicating that prior to development a record of site condition has been acknowledged by the Ministry of the Environment, Conservation and Parks.

Council of the Township will remove the holding symbol, upon confirmation from the Region that the requirement for a record of site condition has been completed in accordance with their requirements.

22.285 Notwithstanding any other provisions of this By-law, the following additional use shall be permitted on the lands described as, Part of Lots 17 and 18, Concession 4, Block B, being Part 1, Plan 58R-16333, and illustrated on the map forming paragraph 22.285:

- (a) one dwelling unit within an accessory building as a use accessory to a residential building – one unit

22.286 Notwithstanding any other provisions of this By-law, the following Minimum Distance Separation 1 calculations for a "new or expanding zone or designation for an institutional use outside of a settlement area") shall apply to the lands described as, Part of Lot 12, Concession South of Erb's Road, being Parts 1 and 4, Plan 58R-6075 and Parts 1 and 2, Plan 58R-20516 save and except Parts 3, 4 and 5, Plan 58R-20516 and illustrated on the map forming Part 40 of Schedule 'A':

- (a) the minimum distance from a livestock barn shall be 553m
- (b) the minimum distance from manure storage shall be 598m

22.287 Deleted.

- 22.288 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 10 and Lot 11, west side of Wilmot St and Lot 12 and Part Lot 13 in rear of lots, west side of Wilmot St, Smith's Plan and identified on the map forming Part 1 of Schedule 'A', subject to the following regulations:
- (a) the minimum front yard setback shall be 3.5m.
- (By-law amendment 2021-017)*
- 22.289 Notwithstanding any other provisions of this By-law, the following additional use shall be permitted on the lands described as, Part of Lot 23, Concession South of Bleams Road, being Part 1, Plan 58R-13711, and identified on the map forming Part 1 of Schedule 'A':
- (a) two additional dwelling units (attached).
- 22.290 Notwithstanding any other provisions of this By-law, on the lands described as Part of Lots 1 and 2, Concession 1, Block B and illustrated on the map forming Part 44 and 45 of Schedule 'A', farming may be permitted in addition to the uses now permitted under Section 18 - Zone 12.
- 22.291 Notwithstanding any other provisions of this By-law, the lands described as Block 16, Plan 1706, illustrated as Zone 4 on the map forming paragraph 22.291, and identified on the map forming Part 1 of Schedule 'A', shall be subject to the following regulations:
- (a) required off-street parking may be provided as close as 2.9m from the front lot line.
- (b) the maximum main building height shall be four storeys at the front wall of the building and five storeys at the rear wall of the building.
- (By-law amendment 2020-027 and 2022-041)*
- 22.292 Notwithstanding any other provisions of this By-law, the lands described as Lot 5, Plan 58M-203, and identified on the map forming Part 1 of Schedule 'A', shall be subject to the following regulations:
- (a) the minimum rear yard setback for buildings and structures shall be 7m, save and except structures having a floor area of less than 10m².
- (By-law amendment 2020-044)*
- 22.293 Notwithstanding any other provisions of this By-law, on the lands described as Lot 39 and Part of Lots 40 and 41, Plan 627, and identified on the map forming Part 2a of Schedule 'A', parking shall be permitted within the front yard setback.
- (By-law amendment 2021-006)*
- 22.294 Notwithstanding any other provisions of this By-law, on the lands described as Part of Lot 20, Concession North of Bleams Road, identified on the map forming Part 1 of Schedule 'A', illustrated on the map forming paragraph 22.294, and zoned Zone 10:
- (a) the following additional uses shall be permitted:
- i) offices
 - ii) gym/fitness facility
 - iii) clinic or laboratory

- (b) outdoor storage shall only be permitted accessory to a permitted use and provided storage is enclosed by a solid visual barrier, such that said storage is not visible from a public road.

Notwithstanding any other provisions of this By-law, on the lands described as Part of Lot 20, Concession North of Bleams Road, identified on the map forming Part 1 of Schedule 'A', illustrated on the map forming paragraph 22.294, and zoned Zone 10a:

- (a) the following additional uses shall be permitted:
 - i) offices
 - ii) gym/fitness facility
 - iii) clinic or laboratory
 - iv) light fabricating, assembly or manufacturing
 - v) trade school
 - vi) veterinary clinic
 - vii) motor vehicle sales, service and repair
 - viii) accessory to a permitted use, retails of goods produced or stored on site
- (b) outdoor storage shall only be permitted accessory to a permitted use and provided storage is enclosed by a solid visual barrier, such that said storage is not visible from a public road
- (c) no parking area, loading facility, or outdoor storage area shall be permitted within the rear yard, between a building and a rear property line, or within a side yard of any lands identified as "Area A" on the map forming paragraph 22.294.

(By-law amendment 2021-008)

22.295 Notwithstanding any other provisions of this By-law, on the lands described as Part of Lot 19, Concession North of Bleams Road, identified on the map forming Part 1 of Schedule 'A', and zoned Zone 10:

- (a) the following additional uses shall be permitted:
 - i) offices
 - ii) gym/fitness facility
 - iii) clinic or laboratory
- (b) outdoor storage shall only be permitted accessory to a permitted use and provided storage is enclosed by a solid visual barrier, such that said storage is not visible from a public road.

(By-law amendment 2021-009)

22.296 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 27 and 28, Plan 532A and identified on the map forming Part 1 of Schedule 'A', shall be subject to the following regulations:

- (a) minimum front yard setback for a semi-detached dwelling shall be 4.5m
- (b) minimum rear yard setback for a semi-detached dwelling shall be 4.7m
- (c) minimum lot area required for a semi-detached dwelling shall be 517.8m²
- (d) minimum front yard setback for a single detached dwelling shall be 6.0m
- (e) minimum left (south) side yard setback for a single detached dwelling shall be 1.2m
- (f) minimum lot frontage and width for a single detached dwelling shall be 11.2m.

(By-law amendment 2021-015)

22.297 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 16, Concession North of Snyder's Road and identified on the map forming Part 2a of Schedule 'A', shall be subject to the following regulations:

- (a) a maximum of 18 dwelling units in the form of single-detached dwellings, semi-detached dwellings, townhomes and apartments shall be permitted
- (b) a minimum of 26 off-street parking spaces shall be required
- (c) the minimum west side yard setback shall be 1.2m
- (d) the minimum rear yard setback shall be 2.3m

Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 16, Concession North of Snyder's Road and identified on the map forming Part 2a of Schedule 'A', shall be subject to the (H) symbol indicating that prior to development, a noise study is required to be approved the Region of Waterloo, an archaeological assessment is required to be acknowledged by the Ministry of Heritage, Sport, Tourism and Culture Industries, and a functional servicing solution shall be approved by the Township demonstrating that any sanitary sewer infrastructure constraints have been addressed.

Council of the Township of Wilmot will remove the holding symbol, upon confirmation of the Regional Municipality of Waterloo that the requirement for a noise study and an archaeological assessment has been completed in accordance with their requirements and when the Township has been satisfied that sanitary sewer infrastructure constraints have been addressed.

(By-law amendment 2021-027)

22.298 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 14, Concession North of Snyder's Road, being Parts 1 and 2, Plan 58R-1966, and identified on the map forming Part 2b of Schedule 'A', shall be subject to the following regulations:

- (a) dwelling units shall be permitted with or without the presence of a permitted commercial use on the property
- (b) a minimum of 1.2 off-street parking spaces shall be provided per dwelling unit
- (c) the minimum rear yard setback shall be 4.6m
- (d) the minimum exterior side yard setback shall be 5.2m from the lot line existing at the time of passing of By-law 2021-058.

(By-law amendment 2021-058)

22.299 Notwithstanding any other provisions of this By-law, the following additional use shall be permitted on the lands described as Part of Lots 43 and 44, Plan 532A, and identified on the map forming Part 1 of Schedule 'A':

- (a) Residential Building – Apartment containing up to six dwelling units

(By-law amendment 2022-006)

22.300 Notwithstanding any other provisions of this By-law, on the lands described as Lots 21 and 22, Plan 302 and Part of Lot 6, Concession 3, Block A, being Part 9, Plan 58R-13844, and identified on the map forming Part 6 of Schedule '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.

(By-law amendment 2022-007)

22.301 Notwithstanding any other provisions of this By-law, the lands described as Part of Lots 14 and 15, Plan 627 and identified on the map forming Part 2b of Schedule 'A', shall be subject to the following regulations:

- (a) dwelling units shall be permitted with or without the presence of a permitted commercial use on the property.

(By-law amendment 2022-014)

22.302 Notwithstanding any other provisions of this By-law, the lands described as Lot 74, Plan 58M-203, and identified on the map forming Part 1 of Schedule 'A', shall be subject to the following regulations:

- (a) the minimum rear yard setback for buildings and structures shall be 7m, save and except structures having a floor area of less than 10m².

(By-law amendment 2022-039)

22.303 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 1, Concession North of Snyder's Road and identified on the Key Plan, shall be subject to the following regulations:

- (a) minimum lot frontage: 26m
(b) minimum lot area: 0.26ha

(By-law amendment 2022-040)

22.304 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 1, Plan 628 and identified on the map forming Part 6 of Schedule 'A', shall be subject to the following regulations:

- (a) dwelling units shall be permitted with or without the presence of a permitted commercial use on the property.

(By-law amendment 2022-044)