

22.141 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 13, Concession North of Snyder's Road and identified on the map forming Part 2B of Schedule 'A' may be used for an autobody repair shop. The following standards shall apply to an autobody repair shop:

- a) the maximum floor area shall be 371.6m², and,
- b) the autobody repair shop shall be located to the rear of the residential dwelling unit.

(By-law amendment 98-27)

22.142 Notwithstanding the provisions of Section 7 of this By-law, the minimum lot area of the lands described as Part Lot 12, Concession 3, Block A, being Parts 1, 2 and 3, Plan 58R-7376 and illustrated on the map forming paragraph 22.142 shall be 19.75 hectares.

(By-law amendment 98-38)

22.143 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 6, Concession South of Erb's Road, being Part 2, Plan 58R-3061 and identified on the map forming Part 3 of Schedule 'A' may be used for the following additional uses in addition to the uses permitted in the zone in which the property is located:

- a) one apartment dwelling on the main floor of the building; and
- b) one apartment dwelling in the basement of the building.

(By-law amendment 98-48)

22.144 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 2, Concession North of Snyder's Road, and illustrated as 'Area A' on the map forming paragraph 22.144 may be used for the following use in addition to the uses permitted, within the zone in which the property is located:

- a) A cement batching plant located a minimum of 100m north of the CNR corridor, located on the pit floor having an elevation of approximately 346masl, and contained within Cement Batching Plant Building Envelope identified on the map forming paragraph 22.144.
- b) the importation of broken concrete and asphalt for recycling, subject to the following
 - i) keeping of materials associated with this use shall be limited to an area contained on the pit floor
- c) aggregate washing

Notwithstanding the provisions of this By-law, as amended, the following shall be prohibited on the lands described as Part of Lot 9, Concession 1, Block A, and illustrated as 'Area A' on the map forming paragraph 22.144:

- a) the storage of fuel;
- b) the repair of equipment;
- c) the importation of materials for resale; and,
- d) aggregate washing operations

(By-law amendment 98-49, 2004-29, 2006-76)

22.145 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 22, Concession South of Snyder's Road, being Block 90, Plan 1705 and illustrated on the map forming paragraph 22.145 may be used for the Residential Building – One Unit in addition to the uses permitted under Section 10.3, subject to the following regulations:

a)	Maximum Number of Units	12
b)	Minimum Lot Width	10m
c)	Minimum Lot Frontage	8.0m
d)	Maximum Lot Coverage	40% of Total Lot Area
e)	Maximum Building Height	10.5m
f)	Minimum Off-Street Parking	1.5 spaces per dwelling

All residential Buildings – One Unit shall be located within 'Area A' as illustrated on the map forming paragraph 22.145.

(By-law amendment 98-54)

22.146 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 15, Concession South of Snyder's Road, being Lots 2-8 on Registered Plan 18 and identified on the map forming Part 2A of Schedule 'A' and zoned Zone 5f (commercial) may only be used for a professional office.

(By-law amendment 98-58)

22.147 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 14, Concession North of Snyder's Road, being Part 5, Plan 58R-10684 and identified on the map forming Part 2A of Schedule 'A' may be used for an accessory use comprising one accessory apartment, self-contained within an accessory structure in addition to the uses permitted within the zone in which the property is located. The minimum floor area for the accessory apartment shall be 53.4m².

(By-law amendment 98-73)

22.148 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 21, Concession 2, Block A, being Part 2, Plan 58R-6656 and identified on the map forming Part 7 of Schedule 'A', may be used for an accessory use comprising of a second dwelling unit, self-contained within the main residential building in addition to the uses permitted within the zone in which the property is located. The following standards shall apply to the accessory dwelling unit:

- a) the minimum floor area shall be 70m², and,
- b) the maximum floor area shall be 49% of the floor area of the main residential building.

(By-law amendment 98-74)

22.149 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 6, Concession North of Snyder's Road, being Parts 1, 2 and 3, Plan 58R-448 and identified on the map forming Part 4 of Schedule 'A' may be used for light manufacturing in addition to those uses permitted in Section 16.2 of this By-law. The subject lands shall be prohibited for the purpose of a transportation operation and shall not be used for truck depot purposes. The following regulations shall apply to the subject lands:

- a) The minimum required lot width shall be 16.75m; and

- b) All outdoor storage shall be fenced using materials that will visually screen and act as a sound attenuation barrier between the outdoor storage and adjoining residents.

(By-law amendment 98-78)

22.150 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 22, Concession North of Bleams Road, being Part 2, Plan 58R-11456 and identified on Part 1 of Schedule 'A' may be used for motor vehicle sales and/or leasing in addition to the uses permitted in the zone in which the property is situate. The following standards shall apply to the subject lands:

- a) outdoor storage areas shall be fenced with a 1.8m solid wood fence as to visually screen the storage area.

(By-law amendment 99-04)

22.151 Notwithstanding any other provisions of this By-law, the lands described as Part of Lots 17 and 18, Concession 3, Block A and illustrated on the map forming paragraph 22.151 may be used for an on-farm business consisting of the parking of three (3) milk tanker trucks and an accessory office in addition to the uses permitted within the zone in which the property is located and subject to the following regulations:

- a) The on-farm business may be operated by a non-resident of the subject lands and have a maximum of three (3) employees operating from the subject lands at any one time;
- b) The office shall have a maximum floor area of 37.16m²; and,
- c) The office and parking area shall be limited to the area identified in cross-hatching on the map forming paragraph 22.151.

(By-law amendment 99-07)

22.152 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 12, Concession 1, Block A and illustrated on the map forming paragraph 22.152 may be used for a second dwelling unit by conversion of a residential building.

(By-law amendment 99-08)

22.153 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 9, Concession North of Bleams Road, being Part 1, Plan 58R-3100 and identified on the map forming Part 8 of Schedule 'A' may used for the sale of produce, not including products which have been manufactured or processed, in addition to the uses permitted in the zone in which the property is located, and shall be subject to the following standards:

- a) The sale of produce shall only be permitted between May 1 and October 31 in any calendar year;
- b) A minimum of two off-street parking spaces shall be provided for the patrons of the produce stand;
- c) The sale of produce shall not occur from any permanent structure; and,
- d) An accessory sign having a maximum size of 0.6m by 1.2m shall be permitted on-site during the season of operation.

(By-law amendment 99-26)

22.154 Notwithstanding the provisions of Section 7, the following minimum standards shall apply to the lands described as Part Lot 11, Concession 1, Block A and illustrated on the map forming paragraph 22.154:

- a) a minimum lot area of 6080m²
- b) a minimum lot frontage of 99.65m.

(By-law amendment 99-34)

22.155 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 19, Concession North of Erb's Road, identified on the map forming Part 10 of Schedule 'A' and zoned Zone 2 shall be subject to the following regulations:

- a) Minimum Frontage shall be 27.4m
- b) Minimum Lot Width shall be 27.4m

(By-law amendment 99-58)

22.156 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 14, Concession South of Snyder's Road and illustrated on the map forming Part 2A of Schedule 'A' may be used only for a maximum of twelve (12) residential buildings – semi-detached; uses accessory to the foregoing subject to the following regulations:

a)	Building Line	6.0m
b)	Minimum Side Yard	7.5m
c)	Minimum Rear Yard	24.0m
d)	Off-Street Parking	3 spaces/unit.

(By-law amendment 99-59)

22.157 Notwithstanding any other provisions of this By-law, the lands described as Part Lots 7 and 8 Concession South of Erb's Road and illustrated on the map forming paragraph 22.157 may be used for a second permanent dwelling in addition to the uses permitted in Section 7 and shall be located within the 'Buildable Area' identified in the map forming paragraph 22.157. The following minimum standards shall apply to the subject lands:

- a) a minimum lot area of 48.97ha
- b) a minimum frontage of 3.429m.

(By-law amendment 99-72)

22.158 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 6, Concession South of Erb's Road, being Part 1, Plan 58R-4486 and identified on the map forming Part 3 of Schedule 'A' may be used for automotive sales, service and repair, in addition to the uses permitted in the zone in which the property is located, subject to the following regulations:

- a) Buffer strips of a width not less than 1.5m shall be provided along all lot lines that abut a Zone 2, Zone 2a, Zone 2b, Zone 3, and/or Zone 4.
- b) Outdoor storage shall be located in the side or rear yard and shall not be located within 4.5 metres of any lot line.

- c) Outdoor storage shall be enclosed within a solid wall or fence with a minimum height of 1.8 metres in order to shield such areas from public view.

(By-law Amendment 2000-19)

- 22.159 Notwithstanding any other provisions of this By-law, on the lands described as Part of Lot 5, Concession North of Bleams Road and illustrated on the map forming Part 26 of Schedule 'A', Part 2 may be used for accessory uses to a church, not including buildings in addition to the uses permitted in the zone in which the property is located.

(By-law amendment 2000-32)

- 22.160 Notwithstanding any other provisions of this By-law, on the lands described as Part of Lot 20, Concession South of Snyder's Road and Part of Lot 1 Municipal Compiled Plan 885, identified on the map forming Part 1 of Schedule 'A', the following regulations shall apply to lands zoned Zone 2b (Residential):

- a) the building line shall be 6.0 metres save and except that where the front wall of the garage of any dwelling unit is located 7.0 metres or greater from the front lot line, the building line for the habitable portion of the dwelling unit, including a porch, shall be 5.0 metres.

The following regulation shall apply to Lots 1 – 24 and Lots 54 – 76 inclusive of Plan 58M-203:

- b) That no main building or accessory structure shall be located within 15.0 metres of any rear lot line.

(By-law amendment 2000-38)

- 22.161 Notwithstanding any other provisions of this By-law, the lands described as Part of Lots 1 and 2, Concession North of Bleams Road and identified on the map forming Part 5 of Schedule 'A' the following regulations shall apply to Lot 1, Plan 58M-206:

- (a) the minimum setback of any habitable building or structure from the Trussler Road right-of-way shall be 21.0m.

Notwithstanding any other provisions of this By-law, the following regulation shall apply to Lots 22-27, Plan 58M-206:

- (b) residential buildings shall not be greater than one storey in height.

(By-law amendment 2000-39)

- 22.162 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 7, Concession 4, Block A and identified on the map forming Part 6 of Schedule 'A' shall be subject to the following restrictions:

- a) That the use of the subject lands for the construction of a primary residence shall not be permitted; and
- b) That any accessory structure on the subject lands shall be set back a minimum of ½ the building height or 3.0m, whichever is greater, from the nearest side or rear lot line.

(By-law amendment 2000-41)

22.163 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 22, Concession North of Bleams Road, being Parts 4, 5, and 11, Plan 58R-10176 and identified on the map forming Part 1 of Schedule 'A' may be used for repair, sale and storage of lawnmowers, snowmobiles and watercraft in addition to the uses permitted in the zone in which the property is situate. Outdoor storage of non-retail goods shall be fenced with a 1.8m solid wood fence so as to visually screen the storage area.

(By-law amendment 2000-46)

22.164 Notwithstanding any other provisions of this By-law, on the lands described as Part of Lots 14 and 15, Concession North of Snyder's Road and identified on the map forming Part 2A of Schedule 'A', the following shall apply:

- 1) on the lands zoned Zone 3, semi-detached and triplex dwellings shall not be permitted;
- 2) the lands zoned Zone 2b, Zone 3c, and Zone 3 shall be subject to the following regulations:
 - a) the building line for the habitable and uninhabitable (garage) portion of any single family dwelling shall be a minimum of 6.0 metres notwithstanding:
 - (i) that at no point shall the uninhabitable (garage) portion of the dwelling be closer to the front lot line than the habitable portion of the dwelling unit;
 - (ii) that the habitable portion of the dwelling, for the purposes of this section, shall include a useable front porch with a minimum depth of 1.9 metres; and,
 - (iii) that reduction of the minimum building line for the habitable portion of the dwelling unit to 5.0 metres shall be permitted if the uninhabitable (garage) portion of the dwelling unit is located 7.0 metres or greater from the front lot line
- 3) the lands zoned Zone 5 shall be subject to the following regulations:
 - a) off-street parking is permitted to be located between the building line and the front lot line;
 - b) off-street parking is permitted to be located between the building line and the flankage of lot line;
 - c) no off-street loading spaces shall be required: and,
 - d) off-street parking shall be permitted within 1.0m of the westerly and easterly property lines

(By-law amendment 2000-47, 2002-65, 2004-47, 2005-88, 2008-25 and 2008-41)

22.165 Notwithstanding any other provisions of this By-law, the lands described as Part of Lots 13 and 14, Concession South of Snyder's Road, being Lots 39-53, Plan 58M-220, Lots 1-31, Plan 58M-264, and Lots 1-38 and Block 39, Plan 58M-289 and identified on the map forming Part 2B of Schedule 'A' are subject to the following regulations:

- (a) the building line 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 building line for the habitable portion of the dwelling unit, including a porch, shall be 5.0m; and
- (b) the lot width shall be calculated at a distance of 7.6m from the front lot line.

(By-law amendment 2001-27)

22.166 Notwithstanding any other provisions of this By-law, the lands described as Part of Lots 13 and 14, Concession South of Snyder's Road, being Lots 1-18 and 21-33, Plan 58M-219 and Lots 1-7 and 19-24, Plan 58M-237 and identified on the map forming Part 2B of Schedule 'A', shall be subject to the following regulations:

(a) That the building line 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 building line for the habitable portion of the dwelling unit, including a porch, shall be 5.0m; and

(b) That the lot width shall be calculated at a distance of 7.6m from the front lot line.

(By-law amendment 2001-28)

22.167 Notwithstanding any other provisions of this By-law, the lands described as Part of Lots 7 and 8, Concession South of Snyder's Road, being Part 1, Plan 58R-4036 save an except Parts 1 and 2, Plan 58R-12985 and illustrated on the map forming paragraph 22.167, the lands zoned Zone 11, may be used for the following additional uses:

a) a Clubhouse Facility

b) Structures accessory to the operation of a golf course, including water stations and rain shelters and maintenance buildings.

(By-law amendment 2001-33)

22.168 Notwithstanding any other provisions of this By-law, on the lands described as Part of Lot 22, Concession South of Snyder's Road, being Lots 1-97, 100-193 and Blocks 98, and 194-198, Plan 58M-414 and identified on the map forming Part 1 of Schedule 'A', the following shall apply:

a) on the lands zoned Zone 2b, Zone 2c and Zone 3 the building line for the habitable and uninhabitable (garage) portion of any single-family dwelling shall be a minimum of 6.0 metres notwithstanding:

i) that at no point shall the uninhabitable (garage) portion of the dwelling be closer to the front lot line than the habitable portion of the dwelling unit;

ii) that the habitable portion of the dwelling, for the purposed of this section, shall include a useable front porch with a minimum depth of 1.8 metres;

iii) that reduction of the minimum building line for the habitable portion of the dwelling unit to 5.0 metres shall be permitted if the uninhabitable (garage) portion of the dwelling unit is located 7.0 metres or greater from the front lot line;

iv) that the minimum lot width be calculated based on the required building line as set out in section 6.9.

b) the Minimum Lot Frontage for Block 98 and Part of Block 198 shall be 26.0 metres.

c) that no building or structure shall be located within 15.0 metres of any rear lot line on lots 10 to 21 inclusive.

(By-law amendment 2001-42)

22.169 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 10, Concession North of Snyder's Road and illustrated on the map forming paragraph 22.169 may be used for the keeping of a maximum of two horses subject to meeting Minimum Distance Separation requirements in addition to the uses permitted in Section 7. The minimum lot area and the minimum lot frontage shall be as illustrated on the map forming paragraph 22.169.

(By-law amendment 2001-53)

22.170 Notwithstanding the regulations of Table 1, sub-section 8.3, on the lands described as Lots 138, 139 and 140, Plan 627 and identified on the map forming Part 2A of Schedule 'A', the total area of all accessory structures shall not exceed 150 square metres and the construction of said accessory structures may occur without the construction of a primary dwelling.

(By-law amendment 2001-60)

22.171 Notwithstanding any other provisions of this By-law, the lands described as Lot 6, Concession North of Erb's Road and identified on the map forming Part 3 of Schedule 'A' shall be subject to the following regulations:

- 1) on the lands zoned Zone 12, being Block 19, Registered Plan 58M-221:
 - a) no building or structure which requires sewage disposal facilities shall be constructed, used, or occupied on the subject lands; and
 - b) notwithstanding Section 6.7, a building or structure may be constructed on Block 19 without Block 19 having frontage on a public street, provided that Block 19 is a Parcel of Tied Land of a Common a Common Elements Condominium, pursuant to the Condominium Act, 1998, that provides access to a public street for vehicular and pedestrian traffic over the common elements of the said common elements condominium
- 2) on the lands zoned Zone 2, being Lots 1 – 18 and Block 20, Registered Plan 58M-221:
 - a) the Minimum Lot Area shall be 450m²
 - b) the Minimum Lot Width shall be 12.3m
 - c) the Minimum Front Yard shall be 2.5m
 - d) the Minimum Side Yard shall be 1.2m
 - e) the Minimum Lot Frontage shall be 0m
 - f) the Maximum Lot Coverage shall be 35%
 - g) notwithstanding the provisions of Section 6.7, Lots 1 – 18 are not required to have frontage on a public street for the purposes of locating and using buildings, structures and accessory uses provided the lots are Parcels of Tied Land of a Common Elements Condominium, pursuant to the Condominium Act, 1998 that provides access to a public street for vehicular and pedestrian traffic over the common elements of the said Common Elements Condominium.

h) Notwithstanding the provisions of Section 6.9.3, the building line for Lots 1 – 18 shall be 2.5m from the front lot line and said front lot line shall be the property line abutting the common element which provides access to a public street for vehicular traffic.

3) notwithstanding the provisions of Section 8.1, a clubhouse shall be recognized as a permitted accessory use.

(By-law amendment 2001-69)

22.172 Notwithstanding any other provisions of this By-law, 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' may be used for the following use in addition to the uses permitted within the zone in which the property is situate:

a) Outdoor storage within the easterly side yard and the rear yard.

(By-law amendment 2002-04)

22.173 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 24, Concession South of Bleams Road, identified on the map forming Part 1 on Schedule 'A', shall be subject to the following:

a) The Minimum Lot Width shall be 20.8m

b) The Minimum Lot Frontage shall be 15.2m

(By-law amendment 2002-28)

22.174 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 18 and 19, Concession South of Erb's Road and Part of Lot 18, Concession North of Snyder's Road illustrated on the map forming paragraph 22.174 may be used for a sawmill operation involving the cutting and drying of lumber in addition to the uses permitted in the zone in which the subject property is located, subject to the following regulations:

a) The sawmill operation shall be located entirely within the "Operation Area" identified on the map forming paragraph 22.174;

b) All machinery associated with the sawmill operation shall be located within a fully enclosed structure consisting of a maximum gross floor area of 294.4m²; and,

c) Outdoor storage shall be permitted within the "operation area", but shall be limited to the storage of logs to be processed by the sawmill and processed wood from the sawmill.

(By-law amendment 2002-38)

22.175 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 22.175 "Area B" may be use for the following additional use in addition of the uses permitted in the zone in which the property is situated:

a) an access route for an 'Extractive Industrial' operation.

(By-law amendment 2002-49)

22.176 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 6, Concession 4, Block A and Part of Block B, Plan 1325 and identified on the map forming Part 6 of Schedule 'A' are subject to the following regulations:

- a) the building line for the uninhabitable (garage) portion of any single family dwelling shall be a minimum of 6.0m from the front lot line; and,
- b) the building line for the habitable portion of any single family dwelling, including a useable porch having a minimum depth of 1.8m, shall be a minimum of 5.0m

(By-law amendment 2002-57)

22.177 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 15, Concession North of Snyder's Road, identified on Part 2A of Schedule 'A' and illustrated on the map forming paragraph 22.177 as "Part A" and zoned 4a (Residential) are subject to the following regulations:

a)	Minimum Front Yard Setback	6.0 metres
b)	Minimum Lot Frontage	9.0 metres
c)	Minimum Lot Width	9.0 metres
d)	Maximum Lot Coverage	56%
e)	Off street parking shall be permitted in front of the building line provided that a minimum of one off street parking space is provided behind the building line within an enclosed garage.	

Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 15, Concession North of Snyder's Road, identified on Part 2A of Schedule 'A' and illustrated on the map forming paragraph 22.177 as "Part B" and zoned 4a (Residential) are subject to the following regulations:

e)	Minimum Lot Frontage	12.6 metres
f)	Minimum Lot Width	12.6 metres
g)	Minimum Rear Yard Setback	6.2 metres

(By-law amendment 2002-66)

22.178 Notwithstanding any other provisions of this By-law, on the lands described as Part of Lot 7, Concession South of Erb's Road and illustrated on the map forming paragraph 22.178, all buildings and structures within "Area A" as identified on the map forming paragraph 22.178 shall be located within the area identified in the crosshatching.

Notwithstanding any other 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 22.178 and identified as "Area B" on the map forming paragraph 22.178 shall be subject to the following regulations:

a)	Minimum Lot Frontage	44.5 metres
b)	Minimum Lot Area	5.4 hectares

(By-law amendment 2002-80)

22.179 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 13 and 14, Concession South of Erb's Road and Part of Lot 13 and 14, Concession North of Snyder's Road illustrated on the map forming paragraph 22.179 shall be subject to the following regulations:

- 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 2002-86)

22.180 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 41, Plan 532A and identified on the map forming Part 1 of Schedule 'A' may be used for the following uses in addition to the uses permitted in the zone in which the property is situate, as amended:

- a) an Accounting Office

(By-law amendment 2002-87)