

22.181 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 14 and 15, Concession North of Snyder's Road and identified on the map forming Part 2A 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:

- a) a building containing three residential building – row units and three basement apartments.  
(By-law amendment 2002-88)

22.182 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 2, Concession 1, Block A and illustrated on the map forming paragraph 22.182 the permitted uses shall be as listed under Section 7.5.

(By-law amendment 2003-07)

22.183 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' may be used for the following accessory use in addition to the uses permitted in the zone in which the property is situate:

- a) One accessory apartment, self-contained within an accessory structure.  
(By-law amendment 2003-41)

22.184 Notwithstanding any other provisions of this By-law, the lands described as Lots 115, 116, 117, 118 and 121 and Part of Lots 109, 110, 122 and 123, Plan 627 and identified on the map forming Part 2A of Schedule 'A' may be used for the following use in addition to the uses permitted in the zone in which the property is situate:

- a) A seniors woodworking and craft shop

Notwithstanding any other provisions of this By-law, the lands described as Lots 115, 116, 117, 118 and 121 and Part of Lots 109, 110, 122 and 123, Plan 627 and identified on the map forming Part 2A of Schedule 'A' shall be subject to the following regulations:

- b) Outdoor storage shall be prohibited
- c) The repair and/or servicing of motor vehicles shall be prohibited: and
- d) Off-street loading bays and doors shall be located only along the west side of the building known as 27 Beck Street.

(By-law amendment 2003-51)

22.185 Notwithstanding any other provisions of this By-law, the lands described as Lots 1,2,3,4,5,6,7, and 8 Registered Plan 58M-276 and identified on the map forming Part 4 of Schedule 'A' the following regulations for a home occupation shall apply:

- a) home occupations shall be limited to office uses only
- b) home occupations shall be located entirely within the dwelling and shall not be located within an accessory building
- c) the maximum floor area of the home occupation shall be 233m<sup>2</sup>, or 25 percent of the floor area of the dwelling, whichever is lesser

- d) that a maximum of 3 employees. In addition to the permanent residents of the dwelling, may be permitted.

*(By-law amendment 2003-57)*

22.186 Notwithstanding any other provisions of this By-law, the lands described as Part of Lots 2 and 3, Concession South of Bleams Road and illustrated on the map forming paragraph 22.186 the following regulations shall apply:

- a) the minimum lot area shall be 9.41 hectares  
b) the minimum lot frontage shall be 173.75 metres

*(By-law amendment 2003-60)*

22.187 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 11, Concession 2, Block B and illustrated on the map forming paragraph 22.187 may be used for the following use in addition to the uses permitted within the zone in which the property is situate:

- a) A second dwelling unit by conversion of a residential building.

*(By-law amendment 2003-68)*

22.188 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 12, Concession North of Snyder's Road on illustrated on the map forming paragraph 22.188 may be used for the following uses in addition to the uses permitted, within the zone in which the property is situate, by this By-law as amended:

- a) the keeping and raising of animals within a structure attached to a building designed for human habitation  
b) a second dwelling unit by conversion of a residential building

*(By-law amendment 2003-75)*

22.189 Notwithstanding any other provisions of this By-law, the lands described as Lot 1, Plan 206 and Part of Catherine Street, Closed and identified on the map forming Part 1 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) a gym/fitness facility  
b) an art studio  
c) retail sales as an accessory use, subject to the following:  
i) retail sales space shall be limited to 25% of the floor area occupied by the permitted use to which it is accessory.

*(By-law amendment 2003-76 and 2007-16)*

22.190 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 19, Concession 2, Block A and illustrated on the map forming paragraph 22.190 and zoned Zone 1 may be used for the following specific uses:

- a) A seasonal recreational trailering and tenting campground during the months of April - December (inclusive) consisting of a maximum of:

- ii) 285 Camping Sites for trailers or tents
- b) Residential Building – One Unit; and,
- c) Buildings and structures accessory to the operation of a seasonal campground.

Notwithstanding the provisions of this By-law, the lands identified as Zone 1 with site specific provisions on the map forming paragraph 22.190 are hereby deemed, for the purposes of any future MDS II calculation, to be passive recreational uses;

Notwithstanding the provisions of this By-law, the lands identified as Zone 11 on the map forming paragraph 22.190 shall not be used for a golf course.

*(By-law amendment 2004-18)*

22.191 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 16, Concession South of Snyder’s Road, being Lot 1-118 and Block 119, Plan 58M-362 and identified on the map forming Part 2A of Schedule ‘A’ and zoned Zone 2c (Residential) and Zone 3 (Residential) 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 useable front porch having a depth greater than 1.8m, shall be 4.5m.
- b) the rear yard setback for habitable buildings on Lots 96-99 shall be 40.0m and on Lot 100 shall be 40m from the rear property line of the Lot 99.

*(By-law amendment 2004-48)*

22.192 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 18, Concession North of Snyder’s Road and illustrated as “Area A” on the map forming paragraph 22.192 may be used for the following use in addition to the uses permitted in Section 18 of this By-law as amended:

- a) a Residential Building – One Unit

*(By-law amendment 2004-55)*

22.193 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 15, Concession North of Snyder’s Road and identified on the map forming Part 2A of Schedule ‘A’ and zoned Zone 2c (Residential) are 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 useable front porch having a depth greater than 1.8m, shall be 4.5m.

*(By-law amendment 2004-57, 2009-46)*

22.194 Notwithstanding any other provisions of this By-law, on the lands described as Part of Lot 21, Concession South of Snyder’s Road, the “Summer Kitchen” identified on the map forming paragraph 22.194 may be used for the following use in addition to the uses permitted, within the zone in which the property is situate by this By-law:

- a) Uses accessory to the main residential building including human habitation.

Notwithstanding the provisions of this By-law, for the purposes of Section 22.194(a) of this By-law, human habitation shall not constitute a second dwelling unit.

*(By-law amendment 2005-06)*

- 22.195 Notwithstanding any other provisions of this By-law, a railway spur line may be constructed 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'.

*(By-law amendment 2005-13)*

- 22.196 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 5, Concession 4, Block A and identified on the map forming Part 12 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:

- a) Indoor Commercial Storage Operation, except for the following:
- i) A use which is or may become obnoxious, offensive or dangerous by reason of presence, emission, or production in any manner of odour, refuse matter, hazardous wastes or materials, or water carried wastes.

*(By-law amendment 2005-16)*

- 22.197 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 2A of Schedule 'A' and zoned Zone 4a shall be subject to the following additional regulations:

- a) the maximum number of dwellings shall be sixteen;
- b) the habitable portion of dwellings shall be 30m from the northerly property line;
- c) dwellings shall not exceed one storey in height, save an except that rooms accessible by stairs shall be permitted within the roof space immediately above the first storey;
- d) the minimum lot frontage for the development shall be 10.0m.

*(By-law amendment 2005-18 and 2010-16)*

- 22.198 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 22, Concession North of Bleams Road, being Part 4, Plan 58R-10313 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 Section 16.2 of this By-law, as amended:

- a) Retail sales within an area occupying a maximum of 25% of the ground floor area of the building
- b) Offices

*(By-law amendment 2005-21)*

- 22.199 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 1, Municipal Plan 885, and identified on the map forming Part 1 of Schedule 'A' and zoned Zone 2b (Residential) 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 useable front porch having a depth of 1.8m and a width of 3.0m, shall be 5.0m

Notwithstanding the provisions of this By-law, as amended, the following shall apply to the lands zoned Zone 4a (Residential-Row):

- b) the maximum number of dwellings shall be twenty;
- c) the minimum frontage of the development shall be 20.0m;
- d) the minimum lot width of the development shall be 20.0m;
- e) the building line for the development shall be 20.0m;
- f) side yards and rear yards for the development shall be 5.0m; and,
- g) three off-street parking spaces shall be provided per unit.

*(By-law amendment 2005-22)*

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.

*(By-law amendment 2005-27)*

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 130m<sup>2</sup>

*(By-law amendment 2005-28)*

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 360.6m<sup>2</sup>;
- 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 flankage yard setback on the lands zoned Zone 5 shall be 4.5m.

*(By-law amendment 2005-29 and 2005-44)*

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.

*(By-law amendment 2005-54)*

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.

*(By-law amendment 2005-55)*

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':

1. may be used following uses in addition to those already permitted Zone 5:

- a) Residential Building – One Unit
- b) Bed and Breakfast
- c) Lodging / rooming / boarding house
- d) Group Home

2. are prohibited from being used for the following uses:

- a) Hotel or motel
- b) Churches
- c) Parking lot
- d) Commercial entertainment and recreation establishment within an enclosed building but not including a video/pinball game amusement centre
- e) Light fabricating, assembly or manufacturing

3. shall be subject to the following additional regulations:

- a) off-street parking may be situated in front of the building line.

*(By-law amendment 2005-60 and OMB Decision/Order No. 0497)*

22.206 Notwithstanding the provisions this By-law, as amended, the minimum lot area for the lands described as Part of Lot 19, Concession North of Erb's Road and identified on the map forming Part 10 of Schedule 'A' and zoned Zone 2, shall be 0.4047 hectares.

Notwithstanding the provisions this By-law, as amended, the minimum lot area and lot width for the lands described as Part of Lot 19, Concession North of Erb's Road and zoned Zone 1, shall be as illustrated on the map forming Part 10 of Schedule 'A'.

*(By-law amendment 2005-63)*

- 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.

*(By-law amendment 2005-64)*

- 22.208 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 19, Concession North of Snyder's Road, being Part 1, plan 58R-12211 and illustrated on the map forming paragraph 22.208 may be used for a second dwelling unit by conversion of a residential building in addition to the uses permitted in Section 7.3 of this By-law.

*(By-law amendment 2005-81)*

- 22.209 Notwithstanding any other provisions of this By-law, on the lands described as Part of Lots 19 and 20, Concession North of Bleams Road, and Part of Lots 19 and 20, Concession South of Snyder's Road, identified on the map forming Part 1 of Schedule 'A', and zoned Zone 10:

- a) subsections 16.1.2, 16.1.3, 16.1.4, 16.1.5, and 16.1.9 of this By-law shall not apply:
- b) unscreened open storage of raw or finished materials between the limits of Highway 7/8 and any main building on the subject lands shall be prohibited
- c) no Class III industry shall be located within 300m of any sensitive land use to the west of the subject lands.

Notwithstanding any other provisions of this By-law, lands described as Part of Lots 19 and 20, Concession North of Bleams Road, and Part of Lots 19 and 20, Concession South of Snyder's Road, identified on the map forming Part 1 of Schedule 'A', and zoned Zone 10 shall be subject to the (H) and R Symbols indicating that municipal water and sanitary sewer services have not yet been extended to the subject lands. Holding provisions shall be considered for removal at such time as adequate municipal water and sanitary sewer capacity is available to the subject lands.

Council of the Corporation of the Township of Wilmot will remove the holding provisions upon the issuance of a letter of clearance from the Director of Public Works of the Township of Wilmot (or designate) and a letter of clearance from the Commissioner of Engineering of the Regional Municipality of Waterloo (or designate) advising that adequate municipal water and sanitary sewer capacity is available for development to proceed.

Notwithstanding any other provisions of this By-law, an "f" suffix shall be appended to lands described as Part of Lots 19 and 20, Concession North of Bleams Road, and Part of Lots 19 and 20, Concession South of Snyder's Road, identified on the map forming Part 1 of Schedule 'A', and zoned Zone 10 indicating that development on the lands is subject to regulations of, and the approval of, the Grand River Conservation Authority.

Council of the Corporation of the Township of Wilmot will remove the “f” suffix upon the issuance of a letter of clearance from the Grand River Conservation Authority advising that the Grand River Conservation Authority has no outstanding concerns with development on the subject lands.

*(By-law amendment 2005-106)*

- 22.210 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 26, Smith Plan, and illustrated on the map forming paragraph 22.210 may be used for a residential building – two units in addition to the uses permitted in Section 7.4 of this By-law, as amended.

Notwithstanding the provisions of this By-law as amended, a residential building – two units shall be defined as a Residential Building containing up to two dwelling units and which is the principle dwelling of the owner and/or occupant thereof.

*(By-law amendment 2006-20)*

- 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 19.3m<sup>2</sup> of such floor area
- b) commercial floor area not devoted to retail sales or merchandising shall require one (1) space for each 39m<sup>2</sup> 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.

*(By-law amendment 2006-31)*

- 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:

1. shall be subject to the following additional regulations:
  - a) 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,
  - b) off-street parking is prohibited in front of the building face closest to the street.
2. shall not be used for the following:
  - a) tavern
  - b) commercial entertainment or recreation establishment.

*(By-law amendment 2006-53)*



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:

1. the following use may be permitted in addition to those uses already permitted:
  - a) Residential Building – One Unit
2. the following uses shall not be permitted:
  - a) clinic or laboratory
  - b) light fabricating, assembly or manufacturing
3. 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;
4. Off-street parking may be situated in front of the building line.

*(By-law amendment 2006-54)*

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 wall or building line of any garage shall be a minimum of 10.0m from the front lot line.

*(By-law amendment 2006-59)*

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.

*(By-law amendment 2006-60)*

22.216 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 9 Concession North of Bleams Road, being Parts 5 and 6, Plan 58R-15525 and illustrated as "Area A" on the map forming paragraph 22.216, shall be subject to the following regulations:

- a) minimum lot frontage and lot width 6.16 metres
- b) minimum lot area 2.24 hectares

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 illustrated as "Area B" on the map forming paragraph 22.216, the minimum side yard setback for an accessory building existing prior to October 16, 2006 shall be 0.2 metres.

*(By-law amendment 2006-62)*

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.

*(By-law amendment 2006-67)*

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.

*(By-law amendment 2007-05)*

22.219 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 1, Concession North of Snyder's Road, being Parts 1, 2, 4, and 5, Plan 58R-15906 and illustrated on the map forming paragraph 22.219 shall be subject to the following regulations:

1. On the lands illustrated as "Area A" on the map forming paragraph 22.219:
  - a) The Minimum Lot Frontage shall be 23.59 metres
  - b) The Minimum Lot Area shall be 4963.49 square metres
2. On the lands illustrated as "Area B" on the map forming paragraph 22.219:
  - a) The Minimum Lot Frontage shall be 31.27 metres
  - b) Minimum Lot Area shall be 2869.79 square metres

*(By-law amendment 2007-52)*

22.220 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 12, Concession North of Snyder's Road, and illustrated on the map forming paragraph 22.220, may be used for a residential building – two units in addition to the uses permitted in Section 7.5, subject to the following:

- a) a residential building – two units shall be defined as a Residential Building containing up to two dwelling units and which is the principle dwelling of the owner and/or occupant thereof.

*(By-law amendment 2007-57)*