

22.221 Notwithstanding any other provisions of this By-law, the lands described as Lot 111, Plan 627, and identified on the map forming Part 2A of Schedule 'A' and zoned Zone 5, may be used for a Veterinary Clinic in addition to the uses permitted in Section 11 of By-law 83-38, as amended, subject to the following regulations:

- a) a Veterinary Clinic shall not include a kennel, pound, or outdoor dog run/walk areas;
- b) an outdoor dog run/walk area shall be defined as an area located outside the main building used for the unsupervised or unleashed keeping or exercising of dogs.

*(By-law amendment 2007-58)*

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.

*(By-law amendment 2008-06)*

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 56m<sup>2</sup> 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.

*(By-law amendment 2008-11)*

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:

1. on the lands zoned Zone 2b 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.
2. on the lands zoned Zone 4a:
  - a) the maximum number of dwellings shall be thirteen (13);
  - b) the minimum frontage of the development shall be 10.0m;
  - c) the minimum lot width of the development shall be 10.0m;

- d) the building line for the development shall be 52.6m;
- e) side yards and rear yards for the development shall be 5.0m; and,
- f) three (3) off-street parking spaces shall be provided per unit.

*(By-law amendment 2008-12)*

- 3. 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

*(By-law amendment 2010-013)*

- 4. on Lot 26, a residential building – one unit may include a second kitchen.

*(By-law amendment 2013-37).*

22.225 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 5, Concession North of Erb's Road and illustrated on the map forming paragraph 22.225, may be used for a residential building – two units in addition to the uses permitted in Section 7.3, 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 2008-21)*

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:

- 1. the following regulation shall apply:

- a) side and rear yard setbacks shall be 0m to allow for licensing of extraction to the mutual property lines of abutting aggregate operations.

- 2. the following uses shall be prohibited:

- a) the importation of asphalt for recycling; and,
- b) aggregate washing operations.

*(By-law amendment 2008-32)*

- 3. the following accessory use is permitted in addition to those accessory uses permitted by Section 20.3:

- a) the importation of broken concrete for recycling.

*(By-law amendment 2013-26)*

22.227 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 19, Concession 4, Block A, being Part 1, Plan 58R-8268, and illustrated on the map forming paragraph 22.118 may be used for a residential building – two units in addition to the uses permitted in Section 7.5 of this By-law, 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 2008-50)*

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:

1. on Lots 1-63, zoned Zone 2b:
  - a) the building line shall be 6.0m for the habitable portion of the dwelling unit;
  - b) the building line shall be 9.5m for the uninhabitable (garage) portion of the dwelling unit;
  - c) driveways shall be single width not exceeding 3.0m in width;
  - d) lot frontages shall be a minimum of 9.0m;
  - e) lot widths shall be a minimum of 9.0m; and,
  - f) lot areas shall be a minimum of 300m<sup>2</sup>
2. on lots 4-7 dwellings shall have a minimum useable outdoor living area of 56m<sup>2</sup> between the toe of the noise attenuation berm and the rear foundation wall of the dwelling;
3. on lots 32-25 dwellings shall have a minimum rear yard setback of 8.5m;
4. 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;
5. on Blocks 64 and 65, zoned Zone 4a:
  - a) the building line shall be 6.0m for the habitable portion of the dwelling unit;
  - b) the building line shall be 9.5m for the uninhabitable (garage) portion of the dwelling;
  - c) driveways shall be single width not exceeding 3.0m in width;
  - d) the minimum lot frontage shall be 6.0m;
  - e) the minimum lot width shall be 6.0m;
  - f) the minimum lot area shall be 180.0m<sup>2</sup>; and,
  - g) the minimum flankage yard abutting Hamilton Road shall be 6.0m.

*(By-law amendment 2008-51)*

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 building line for the inhabitable (garage) portion of the dwelling shall be 10.0m:
- b) the lot frontage and lot width for two units as a Residential Building Semi-detached shall be a minimum of 17.363m:
- c) the side yard setback for two units as a Residential Building – one unit having more than one storey shall be 1.5m.

*(By-law amendment 2008-55)*

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 – one unit in addition to the uses permitted in Section 12 of this By-law.

*(By-law amendment 2009-02)*

22.231 Notwithstanding any other provisions of this By-law, on the lands described as, Part of Lot 1, Concession North of Snyder’s Road, being Parts 1 and 2, Plan 58R-16436:

- 1. the lands illustrated as “Part 1” on the map forming paragraph 22.231 shall be subject to the following regulations:
  - a) The Minimum Lot Frontage shall be 27.43 metres
  - b) The Minimum Lot Area shall be 3910.6 square metres
- 2. the lands illustrated as “Part 2” on the map forming paragraph 22.231 shall be subject to the following regulations:
  - a) The Minimum Lot Frontage shall be 27.43 metres
  - b) The Minimum Lot Area shall be 3898.5 square metres

*(By-law amendment 2009-10)*

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 7.4.1 and 7.4.2 of this By-law, as amended, shall not apply.

*(By-law amendment 2009-24)*

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.

*(By-law amendment 2010-37)*

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 building line.

*(By-law amendment 2010-45)*

22.235 Notwithstanding any other provisions of this By-law, the lands described as, Part of Lot 18, Concession North of Snyder's Road, on the map forming paragraph 22.235, may be used for a second dwelling unit by conversion of a residential building in addition to the uses permitted in Section 7.4 of this By-law.

*(By-law amendment 2010-50)*

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:

1. on the lands zoned Zone 4a:
  - a) the maximum number of dwelling units shall be fourteen (14);
  - b) the minimum lot width and frontage shall be 3.0m;
  - c) the minimum side yard setback along the north property line shall be 2.0m;
  - d) the rear yard setback along the south property line following a distance of 20m east from the Zone 11 boundary shall be 3.0m;
  - e) the rear yard setback along the south property line following a distance of 50m west from the Zone 2 boundary shall be 6.0m;
  - f) the setback to a property line for any retaining wall with a height greater than 1.0m shall be 3.0m;
  - g) three (3) off-street parking spaces shall be provided per dwelling unit.
2. on the lands zoned Zone 2:
  - a) the minimum lot width shall be 16.0m;
  - b) the minimum lot area shall be 550m<sup>2</sup>

*(By-law amendment 2010-52)*

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.

*(By-law amendment 2011-03)*

22.238 Notwithstanding any other provisions of this By-law, the lands described as, Part of Lot 1, Concession South of Snyder's Road, and illustrated on the map forming paragraph 22.238 may be used for a residential building – two units in addition to the uses permitted in Section 7.3 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 2011-11)*

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.

*(By-law amendment 2011-28)*

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

*(By-law amendment 2011-45)*

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 – one unit may include a second kitchen.

*(By-law amendment 2011-52)*

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

*(By-law amendment 2012-06)*

22.243 Notwithstanding any other provision of this By-law, on the lands described as Part of Lots 10, 11 and 12, Plan 532, and identified on the map forming Part 1 of Schedule ‘A’ shall be subject to the following regulation:

- a) The Minimum Lot Frontage and Lot Width shall be 11 metres.

*(By-law amendment 2012-22)*

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.

*(By-law amendment 2012-34)*

22.245 Notwithstanding any other provisions of this By-law, the lands described as, Parts 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 use in addition to the uses permitted, within the zone in which the property is situate:

- a) one accessory apartment, self-contained within an accessory structure.

*(By-law amendment 2012-55)*

22.246 Notwithstanding any other provisions of this By-law, for 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, sub-sections 6.12.1 (b), 6.17.4, and 6.17.6, shall be amended as follows:

6.12.1(b) All off-street parking areas shall be situated to the rear of the building line except for those spaces required for accessible parking which may be located in front of the building line.

6.17.4 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.

6.17.6 That a single sign to identify the home occupation is permitted measuring no more than 0.6m x 0.6m and located a minimum of 1.0m from any lot line.

*(By-law amendment 2013-19)*

22.247 Notwithstanding any other provisions of this By-law, the lands described as Lot 40, Plan 1414 and Part of Foundry Street (Closed) 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 Section 8.1 of the By-law, as amended:

a) a second dwelling unit self contained within a residential building – one unit.

Notwithstanding any other provisions of this By-law, for the lands described as Lot 40, Plan 1414 and Part of Foundry Street (Closed) and identified on the map forming Part 2A of Schedule 'A', sub-sections 6.12.1(b) shall be amended as follows:

6.12.1(b) off street parking areas may be situated in front of the building line or lines.

*(By-law amendment 2013-21)*

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.

*(By-law amendment 2013-27)*

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.

*(By-law amendment 2014-03)*

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' may be

used for one accessory apartment, self-contained within an accessory structure in addition to the uses permitted, within the zone in which the property is situate, subject to the following:

- a) the maximum lot coverage for all accessory structures shall be 148m<sup>2</sup>;
- b) the maximum height of the accessory structure permitted by this section shall be 6.0m.

*(By-law amendment 2014-10)*

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.

*(By-law amendment 2014-22)*

22.252 Notwithstanding any other provisions of this By-law, on the lands described as, Lot 5, Plan 58M-276, and identified on the map forming Part 4 of Schedule 'A', one accessory building may be used for human habitation, but this shall not include a dwelling unit.

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 181m<sup>2</sup>, and,
- b) the maximum height of one accessory building shall be 6.0m.

*(By-law amendment 2014-23)*

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:

1. All components of the Recycling Depot shall occur on impermeable surfaces which incorporate spills management and containment systems.
2. All components of the Recycling Depot shall be subject to Site Plan Control in accordance with By-law 96-64, or its successor.

*(By-law amendment 2014-38 and 2018-33)*

22.254 Notwithstanding any other provisions of this By-law, the lands described as, Part of Lot 14, Concession North of Bleams Road, being Parts 1 and 6, Plan 58R-5602, and identified on the map forming Part 9 of Schedule 'A' may be used for one accessory apartment, self-contained within an accessory structure in addition to the uses permitted, within the zone in which the property is situate,

*(By-law amendment 2015-12)*

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.

*(By-law amendment 2015-19)*

22.256 Notwithstanding any other provisions of this By-law, the lands described as, Part of Lot 7, Concession North of Erb's Road, and identified on the map forming Part 3 of Schedule 'A' may be used for a second dwelling unit self-contained within a residential building – one unit in addition to the uses permitted in Section 8.1 of the By-law.

*(By-law amendment 2015-33)*

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).

*(By-law amendment 2015-35)*

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-thru

*(By-law amendment 2015-48)*