

22.259 Notwithstanding any other provisions of this By-law, the following use shall be permitted on the lands described as Lot 48, Plan 58M-401, 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) one accessory apartment, self-contained within a Residential Building – One Unit.

Notwithstanding the provisions of this By-law, the following regulations shall apply to the lands described, Lot 48, Plan 58M-401:

- b) that off-street parking spaces may be provided in front of the building line
- c) that a minimum of three off-street parking spaces shall be provided
- d) that a driveway shall have a maximum width of 6.7m.

*(By-law amendment 2015-50)*

22.260 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 22.260 may be used for a residential building – two units in addition to the uses permitted in Section 7.3 of the 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 2015-51)*

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 6.17

*(By-law amendment 2015-58)*

22.262 Notwithstanding any other provisions of this By-law, the following use shall be permitted on the lands described as Lot 18, Plan 1645, and identified on the map forming Part 2B of Schedule 'A', in addition to the uses permitted, within the zone in which the property is situate:

- a) one accessory apartment, self-contained within a Residential Building – One Unit.

Notwithstanding any other provisions of this By-law, the following regulations shall apply to the lands described as Part of Lot 18, Plan 1645, and identified on the map forming Part 2B of Schedule 'A':

- b) that off-street parking spaces may be provided in front of the building line
- c) that a minimum of three off-street parking spaces shall be provided
- d) that a driveway shall have a maximum width of 6.7m.

*(By-law amendment 2015-64)*

- 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).  
*(By-law amendment 2016-08)*
- 22.264 Notwithstanding any other provisions of this By-law, the lands described as, Part of Lot 13, Concession South of Erb's Road, and illustrated on the map forming paragraph 22.264 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 2016-13)*
- 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 – one unit in addition to the uses permitted in Section 11.  
*(By-law amendment 2016-27)*
- 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 – One Unit shall be 13.8m;
  - c) the minimum side yard setback for a covered landing/porch on a Residential Building – Triplex shall be 1.0m.  
*(By-law amendment 2016-43)*
- 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'.  
*(By-law amendment 2016-46)*
- 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', may be used 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, subject to the following:
- a) the minimum side yard setback of the accessory structure shall be 0.5m.  
*(By-law amendment 2016-49)*

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).

*(By-law amendment 2017-12)*

22.270 Notwithstanding the provisions of By-law 83-38, for the lands described as Part of Lot 5 and 6, Concession South of Erb's Road and illustrated as "Part A" on the map forming paragraph 22.270, the minimum lot frontage and lot width shall be 4.6m.

Notwithstanding the provisions of By-law 83-38, for the lands described as Part of Lot 5 and 6, Concession South of Erb's Road and illustrated as "Part B" on the map forming paragraph 22.270, the minimum lot frontage shall be 115m and the minimum lot area shall be 15.3ha.

*(By-law amendment 2017-15)*

22.271 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 9, Concession South of Snyder's Road being Part 1, Plan 58R-3252., and illustrated on the map forming paragraph 22.271 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 2017-19)*

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 flankage yard setback shall be 5.0m.

*(By-law amendment 2017-24)*

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 dwelling units shall be twelve (12);
- b) the minimum side yard setback shall be 2.5m;
- c) three (3) off-street parking spaces shall be provided per dwelling unit.

*(By-law amendment 2015-46 and 2017-30)*

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.

*(By-law amendment 2015-47 and 2017-31)*

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':

1. the following uses shall be prohibited:
  - a) automotive repair facilities, such as maintenance garages, muffler/suspension repair facilities and body shops
  - b) outdoor storage, except within a rear yard between a building and the property line abutting the railway
2. for the purposes of Section 22.316 (1), the following shall apply:
  - a) outdoor storage shall include the storage of large construction equipment, diesel generators and heavy trucks
  - b) 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
3. the following regulations shall apply:
  - a) the maximum building height shall be two (2) storeys
  - b) 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.

*(By-law amendment 2017-36)*

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:

1. 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:
  - a) a seasonal recreational campground open from April 1 to December 31 inclusive, consisting of a maximum of:
    - i) 140 Camping Sites;
    - ii) 1000 sq. m. tenting area
  - b) a picnic shelter
  - c) a swimming pool
  - d) buildings and structures accessory to the operation of a seasonal recreational campground.
2. the lands identified as Area "A" on the map forming paragraph 22.276, shall not be used for a "Residential Building – One Unit" as defined in Section 2.101.1 of this By-law.
3. 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:
  - a) a maintenance compound including buildings, structures and outdoor storage supplies and equipment used in the maintenance and operation of the seasonal campground;
  - b) a campground office for uses related solely to the operation of the seasonal campground;
  - c) a camp store, located within the campground office, selling camping related items to registered campers of the seasonal campground;
  - d) a second dwelling unit by use of a mobile home occupied by individuals engaged in the operation of the seasonal campground; and
  - e) tile beds and associated sanitary sewage works for the treatment of sanitary sewage wastes from the seasonal campground operation.
4. Notwithstanding the provisions of this By-law, a golf course shall be prohibited on the lands zoned Zone 11 illustrated on on the map forming paragraph 22.276.
5. Notwithstanding the provisions of this By-law, the lands zoned Zone 11 illustrated on on the map forming paragraph 22.276 may be used for the following specific uses in addition to the uses permitted in Zone 11:
  - a) management and harvesting of timber under agreement pursuant to the *Woodlands Improvements Act* or the *Forestry Act* or their successors;

- b) harvesting of timber for personal use in accordance with the Region of Waterloo's Conservation of Trees in Woodlands By-law or its successor;
- c) passive recreational activities and nature appreciation; and
- d) private utilities and services associated with the campground operation.

*(OMB Decision No. 0615, By-law amendment 2016-28, 2018-23)*

22.277 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 9, Block A, Concession 4, being Part 1, Plan 58R-19062., and illustrated on the map forming paragraph 22.277 may be used for the following use in addition to the uses permitted in Section 7.5 of the By-law, as amended:

- a) a second dwelling unit by conversion of a residential building in conformity with Section 6.23.

*(By-law amendment 2018-24)*

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.

*(By-law amendment 2018-31)*

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 10m<sup>2</sup> shall be 7m.

*(By-law amendment 2018-35)*

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"

*(By-law amendment 2018-44)*

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 7.5.

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 Regional Municipality of Waterloo 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 Regional Municipality of Waterloo that the requirement of (a) or (b) has been completed in accordance with their requirements.

*(By-law amendment 2018-51)*

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.

*(By-law amendment 2018-52)*

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 80m<sup>2</sup>.

*(By-law amendment 2018-53)*