

## SECTION 22 EXCEPTIONS

Except as amended by this Section, the lands illustrated on the maps forming Schedule B to this By-law and described in the subsections below shall be subject to all other applicable regulations in this By-law. The maps forming Schedule B of this By-law are numbered to correspond with the numbering of the subsections below, and are considered to form part of this Section 22.

Where, in any subsection below, the word “Deleted” appears, the regulations of that subsection no longer apply.

22.1 Notwithstanding any other provisions of this By-law, the lands illustrated on the map forming paragraph 22.1 of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies:

- (a) a truck depot

subject to the following:

- (b) Minimum Street Frontage

The minimum street frontage shall be the street frontage of the lands illustrated on the map forming paragraph 22.1 of this By-law.

- (c) Minimum Lot Area

The minimum lot area shall be the area of the lands illustrated on the map forming paragraph 22.1 of this By-law.

22.2 Notwithstanding any other provisions of this By-law, the lands illustrated on the map forming paragraph 22.2 of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies.

- (a) a carpentry shop
- (b) a photography studio

subject to the following:

- (c) that off-street parking be provided in accordance with the regulations contained in sub-sections 6.10 and 6.12 of this By-law.
- (d) that any buildings erected on the aforesaid lands may be located not closer than 18.2 metres from the centre line of Township Road Number 2 (Berlett’s Road).

22.3 Notwithstanding any other provisions of this By-law, the lands illustrated on the map forming paragraph 22.3 of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies:

- (a) a hairdressing facility within the one-family detached dwelling that exists on the said lands and is used by the operator as his or her private residence.

subject to the following:

- (b) that not more than one operator shall practice or be engaged in this facility.
- (c) that not more than twenty-five percent (25%) of the ground floor or basement area of the residence is used for such facility.
- ~~(d) that not more than one identification sign not exceeding 0.2 square metres in size be permitted and that such sign be subject to the regulations contained in subsection 6.15 of this By-law.~~
- (d) that all electrical or mechanical equipment used in such facility shall be installed and operated so that it will in no way be objectionable to adjacent property owners.

22.4 Deleted.

22.5A ~~Deleted. Notwithstanding any other provisions of this By-law, the lands illustrated as Part “A” on the map forming paragraph 22.5 of this By-law may be used in accordance with and subject to the regulations of Section 7 – Zone 1 of this By-law, except that the Minimum Lot Frontage and Minimum Lot Width requirement shall be 10 metres.~~

22.5B Notwithstanding any other provisions of this By-law, the lands illustrated as Part “B” on the map forming paragraph 22.5 of this By-law may be used in accordance with and subject to the regulations of Section 7 – Zone 1 of this By-law and the following additional regulations:

- (a) that no direct means of access be permitted to Regional Road Number 4 (Bleams Road) from the subject property.
- (b) that access to the subject property shall be by means of the existing land adjacent to the easterly boundary of the subject lands (see the map forming paragraph 22.5 of this By-law).

22.6 Notwithstanding any other provisions of this By-law, the lands illustrated on the map forming paragraph 22.6 of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies:

- (a) a Residential Building - Single Detached family dwelling

subject to the following:

- (b) that any such Residential Building - Single Detached family dwelling and/or any permitted accessory building shall not be located and erected on any part of the subject property save and except within the area identified as the “Buildable Area” on the map forming paragraph 22.6 of this By-law.

22.7 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 21, Concession South of Snyder’s Road, being Parts 1 and 2, Plan 58R-1063 and identified on the map forming Part 1 of Schedule ‘A’ as Zone 4 shall be subject to the following regulations:

(a)	Minimum Frontage	17.53m
(b)	<del>Building Line</del> Front Yard Setback	17.53m

(c)	Minimum Side Yard	37.00m
(d)	Minimum Rear Yard	7.50m
(e)	Maximum Lot Coverage	Greater of 3m or ½ building height
(f)	Maximum Building Height	3 spaces/unit
(g)	Maximum Number of Units	11

22.8 Notwithstanding any other provisions of this By-law, the lands illustrated on the map forming paragraph 22.8 of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies:

- (a) a communications tower together with necessary appurtenances for the receiving and distributing of television, radio and microwave signals;

subject to the following:

- (b) that the proposed tower be located in the approximate location as illustrated on the map forming paragraph 22.8 of this By-law;
- (c) the height of the proposed communication tower shall not exceed 336 metres.
- (d) that no more than two (2) buildings accessory to the permitted use may be erected for the purpose of housing supporting electronic equipment and servicing the permitted use provided that said building or buildings are not located in a manner which would violate any side, rear or front yard requirements of this By-law;
- (e) as long as the lands shown on the map forming paragraph 22.8 of this By-law are used for a communications tower, no building or buildings shall be constructed or maintained on the said lands except the buildings referred to in the preceding sub-paragraph (d) of this By-law and no residential use of the said lands shall be permitted.

22.9 Notwithstanding any other provisions of this By-law, the lands described as Parts 1 and 3, Deposited Plan 58R-602 and identified on the map forming Part 2A of Schedule 'A' shall have a minimum side and rear yard requirement of 3.0 metres.

22.10 Deleted.

22.11 Notwithstanding any other provisions of this By-law, the lands illustrated on the map forming paragraph 22.11 of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies:

- (a) bus parking, bus fuelling and repair, and the erection of a garage and storage facilities for buses;
- (b) the retail sale of propane as an accessory use.

subject to the following:

- (c) any structure permitted as an additional use by this By-law shall be located within the area marked "Buildable Area" on the map forming paragraph 22.11 of this By-law;

- (d) no bus parking, bus fuelling or repair shall be permitted ahead of the front wall of the garage and storage building for buses permitted as an additional use by this By-law.
- (e) access to this property shall be limited to one only combined entrance and exist onto Regional Road Number 1 (Snyder's Road) and that the design and location of such combined entrance and exit shall be to the satisfaction of the ~~Region~~ ~~Regional Municipality of Waterloo~~.

22.12 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 16, Concession South of Erb's Road, being Parts 3, 4, 5 and 6 on 58R-10846 and illustrated on the map forming paragraph 22.12 may be used for the following specific uses:

- a) a mobile home development containing not more than two hundred and fifteen (215) mobile, modular or manufactured homes together with the uses accessory thereto and having a total occupancy in the development of not more than four hundred and thirty (430) persons; and,
- b) accessory uses which for the purpose of this By-law may include service, recreation, community and commercial facilities designed, intended and operated for the exclusive use of the residents of the mobile home development.

Subject to the following ~~regulations and those contained within Development Agreement registered as Instrument 1234636 and any amendments to said agreement:~~

- i) no building or structure shall be located within 15.2 metres of any public road or highway or within 7.6 metres of any limit of the land illustrated on the map forming paragraph 22.12 of this By-law;
- ii) each mobile, modular or manufactured home shall be a double-wide unit and have a minimum floor area of not less than 69.5 square metres;
- iii) each mobile, modular or manufactured home shall be located on a mobile home site;
- iv) not less than 1.25 off-street parking spaces shall be provided for each mobile home site and one of the 1.25 total shall be located within each mobile home site.

22.13 Notwithstanding any other provisions of this By-law, the lands illustrated on the map forming paragraph 22.13 of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies:

- (a) farm implement sales and service

subject to the following:

- (b) the existing shed on the property may be used in connection with the additional uses permitted by this By-law;
- (c) any new building or structure erected in connection with the additional uses permitted by this By-law shall be located to the rear of the existing buildings on the lot;

- (d) no new building or structure erected in connection with the additional uses permitted by this By-law shall be erected within 3.0 metres of the limits of the lands as shown on the map forming paragraph 22.13 of this By-law on which additional uses are permitted;
- (e) all outdoor storage of goods, materials or machinery shall be located to the rear of the existing building;
- (f) no outdoor storage of goods, materials or machinery shall be permitted within 3.0 metres of the limits of the lands as shown on the map forming paragraph 22.13 of this By-law on which additional uses are permitted;
- (g) the limits of the lands as shown on the map forming paragraph 22.13 of this By-law on which additional uses are permitted to the rear of the ~~building line~~ **front yard setback** shall be fenced with a 1.2 metre woven wire and post fence.

22.14 Notwithstanding any other provisions of this By-law, the lands illustrated on the map forming paragraph 22.14 of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies:

- (a) an asphalt plant
- (b) gravel washing plant
- (c) shop for maintenance of vehicles and equipment used in connection with the gravel pit operation taking place on the property and the proposed asphalt plant
- (d) office devoted to the gravel pit operation taking place on the property and the proposed asphalt plant
- (e) off-street parking in connection with the above permitted uses

The foregoing permitted uses are subject to the following:

- (f) all additional uses permitted by this By-law shall be located within the area designated as "Buildable Area" on the map forming paragraph 22.14 of this By-law;
- (g) no building or structure shall be permitted within 45.5 metres of any limit of the lands illustrated on the map forming paragraph 22.14 of this By-law;
- (h) the location of all new entrances or exits to and from Regional Road Number 12 shall be approved by the **Region** ~~Regional Municipality of Waterloo~~;
- (i) an earthen berm having a height of not less than 1.2 metres above the level of the travelled portion of Regional Road Number 12 shall be constructed along the entire frontage of the lands illustrated on the map forming paragraph 22.14 of this By-law where such lands abut Regional Road Number 12 with the exception of those portions of the frontage approved for entrance or exit locations;
- (j) the above required earthen berm shall be graded, seeded or sodded to prevent erosion and shall be planted with trees or shrubs of a type and quantity satisfactory to the Township of Wilmot;

- (k) a chain link fence having a height of not less than 1.5 metres shall be constructed along the entire frontage of the lands illustrated on the map forming paragraph 22.14 of this By-law where such lands abut Regional Road Number 12 with the exception of that portion of the frontage approved for exit and entrance locations. Gates that can be securely locked shall be located at the points of approved entrance and exit to Regional Road 12;
- (l) a buffer strip shall be provided and maintained where the limits of the lands illustrated on the map forming paragraph 22.14 of this By-law abut the lands of the private property located at the intersection of Regional Road Number 12 and Township Road Number 6 and in the locations shown on the map forming paragraph 22.14 of this By-law. Such buffer strips shall have a minimum width of not less than 3.0 metres throughout its entire length and shall be used for no other purpose than the planting of trees and shrubs and grass of a type and quantity satisfactory to the Township of Wilmot.

22.15 Notwithstanding any other provisions of this By-law, the lands illustrated on the map forming paragraph 22.15 of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which parcel lies:

- (a) the construction and operation of a retail and wholesale building supplies outlet and uses normally and naturally accessory thereto.

Subject to the following:

- (b) that all buildings must be placed and erected on and within the area designated as “Buildable Area” on the map forming paragraph 22.15 of this By-law except that open storage sheds may be constructed to the rear of the “Buildable Area” provided that minimum side and rear yards of 4.5 metres are maintained;
- (c) That outdoor storage of goods and materials shall be permitted on the subject property, provided such storage is located to the rear of the “Parking Area” as shown on the map forming paragraph 22.15 and provided that a minimum side yard and rear yard of 4.5 metres is maintained clear and free of such storage.
- (d) that off-street parking and off-street loading facilities shall be provided on the subject property in conformity with the regulations contained in subsections 6.10, 6.11 and 6.12 of this By-law and such off-street parking shall be located to the rear of the ~~building line~~ **front yard setback** as established by this By-law.
- (e) access to the subject property shall be limited to the two (2) locations so indicated on the map forming paragraph 22.15 of this By-law. Any additional points of access shall only be permitted with the written permission of the Council of the ~~Township Corporation of the Township of Wilmot~~ **Township Corporation of the Township of Wilmot** and of the ~~Region Regional Municipality of Waterloo~~ **Region Regional Municipality of Waterloo**;
- (f) that the use of the area designated as “Parking Area” on the map forming paragraph 22.15 of this By-law shall be prohibited from all uses except for the parking of vehicles, for the provision of loading spaces and for the planting of grass, trees and other normal landscaping features;
- (g) that no residential use shall be permitted as an accessory or main use on the subject property as illustrated on the map forming paragraph 22.15 of this By-law.

22.16 Notwithstanding any other provisions of this By-law, the lands illustrated on the map forming paragraph 22.16 of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies:

- (a) the establishment and operation of a silo construction company

subject to the following:

- (b) that all buildings or structures and all outdoor storage and parking areas shall be located to the rear of the ~~building line~~ **front yard setback** as established by this By-law;
- (c) that no outdoor storage areas or parking areas shall be located in any required side or rear yard;
- (d) that all buildings or structures and all outdoor storage and parking areas shall be located on Part 1, Plan 58R-2393;
- (e) that the manufacture of silo slabs, concrete or concrete products of any nature or kind whatsoever shall not be permitted as either a main use or as an accessory use on the lands illustrated on the map forming paragraph 22.16 of this By-law;
- (f) that no residential use shall be permitted on the lands illustrated on the map forming paragraph 22.16 of this By-law.

22.17 Notwithstanding any other provisions of this By-law, the lands illustrated on the map forming paragraph 22.17 of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies:

- (a) a residential care facility

For the purpose of this ~~By-law~~ **subsection**, a "Residential Care Facility" shall mean a residence for the accommodation of not more than ten (10) persons, exclusive of staff, who by reason of their emotional, mental, social or physical condition or legal status require a group living arrangement for their well-being, and

- (b) such facility is supervised by, or the members of the group are referred to the residence by, a hospital, court or government agency; or
- (c) such facility is funded wholly or in part by any government, other than funding provided solely for capital purposes; or
- (d) such facility is regulated or supervised under any general or special Act;

but does not include any use otherwise classified or defined in this By-law, subject to the following condition:

- (e) that the residential care facility shall be established within a permitted **Residential Building - Single Detached family dwelling** located on the lands illustrated on the map forming paragraph 22.17 of this By-law.

22.18 Notwithstanding any other provisions of this By-law, the lands illustrated on the map forming paragraph 22.18 of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies:

- (a) detached dwelling and for uses normally and naturally accessory thereto.

Subject to the following:

- (b) that all buildings or structures shall be located to the rear of "Property Line A" as shown on the map forming paragraph 22.18 of this By-law.
- (c) that the minimum lot area and minimum lot width shall be the property as illustrated on the map forming paragraph 22.18 of this By-law.
- (d) that no enlargement of the existing dwelling on the subject lands and no new buildings or structures shall be permitted on the subject lands without the express written approval of the Grand River Conservation Authority.

22.19A Notwithstanding any other provisions of this By-law, the lands illustrated on the maps forming paragraphs 22.19.1, 22.19.2 and 22.19.4 inclusive of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies:

- (a) a group home

subject to the following:

- (b) the group home shall be established within the permitted **Residential Building - Single Detached family dwelling** located on the following lands:
  - (i) Part Lot 7, Concession South of Bleams Road, Township of Wilmot, said lands being illustrated on the map forming paragraph 22.19.1 of this By-law.
  - (ii) Part of the West Half of Lot 8, Concession North of Bleams Road, Township of Wilmot, said lands being illustrated on the map forming paragraph 22.19.2 of this By-law.
  - (iii) Part of the East Half of Lot 9, Concession North of Bleams Road, Township of Wilmot, said lands being illustrated on the map forming paragraph 22.19.2 of this By-law.
  - (iv) Part of the West Half of Lot 9, Concession North of Bleams Road, Township of Wilmot, said lands being illustrated on the map forming paragraph 22.19.2 of this By-law.
  - ~~(v) Deleted~~
  - (v) Part of Lots 13 and 14, Concession 2, Block "A", Township of Wilmot, said lands being illustrated on the map forming paragraph 22.19.4 of this By-law.

22.19B Notwithstanding the provisions of this By-law, on the lands identified in paragraph 22.19A (b) (v) of this By-law, a school and general office may be established as an accessory use to the group home, subject to the following conditions:



- (a) that the school and general office shall serve the occupants of the group homes permitted under paragraph 22.19A of this By-law;
- (b) that the said school and general office shall comply with all other applicable regulations for such uses in this By-law.

22.20 ~~Deleted. Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 6, Concession North of Snyder's Road and identified on the map forming Part 4 of Schedule 'A' of this By-law shall have a minimum lot width of 13 metres.~~

22.21 Notwithstanding any other provisions of this By-law, the lands illustrated on the map forming paragraph 22.21 of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies;

- (a) the operation of a private recreational club and uses normally and naturally accessory thereto.

Subject to the following:

- (b) the use of the subject site for recreational trailering and camping shall be hereby expressly prohibited and no onsite use or storage of trailers shall be permitted;
- (c) the minimum lot area for a private recreational club shall be the area of the property as shown on the map forming paragraph 22.21 of this By-law;
- ~~(d) any sign erected on the property illustrated on the map forming paragraph 22.21 of this By-law shall be in accordance with the provisions of subsection 6.15 of this By-law.~~

22.22 Notwithstanding any other provisions of this By-law, 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' of this By-law may be used for the following specific uses in addition to those uses permitted within the zone within which the parcel lies:

- (a) any manufacturing, processing, assembly, storage, packaging or repair enterprise except for:
  - (i) a junk, scrap, salvage or wrecking yard;
  - (ii) a use defined as an "offensive trade" by The Public Health Act, R.S.O. 1980;
  - (iii) a use which is or may become obnoxious, offensive or dangerous by reason of the presence, emission or production in any manner of odour, dust, smoke, noise, fumes, vibration, radiation, refuse matter or water carried wastes;
  - (iv) a use which would require for its operation a standard of services (particularly water supply and sewage disposal) which the Township is unable or unwilling to provide;
  - (v) the recycling of animal products or a rendering plant;
  - (vi) the recycling or refining of petroleum products.
- (b) food catering or vending establishment, but not including a sit-down or take-out restaurant.

- (c) a wholesale business.
- (d) frozen food locker service and cold storage plant.
- (e) truck transportation terminal and warehouse.
- (f) commercial printing establishment.
- (g) uses accessory to the foregoing permitted uses including:
  - (i) signs;
  - (ii) a retail or wholesale outlet or showroom, provided that it is clearly accessory to and incidental to the above-mentioned permitted use;
  - (iii) outdoor storage;
  - (iv) accessory buildings.

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' of this By-law shall be subject to the following regulations in addition to the general regulations contained in Section 6 of this By-law.

(a)	Minimum Frontage	20 metres
(b)	Minimum Lot Width	23 metres
(c)	Minimum Lot Depth	60 metres
(d)	Minimum Setback from Street	7.5 metres
(e)	Minimum Side Yard (each side)	
	If the lot frontage is 75 metres or less, minimum side yard shall be 10% of the lot frontage or 3.6 metres whichever is greater. If the lot frontage is greater than 75 metres, the minimum side yard shall be 7.5 metres.	
(f)	Minimum Rear Yard	7.5 metres
(g)	Off Street Parking	
	Shall be provided in accordance with the provisions of subsection 6.10 and 6.12 of this By-law.	
	A maximum of 10 parking spaces may be located in a required front yard provided that a minimum of 4.5 metres is maintained between the parking area and the street line, and the area between the parking area and the street line is suitably landscaped with fences, hedges, trees, shrubs or other suitable ground cover to provide adequate landscaping of the land or protection to adjoining lands.	
	All parking areas shall be provided with vehicle bumper guards to define the parking area and to ensure that all vehicles parked will be confined to that area.	
(h)	Off- Street Loading	
	Shall be in accordance with the provisions contained in subsections 6.10 and 6.11 of this By-law.	
(i)	Signs	
	Shall be in accordance with the provisions contained in subsection 6.15 of this By-law.	

(i)	Outdoor Storage	
Shall be located in a rear yard only, and shall be enclosed from public view by a solid fence or wall or suitable tree planting. Outdoor storage shall not be located within 4.5 metres of any property line.		
(j)	Maximum Lot Coverage (all buildings)	50% of lot area

22.23 Notwithstanding any other provisions of this By-law, the land described as Part 3, Plan 58R-3061 and identified on the map forming Part 3 of Schedule 'A' of this By-law may be used for any use permitted in the zone within which the parcel lies, subject to the following:

(a) Minimum Lot Area and Minimum Lot Width

The lands identified as 22.23 on the map forming Part 3 of Schedule 'A' of this By-law.

(b) No building shall be located within 6 metres of the municipal drain as shown on Reference Plan 58R-3061.

22.24 Notwithstanding any other provisions of this By-law, the lands illustrated as "Parcel A" on the map forming paragraph 22.24 of this By-law may be used for any permitted use in the zone within which the parcel lies, subject to the following:

(a) the minimum frontage for the lands illustrated as "Parcel A" on the map forming paragraph 22.24 of this By-law shall be 33 metres.

(b) on the property illustrated as "Parcel A" on the map forming paragraph 22.24 of this By-law, no building designed and intended for the raising or accommodation of livestock shall be located within 457 metres of the limits of the zone forming the north-westerly boundary of the subject property.

22.25 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 12, Concession South of Snyder's Road and identified on the map forming Part 2B of Schedule 'A' of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies:

(a) motor vehicle sales, service and repair including as accessory uses the sale of motor vehicle fuel and the sale of motor vehicle accessory products,

subject to the following:

(b) no residential uses shall be permitted on the subject property if it is used for the establishment of motor vehicle sales, service and repair, including as accessory uses the sale of motor vehicle fuel and motor vehicle accessory products.

(c) that the minimum ~~flankage~~ exterior side yard shall be 7.6 metres.

(d) that no building or structure shall be located within the ~~flankage~~ exterior side yard.

- (e) no motor vehicle parts or equipment or disabled vehicles or trash shall be stored outside a building except within areas shielded from public view by a solid wall or fence having a minimum height of 1.8 metres.

22.26 Deleted

22.27 Deleted

22.28 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 7, Concession South of Snyder's Road, being Part 1, Plan 58R-1096 and illustrated on the map forming paragraph 22.28 of this By-law may be used for the following specific uses in addition to those uses permitted in Section 7 of this By-law:

- (a) the storage, reworking and assembly of lumber into pallets and containers

subject to the following:

- (i) all outdoor storage, as permitted by subsection 22.28(a) shall be screened from the view of motorists on Regional Road No. 12.

22.29 Notwithstanding any other provisions of this By-law, the lands illustrated on the map forming paragraph 22.29 of this By-law shall be used only for the following uses:

- (a) a seasonal recreational trailering and camping area
- (b) a Residential Building – ~~One Unit~~ **Single Detached**
- (c) uses accessory to the above permitted uses. Accessory uses shall only include uses designed to serve or complement the above permitted uses, but shall not include uses designed to attract or to serve members of the general public.

The lands illustrated on the map forming paragraph 22.29 of this By-law shall be subject to the following regulations in addition to the general regulations contained in Section 6 of this By-law.

- (d) Minimum Lot Area and Minimum Lot Frontage shall be the property as illustrated on the map forming paragraph 22.29 of this By-law
- (e) no building or structure shall be located within 4.5 metres of any side or rear lot line;
- (f) no Residential Building – ~~One Unit~~ **Single Detached** shall be located within 14 metres of the front lot line;
- (g) no building or structure other than a Residential Building – ~~One Unit~~ **Single Detached** shall be located within 61 metres of the front lot line;
- (h) no more than a total of 100 trailering and camping sites shall be permitted on the subject property.
- (i) no trailering or camping sites shall be located within 14 metres of the front lot line.

22.30A Notwithstanding any other provisions of this By-law, the lands illustrated on the map forming paragraph 22.30 of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies:

- (a) a residential apartment building with a maximum of 26 dwelling units

subject to the following:

(b)	Minimum Lot Area	The lands illustrated on the map forming paragraph 22.30 of this By-law
(c)	Minimum Setback from Snyder's Road (Regional Road Number 1)	4 metres
(d)	Minimum setback from Brubacher Street	6.7 metres
(e)	Minimum Rear Yard	7.5 metres
(f)	Off-Street Parking	1 space per dwelling unit
(g)	Minimum Floor Area	
	1 Bedroom Unit	42.5 square metres
	2 Bedroom Unit	55 square metres
(h)	there may be parking spaces provided between the limit of Brubacher Street and a residential apartment building provided that these parking spaces maintain a minimum setback from the limit of Snyder's Road (Regional Road Number 1) of 7.5 metres.	

22.30B Notwithstanding the provisions of this By-law, the location of the existing residence as illustrated on the map forming paragraph 22.30 of this By-law is hereby permitted and the said building may be maintained, renovated and enlarged so long as any addition or expansion of this building and any reconstruction of the building or any other building or structure erected on the site, shall be in accordance with all the requirements of this By-law for the subject property.

22.30C Notwithstanding the provisions of this By-law, and the above regulations, all buildings or structures to be constructed on the lands illustrated on the map forming paragraph 22.30 of this By-law shall be constructed within the "Buildable Area" as illustrated on the map forming paragraph 22.30 of this By-law.

22.31 Notwithstanding any other provisions of this By-law, the owner and occupier of the lands illustrated on the map forming paragraph 22.31 of this By-law may construct and use a one-storey addition to the existing building on the lands, which said addition is shown cross-hatched on the map forming paragraph 22.31 of this By-law, subject to the following conditions:

- (a) that the location and size of the said addition shall be as shown on the map forming paragraph 22.31 of this By-law;
- (b) that a 2.4-metre-high brick screening fence be erected along the south-east border of the subject property extending for a distance of 12.1 metres measured easterly from the most easterly end of the proposed new addition and as shown on the map forming paragraph 22.31 of this By-law;
- (c) that no exterior storage of any merchandise or containers be permitted on the subject property;

- (d) that the said addition shall be used for storage purposes only, and that the use of any of the said addition for retail commercial sales shall be prohibited.

22.32 Notwithstanding any other provisions of this By-law, the lands described as Lots 260 and 261, Plan 532A and Part of Webster Street closed by By-law 749, and identified on the map forming Part 1 of Schedule 'A' of this By-law may have a minimum front yard setback of 3.35 metres from the limit of Webster Street and a minimum rear yard setback of 3.65 metres.

22.33 Deleted

22.34 Notwithstanding any other provisions of this By-law, the lands illustrated on the map forming paragraph 22.34 of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies:

- (a) a warehouse

subject to the following:

- (b) that the written approval of the Grand River Conservation Authority for the said warehouse be filed with the Township prior to the issuance of a building permit.
- (c) that the said warehouse shall not be more than one storey in height, and the said warehouse shall be located within the "Buildable Area" as identified on the map forming paragraph 22.34 of this By-law.
- (d) that the said warehouse shall have a maximum ground floor area of 420 square metres.
- (e) that off-street parking shall be provided in accordance with the provisions contained in subsections 6.10 and 6.12 of this By-law.
- (f) that off-street loading facilities shall be provided in accordance with provisions contained in subsections 6.10 and 6.11 of this By-law.
- (g) that no residential use shall be permitted as an accessory use to the said warehouse.

22.35 Notwithstanding any other provisions of this By-law, the lands described as Part of Lots 4 and Lot 12, Plan 885 and identified on the map forming Pat 1 of Schedule 'A' of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies:

- (a) a hospital or sanatorium
- (b) a rest home or nursing home
- (c) senior citizen housing
- (d) housing for the mentally and/or physically handicapped
- (e) uses normally and naturally accessory to the above mentioned uses including required accommodation for administrative and support staff employed on the site.

subject to the following:

(f)	Minimum Lot Area	The lands identified on Part 1 of Schedule 'A' of this By-law
(g)	Minimum Setback from the Street Line	7.5 metres
(h)	Minimum Side or Rear Yard	½ building height but in no case less than 3.0 metres
(i)	Maximum Building Height	3 storeys
(j)	Maximum Lot Coverage	50% of lot area
(k)	Off-street parking shall be provided in accordance with the provisions contained in subsection 6.10 and 6.12 of this By-law.	

22.36 Notwithstanding any other provisions of this By-law, the location of the building as illustrated on the map forming paragraph 22.36 of this By-law is hereby permitted and the said building may be maintained and renovated as long as the height, size and volume are not changed provided, however that any reconstruction of the present building or any other building or structure erected on the site shall be in accordance with all requirements of the zone within which the parcel lies.

22.37 ~~Notwithstanding any other provisions of this By-law, the lands described as Part of Blocks D and E, Smith's Plan North of CNR, and identified on Part of Schedule 'A' of this By-law may be used for any use permitted in the zone within which the parcel lies in accordance with the regulations of that zone except as amended by the following:~~

- ~~(a) the minimum side yard requirements along the southwesterly side shall be 9 metres;~~
- ~~(b) the minimum off-street parking requirements for a food store shall be one (1) space for each 18.5 square metres of sales floor area;~~
- ~~(c) a 3.1 metre buffer strip shall be required along the south-westerly limit of the lands as illustrated on the map forming paragraph 22.37 of this By-law.~~

22.38 Notwithstanding any other provisions of this By-law, the lands described as Part of Lots 2, 3 and 8 South of Boullee Street, Smith's Plan and identified on the map forming Part 1 of Schedule 'A' of this By-law may be used for the following uses in addition to the uses permitted in the zone within which the parcel lies:

- (a) a club or fraternal organization

subject to the following:

(b)	Minimum Lot Area and Minimum Lot Width	The lands identified on the map forming Part 1 or Schedule 'A' of this By-law
(c)	Minimum Side Yard	1.2 metres on the west side and 12 metres on the east side
(d)	Minimum Rear Yard	6 metres
(e)	Minimum Front Yard	4.5 metres
(f)	A minimum of 14 off-street parking spaces shall be provided on the subject property.	

- |     |  |
|-----|--|
| (g) | A maximum building height of one storey shall apply to any building constructed or located on the subject property.  |
| (h) | All buildings or structures to be constructed or located on the subject lands shall be subject to the requirements of the Grand River Conservation Authority in addition to the requirements of this By-law. |

22.39 ~~Deleted. Notwithstanding any other provisions of this By-law, the lands comprising Lots 25 to 87 inclusive, Registered Plan 982, and Lots 1 to 6 inclusive, Registered Plan 941 and identified on the map forming Part 1, Schedule 'A', shall be subject to all regulations for the zone in which the lands are located, except as amended by the following:~~

~~(a) Minimum Lot Width shall be 17.6 metres.~~

22.40 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 12, Concession South of Snyder's Road, being Part 2, Plan 58R-3702 and identified on the map forming Part 2B of Schedule 'A', may be used for any use permitted by Section 16 — Zone 10 of this By-law except that the following uses are specifically prohibited:

~~(a) a use designated as an offensive trade, business or manufacture by the Public Health Act, R.S.O. 1980, and amendments thereto;~~

~~(b) a use which is or 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 waste;~~

~~(c) a use which would require for its operation a standard of service (particularly water supply and waste disposal) which the municipality is unable or unwilling to provide;~~

~~(d) a metal stamping operation;~~

~~(e) the recycling of animal products or a rendering plant.~~

The use of the lands described as Part of Lot 12, Concession South of Snyder's Road, being Part 2, Plan 58R-3702 and identified on the map forming Part 2B of Schedule 'A' shall be in accordance with the regulations for the zone in which the parcel lies except as amended by the following:

(f) that there shall be no outdoor storage of goods or materials other than the parking of motor vehicles;

(g) that the minimum setback from the limit of Township Road Number 16 shall be 50 metres, and that no buildings or structures or vehicle parking areas shall be located within this setback area except for one free standing accessory sign;

(h) that the minimum lot width and the minimum lot area shall be the property described as Part of Lot 12, Concession South of Snyder's Road, being Part 2, Plan 58R-3702 and identified on the map forming Part 2B of Schedule 'A'.

22.41 Notwithstanding any other provisions of this By-law, the uses of the lands illustrated on the map forming paragraph 22.41 of this By-law and zoned Zone 2 shall be limited to the following:



- (a) for the lands known as Parts 26, 27, 29, 31, 37, 61, 62, and 63, Plan 58R-3682 and Part 1 and 2, Plan 58R-16560 the permitted uses shall be limited to one of the following:
- (i) A Residential Building – ~~One Unit~~ **Single Detached** in the form of a “Dwelling-Principal”, and uses normally and naturally accessory thereto;
  - (ii) A Residential Building – ~~One Unit~~ **Single Detached** in the form of a “Dwelling-Seasonal”, and uses normally and naturally accessory thereto.
- (b) for all the lands illustrated on the map forming paragraph 22.41 except for the lands identified in paragraph (a) above, the permitted uses shall be limited to the following:
- (i) A Residential Building – ~~One Unit~~ **Single Detached** in the form of a “Dwelling – Seasonal”, and uses normally and naturally accessory thereto.

The lands illustrated on the map forming paragraph 22.41 of this By-law shall be subject to the following regulations in addition to the general regulations contained in Section 6 of this By-law.

(c)	the conversion of a “Dwelling – Seasonal” to a “Dwelling – Principal” shall not be permitted.	
(d)	no building or structure shall be erected or constructed on any lot unless it abuts an opened public street, or has direct access to an opened public street by means of a private right-of-way.	
(e)	Minimum Setback from a Public Street	7.5 metres
(f)	Minimum Setback from any Side or Rear Lot Line	2.0 metres
(g)	Maximum Building Height	2 storeys
(h)	Off-street parking shall be provided in accordance with the provisions of subsections 6.10 and 6.12 of this By-law.	
(i)	that subsection 6.7 <del>and subsection 6.9</del> of this By-law shall not apply to the lands illustrated on map 22.41.	
(j)	the lands known as Parts 26 and 27, Plan 58R-3682 shall be subject to the following regulations:	
	(1)	The maximum lot coverage of all accessory buildings shall be 142m <sup>2</sup>
	(2)	The maximum height of one accessory building shall be 9.5m
	(i)	for the purpose of this subsection, building height shall mean the vertical distance of the front or rear wall, whichever is greater measured between the finished grade of the yard abutting the wall and the highest point of the roof surface
	(ii)	the maximum height of any or all other accessory buildings shall be in conformity with Sections 2.13 and 8.3.10 of By-law 83-38, as amended.
	(3)	The minimum side yard setback for an accessory building existing prior to the passing of this By-law shall be 0m.

22.42 Notwithstanding any other provisions of this By-law, the lands described as Lot 74, Compiled Plan 1400 and identified on the map forming Part 1 of Schedule ‘A’ of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies:

- (a) a hair dressing business within the owner/operator's private residence.

subject to the following

- (b) that no expansion of the existing residence on the subject property shall be permitted for the purpose of the hair styling business.
- (c) that a minimum of five (5) off-street parking spaces shall be provided on the subject property for the hair styling business.
- (d) that no signs shall be permitted on the subject property except for one accessory identification sign not to exceed 0.2 square metres in size.

22.43 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 10, Plan 885 being Part 2, Plan 58R-1765 and identified on the map forming Part 1 of Schedule 'A' of this By-law may be used for any use permitted in the zone within which the parcel lies in accordance with the regulations of that zone except as amended by the following:

- (a) "motor vehicle sales, service and repair" is added as an additional permitted main use on the subject property.
- (b) "automobile service station or gas bar" is added as an additional accessory use on the subject property.
- (c) any use of the property for an automobile service station or gas bar shall be in accordance with subsection ~~6.29~~ 6.30 of this By-law.

22.44 Notwithstanding any other provisions of this By-law, the lands illustrated on the map forming paragraph 22.44 of this By-law may be used for any use permitted in the zone within which the parcel lies in accordance with the regulations for that zone except as amended by the following:

- (a) the location of the existing buildings as illustrated on the map forming paragraph 22.44 of this By-law are hereby permitted and the said buildings may be maintained, renovated and enlarged so long as any additions or expansions of the buildings, and any reconstruction of the buildings, or any other buildings or structures erected on the site shall be in accordance with all requirements of this By-law.
- (b) the minimum side yard shall be one-half (1/2) the building height but in no case less than 4.5 metres.
- (c) all outdoor storage areas shall be located to the rear of existing buildings on the site and shall be visually screened from properties to the east and south.

22.45 Notwithstanding any other provisions of this By-law, the lands illustrated on the map forming paragraph 22.45 of this By-law may be used for any use permitted in the zone within which the parcel lies in accordance with the regulations for that zone except as amended by the following:

- (a) a metal stamping operation, an auto body repair shop, and an auto wrecker or scrap metal dealer are all expressly prohibited on the subject property.

- (b) a buffer strip with a minimum width of 4.5 metres shall be provided in the location as illustrated on the map forming paragraph 22.45 of this By-law.

22.46 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 6, Concession 3, Block A and identified on the map forming Part 6 of Schedule 'A' of this By-law may be used for any use permitted in the zone within which the parcel lies in accordance with the regulations for that zone except as amended by the following:

- (a) Minimum Setback from the front lot line shall be 3 metres.
- (b) Minimum Setback from any side or rear lot line shall be 1.5 metres.
- (c) Minimum Lot Size shall be the lots as shown on Registered Plan 1462.
- (d) Maximum Building Height shall be 2 storeys.
- (e) Subsection 6.7 of this By-law is hereby repealed as it affects Lot 10, Registered Plan 1462, and the said Lot 10, Registered Plan 1462 may have a permitted use constructed on it provided that all buildings or structures maintain a minimum setback of 1.5 metres from all lot lines.
- (f) there shall be no minimum ground floor area or minimum floor area requirement for the lands illustrated on the map forming paragraph 22.46 of this By-law.

22.47 Notwithstanding any other provisions of this By-law, a bachelor apartment, office, studio and agency may be established as permitted uses on the main floor of the existing building on the property described as Part Lot 13, Smith's Plan, being Part 2, Plan 58R-715, and identified on the map forming Part 1 of Schedule 'A' of this By-law, subject to the following regulations:

- a) That the minimum floor area for the bachelor apartment shall be 37 square metres.
- b) That the maximum floor area for the office, studio and agency shall be 60 square metres.

22.48 ~~Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 41, Plan 532A and Part of Webster Street closed, and identified on the map forming Part 1 of Schedule 'A' of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies:~~

- ~~(a) a tourist home~~

~~subject to the following:~~

- ~~(b) that a maximum of three (3) bedrooms within the existing residence on the subject property may be rented as part of the tourist home business;~~
- ~~(c) that off-street parking shall be provided in the flankage and/or rear yard of the rear of the existing residence, and shall be provided in the ratio of one space for the residence, plus one space for each room rented for the tourist home business.~~

22.49 Notwithstanding any other provisions of this By-law, the lands illustrated on the map forming paragraph 22.49 of this By-law may be used for any use permitted in the zone within which the parcel lies in accordance with the regulations for that zone except as amended by the following:

- (a) that a minimum side yard of 3.65 metres be provided along the northerly lot boundary, in addition to the buffer strip required in subsection 16.3.6 of this By-law.
- (b) that the applicant receives the approval of the Township Council relative to the proposed building over the sewage easement, said approval to be received prior to the issuance of a building permit.

22.50 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 7, Concession North of Snyder's Roads and identified on the map forming Part 4 of Schedule 'A' of this By-law may be used for any use permitted in the zone within which the parcel lies in accordance with the regulations for that zone except as amended by the following:

- (a) that a minimum lot width requirement shall be 28.1 metres.

22.51 Notwithstanding any other provisions of this By-law, the lands described as Lots 1-18, Plan 1578 and identified on the map forming Part 5 of Schedule 'A' of this By-law may be used for any use permitted in the zone within which the parcel lies in accordance with the regulations for that zone except as amended by the following:

- (a) the rear yard requirement for the individual lots shall be as follows:

(i)	Lots 1, 2, 3, 4, 13, 14, 15, 16, 17, 18	8 metres
(ii)	Lot 12	10 metres
(iii)	Lots 6, 10, 11	15 metres
(iv)	Lots 5, 7, 8, 9	20 metres

- (b) no buildings or structures shall be constructed or located within the rear yard requirement as specified in paragraph (a) above for lots 5 to 14, both inclusive.
- (c) the minimum side yard for Lot 4 shall be 10 metres on the side of Lot 4 that abuts Part 3, Reference Plan 58R-3633.
- (d) the minimum side yard for Lot 5 shall be 10 metres on the side of Lot 5 that abuts Part 3, Reference Plan 58R-3633.
- (e) The external design of all permitted buildings or structures on the lots specified in this paragraph shall ensure that external openings of any building or structure shall not be permitted below the elevations set out below for each such lot:

Lot 4	337.05 metres ASL (CGD)
Lot 5	336.90 metres ASL (CGD)
Lot 6	336.55 metres ASL (CGD)
Lot 7	336.40 metres ASL (CGD)
Lot 8	336.20 metres ASL (CGD)

Lot 9	336.10 metres ASL (CGD)
Lot 10	336.05 metres ASL (CGD)
Lot 11	335.90 metres ASL (CGD)
Lot 12	335.50 metres ASL (CGD)
Lot 13	335.25 metres ASL (CGD)
Lot 14	334.70 metres ASL (CGD)
For the purpose of this paragraph, ASL means Above Sea Level and (CGD) means Canadian Geodetic Datum.	

22.52 Notwithstanding any other provisions of this By-law, the lands illustrated on the map forming paragraph 22.52 of this By-law, may be used for any use permitted in the zone within which the parcel lies in accordance with the regulations for that zone except as amended by the following:

- (a) all buildings must be placed and erected on and within the area designated as “Buildable Area” on the map forming paragraph 22.52 of this By-law, except that any concrete manufacturing plant shall be located no closer than 91 metres from the front lot line.
- (b) outdoor storage of goods and materials shall be permitted on the subject property to the rear of the ~~building line~~ **front yard setback** as established by this By-law, but not within 7.6 metres of any side or rear lot line.
- (c) no residential use shall be permitted on the subject property.

22.53A Notwithstanding any other provisions of this By-law, the lands described as Part Lot 19, Concession North of Bleams Road and illustrated on the map forming paragraph 22.53 as Parcel A may be used only for a Residential Building – ~~one unit~~ **Single Detached**, and uses normally accessory thereto and the minimum lot area and the minimum lot width shall be the property as illustrated on the map forming paragraph 22.53.

22.53B ~~Deleted. Notwithstanding any other provisions of this By-law, for lands described as Part Lot 19, Concession North of Bleams Road and illustrated on the map forming paragraph 22.53 as Parcel B the minimum lot area and the minimum lot width shall be the property as illustrated on the map forming paragraph 22.53.~~

22.54 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 12, Concession 2, Block B and illustrated on the map forming paragraph 22.54 of this By-law may be used for the following permitted uses:

- a) Residential Building – One Unit Single Detached including private home day care as an ancillary accessory use.
- b) A greenhouse operation for the growing of vegetables, but not including a garden centre or florist.
- c) Uses accessory to the foregoing permitted uses.

Notwithstanding any other provisions of this By-law, for the lands described as Part Lot 12, Concession 2, Block B and illustrated on the map forming paragraph 22.54 the minimum lot area and minimum lot

width shall be the property as illustrated on the map forming paragraph 22.54 and the following regulations shall apply:

- d) Maximum lot coverage (all buildings) shall be 40% of the lot area
- e) Minimum off-street parking shall be 5 spaces

22.55 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 6, Concession South of Bleams Road, being Parts 1, 2, and 3 on 58R-4044 and illustrated on the map forming paragraph 22.55 may be used for a “garden centre, florist and commercial greenhouse operation” in addition to the uses now permitted under Section 7 (Zone 1) of this By-law, subject to the following regulations:

- a) the minimum lot area and the minimum lot width of the property known as Part of Lot 6, Concession South of Bleams Road shall be the property as illustrated as Parts 2 and 3, Plan 58R-4044 on the map forming paragraph 22.55;
- b) no residential use shall be permitted on the property known as Part of Lot 6, Concession South of Bleams Road shall be the property as illustrated as Parts 2 and 3, Plan 58R-4044 on the map forming paragraph 22.55;
- c) all buildings and structures, all signs and all off-street parking and loading areas for the “garden centre, florist and commercial greenhouse operation” shall be located within that part of the property as illustrated as Part 3, Plan 58R-4044 on the map forming paragraph 22.55;
- d) the minimum lot area and the minimum lot width of the property known as Part of Lot 6, Concession South of Bleams Road shall be the property as illustrated as Part 1, Plan 58R-4044 on the map forming paragraph 22.55.

22.56 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 20, Concession South of Bleams Road and illustrated on the map forming paragraph 22.56 may be used for a “farm related occupation as an ~~ancillary~~ accessory use to a farm” in addition to the uses now permitted under Section 7 – Zone 1 of this By-law subject to the following regulations:

- 1. any use of the subject property for “a farm related occupation as an ~~ancillary~~ accessory use to a farm” shall be subject to the regulations contained in Section 6.24 of this By-law.
- 2. any building constructed on the subject property shall be located within the “Buildable Area” as shown on the map forming paragraph 22.56.

22.57 Notwithstanding any other provisions of this By-law, the lands described as Part of Lots 8 and 9, Concession I, Block A and illustrated on the map forming paragraph 22.57 are hereby designated as “Area within which the Making or Establishment of Pits and Quarries is Not Prohibited” and is subject to all other applicable regulations of this By-law.

22.58 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 10, Concession North of Erb’s Road and illustrated on the map forming paragraph 22.58 may only be used for the operation of a private recreational club open to members only, and uses normally and naturally accessory thereto; and in accordance with the following regulations:

1. minimum lot area and the minimum lot width shall be the property as described on the map forming paragraph 22.61
  - a) minimum side yard shall be 3 metres
  - b) the minimum rear yard shall be 7.5 metres
  - c) the maximum lot coverage including the total of all buildings shall not exceed 375 square metres.
2. the following uses are expressly prohibited on this property:
  - a) camping and trailering
  - b) the storage of campers or trailers
  - c) commercial recreation activities and/or facilities, or amusement rides.

22.59 Notwithstanding any other provisions of this By-law, the lands described as Part of Lots 17 and 18, Concession IV, Block A and illustrated as "Subject Lands" on the map forming paragraph 22.59 may be used for "a farm machinery repair, welding shop and machine shop business as an ~~ancillary~~ accessory use to a farm" in addition to the uses now permitted on the site, subject to the following regulations:

- (a) that the "farm machinery repair, welding shop and machine shop business as an ~~ancillary~~ accessory use to a farm" shall be located totally within the existing steel building on the subject property which is 18.2 metres by 46.3 metres in size.
- (b) that there shall be no retail sales of new farm machinery from the subject property.

22.60 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 8, Concession 3, Block B and illustrated as "Subject Property" on the map forming paragraph 22.60 may be used for "a motor vehicle oil spraying business as an ~~ancillary~~ accessory use to a farm" in addition to the uses now permitted on the site, subject to the following regulations:

- a) that the "motor vehicle oil spraying business as an ~~ancillary~~ accessory use to a farm" shall be located totally within the existing building on the "Subject Property" which is 9.1 metres by 12.2 metres in size.
- b) that there shall be no outdoor storage of goods or materials as part of the "motor vehicle oil spraying business" as an ~~ancillary~~ accessory use to a farm.

22.61 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 13, Concession II, Block A, and illustrated as "Subject Property" on the map forming paragraph 22.61 may be used for "a greenhouse operation for the growing of vegetables, flowers, and bedding plants" in addition to the uses now permitted on the site, subject to the following regulations:

- a) that the retail sale of products raised or grown on the "Subject Property" be permitted as an accessory use, but the operation of a garden centre or the sale of products or materials brought to the site for re-sale is hereby expressly prohibited.

- 22.62 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 11, Concession South of Snyder's Road, being Parts 1 and 2 on 58R-1642 and identified on the map forming Part 47 of Schedule 'A' may be used for a counselling centre, with a dwelling unit or units as an accessory use for staff employed on the subject property, in addition to the uses permitted within Zone 12.
- 22.63 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 18, Concession 1, Block B, and illustrated as "Subject Property" on the map forming paragraph 22.63, may be used for "a warehouse and office for a livestock feed supplement business as an ~~ancillary~~ accessory use to a farm" in addition to the uses now permitted on the site, subject to the following regulations:
- a) that any building or addition to an existing building constructed for the additional ~~ancillary~~ accessory use permitted have a maximum ground floor area of 155 square metres and a maximum height of two storeys.
  - b) that there be no manufacturing or processing of feed or feed supplements on the subject property.
- 22.64 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 19, Concession South of Snyder's Road and identified on the map forming Part 1 of Schedule 'A' and illustrated on the map forming paragraph 22.64 are subject to the following regulations:
- a) the minimum lot area and the minimum lot width shall be the property as illustrated on the map forming paragraph 22.64, except that the minimum sizes may be reduced by the amount of land required by the ~~Region Regional Municipality of Waterloo~~ for road widening purposes.
  - (b) all buildings and structures, all outdoor storage areas, and all off-street parking and loading areas shall be located within the "Buildable Area" as illustrated on the map forming paragraph 22.64.
- 22.65 Notwithstanding any other provisions of this By-law, the lands described as Lot 1, Part of Lot 2 and Part of the lane closed by By-law No. 821, Registered Plan No. 632, Part of Lots 7 and 8, Concession I, Block A and illustrated on the map forming paragraph 22.65 are hereby designated as an "Area Within Which the Making or Establishment of Pits and Quarries is Not Prohibited.
- 22.66 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 12, Concession III, Block A, and illustrated on the map forming paragraph 22.66 may be used for "a motor vehicle oil spraying business" in addition to the uses permitted in the zone in which the subject property is located, and subject to the following regulations:
- a) all building and driveway areas shall be located within the "Buildable Area" as illustrated on the map forming paragraph 22.66.
  - b) the maximum ground floor area for the building shall be 115 square metres.
  - c) maximum building height shall be one storey.
  - d) minimum side yard for the building shall be 15 metres.
  - e) minimum front yard for the building shall be 18 metres.
  - f) the motor vehicle oil spraying business shall be located totally within an enclosed building.



- g) there shall be no outdoor storage of goods or materials as part of the motor vehicle oil spraying business.

22.67 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 a Residential Building ~~One Unit~~ **Single Detached** or a Residential Building-Duplex in addition to the uses now permitted under Section 11 - Zone 5 (Commercial), subject to the following regulations:

- a) the minimum lot area and lot width shall be the property identified on the map forming Part 2B of Schedule 'A',
- b) the minimum side yard for a Residential Building ~~One Unit~~ **Single Detached** or a Residential Building-Duplex shall be as follows:
  - 1) Minimum Side Yard (each side 1 storey) shall be 1.5 metres
  - 2) Minimum Side Yard more than one storey (each side) shall be 2.0 metres
  - 3) Where the required off street parking is to be provided in a side or rear yard, one side shall be a minimum of 3.0 metres in width.

22.68 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 8, Concession 2, Block B (Part 1 on 58R-2289) and illustrated on the map forming paragraph 22.68 may be used for "a sandblasting and commercial paint spraying business" in addition to the uses permitted in the zone in which the subject property is located and subject to the following regulations:

- (a) that the "sandblasting and commercial paint spraying business" and all uses accessory to the business shall be located within the "Area of Operation" as illustrated on the map forming paragraph 22.68.
- (b) that sandblasting shall occur within an enclosed building.

22.69 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 sale and service of cars in addition to the uses now permitted on the subject property.

22.70 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 21, Concession 2, Block A and identified on the map forming Part 7 of Schedule 'A' may be used for two apartment units in addition to the uses now permitted under Section 8 – Zone 2 subject to the following regulations:

- a) that the two apartment units shall be located on the upper floor of the existing house.
- b) that each apartment unit shall have a minimum floor area of 49 square metres.

22.71A ~~Deleted. Notwithstanding any other provisions of this By-law, the minimum lot area and minimum lot width of the lands described as Part of Lot 16, Concession South of Erb's Road being Part 2, Plan 58R-5049 and Part 1, Plan 58R-4566, shall be as illustrated on the map forming Part 42, Schedule 'A'.~~

22.71B The lands described as Part of Lot 16, Concession South of Erb’s Road and illustrated on the map forming Part 42, Schedule ‘A’ may be used for a “caretaker’s residence as an ~~ancillary~~ **accessory** use to a golf course” in addition to the uses now permitted under Section 18 – Zone 12 subject to the following regulations:

- a) The caretaker’s residence shall be located within the “Buildable Area” as illustrated on the map forming Part 42.

22.72 Notwithstanding any other provisions of this By-law, the lands described as Part of Lots 17 and 18, Concession 4, Block A, and illustrated as “Subject Property” on the map forming paragraph 22.59 may be used for a third dwelling unit as a use accessory to farming in addition to the uses now permitted on the site. The third dwelling unit shall be a mobile home in conformity with Section 6.2.2.

22.73 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 25, Concession South of Bleams Road and illustrated on the map forming paragraph 22.73 may be used for “a motel” in addition to the uses permitted in the zone in which the subject property is located, subject to the following:

- a) The motel shall be located within the “Buildable Area” as illustrated on the map forming paragraph 22.73.

22.74 Notwithstanding any other provisions of this By-law, the lands described as Part of Lots 20 and 21, Concession South of Bleams Road and identified on the map forming Part 1, Schedule ‘A’, may be used for a “private recreation area” for the exclusive use of the residents of the mobile home subdivision” in addition to the uses permitted in Zone 11.

22.75 ~~Notwithstanding any other provisions of this By-law, the minimum lot area and the minimum lot width for the property described as Part of Lots 13 and 14, Concession North of Erb’s Road, shall be described as Parts 1 and 2, Plan 58R-5597 illustrated on the map forming paragraph 22.75.~~

22.76 Notwithstanding any other provisions of this By-law, the lands described as Lots 1 to 14 on Plan 1706 and identified on the map forming Part 1, Schedule ‘A’ shall be subject to the following regulations:

- (a) the rear yard requirement for the individual lots shall be as follows:

Lots 14, 11	14 metres
Lot 13	16 metres
Lot 12	17 metres)
Lot 8	18 metres
Lots 9, 10	20 metres

- (b) no buildings or structures shall be constructed or located within the rear yard requirement as specified in paragraph (a) above for lots 8 to 14 inclusive.

22.77 Notwithstanding any other provisions of this By-law, the lands described as Part of Lots 5 and 6, Concession North of Snyder’s Road, being Part 1, Plan 58R-3907 and illustrated on the map forming paragraph 22.77 shall be used in accordance with the following regulations:

- (a) two main buildings shall be permitted
- (b) that the main buildings shall be located within the “Buildable Area” as illustrated on the map forming paragraph 22.77.

22.78 Notwithstanding any other provisions of this By-law, the lands described as Lot 53, Plan 628 and identified on the map forming Part 6, Schedule ‘A’ may be used for “dwelling units located on the ground floor” in addition to the uses permitted in the zone in which the subject property is located and shall be subject to the following regulations:

- (a) that a maximum of four dwelling units shall be permitted on the ground floor.
- (b) that the dwelling units shall be located within the existing buildings on the property.

22.79 ~~Notwithstanding any other provisions of this By-law, the minimum lot area and the minimum lot width for the property described as Part of Lot 19, Concession North of Bleams Road, being Parts 1 and 3, Plan 58R-5696, shall be as illustrated on the map forming paragraph 22.79.~~

22.80 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 18, Concession North of Snyder’s Road and illustrated on the map forming paragraph 22.80 may be used for a “wood working business” in addition to the uses now permitted under Section 7 – Zone 1 of this By-law subject to the following regulations:

- a) any building used for a “wood working business” on the subject property shall be located within the “Buildable Area” as shown on the map, forming paragraph 22.80.

22.81 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 3, Concession 2, Block B and illustrated on the map forming paragraph 22.81 may be used for a “Second Residential Building-Mobile Home on the lot” in addition to the uses now permitted under Section 7 – Zone 1.

22.82 ~~Notwithstanding any other provisions of this By-law, the minimum lot area and the minimum lot width for the property described as Part of Lot 5, Concession South of Erb’s Road, being Part 1 Plan 58R-5739, shall be as described on the map forming paragraph 22.82 ‘Subject Property’.~~

22.83 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 23, Concession South of Bleams Road, being Part 1, Plan 58R-5731 and identified on the map forming Part 1, Schedule ‘A’ shall be in accordance with the following regulations:

- (a) that the minimum ~~flankage~~ exterior side yard shall be 14 metres.
- (b) no buildings or structures shall be located within the ~~flankage~~ exterior side yard.

22.84 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 7, Concession 4, Block A, Being Part 1, Plan 58R-2684 and identified on the map forming Part 6, Schedule ‘A’ may be used for “a residential Building-Apartment and a maximum of two medical offices as ~~ancillary~~ accessory uses to the Residential Building-Apartment” in addition to the uses now permitted on the site, subject to the following regulations:

- (a) that the maximum number of units in the apartment building shall be 40.

- (b) that the minimum side yard shall be 3 metres.
- (c) that the maximum lot coverage shall be equal to 40%.
- (d) that the maximum building height shall be 3 storeys.
- (e) that a minimum of 1.25 parking spaces shall be provided for each dwelling unit
- (f) that the medical offices shall be located on the ground floor in the residential building-apartment.
- (g) that a minimum of 3 parking spaces shall be provided for each medical office.
- (h) that the maximum floor area to be occupied by the two medical offices shall be 93 square metres.

22.85 Notwithstanding the provisions of this By-law, the minimum lot area and lot width for the lands described as Part of Lots 2 and 3, Concession South or Erb's Road, and identified as "Area A" on the map forming paragraph 22.85, shall be as illustrated on the map forming paragraph 22.85.

Notwithstanding any other provisions of this By-law, the lands described as Part of Lots 2 and 3, Concession South or Erb's Road, and illustrated on the map forming paragraph 22.85 may be used for "the sale of fruits and vegetables and ~~ancillary~~ accessory products as an ~~ancillary~~ accessory use to the sale of products grown or raised on the premises" in addition to the uses permitted, within the zone in which the property is situate, subject to the following:

- a) that all building, parking and driveway areas shall be located within the "Buildable Area" as illustrated on the map forming paragraph 22.85;
- b) that off-street parking shall be provided in accordance with Section 6.12;
- c) that the total retail sales area shall be a maximum of 323.3m<sup>2</sup>;
- d) that the retail sales area devoted to the sale of ~~ancillary~~ accessory products shall be limited to 109.2m<sup>2</sup>;
- e) that one main building shall be permitted in the area shown as "Buildable Area" on the map forming paragraph 22.85.

22.86 Notwithstanding any other provisions of this By-law, the lands described as Part of Lots 1 and 2, Concession South of Bleams Road identified on the map forming Part 5, Schedule 'A' shall be subject to the following regulations:

- (a) the minimum rear yard setback shall be 15.2 metres.
- (b) the minimum side yard setback shall be 12.19 metres.
- (c) that no parking or off-street loading spaces shall be located in the rear yard.
- (d) that the maximum building height shall be one storey.

- 22.87 ~~Deleted. Notwithstanding any other provisions of this By-law, the lands described as Block 2, Registered Plan 1450, being Parts 5, 6 and 7, Plan 58R-2440 and identified on the map forming Part 1, Schedule 'A' may be used for "Motor Vehicle Sales, Service and Repair" in addition to the uses now permitted under Section 17 – Zone 10 (Industrial).~~
- 22.88A Notwithstanding any other provisions of this By-law, the lands described as Lot 52, Registered Plan 628 and identified on the map forming Part 6, Schedule 'A' may be used for "dwelling units located on the ground and basement floors" in addition to the uses permitted in the zone in which the subject property is located subject to the following regulations:
- (a) a maximum of five dwelling units consisting of one bachelor unit, two 3-bedroom units and two 2-bedroom units shall be permitted on the ground and basement floor.
  - (b) the dwelling units shall be located within the existing building on the property.
  - (c) Section 11.2.7 shall apply to all dwelling units created under this section
- 22.88B Notwithstanding any other provisions of this By-law, on the lands described as Lot 52, Registered Plan 628 and identified on the map forming Part 6, Schedule 'A', the dwelling units permitted under Section 11.1.3 shall be restricted to four bachelor units subject to the following regulation:
- (a) two of the four units shall have a minimum floor area of 29.5 square metres.
- 22.89 Notwithstanding any other provisions of this By-law, the lands described as Lots 24 and 25, Plan 1694 and identified on the map forming Part 2A of Schedule 'A' shall be subject to the following regulation:
- (a) the minimum frontage for two units as semi-detached shall be 16 metres.
- 22.90 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 5, Concession 3, Block A, being Parts 1 and 2, Plan 58R-2331 and identified on the map forming Part 6 of Schedule 'A' may be used for "medical offices" in addition to the uses now permitted under Section 8 – Zone 2 subject to the following regulations:
- a) any medical offices shall be located within the existing building on the subject lands.
- 22.91 ~~Deleted. Notwithstanding any other provisions of this By-law, the minimum lot area and the minimum lot width for the property described as Part of Lot 5, Concession South of Erb's Road being Parts 1 and 2, 58R-6426, shall be described as illustrated on the map forming paragraph 22.91.~~
- 22.92 Notwithstanding any other provisions of this By-law, on the lands described as Part of Lot 21, Concession South of Bleams Road, identified on the map forming Part 1, Schedule 'A', the minimum front yard requirement shall be 20 metres.
- 22.93 Notwithstanding any other provisions of this By-law, the minimum lot area and the minimum lot width for the property described as Part of Lot 19, Concession 2, Block A, being Part 1, 58R-6574 shall be as illustrated on the map forming paragraph 22.93, and the minimum rear yard setback shall be 36 metres.
- 22.94 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 2, Concession North of Snyder's Road, being Part 9, Plan 58R-3037, and illustrated on the map forming paragraph 22.94:

1. 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, as amended:
  - a) manufacturing, fabricating, processing, repair, and interior storage except for the following:
    - i) motor vehicle repair;
    - ii) storage of lumber for retail or wholesale
    - ~~iii) a use designated as an offensive trade, business or manufacture by The Public Health Act, R.S.O. 1980 and amendments thereto;~~
    - iii) a use which is or 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;
    - iv) the recycling of animal products or a rendering plant;
    - v) the recycling, refining, or storage of petroleum products.
  - b) office space
  - c) one retail outlet accessory to a permitted use and not exceeding 10% of the ground floor area of the building in which the use is located
  - d) fenced outdoor storage excluding storage of lumber for retail or wholesale

subject to the following regulations:

  - e) all parking, access routes, building(s) and outdoor storage associated with a use permitted by Section 22.94.1 (a) to (d) of this By-law, shall be located within the "Buildable Area 1" illustrated on the map forming paragraph 22.94.
  - f) outdoor storage, shall be limited to "Area A" illustrated on the map forming paragraph 22.94 of this By-law.
2. may be used for an access route to the extractive industrial operation located to the north in addition to the uses permitted within the zone in which the property is situate along with the following uses accessory to the access route:
  - a) a weigh scale;
  - b) an office trailer;
  - c) parking of equipment used in the extractive industrial operation;
  - d) a maintenance building for storage and maintenance of equipment used in the extractive industrial operation; and,
  - e) storage and distribution of aggregate material from the extractive industrial operation.

subject to the following regulations:

- f) that all building, parking and storage areas shall be located within the 1.5ha “Buildable Area 2” as illustrated on the map forming paragraph 22.94;
  - g) that a 24m buffer area be provided between any building, parking, or storage area and the east property line;
  - h) that the required buffer area include a landscaped earth berm having a minimum height of 3.0m; and,
  - i) that the height of stockpiles of aggregate materials not exceed 3.0m.
3. may be used for a church in addition to the uses permitted, within the zone in which the property is situate, subject to the following:
- a) the following uses shall be subject to the (H) symbol indicating that these uses are prohibited until such time as a Record of Site Condition is completed:
    - i) any day care facilities where children are in attendance long enough to provide a required or prescribed rest or nap time;
    - ii) any overnight accommodations associated with the church, including, but not limited to, any new housing for church officials or members; and
    - iii) any temporary overnight accommodations associated with the church, including, but not limited to offering facilities to serve as overnight shelters.
  - b) the Council of the Corporation of the Township of Wilmot will remove the holding provision at such time as a clearance letter is received from the Region of Waterloo indicating their receipt of two copies of the Record of Site Condition and the acknowledgement of receipt of the Record of Site Condition by the Ministry of the Environment.

22.95 ~~Deleted. Notwithstanding any other provisions of this By-law, the minimum lot area and the minimum lot width and frontage for the property described as Part of Lot 19, Concession 4, Block B, being Part 1, Plan 58R-6727, shall be as illustrated on the map forming paragraph 22.95.~~

22.96 Notwithstanding any other provisions of this By-law, the lands Part of Lots 5, 6, 16, 17, and Part of Lots 7 and 18, Registered Plan 629, being Part 5, Plan 58R-6854 and illustrated on the map forming Part 6 of Schedule ‘A’ may be used for the manufacture of hot and cold air balloons in addition to the uses now permitted in Zone 2a, subject to the following regulation:

- 1. That the manufacture of hot and cold air balloons shall take place within the existing building on the property.

22.97 ~~Deleted. Notwithstanding any other provisions of this By-law, the minimum lot area and the minimum lot width for the property described as Part of Lot 12, Concession 2, Block B being Part 1 on 58R-6970 shall be as illustrated on the map forming paragraph 22.97.~~

- 22.98 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 23, Concession North of Bleams Road and identified on the map forming Part 1 of Schedule 'A', a variety store may be permitted in addition to the uses now permitted under Section 15 – Zone 9.
- 22.99 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 15, Concession South of Snyder's Road and identified on the map forming Part 2B of Schedule 'A' may be used for offices in addition to the uses permitted in the zone within which the parcel lies, subject to the following:
1. That the permitted office uses shall take place within an existing building on the property.
- 22.100 Notwithstanding any other provisions of this By-law, one employee may be permitted in conjunction with a farm-related occupation on the lands illustrated on the map forming paragraph 22.253.
- 22.101 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 10, Registered Plan 885, being Parts 1, 2 and 5, Plan 58R-7075 and identified on the map forming Part 1 of Schedule 'A' may be used for a restaurant, gas bar, convenience store, doughnut shop and offices in addition to the uses now permitted under Section 16, subject to the following:
1. Section 16.3.14 shall not apply to the additional permitted uses identified above.
- 22.102 Notwithstanding any other provisions of this By-law, the lands described as Lot 1, Plan 1769 and identified on the map forming Part 1 of Schedule 'A' shall have a minimum ~~building line~~ **front yard setback** of 3.13 metres; and the minimum rear yard shall be 3.178 metres.
- 22.103 Notwithstanding any other provisions of this By-law, the lands described as Lots 17, and 18 and Part of Lots 19, 22, Registered Plan 12 and Lot 4, Smith Plan and identified on the map forming Part 1 of Schedule 'A' may be used for the following permitted uses, subject to the indicated maximum floor area, in addition to the uses permitted in the zone in which the subject property is located.
- (a) Dance School – Maximum floor area 202 m<sup>2</sup>.
  - (b) Offices, excluding a Doctor's Office, – Maximum floor area 886 m<sup>2</sup>.
  - (c) Retail establishments – Maximum floor area 383 m<sup>2</sup>.
- The minimum number of parking spaces for the permitted uses on the subject property shall be 44.
- 22.104 ~~Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 12, Concession South of Snyder's Road, being Part 1, Plan 58R-5881 and identified on the map forming Part 2B of Schedule 'A' may be used for motor vehicle sales, service and repair in addition to the uses now permitted under Section 16 – Zone 10.~~
- 22.105 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 27, Concession South of Bleams Road, being Part 1, Plan 58R-7387 and forming Part 23 of Schedule 'A' may be used for a Residential Building – ~~one unit~~ **Single Detached** and accessory use in addition to the uses now permitted under Section 14, Zone 8.



- 22.106 ~~Deleted. Notwithstanding any other provisions of this By-law, the minimum lot area and the minimum lot width for the property described as Part Lot 12, Concession 3, Block A, being Part 1, 58R-7376 shall be as illustrated on the map forming paragraph 22.106.~~
- 22.107 Notwithstanding any other provisions of this By-law, an additional use of an asphalt plant and accessory uses shall be permitted on the lands located north of the CNR right-of-way described as Part of Lots 2 and 3, Concession North of Snyder's Road and illustrated on the map forming Parts 30 and 31.
- 22.108 Notwithstanding any other provisions of this By-law, the lands described as the east half of Part Lot 6, Concession North of Bleams Road and illustrated on the map forming paragraph 22.108 may be used for "a farm feed processing and milling operation" in addition to the uses permitted in the zone in which the subject property is located, subject to the following regulations:
- (a) that the "farm feed processing and milling operation" and all uses accessory to the business shall be located within the "Buildable Area" as illustrated on the map forming paragraph 22.108.
  - (b) that a minimum distance of 19.5 metres shall be maintained between any building used for the farm feed processing and milling operation and the residential building located to the south.
- 22.109 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 3, West of Mill Street, Smith's Plan and Part of Lot 1, Registered Plan 635, being Part 1, Plan 58R-6257 and Part 1 on Plan 58R-3959 and identified on the map forming Part 1 of Schedule 'A', shall be subject to the following:
- a) The lands placed in Zone 6(f) shall be subject to a minimum rear yard of 0 metres.
  - b) An additional use in the form of a parking lot shall be permitted on the lands that remain in Zone 11.
- 22.110 Notwithstanding any other provisions of this By-law, the lands described as Part of Lots 5 and 6, Concession 1, Block A and illustrated on the map forming paragraph 22.110 shall be used only for the following uses:
- (i) a seasonal trailer and camping area with a maximum of 270 sites for either recreational trailers or camping;
  - (ii) residential building – one residential unit;
  - (iii) bingo hall attached to the residential building;
  - (iv) mini-golf course – 18 holes;
  - (v) propane sales;
  - (vi) restaurant;
  - (vii) uses accessory to the above permitted uses. Accessory uses shall only include uses designed to serve or complement the above permitted uses, but shall not include uses designed to attract or to serve members of the general public.

The minimum lot area and lot width shall be as illustrated on the map forming paragraph 22.110.

- 22.111 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 25, Concession South of Bleams Road, being Part 1, Plan 58R-5072 and identified on the map forming Part 1 of Schedule 'A' may be used for a "gas bar" in addition to the uses permitted in the zone in which the subject property is located and shall be subject to the regulations contained in Section ~~6.29~~ 6.30.
- 22.112 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 6, Concession North of Snyder's Road, being Part 1, 58R-7312 and illustrated on the map forming paragraph 22.112 may be used for a whitewashing business and the sale and repair of trucks, farm equipment and other agricultural equipment in addition to the uses permitted in Section 7 subject to the following regulations:
- (a) the minimum lot area and the minimum lot frontage shall be as illustrated on the map forming paragraph 22.112;
  - (b) no residential use shall be permitted.
- 22.113 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 5, Concession 3, Block A, being Part 2, Plan 58R-7052 and identified on the map forming Part 6 of Schedule 'A' may be used only for the following uses:
- (i) motor vehicle, including farm tractors, self propelled implements of husbandry and road building machines, sales, service and repair, including the sale of motor vehicle fuel as an accessory use;
  - (ii) convenience store;
  - (iii) uses and buildings accessory to the above permitted uses, ~~including signs as accessory uses in conformity with the regulations contained in subsection 6.15.~~
- 22.114 ~~Deleted. Notwithstanding any other provisions of this By-law, the lands described Part of Lot 7, Concession North of Snyder's Road and identified on the map forming Part 4 of Schedule 'A' may be used for a gas bar in addition to the uses permitted under Section 11, Zone 5.~~
- 22.115 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 18, Concession 4, Block A, being Parts 1 and 2, Plan 58R-8052 and illustrated on the map forming paragraph 22.115 may be used for the following uses in addition to the uses permitted in Section 7 (Zone 1):
- (a) a farm-related machine shop and repair facility
  - (b) a seed storage business
  - (c) uses accessory to the above permitted uses

That a residential use shall be prohibited on the lands illustrated on the map forming paragraph 22.115.

- 22.116 ~~Deleted. Notwithstanding any other provisions of this By-law, the minimum lot area and lot width for the lands described as Part of Lot 24, Concession 1, Block A, being Part 1, Plan 58R-8181, shall be as illustrated on the map forming paragraph 22.116.~~

22.117 ~~Deleted. Notwithstanding any other provisions of this By-law, the minimum lot area and lot width for the lands described as Part Lot 24, West of Perth Street, Smith's Plan, being Part 1, Plan 58R-8248 and illustrated on the map forming paragraph 22.117 shall be as illustrated on the map forming paragraph 22.117.~~

22.118 Notwithstanding any other provisions of this By-law, the lands described as Part 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 the following uses in addition to the uses permitted in Zone 1, Section 7:

- (a) a farm-related grain storage and shipping business;
- (b) a beef feed lot;
- (c) uses accessory to the above permitted uses, including an existing Residential Building – ~~one unit~~ **Single Detached**.

A setback of 15 metres from the southerly lot line shall be required for any new buildings or structures on the lands illustrated on the map forming paragraph 22.118.

22.119 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 7, Concession 2, Block B and illustrated on the map forming paragraph 22.119 may be used for the following uses in addition to the uses permitted in Section 7 – Zone 1:

- (i) a private club;
- (ii) meeting hall facilities that may be rented to private groups for special occasions, and for training facilities for private groups;
- (iii) rifle range, target practice and fowl shoots in association with a private club;
- (iv) recreational uses including: picnicking, horseshoe facilities, shuffleboard facilities, fishing, and summer camp activities for children, trail activities;
- (v) conservation uses including harvesting and management of wooded areas in accordance with sound forest management practices, and stock ponds with fish;
- (vi) uses, buildings and structures accessory to the above permitted uses.

All buildings and structures for the uses permitted above, shall be located within the buildable area identified on the map forming paragraph 22.119.

22.120 Notwithstanding any other provisions of this By-law, the lands described as Lot 20, Registered Plan 16 and identified on the map forming Part 2A of Schedule 'A' may be used for a use described as the storage of antique and classic automobiles and accessory uses in addition to the uses in addition to the uses permitted in Section 8. The following regulations shall apply to any new buildings or structures for the uses described above:

(i) <del>minimum building line</del> <b>front yard setback</b>	6 metres
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(ii)	minimum rear yard	5.4 metres
(iii)	minimum side yard	1.5 metres
(iv)	parking requirements:	parking shall be permitted within the required building line <b>front yard setback</b> .
(v)	minimum number of parking spaces	3

22.121 Notwithstanding any other provisions of this By-law, the lands described as Part of Mill Property, Registered Plan 628, being Part 1, Plan 58R-5865 and identified on the map forming Part 6 of Schedule 'A' may be used for a two-unit residential building in addition to the uses identified in Section 11.

22.122 Notwithstanding any other provisions of this By-law, on the lands described as Part of Lot 5, Concession 4, Block A and identified on the map forming Part 6 of Schedule 'A', an additional use, described as an existing Residential Building – ~~one unit~~ **Single Detached**, is recognized as permitted on the lands.

22.123 ~~Deleted. Notwithstanding any other provisions of this By-law, the minimum lot area and lot width for the lands described as Part of Lot 26, Concession 2, Block A, being Part 1, Plan 58R-8869 shall be as illustrated on the map forming paragraph 22.123.~~

22.124 Notwithstanding any other provisions of this By-law, the lands described as Lots 9 and 10, Registered Plan 177 and Part of Lot 11, Rear of Lots West of Wilmot Street, Smith's Plan and identified on the map forming Part 1 of Schedule 'A' that are zoned Zone 3(f) are subject to the following regulations:

(i)	minimum southerly side yard:	
	residential building – <del>one unit</del> <b>Single Detached</b>	1 metre
	outdoor deck area	0 metres
(ii)	minimum rear yard:	
	outdoor deck area	0 metres

22.125 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 21, Concession 3, Block B, being Part 4, Plan 58R-5244 and identified on the map forming Part 11 of Schedule 'A' may be used for a two-unit residential building in addition to the uses identified in Section 8.1

22.126 Notwithstanding any other provisions of this By-law, the lands described as Part of Lots 6 and 8, Plan 885, being Parts 1 – 8, Plan 58R-2143 and identified on the map forming Part 1 of Schedule 'A' may be used for motor vehicle sales, including car wash and the sale of motor vehicle fuel as accessory uses; restaurant; and offices, in addition to the uses permitted in the zone in which the subject property is located. The sale of motor vehicle fuel shall be subject to the regulations contained in Section ~~6.29~~ **6.30** of this By-law.

22.127 ~~Deleted. Notwithstanding any other provisions of this By-law, the minimum lot area and lot width for the lands described as Part of Lot 15, Concession North of Erb's Road, being part of Part 1, Plan 58R-9117 shall be as illustrated as "Subject Lands" on the map forming paragraph 22.127.~~

22.128 Notwithstanding any other provisions of this By-law, the area identified as Section 22.128 on the map forming paragraph 22.1 may be used for a truck depot in conjunction with the lands identified by Section 22.1 in addition to the uses permitted in Zone 1.

- 22.129 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 7, Concession South of Erb's Road, being Part 3, Plan 58R-9978 and identified on the map forming Part 3 of Schedule 'A', shall not be used for burial plots.
- 22.130 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 20, Concession South of Snyder's Road and illustrated on the map forming paragraph 22.130 may be used for the sale of farm produce not grown on-site in addition to the uses permitted in Section 7. The floor area of the building used for retailing produce shall not exceed 28 square metres.
- 22.131 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 22, Concession 2, Block A and illustrated on the map forming paragraph 22.131 labeled as "No Extraction Area", the following shall be prohibited:
- (a) for the purpose of all classes of pits and quarries as defined and licensed by the Aggregate Resources Act; and,
  - (b) for the purposes of the process of extracted materials from the site including crushing, screening, washing, sorting and storage of materials, and also prohibited for the purpose of temporary or permanent asphalt hot mix plant or ready mix concrete plant.
- 22.132 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 4, Concession 1, Block B and illustrated on the map forming paragraph 22.132 may be used for an abattoir, excluding the recycling of animal products or a rendering plant, in addition to the uses now permitted in Section 7 and subject to the following regulations:
- (a) the maximum floor area shall be 1858m<sup>2</sup>.
  - (b) the minimum distance to a residential building on an adjacent property shall be 95m.
- 22.133 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 7, Concession North of Erb's Road and identified on the map forming Part 3 of Schedule 'A' may be used for a triplex in addition to the uses permitted in Section 11.
- 22.134 Notwithstanding any other provisions of this By-law, on the lands described as Part Lot 7, Concession North of Snyder's Road and identified on the map forming paragraph 22.134, no habitable buildings or structures shall be located in the area denoted as "MDS Area" on the map forming paragraph 22.134.
- 22.135A ~~Deleted. Notwithstanding the provisions of Section 7 of this By law, on the lands described as Part Lot 1, Concession North of Bleams Road, being Parts 1, 2, 3 and 4, Plan 58R-10306 and illustrated on the map forming paragraph 22.135A, the minimum lot area shall be 26.36 hectares.~~
- 22.135B ~~Deleted. Notwithstanding the provisions of Section 7 of this By law, on the lands described as Part Lot 2, Concession North of Bleams Road, being Part 1, Plan 58R-10588 and illustrated on the map forming paragraph 22.135B, the minimum lot frontage and lot width shall be 22.37 metres.~~
- 22.136 ~~Deleted. Notwithstanding the provisions of Section 7 of this By law, on the lands described as Part Lot 5, Concession South of Bleams Road, being Part 1, Plan 58R-10583 and illustrated on the map forming paragraph 22.136, the minimum lot area shall be 0.4 ha and the minimum lot frontage and lot width shall be 30m.~~

- 22.137 ~~Deleted. Notwithstanding the provisions of Section 7, as amended, the minimum lot area and the minimum lot width for the lands as described as Part Lots 13 and 14, Concession 3, Block A, being Part 2, Plan 58R-10666 and illustrated on the map forming paragraph 22.137 shall be as illustrated on the map forming paragraph 22.137.~~
- 22.138 ~~Deleted. Notwithstanding the provisions of Section 7, as amended, on the lands described as Part Lot 1, Concession 2, Block A and illustrated on the map forming paragraph 22.138, the minimum lot area shall be 2.26ha and the minimum lot frontage and lot width shall be 30m.~~
- 22.139 ~~Deleted. Notwithstanding the provisions of Section 7, on lands described as Part Lot 27, Concession 3, Block A, being Part 1, Plan 58R-10781, and illustrated on the map forming paragraph 22.139 the minimum lot area shall be 2.025ha and the minimum lot frontage and lot width shall be 138.158m.~~
- 22.140 Notwithstanding any other provisions of this By-law, the lands described as Part Lots 25 and 26, Concession South of Bleams Road, being Part 1, Plan 58R-605 and illustrated on the map forming paragraph 22.140 may be used as follows:
- a) Those lands zoned Zone 11 (Open Space), below the elevation of the regulatory floodline, may be used for the seasonal rental of non-motorized watercraft in addition to the uses permitted in Section 17; and
  - b) Those lands zoned Zone 1 (Agricultural) above the elevation of the regulatory floodline may be used for the purpose of providing access to those lands zoned Zone 11 (Open Space), where the rental of non-motorized watercraft is permitted in addition to the uses permitted in Section 7.
- 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 371.6m<sup>2</sup>, and,
  - b) the autobody repair shop shall be located to the rear of the residential dwelling unit.
- 22.142 ~~Deleted. 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.~~
- 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.
- 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

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~~ **Single Detached** 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~~ **Single Detached** shall be located within 'Area A' as illustrated on the map forming paragraph 22.145.

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.

22.147 ~~Deleted. 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 53.4m<sup>2</sup>.~~



- 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 70m<sup>2</sup>, and,
  - b) the maximum floor area shall be 49% of the floor area of the main residential building.
- 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.
- 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.
- 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 37.16m<sup>2</sup>; and,
  - c) The office and parking area shall be limited to the area identified in cross-hatching on the map forming paragraph 22.151.
- 22.152 ~~Deleted. 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.~~
- 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 be 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.

22.154 ~~Deleted. 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 6080m<sup>2</sup>~~
- ~~b) a minimum lot frontage of 99.65m.~~

22.155 ~~Deleted. 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~~

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)	<del>building line</del> <b>Front Yard Setback</b>	6.0m
b)	Minimum Side Yard	7.5m
c)	Minimum Rear Yard	24.0m
d)	Off-Street Parking	3 spaces/unit.

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.

- 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.
- 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.
- 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~~ front yard setback 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~~ front yard setback 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.
- 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.
- 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.

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.

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~~ **front yard setback** for the habitable and uninhabitable (garage) portion of any **Residential Building - Single Detached 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~~ **front yard setback** 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~~ **within the front yard**;
  - b) off-street parking is permitted to be located ~~between the building line and the flankage of lot line~~ **within the exterior side yard**;
  - 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

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~~ **front yard setback** 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~~ **front yard setback** 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.

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~~ **front yard setback** 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~~ **front yard setback** 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.

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.

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~~ **front yard setback** for the habitable and uninhabitable (garage) portion of any **Residential Building - Single Detached 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~~ **front yard setback** 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.

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.~~

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.)

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 450m<sup>2</sup>
  - 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~~ **The front yard setback 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.

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.

22.173 ~~Deleted. 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~~

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 294.4m<sup>2</sup>; 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.

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.

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~~ front yard setback for the uninhabitable (garage) portion of any Residential Building - Single Detached family dwelling shall be a minimum of 6.0m from the front lot line; and,
- b) the ~~building line~~ front yard setback for the habitable portion of any Residential Building - Single Detached family dwelling, including a useable porch having a minimum depth of 1.8m, shall be a minimum of 5.0m.

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 <del>building line</del> front yard setback provided that a minimum of one off street parking space is provided behind the <del>building line</del> front yard setback 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

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

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.

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

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~~ townhouse units and three basement apartments.

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~~ 7.4.

22.183 ~~Deleted. 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.~~

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.

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.

22.186 ~~Deleted. 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~~

22.187 ~~Deleted. 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.~~

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~~

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.

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 recreational trailers or tents
- b) Residential Building – ~~One Unit~~ Single Detached; 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.

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~~ front yard setback 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~~ front yard setback 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.

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~~ Single Detached

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~~ front yard setback 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~~ front yard setback for the habitable portion of the dwelling unit, including a useable front porch having a depth greater than 1.8m, shall be 4.5m.

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.

- 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'.
- 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.
- 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.
- 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
- 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~~ **front yard setback** shall be 6.0m save and except that where the front wall of the garage of any dwelling unit it located 7.0m or greater from the front lot line, the ~~building line~~ **front yard setback** 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 ~~Building - Townhouse-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~~ **front yard setback** 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.

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.

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>

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~~ **exterior side** yard setback on the lands zoned Zone 5 shall be 4.5m.

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.

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.

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~~ **Single Detached**
  - 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~~ **front yard setback**.

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'.~~

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.

22.208 **Deleted.** ~~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.~~

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 ~~Municipality of Waterloo~~ **Region 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.

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.~~

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.

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.

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~~ **Single Detached**
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~~ **front yard setback**.

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~~ **front yard setback** of any garage shall be a minimum of 10.0m ~~from the front lot line.~~

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.

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.

22.217 ~~Deleted. 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 situated.~~

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.

22.219 ~~Deleted. 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~~

22.220 **Deleted.** ~~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.~~

22.221 **Deleted.** ~~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.~~

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.

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.

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~~ **front yard setback** 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~~ **front yard setback** 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~~ **front yard setback** 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.
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
4. on Lot 26, a Residential Building – ~~one unit~~ **Single Detached** may include a second kitchen.

22.225 ~~Deleted. 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.~~

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.
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.
- 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.~~
- 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~~ **front yard setback** shall be 6.0m for the habitable portion of the dwelling unit;
    - b) the ~~building line~~ **front yard setback** 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~~ **front yard setback** shall be 6.0m for the habitable portion of the dwelling unit;
    - b) the ~~building line~~ **front yard setback** 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~~ **exterior side** yard abutting Hamilton Road shall be 6.0m.

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~~ **front yard setback** 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:~~
- b)** the side yard setback for two units as Residential Building – Semi-Detached having more than one storey shall be 1.5m.

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~~ **Single Detached** in addition to the uses permitted in Section 12 of this By-law.

22.231 ~~Deleted. 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~~

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 7.3.1 and 7.3.2 of this By-law, as amended, shall not apply.

- 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.
- 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~~ **front yard setback**.
- 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.~~ **Deleted.**
- 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>

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.

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.~~

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.

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 recreational trailers or tents
- b) A picnic shelter;

- c) A swimming pool; and,
- d) Buildings and structures accessory to the operation of a seasonal campground.)

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~~ **Single Detached** may include a second kitchen.

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

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.~~

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.

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.~~

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~~ **subject to the following:**

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

~~6.17.4~~ (b) 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.~~

22.247 ~~Deleted.~~ 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.~~

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.

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.

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,~~ shall be 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~~ **an accessory structure containing an additional dwelling unit (detached)** shall be 6.0m.

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.

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.

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.

22.254 **Deleted.** ~~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.~~

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.

22.256 ~~Deleted. 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.~~

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).

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~~ drive-through facility.

22.259 ~~Deleted. 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.~~

22.260 ~~Deleted. 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.~~

22.261 Notwithstanding the provisions of By-law 83-38, as amended, only the following uses shall be permitted on the lands described as Lot 9, Plan 628, and identified on the map forming Part 6 of Schedule 'A':

a) no more uses than two dwelling units

b) uses accessory to the foregoing permitted use

c) home occupation in conformity with sub-section 6.20

22.262 ~~Deleted. 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.~~

22.263 Notwithstanding any other provisions of this By-law, the following regulations shall apply to the lands described as, Part of Lots 28, 29 and 30, Plan 627, and identified on the map forming Part 2B of Schedule 'A':

a) the minimum side yard setback shall be 1.2m;

b) the minimum rear yard setback shall be 1.8m;

c) the minimum number of off-street parking spaces to be provided for a one-storey building containing a medical clinic (with one physician or practitioner) and/or commercial floor area devoted and not devoted to retail sales and merchandising shall be eight (8).

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

22.271 ~~Deleted. 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.~~

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~~ exterior side yard setback shall be 5.0m.

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

- a) the maximum number of 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.

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

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

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

- 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.

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~~ **Single Detached**” 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’s** ~~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.

22.277 ~~Deleted. 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.~~

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

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

- a) the minimum rear yard setback for accessory buildings and structures having a floor area greater than 10m<sup>2</sup> shall be 7m.

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

- a) a "Residential Building – Duplex"

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

Notwithstanding any provisions of this By-law, the lands described as Part of Lot 7, Concession South of Erb's Road and illustrated on the map forming paragraph 22.281 shall be subject to the (H) symbol indicating that prior to one accessory apartment within an accessory structure being permitted, the ~~Region 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 ~~Region Regional Municipality of Waterloo~~ that the requirement of (a) or (b) has been completed in accordance with their requirements.

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

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

- a) the minimum lot width and lot frontage shall be 12.6m; and
- b) the minimum floor area for a dwelling unit shall be 80m<sup>2</sup>.

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

- a) the maximum number of dwelling units shall be twelve (12) contained within one residential building
- b) the minimum left side yard setback shall be 1.8m;



- c) off-street parking may be provided in front of the ~~building line~~ **front yard setback**.

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

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

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

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

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

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

- 22.287 **Deleted.** ~~Notwithstanding any other provisions of this By law, a secondary unit shall be permitted on the lands described as Lots 32, 33, 35, 37, 40, 41, 53-61, 69-77, and 97, Plan 58M-414 and identified on the map forming Part 1 of Schedule ‘A’, subject to the following regulations:~~

- ~~a) a Single Detached dwelling shall provide a minimum of two (2) off-street parking spaces (one of which must be provided behind the building line);~~  
~~b) a secondary unit shall be defined as a separate self-contained dwelling unit located within the principal dwelling;~~  
~~c) a minimum of one (1) off-street parking space shall be provided for a secondary unit and that said off-street parking space may be provided in front of the building line;~~  
~~d) the maximum driveway width shall be 6.0m;—~~  
~~e) a direct entrance to the secondary unit from the outside shall be provided from a rear yard or side yard only; and~~  
~~f) a secondary unit may not solely occupy any storey, or below grade floor level, of the principal dwelling.~~

22.288 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 10 and Lot 11, west side of Wilmot St and Lot 12 and Part Lot 13 in rear of lots, west side of Wilmot St, Smith's Plan and identified on the map forming Part 1 of Schedule 'A', subject to the following regulations:

- a) the minimum front yard setback shall be 3.5m.

Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 10 and Lot 11, west side of Wilmot St and Lot 12 and Part Lot 13 in rear of lots, west side of Wilmot St, Smith's Plan, and identified on the map forming Part 1 of Schedule 'A', shall be subject to the (H) symbol indicating that prior to development, an archaeological assessment is required to be acknowledged by the Ministry of Heritage, Sport, Tourism and Culture Industries.

Council of the Township of Wilmot will remove the holding symbol, upon confirmation from the **Region** ~~Regional Municipality of Waterloo~~ that the requirement for an archaeological assessment has been completed in accordance with their requirements.

22.289 Notwithstanding any other provisions of this By-law, on the lands described as Part of Lots 1 and 2, Concession 1, Block B and illustrated on the map forming Part 44 and 45 of Schedule 'A', farming may be permitted in addition to the uses now permitted under Section 18 - Zone 12.