

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':

- (a) the following uses shall be prohibited:
  - (i) automotive repair facilities, such as maintenance garages, muffler/suspension repair facilities and body shops
  - (ii) outdoor storage, except within a rear yard between a building and the property line abutting the railway
- (b) for the purposes of Section 22.275 (a), the following shall apply:
  - (i) outdoor storage shall include the storage of large construction equipment, diesel generators and heavy trucks
  - (ii) 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
- (c) the following regulations shall apply:
  - (i) the maximum building height shall be two (2) storeys
  - (ii) 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:

- (a) 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:
  - (i) a seasonal recreational campground open from April 1 to December 31 inclusive, consisting of a maximum of:
    - (a) 140 Camping Sites;
    - (b) 1000 sq. m. tenting area
  - (ii) a picnic shelter
  - (iii) a swimming pool
  - (iv) buildings and structures accessory to the operation of a seasonal recreational campground.
- (b) the lands identified as Area “A” on the map forming paragraph 22.276, shall not be used for a “Residential Building – Single Detached” as defined in Section 2.101.1 of this By-law.
- (c) 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:
  - (i) a maintenance compound including buildings, structures and outdoor storage supplies and equipment used in the maintenance and operation of the seasonal campground;
  - (ii) a campground office for uses related solely to the operation of the seasonal campground;
  - (iii) a camp store, located within the campground office, selling camping related items to registered campers of the seasonal campground;
  - (iv) a second dwelling unit by use of a mobile home occupied by individuals engaged in the operation of the seasonal campground; and
  - (v) tile beds and associated sanitary sewage works for the treatment of sanitary sewage wastes from the seasonal campground operation.
- (d) 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.
- (e) 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:
  - (i) management and harvesting of timber under agreement pursuant to the *Woodlands Improvements Act* or the *Forestry Act* or their successors;
  - (ii) harvesting of timber for personal use in accordance with the Region’s Conservation of Trees in Woodlands By-law or its successor;
  - (iii) passive recreational activities and nature appreciation; and

- (iv) private utilities and services associated with the campground operation.

22.277 Deleted.

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 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 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 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 will remove the holding symbol, upon confirmation from the Region 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.

- 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.

*(By-law amendment 2021-017)*

- 22.289 Notwithstanding any other provisions of this By-law, the following additional use shall be permitted on the lands described as, Part of Lot 23, Concession South of Bleams Road, being Part 1, Plan 58R-13711, and identified on the map forming Part 1 of Schedule 'A':

- (a) two additional dwelling units (attached).

- 22.290 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.

22.291 Notwithstanding any other provisions of this By-law, the lands described as Block 16, Plan 1706, illustrated as Zone 4 on the map forming paragraph 22.291, and identified on the map forming Part 1 of Schedule 'A', shall be subject to the following regulations:

- (a) required off-street parking may be provided as close as 2.9m from the front lot line.
- (b) the maximum main building height shall be four storeys at the front wall of the building and five storeys at the rear wall of the building.

*(By-law amendment 2020-027 and 2022-041)*

22.292 Notwithstanding any other provisions of this By-law, the lands described as Lot 5, Plan 58M-203, and identified on the map forming Part 1 of Schedule 'A', shall be subject to the following regulations:

- (a) the minimum rear yard setback for buildings and structures shall be 7m, save and except structures having a floor area of less than 10m<sup>2</sup>.

*(By-law amendment 2020-044)*

22.293 Notwithstanding any other provisions of this By-law, on the lands described as Lot 39 and Part of Lots 40 and 41, Plan 627, and identified on the map forming Part 2a of Schedule 'A', parking shall be permitted within the front yard setback.

*(By-law amendment 2021-006)*

22.294 Notwithstanding any other provisions of this By-law, on the lands described as Part of Lot 20, Concession North of Bleams Road, identified on the map forming Part 1 of Schedule 'A', illustrated on the map forming paragraph 22.294, and zoned Zone 10:

- (a) the following additional uses shall be permitted:
  - i) offices
  - ii) gym/fitness facility
  - iii) clinic or laboratory
- (b) outdoor storage shall only be permitted accessory to a permitted use and provided storage is enclosed by a solid visual barrier, such that said storage is not visible from a public road.

Notwithstanding any other provisions of this By-law, on the lands described as Part of Lot 20, Concession North of Bleams Road, identified on the map forming Part 1 of Schedule 'A', illustrated on the map forming paragraph 22.294, and zoned Zone 10a:

- (a) the following additional uses shall be permitted:
  - i) offices
  - ii) gym/fitness facility
  - iii) clinic or laboratory
  - iv) light fabricating, assembly or manufacturing
  - v) trade school

- vi) veterinary clinic
- vii) motor vehicle sales, service and repair
- viii) accessory to a permitted use, retails of goods produced or stored on site
- (b) outdoor storage shall only be permitted accessory to a permitted use and provided storage is enclosed by a solid visual barrier, such that said storage is not visible from a public road
- (c) no parking area, loading facility, or outdoor storage area shall be permitted within the rear yard, between a building and a rear property line, or within a side yard of any lands identified as "Area A" on the map forming paragraph 22.294.

*(By-law amendment 2021-008)*

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

- (a) the following additional uses shall be permitted:
  - i) offices
  - ii) gym/fitness facility
  - iii) clinic or laboratory
- (b) outdoor storage shall only be permitted accessory to a permitted use and provided storage is enclosed by a solid visual barrier, such that said storage is not visible from a public road.

*(By-law amendment 2021-009)*

22.296 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 27 and 28, Plan 532A and identified on the map forming Part 1 of Schedule 'A', shall be subject to the following regulations:

- (a) minimum front yard setback for a semi-detached dwelling shall be 4.5m
- (b) minimum rear yard setback for a semi-detached dwelling shall be 4.7m
- (c) minimum lot area required for a semi-detached dwelling shall be 517.8m<sup>2</sup>
- (d) minimum front yard setback for a single detached dwelling shall be 6.0m
- (e) minimum left (south) side yard setback for a single detached dwelling shall be 1.2m
- (f) minimum lot frontage and width for a single detached dwelling shall be 11.2m.

*(By-law amendment 2021-015)*

22.297 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 16, Concession North of Snyder's Road and identified on the map forming Part 2a of Schedule 'A', shall be subject to the following regulations:

- (a) a maximum of 18 dwelling units in the form of single-detached dwellings, semi-detached dwellings, townhomes and apartments shall be permitted
- (b) a minimum of 26 off-street parking spaces shall be required
- (c) the minimum west side yard setback shall be 1.2m
- (d) the minimum rear yard setback shall be 2.3m

Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 16, Concession North of Snyder's Road and identified on the map forming Part 2a of Schedule 'A', shall be subject to the (H) symbol indicating that prior to development, a noise study is required to be approved the Region of Waterloo, an archaeological assessment is required to be acknowledged by the Ministry of Heritage, Sport, Tourism and Culture Industries, and a functional servicing solution shall be approved by the Township demonstrating that any sanitary sewer infrastructure constraints have been addressed.

Council of the Township of Wilmot will remove the holding symbol, upon confirmation of the Regional Municipality of Waterloo that the requirement for a noise study and an archaeological assessment has been completed in accordance with their requirements and when the Township has been satisfied that sanitary sewer infrastructure constraints have been addressed.

*(By-law amendment 2021-027)*

22.298 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 14, Concession North of Snyder's Road, being Parts 1 and 2, Plan 58R-1966, and identified on the map forming Part 2b of Schedule 'A', shall be subject to the following regulations:

- (a) dwelling units shall be permitted with or without the presence of a permitted commercial use on the property
- (b) a minimum of 1.2 off-street parking spaces shall be provided per dwelling unit
- (c) the minimum rear yard setback shall be 4.6m
- (d) the minimum exterior side yard setback shall be 5.2m from the lot line existing at the time of passing of By-law 2021-058.

*(By-law amendment 2021-058)*

22.299 Notwithstanding any other provisions of this By-law, the following additional use shall be permitted on the lands described as Part of Lots 43 and 44, Plan 532A, and identified on the map forming Part 1 of Schedule 'A':

- (a) Residential Building – Apartment containing up to six dwelling units

*(By-law amendment 2022-006)*

22.300 Notwithstanding any other provisions of this By-law, on the lands described as Lots 21 and 22, Plan 302 and Part of Lot 6, Concession 3, Block A, being Part 9, Plan 58R-13844, and identified on the map forming Part 6 of Schedule 'A', buildings or structures may be erected on the subject lands provided access is maintained by way of a right-of-way to a municipally maintained public road.

*(By-law amendment 2022-007)*

- 22.301 Notwithstanding any other provisions of this By-law, the lands described as Part of Lots 14 and 15, Plan 627 and identified on the map forming Part 2b of Schedule 'A', shall be subject to the following regulations:
- (a) dwelling units shall be permitted with or without the presence of a permitted commercial use on the property.
- (By-law amendment 2022-014)*
- 22.302 Notwithstanding any other provisions of this By-law, the lands described as Lot 74, Plan 58M-203, and identified on the map forming Part 1 of Schedule 'A', shall be subject to the following regulations:
- (a) the minimum rear yard setback for buildings and structures shall be 7m, save and except structures having a floor area of less than 10m<sup>2</sup>.
- (By-law amendment 2022-039)*
- 22.303 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 1, Concession North of Snyder's Road and identified on the Key Plan, shall be subject to the following regulations:
- (a) minimum lot frontage: 26m
  - (b) minimum lot area: 0.26ha
- (By-law amendment 2022-040)*
- 22.304 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 1, Plan 628 and identified on the map forming Part 6 of Schedule 'A', shall be subject to the following regulations:
- (a) dwelling units shall be permitted with or without the presence of a permitted commercial use on the property.
- (By-law amendment 2022-044)*
- 22.305 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 38, Plan 1552 and Part of Lot 7, Plan 532A, and identified on the map forming Part 1 of Schedule 'A', shall be subject to the following regulations:
- a) The maximum number of units shall be 62
  - b) The lot line abutting Hincks Street shall be deemed the front lot line
  - c) The minimum front yard setback for an attached garage shall be 6.0m
  - d) The minimum front yard setback for a covered porch or habitable portion of a dwelling unit shall be 1.87m
  - e) The minimum rear yard setback for an attached garage shall be 6.0m
  - f) The minimum rear yard setback for a covered porch or habitable portion of a dwelling unit shall be 4.75m.
- (By-law amendment 2023-013 and 2024-003)*
- 22.306 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 5, Concession North of Snyder's Road, and identified as Zone 14 on the map forming paragraph 22.306, shall be subject to the following regulations:



- (a) the importation of broken concrete and asphalt for recycling is permitted as an accessory use to the gravel pit, subject to the following:
  - (i) keeping of materials associated with this use shall be limited to an area contained on the pit floor
- (b) buildings or structures, not including a dwelling unit, may be erected provided access is maintained through joint property ownership fronting on, or by way of a right-of-way to, a municipally maintained public road.

Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 5, Concession North of Snyder's Road, and identified as Zone 11 on the map forming paragraph 22.306, may be used only for an Arboretum, Wildlife Sanctuary, and accessory uses.

Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 5, Concession North of Snyder's Road, and identified as Zone 1 on the map forming paragraph 22.306, may be used for the following specific uses in addition to the uses permitted in Zone 1:

- (a) an access route to the extractive industrial operation located to the north of the CN railway.  
*(By-law amendment 2023-027)*

22.307 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 2, Smith's Plan, and identified on the map forming Part 1 of Schedule 'A', shall be subject to the following regulations:

- (a) the rear yard setback shall be 2.7 metres.  
*(By-law amendment 2023-026)*

22.308 Notwithstanding any other provisions of this By-law, on the lands described as Part of Lot 16 and Lot 17, Plan 302 and Part of Lot 6, Concession 3, Block A and identified on the map forming Part 6 of Schedule 'A', buildings or structures may be erected on the subject lands provided access is maintained by way of a right-of-way to a municipally maintained public road.  
*(By-law amendment 2023-038)*

22.309 Notwithstanding any other provisions of this By-law, the lands described as Part of Lots 1 and 2, Concession 2, Block B, and identified as Zone 1 and as "Parcel 1", "Parcel 2", and "Parcel 3" on the map forming paragraph 22.309, shall be subject to the following regulations:

- (a) The minimum lot area and lot frontage for Parcel 1 shall be 5.6ha and 88m respectively.
- (b) The minimum lot area and lot frontage for Parcel 2 shall be 1.2ha and 135m respectively.
- (c) The minimum lot area and lot frontage for Parcel 3 shall be 4.9ha and 140m respectively.

Notwithstanding any other provisions of this By-law, on the lands described as Part of Lots 1 and 2, Concession 2, Block B, and identified as Zone 11 on the map forming paragraph 22.309, no buildings or structures shall be permitted and uses shall be limited to the following:

- (a) Wildlife Sanctuary

- (b) Farming, but not including the raising or maintaining of livestock, fur farming, fish farming, or greenhouse farming, within Agricultural Use Areas illustrated within a conservation easement in favour of the Township, GRCA, or Region.
- (c) Uses set out in a conservation easement in favour of the Township, GRCA, or Region, provided such uses are not less restrictive than those uses set out in this section.

*(By-law amendment 2024-014)*

22.310 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 10, Concession South of Blead's Road, being Part 1, Plan 58R-199816, and identified on the map forming paragraph 22.310, shall be subject to the following regulations:

- (a) Use of the lands zoned Zone 14 shall include the following additional uses:
  - (i) The importation of broken concrete and asphalt for recycling, subject to the following:
    - (a) Keeping of materials associated with this use shall be limited to an area contained on the pit floor.
- (b) Use of lands zoned Zone 11 shall be restricted to an Arboretum, Wildlife Sanctuary, and accessory uses.
- (c) Use of lands zoned Zone 1 and Zone 14 following progressive rehabilitation of a licensed aggregate operation shall comply with the terms of Risk Management Plan 00051 as approved and/or amended by the Region of Waterloo.

*(By-law amendment 2024-012 (OLT-22-003789))*

22.311 Notwithstanding any other provisions of this By-law, on the lands described as Part of Lot 3, Concession 1, Block B, and identified on the map forming paragraph 22.311, a bunkhouse shall be permitted subject to the following:

- (a) For the purposes of this section, a bunkhouse shall be defined as a building or part of a building used for the temporary accommodation of seasonal farm workers provided such accommodation does not serve as the principal place of residence of an occupant and the bunkhouse is located on the farm on which the seasonal workers are employed.
- (b) The bunkhouse shall be limited to a maximum of three dwelling units, provide accommodation for a maximum of 18 farm workers, have a maximum height of one-storey, a maximum floor area of 241.5m<sup>2</sup>, and be located within the "Residential Accommodation Area" identified on the map forming paragraph 22.311.

Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 3, Concession 1, Block B, and identified on the map forming paragraph 22.311, shall be subject to the following regulations:

- (a) An additional dwelling unit (detached) may be located closer to the street line than the residential building to which it is accessory.
- (b) An additional dwelling unit (detached) shall be permitted to be 2-stories and shall have a maximum lot coverage of 134.5m<sup>2</sup>.

- (c) Any dwelling units shall be located within the “Residential Accommodation Area” identified on the map forming paragraph 22.311.
- (d) Dwelling units shall be limited to:
  - (i) one residential building – single detached that may include an additional dwelling unit (attached).
  - (ii) one additional dwelling unit (detached) accessory to a residential building – single detached.
  - (iii) one bunkhouse.

*(By-law amendment 2024-013)*

22.312 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 20, Concession South of Snyder’s Road, identified as Section 22.312 on the map forming Part 1 of Schedule ‘A’ and zoned Zone 2b shall be subject to the following additional and/or modified regulations:

- (a) the minimum lot area shall be 270 square metres
- (b) the minimum lot frontage and width shall be 9m for an interior lot and 12m for a corner lot
- (c) the minimum front yard setback for the habitable and uninhabitable (garage) portion of a building, 6m notwithstanding:
  - (i) that at no point shall the uninhabitable portion of the dwelling be closer to the front lot line than the habitable portion of the dwelling;
  - (ii) that the habitable portion of the dwelling may include a useable covered front porch;
  - (iii) on lots with a width of less than 11m, the garage shall be setback a minimum of 9m from the front lot line; and
  - (iv) where the front yard setback for the uninhabitable (garage) portion of the dwelling is a minimum of 9m, the minimum front yard setback for the habitable portion of the dwelling shall be 3.5m
- (d) the minimum side yard setback shall be 1.2m
- (e) the minimum exterior side yard setback shall be 3.5m
- (f) the minimum rear yard setback shall be 7.5m
- (g) the maximum lot coverage of all buildings on a lot shall be 55%
- (h) the maximum lot coverage for accessory buildings shall be in conformity with Section 6.3, provided the combined lot coverage of main and accessory buildings does not exceed 55%
- (i) the maximum building height shall be 12m.

Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 20, Concession South of Snyder's Road, identified as Section 22.312 on the map forming Part 1 of Schedule 'A' and zoned Zone 2c shall be subject to the following additional and/or modified regulations:

- (a) a "Residential Building – Street Townhouse" shall be an additional permitted use
- (b) the minimum front yard setback for the habitable and uninhabitable (garage) portion of a building, 6m notwithstanding:
  - (i) that at no point shall the uninhabitable portion of the dwelling be closer to the front lot line than the habitable portion of the dwelling;
  - (ii) that the habitable portion of the dwelling may include a useable covered front porch;
  - (iii) on lots with a width of less than 11m, the garage shall be setback a minimum of 9m from the front lot line; and
  - (iv) where the front yard setback for the uninhabitable (garage) portion of the dwelling is a minimum of 9m, the minimum front yard setback for the habitable portion of the dwelling shall be 3.5m
- (c) the minimum side yard setback shall be 1.2m
- (d) the minimum exterior side yard setback shall be 3.5m
- (e) the minimum rear yard setback shall be 7.5m
- (f) the maximum lot coverage of all buildings on a lot shall be 55%
- (g) the maximum lot coverage for accessory buildings shall be in conformity with Section 6.3, provided the combined lot coverage of main and accessory buildings does not exceed 55%
- (h) the maximum building height, 12m
- (i) "Residential Building – Single Detached" specific regulations:
  - (i) the minimum lot area shall be 270 square metres
  - (ii) the minimum lot frontage and width shall be 9m for an interior lot and 12m for a corner lot
- (j) "Residential Building – Street Townhouse" specific regulations:
  - (iii) the minimum lot area shall be 165 square metres
  - (iv) the minimum lot frontage and width shall be 5.5m for an interior lot and 8.5m for a corner lot.

Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 20, Concession South of Snyder's Road, identified as Section 22.312 on the map forming Part 1 of Schedule 'A' and zoned Zone 4 shall be subject to the following additional and/or modified regulations:

- (a) a “Residential Building – Townhouse” shall be an additional permitted use
- (b) the minimum number of off-street parking spaces shall be:
  - (i) “Residential Building – Apartment”: 1.2 spaces per dwelling unit
  - (ii) “Residential Building – Cluster Townhouse” and “Residential Building – Back-to-Back Townhouse”: 1.5 spaces per dwelling unit
  - (iii) “Residential Building – Street Townhouse”: 2 spaces per dwelling unit
- (c) the maximum building height main building shall be 15m or 4-storeys, whichever is greater
- (d) the minimum front yard setback shall be 6.0m
- (e) the minimum interior side yard setback shall be 3.0m or half the building height, up to a maximum of 12m
- (f) the minimum exterior side yard setback shall be 3.5m
- (g) the minimum rear yard setback shall be 6.0m
- (h) the maximum lot coverage of all buildings on a lot shall be 60%
- (i) the maximum lot coverage of all accessory buildings shall be in conformity with Section 6.3, provided the combined lot coverage of main and accessory buildings does not exceed 60%
- (j) “Residential Building – Apartment” specific regulations:
  - (i) the minimum lot frontage and width shall be 30m
  - (ii) an “Amenity Area” shall be defined as the area of the lot or block not occupied by buildings, parking and driveway areas which may include patios and landscaped areas on the site, swimming pools and other outdoor areas which can be used for recreational purposes, the area devoted to the private outdoor balconies and the floor area devoted to the indoor entertainment, social and/or recreational common rooms
  - (iii) the minimum amenity area shall be 30 square metres per dwelling unit
- (k) “Residential Building – Cluster Townhouse” and “Residential Building – Back to Back Townhouse” specific regulations:
  - (iv) the minimum lot frontage and width shall be 20m
- (l) “Residential Building – Street Townhouse” specific regulations:
  - (i) the minimum lot frontage and width shall be 30m
  - (ii) where the front yard setback for the uninhabitable (garage) portion of the dwelling is a minimum of 9m, the minimum front yard setback for the habitable portion of the dwelling, including a useable covered front porch, shall be 3.5m.

22.313 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 16, Concession North of Snyder's Road, identified as Section 22.313 on the map forming Part 1 of Schedule 'A' and zoned Zone 2b shall be subject to the following additional and/or modified regulations:

- (a) the minimum lot area shall be 270 square metres
- (b) the minimum lot frontage and width shall be 9m for an interior lot and 12m for a corner lot
- (c) the minimum front yard setback for the habitable and uninhabitable (garage) portion of a building, 6m notwithstanding:
  - (i) that at no point shall the uninhabitable portion of the dwelling be closer to the front lot line than the habitable portion of the dwelling;
  - (ii) that the habitable portion of the dwelling may include a useable covered front porch;
  - (iii) on lots with a width of less than 11m, the garage shall be setback a minimum of 9m from the front lot line; and
  - (iv) where the front yard setback for the uninhabitable (garage) portion of the dwelling is a minimum of 9m, the minimum front yard setback for the habitable portion of the dwelling shall be 3.5m
- (d) the minimum side yard setback shall be 1.2m
- (e) the minimum exterior side yard setback shall be 3.5m
- (f) the minimum rear yard setback shall be 7.5m
- (g) the maximum lot coverage of all buildings on a lot shall be 55%
- (h) the maximum lot coverage for accessory buildings shall be in conformity with Section 6.3, provided the combined lot coverage of main and accessory buildings does not exceed 55%
- (i) the maximum building height shall be 12m.

Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 16, Concession North of Snyder's Road, identified as Section 22.313 on the map forming Part 1 of Schedule 'A' and zoned Zone 2c shall be subject to the following additional and/or modified regulations:

- (a) a "Residential Building – Street Townhouse" shall be an additional permitted use
- (b) the minimum front yard setback for the habitable and uninhabitable (garage) portion of a building, 6m notwithstanding:
  - (i) that at no point shall the uninhabitable portion of the dwelling be closer to the front lot line than the habitable portion of the dwelling;
  - (ii) that the habitable portion of the dwelling may include a useable covered front porch;
  - (iii) on lots with a width of less than 11m, the garage shall be setback a minimum of 9m from the front lot line; and

- (iv) where the front yard setback for the uninhabitable (garage) portion of the dwelling is a minimum of 9m, the minimum front yard setback for the habitable portion of the dwelling shall be 3.5m
- (c) the minimum side yard setback shall be 1.2m
- (d) the minimum exterior side yard setback shall be 3.5m
- (e) the minimum rear yard setback shall be 7.5m
- (f) the maximum lot coverage of all buildings on a lot shall be 55%
- (g) the maximum lot coverage for accessory buildings shall be in conformity with Section 6.3, provided the combined lot coverage of main and accessory buildings does not exceed 55%
- (h) the maximum building height, 12m
- (i) "Residential Building – Single Detached" specific regulations:
  - (i) the minimum lot area shall be 270 square metres
  - (ii) the minimum lot frontage and width shall be 9m for an interior lot and 12m for a corner lot
- (j) "Residential Building – Street Townhouse" specific regulations:
  - (i) the minimum lot area shall be 165 square metres
  - (ii) the minimum lot frontage and width shall be 5.5m for an interior lot and 8.5m for a corner lot

Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 16, Concession North of Snyder's Road, identified as Section 22.313 on the map forming Part 1 of Schedule 'A' and illustrated as 'Zone 2c "Block 30"' on the map forming paragraph 22.313 shall be zoned Zone 2c and subject to the uses and regulations contained in Section 8.2 and the following additional and/or modified regulations:

- (a) permitted uses of this property shall only apply at such time as the lands illustrated as 'Zone 2c "Block 30"' are consolidated with abutting lands such that the resulting parcel complies with the minimum lot area, frontage and width regulations contained in Section 8.2
- (b) the building line shall be 6.0m save and except where the front wall of the garage of any dwelling unit is located 7.0m or greater from the front lot line, the building line for the habitable portion of the dwelling unit, including a useable front porch having a depth of greater than 1.8m, shall be 4.5m

Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 16, Concession North of Snyder's Road, identified as Section 22.313 on the map forming Part 1 of Schedule 'A' and zoned Zone 4 shall be subject to the following additional and/or modified regulations:

- (a) a "Residential Building – Townhouse" shall be an additional permitted use

- (b) the minimum number of off-street parking spaces shall be:
  - (i) “Residential Building – Apartment”: 1.2 spaces per dwelling unit
  - (ii) “Residential Building – Cluster Townhouse” and “Residential Building – Back-to-Back Townhouse”: 1.5 spaces per dwelling unit
  - (iii) “Residential Building – Street Townhouse”: 2 spaces per dwelling unit
- (c) the maximum building height main building shall be the greater of:
  - (i) “Residential Building – Apartment”: 20m or 6-storeys
  - (ii) “Residential Building – Cluster Townhouse” and “Residential Building – Back-to-Back Townhouse”: 15m or 4-storeys
  - (iii) “Residential Building – Street Townhouse”: 12m or 3-storeys
- (d) the minimum front yard setback shall be:
  - (i) “Residential Building – Apartment”, “Residential Building – Cluster Townhouse”, “Residential Building – Back-to-Back Townhouse: 6m
  - (ii) “Residential Building – Street Townhouse”: 6m for the habitable and uninhabitable (garage) portion of a building notwithstanding:
    - (a) that at no point shall the uninhabitable portion of the dwelling be closer to the front lot line than the habitable portion of the dwelling;
    - (b) that the habitable portion of the dwelling may include a useable covered front porch;
    - (c) on lots with a width of less than 11m, the garage shall be setback a minimum of 9m from the front lot line; and
    - (d) where the front yard setback for the uninhabitable (garage) portion of the dwelling is a minimum of 9m, the minimum front yard setback for the habitable portion of the dwelling shall be 3.5m
- (e) the minimum interior side yard setback shall be 3.0m or half the building height, up to a maximum of 12m
- (f) the minimum exterior side yard setback shall be 3.5m
- (g) the minimum rear yard setback shall be 6.0m
- (h) the maximum lot coverage of all buildings on a lot shall be 60%
- (i) the maximum lot coverage of all accessory buildings shall be in conformity with Section 6.3, provided the combined lot coverage of main and accessory buildings does not exceed 60%
- (j) “Residential Building – Apartment” specific regulations:



- (i) the minimum lot frontage and width shall be 30m
- (ii) an “Amenity Area” shall be defined as the area of the lot or block not occupied by buildings, parking and driveway areas which may include patios and landscaped areas on the site, swimming pools and other outdoor areas which can be used for recreational purposes, the area devoted to the private outdoor balconies and the floor area devoted to the indoor entertainment, social and/or recreational common rooms
- (iii) the minimum amenity area shall be 30 square metres per dwelling unit
- (k) “Residential Building – Cluster Townhouse” and “Residential Building – Back to Back Townhouse” specific regulations:
  - (i) the minimum lot frontage and width shall be 20m

Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 16, Concession North of Snyder’s Road, identified as Section 22.313 on the map forming Part 1 of Schedule ‘A’ and zoned Zone 12 shall be subject to the following additional and/or modified regulations:

- (a) a “Residential Building – Apartment” and a “Residential Building – Townhouse” shall be additional permitted uses subject to the regulations applied to the lands zoned Zone 4 within this section  
*(By-law amendment 2024-044)*

22.314 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, identified as Section 22.314 on the map forming Part 2b of Schedule ‘A’ shall be subject to the following regulations:

- (a) maximum building height shall be four storeys
- (b) minimum drive aisle width serving an angled parking space shall be 5.5m  
*(By-law amendment 2024-052)*

22.315 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 16, Concession North of Snyder’s Road, identified as Section 22.315 on the map forming Part 1 of Schedule ‘A’ and zoned Zone 4a shall be subject to the following additional and/or modified regulations:

- (a) the maximum density shall be 19.12 units per hectare
- (b) the minimum lot area shall be 1.83 hectares
- (c) the lot line abutting Bergey Court shall be the front lot line and the lot line abutting Shephard Place shall be the exterior side lot line
- (d) the front yard setback for a street townhouse with its front façade facing Bergey Court shall be 6.0m
- (e) the front yard setback for one street townhouse unit with its side façade facing Bergey Court shall be 3.0m
- (f) the minimum exterior side yard setback for a street townhouse with its front façade facing Shephard Place shall be 7.5m

- (g) the minimum and maximum driveway width for each street townhouse unit with its access on Shephard Place shall be 5.5m
- (h) the minimum lot area for future title separation of a street townhouse shall be 200 square metres
- (i) the minimum rear yard setback resulting from future title separation of a street townhouse shall be 5.8m.

*(By-law amendment 2025-016)*

22.316 Notwithstanding any other provisions of this By-law, on the lands described as Lots 32 and 33, Part of Lots 31 and 34, and Part of C. H. Ahrens Block, Pan 532A, identified as Section 22.316 on the map forming Part 1 of Schedule 'A' and zoned Zone 7, residential uses shall be prohibited.

*(By-law amendment 2025-021)*

22.317 *Under appeal to the Ontario Land Tribunal.*

22.318 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 16, Concession North of Snyder's Road, identified as Section 22.318 on the map forming Part 6 of Schedule 'A' and zoned Zone 2a shall be subject to the following additional and/or modified regulations:

- (a) the minimum lot area shall be 670 square metres
- (b) the minimum width for an interior lot shall be 18.3m
- (c) the front yard setback for the garage portion of a dwelling shall be 8.3m from the front lot line that existed at the time of approval of Section 22.318
- (d) the minimum side yard setback for a residential building with one or more storeys, shall be 1.5m on one side of the residential building and 2.5m on the other side.

*(By-law amendment 2025-073)*