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 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.

22.5 Notwithstanding any other provisions of this By-law, the lands illustrated 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

subject to the following:

(b) that any such Residential Building - Single Detached 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)	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.

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 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;

(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 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 and of the Region;

(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 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 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 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 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) 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.

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.

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 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;

(iii) the recycling of animal products or a rendering plant;

(iv) 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)	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) 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 exterior side yard shall be 7.6 metres.

(d) that no building or structure shall be located within the 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 – 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 –Single Detached shall be located within 14 metres of the front lot line;

(g) no building or structure other than a Residential Building – 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 Deleted.

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

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.

22.40 Notwithstanding any other provisions of this By-law, 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:

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

(b) 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;

(c) 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 – Single Detached in the form of a "Dwelling-Principal", and uses normally and naturally accessory thereto;

(ii) A Residential Building – 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 – 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 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^2	
	(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 6.30 of this By-law.