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 $10m^2$ 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 $80m^2$.

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 Deleted.

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 $10m^2$.

(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^2

(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

(By-law amendment 2021-027 and 2026-054)

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 in 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 $10m^2$.

(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)