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

(a) the location of the existing buildings as illustrated on the map forming paragraph 22.44 of this By-law are hereby permitted and the said buildings may be maintained, renovated and enlarged so long as any additions or expansions of the buildings, and any reconstruction of the buildings, or any other buildings or structures erected on the site shall be in accordance with all requirements of this By-law.

(b) the minimum side yard shall be one-half (1/2) the building height but in no case less than 4.5 metres.

(c) all outdoor storage areas shall be located to the rear of existing buildings on the site and shall be visually screened from properties to the east and south.

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

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

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

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

(a) Minimum Setback from the front lot line shall be 3 metres.

(b) Minimum Setback from any side or rear lot line shall be 1.5 metres.

(c) Minimum Lot Size shall be the lots as shown on Registered Plan 1462.

(d) Maximum Building Height shall be 2 storeys.

(e) Subsection 6.7 of this By-law is hereby repealed as it affects Lot 10, Registered Plan 1462, and the said Lot 10, Registered Plan 1462 may have a permitted use constructed on it provided that all buildings or structures maintain a minimum setback of 1.5 metres from all lot lines.

(f) there shall be no minimum ground floor area or minimum floor area requirement for the lands illustrated on the map forming paragraph 22.46 of this By-law.

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

(a) That the minimum floor area for the bachelor apartment shall be 37 square metres.

(b) That the maximum floor area for the office, studio and agency shall be 60 square metres.

22.48 Deleted.

22.49 Deleted.

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

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

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

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

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

(b) no buildings or structures shall be constructed or located within the rear yard requirement as specified in paragraph (a) above for lots 5 to 14, both inclusive.

(c) the minimum side yard for Lot 4 shall be 10 metres on the side of Lot 4 that abuts Part 3, Reference Plan 58R-3633.

(d) the minimum side yard for Lot 5 shall be 10 metres on the side of Lot 5 that abuts Part 3, Reference Plan 58R-3633.

(e) The external design of all permitted buildings or structures on the lots specified in this paragraph shall ensure that external openings of any building or structure shall not be permitted below the elevations set out below for each such lot:

Lot 4	337.05 metres ASL (CGD)
Lot 5	336.90 metres ASL (CGD)
Lot 6	336.55 metres ASL (CGD)
Lot 7	336.40 metres ASL (CGD)
Lot 8	336.20 metres ASL (CGD)
Lot 9	336.10 metres ASL (CGD)
Lot 10	336.05 metres ASL (CGD)
Lot 11	335.90 metres ASL (CGD)

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

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

(a) all buildings must be placed and erected on and within the area designated as "Buildable Area" on the map forming paragraph 22.52 of this By-law, except that any concrete manufacturing plant shall be located no closer than 91 metres from the front lot line.

(b) outdoor storage of goods and materials shall be permitted on the subject property to the rear of the front yard setback as established by this By-law, but not within 7.6 metres of any side or rear lot line.

(c) no residential use shall be permitted on the subject property.

22.53 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 19, Concession North of Bleams Road and illustrated on the map forming paragraph 22.53 may be used only for a Residential Building – Single Detached, and uses normally accessory thereto.

22.53B Deleted.

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

(a) Residential Building – One Unit Single Detached including private home day care as an ancillary accessory use.

(b) A greenhouse operation for the growing of vegetables, but not including a garden centre or florist.

(c) Uses accessory to the foregoing permitted uses.

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

(a) Maximum lot coverage (all buildings) shall be 40% of the lot area

(b) Minimum off-street parking shall be 5 spaces

22.55 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 6, Concession South of Bleams Road, being Parts 1, 2, and 3 on 58R-4044 and illustrated on the map forming paragraph 22.55 may be used for a "garden centre, florist and commercial greenhouse operation" in

addition to the uses now permitted under Section 7 (Zone 1) of this By-law, subject to the following regulations:

(a) the minimum lot area and the minimum lot width of the property known as Part of Lot 6, Concession South of Bleams Road shall be the property as illustrated as Parts 2 and 3, Plan 58R-4044 on the map forming paragraph 22.55;

(b) no residential use shall be permitted on the property known as Part of Lot 6, Concession South of Bleams Road shall be the property as illustrated as Parts 2 and 3, Plan 58R-4044 on the map forming paragraph 22.55;

(c) all buildings and structures, all signs and all off-street parking and loading areas for the "garden centre, florist and commercial greenhouse operation" shall be located within that part of the property as illustrated as Part 3, Plan 58R-4044 on the map forming paragraph 22.55;

(d) the minimum lot area and the minimum lot width of the property known as Part of Lot 6, Concession South of Bleams Road shall be the property as illustrated as Part 1, Plan 58R-4044 on the map forming paragraph 22.55.

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

(a) any use of the subject property for "a farm related occupation as an accessory use to a farm" shall be subject to the regulations contained in Section 6.24 of this By-law.

(b) any building constructed on the subject property shall be located within the "Buildable Area" as shown on the map forming paragraph 22.56**.**

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

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

(a) minimum lot area and the minimum lot width shall be the property as described on the map forming paragraph 22.61

(i) minimum side yard shall be 3 metres

(ii) the minimum rear yard shall be 7.5 metres

(iii) the maximum lot coverage including the total of all buildings shall not exceed 375 square metres.

(b) the following uses are expressly prohibited on this property:

(i) camping and trailering

(ii) the storage of campers or trailers

(iii) commercial recreation activities and/or facilities, or amusement rides.

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

(a) that the "farm machinery repair, welding shop and machine shop business as an accessory use to a farm" shall be located totally within the existing steel building on the subject property which is 18.2 metres by 46.3 metres in size.

(b) that there shall be no retail sales of new farm machinery from the subject property.

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

(a) that the "motor vehicle oil spraying business as an accessory use to a farm" shall be located totally within the existing building on the "Subject Property" which is 9.1 metres by 12.2 metres in size.

(b) that there shall be no outdoor storage of goods or materials as part of the "motor vehicle oil spraying business" as an accessory use to a farm.

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

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

22.62 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 11, Concession South of Snyder's Road, being Parts 1 and 2 on 58R-1642 and identified on the map forming Part 47 of Schedule 'A' may be used for a counselling centre, with a dwelling unit or units as an accessory use for staff employed on the subject property, in addition to the uses permitted within Zone 12.

22.63 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 18, Concession 1, Block B, and illustrated as "Subject Property" on the map forming paragraph 22.63, may be used for "a warehouse and office for a livestock feed supplement business as an accessory use to a farm" in addition to the uses now permitted on the site, subject to the following regulations:

(a) that any building or addition to an existing building constructed for the additional accessory use permitted have a maximum ground floor area of 155 square metres and a maximum height of two storeys.

b) that there be no manufacturing or processing of feed or feed supplements on the subject property**.**

22.64 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 19, Concession South of Snyder's Road and identified on the map forming Part 1 of Schedule 'A' and illustrated on the map forming paragraph 22.64 are subject to the following regulations:

(a) the minimum lot area and the minimum lot width shall be the property as illustrated on the map forming paragraph 22.64, except that the minimum sizes may be reduced by the amount of land required by the Region for road widening purposes.

(b) all buildings and structures, all outdoor storage areas, and all off-street parking and loading areas shall be located within the "Buildable Area" as illustrated on the map forming paragraph 22.64.

22.65 Notwithstanding any other provisions of this By-law, the lands described as Lot 1, Part of Lot 2 and Part of the lane closed by By-law No. 821, Registered Plan No. 632, Part of Lots 7 and 8, Concession I, Block A and illustrated on the map forming paragraph 22.65 are hereby designated as an "Area Within Which the Making or Establishment of Pits and Quarries is Not Prohibited**.**

22.66 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 12, Concession III, Block A, and illustrated on the map forming paragraph 22.66 may be used for "a motor vehicle oil spraying business" in addition to the uses permitted in the zone in which the subject property is located, and subject to the following regulations:

(a) all building and driveway areas shall be located within the "Buildable Area" as illustrated on the map forming paragraph 22.66.

(b) the maximum ground floor area for the building shall be 115 square metres.

(c) maximum building height shall be one storey.

(d) minimum side yard for the building shall be 15 metres.

(e) minimum front yard for the building shall be 18 metres.

(f) the motor vehicle oil spraying business shall be located totally within an enclosed building.

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

22.67 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 14, Concession North of Snyder's Road and identified on the map forming Part 2B of Schedule 'A' may be used for a Residential Building Single Detached or a Residential Building-Duplex in addition to the uses now permitted under Section 11 - Zone 5 (Commercial), subject to the following regulations:

(a) the minimum lot area and lot width shall be the property identified on the map forming Part 2B of Schedule 'A',

(b) the minimum side yard for a Residential Building Single Detached or a Residential Building-Duplex shall be as follows:

(i) Minimum Side Yard (each side 1 storey) shall be 1.5 metres

(ii) Minimum Side Yard more than one storey (each side) shall be 2.0 metres

(iii) Where the required off street parking is to be provided in a side or rear yard, one side shall be a minimum of 3.0 metres in width.

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

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

(b) that sandblasting shall occur within an enclosed building.

22.69 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 7, Concession South of Erb's Road and identified on the map forming Part 3 of Schedule 'A' may be used for the sale and service of cars in addition to the uses now permitted on the subject property.

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

(a) that the two apartment units shall be located on the upper floor of the existing house.

(b) that each apartment unit shall have a minimum floor area of 49 square metres.

22.71A Deleted.

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

(a) The caretaker's residence shall be located within the "Buildable Area" as illustrated on the map forming Part 42.

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

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

(a) The motel shall be located within the "Buildable Area" as illustrated on the map forming paragraph 22.73**.**

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

22.75 Deleted.

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

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

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

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

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

(a) two main buildings shall be permitted

(b) that the main buildings shall be located within the "Buildable Area" as illustrated on the map forming paragraph 22.77.

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

(a) that a maximum of four dwelling units shall be permitted on the ground floor.

(b) that the dwelling units shall be located within the existing buildings on the property.

22.79 Deleted.