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

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

22.123 Deleted.

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

(a)	minimum southerly side yard:	
	residential building – Single Detached	1 metre
	outdoor deck area	0 metres
(b)	minimum rear yard:	
	outdoor deck area	0 metres

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

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

22.127 Deleted.

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

22.129 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 7, Concession South of Erb's Road, being Part 3, Plan 58R-9978 and identified on the map forming Part 3 of Schedule 'A', shall not be used for burial plots.

22.130 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 20, Concession South of Snyder's Road and illustrated on the map forming paragraph 22.130 may be used for the sale of farm produce not grown on-site in addition to the uses permitted in Section 7. The floor area of the building used for retailing produce shall not exceed 28 square metres.

22.131 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 22, Concession 2, Block A and illustrated on the map forming paragraph 22.131 labeled as "No Extraction Area", the following shall be prohibited:

(a) for the purpose of all classes of pits and quarries as defined and licensed by the Aggregate Resources Act; and,

(b) for the purposes of the process of extracted materials from the site including crushing, screening, washing, sorting and storage of materials, and also prohibited for the purpose of temporary or permanent asphalt hot mix plant or ready mix concrete plant.

22.132 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 4, Concession 1, Block B and illustrated on the map forming paragraph 22.132 may be used for an abattoir, excluding the recycling of animal products or a rendering plant, in addition to the uses now permitted in Section 7 and subject to the following regulations:

(a) the maximum floor area shall be 1858m^2.

(b) the minimum distance to a residential building on an adjacent property shall be 95m.

22.133 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 7, Concession North of Erb's Road and identified on the map forming Part 3 of Schedule 'A' may be used for a triplex in addition to the uses permitted in Section 11.

22.134 Notwithstanding any other provisions of this By-law, on the lands described as Part Lot 7, Concession North of Snyder's Road and identified on the map forming paragraph 22.134, no habitable buildings or structures shall be located in the area denoted as "MDS Area" on the map forming paragraph 22.134.

22.135A Deleted.

22.135B Deleted.

22.136 Deleted.

22.137 Deleted.

22.138 Deleted.

22.139 Deleted.

22.140 Notwithstanding any other provisions of this By-law, the lands described as Part Lots 25 and 26, Concession South of Bleams Road, being Part 1, Plan 58R-605 and illustrated on the map forming paragraph 22.140 may be used as follows:

(a) Those lands zoned Zone 11 (Open Space), below the elevation of the regulatory floodline, may be used for the seasonal rental of non-motorized watercraft in addition to the uses permitted in Section 17; and

(b) Those lands zoned Zone 1 (Agricultural) above the elevation of the regulatory floodline may be used for the purpose of providing access to those lands zoned Zone 11 (Open Space), where the rental of non-motorized watercraft is permitted in addition to the uses permitted in Section 7.

22.141 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 13, Concession North of Snyder's Road and identified on the map forming Part 2B of Schedule 'A' may be used for an autobody repair shop. The following standards shall apply to an autobody repair shop:

(a) the maximum floor area shall be 371.6m^2, and,

(b) the autobody repair shop shall be located to the rear of the residential dwelling unit.

22.142 Deleted.

22.143 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 6, Concession South of Erb's Road, being Part 2, Plan 58R-3061 and identified on the map forming Part 3 of Schedule 'A' may be used for the following additional uses in addition to the uses permitted in the zone in which the property is located:

(a) one apartment dwelling on the main floor of the building; and

(b) one apartment dwelling in the basement of the building.

22.144 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 2, Concession North of Snyder's Road, and illustrated as 'Area A' on the map forming paragraph 22.144 may be used for the following use in addition to the uses permitted, within the zone in which the property is located:

(a) A cement batching plant located a minimum of 100m north of the CNR corridor, located on the pit floor having an elevation of approximately 346masl, and contained within Cement Batching Plant Building Envelope identified on the map forming paragraph 22.144.

(b) the importation of broken concrete and asphalt for recycling, subject to the following

(i) keeping of materials associated with this use shall be limited to an area contained on the pit floor

(c) aggregate washing

Notwithstanding the provisions of this By-law, as amended, the following shall be prohibited on the lands described as Part of Lot 9, Concession 1, Block A, and illustrated as 'Area A' on the map forming paragraph 22.144:

(a) the storage of fuel;

(b) the repair of equipment;

(c) the importation of materials for resale; and,

(d) aggregate washing operations

22.145 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 22, Concession South of Snyder's Road, being Block 90, Plan 1705 and illustrated on the map forming paragraph 22.145 may be used for the Residential Building – Single Detached in addition to the uses permitted under Section 10.3, subject to the following regulations:

(a)	Maximum Number of Units	12
(b)	Minimum Lot Width	10m
(c)	Minimum Lot Frontage	8.0m

(d)	Maximum Lot Coverage	40% of Total Lot Area
(e)	Maximum Building Height	10.5m
(f)	Minimum Off-Street Parking	1.5 spaces per dwelling

All residential Buildings – Single Detached shall be located within 'Area A' as illustrated on the map forming paragraph 22.145.

22.146 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 15, Concession South of Snyder's Road, being Lots 2-8 on Registered Plan 18 and identified on the map forming Part 2A of Schedule 'A' and zoned Zone 5f (commercial) may only be used for a professional office.

22.147 Deleted.

22.148 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 21, Concession 2, Block A, being Part 2, Plan 58R-6656 and identified on the map forming Part 7 of Schedule 'A', may be used for an accessory use comprising of a second dwelling unit, self-contained within the main residential building in addition to the uses permitted within the zone in which the property is located. The following standards shall apply to the accessory dwelling unit:

(a) the minimum floor area shall be 70m^2, and,

(b) the maximum floor area shall be 49% of the floor area of the main residential building.

22.149 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 6, Concession North of Snyder's Road, being Parts 1, 2 and 3, Plan 58R-448 and identified on the map forming Part 4 of Schedule 'A' may be used for light manufacturing in addition to those uses permitted in Section 16.2 of this By-law. The subject lands shall be prohibited for the purpose of a transportation operation and shall not be used for truck depot purposes. The following regulations shall apply to the subject lands:

(a) The minimum required lot width shall be 16.75m; and

(b) All outdoor storage shall be fenced using materials that will visually screen and act as a sound attenuation barrier between the outdoor storage and adjoining residents.

22.150 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 22, Concession North of Bleams Road, being Part 2, Plan 58R-11456 and identified on Part 1 of Schedule 'A' may be used for motor vehicle sales and/or leasing in addition to the uses permitted in the zone in which the property is situate. The following standards shall apply to the subject lands:

(a) outdoor storage areas shall be fenced with a 1.8m solid wood fence as to visually screen the storage area.

22.151 Notwithstanding any other provisions of this By-law, the lands described as Part of Lots 17 and 18, Concession 3, Block A and illustrated on the map forming paragraph 22.151 may be used for an on-farm business consisting of the parking of three (3) milk tanker trucks and an accessory office in addition to the uses permitted within the zone in which the property is located and subject to the following regulations:

(a) The on-farm business may be operated by a non-resident of the subject lands and have a maximum of three (3) employees operating from the subject lands at any one time;

(b) The office shall have a maximum floor area of 37.16m^2; and,

(c) The office and parking area shall be limited to the area identified in cross-hatching on the map forming paragraph 22.151.

22.152 Deleted.

22.153 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 9, Concession North of Bleams Road, being Part 1, Plan 58R-3100 and identified on the map forming Part 8 of Schedule 'A' may used for the sale of produce, not including products which have been manufactured or processed, in addition to the uses permitted in the zone in which the property is located, and shall be subject to the following standards:

(a) The sale of produce shall only be permitted between May 1 and October 31 in any calendar year;

(b) A minimum of two off-street parking spaces shall be provided for the patrons of the produce stand;

(c) The sale of produce shall not occur from any permanent structure; and,

(d) An accessory sign having a maximum size of 0.6m by 1.2m shall be permitted on-site during the season of operation.

22.154 Deleted.

22.155 Deleted.

22.156 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 14, Concession South of Snyder's Road and illustrated on the map forming Part 2A of Schedule 'A' may be used only for a maximum of twelve (12) residential buildings – semi-detached; uses accessory to the foregoing subject to the following regulations:

(a)	Front Yard Setback	6.0m
(b)	Minimum Side Yard	7.5m
(c)	Minimum Rear Yard	24.0m
(d)	Off-Street Parking	3 spaces/unit.

22.157 Notwithstanding any other provisions of this By-law, the lands described as Part Lots 7 and 8 Concession South of Erb's Road and illustrated on the map forming paragraph 22.157 may be used for a second permanent dwelling in addition to the uses permitted in Section 7 and shall be located within the 'Buildable Area' identified in the map forming paragraph 22.157.

22.158 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 6, Concession South of Erb's Road, being Part 1, Plan 58R-4486 and identified on the map forming Part 3 of Schedule 'A' may be used for automotive sales, service and repair, in addition to the uses permitted in the zone in which the property is located, subject to the following regulations:

(a) Buffer strips of a width not less than 1.5m shall be provided along all lot lines that abut a Zone 2, Zone 2a, Zone 2b, Zone 3, and/or Zone 4.

(b) Outdoor storage shall be located in the side or rear yard and shall not be located within 4.5 metres of any lot line.

(c) Outdoor storage shall be enclosed within a solid wall or fence with a minimum height of 1.8 metres in order to shield such areas from public view.

22.159 Notwithstanding any other provisions of this By-law, on the lands described as Part of Lot 5, Concession North of Bleams Road and illustrated on the map forming Part 26 of Schedule 'A', Part 2 may be used for accessory uses to a church, not including buildings in addition to the uses permitted in the zone in which the property is located.

22.160 Notwithstanding any other provisions of this By-law, on the lands described as Part of Lot 20, Concession South of Snyder's Road and Part of Lot 1 Municipal Compiled Plan 885, identified on the map forming Part 1 of Schedule 'A', the following regulations shall apply to lands zoned Zone 2b (Residential):

(a) the front yard setback shall be 6.0 metres save and except that where the front wall of the garage of any dwelling unit is located 7.0 metres or greater from the front lot line, the front yard setback for the habitable portion of the dwelling unit, including a porch, shall be 5.0 metres.

The following regulation shall apply to Lots 1 – 24 and Lots 54 – 76 inclusive of Plan 58M-203:

(b) That no main building or accessory structure shall be located within 15.0 metres of any rear lot line.

22.161 Notwithstanding any other provisions of this By-law, the lands described as Part of Lots 1 and 2, Concession North of Bleams Road and identified on the map forming Part 5 of Schedule 'A' the following regulations shall apply to Lot 1, Plan 58M-206:

(a) the minimum setback of any habitable building or structure from the Trussler Road right-of-way shall be 21.0m.

Notwithstanding any other provisions of this By-law, the following regulation shall apply to Lots 22-27, Plan 58M-206:

(b) residential buildings shall not be greater than one storey in height.

22.162 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 7, Concession 4, Block A and identified on the map forming Part 6 of Schedule 'A' shall be subject to the following restrictions:

(a) That the use of the subject lands for the construction of a primary residence shall not be permitted; and

(b) That any accessory structure on the subject lands shall be set back a minimum of ½ the building height or 3.0m, whichever is greater, from the nearest side or rear lot line.