22.227 Deleted.

22.228 Notwithstanding any other provisions of this By-law, on the lands described as Part of Lot 5, Registered Plan 885, being Lots 1-63 and Blocks 64 and 65, Plan 58M-489 and identified on the map forming Part 1 of Schedule 'A', the following regulations shall apply:

(a) on Lots 1-63, zoned Zone 2b:

(i) the front yard setback shall be 6.0m for the habitable portion of the dwelling unit;

(ii) the front yard setback shall be 9.5m for the uninhabitable (garage) portion of the dwelling unit;

(iii) driveways shall be single width not exceeding 3.0m in width;

(iv) lot frontages shall be a minimum of 9.0m;

(v) lot widths shall be a minimum of 9.0m; and,

(vi) lot areas shall be a minimum of $300m^2$

(b) on lots 4-7 dwellings shall have a minimum useable outdoor living area of $56m^2$ between the toe of the noise attenuation berm and the rear foundation wall of the dwelling;

(c) on lots 32-25 dwellings shall have a minimum rear yard setback of 8.5m;

(d) on lots 12-18 and 31-37 dwellings shall have a minimum frontage of 7.0m provided that the minimum lot width is 9.0m;

(e) on Blocks 64 and 65, zoned Zone 4a:

(i) the front yard setback shall be 6.0m for the habitable portion of the dwelling unit;

(ii) the front yard setback shall be 9.5m for the uninhabitable (garage) portion of the dwelling;

(iii) driveways shall be single width not exceeding 3.0m in width;

(iv) the minimum lot frontage shall be 6.0m;

(v) the minimum lot width shall be 6.0m;

(vi) the minimum lot area shall be $180.0m^2$; and,

(vii) the minimum exterior side yard abutting Hamilton Road shall be 6.0m.

22.229 Notwithstanding the provisions of this By-law, as amended, the following regulations shall apply to the lands described as Block 69 and Part of Lot 1, Plan 1759, and Part of Lot 21, Concession South of Snyder's Road and identified on the map forming Part 1 of Schedule 'A'.

(a) on any lot with an attached single car garage, the front yard setback for the inhabitable (garage) portion of the dwelling shall be 10.0m;

(b) the side yard setback for two units as Residential Building – Semi-Detached having more than one storey shall be 1.5m.

22.230 Notwithstanding any other provisions of this By-law, the lands described as, Part of Lot 21 and Part of Lot 22, West of Peel, and Lots 20 and 21, East of Wilmot, Smith's Plan and identified on the map forming Part 1 of Schedule 'A' may be used for a Residential Building – Single Detached in addition to the uses permitted in Section 12 of this By-law.

22.231 Deleted.

22.232 Notwithstanding any other provisions of this By-law the lands described as, Part of Lot 2, Concession 3, Block B, zoned Zone 1 and illustrated with crosshatching on the map forming paragraph 22.41 shall be subject to the following regulation:

(a) Sub-sections 7.3.1 and 7.3.2 of this By-law, as amended, shall not apply.

22.233 Notwithstanding any other provisions of this By-law, the lands described as, Part of Lot 6 Concession North of Snyder's Road, on identified on the map forming Part 4 of Schedule 'A' may be used for a Canada Post Postal Outlet with retail sales limited to Canada Post Merchandise in addition to the uses permitted, within the zone in which the property is situate.

22.234 Notwithstanding any other provisions of this By-law, the lands described as, Part of Lot 53, Plan 1293, being Parts 3 and 4, Plan 58R-2539 and Part 2, Plan 58R-5184, and identified on the map forming Part 1 of Schedule 'A' and zoned Zone 4a are subject to the following regulations:

(a) the maximum number of dwelling units shall be three (3);

(b) the dwelling units shall be 1-storey;

(c) the minimum front yard setback shall be 6.0m;

(d) the minimum left side yard setback shall be 2.0m;

(e) the minimum rear yard setback shall be 4.0m;

(f) three (3) off-street parking spaces shall be provided per dwelling unit;

(g) off-street parking shall be permitted in front of the front yard setback.

22.235 Deleted.

22.236 Notwithstanding any other provisions of this By-law, the lands described as, Part of Lot 23, Concession South of Bleams Road, and Part of Lot 4, Smith's Plan and identified on the map forming Part 1 of Schedule 'A' shall be subject to the following:

(a) on the lands zoned Zone 4a:

(i) the maximum number of dwelling units shall be fourteen (14);

(ii) the minimum lot width and frontage shall be 3.0m;

(iii) the minimum side yard setback along the north property line shall be 2.0m;

(iv) the rear yard setback along the south property line following a distance of 20m east from the Zone 11 boundary shall be 3.0m;

(v) the rear yard setback along the south property line following a distance of 50m west from the Zone 2 boundary shall be 6.0m;

(vi) the setback to a property line for any retaining wall with a height greater than 1.0m shall be 3.0m;

(vii) three (3) off-street parking spaces shall be provided per dwelling unit.

(b) on the lands zoned Zone 2:

(i) the minimum lot width shall be 16.0m;

(ii) the minimum lot area shall be 550m^2

22.237 Notwithstanding any other provisions of this By-law, the lands described as, Parts of Lots 19, 20, and 21, Plan 1512 being Parts 1,2,3 and 12, Plan 58R-6442 and identified on the map forming Part 2A of Schedule 'A' may be used for offices in addition to the uses permitted, within the zone in which the property is situate.

22.238 Deleted.

22.239 Notwithstanding any other provisions of this By-law, that as an use accessory to the approved access route to the extractive industrial operation immediately north of the lands described as, Part of Lot 2 and 3, Concession North of Snyder's Road, and illustrated on the maps forming Parts 30 and 31 of Schedule 'A', the lands described as, Part of Lot 2 and 3, Concession North of Snyder's Road, and illustrated on the forming Parts 30 and 31 of Schedule 'A', may be used for the following in addition to the uses permitted, within the zone in which the property is situate:

(a) a weigh scale;

(b) an office trailer;

(c) parking of equipment used in the extractive industrial operation;

(d) storage and distribution of aggregate material from the extractive industrial operation.

shall be subject to the following regulations:

(e) that all building, parking and storage areas shall be located within the 0.33ha "Accessory Use Area" as illustrated on the map forming Part 30 of Schedule 'A';

(f) that the height of stockpiles of aggregate materials not exceed 3.0m.

22.240 Notwithstanding any other provisions of this By-law, the lands described as, Part of Lot 21, Concession North of Snyder's Road, and illustrated as "Area A" on the map forming paragraph 22.240 may be used for the following specific uses in addition to the uses permitted in Section 7 of this By-law:

(a) A seasonal recreational trailering and tenting campground during the months April – December (inclusive) consisting of a maximum of 140 Camping Sites for recreational trailers or tents

(b) A picnic shelter;

(c) A swimming pool; and,

(d) Buildings and structures accessory to the operation of a seasonal campground.)

22.241 Notwithstanding any other provision of this By-law, on the lands described as Part of Lot 10, Concession 1, Block B, and illustrated on the map forming paragraph 22.241, a Residential Building – Single Detached may include a second kitchen.

22.242 Notwithstanding any other provision of this By-law, on the lands described as Part of Lot 14, Concession South of Erb's Road, being Parts 8 and 9, Plan 58R-11996, and illustrated as "Area A" on the map forming paragraph 22.275 may be used only for the following:

(a) conservation

(b) forestry and wildlife management

22.243 Deleted.

22.244 Notwithstanding any other provisions of this By-law, on the lands described as, Part of Lot 18, Part of Lot 22, Concession 3, Block A, and illustrated as Area A on the map forming Part 13 of Schedule 'A' , the following shall be prohibited:

(a) The importation of asphalt for recycling; and,

(b) Aggregate washing operations.

22.245 Deleted.

22.246 Notwithstanding any other provisions of this By-law, the lands described as, Parts of Lot 7, Concession South of Snyder's Road and identified on the map forming Part 4 of Schedule 'A' attached to and forming part of this By-law, shall be subject to the following:

(a) All off-street parking areas shall be situated to the rear of the building line front yard setback except for those spaces required for accessible parking which may be located in front of the building line front yard setback.

(b) That such home occupation shall be conducted by the permanent residents of the private dwelling unit with a maximum of 2 employees operating in or from the premises at any time.

22.247 Deleted.

22.248 Notwithstanding any other provisions of this By-law, for the lands described as, Part of Lot 6, Concession 3, Block A, being Parts 1 and 2, Plan 58R-11740, and identified on the map forming Part 6 of Schedule 'A', Section 6.7 of the By-law shall not apply.

22.249 Notwithstanding any other provisions of this By-law, the lands described as, Part Lot 15, Concession South of Snyder's Road, and identified on the map forming Part 2A of Schedule 'A' and zoned Zone 4a shall be subject to the following regulations:

(a) the maximum number of dwelling units shall be thirty-one (31);

(b) the minimum side yard setback along the northwest property line shall be 7.5m;

(c) the minimum front yard setback shall be 9.3m for all units with driveway access directly to Brewery Street and 3.59m for all other units;

(d) the minimum side yard setback along the southeast property line shall be:

(i) 7.5m for all units with their rear wall approximately parallel to said property line

(ii) 3.0m for any unit with its side wall facing predominantly towards said property line and with its driveway access directly to Brewery Street

(iii) 6.28m for any unit with its side wall facing predominantly towards said property line and with its driveway access to a private road or lane;

(e) that all dwelling units with their rear wall approximately parallel to the southeast property line shall be a maximum of one storey;

(f) three (3) off-street parking spaces shall be provided per dwelling unit.

22.250 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 53, Plan 1293, being Parts 1 and 2, Plan 58R-2539, and identified on the map forming Part 1 of Schedule 'A' shall be subject to the following:

(a) the maximum lot coverage for all accessory structures shall be 148m^2;

(b) the maximum height an accessory structure containing an additional dwelling unit (detached) shall be 6.0m.

22.251 Notwithstanding any other provisions of this By-law, the lands described as, Part of Lot 26, Concession South of Bleams Road, and illustrated on the map forming Part 23 of Schedule 'A' shall be subject to the following regulations:

(a) the minimum front yard setback shall be 6.6m.

22.252 Notwithstanding any other provisions of this By-law, the following regulations shall apply to the lands described as, Lot 5, Plan 58M-276, and identified on the map forming Part 4 of Schedule 'A',

(a) the maximum lot coverage of all accessory buildings shall be 181m^2, and,

(b) the maximum height of one accessory building shall be 6.0m.

22.253 Notwithstanding any other provisions of this By-law, as amended, the lands described as Part of Lot 3, Concession 3, Block A, and illustrated as "Part 1" on the map forming paragraph 22.253, may be used for a Recycling Depot defined as follows:

A Recycling Depot shall mean building(s) and screened outdoor area used for the collection, grading and sorting and temporary storage of materials or agricultural products, but not including the production, compounding, processing, packaging or assembly of raw, semi-processed or fully processed goods, materials or agricultural products.

Notwithstanding any other provisions of this By-law, The “Recycling Depot” shall be subject to the following regulations:

(a) All components of the Recycling Depot shall occur on impermeable surfaces which incorporate spills management and containment systems.

(b) All components of the Recycling Depot shall be subject to Site Plan Control in accordance with By-law 96-64, or its successor.

(c) One Refreshment Vehicle or Refreshment Cart shall be permitted as an accessory use

(d) On the lands illustrated as Part 1A on the map forming paragraph 22.253, the Recycling Depot shall not be permitted except for maintenance access and the temporary parking of vehicles and empty storage bins utilized as part of the Recycling Depot operations.

(e) Use of the lands illustrated as Part 1B on the map forming paragraph 22.253, shall be limited to a landscaped buffer, berm, and fencing.

(By-law amendment 2022-035)

22.254 Deleted.

22.255 Notwithstanding any other provisions of this By-law, the lands described as Part of Lots 2 and 3, Concession North of Snyder’s Road, and illustrated on the map forming Parts 30 and 31 of Schedule ‘A’ shall be subject to the following regulation:

(a) buildings or structures, not including a dwelling unit, may be erected on the lands zoned Zone 14 provided access is maintained by way of a right-of-way to a municipally maintained public road.

22.256 Deleted.

22.257 Notwithstanding any other provisions of this By-law, the lands described as, Lot 130 and Part of Lot 129, Plan 627, being Parts 2 and 3, Plan 58R-4327, and identified on the map forming Part 2A of Schedule ‘A’, may be used for one accessory apartment, self-contained within an accessory structure in addition to the accessory uses permitted in the zone, in which the property is situate.

Notwithstanding any other provisions of this By-law, the minimum number of off-street parking spaces required to be provided the lands described as, Lot 130 and Part of Lot 129, Plan 627, being Parts 2 and 3, Plan 58R-4327, and identified on the map forming Part 2A of Schedule ‘A’, shall be five (5).

22.258 Notwithstanding any other provisions of this By-law, the following uses shall be permitted on 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’, in addition to the uses permitted, within the zone in which the property is situate:

(a) a commercial establishment where services are rendered,

(b) light fabricating, assembly and manufacturing where there is low probability of fugitive emissions,

(c) contractor, building supplies dealer,

(d) offices,

(e) clinic or laboratory,

(f) gym or dance studio,

(g) accessory uses including:

(i) gas bar

(ii) convenience retail accessory to a gas bar

(iii) one take-out restaurant accessory to a gas bar, not including a drive-through facility.

22.259 Deleted.

22.260 Deleted.

22.261 Notwithstanding the provisions of By-law 83-38, as amended, only the following uses shall be permitted on the lands described as Lot 9, Plan 628, and identified on the map forming Part 6 of Schedule 'A':

(a) no more uses than two dwelling units

(b) uses accessory to the foregoing permitted use

(c) home occupation in conformity with sub-section 6.20

22.262 Deleted.

22.263 Notwithstanding any other provisions of this By-law, the following regulations shall apply to the lands described as, Part of Lots 28, 29 and 30, Plan 627, and identified on the map forming Part 2B of Schedule 'A':

(a) the minimum side yard setback shall be 1.2m;

(b) the minimum rear yard setback shall be 1.8m;

(c) the minimum number of off-street parking spaces to be provided for a one-storey building containing a medical clinic (with one physician or practitioner) and/or commercial floor area devoted and not devoted to retail sales and merchandising shall be eight (8).

22.264 Deleted.

22.265 Notwithstanding any other provisions of this By-law, the lands described as, Part of Lot 14, Concession North of Snyder's Road, and illustrated on the map forming Part 2A of Schedule 'A' may be used for a Residential Building – Single Detached in addition to the uses permitted in Section 11.

22.266 Notwithstanding the provisions of By-law 83-38, as amended, the following regulations shall apply to the lands described as Lots 187-188 and Part of Lots 186 and 189, Plan 532A, being Part 2, Plan 58R-7789, and identified on the map forming Part 1 of Schedule 'A':

(a) the minimum lot width for a Residential Building – Triplex shall be 15.0m;

(b) the minimum lot width for a Residential Building – Single Detached shall be 13.8m;

(c) the minimum side yard setback for a covered landing/porch on a Residential Building – Triplex shall be 1.0m.

22.267 Notwithstanding any other provisions of this By-law, as amended, Clause 13.1.4 of this By-law, shall not apply to the lands described as Lots 1 and 2, Plan 1337, and identified on the map forming Part 1 of Schedule 'A'.

22.268 Notwithstanding any other provisions of this By-law, the lands described as Lot 36 and Part of Lot 37, Plan 1293 being Part 2, Plan 58R-5588, and identified on the map forming Part 1 of Schedule 'A' shall be subject to the following:

(a) the minimum side yard setback of an accessory structure containing an additional dwelling unit (detached) shall be 0.5m.

22.269 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, and identified on the map forming Part 2B of Schedule 'A' may be used for assembly of wood products in addition to the uses permitted in Section 14.1 of the By-law, subject to the following:

(a) assembly of wood products shall exclude wood restoration or finishing (including activities such as wood stripping or cleaning, painting, staining, lacquering or varnishing) and the laminating or application of wood veneer (the use of large amounts of glue and the solvents to clean them).

22.270 Deleted.

22.271 Deleted.

22.272 Notwithstanding any other provisions of this By-law, the following regulations shall apply to the lands described as, Part of Lots 143 – 145 and Part of James St. (Closed), Plan 532A, being Part 1, Plan 58R-12297, and identified on the map forming Part 1 of Schedule 'A';

(a) the maximum number of dwelling units shall be six (6) contained within one residential building

(b) the minimum front yard setback shall be 6.1m;

(c) the minimum exterior side yard setback shall be 5.0m.

22.273 Notwithstanding any other provisions of this By-law, as amended, the lands described as Part of Lot 14, Concession North of Snyder's Road, being Part 1, Plan 58R-19065, identified on the map forming Part 2B of Schedule 'A', and zoned Zone 4 shall be subject to the following regulations:

(a) the minimum lot area for a 54-unit apartment building shall be 4892 square metres;

(b) the minimum exterior side yard setback for an entrance canopy shall be 3.9 metres.

(By-law amendment 2022-008, 2022-042 and 2026-033)

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.