22.80 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 18, Concession North of Snyder's Road and illustrated on the map forming paragraph 22.80 may be used for a "wood working business" in addition to the uses now permitted under Section 7 – Zone 1 of this By-law subject to the following regulations:

(a) any building used for a "wood working business" on the subject property shall be located within the "Buildable Area" as shown on the map, forming paragraph 22.80.

22.81 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 3, Concession 2, Block B and illustrated on the map forming paragraph 22.81 may be used for a "Second Residential Building-Mobile Home on the lot" in addition to the uses now permitted under Section 7 – Zone 1.

22.82 Deleted.

22.83 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 23, Concession South of Bleams Road, being Part 1, Plan 58R-5731 and identified on the map forming Part 1, Schedule 'A' shall be in accordance with the following regulations:

(a) that the minimum exterior side yard shall be 14 metres.

(b) no buildings or structures shall be located within the exterior side yard.

22.84 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 7, Concession 4, Block A, Being Part 1, Plan 58R-2684 and identified on the map forming Part 6, Schedule 'A' may be used for "a residential Building-Apartment and a maximum of two medical offices as accessory uses to the Residential Building-Apartment" in addition to the uses now permitted on the site, subject to the following regulations:

(a) that the maximum number of units in the apartment building shall be 40.

(b) that the minimum side yard shall be 3 metres.

(c) that the maximum lot coverage shall be equal to 40%.

(d) that the maximum building height shall be 3 storeys.

(e) that a minimum of 1.25 parking spaces shall be provided for each dwelling unit

(f) that the medical offices shall be located on the ground floor in the residential building-apartment.

(g) that a minimum of 3 parking spaces shall be provided for each medical office.

(h) that the maximum floor area to be occupied by the two medical offices shall be 93 square metres.

22.85 Notwithstanding the provisions of this By-law, the minimum lot area and lot width for the lands described as Part of Lots 2 and 3, Concession South or Erb's Road, and identified as "Area A" on the map forming paragraph 22.85, shall be as illustrated on the map forming paragraph 22.85.

Notwithstanding any other provisions of this By-law, the lands described as Part of Lots 2 and 3, Concession South or Erb's Road, and illustrated on the map forming paragraph 22.85 may be used for "the sale of fruits and vegetables and accessory products as an accessory use to the sale of products

grown or raised on the premises" in addition to the uses permitted, within the zone in which the property is situate, subject to the following:

(a) that all building, parking and driveway areas shall be located within the "Buildable Area" as illustrated on the map forming paragraph 22.85;

(b) that off-street parking shall be provided in accordance with Section 6.12;

(c) that the total retail sales area shall be a maximum of 323.3m^2;

(d) that the retail sales area devoted to the sale of accessory products shall be limited to 109.2m^2;

(e) that one main building shall be permitted in the area shown as "Buildable Area" on the map forming paragraph 22.85.

22.86 Notwithstanding any other provisions of this By-law, the lands described as Part of Lots 1 and 2, Concession South of Bleams Road identified on the map forming Part 5, Schedule 'A' shall be subject to the following regulations:

(a) the minimum rear yard setback shall be 15.2 metres.

(b) the minimum side yard setback shall be 12.19 metres.

(c) that no parking or off-street loading spaces shall be located in the rear yard.

(d) that the maximum building height shall be one storey.

22.87 Deleted.

22.88A Notwithstanding any other provisions of this By-law, the lands described as Lot 52, Registered Plan 628 and identified on the map forming Part 6, Schedule 'A' may be used for "dwelling units located on the ground and basement floors" in addition to the uses permitted in the zone in which the subject property is located subject to the following regulations:

(a) a maximum of five dwelling units consisting of one bachelor unit, two 3-bedroom units and two 2-bedroom units shall be permitted on the ground and basement floor.

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

(c) Section 11.2.7 shall apply to all dwelling units created under this section

22.88B Notwithstanding any other provisions of this By-law, on the lands described as Lot 52, Registered Plan 628 and identified on the map forming Part 6, Schedule 'A', the dwelling units permitted under Section 11.1.3 shall be restricted to four bachelor units subject to the following regulation:

(a) two of the four units shall have a minimum floor area of 29.5 square metres.

22.89 Notwithstanding any other provisions of this By-law, the lands described as Lots 24 and 25, Plan 1694 and identified on the map forming Part 2A of Schedule 'A' shall be subject to the following regulation:

(a) the minimum frontage for two units as semi-detached shall be 16 metres.

22.90 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 5, Concession 3, Block A, being Parts 1 and 2, Plan 58R-2331 and identified on the map forming Part 6 of Schedule 'A' may be used for "medical offices" in addition to the uses now permitted under Section 8 – Zone 2 subject to the following regulations:

(a) any medical offices shall be located within the existing building on the subject lands.

22.91 Deleted.

22.92 Notwithstanding any other provisions of this By-law, on the lands described as Part of Lot 21, Concession South of Bleams Road, identified on the map forming Part 1, Schedule 'A', the minimum front yard requirement shall be 20 metres.

22.93 Notwithstanding any other provisions of this By-law, on the lands described as Part of Lot 19, Concession 2, Block A, being Part 1, 58R-6574, and illustrated on the map forming paragraph 22.93, the minimum rear yard setback shall be 36 metres.

22.94 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 2, Concession North of Snyder's Road, being Part 9, Plan 58R-3037, and illustrated on the map forming paragraph 22.94:

1. may be used for the following use in addition to the uses permitted, within the zone in which the property is situate, by this By-law, as amended:

(a) manufacturing, fabricating, processing, repair, and interior storage except for the following:

(i) motor vehicle repair;

(ii) storage of lumber for retail or wholesale

(iii) a use which is or may become obnoxious, offensive or dangerous by reasons of the presence, emission or production in any manner of odour, dust, smoke, noise, fumes, vibration, refuse matter or water carried wastes;

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

(v) the recycling, refining, or storage of petroleum products.

(b) office space

(c) one retail outlet accessory to a permitted use and not exceeding 10% of the ground floor area of the building in which the use is located

(d) fenced outdoor storage excluding storage of lumber for retail or wholesale

subject to the following regulations:

(e) all parking, access routes, building(s) and outdoor storage associated with a use permitted by Section 22.94.1 (a) to (d) of this By-law, shall be located within the "Buildable Area 1" illustrated on the map forming paragraph 22.94.

(f) outdoor storage, shall be limited to “Area A” illustrated on the map forming paragraph 22.94 of this By-law.

2. may be used for an access route to the extractive industrial operation located to the north in addition to the uses permitted within the zone in which the property is situate along with the following uses accessory to the access route:

(a) a weigh scale;

(b) an office trailer;

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

(d) a maintenance building for storage and maintenance of equipment used in the extractive industrial operation; and,

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

subject to the following regulations:

(f) that all building, parking and storage areas shall be located within the 1.5ha “Buildable Area 2” as illustrated on the map forming paragraph 22.94;

(g) that a 24m buffer area be provided between any building, parking, or storage area and the east property line;

(h) that the required buffer area include a landscaped earth berm having a minimum height of 3.0m; and,

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

3. may be used for a church in addition to the uses permitted, within the zone in which the property is situate, subject to the following:

(a) the following uses shall be subject to the (H) symbol indicating that these uses are prohibited until such time as a Record of Site Condition is completed:

(i) any day care facilities where children are in attendance long enough to provide a required or prescribed rest or nap time;

(ii) any overnight accommodations associated with the church, including, but not limited to, any new housing for church officials or members; and

(iii) any temporary overnight accommodations associated with the church, including, but not limited to offering facilities to serve as overnight shelters.

(b) the Council of the Corporation of the Township of Wilmot will remove the holding provision at such time as a clearance letter is received from the Region indicating their receipt of two copies of the Record of Site Condition and the acknowledgement of receipt of the Record of Site Condition by the Ministry of the Environment.

22.95 Deleted.

22.96 Notwithstanding any other provisions of this By-law, the lands Part of Lots 5, 6, 16, 17, and Part of Lots 7 and 18, Registered Plan 629, being Part 5, Plan 58R-6854 and illustrated on the map forming Part 6 of Schedule 'A' may be used for the manufacture of hot and cold air balloons in addition to the uses now permitted in Zone 2a, subject to the following regulation:

(a) That the manufacture of hot and cold air balloons shall take place within the existing building on the property.

22.97 Deleted.

22.98 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 23, Concession North of Bleams Road and identified on the map forming Part 1 of Schedule 'A', a variety store may be permitted in addition to the uses now permitted under Section 15 – Zone 9.

22.99 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 2B of Schedule 'A' may be used for offices in addition to the uses permitted in the zone within which the parcel lies, subject to the following:

(a) That the permitted office uses shall take place within an existing building on the property.

22.100 Notwithstanding any other provisions of this By-law, one employee may be permitted in conjunction with a farm-related occupation on the lands illustrated on the map forming paragraph 22.253.

22.101 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 10, Registered Plan 885, being Parts 1, 2 and 5, Plan 58R-7075 and identified on the map forming Part 1 of Schedule 'A' may be used for a restaurant, gas bar, convenience store, doughnut shop and offices in addition to the uses now permitted under Section 16, subject to the following:

(b) Section 16.3.14 shall not apply to the additional permitted uses identified above.

22.102 Notwithstanding any other provisions of this By-law, the lands described as Lot 1, Plan 1769 and identified on the map forming Part 1 of Schedule 'A' shall have a minimum front yard setback of 3.13 metres; and the minimum rear yard shall be 3.178 metres.

22.103 Notwithstanding any other provisions of this By-law, the lands described as Lots 17, and 18 and Part of Lots 19, 22, Registered Plan 12 and Lot 4, Smith Plan and identified on the map forming Part 1 of Schedule 'A' may be used for the following permitted uses, subject to the indicated maximum floor area, in addition to the uses permitted in the zone in which the subject property is located.

(a) Dance School – Maximum floor area 202 m^2.

(b) Offices, excluding a Doctor's Office, – Maximum floor area 886 m^2.

(c) Retail establishments – Maximum floor area 383 m^2.

The minimum number of parking spaces for the permitted uses on the subject property shall be 44.

22.104 Deleted.

22.105 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 27, Concession South of Bleams Road, being Part 1, Plan 58R-7387 and forming Part 23 of Schedule 'A' may be used for a Residential Building – Single Detached and accessory use in addition to the uses now permitted under Section 14, Zone 8.

22.106 Deleted.

22.107 Notwithstanding any other provisions of this By-law, an additional use of an asphalt plant and accessory uses shall be permitted on the lands located north of the CNR right-of-way described as Part of Lots 2 and 3, Concession North of Snyder's Road and illustrated on the map forming Parts 30 and 31.

22.108 Notwithstanding any other provisions of this By-law, the lands described as the east half of Part Lot 6, Concession North of Bleams Road and illustrated on the map forming paragraph 22.108 may be used for "a farm feed processing and milling operation" in addition to the uses permitted in the zone in which the subject property is located, subject to the following regulations:

(a) that the "farm feed processing and milling operation" and all uses accessory to the business shall be located within the "Buildable Area" as illustrated on the map forming paragraph 22.108.

(b) that a minimum distance of 19.5 metres shall be maintained between any building used for the farm feed processing and milling operation and the residential building located to the south**.**

22.109 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 3, West of Mill Street, Smith's Plan and Part of Lot 1, Registered Plan 635, being Part 1, Plan 58R-6257 and Part 1 on Plan 58R-3959 and identified on the map forming Part 1 of Schedule 'A', shall be subject to the following:

(a) The lands placed in Zone 6(f) shall be subject to a minimum rear yard of 0 metres.

(b) An additional use in the form of a parking lot shall be permitted on the lands that remain in Zone 11.

22.110 Notwithstanding any other provisions of this By-law, the lands described as Part of Lots 5 and 6, Concession 1, Block A and illustrated on the map forming paragraph 22.110 shall be used only for the following uses:

(a) a seasonal trailer and camping area with a maximum of 270 sites for either recreational trailers or camping;

(b) residential building – one residential unit;

(c) bingo hall attached to the residential building;

(d) mini-golf course – 18 holes;

(e) propane sales;

(f) restaurant;

(g) 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 minimum lot area and lot width shall be as illustrated on the map forming paragraph 22.110**.**

22.111 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 25, Concession South of Bleams Road, being Part 1, Plan 58R-5072 and identified on the map forming Part 1 of Schedule 'A' may be used for a "gas bar" in addition to the uses permitted in the zone in which the subject property is located and shall be subject to the regulations contained in Section 6.30.

22.112 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 6, Concession North of Snyder's Road, being Part 1, 58R-7312 and illustrated on the map forming paragraph 22.112 may be used for a whitewashing business and the sale and repair of trucks, farm equipment and other agricultural equipment in addition to the uses permitted in Section 7 subject to the following regulations:

(a) the minimum lot area and the minimum lot frontage shall be as illustrated on the map forming paragraph 22.112;

(b) no residential use shall be permitted**.**

22.113 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 5, Concession 3, Block A, being Part 2, Plan 58R-7052 and identified on the map forming Part 6 of Schedule 'A' may be used only for the following uses:

(a) motor vehicle, including farm tractors, self propelled implements of husbandry and road building machines, sales, service and repair, including the sale of motor vehicle fuel as an accessory use;

(b) convenience store;

(c) uses and buildings accessory to the above permitted uses

22.114 Deleted.

22.115 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 18, Concession 4, Block A, being Parts 1 and 2, Plan 58R-8052 and illustrated on the map forming paragraph 22.115 may be used for the following uses in addition to the uses permitted in Section 7 (Zone 1):

(a) a farm-related machine shop and repair facility

(b) a seed storage business

(c) uses accessory to the above permitted uses

That a residential use shall be prohibited on the lands illustrated on the map forming paragraph 22.115.

22.116 Deleted.

22.117 Deleted.

22.118 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 19, Concession 4, Block A, being Part 1, Plan 58R-8268 and illustrated on the map forming paragraph 22.118 may be used for the following uses in addition to the uses permitted in Zone 1, Section 7:

(a) a farm-related grain storage and shipping business;

(b) a beef feed lot;

(c) uses accessory to the above permitted uses, including an existing Residential Building – Single Detached.

A setback of 15 metres from the southerly lot line shall be required for any new buildings or structures on the lands illustrated on the map forming paragraph 22.118**.**

22.119 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 7, Concession 2, Block B and illustrated on the map forming paragraph 22.119 may be used for the following uses in addition to the uses permitted in Section 7 – Zone 1:

(a) a private club;

(b) meeting hall facilities that may be rented to private groups for special occasions, and for training facilities for private groups;

(c) rifle range, target practice and fowl shoots in association with a private club;

(d) recreational uses including: picnicking, horseshoe facilities, shuffleboard facilities, fishing, and summer camp activities for children, trail activities;

(e) conservation uses including harvesting and management of wooded areas in accordance with sound forest management practices, and stock ponds with fish;

(f) uses, buildings and structures accessory to the above permitted uses.

All buildings and structures for the uses permitted above, shall be located within the buildable area identified on the map forming paragraph 22.119**.**

22.120 Notwithstanding any other provisions of this By-law, the lands described as Lot 20, Registered Plan 16 and identified on the map forming Part 2A of Schedule 'A' may be used for a use described as the storage of antique and classic automobiles and accessory uses in addition to the uses in addition to the uses permitted in Section 8. The following regulations shall apply to any new buildings or structures for the uses described above:

(a)	minimum front yard setback	6 metres
(b)	minimum rear yard	5.4 metres
(c)	minimum side yard	1.5 metres
(d)	parking requirements:	parking shall be permitted within the required front yard setback.
(e)	minimum number of parking spaces	3