ZONING BY-LAW 83-38,

as amended by By-law 2020-026

Office Consolidation (November 2026)

This document is a current consolidation of the Township of Wilmot Zoning By-law containing amendments up to August 24, 2026.

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While every effort has been made to ensure accuracy of this document, the Township of Wilmot is not responsible for any errors or omissions and you are advised to contact the Development Services Department regarding any Zoning related matters.

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THE CORPORATION

OF THE

TOWNSHIP OF WILMOT

BY-LAW NO. 83-38

A Restricted Area By-law for the Corporation of the Township of Wilmot

The Council of the Corporation of the Township of Wilmot enacts as follows:

SECTION 1: SHORT TITLE

This By-law may be cited as the Zoning By-law.

SECTION 2: DEFINITIONS

The following definitions shall apply to terms used in this By-law.

In this By-law, unless the context requires otherwise:

2.1 **"Accessory"** when used to describe a use, building or structure means a use, building or structure that is clearly secondary and devoted to the permitted use, building or structure located on the lot.

2.2 **"Additional Dwelling Unit (Attached)"** see "Dwelling Unit (Attached), Additional"

2.3 **"Additional Dwelling Unit (Detached)"** see "Dwelling Unit (Detached), Additional"

2.4 **"Adult Entertainment Parlour"** means any premises or part thereof, used in pursuance of any trade, calling, business or occupation, for the purpose of a live performance, exhibition or activity designed to appeal to erotic or sexual appetites or inclinations, of which a principal feature or characteristic is the nudity or partial nudity of any person, and in respect of which the word "nude", "naked", "topless", "bottomless", "erotic", or "sexy", or any other word, picture, symbol or representation having like meaning or implication may be used on any sign, advertisement, or advertisement device, and without limiting the generality of the foregoing includes any performance, exhibition, or activity involving striptease dancers, exotic dancers, wet clothing contests, or best body part contests.

2.5 **"Amenity Area"** means that area of the lot not occupied by buildings, parking and driveway areas and may include patios and landscaped areas on the site, swimming pools and other areas which can be used for recreational purposes.

2.6 "**Apartment Building"** – see "Residential Building – Apartment".

2.7 **"Attic"** Means the uninhabitable portion of a building or structure that is immediately below the roof and wholly or partially within the roof framing, having an interior height of 1.8 metres or less. A habitable or finished attic, or an uninhabitable or unfinished attic with an interior height greater than 1.8 metres, is considered to be a storey.

2.8 **"Automobile Service Station"** means a building or place where automotive fuel is kept for sale and where only minor or running repairs essential to the actual operation of motor vehicles are executed or performed and where minor parts or products required for such repairs may be stored or kept for sale. This definition shall not be deemed to include a body shop, the sale of motor vehicles, or a wrecking establishment. The washing of vehicles may be conducted within a service station building as a use accessory to the main use.

2.9 **"Basement"** means one or more storeys of a building located below the first storey.

No part of the basement floor area shall be used in calculating any minimum floor area as required by this By-law, except as specifically permitted under the definition of "Floor Area".

2.10 **"Bed and Breakfast"** means a home occupation that provides sleeping quarters (in a maximum of 2 bedrooms) and meals to the travelling public, but does not include a hotel, motel, group home or lodging house.

2.11 **"Boarding House"** see "Lodging, Rooming or Boarding House".

2.12 **"Body Shop"** means a building or portion of a building used for the repair or painting of motor vehicle bodies or frames.

2.13 **"Building"** means any structure having a building floor area greater than 10 square metres consisting of a wall, roof and floor or any one or more of them, or a structural system serving the function thereof, including all the works, fixtures and service systems, appurtenant thereto.

2.13.1 "Building – One Storey" means a building which has nothing more than attic and roof area above the first storey.

2.13.2 "Building – Two Storey" means a building which has a second storey above all or part of the first storey.

2.13.3 "Building – Three Storey" means a building which has a second and third storey above all or part of the first storey.

2.13.4 "Building – Four Storey" means a building which has a second, third and fourth storey above all or part of the first storey.

2.14 **"Building By-law"** means the Building By-law of the Township as amended from time to time.

2.15 **"Building Floor Area"** – see "Floor Area".

2.16 **"Building Height"** means the vertical distance of the front or rear wall, whichever is greater measured between the finished grade of the yard abutting the wall and the highest point of the said wall. The highest point shall be determined as follows:

2.16.1 In the case of a flat roof, the highest point of the roof surface.

2.16.2 In the case of a mansard roof, the deck roof line.

2.16.3 In the case of a gable, cottage or gambrel roof, the average height between the eaves and the ridges.

Chimneys, towers, spires, cupolas, grain elevators or other similar structures shall be disregarded in calculating the height of a building.

Finished grade shall be the average of grades along the wall used to determine building height.

2.17 **"Building – Non-Residential"** means a building designed, intended or used for purposes other than those of a dwelling unit or units.

2.18 **"Car Wash"** means a building, structure or facility designed, intended or used exclusively for the washing of motor vehicles but shall not include a facility contained within a permitted automobile service station building so long as such facility is accessory to the primary automobile service station use. An automatic car wash is considered a drive-through facility and shall include a stacking lane.

2.19 **"Chickens, Backyard"** means the keeping of a maximum of four (4) hens as a use accessory to a Residential Building – Single Detached, Semi-Detached or Townhouse. The keeping of Backyard Chickens is required to be licensed by the Township of Wilmot.

2.20 **"Children's Residence"** means a premises licensed under the Child, Youth and Family Services Act, 2017 but does not include a Group Home A or B.

2.21 **"Clinic"** means a building within which one or more practitioners carry on a medical or related practice for the treatment of humans, but does not include a Rehabilitation Treatment and Recovery Facility.

2.22 **"Club"** means an association of persons, whether incorporated or not, united by some common interest, meeting periodically for co-operation or conviviality but not for business or profit. Club shall also mean, where the context requires, a premises owned or occupied by the members of such association within which the activities of the club are conducted.

2.23 **"Community Centre"** means a building or structure owned and operated by the municipality that provides social, recreational and other facilities for the general public.

2.24 **"Conforming"** when used to describe a use, building or structure means a use, building or structure which falls within the uses permitted in and conforms to all the requirements set out in this By-law for the zone in which such use, building or structure is located.

2.25 **"Construct"** means to do anything in the erection, installation or extension or material alteration or repair of a building and includes the installation of a building unit fabricated or moved from elsewhere and "Construction" has a corresponding meaning.

2.26 **"Corner Visibility Triangle"** means a triangular area formed within a corner lot by the intersecting street lines or the projections thereof, and a straight line connecting them from their point of intersection.

2.27 **"Day Care Facility"** means the use of a premises licensed under Provincial legislation to operate a facility for the for the purpose of providing temporary care for children for a continuous period of time not exceeding twenty-four hours.

2.28 **"Dog Kennel"** means a building or buildings and/or area of land that is provided for the purpose of breeding, raising, keeping or boarding of dogs for a monetary consideration. A Dog Kennel is required to be licensed by the Township of Wilmot.

2.29 **"Drive Aisle"** means an internal vehicle route immediately adjacent to off-street parking and/or loading spaces, which provides direct vehicular access to and from off-street parking and/or loading spaces, but shall not include a driveway.

2.30 **"Drive-Through Facility"** means the use of a premises including stacking lanes and an order station with or without voice communication, where products or services are provided through a service window or an automated machine to patrons remaining in their motor vehicle.

2.31 **"Driveway"** means that portion of a lot used for the passage of a motor vehicle from a street or lane to an off-street parking or loading space.

2.32 **"Driveway Visibility Triangle"** means a triangular area formed within a lot by the intersection of an edge of a driveway and a lot line, or the projections thereof, and a straight line connecting them from their point of intersection.

2.33 **"Dry Industry"** means any permitted industrial use provided that the applicant for a building permit and/or occupancy permit can provide the municipality with written confirmation indicating that the site and on-site sewage treatment facility proposed can adequately accommodate the effluent which the proposed use will generate in a manner satisfactory to the Township.

2.34 **"Duplex"** – see "Residential Building – Duplex".

2.35 **"Dwelling"** – see "Residential Building".

2.36 **"Dwelling – Principal"** means a dwelling unit which is the permanent residence of the owner or occupant thereof, and the address of which is the normal permanent address of the said owner or occupant for governmental records such as a driver's licence.

2.37 **"Dwelling – Seasonal"** means a Residential Building containing one only dwelling unit used as a secondary place of residence, for seasonal vacations and recreational purposes and not as the principal dwelling of the owner or occupant thereof.

2.38 **"Dwelling Unit"** means a room or group of rooms occupied or designed to be occupied for human habitation, which provides cooking, sleeping and sanitation facilities for one or more persons living as an independent and separate housekeeping establishment and which may include those accessory uses specifically permitted by this By-law.

2.39 **"Dwelling Unit (Attached), Additional"** means the use of a Residential Building - Single Detached, Semi-Detached or Townhouse where a separate self-contained dwelling unit is located within the main building.

2.40 **"Dwelling Unit (Detached), Additional"** means the use of a building where a separate self-contained dwelling unit is located in an accessory building on the same lot as an associated Residential Building - Single Detached, Semi-Detached or Townhouse.

2.41 **"Emergency Shelter"** – means a facility which provides temporary accommodation and services on a short-term basis.

2.42 **"Erect"** – see "Construct".

2.43 **"Existing"** means existing legally on the day of the passing of this By-law.

2.44 **"Farm"** means a parcel of land on which the predominant activity is farming.

2.45 **"Farmer"** means an individual, family, association or corporation engaged in farming.

2.46 **"Farming"** means the production of plants and animals useful to humans including the breeding, raising or maintaining of livestock, fur farming, fruit growing, the keeping of bees, fish farming, greenhouse farming, vegetable growing, Christmas tree growing. Farming shall not include a dog kennel, garden centre, or sod farming.

2.47 **"Farm-Related Occupation"** means a trade, occupation or service which is oriented primarily toward the needs of the agricultural community and which is located on a parcel of land having an area of not less than 35 hectares as a use clearly secondary to the main use of farming.

2.48 **"Financial Establishment"** means the use of a building which provides financial services in which money is deposited, kept, lent, or exchanged, and can include a bank, trust company, credit union, or other similar banking service.

2.49 **"Floor Area"** means the space on any storey of a building between exterior walls and required firewalls, including the space occupied by interior walls and partitions but not including exits and vertical service spaces that pierce the storey. No private garage, breezeway, porch, veranda or sunroom balcony, space requirements for heating and laundry facilities, mechanical equipment or attic area may be used to calculate minimum floor areas as required in this By-law.

2.50 **"Floor Area – Ground"** means that area of a lot covered or intended to be covered by a building exclusive of uncovered porches, accessory buildings, terraces, steps, indoor parking areas and normal building projections.

2.51 **"Frontage"** – see "Lot Frontage".

2.52 **"Garage – Private"** means an accessory building, a portion of a main building, or a carport used for the storage of a motor vehicle or vehicles of the owner, tenant or tenants, occupant or occupants of the lot upon which such garage is located and wherein neither servicing nor repairing is carried on for a monetary consideration.

2.53 **"Garage – Public"** means a building or place where motor vehicles are kept for hire, stored for remuneration, or repaired. This definition shall not include an automobile service station, a car wash establishment, a car sales lot, a body shop or wrecking yard.

2.54 **"Garden Centre"** means the use of lands, buildings or structures for the purpose of buying, selling and raising of all plants, shrubs and trees and includes the storage and sale of accessory products generally used for landscaping and gardening purpose including fertilizers, gardening equipment, furnishings and other similar products not raised or grown on the premises.

2.55 **"Garden Suite"** see "Mobile Home"

2.56 **"Gas Bar"** means a building or place where automotive fuel is kept for sale but where no other service of an "Automobile Service Station" is provided.

2.57 **"Golf Course"** means a parcel of land which is open to the public upon payment of a fee or other admission charge, and which is used for the playing of the game of golf but shall not include miniature golf courses or golf driving ranges. Golf course may include such accessory uses as a clubhouse and other associated recreation uses normally and naturally accessory to a golf course.

2.58 **"Grade"** means the elevation of the finished ground or land immediately surrounding a building or structure.

2.59 **"Grand River Conservation Authority Regulated Area"** means lands regulated by the Grand River Conservation Authority pursuant to Ontario Regulation 150/06 and any successor regulation and includes floodplains, watercourses, steep slopes, wetlands and any allowances.

2.60 **"Gravel Pit"** – see "Pit".

2.61 **"Greenhouse Farming"** means the use of any building or structure in an agricultural zone for the production of fruits, vegetables, flowers, and plants within a controlled temperature and/or humidity, but not including a garden centre or retail sales of products not raised or grown on the premises.

2.62 **"Group Home"** means a Residential Building – Single Detached in which three to six residents (excluding staff or the receiving family) lives as a single housekeeping unit under responsible supervision consistent with the requirements of its residents. The home is licensed or funded under a Federal or Provincial statute and is in compliance with municipal by-laws.

2.62.1 **"Group Home A"** means a group home, but does not include a Group Home B.

2.62.2 **"Group Home B"** means a group home that provides housing and rehabilitation for persons on probation, parole, early or re-release, or any other form of executive, judicial or administrative release from a penal institution.

2.63 **"Habitable Room"** means any room used or intended for human habitation except a bathroom, hallway, stairwell, laundry or storage room.

2.64 **"Home Occupation"** means an occupation for gain or support within a dwelling unit or a permitted accessory building as a secondary use and conducted only by those residing on the premises. For clarity, a home occupation may include, but is not limited to, an office, hairdresser or barber, personal training, massage therapist or similar uses.

2.65 **"Hospice"** means a premises where terminally ill patients receive palliative care treatment in a homelike setting.

2.66 **"Hotel or Motel"** means a building or group of buildings used for the purpose of catering to the needs of the public by providing accommodation for transient lodgers, with or without meals.

2.67 **"Household Pet"** means any animal which could normally be purchased in a pet store, which would normally spend all or part of its life within a dwelling unit, which is owned by a resident of the dwelling unit and which is not kept for profit or gain, but not including livestock.

2.68 **"Lane"** means a public thoroughfare which affords only a secondary means of access to abutting lots and which is not intended for general traffic circulation.

2.69 **"Livestock"** means chickens, turkeys, cattle, swine, horses, mink, rabbits, sheep, goats, or any other domestic animal used for consumption, but does not include "Backyard Chickens".

2.70 **"Lodging, Rooming or Boarding House"** means a Residential Building within which sleeping quarters are regularly let for a consideration to more than four persons and where kitchen and other facilities are shared amongst the persons occupying the Residential Building, but shall not include hotel, motel, rest home, hospital, group home, or similar use.

2.71 **"Long Term Care Facility"** means a premises regulated by the Ontario Long Term Care Homes Act, 2007, that provides residential accommodations and a broad range of personal care, support and health services to meet the physical, psychological, social, spiritual and cultural needs of persons.

2.72 **"Lot"** means a parcel of land the whole of which may be legally conveyed. See "Recognized Lot".

2.73 **"Lot Area"** means the total horizontal area of a lot contained within the boundaries of the lot.

2.74 **"Lot – Corner"** means a lot situated at the intersection of and abutting upon two streets, or upon two parts of the same street, the adjacent sides of which street or streets (or, in the case of a curved corner, an angle of not more than one hundred and thirty-five (135) degrees. In the case of a curved corner, the corner of the building lot shall be deemed to be the point on the street line nearest to the point of intersection of the said tangents.

2.75 **"Lot Coverage"** means the area of the lot covered or to be covered by buildings or structures.

2.76 **"Lot Depth"** means the average distance between the front and rear lot lines, or in the case of a triangular lot, from the front line to the apex of the side lot lines.

2.77 **"Lot Frontage"** means the distance, measured along the street line, between the points where the street line is intersected by the side lot lines.

2.78 **"Lot Interior"** means a lot other than a corner lot.

2.79 **"Lot Line"** means any line intended to define the boundary of the lot.

2.79.1 "Front Lot Line" means the line abutting a street. In the case of a corner lot, the shorter lot line abutting the street shall be deemed to be the front lot line. Where such lot lines are of equal length, the Township may deem any of the lot lines abutting a street as the front lot line. In the case of a through lot, only one of the lot lines abutting the street shall be deemed to be the front lot line.

2.79.2 "Rear Lot Line" means the lot line farthest from and opposite to the front lot line.

2.79.3 "Side Lot Line" means a lot line other than a front, rear or exterior side lot line.

2.79.4 "Exterior Side Lot Line" means a lot line abutting a street other than a front or rear lot line.

2.80 **"Lot – Through"** means a lot bounded on two opposite sides by streets, but not a corner lot.

2.81 **"Lot Width**" means the distance, measured in a straight line, between the points where the side lot lines are intersected by the front yard setback.

2.82 **"Main Building"** means the building or buildings used, designated and/or intended to accommodate the principal use(s) permitted by this By-law**.**

2.83 **"Mobile Home"** means a Residential Building that is designed to be made mobile and constructed or manufactured to provide a permanent residence for one or more persons, including a modular or manufactured home, but not including a Recreational Trailer or Vehicle.

2.84 **"Mobile Home Site"** means a parcel of land within a Mobile Home Subdivision having an area of lot less than 372 square metres and having a width of not less than 12 metres at the point where the closest part of the Mobile Home is situated in respect to the public road or highway or approved private road which gives access to the Mobile Home and to which approved water supply and approved sewage disposal system are available and is intended for the location of one mobile, modular or manufactured home for the exclusive use of the occupants.

2.85 **"Mobile Home Subdivision**" means a development zoned, designed and intended to accommodate mobile, modular or manufactured homes and may include uses accessory thereto including commercial, social and recreational facilities and such buildings, structures and facilities required to provide an approved water supply and approved sewage disposal system all designed and intended for the exclusive use of the residents of the Mobile Home Subdivision.

2.86 **"Motor Vehicle"** means an automobile, motorcycle, motor assisted bicycle and any other vehicle propelled or driven otherwise than by muscular power, but does not include the cars of electric, steam or diesel railways or other motor vehicles running only upon rails, traction engine, farm tractor, self-propelled implement of husbandry or road building machine.

2.87 **"Municipal Drain"** means drainage works as defined by the Drainage Act, R.S.O. 1990.

2.88 **"Non-Complying"** means a use, building or structure which does not conform, comply or agree with the Regulations for the zone within which such use, building or structure is located, but which does conform, comply and agree with the Permitted Uses for the zone within which it is located.

2.89 **"Non-Conforming"** means a use, building or structure which does not conform, comply or agree with the Permitted Uses for the zone within which such use, building or structure is located.

2.90 **"Non-Residential"** – see "Building – Non-Residential".

2.91 **"Off-Street Loading Space"** means a space on a lot on which a truck may be parked for standing, loading or unloading services. Such space shall have adequate means of ingress and egress to and from a public street or lane, shall be located to the rear of the front yard setback as established by this By-law and shall be arranged so as to avoid undue interference with public use of streets or lanes.

2.92 **"Off-Street Parking Space"** means a space on which a motor vehicle may be parked and which has access by way of a drive aisle or driveway to a street or lane.

2.92.1 **"Off-Street Parking Space, Barrier-Free Accessible"** means a parking space provided for the use of persons with disabilities pursuant to the Accessibility for Ontarians with Disabilities Act, 2005.

2.93 **"Parking Lot – Commercial"** means a lot, building or structure, on or in which motor vehicles are parked for compensation and which is not accessory to another use or other uses on the same lot.

2.94 **"Person"** means any association, partnership, corporation, Municipal Corporation, agent or trustee and the heirs, executors or other legal representatives of a person to whom the context may apply according to law.

2.95 **"Pit"** means a place where unconsolidated gravel, stone, sand, earth, clay, fill, mineral or other material is being or has been removed by means of an open excavation to supply material for construction, industrial or manufacturing purposes, but does not include a wayside pit.

2.96 **"Place of Worship"** means the use of a building by any religious organization and involving the regular gathering of people for faith based ceremonies and teaching.

2.97 **"Private Home Day Care"** means the temporary care for reward or compensation of five children or less who are under ten years of age where such care is provided in a maximum of one dwelling unit per lot, for a continuous period not exceeding twenty-four hours and where the caregiver resides in the dwelling unit in which the private home day care is located.

2.98 **"Province"** means the Province of Ontario or one or more of its ministries or other agencies that exercise delegated authority on behalf of one or more ministries.

2.99 **"Public Street or Public Road"** – see "Street or Road".

2.100 **"Quarry"** means a place where consolidated rock has been or is being removed by means of an open excavation to supply material for construction, industrial, or manufacturing purposes, but does not include a wayside quarry or open pit metal mine.

2.101 **"Recognized Lot"** means a parcel or tract of land:

2.101.1 which is the whole of a lot on a plan of subdivision which has been registered pursuant to the provisions of The Planning Act and which has not been deemed not to be a Registered Plan of Subdivision under the provisions of The Planning Act; or

2.101.2 which comprises all the land described in a conveyance by way of deed, transfer, mortgage, charge or agreement of sale and purchase to which consent has been given under the provisions of The Planning Act as from time to time amended; or

2.101.3 which might be legally conveyed by way of deed, transfer, mortgage, charge or agreement of sale and purchase without consent under the provisions of The Planning Act as from time to time amended, and which contains a lot area of not less than 1,390 square metres and a lot width of not less than 30 metres, provided however that no parcel or tract of land ceased to be a Recognized Lot by reason only of the fact that a part of parts of it has or have been conveyed to or acquired by the Township, the Region, Her Majesty in the Right of Ontario or Her Majesty in the Right of Canada.

2.102 **"Recreational Trailer or Vehicle"** means any motor vehicle, or trailer constructed that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle, capable of being used for the temporary living, sleeping or eating accommodation of persons, notwithstanding that such vehicle may be jacked up or that it running gear may be removed, but not including a mobile home.

2.103 **"Refreshment Cart"** means any vehicle, other than a motorized vehicle, from which refreshments are sold for consumption by the public which has a valid annual license to operate as a refreshment cart issued by the Township***.***

2.104 **"Refreshment Vehicle"** means any vehicle which is propelled or driven by any kind of power, excluding muscular power, from which refreshments are sold for consumption by the public which has a valid annual license to operate as a refreshment vehicle issued by the Township.

2.105 **"Region"** means the Corporation of the Regional Municipality of Waterloo.

2.106 **"Rehabilitation Treatment Centre and Recovery Facility**" means a facility that offers in-patient and/or out-patient care as well as treatment, rehabilitation and/or addiction recovery services and includes as a component, living accommodations.

2.107 **"Residential Building"** means a separate building designed, intended or used to contain a dwelling unit or units.

2.107.1 **"Residential Building – Single Detached**" means a Residential Building containing only one dwelling unit and which is the principal dwelling of the owner or occupant thereof.

2.107.2 **"Residential Building – Duplex**" means a Residential Building divided horizontally to contain two dwelling units."

2.107.3 **"Residential Building – Semi-Detached**" means a separate building divided vertically into two dwelling units by a solid common wall extending from the base of the foundation to the roof line and said common wall shall have a horizontal distance of not less than fifty percent (50%) of the horizontal depth of the building.

2.107.4 **"Residential Building - Triplex**" means a Residential Building divided so as to contain three dwelling units, each of which has a separate entrance and where one unit or more is located above another unit.

2.107.5 **"Residential Building – Apartment**" means a Residential Building divided horizontally and vertically to contain more than four dwelling units.

2.107.6 **"Residential Building – Fourplex"** means a Residential Building divided horizontally or divided both horizontally and vertically into four (4) dwelling units, each of which has an independent entrance to the outside or through a common vestibule or a combination of both, but does not include a Residential Building – Semi-Detached with accessory Additional Dwelling Units (Attached).

2.107.7 **"Residential Building – Townhouse**" means a Residential Building divided vertically into three (3) or more dwelling units by common walls which prevents internal access between dwelling units and includes the following:

a) "Residential Building – Back-to-Back Townhouse" means a Residential Building – Townhouse with a common rear wall.

b) "Residential Building – Cluster Townhouse" means a Residential Building – Townhouse, but is not a Residential Building – Back-to-Back Townhouse or Residential Building – Street Townhouse.

c) "Residential Building – Street Townhouse" means a Residential Building – Townhouse where each unit is designed to be on a separate lot, but is not a Residential Building – Cluster Townhouse.

2.108 **"Restaurant"** means a business establishment, the primary function of which is to prepare and serve food and/or drink for consumption on or off-site.

2.109 **"Retail"** means the selling of articles to the general public for its use.

2.110 **"Retirement Residential Facility"** – means a premises regulated by the Retirement Homes Act, 2010, providing accommodation and services in a semi-independent living environment, support and health services may be provided which may include accessory personal service, retail and recreational uses for the residents, but does not include a long term care facility or hospital.

2.111 **"Riding Academy or Stable"** means a stable for the housing of horses for hire or boarding or for a private riding club which may include a building where equestrian skills are practised.

2.112 **"Road"** – see "Street or Road".

2.113 **"Rooming House"** – see "Lodging, Rooming or Boarding House".

2.114 **"Sand or Gravel Pit"** – see "Pit".

2.115 **"School"** means a public, private, or separate elementary school, secondary school or post-secondary institution regulated by the Province.

2.116 **"Semi-Detached"** – see "Residential Building – Semi-Detached".

2.117 **"Service Station – Automobile"** – see "Automobile Service Station".

2.118 **"Stacking Lane"** means a continuous on-site queuing lane that includes stacking spaces for motor vehicles which is separated from other vehicular traffic and pedestrian circulation by barriers, markings, or signs, and from which an off-street parking space may not be directly accessed.

2.119 **"Stacking Space"** means a rectangular space that may be provided in succession and is designed to be used for the temporary queuing of a motor vehicle in a stacking lane.

2.120 **"Storey"** means that portion of a building that is situated between the top of any floor and the top of the floor next above it and if there is no floor above it, that portion between the top of such floor and the ceiling above it, but not including an attic.

2.121 **"Storey – First"** means the storey with its floor closest to grade and having its ceiling more than 1.8 metres above grade.

2.122 **"Street Line"** means the lot line abutting a street or road.

2.123 **"Street or Road"** means a public thoroughfare other than a lane, which is maintained by a public road authority and which is open and passable during all seasons of the year.

2.124 **"Structure"** means anything constructed or built, either permanent or temporary, and which is fixed to or resting on or below the ground.

2.125 **"Township"** means The Corporation of the Township of Wilmot.

2.126 **"Triplex"** – see "Residential Building – Triplex".

2.127 **"Use"** means the purpose for which a lot, building or structure or any combination thereof is designed, arranged, intended, occupied or maintained and "Used" shall have a corresponding meaning.

2.128 **"Vehicle"** means a motor vehicle, trailer, traction engine, farm tractor, road building machine and any vehicle drawn, propelled or driven by any kind of power, including muscular power, but does not include the cars of electric, steam or diesel railways, running upon rails. (see also "Motor Vehicle")

2.129 **"Veterinary Clinic"** means a building or part thereof wherein animals of all kinds are treated or kept for treatment by a registered veterinarian, and where such animals can be temporarily boarded. For additional clarity, a veterinary clinic located in Zone 5, Zone 6, Zone 7 or Zone 10 shall not include a kennel, pound, or outdoor dog run/walk areas. An outdoor dog run/walk area means an area located outside of the main building used for the unsupervised or unleashed keeping or exercising of dogs.

2.130 **"Video/Pinball Game Amusement Centre"** means an establishment where three (3) or more video or pinball game machines are available for use. Up to two (2) video or pinball game machines are deemed to be permitted as an accessory use to any establishment in any Zones 5, 6, 7, 8 or 9 or to a 'Commercial Recreation' use in any zone permitting said use.

2.131 **"Wayside Pit" or "Wayside Quarry"** means a temporary pit or quarry opened and used by a public road authority solely for the purpose of a particular project or contract or road construction and not located on the road right-of-way.

2.132 **"Wholesale"** means the selling of articles to persons in the trade.

2.133 **"Yard"** means a space open from the ground to the sky on the same lot with a building, unoccupied except for such accessory buildings as are specifically permitted in this By-law.

2.133.1 "**Yard – Front**" means a yard extending from side lot line to side lot line and from and parallel to the street line, to the nearest part of the main building or structure on the lot, disregarding open terraces or steps. The closest point at which a building or structure may be located is defined in the zoning category under the heading "Minimum Front Yard Setback".

2.133.2 **"Yard – Rear**" means a yard extending across the full width of the lot from side lot line to side lot line and extending from the rear lot line (or, in the case of a triangular lot, between the apex of the triangle formed by the intersection of the side lot lines) to the rear wall of the main building located on the lot. The depth of the rear yard, measured horizontally from the rear lot line (or, in the case of a triangular lot, from the apex of the triangle formed by the intersection of the side lot lines) to the closest point at which a main building may be located is defined in the zoning category under the heading "Minimum Rear Yard Setback".

2.133.3 "**Yard – Side**" means a yard adjacent to the side lot lines and extending from the front yard setback to the rear yard. The width of the side yard (from side lot line to the closest point at which a building may be located) is defined in each zoning category under the heading "Minimum Side Yard Setback".

2.133.4 "**Yard – Exterior Side**" means a yard adjacent to the exterior side lot line which extends from said lot line to the nearest part of the main building or structure on the lot. The closest part at which a building or structure may be located is defined in the zoning category under "Minimum Exterior Side Yard Setback".

SECTION 3: INTERPRETATION

3.1 In this By-law, unless the context otherwise requires, the expression “use” or “used” shall include anything done or permitted by the owner or occupant of any land, building or structure, directly or indirectly, or by or through any trustee, tenant, servant or agent acting for or with the knowledge and consent of such owner or occupant, for the purpose of making use of the said land, building or structure.

3.2 In this By-law, unless the contrary intention appears, words importing the singular number or the masculine gender only shall include more persons, parties or things of the same kind than one and females as well as males and the converse.

3.3 In this By-law, the word “shall” shall be construed as always mandatory.

3.4 Where in Section 2 the act of defining imposes, restrictions, regulations or controls, such restrictions, regulations or controls are adopted as restrictions, regulations and controls imposed by this By-law.

3.5 When determining the minimum side yard requirements for a Residential Building, these requirements shall be determined by the number of storeys in the building and not by the height of the wall adjacent to the yard.

3.6 If, subsequent to the construction of a building or structure, a setback regulation contained within this By-law is determined to be deficient to meet the requirements of this By-law, 0.1 metres is the factor within which it is deemed that the regulations of this By-law are met within a reasonable tolerance.

3.7 Where any legislation or portion thereof is referenced herein, it is intended that such references should be interpreted to include any subsequent legislation and related regulations that may amend or replace the specific statute.

3.8 In this By-law, the notation “%” shall mean percent, the notation “m” shall mean metres, the notation “m^2” shall mean square metres, and the notation “ha” shall mean hectares.

SECTION 4: APPLICATION OF THE BY-LAW

All of the provisions of this By-law shall apply throughout all of the areas of the Township of Wilmot

From and after the effective date of this By-law, no building or structure shall be erected or altered and no change of occupancy of any building, structure, land or premises shall be made in whole or in part except in conformity with the provisions of this By-law.

4.1 Lots Under Size

Where a Recognized Lot does not comply with the minimum lot area, width or frontage of the zone in which the Recognized Lot is located or as contained within a subsection of Section 22 of this By-law, the minimum lot area, width and frontage shall be the lot area, width and frontage of the Recognized Lot as existed on the day of passing By-law 2020-026.

4.2 Non-Conforming Uses

4.2.1 Nothing in this By-law shall apply to prevent the use of any land, building or structure for any purpose prohibited by the By-law if such land, building or structure was lawfully used for such purpose on the day of the passing of the By-law, so long as it continues to be used for that purpose.

4.2.2 Nothing in this By-law shall apply to prevent the erection or use for a purpose prohibited by the By-law of any building or structure the plans for which have, prior to the day of the passing of the By-law, been approved by the municipal architect or building inspector, so long as the building or structure when erected is used and continues to be used for the purpose for which is was erected and provided the erection of such building or structure is commenced within two years after the day of the passing of the By-law and such building or structure is completed within a reasonable time after the erection thereof is commenced.

4.2.3 Nothing in this By-law shall prevent the strengthening or restoration to a safe condition of any building or structure or part of any building or structure provided the strengthening or restoration will not change the use of the building or structure.

4.2.4 A building destroyed by fire or natural disaster may be restored and reconstructed on the same lot provided the yard depths existing at the time prior to the destruction are maintained or are not reduced to a depth lesser than required by this By-law, provided that a building permit for such reconstruction is issued within one (1) year of the date of destruction.

4.2.5 Notwithstanding anything contained in this subsection, where, on the day of the passing of this By-law, a building exists which was designed for and is used as a Residential Building – Single Detached, nothing in this By-law, regardless of the zone in which the building is located, shall prevent:

(a) The construction of a building or structure for a use accessory to a Residential Building in accordance with the regulations for accessory buildings in the zone within which such Residential Building is located.

(b) The enlarging or extension of the existing Residential Building by not more than twenty-five percent (25%) of the total floor area of the building on the day of the passing of this By-law, so long as such Residential Building when enlarged or extended will conform with the General Regulations contained in Section 6 of this By-law and the specific regulations covering side yards contained in Zone 2 of this By-law.

4.3 Discontinued Non-Conforming Uses

Where for any reason the use of any land, building or structure for a use not permitted by this By-law, but which was in existence on the day of the passing of this By-law, has ceased, such non-conforming use shall not be resumed and any future use of the land, building or structure shall be in conformity with the regulations covering the zone in which the land, building or structure is located.

SECTION 5: ZONES

5.1 Classification of Zones

For the purpose of this By-law, the following zones are established and the lands included in each zone are shown on the Zoning Maps forming Schedule "A" to this By-law.

Zone	Map Symbol
Zone 1 (Agricultural)	Z1
Zone 2 (Residential)	Z2
Zone 2a (Residential)	Z2a
Zone 2b (Residential)	Z2b
Zone 2c (Residential)	Z2
Zone 3 (Residential)	Z3
Zone 4 (Residential)	Z4
Zone 4a (Residential)	Z4a
Zone 5 (Commercial)	Z5
Zone 6 (Commercial)	Z6
Zone 7 (Commercial)	Z7
Zone 8 (Commercial)	Z8
Zone 8a (Commercial)	Z8a
Zone 9 (Commercial)	Z9
Zone 10 (Industrial)	Z10
Zone 10a (Light Industrial)	Z10a
Zone 11 (Open Space)	Z11
Zone 12 (Institutional)	Z12
Zone 13 (Residential)	Z13
Zone 14 (Extractive Industrial)	Z14
Zone 15 (Residential)	Z15

5.2 Zoning Maps

The extent and boundaries of all the said zones are shown on the Zoning Maps forming Schedule "A" to this By-law, which Zoning Maps, together with all notations, references and other information shown thereon are hereby incorporated in and declared to form part of this By-law to the same extent as if fully described herein. Any lands not indicated on the zoning maps as being within another zoning category are hereby included in Zone 1.

5.3 Boundaries of Zones

Where any uncertainty exists as to the location of the boundary of any of the said zones as shown on the Zoning Maps, the following rules shall apply:

5.3.1 Where the boundaries are indicated as following approximately the centre lines of streets or lanes or their productions, such centre line shall be deemed to be the boundary.

5.3.2 Where the zone boundaries are indicated as approximately following a lot line or property boundary, such lot line or property boundary shall be deemed to be the said boundary.

5.3.3 Where the zone boundaries are indicated as approximately parallel to any street and the distance from such street is not indicated, such zone boundaries shall be construed as being parallel to such street and the distance therefrom shall be determined by the use of the scale of the said Zoning Maps.

5.3.4 Where the boundaries follow railway lines, such boundaries shall be deemed to be located at the boundaries of the railway right-of-way.

5.3.5 If a zone boundary cannot be otherwise located, it shall be located by measurement using the scale as shown on the said Zoning Map.

5.3.6 Where within a single lot, the boundary of Zone 11 abuts another zone, the boundary between Zone 11 and the abutting zone shall be determined based on the furthest extent of development that the Grand River Conservation Authority may support on the lot. For further clarity, this approval may result in either the increase or decrease in the portion of the property zoned Zone 11.

5.4 Closed Streets

Where any street or lane or portion thereof as shown on the Zoning Maps is hereafter closed or diverted, or where any land included in any railway right-of-way shall hereafter cease to be used for railway purposes, the lands formerly included in such street, lane or railway right-of-way shall be included within the “use” zone or zones as shown on the Zoning Maps.

SECTION 6: GENERAL REGULATIONS

6.1 Within the Corporate Limits of the municipality, no person or persons shall use any land or erect or use any building or structure for any purpose other than one or more of the uses listed under the heading "Permitted Uses" for the zoning category in which such land, building or structure is located.

6.2 Within the Corporate Limits of the municipality, no person or persons shall use any lands or erect or use any building or structure which does not conform to the provisions set out in this Section and to the regulations set out under the heading "Regulations" for the zoning category in which such land, building or structure is located.

6.3 Accessory Buildings

6.3.1 No person shall erect any accessory building or structure, including an uncovered deck, any part of which is within 3.0 metres of any main building on an adjoining lot, within the required front yard or exterior side yard for the main building to which the building or structure is accessory, or closer than 0.6 metres from any side or rear lot lines, other than a legal fence or wall.

6.3.2 Notwithstanding subsection 6.3.1, an accessory building or structure with a maximum lot coverage of 10 square metres and a maximum height (measured to the tallest part of the building) of 2.5 metres as well as an inground pool (measured to the coping) may be located no closer than 0.6m to an exterior side lot line.

6.3.3 Accessory buildings or structures in a residential zone shall be subject to the following regulations:

6.3.3.1 The maximum height shall be 4.5 metres, but not more than one storey.

6.3.3.2 The maximum combined lot coverage of all accessory buildings and structures shall be 10 percent of the lot or 75 percent of the lot coverage of the main building, whichever is less.

6.3.4 No dwelling unit or habitable room may be established within, on, above or attached to any accessory farm building which is designed, intended or used for the keeping of animals.

6.3.5 No accessory building shall be used in any zone for the housing, breeding or raising of livestock of any kind for commercial purposes unless such use is specifically permitted within the zone.

6.3.6 No accessory building shall be used for human habitation unless such use is specifically permitted within the zone.

6.3.7 A building connected to a main building by only an attachment consisting of a roof with no walls, windows or doors separating the space below the roof from the outside, shall be considered to be an accessory building. The lot coverage of an accessory building in this subsection shall include the area below the roof that attaches the accessory building to the main building.

6.3.8 For the purposes of Subsection 6.3, a building or structure with a roof attached to a main building is considered to be an accessory building or structure where the overhead members or roofing cover no more than 50 percent of the footprint of the building or structure and there are no walls, windows or doors except where the structure abuts the main building.

6.3.9 Where a building or structure described in Subsubsection 6.3.8 is situated on top of a deck, the deck below said building or structure shall be considered uncovered.

6.4 Prohibited Obstructions

6.4.1 Except as specifically permitted elsewhere in this By-law, no person shall construct or locate any building or structure within a front yard or exterior side yard established by this By-law, but this provision shall not apply to the construction or location of uncovered landings, terraces or steps provided that such landings, terraces or steps are not more than 1.2 metres above the finished ground level.

6.4.2 No person in any zone shall construct or locate any building or structure in any side yard required to be provided under this By-law, but this provision shall not apply to the construction

or location of uncovered terraces or steps provided that such terraces or steps are not more than 0.6 metres above the finished ground level.

6.4.3 Notwithstanding the above, in any yard there may be erected or maintained the usual projections on main buildings of windowsills, chimney breasts, belt courses, cornices, eaves and other architectural features, provided however that no such feature shall project more than 0.3 metres into any required side yard or more than 0.6 metres into any other required yard, except for open iron or steel fire escapes, one or more of which may be erected or maintained.

6.4.4 On any lot between two existing buildings which are not more than 60.0 metres apart and both of which are between the street line and the front yard or exterior side yard setback established by this By-law, a building may be erected in line with the existing building closest to the required front yard or exterior side yard setback.

6.4.5 On any lot between two existing buildings which are not more than 60.0 metres apart and both of which are farther from the street line than the front yard or exterior side yard setback established by this By-law, the wall of the building closest to the street line shall be deemed to be the front yard or exterior side yard setback.

6.4.6 No person shall construct or locate a building or structure, alter any finished ground level, or introduce any asphalt, concrete, interlocking stone, permeable paver, patio stone, retaining wall or other hard-surfaced material within 0.6m of any lot line, except a driveway where it abuts a street line, a shared driveway permitted by the Township, when specifically permitted elsewhere in this By-law, or unless authorized through a lot grading and drainage plan approved by the Township.

6.5 Corner Visibility Triangles and Driveway Visibility Triangles

6.5.1 No tree, shrub, foliage, sign, building, structure or other impediments shall be maintained in such a location or manner so as to obstruct visibility within a corner visibility triangle or driveway visibility triangle. An obstruction shall not include objects 0.75 metres or less in height above the ground.

6.5.2 A corner visibility triangle is required in all zones and shall be measured at 7.5 metres from the point of intersection of the street lines.

6.5.3 A driveway visibility triangle is required in all zones and shall be measured at 4.5 metres from the point of intersection of a street line and the edge of a driveway.

6.6 One Residential Building Per Lot

No person or persons shall be permitted to have more than one Residential Building on any one lot, except where more than one Residential Building is specifically permitted elsewhere in this By-law.

6.7 Frontage on Public Street

No lot shall be used nor shall any building or structure be erected thereon or used for any purpose in any zone unless the front line of such lot abuts a public street other than a lane or private thoroughfare.

6.8 Public Services and Utilities

Notwithstanding anything contained in this By-law, the Township or any local board or commission thereof, the Region, any telephone or telegraph company, a transportation system owned or operated by or for the Township or the Region, Kitchener-Wilmot Hydro Inc., Hydro One Networks Inc., a gas company holding a franchise under the provisions of The Municipal Franchise Act, as amended and any department or Ministry of the Federal or Provincial Government may, for the purpose of the public service, use any land or erect or use any building or structure in any zone, notwithstanding that such building or structure or proposed use does not conform to the provisions of this By-law for such zone.

6.9 Obnoxious, Offensive or Dangerous Uses

In any zone, unless specifically permitted by this By-law, any use that 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, shall be prohibited.

6.10 Off-Street Parking and Off-Street Loading Areas

Entrances, driveways, drive aisles, service areas, off-street parking and off-street loading areas shall be provided and maintained with stable surfaces free of dust such as asphalt, concrete, interlocking stone, permeable pavers, or other hard-surfaced material as approved by the Township.

6.11 Off Street Loading Requirements

In any zone where off-street loading spaces are required, no commercial industrial or institutional building to which or from which regular deliveries are made by truck shall be used or erected unless there is provided space off a street or lane for the standing, loading or unloading of trucks in conformity with the following regulations:

6.11.1 Shall be located to the rear of the front yard or exterior side yard setback.

6.11.2 Shall be arranged to avoid interference with movement of traffic on public streets or lanes.

6.11.3 Each off-street loading space shall have a minimum dimension of 3.0 metres by 10.6 metres and a minimum overhead clearance of 4.2 metres.

6.11.4 One off-street loading space shall be provided for each 2,322 square metres or part thereof of building floor area.

6.12 Off-Street Parking Requirements

6.12.1 Unless specifically permitted elsewhere in this By-law, the following regulations shall apply to all zones:

(a) All off-street parking spaces required by this By-law shall be provided and maintained on the same lot and in the same zone as the use requiring such area;

(b) All off-street parking spaces shall have direct access from a street or lane via a driveway or drive aisle.

(c) A drive aisle shall have a minimum width of 6.0 metres.

(d) Any motor vehicle, recreational vehicle, recreational trailer or trailer parked or stored in either a front yard or flankage yard, shall be parked or stored within an off-street parking space, off-street loading space or driveway.

(e) The minimum dimension of a parking space shall be 2.75 metres x 6.0 metres.

6.12.2 Unless specifically permitted elsewhere in the By-law, the following regulations shall apply to residential zones:

(a) All off-street parking spaces required by this By-law shall be situated to the rear of the front yard or exterior side yard setback.

(b) Despite clause (a) above, on a lot containing a residential building single detached, semi-detached, or street townhouse, parking may be located on the driveway within the front yard or flankage yard as follows:

(i) one space where two or more parking spaces are required;

(ii) one space per additional dwelling unit (attached); and,

(iii) one space per additional dwelling unit (detached).

(c) In any residential zone that permits a residential building other than a residential building – apartment, residential building – back-to-back townhouse, or residential building – cluster townhouse, no parking space provided in a front yard or exterior side yard shall be located in an area beyond the side limits of a driveway.

(d) In any residential zone the parking or storage of commercial vehicles is prohibited except when considered to be accessory to residential use subject to the following regulations:

(i) No commercial vehicle exceeding a vehicle weight (as contained on the vehicle registration), of 4,500 kilograms shall be parked or stored, except within a fully enclosed building or structure;

(ii) Notwithstanding clause (i) above, no commercial trailer, cube van, tow truck, tilt/n/load, dump truck, tractor trailer, semi-trailer, or any component thereof, or a bus exceeding 10 passenger seats shall be parked or stored, except within a fully enclosed building or structure;

(iii) Notwithstanding clauses (i) or (ii) above, any commercial vehicle may temporarily attend residential properties for the purpose of deliveries or service calls; and,

(iv) No parked or stored commercial vehicle shall obstruct the visibility or movement of vehicular or pedestrian traffic within a street or lane or encroach on same.

6.12.3 When calculating the number of parking spaces required in accordance with the regulations of this By-law, any fraction or part of a parking space so calculated shall be considered to be a requirement for one additional parking space.

6.12.4 In any zone where off-street parking is required, such off-street parking spaces shall be provided and maintained on the same lot in conformity with the following:

Permitted Use	**Required Off Street Parking Space**
Residential Building- Single Detached, Semi-Detached, and Street Townhouse	2 spaces per dwelling unit
Additional dwelling unit (attached) and additional dwelling unit (detached)	1 space per dwelling unit
Residential Building – Duplex, Triplex or Fourplex	1.5 spaces per dwelling unit
Residential Building – Back-to-Back Townhouse or Cluster Townhouse	2.5 spaces per dwelling unit
Residential Building - Apartment	1.5 spaces per dwelling
Home Occupation	1 space for every 2 customers or clients attending the property plus the parking spaces required for the dwelling unit. Parking spaces required for a home occupation may be provided in a driveway within the front yard or exterior side yard.
Golf Course 18 Hole 9 Hole	 125 spaces 75 spaces
Golf Driving Range / Miniature Golf Course	3 spaces for each 2 tees or holes
Doctor’s Office in Private Residence	3 spaces plus 1 space for the residential unit
Medical Clinic and Veterinary Clinic	6 spaces for each physician or practitioner
Funeral Home	1 space for each 100 square metres of such floor area, but not less than 20 spaces

Place of Worship	8 spaces for each 100 square metres of floor area available to the public
Auditorium, Community Centre, Stadium or similar use involving assembly of persons	8 spaces for each 100 square metres of floor area available to the public
Commercial Floor Area devoted to retail sales or merchandising	1 space for each 18.5 square metres of such floor area
Commercial Floor Area Not devoted to retail sales or merchandising	1 space for each 30 square metres of such floor area
Schools - Elementary Secondary	 1 space for each classroom plus the additional requirement for an auditorium. 3 spaces for each classroom plus the additional requirements for an auditorium
Hospital, Rest Home or Nursing Home	1 space for every 4 beds plus 1 space for every 4 employees
Hotel, Motel and similar uses providing sleeping quarters and meals to the travelling public	1 space per rentable bedroom unit plus additional requirements for restaurant or place for dispensing refreshment to the public
Restaurant or place for dispensing Refreshment to the public	1 space for each 4.6 square metres of floor area devoted to public use
Drive-Through Facility	0, but provide stacking spaces in accordance with subsection 6.14
Industry	1 space for each 100 square metres of Floor area used for industrial purposes. A minimum of 4 spaces shall be required
Service Station or Repair Garage	4 spaces for each service bay
Gas Bar	0, but provide stacking spaces in accordance with subsection 6.14
Car Wash	0, but provide stacking spaces required in accordance with subsection 6.14
Lodging, Rooming or Boarding House	1 space for each dwelling unit with 1 additional space for each 2 guest rooms
Day Care Facility	1 space per 30 square metres of floor area, minimum of 5 spaces
Private Home Day Care	1 space plus the parking spaces required for the dwelling unit. Parking spaces required for a private home daycare may be provided in a driveway within the front yard or exterior side yard.
Office, or Office Space Within Industrial Building	1 space for each 30 square metres of such floor area.
Warehouse, or Warehouse space in an Industrial Building	1 space for each 200 square metres of Space in an Industrial Building floor area used for warehousing purposes. Any warehouse building shall have a minimum of 4 spaces.
Other Permitted Uses	1 space for each 46.4 square metres of floor space

6.12.5 Barrier-Free Accessible Off-Street Parking Requirements shall be provided as follows:

(a) Type A barrier-free accessible parking spaces must be a minimum of 3.4 metres in width and a minimum of 6.0 metres in length.

(b) Type B barrier-free accessible parking spaces must be a minimum of 2.4 metres in width and a minimum of 6.0 metres in length.

(c) Where one barrier-free accessible parking space is required, it shall be a Type A barrier-free accessible parking space.

(d) Where an even number of barrier-free accessible parking spaces are required, an equal number of Type A and Type B barrier-free accessible parking spaces shall be provided.

(e) Where an odd number of barrier-free accessible parking spaces are required, an equal number of Type A and Type B barrier-free accessible parking spaces shall be provided, where the additional parking space may be a Type B barrier-free accessible parking space.

(f) Access aisles shall be provided for all barrier-free accessible parking spaces, may be shared between two spaces, and shall meet the following requirements:

(i) shall be a minimum of 1.5 metres in width;

(ii) shall extend the full length of the parking space; and,

(iii) shall be marked with high tonal contrast diagonal lines, which discourage parking in them, where the surface is asphalt, concrete or similar hard surface.

(g) Barrier-free accessible parking spaces shall be provided in accordance with the following and rounding up to the nearest whole number:

Number of Required Parking Spaces	**Number of Barrier-Free Accessible Parking Spaces Required**
1 to 12	1 of total required parking spaces
13 to 100	4% of total required parking spaces
101 to 200	1, plus 3% of total required parking spaces
201 to 1000	2, plus 2% of total required parking spaces
More than 1000	11, plus 1% total required parking spaces

(h) barrier free accessible parking spaces are not required on a lot where there is no barrier free accessible building.

6.13 Garage and Driveway Widths in a Residential Zone

In any residential zone, other than a lot within Zone 2 and Zone 2a having a lot area of 0.2 hectares or greater, that permits a residential building, other than a residential building – apartment, residential building – back-to-back townhouse, or residential building – cluster townhouse, the following regulations shall apply:

6.13.1 A maximum of one driveway with one access from a street or lane shall be permitted on a lot, except:

(a) in the case of a residential building – semi-detached or street townhouse, where each dwelling unit, not including an additional dwelling unit (attached) or (detached), may have one driveway; and,

(b) when otherwise authorized by the Region or Township.

6.13.2 A driveway shall have a minimum width of 3.0 metres.

6.13.3 A driveway shall have a maximum width as follows, but in no case wider than 8.25 metres:

Permitted Use	**Maximum Driveway Width**	**Maximum Attached Garage Width**
Residential Building - Single Detached, Duplex, Triplex, or Fourplex	50% of the lot width, or the driveway may be as wide as the attached garage if one is provided on the lot.	65% of the width of the residential building at grade adjacent to the front yard.

Residential Building – Semi-Detached or Street Townhouse	50% of the lot width, or 5.5 metres, whichever is less, or the driveway may be as wide as the attached garage if one is provided on the lot. Notwithstanding subsection 6.4.6, no setback shall be required for a driveway located along the common lot line of the same residential building.	60% of the width of the residential building at grade adjacent to the front yard.

6.13.4 Any asphalt, concrete, interlocking stone, permeable paver, patio stone, or other hard-surfaced material abutting a driveway shall be considered part of the driveway for the purposes of this subsection.

6.14 Stacking Regulations

In any zone where stacking spaces or stacking lanes are required, the following regulations shall apply:

6.14.1 Stacking spaces shall not be located within 3 metres of a street line.

6.14.2 A stacking space shall be a minimum of 2.75 metres in width and a minimum of 6 metres in length.

6.14.3 Stacking spaces and stacking lanes shall be provided on the same lot as the building that they serve.

6.14.4 A waste receptacle providing for the separate containment of recycling, compostables, and other waste, shall be provided along and within 0.6 metres of a stacking lane and accessible by patrons while in their motor vehicle within the stacking lane associated with a restaurant.

6.14.5 A stacking lane shall be independent from a driveway or drive aisle.

6.14.6 The number of required stacking spaces shall be as follows:

Use	Minimum number of Stacking Spaces
Car Wash (automatic)	10
Car Wash (self service)	2 per washing bay
Gas Bar or Automobile Service Station	2 per fueling area
Restaurant with a drive-through facility	20
Retail or Financial Establishment with a drive-through facility	3

6.15 Outdoor Storage and Display

Except as specifically provided elsewhere in this By-law, the outdoor storage or display of goods, materials, parts machinery or finished products is prohibited.

6.16 Buffer Strips

In any zone where a buffer strip is required, such buffer strip shall:

6.16.1 Have a minimum width throughout of not less than 1.5 metres.

6.16.2 Be located abutting the zone or lot limit save and except that no buffer strip shall be located between the street line and any building line established by this By-law

6.16.3 Be in addition to all other yards required in the said zone.

6.16.4 Be kept free of all parking, building or structures except for legal boundary fence or wall.

6.16.5 Be used only for the planting of grass, flowers, shrubs or trees.

6.17 Setbacks to Municipal Drains

In any zone, no building or structure may be erected or enlarged nearer to any municipal drain, than specified as follows:

6.17.1 In any non-residential zone, 9.0 metres from top of bank to an open drain and where the top of bank is not definable, 9.0 metres from the centre-line of the drain. In the case of an enclosed drain, 4.5 metres from the centre-line of the drain;

6.17.2 In any residential zone, 4.5 metres from the top of bank of an open drain and where the top of bank is not definable, 4.5 metres from the centre-line;

6.17.3 Subsection 6.17 shall not apply to existing buildings or structures;

6.17.4 If the working area described in a municipal drainage by-law is greater than the setbacks established in Subsection 6.17, the working area shall apply.

6.18 Exterior Lights

No person shall erect outside lighting except in conformity with the following regulations:

6.18.1 Lights shall not be erected in such a way as to be confused with traffic lights or be otherwise hazardous to traffic.

6.18.2 Lights used to illuminate a sign, building or premises, including a parking area, shall be arranged to deflect light away from adjacent premises or streets.

6.19 Public Parks and Public Recreation Areas

Notwithstanding anything contained in this By-law, public parks and public recreation areas shall be permitted uses in any zone as defined in this By-law and within the Municipal Limits of the Township.

6.20 Regulations for a Home Occupation

No person or persons shall have, conduct or establish a home occupation except in conformity with the following regulations:

6.20.1 That such home occupation shall be located entirely within dwelling unit or an accessory building.

6.20.2 That the maximum floor area devoted to a home occupation shall be as follows:

Residential Building – Single Detached	$50m^2$, or 25 percent of the floor area of the dwelling unit, whichever is lesser
Residential Building – Semi-Detached	$35m^2$, or 25 percent of the floor area of the dwelling unit, whichever is lesser
Residential Building – Duplex, Triplex, Fourplex, Apartment and Townhouse	$25m^2$, or 25 percent of the floor area of the dwelling unit, whichever is lesser

6.20.3 That such home occupation shall only be conducted by the permanent residents of the dwelling unit to which the use is accessory, and that there shall be no employees operating in or from the premises at any time.

6.20.4 That there shall be no display material visible from a public street.

6.20.5 That the type, location, size and number of signs shall be regulated by the Township Sign By-law 2002-68, or its successor.

6.20.6 That there shall be no outdoor storage of goods or materials.

6.20.7 That no retail sales or wholesale merchandising shall take place from the premises.

6.20.8 No home occupation shall be permitted until a Certificate of Occupancy has been issued by the Township. No change in use shall be made without the issuance of a new Certificate of Occupancy.

6.20.9 That no machinery or mechanical equipment of any kind other than household, hobby or office equipment shall be used on the premises in connection with such home occupation.

6.20.10 That no exterior alterations shall be made to the building or premises in connection with a home occupation which would change the character of the building or premises as a residential building or lot.

6.20.11 That repair of vehicles, or the operation of an auto body repair shop is expressly prohibited as a home occupation.

6.20.12 That off-street parking shall be provided in accordance with Section 6.12.

6.20.13 A home occupation shall not include more than three customers or clients in attendance on a lot at any one time.

6.21 Regulations for a Hotel or Motel

No hotel or motel shall be erected or used except in conformity with the following regulations:

6.21.1	Minimum Lot Area	2,000 square metres.
6.21.2	Minimum Lot Width and Minimum Lot Frontage	30.0 metres
6.21.3	Minimum Side Yard (each side)	6.0 metres
6.21.4	Minimum Rear Yard	7.5 metres
6.21.5	Notwithstanding the foregoing, where rentable rooms have direct access to a side or rear yard, the minimum width of such yard shall not be less than 9.0 metres.	
6.21.6	Off Street-Parking and Off-Street Loading	Off-street parking and off-street loading shall be provided in conformity with the regulations contained in subsections 6.10, 6.11 and 6.12 of this By-law.
6.21.7	Exterior Lights	Exterior Lights shall only be permitted in conformity with the regulations contained in subsection 6.18 of this By-law.
6.21.8	Buffer Strips	A buffer strip in conformity with the regulations contained in subsection 6.16 of this By-law shall be provided along all zone limits where such hotel or motel use abuts a zone that permits a Residential Building.
6.21.9	Accessory Uses	Accessory uses to a hotel or motel shall not be interpreted to include an automobile service station, a service garage, a gas bar or a retail store.

6.22 Title Separation of Attached Dwellings

Nothing in this By-law shall be deemed to prevent separate and distinct ownership of the individual dwelling units in Residential Building – Semi-detached or Residential Building – Street Townhouse so long as the total aggregate requirements set forth in this By-law for each such building lot are maintained and so long as the following regulations are adhered to for each separated parcel:

(a) have a frontage on a public street;

(b) have a lot area of not less than 270 square metres;

(c) no side yard setback shall be required; and,

(d) provide off-street parking space in conformity with the regulations contained in subsections 6.10 and 6.12 of this By-law.

6.23 Wayside Pits and Quarries

Nothing in this By-law shall be deemed to prohibit the making or establishment of a “wayside pit or wayside quarry” as defined in this By-law.

6.24 Regulations for Farm-Related Occupations

In any zone where a farm-related occupation is a permitted use, such occupation shall be established only in conformity with the following:

6.24.1 All buildings, structures, storage, parking and loading areas used in connection with a farm-related occupation shall not occupy a lot area exceeding 0.2 hectares.

6.24.2 The farm occupation shall be for the exclusive use of the occupant of the farm to which it is an accessory use, and only occupants of the farm and employees engaged in the farming use to which the farm occupation is accessory are to be permitted to operate from the premises at any time.

6.24.3 No farm-related occupation shall be permitted until a Certificate of Occupancy has been issued by the Township. No change in use shall be made without the issuance of a new Certificate of Occupancy.

6.24.4 Any building or structure erected or used in connection with a farm-related occupation shall be located to the rear of the front yard or exterior side yard setback established by this By-law and in no case closer to the road than the wall of the existing building closest to the road.

6.24.5 Specific uses permitted as a farm-related occupation, shall include those manufacturing, fabricating, assembly, storage or repair enterprises, and/or those retail, wholesale or service enterprises which conform to the definition of a "Farm-Related Occupation" contained in this By-law, except that the following uses are specifically prohibited:

(a) a use which would require for its operation a standard of services (particularly water supply and waste disposal) which the municipality is unable or unwilling to provide;

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

(c) the recycling or refining of petroleum products;

(d) a junk, scrap, salvage or wrecking yard.

6.25 Regulations for a Mobile Home as an Accessory Dwelling Unit to a Farm

In any zone where a mobile home is permitted as an accessory dwelling unit on a farm, such mobile home shall only be located and/or constructed in accordance with the following regulations.

6.25.1 The mobile home shall conform to all requirements of the Ontario Building Code.

6.25.2 Water supply and sewage disposal services shall be approved by the Township.

6.25.3 The mobile home shall be located in conjunction with the existing buildings on the farm in such a way so as to not require a new road access.

6.25.4 A mobile home shall not be permitted where the property contains an additional dwelling unit (detached).

6.26 Regulations for Additional Dwelling Unit (Attached)

One additional dwelling unit (attached) may be permitted in association with a Residential Building - Single Detached, Semi-Detached or Townhouse in accordance with the regulations specified by the zone category in which an additional dwelling unit (attached) is permitted, the dwelling type in which the additional dwelling unit (attached) is located, and as amended by the following:

6.26.1 One additional dwelling unit (attached) shall only be located in the same building as a Residential Building - Single Detached, Semi-Detached or Townhouse;

6.26.2 A direct entrance to the additional dwelling unit (attached), from the exterior of the Residential Building in which the additional dwelling unit (attached) is located, shall be provided from a rear yard or side yard only;

6.26.3 An additional dwelling unit (attached) shall be connected to municipal water and sanitary sewer services;

6.26.4 Notwithstanding subsection 6.26.3, where municipal services are not available, an additional dwelling unit (attached) may be connected to private services at the discretion of the Township; and,

6.26.5 The additional dwelling unit (attached) shall conform to all requirements of the Ontario Building Code.

6.27 Regulations for Additional Dwelling Unit (Detached)

One additional dwelling unit (detached) may be permitted in association with a Residential Building - Single Detached, Semi-Detached or Townhouse in accordance with the regulations specified by the zone category in which an additional dwelling unit (attached) is permitted, and as amended by the following:

6.27.1 One additional dwelling unit (detached) shall only be permitted on the same lot as a Residential Building - Single Detached, Semi-Detached or Townhouse;

6.27.2 An additional dwelling unit (detached) shall not be severed from the lot containing the Residential Building - Single Detached, Semi-Detached or Townhouse;

6.27.3 No more than one additional dwelling unit (detached) is permitted on a lot;

6.27.4 An additional dwelling unit (detached) shall be subject to the setback, height and lot coverage regulations for accessory buildings set out in the zone in which the additional dwelling unit (detached) is located, except as follows:

(a) On a lot zoned Zone 1 having a lot area of 1.2 hectares or greater, the maximum lot coverage of the accessory building containing the additional dwelling unit (detached) shall not exceed 75% of the lot coverage of the Residential Building on the lot;

(b) An additional dwelling unit (detached) shall not be located in the front yard or exterior side yard;

6.27.5 An unobstructed walkway that is a minimum width of 1.2 metres and is setback a minimum of 0.6 metres from a lot line, shall be provided from a driveway, street or lane to the additional dwelling unit (detached);

6.27.6 An additional dwelling unit (detached) shall be located in the general area of, and share vehicular access with, the Residential Building to which it is accessory;

6.27.7 An additional dwelling unit (detached) shall be connected to municipal water and sanitary sewer services;

6.27.8 Notwithstanding subsection 6.27.7, where municipal services are not available, an additional dwelling unit (detached) may be connected to private services at the discretion of the Township;

6.27.9 On a lot zoned Zone 1, no additional dwelling unit (detached) shall be permitted where the property contains a mobile home as an accessory dwelling unit on a farm.

6.27.10 The additional dwelling unit (detached) shall conform to all requirements of the Ontario Building Code.

6.28 Extension of Non-Complying Buildings or Structures

In any zone where, on the day of the passing of this By-law, a building or structure exists legally, the use of which conforms and complies with the uses permitted in the zone within which such building or structure is located, but which building or structure does not comply with the regulations for such zone, extension or addition to such building or structure may be permitted subject to the following:

6.28.1 That the lot or parcel on which the non-complying building or structure exists conforms to the minimum lot area, width and a frontage requirement for the zone within which such lot is located.

6.28.2 That the extension or addition will conform to all of the requirements and regulations for the said zone including all yard, set back, off-street parking and off-street loading requirements.

6.28.3 That the combined existing building plus the extension or addition will not exceed the Maximum Lot Coverage or the Maximum Building Height established for the zone.

6.29 Regulations for a Lodging, Rooming or Boarding House as an Accessory Use to a Residential Building – Single Detached

6.29.1 No person or persons shall have, conduct or establish a lodging, rooming or boarding house until the Township has issued a Certificate of Occupancy.

6.29.2 Off-street parking shall be provided in accordance with subsection 6.12.

6.30 Regulations for Automobile Service Station and Gas Bar

In any zone where an automobile service station or gas bar is a permitted use, or where the sale of motor vehicle fuel is a permitted accessory use, such uses shall be permitted in conformity with the regulations of the zone in which the use is located and the following:

6.30.1 Service Pumps

Service pumps shall not be located closer than 4.5 metres to any street line or within a radius of 15.0 metres of the corner of intersecting streets.

6.30.2 Storage Tanks

Above ground storage tanks for propane or natural gas shall not be placed closer than 4.5 metres from any side or rear lot line, shall not be located within the front yard, and shall be located in accordance with all other governing regulations.

6.30.3 Outside Storage

No automotive parts or equipment or disabled vehicles or trash shall be stored outside the service station building except within areas shielded from the public view by a solid wall or fence having a minimum height of 1.8 metres.

6.30.4 Dwelling Units as Accessory Uses

No dwelling unit shall be permitted as an accessory use to an Automobile Service Station or a Gas Bar in any zone.

6.30.5 Canopy

Notwithstanding the regulations for accessory buildings contained in the zone in which the use is located, the maximum height for a canopy structure above a fuel pump shall be 6.0 metres.

6.31 Grand River Conservation Authority Regulated Area

Where on the Zoning Maps the symbol (f) is added as a suffix to the zone symbol, it is to indicate areas that have been identified in co-operation with the Grand River Conservation Authority as containing Floodplain, Slope Erosion Hazard, Steep Slopes, and Valleys.

In any case where the Zone Symbol is followed by the symbol (f), the lands so designated are regulated by the Grand River Conservation Authority. The use of the symbol (f) on the zoning maps may not be inclusive of all lands within the Township of Wilmot that contain Floodplain, Slope Erosion Hazard, Steep Slopes, and Valleys. Reference should be made to regulations and mapping available from the Grand River Conservation Authority.

Notwithstanding any other provision of this By-law, no building or structure shall be constructed on any lands within the Township of Wilmot that are within the Grand River Conservation Authority Regulated Area without a permit or written consent from the Grand River Conservation Authority.

6.32 Regulations for Backyard Chickens

In any zone where Backyard Chickens are a permitted use, the following regulations shall apply:

6.32.1 A maximum of four hens (no roosters) may be permitted on a property of 0.2 hectares or larger.

6.32.2 Backyard chickens must be kept within an enclosure that ensures the hens are contained on the same lot as the Residential Building to which their keeping is accessory.

6.32.3 Any building or structure or enclosure used to house or contain backyard chickens is prohibited

(a) between a Residential Building and the front lot line and within any an exterior side yard, and side yard; and

(b) within 15 metres of any part of a building used for human habitation on an adjoining lot and within 3.0 metres of any lot line.

6.32.4 The keeping of Backyard Chickens may only occur if licensed by the Township of Wilmot.

SECTION 7: ZONE 1

Within a Zone 1, no land shall be used and no building or structure shall be erected or used, except for the permitted uses listed in Column 1 of subsections 7.1, 7.2, 7.3 and 7.4.

7.1 Lots Having an Area of 35 Hectares or More

In addition to the regulations set forth in subsection 7.5, the regulations listed in Column 2 below shall apply to the specific use listed in Column 1.

	Column 1 **Permitted Use**	**Column 2** **Additional Regulations**
7.1.1	Farming	
7.1.2	Uses accessory to farming including (a) any barn, shed building or structure required as part of the farm operation (b) sale of products grown or raised on the premises	
	(c) a second dwelling unit by use of a mobile home	In conformity with subsection 6.25
7.1.3	A farm related occupation as an accessory use to a farm	In conformity with subsection 6.24
7.1.4	Residential Building – Single Detached, including the following accessory uses:	
	(a) a Group Home A	
	(b) a private home day care	
	(c) a home occupation	In conformity with subsection 6.20
	(d) lodging, rooming or boarding house	Subject to the parking requirements under Section 6.12; and in conformity with Section 6.29
	(e) bed and breakfast	In conformity with subsection 6.20
	(f) an additional dwelling unit (attached)	In conformity with subsection 6.26
	(g) an additional dwelling unit (detached)	In conformity with subsection 6.27
7.1.5	A veterinary clinic	
7.1.6	A dog kennel	
7.1.7	The raising, training or boarding of horses including riding stable or riding academy	
7.1.8	Uses accessory to the foregoing permitted uses	

7.2 Recognized Lot – 1,390 Square Metres to 1.2 Hectares

Notwithstanding anything contained in the foregoing, any Recognized Lot which contains an area of not less than 1,390 square metres and an area of less than 1.2 hectares may be used for the permitted uses listed in Column 1 below, in conformity with the applicable regulations contained in Section 6 – General Regulations and in conformity with the additional regulations for the specific use listed in Column 2 below:

	Column 1 **Permitted Uses**	**Column 2** **Additional Regulations**
7.2.1	Residential Building – Single Detached including the following accessory uses:	In conformity with subsection 7.5 except for Minimum Lot Area and Frontage Requirements
	(a) a Group Home A	
	(b) private home day care	
	(c) a home occupation	In conformity with subsection 6.20

	(d) lodging, rooming or boarding house	Subject to the parking requirements under Section 6.12; and in conformity with Section 6.29
	(e) bed and breakfast	In conformity with subsection 6.20
	(f) an additional dwelling unit (attached)	In conformity with subsection 6.26
	(g) an additional dwelling unit (detached)	In conformity with subsection 6.27
	(h) keeping of backyard chickens	In conformity with subsection 6.32
7.2.2	Uses accessory to the foregoing permitted uses	In conformity with Section 7.5 except for Minimum Lot Area and Frontage Requirements.

7.3 Recognized Lot – 1.2 Hectares to 4.0 Hectares

Notwithstanding anything contained in the foregoing, any Recognized Lot which contains an area of not less than 1.2 hectares and an area of less than 4.0 hectares may be used for the permitted uses listed in Column 1 below, in conformity with the applicable regulations contained in Section 6 – General Regulations and in conformity with the additional regulations for the specific use listed in Column 2 below:

	Column 1 **Permitted Use**	**Column 2** **Additional Regulations**
7.3.1	Farming, but not including the keeping or raising of livestock for commercial purposes	In conformity with subsection 7.5 except for Minimum Lot Area and Minimum Lot Frontage requirements
7.3.2	Uses accessory to farming including (a) any building or structure required as part of the farm operation (b) sale of products grown or raised on the premises	In conformity with subsection 7.5 except for Minimum Lot Area and Minimum Lot Frontage requirements
7.3.3	Residential Building – Single Detached, including the following accessory uses:	In conformity with subsection 7.5 except for Minimum Lot Area and Minimum Lot Frontage requirements
	(a) a Group Home A	
	(b) a private home day care	
	(c) a home occupation	In conformity with subsection 6.20
	(d) lodging, rooming or boarding house	Subject to the parking requirements under Section 6.12; and in conformity with Section 6.29)
	(e) bed and breakfast	In conformity with subsection 6.20
	(f) an additional dwelling unit (attached)	In conformity with subsection 6.26
	(g) an additional dwelling unit (detached)	In conformity with subsection 6.27
7.3.4	A Veterinary Clinic	In conformity with subsection 7.5 except for Minimum Lot Area and Minimum Lot Frontage requirements
7.3.5	Uses accessory to the foregoing permitted uses	In conformity with subsection 7.5 except for Minimum Lot Area and Minimum Lot Frontage requirements

7.4 Recognized Lot – 4.0 Hectares to 35 Hectares

Notwithstanding anything contained in the foregoing, any Recognized Lot which contains an area of not less than 4.0 hectares and an area of less than 35 hectares may be used for the permitted uses listed in Column 1 below, in conformity with the applicable regulations contained in Section 6 – General Regulations and in conformity with the additional regulations for the specific use listed in Column 2 below:

	Column 1 Permitted Use	Column 2 Additional Regulations
7.4.1	Farming	In conformity with subsection 7.5 except for Minimum Lot Area and Minimum Lot Frontage requirements
7.4.2	Uses accessory to farming including (a) any building or structure required as part of the farm operation (b) sale of products grown or raised on the premises	In conformity with subsection 7.5 except for Minimum Lot Area and Minimum Lot Frontage requirements
7.4.3	Residential Building –Single Detached, including the following accessory uses:	In conformity with subsection 7.5 except for Minimum Lot Area and Minimum Lot Frontage requirements
	(a) a Group Home A	
	(b) a private home day care	
	(c) a home occupation	In conformity with subsection 6.20
	(d) lodging, rooming or boarding house	Subject to the parking requirements under Section 6.12; and in conformity with Section 6.29
	(e) bed and breakfast	In conformity with subsection 6.20
	(f) an additional dwelling unit (attached)	In conformity with subsection 6.26
	(g) an additional dwelling unit (detached)	In conformity with subsection 6.27
7.4.4	A Veterinary Clinic	In conformity with subsection 7.5 except for Minimum Lot Area and Minimum Lot Frontage requirements
7.4.5	A Dog Kennel	In conformity with subsection 7.5 except for Minimum Lot Area and Minimum Lot Frontage requirements
7.4.6	The raising, training or boarding of horses including Riding Stable or Riding Academy	In conformity with subsection 7.5 except for Minimum Lot Area and Minimum Lot Frontage requirements
7.4.7	Uses accessory to the foregoing permitted uses	In conformity with subsection 7.5 except for Minimum Lot Area and Minimum Lot Frontage requirements

7.5 Regulations

Within a Zone 1, no land shall be used and no building or structure shall be erected or used except in conformity with the applicable regulations in Section 6 – General Regulations and the following:

7.5.1	Minimum Lot Area	40 hectares
7.5.2	Minimum Lot Frontage	230 metres
7.5.3	Front Yard Setback (all buildings)	10 metres
7.5.4	Minimum Side Yard Setback (each side) on lots with an area of less than 1.2 hectares	
	(a) Residential Building	2.0 metres
	(b) Accessory Buildings	1.0 metre
7.5.5	Minimum Side Yard Setback (each side) on lots with an area of 1.2 hectares or greater	
	(a) Residential Building	3.0 metres
	(b) Buildings Accessory to a Residential Building when the Accessory Building has a lot coverage not exceeding 10% of the lot area or 75% of the lot coverage of the Residential Building on the lot, whichever is lesser	1.0 metre

	(c) All other Buildings	Equal to one-half (1/2) building height but in no case less than 3.0 metres
7.5.6	Minimum Exterior Side Yard Setback (all buildings)	10 metres
7.5.7	Minimum Rear Yard Setback	
	(a) Buildings Accessory to a Residential Building when the Accessory Building has a lot coverage not exceeding 10% of the lot area or 75% of the lot coverage of the Residential Building on the lot, whichever is lesser	1.0 metre
	(b) Other Permitted and/or Accessory Buildings	7.5 metres
7.5.8	Minimum Ground Floor Area – Residential Building	
	(a) 1 storey	100 square metres
	(b) More than 1 storey	70 square metres
7.5.9	Maximum Lot Coverage on lots with an area less than 1.2 hectares	
	(a) Residential Building	25%
	(b) All Accessory Buildings	10% of the lot area or 75% of the lot coverage of the Residential Building on the lot, whichever is lesser
7.5.10	Maximum Building Height on lots with an area of less than 1.2 hectares	
	(a) Residential Building	10.5 metres
	(b) All Accessory Buildings	10.5 metres when an accessory building has a side or rear yard setback of 3.0m or greater 4.5 metres, but not more than one (1) storey when an accessory building has a side or rear yard setback of less than 3.0m

7.5.11 Off-Street Parking

Shall be provided in conformity with the regulations contained in subsections 6.10 and 6.12 of this By-law.

7.5.12 Minimum Distance Separations

(a) No new farm building or structure designed or intended for the housing of livestock, nor any building or structure intended for the keeping or storage of manure shall be erected unless the location of said building or structure conforms with the regulations contained within Section 7.5 of this By-law or the Minimum Distance Separation II setbacks derived from the Province of Ontario's Minimum Distance Separation (MDS): Overview and the MDS Document - Publication 853, or its successor, whichever is more restrictive.

(b) No new Residential Building, Additional Dwelling Unit (Attached) contained within a new Residential Building, or Additional Dwelling Unit (Detached) shall be erected unless the location of said building or structure conforms with the regulations contained within Section 7.5 of this By-law or the Minimum Distance Separation I setbacks derived from the Province of Ontario's Minimum Distance Separation (MDS): Overview and the MDS Document - Publication 853, or its successor, whichever is more restrictive.

SECTION 8: ZONE 2, ZONE 2a, ZONE 2b, ZONE 2c and ZONE 3

8.1 Permitted Uses

Within a Zone 2, Zone 2a, Zone 2b, Zone 2c, and Zone 3, no land shall be used and no building or structure shall be erected or used except for the permitted uses listed in Column 1 below. In addition to the regulations set forth in subsection 8.2 the regulations listed in Column 2 below shall apply to the specific use listed in Column 1.

	Column 1 **Permitted Uses**	**Column 2** **Additional Regulations**
8.1.1	Residential Building – Single Detached including the following accessory uses:	
	(a) a Group Home A	
	(b) private home day care	
	(c) lodging, rooming or boarding house (not permitted within Zone 2b and 2c)	Subject to the parking requirements under Section 6.12; and in conformity with Section 6.29.
	(d) bed and breakfast	In conformity with subsection 6.20
	(e) an additional dwelling unit (attached)	In conformity with subsection 6.26
	(f) an additional dwelling unit (detached)	In conformity with subsection 6.27
	(g) keeping of backyard chickens	In conformity with subsection 6.32
8.1.2	Additional Permitted Uses in Zone 2a only	
	(a) Residential Building – Duplex or Triplex	
8.1.3	Additional Permitted Uses in Zone 3 only	
	(a) Residential Building – Semi-Detached including the following accessory uses	
	(i) an additional dwelling unit (attached)	In conformity with subsection 6.26
	(ii) an additional dwelling unit (detached)	In conformity with subsection 6.27
	(b) Residential Building – Duplex	
	(c) Residential Building - Triplex	
	(d) Residential Building - Fourplex	
8.1.4	Uses accessory to the foregoing permitted uses	
8.1.5	Home occupation	In conformity with subsection 6.20
8.1.6	Private home daycare	

8.2 Regulations

Within a Zone 2, Zone 2a, Zone 2b, Zone 2c, or Zone 3, no land shall be used and no building shall be erected or used except in conformity with the following regulations:

8.2.1 All the applicable regulations contained in Section 6 – General Regulations of this By-law.

8.2.2 The regulations set forth in Table 1, Subsection 8.3

Subsection 8.3 – Table 1									
		ZONE 2 and 2a			**ZONE 2b**	**ZONE 2c**	**ZONE 3**		
Regulations		Individual Well and Private Sewage Disposal	Municipal or Communal Water Supply, and Private Sewage Disposal	Municipal or Communal Water Supply, and Municipal Sewers	Municipal or Communal Water Supply, and Municipal Sewers	Municipal or Communal Water Supply, and Municipal Sewers	Residential Building -		
							Single Detached	Semi-Detached	Duplex, Triplex, or Fourplex
8.3.1	Minimum Lot Area	2,000 sq. m.	700 sq. m.	600 sq. m.	464 sq. m.	380 sq. m.	500 sq. m.	560 sq. m.	560 sq. m.
8.3.2	Minimum Lot Width	30 m	22.5 m	18 m	13.5 m	11 m	15 m	18 m	18 m
8.3.3	Minimum Lot Frontage								
	Interior Lot	18 m	18 m	15 m	12 m	11 m	12 m	18 m	12 m
	Corner Lot	30 m	22.5 m	19.5 m	16.5 m	16 m	18 m	24 m	19.5 m
8.3.4	Regulations for Main Building								
8.3.4.1	Minimum Ground Floor Area								
	One Storey	93 sq. m.	83 sq. m.	93 sq. m.	83 sq. m.	75 sq. m.	93 sq. m.	93 sq. m.	93 sq. m.
	More than One Storey	69 sq. m.	69 sq. m	69 sq. m	56 sq. m	56 sq. m.	56 sq. m.	56 sq. m.	56 sq. m.
8.3.4.2	Maximum Lot Coverage	25%	25%	40%	40%	40%	40%	40%	40%
8.3.4.3	Maximum Building Height	10.5m							

Subsection 8.3 – Table 1 continued

Regulations		ZONE 2 and 2a			ZONE 2b	ZONE 2c	ZONE 3		
		Individual Well and Private Sewage Disposal	Municipal or Communal Water Supply, and Private Sewage Disposal	Municipal or Communal Water Supply, and Municipal Sewers	Municipal or Communal Water Supply, and Municipal Sewers	Municipal or Communal Water Supply, and Municipal Sewers	Residential Building -		
							Single Detached	Semi-Detached	Duplex, Triplex, or Fourplex
8.3.4.4	Front Yard Setback	7.6m							
8.3.4.5	Exterior Side Yard Setback	6.0m							
8.3.4.6	Rear Yard Setback	7.5m On a corner lot, a side yard requirement may be substituted for a rear yard requirement for all permitted uses except for a Residential Building – Semi-Detached							
8.3.4.7	Minimum Side Yard Setback (each side)								
	One Storey	1.5 m	1.5 m	1.5 m	1.0 m	1.0 m	1.5 m	1.5 m	1.5 m
	More than One Storey	2.0 m	2.0 m	2.0 m	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m
		For all residential buildings except for a Residential Building – Semi Detached, where the required off-street parking is to be provided in a side or rear yard, one side yard shall be a minimum of 3.6 metres in width. For a Residential Building – Semi-Detached, if the required off-street parking is to be provided in a side or rear yard, each side shall be a minimum of 3.6 metres in width.							
8.3.5	Accessory Buildings	In conformity with the regulations contained in this subsection 6.3 of this By-law.							
8.3.6	Off-Street Parking	In conformity with the regulations contained in this subsection 6.10 and 6.12 of this By-law.							

SECTION 9: ZONE 4

9.1 Zone 4 Permitted Uses

Within a Zone 4, no land shall be used and no building or structure shall be erected or used except for the permitted uses listed below:

9.1.1 Residential Building – Apartment

9.1.2 Uses accessory to the foregoing permitted use

9.1.3 Home occupation in conformity with subsection 6.20

9.2 Regulations

Within a Zone 4, no land shall be used and no building or structure shall be erected or used except in conformity with the following regulations:

9.2.1	All the applicable regulations contained in Section 6 – General Regulations of this By-law.	
9.2.2	Minimum Lot Area	740 square metres for the first unit plus, an additional 92 metres for each additional unit
9.2.3	Minimum Lot Frontage	30 metres
9.2.4	Minimum Lot Width	30 metres
9.2.5	Front Yard Setback	7.6 metres
9.2.6	Minimum Side Yard Setback (each side)	3 metres or one half (1/2) building height, whichever is greater
9.2.7	Minimum Rear Yard Setback	7.5 metres
9.2.8	Maximum Lot Coverage Main Building	
	(a) With Attached Garage	Equal to 40% of total lot area
	(b) Without Attached Garage	Equal to 30% of total lot area
9.2.9	Maximum Building Height Main Building	10.5 metres or three (3) storeys, whichever is greater
9.2.10	Accessory Buildings	In conformity with the regulations contained in subsection 6.3 of this By-law.
9.2.11	Off-Street Parking	In conformity with the regulations contained in subsections 6.10 and 6.12 of this By-law

SECTION 10: ZONE 4A

10.1 Zone 4a Permitted Uses

Within a Zone 4a, no land shall be used and no building or structure shall be erected or used except for the permitted uses listed below:

10.1.1 Residential Building – Townhouse

10.1.2 Uses accessory to the foregoing permitted use

10.1.3 Home occupation in conformity with subsection 6.20

10.1.4 Private Home Daycare

10.2 Regulations

Within a Zone 4a, no land shall be used and no building or structure shall be erected or used except in conformity with the following regulations:

10.2.1	Maximum Density	35 Units per hectare
10.2.2	Minimum Lot Frontage	30 metres
10.2.3	Minimum Lot Width	30 metres
10.2.4	Minimum Exterior Side Yard Setback	6 metres
10.2.5	Front Yard Setback	7.6 metres
10.2.6	Minimum Side Yard Setback (each side)	3 metres or one half (1/2) building height, whichever is greater
10.2.7	Minimum Rear Yard Setback	7.5 metres
10.2.8	Maximum Lot Coverage Main Building(s)	
	(a) With Attached Garage	Equal to 40% of total lot area
	(b) Without Attached Garage	Equal to 30% of total lot area
10.2.9	Maximum Building Height Main Building(s)	10.5 metres
10.2.10	Accessory Buildings	In conformity with the regulations contained in subsection 6.3 of this By-law.
10.2.11	Off-Street Parking	In conformity with the regulations contained in subsections 6.10 and 6.12 of this By-law
10.2.12	All the applicable regulations contained in Section 6 – General Regulations of this By-law.	
10.2.13	Where a project has been approved as a condominium in accordance with Section 50 of the Condominium Act 1980 and amendments thereto, and with Section 50 of the Planning Act 1983, and amendments thereto, individual parcels of land created for the purpose of phasing the registration of the condominium shall be exempt from Section 10.2 and the requirements for yard setbacks, lot coverage and parking provided however, that the whole of the project is in full compliance with this By-law including the requirements for yard setbacks, lot coverage and parking.	

SECTION 11: ZONE 5

11.1 Permitted Uses

Within a Zone 5, no land shall be used and no building or structure shall be erected or used except for the permitted uses listed below:

11.1.1 Residential Building or dwelling units existing at the time of the passing of this By-law

11.1.2 Dwelling units may be situated above a permitted use (except an automobile service station or repair garage) and not more than one dwelling unit may be situated at ground level and attached to a permitted use

11.1.3 Commercial establishment where goods are sold or services rendered, including the sale of automotive fuel as an accessory use, but not including the sale of motor vehicles or farm machinery.

11.1.4 Car wash

11.1.5 Hotel or motel

11.1.6 Offices

11.1.7 Financial Establishment

11.1.8 Place of Worship

11.1.9 Service club

11.1.10 Commercial or trade school

11.1.11 Parking lot

11.1.12 Restaurant and/or tavern

11.1.13 Laundromat or dry cleaning establishment

11.1.14 Hairdresser or barber

11.1.15 Clinic or laboratory

11.1.16 Veterinary Clinic

11.1.17 Commercial printing and office services

11.1.18 Studio

11.1.19 Repair shop, but not including the repair or motor vehicles or farm machinery

11.1.20 Commercial entertainment and recreating establishment within an enclosed building but not including a video/pinball game amusement centre

11.1.21 Day Care Facility

11.1.22 Funeral home

11.1.23 Storage within an enclosed building

11.1.24 Light fabricating, assembly or manufacturing

11.1.25 Drive-Through Facility

11.1.26 Uses accessory to the foregoing permitted uses

11.1.27 One refreshment vehicle or refreshment cart

11.2 Regulations

Within a Zone 5, no land shall be used and no building or structure shall be erected or used except in conformity with the following regulations:

11.2.1	All the applicable regulations contained in Section 6 – General Regulations of this By-law.	
11.2.2	Minimum Lot Area	
	(a) Without Municipal Sewer	2,000 square metres
	(b) With Municipal Sewer	464 square metres
11.2.3	Minimum Lot Frontage and Minimum Lot Width	
	(a) Without Municipal Sewer	30 metres
	(b) With Municipal Sewer	15 metres
11.2.4	Front Yard Setback (all buildings)	7.6 metres
11.2.5	Exterior Side Yard Setback (all buildings)	6.0 metres
11.2.6	Minimum Side Yard Setback (each side)	
	(a) Main Building	Equal to one-half (1/2) building height but in no case less than 3 metres
	(b) Accessory Buildings	1.0 metre
11.2.7	Minimum Rear Yard Setback	
	(a) Main Building	7.5 metres
	(b) Accessory Buildings	1.0 metre
11.2.8	Off-Street Parking and Off-Street Loading	In conformity with the regulations contained in subsections 6.10, 6.11 and 6.12 of this By-law
11.2.9	Maximum Building Height	
	(a) Main Building	Three storeys
	(b) Accessory Building	One (1) storey but not more than 4.5 metres
11.2.10	Maximum Lot Coverage (all buildings)	50% of lot area

SECTION 12: ZONE 6

12.1 Permitted Uses

Within a Zone 6, no land shall be used and no building or structure shall be erected or used except for the permitted uses listed below:

12.1.1 Retail or wholesale commercial establishment, but not including the sale of motor vehicles or farm machinery

12.1.2 Offices

12.1.3 Financial Establishment

12.1.4 Hotel

12.1.5 Service club

12.1.6 Commercial or trade school

12.1.7 Dwelling units may be situated above a permitted use (except an automobile service station or repair garage) and not more than one dwelling unit may be situated at ground level and attached to a permitted use

12.1.8 Parking lot

12.1.9 Restaurant and/or tavern

12.1.10 Laundromat or dry cleaning establishment

12.1.11 Hairdresser or barber

12.1.12 Clinic or laboratory

12.1.13 Veterinary Clinic

12.1.14 Drive-through facility

12.1.15 Commercial printing and office services

12.1.16 Studio

12.1.17 Repair shop (but not including the repair or motor vehicles or farm machinery)

12.1.18 Commercial entertainment and recreating establishment within an enclosed building but not including a video/pinball game amusement centre

12.1.19 Day Care Facility

12.1.20 Funeral home

12.1.21 Place of Worship

12.1.22 Uses accessory to the foregoing permitted uses

12.1.23 One refreshment vehicle or refreshment cart

12.2 Regulations

Within a Zone 6, no land shall be used and no building or structure shall be erected or used except in conformity with the following regulations:

12.2.1	All the applicable regulations contained in Section 6 – General Regulations of this By-law.	
12.2.2	Minimum Lot Area	464 square metres
12.2.3	Minimum Lot Frontage and Minimum Lot Width	15 metres
12.2.4	Front Yard Setback	
	(a) Main Building	0 metres
	(b) Accessory Buildings	No closer to the lot line than the main building
12.2.5	Exterior Side Yard Setback	
	(a) Main Building	0 metres
	(b) Accessory Buildings	No closer to the lot line than the main building
12.2.6	Minimum Side Yard Setback	
	(a) Main Building	
	There shall be a minimum side yard of 3.5 metres on one side if there is no access to the lot from a second street or a public lane. Where access is available from a second street or a public lane, no side yard shall be required. Notwithstanding anything contained in this By-law, wherever a Zone 6 abuts a Zone 2, Zone 2a, Zone 2b, Zone 2c, Zone 3, Zone 4, or Zone 4a, a minimum side yard of 4.5 metres shall be provided on the abutting side or sides.	
	(b) Accessory Buildings	1.0 metre
12.2.7	Minimum Rear Yard	
	(a) Main Building	7.5 metres
	(b) Accessory Buildings	1.0 metre
12.2.8	Maximum Building Height	
	(a) Main Building	Four (4) storeys
	(b) Accessory Building	One (1) storey but not more than 4.5 metres
12.2.9	Maximum Lot Coverage (all buildings)	50% of lot area
12.2.10	Notwithstanding anything contained in this By-law, parking spaces may be provided in the front and exterior side yards in a Zone 6 in accordance with the following regulation:	
	(a) That a landscaped strip of flowers, grass or shrubs, a minimum of 1.0 metres wide, shall be provided and maintained along and abutting the street, except at the location of the ingress and egress ramps.	

12.2.11	Off-Street Parking and Off-Street Loading	In conformity with the regulations contained in sub-sections 6.10, 6.11 and 6.12 of this By-law for Residential Uses and at a rate of 50% of the required spaces for non-residential uses.

SECTION 13 ZONE 7

13.1 Permitted Uses

Within a Zone 7, no land shall be used and no building or structure shall be erected or used except for the permitted uses listed below:

13.1.1 Retail or wholesale commercial establishment, but not including the sale of motor vehicles or farm machinery

13.1.2 Offices

13.1.3 Financial Establishment

13.1.4 Dwelling units may be situated above a permitted use (except an automobile service station or repair garage) and not more than one dwelling unit may be situated at ground level and attached to a permitted use

13.1.5 Restaurant and/or tavern

13.1.6 Laundromat or dry cleaning establishment

13.1.7 Hairdresser or barber

13.1.8 Clinic or laboratory

13.1.9 Veterinary Clinic

13.1.10 Car wash

13.1.11 Drive-through facility

13.1.12 Repair shop but not including the repair of motor vehicles or farm machinery

13.1.13 Commercial entertainment and recreation establishment within an enclosed building but not including a video/pinball game amusement centre

13.1.14 Uses accessory to the foregoing permitted uses

13.1.15 One refreshment vehicle or refreshment cart

13.2 Regulations

Within a Zone 7, no land shall be used and no building or structure shall be erected or used except in conformity with the following regulations:

13.2.1	All the applicable regulations contained in Section 6 – General Regulations of this By-law.	
13.2.2	Minimum Lot Area	464 square metres
13.2.3	Minimum Lot Frontage and Minimum Lot Width	15 metres
13.2.4	Front Yard Setback (all buildings)	7.6 metres

13.2.5	Exterior Side Yard Setback (all buildings)	6.0 metres
	(a) Main Building	
	Equal to one-half (1/2) building height but not less than 3.5 metres. Notwithstanding anything contained in this By-law, wherever a Zone 7 abuts a Zone 2, Zone 2a, Zone 2b, Zone 2c, Zone 3, Zone 4, or Zone 4a, a minimum side yard of 4.5 metres shall be provided on the abutting side or sides.	
	(b) Accessory Buildings	1.0 metre
13.2.6	Minimum Rear Yard	
	(a) Main Building	7.5 metres
	(b) Accessory Buildings	1.0 metre
13.2.7	Buffer Strips	
	A buffer strip in conformity with the regulations contained in subsection 6.16 of this By-law shall be provided along all lot lines that abut a Zone 2, Zone 2a, Zone 2b, Zone 2c, Zone 3, Zone 4 or Zone 4a.	
13.2.8	Maximum Building Height	
	(a) Main Building	Two (2) storeys
	(b) Accessory Building	One (1) storey but not more than 4.5 metres
13.2.9	Maximum Lot Coverage (all buildings)	50% of lot area
13.2.10	Off-Street Parking and Off-Street Loading	In conformity with the regulations contained in subsections 6.10, 6.11 and 6.12 of this By-law
13.2.11	Notwithstanding anything contained in this By-law, parking spaces may be provided in the front and exterior side yards in a Zone 7 in accordance with the following regulation:	
	(a) that a landscaped strip of flowers, grass or shrubs, a minimum of 1.0 metres wide, shall be provided and maintained along and abutting the street, except at the location of the ingress and egress ramps.	

SECTION 14 ZONE 8 AND ZONE 8a

14.1 Permitted Uses Zone 8 and Zone 8a

Within a Zone 8 or Zone 8a, no land shall be used and no building or structure shall be erected or used except for the permitted uses listed below:

14.1.1 Motor vehicle sales, service and repair, including the sale of motor vehicle fuel as an accessory use

14.1.2 Farm and garden equipment sales and service, including the sale of motor vehicle fuel as an accessory use

14.1.3 Motel or tourist accommodation including not more than one permanent dwelling unit

14.1.4 Motor vehicle accessories sale

14.1.5 Car wash including the sale of motor vehicle fuel as an accessory use

14.1.6 Restaurant including not more than one permanent residential unit

14.1.7 Contractor, building supplies dealer

14.1.8 Drive-Through Facility

14.1.9 Uses accessory to the foregoing permitted uses

14.1.10 One refreshment vehicle or refreshment cart

14.2 Permitted Uses Zone 8a only

14.2.1 Within Zone 8a a retail or wholesale commercial establishment shall be a permitted use in addition to the uses permitted in Zone 8.

14.3 Regulations

Within a Zone 8 or Zone 8a, no land shall be used and no building or structure shall be erected or used except in conformity with the following regulations:

14.3.1	All the applicable regulations contained in Section 6 – General Regulations of this By-law.	
14.3.2	Minimum Lot Area	
	(a) Without Municipal Sewer	2,000 square metres
	(b) With Municipal Sewer	464 square metres
14.3.3	Minimum Lot Frontage and Minimum Lot Width	
	(a) Without Municipal Sewer	30 metres
	(b) With Municipal Sewer	15 metres
14.3.4	Front Yard Setback (all buildings)	7.6 metres
14.3.5	Exterior Side Yard Setback (all buildings)	6.0 metres

14.3.6	Minimum Side Yard Setback (each side)	
	(a) Main Building	Equal to one-half (1/2) building height but in no case less than 3 metres
	(b) Accessory Buildings	1.0 metre
14.3.7	Minimum Rear Yard Setback	
	(a) Main Building	7.5 metres
	(b) Accessory Buildings	1.0 metre
14.3.8	Buffer Strips	
	A buffer strip in conformity with the regulations contained in subsection 6.16 of this By-law shall be provided along all lot lines that abut a Residential zone.	
14.3.9	Maximum Building Height	
	(a) Main Building	Two (2) storeys
	(b) Accessory Building	One (1) storey but not more than 4.5 metres
14.3.10	Maximum Lot Coverage (all buildings)	50% of lot area
14.3.11	Off-Street Parking and Off-Street Loading	In conformity with the regulations contained in subsections 6.10, 6.11 and 6.12 of this By-law
14.3.12	Notwithstanding anything contained in this By-law, parking spaces may be provided in the front and exterior side yards in any Zone 8 or Zone 8a in accordance with the following regulation:	
	(a) that a landscaped strip of flowers, grass or shrubs, a minimum of 1.0 metres wide, shall be provided and maintained along and abutting the street, except at the location of the ingress and egress ramps.	
14.3.13	The sale of motor vehicle fuel as an accessory use shall be in accordance with the regulations contained in subsection 6.30 of this By-law.	
14.3.14	Outdoor Storage	
	(a) All outdoor storage areas shall be located in the side or rear yard and shall not be located within 4.5 metres of any lot line.	
	(b) All outdoor storage areas 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.	

SECTION 15 ZONE 9

15.1 Permitted Uses

Within a Zone 9, no land shall be used and no buildings or structures shall be erected or used except for the permitted uses listed below:

15.1.1 Automobile Service Station

15.1.2 Gas Bar

15.1.3 Uses and buildings accessory to the foregoing permitted uses including a restaurant or snack bar, car wash and drive-through facility

15.1.4 One refreshment vehicle or refreshment cart

15.2 Regulations

Within a Zone 9, no land shall be used and no building or structure shall be erected or used except in conformity with the following regulations:

15.1.1	All applicable regulations contained in Section 6 – General Regulations of this By-law, and specifically in accordance with subsection 6.30 of this By-law.	
15.1.2	Minimum Lot Area	2,000 square metres
15.2.3	Minimum Lot Frontage and Minimum Lot Width	30 metres
15.2.3	Front Yard Setback (all buildings)	7.6 metres
15.2.4	Exterior Side Yard Setback (all buildings)	6.0 metres
15.2.5	Minimum Side Yard Setback (each side)	
	(a) Main Building	6.0 metres
	(b) Accessory Buildings	1.0 metre
15.2.6	Minimum Rear Yard Setback	
	(a) Main Building	7.5 metres
	(b) Accessory Buildings	1.0 metre
15.2.7	Maximum Building Height	
	(a) Main Building	Two (2) storeys
	(b) Accessory Building	One (1) storey but not more than 4.5 metres
15.2.8	Maximum Lot Coverage (all buildings)	50% of lot area
15.2.9	Off-Street Parking and Off-Street Loading	In conformity with the regulations contained in subsections 6.10, 6.11 and 6.12 of this By-law
15.2.10	Buffer Strips	
	A buffer strip in conformity with the regulations contained in subsection 6.16 of this By-law shall be provided along all lot lines that abut a Residential zone.	

SECTION 16 ZONE 10 AND ZONE 10a

16.1 Permitted Uses in Zone 10

Within a Zone 10, no land shall be used and no building or structure shall be erected or used except for the permitted uses listed below:

16.1.1 Any manufacturing, fabricating, processing, repair, storage, distribution or transportation operation, except for the following:

(a) a use which would require for its operation a standard of services (particularly water supply and waste disposal) which the municipality is unable or unwilling to provide

(b) the recycling of animal products or a rendering plant

(c) the recycling or refining of petroleum products

16.1.2 Veterinary Clinic

16.1.3 Contractor, building supplies dealer/outlet or sawmill

16.1.4 Trade School

16.1.5 Uses accessory to the foregoing permitted uses, including:

(a) outdoor storage

(b) retail sale of goods produced or stored on site

16.1.6 One refreshment vehicle or refreshment cart

16.1.7 Motor Vehicles sales, service and repair

16.1.8 Car Wash

16.2 Permitted Uses in Zone 10a

Within a Zone 10a, no land shall be used and no building or structure shall be erected or used except for the permitted uses listed below:

16.2.1 Any repair, storage, distribution or transportation operation, except for the following:

(a) a use which would require for its operation a standard of services (particularly water supply and waste disposal) which the municipality is unable or unwilling to provide

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

(c) the recycling or refining of petroleum products;

(d) metal stamping.

16.2.2 Car wash

16.2.3 Uses accessory to the foregoing permitted uses, including:

(a) outdoor storage

16.2.4 One refreshment vehicle or refreshment cart

16.3 Regulations

Within a Zone 10 or Zone 10a, no land shall be used and no building or structure shall be erected or used except in conformity with the following regulations:

16.3.1	All of the applicable regulations contained in Section 6 – General Regulations of this By-law.	
16.3.2	Minimum Lot Area	
	(a) Without Municipal Sewer	2,000 square metres
	(b) With Municipal Sewer	695 square metres
16.3.3	Minimum Lot Width	
	(a) Without Municipal Sewer	30 metres
	(b) With Municipal Sewer	22.5 metres
16.3.4	Front Yard Setback	7.6 metres
16.3.5	Exterior Side Yard Setback	6.0 metres
16.3.6	Minimum Side Yard (each side)	
	Equal to one-half (1/2) building height but in no case less than 4.5 metres. On any side where a Zone 10 or Zone 10a abuts a Residential zone, the minimum side yard shall be 7.5 metres.	
16.3.7	Minimum Rear Yard	
	Equal to the building height but in no case less than 7.5 metres. In any zone where the rear yard of a Zone 10 or 10a abuts a Residential zone, no building, structure, outdoor storage or parking shall be permitted within 7.5 metres of the rear lot line. Where any rear yard abuts a railway right-of-way, no rear yard is required.	
16.3.8	Buffer Strips	
	A buffer strip in conformity with the regulations contained in subsection 6.16 of this By-law shall be provided along lot lines that abut a Residential zone.	
16.3.9	Maximum Building Height	Four (4) storeys
16.3.10	Maximum Lot Coverage (all buildings)	50% of total lot area
	A buffer strip in conformity with the regulations contained in subsection 6.16 of this By-law shall be provided along lot lines that abut a Residential zone.	
16.3.11	Off-Street Parking and Off-Street Loading	
	Off-street parking and off-street loading shall be provided in conformity with the regulations contained in subsections 6.10, 6.11 and 6.12 of this By-law.	
16.3.12	Notwithstanding anything contained in this By-law, parking spaces may be provided in the front and exterior side yards in a Zone 10 or Zone 10a in accordance with the following regulation:	

	(a) that a landscaped strip of flowers, grass or shrubs, a minimum of 1.0 metres in width, shall be provided and maintained along and abutting the street, except at the location of the ingress and egress ramps.
16.3.13	Outdoor Storage
	All outdoor storage shall be located in the rear or side yard and shall not be located within 4.5 metres of any lot line.
16.3.14	Main and Accessory Buildings
	Notwithstanding any other provisions in this By-law, more than one main building shall be permitted on any lot in this zone and all buildings in Zone 10 or Zone 10a shall be considered to be main buildings.
16.3.15	Notwithstanding any other provisions in this By-law, only those uses which qualify as “dry industry” shall be permitted where municipal sewers are not available to the subject property.
16.3.16	Retail Sale as Accessory Use
	Retail sales space shall be limited in size to 25% of the building area occupied by the permitted use to which it is accessory. Only one accessory retail outlet shall be permitted for each permitted use.

SECTION 17: ZONE 11

17.1 Permitted Uses

Within a Zone 11, no land shall be used and no building or structure shall be erected or used except for the permitted uses listed below:

17.1.1 Public Parks

17.1.2 Public Playgrounds

17.1.3 Public Recreation Areas

17.1.4 Arboretum

17.1.5 Wildlife Sanctuary

17.1.6 Golf Course

17.1.7 Farming

17.1.8 Uses accessory to the foregoing permitted uses

17.1.9 One refreshment vehicle or refreshment cart

17.2 Regulations

Within Zone 11, no land shall be used and no building or structure shall be erected or used except in conformity with the following regulations:

17.2.1 All of the applicable regulations contained in Section 6 – General Regulations of this By-law.

17.2.2 Off Street Parking

Off-street parking shall be provided in conformity with the regulations contained in subsections 6.10 and 6.12 of this By-law.

17.2.3 No building or structure shall be erected on any lands within a Zone 11.

SECTION 18 ZONE 12

18.1 Permitted Uses in Zone 12

Within a Zone 12, no land shall be used and no building or structure shall be erected or used except for the permitted uses listed below:

18.1.1 School

18.1.2 Place of Worship

18.1.3 Cemetery

18.1.4 Golf Course

18.1.5 Group Home A

18.1.6 Hospice

18.1.7 Day Care Facility

18.1.8 Community centre or arena

18.1.9 Uses accessory to the foregoing permitted uses

18.1.10 One refreshment vehicle or refreshment cart

18.2 Permitted Uses in Zone 12 within Settlement Areas

On lands within Settlement Areas as identified on Parts 3-11, of Schedule "A" to this by-law and zoned Zone 12, in addition to the uses permitted by subsection 18.1, no land shall be used and no building or structure shall be erected or used except for the permitted uses listed below:

18.2.1 Retirement Residential Facility

18.2.2 Children's Residence

18.2.3 Clinic

18.3 Permitted Uses in Zone 12 within Urban Areas

On lands within Urban Areas as identified on Parts 1, 2a, and 2b, of Schedule "A" to this by-law, and zoned Zone 12, in addition to the uses permitted by subsection 18.1 and 18.2, no land shall be used and no building or structure shall be erected or used except for the permitted uses listed below:

18.3.1 Long Term Care Home

18.3.2 Hospital

18.4 Regulations

Within a Zone 12, no land shall be used and no building or structure shall be erected or used except in conformity with the following regulations:

18.4.1	Minimum Lot Area	
	(a) Without Municipal Sewer	2,000 square metres
	(b) With Municipal Sewer	1,390 square metres
18.4.2	Minimum Lot Width and Minimum Lot Frontage	
	(a) Without Municipal Sewer	30 metres
	(b) With Municipal Sewer	30 metres
18.4.3	Front Yard Setback	7.6 metres
18.4.4	Exterior Side Yard Setback	6.0 metres
18.4.5	Minimum Side Yard (each side)	Equal to one-half (1/2) building height but not less than 4.5 metres
18.4.6	Minimum Rear Yard	7.5 metres
18.4.7	Maximum Lot Coverage (all buildings)	50% of total lot area
18.4.8	Off-Street Parking and Off-Street Loading	
	Off-street parking and off-street loading shall be provided in conformity with the regulations contained in subsections 6.10, 6.11 and 6.12 of this By-law.	
18.4.9	Main and Accessory Buildings	
	Notwithstanding any other provisions in this By-law, more than one main building shall be permitted on any lot in this zone and all buildings in Zone 12 shall be considered to be main buildings.	

SECTION 19 ZONE 13

19.1 Permitted Uses

Within a Zone 13, no land shall be used and no building or structure shall be erected or used except for the permitted uses listed below:

19.1.1 a mobile home subdivision containing not more than three hundred (300) mobile, modular or manufactured homes together with uses accessory thereto and having a total occupancy in the subdivision of not more than six hundred (600) persons

19.1.2 accessory uses to the foregoing which may include service, recreational, community and commercial facilities designed intended and operated for the exclusive use of the residents of the mobile home subdivision

19.1.3 home occupation in conformity with subsection 6.20

19.2 Regulations

Within a Zone 13, no land shall be used and no building structure shall be erected or used except in conformity with the following regulations and those contained within Subdivision Agreement registered as Instrument 889143 and any amendments to said agreement:

19.2.1 All the applicable regulations contained in Section 6 – General Regulations of this By-law.

19.2.2 No building or structure shall be located within 20 metres of any public road or highway.

19.2.3 No building or structure shall be located within 7.6 metres of any limit of the lands identified as Z13 on the map forming Part 1 of Schedule ‘A’.

19.2.4 Each mobile, modular or manufactured home shall have a minimum floor area of not less than 69.5 square metres.

19.2.5 Each mobile, modular or manufactured home shall be located on a mobile home site.

19.2.6 No less than 1.25 off street parking spaces shall be provided for each mobile home site with a minimum of one space located on each site.

SECTION 20 ZONE 14

Within a Zone 14, no land shall be used and no building or structure shall be erected or used except for one or more of the permitted uses listed in Column 1 below.

20.1 Permitted Uses

20.1.1 Farming

20.1.2 All classes of pits and quarries as defined and licensed by the Aggregate Resources Act.

20.1.3 The processing of extracted materials from the site including crushing, screening, washing, sorting and storage of materials, but not including any temporary or permanent asphalt hot mix plant or ready mix concrete plant

20.2 Prohibited Uses

20.2.1 Residential Building

20.3 Accessory Uses

20.3.1 An office and service building or structure

20.3.2 Storage and maintenance building or structure

20.3.3 Any building or structure required for farming

20.3.4 Accessory building or structures, accessory to the permitted uses

20.4 Regulations

20.4.1	Minimum Lot Area	No minimum lot area
20.4.2	Front and Exterior Side Yard Setback	15 metres
20.4.3	Minimum Side Yard	15 metres
20.4.4	Minimum Rear Yard	15 metres
20.4.5	Maximum Lot Coverage	10 percent
20.4.6	Maximum Building Height	12 metres
20.4.7	No pit or quarry shall be extracted or expanded within 30 metres of any road limit or within 15 metres of any property line.	

SECTION 21 ZONE 15

21.1 Permitted Uses

21.1.1 Residential Building – Single Detached

21.1.2 Residential Building – Townhouse

21.2 Regulations

Within a Zone 15, no land shall be used and no building or structure shall be erected or used except in conformity with the following regulations and those contained within Subdivision Agreement registered as Instrument LT92955 and any amendments to said agreement:

21.2.1 All the applicable regulations contained in Section 6 – General Regulations of this By-law.

21.2.2 No building or structure shall be located within 72 metres of the centre line of Highway 7 and 8.

21.2.3 No building or structure shall be located within 15.2 metres of Haysville Road (Township Road 12).

21.2.4 No building or structure shall be located within 7.6 metres of the limits of the entire area of land zoned Zone 15 identified on the map forming Part 1 of Schedule ‘A’.

21.2.5 Each single detached dwelling or townhome unit shall be located on a residential home site.

21.2.6 Not less than two (2) off-street parking spaces, including garage and driveway space, shall be provided for each residential home site.

21.2.7 Notwithstanding any other provisions by this By-law, not more than forty-eight (48) single detached dwellings or townhome units may be erected on Units 1-48, Waterloo Vacant Land Condominium Plan 372.

SECTION 22 EXCEPTIONS

Except as amended by this Section, the lands illustrated on the maps forming Schedule B to this By-law and described in the subsections below shall be subject to all other applicable regulations in this By-law. The maps forming Schedule B of this By-law are numbered to correspond with the numbering of the subsections below, and are considered to form part of this Section 22.

Where, in any subsection below, the word "Deleted" appears, the regulations of that subsection no longer apply.

22.1 Notwithstanding any other provisions of this By-law, the lands illustrated on the map forming paragraph 22.1 of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies:

(a) a truck depot

subject to the following:

(b) Minimum Street Frontage

The minimum street frontage shall be the street frontage of the lands illustrated on the map forming paragraph 22.1 of this By-law.

(c) Minimum Lot Area

The minimum lot area shall be the area of the lands illustrated on the map forming paragraph 22.1 of this By-law.

22.2 Notwithstanding any other provisions of this By-law, the lands illustrated on the map forming paragraph 22.2 of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies.

(a) a carpentry shop

(b) a photography studio

subject to the following:

(c) that off-street parking be provided in accordance with the regulations contained in sub-sections 6.10 and 6.12 of this By-law.

(d) that any buildings erected on the aforesaid lands may be located not closer than 18.2 metres from the centre line of Township Road Number 2 (Berlett's Road).

22.3 Notwithstanding any other provisions of this By-law, the lands illustrated on the map forming paragraph 22.3 of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies:

(a) a hairdressing facility within the one-family detached dwelling that exists on the said lands and is used by the operator as his or her private residence.

subject to the following:

(b) that not more than one operator shall practice or be engaged in this facility.

(c) that not more than twenty-five percent (25%) of the ground floor or basement area of the residence is used for such facility.

(d) that all electrical or mechanical equipment used in such facility shall be installed and operated so that it will in no way be objectionable to adjacent property owners.

22.4 Deleted.

22.5A Deleted.

22.5 Notwithstanding any other provisions of this By-law, the lands illustrated on the map forming paragraph 22.5 of this By-law may be used in accordance with and subject to the regulations of Section 7 – Zone 1 of this By-law and the following additional regulations:

(a) that no direct means of access be permitted to Regional Road Number 4 (Bleams Road) from the subject property.

(b) that access to the subject property shall be by means of the existing land adjacent to the easterly boundary of the subject lands (see the map forming paragraph 22.5 of this By-law).

22.6 Notwithstanding any other provisions of this By-law, the lands illustrated on the map forming paragraph 22.6 of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies:

(a) a Residential Building - Single Detached

subject to the following:

(b) that any such Residential Building - Single Detached and/or any permitted accessory building shall not be located and erected on any part of the subject property save and except within the area identified as the “Buildable Area” on the map forming paragraph 22.6 of this By-law.

22.7 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 21, Concession South of Snyder’s Road, being Parts 1 and 2, Plan 58R-1063 and identified on the map forming Part 1 of Schedule ‘A’ as Zone 4 shall be subject to the following regulations:

(a)	Minimum Frontage	17.53m
(b)	Front Yard Setback	17.53m
(c)	Minimum Side Yard	37.00m
(d)	Minimum Rear Yard	7.50m
(e)	Maximum Lot Coverage	Greater of 3m or ½ building height
(f)	Maximum Building Height	3 spaces/unit
(g)	Maximum Number of Units	11

22.8 Notwithstanding any other provisions of this By-law, the lands illustrated on the map forming paragraph 22.8 of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies:

(a) a communications tower together with necessary appurtenances for the receiving and distributing of television, radio and microwave signals;

subject to the following:

(b) that the proposed tower be located in the approximate location as illustrated on the map forming paragraph 22.8 of this By-law;

(c) the height of the proposed communication tower shall not exceed 336 metres.

(d) that no more than two (2) buildings accessory to the permitted use may be erected for the purpose of housing supporting electronic equipment and servicing the permitted use provided that said building or buildings are not located in a manner which would violate any side, rear or front yard requirements of this By-law;

(e) as long as the lands shown on the map forming paragraph 22.8 of this By-law are used for a communications tower, no building or buildings shall be constructed or maintained on the said lands except the buildings referred to in the preceding sub-paragraph (d) of this By-law and no residential use of the said lands shall be permitted.

22.9 Notwithstanding any other provisions of this By-law, the lands described as Parts 1 and 3, Deposited Plan 58R-602 and identified on the map forming Part 2A of Schedule 'A' shall have a minimum side and rear yard requirement of 3.0 metres.

22.10 Deleted.

22.11 Notwithstanding any other provisions of this By-law, the lands illustrated on the map forming paragraph 22.11 of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies:

(a) bus parking, bus fuelling and repair, and the erection of a garage and storage facilities for buses;

(b) the retail sale of propane as an accessory use.

subject to the following:

(c) any structure permitted as an additional use by this By-law shall be located within the area marked "Buildable Area" on the map forming paragraph 22.11 of this By-law;

(d) no bus parking, bus fuelling or repair shall be permitted ahead of the front wall of the garage and storage building for buses permitted as an additional use by this By-law.

(e) access to this property shall be limited to one only combined entrance and exist onto Regional Road Number 1 (Snyder's Road) and that the design and location of such combined entrance and exit shall be to the satisfaction of the Region.

22.12 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 16, Concession South of Erb's Road, being Parts 3, 4, 5 and 6 on 58R-10846 and illustrated on the map forming paragraph 22.12 may be used for the following specific uses:

(a) a mobile home development containing not more than two hundred and fifteen (215) mobile, modular or manufactured homes together with the uses accessory thereto and having a total occupancy in the development of not more than four hundred and thirty (430) persons; and,

(b) accessory uses which for the purpose of this By-law may include service, recreation, community and commercial facilities designed, intended and operated for the exclusive use of the residents of the mobile home development.

Subject to the following regulations and those contained within Development Agreement registered as Instrument 1234636 and any amendments to said agreement:

(i) no building or structure shall be located within 15.2 metres of any public road or highway or within 7.6 metres of any limit of the land illustrated on the map forming paragraph 22.12 of this By-law;

(ii) each mobile, modular or manufactured home shall be a double-wide unit and have a minimum floor area of not less than 69.5 square metres;

(iii) each mobile, modular or manufactured home shall be located on a mobile home site;

(iv) not less than 1.25 off-street parking spaces shall be provided for each mobile home site and one of the 1.25 total shall be located within each mobile home site.

22.13 Notwithstanding any other provisions of this By-law, the lands illustrated on the map forming paragraph 22.13 of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies:

(a) farm implement sales and service

subject to the following:

(b) the existing shed on the property may be used in connection with the additional uses permitted by this By-law;

(c) any new building or structure erected in connection with the additional uses permitted by this By-law shall be located to the rear of the existing buildings on the lot;

(d) no new building or structure erected in connection with the additional uses permitted by this By-law shall be erected within 3.0 metres of the limits of the lands as shown on the map forming paragraph 22.13 of this By-law on which additional uses are permitted;

(e) all outdoor storage of goods, materials or machinery shall be located to the rear of the existing building;

(f) no outdoor storage of goods, materials or machinery shall be permitted within 3.0 metres of the limits of the lands as shown on the map forming paragraph 22.13 of this By-law on which additional uses are permitted;

(g) the limits of the lands as shown on the map forming paragraph 22.13 of this By-law on which additional uses are permitted to the rear of the front yard setback shall be fenced with a 1.2 metre woven wire and post fence.

22.14 Notwithstanding any other provisions of this By-law, the lands illustrated on the map forming paragraph 22.14 of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies:

(a) an asphalt plant

(b) gravel washing plant

(c) shop for maintenance of vehicles and equipment used in connection with the gravel pit operation taking place on the property and the proposed asphalt plant

(d) office devoted to the gravel pit operation taking place on the property and the proposed asphalt plant

(e) off-street parking in connection with the above permitted uses

The foregoing permitted uses are subject to the following:

(f) all additional uses permitted by this By-law shall be located within the area designated as "Buildable Area" on the map forming paragraph 22.14 of this By-law;

(g) no building or structure shall be permitted within 45.5 metres of any limit of the lands illustrated on the map forming paragraph 22.14 of this By-law;

(h) the location of all new entrances or exits to and from Regional Road Number 12 shall be approved by the Region;

(i) an earthen berm having a height of not less than 1.2 metres above the level of the travelled portion of Regional Road Number 12 shall be constructed along the entire frontage of the lands illustrated on the map forming paragraph 22.14 of this By-law where such lands abut Regional Road Number 12 with the exception of those portions of the frontage approved for entrance or exit locations;

(j) the above required earthen berm shall be graded, seeded or sodded to prevent erosion and shall be planted with trees or shrubs of a type and quantity satisfactory to the Township of Wilmot;

(k) a chain link fence having a height of not less than 1.5 metres shall be constructed along the entire frontage of the lands illustrated on the map forming paragraph 22.14 of this By-law where such lands abut Regional Road Number 12 with the exception of that portion of the frontage approved for exit and entrance locations. Gates that can be securely locked shall be located at the points of approved entrance and exit to Regional Road 12;

(l) a buffer strip shall be provided and maintained where the limits of the lands illustrated on the map forming paragraph 22.14 of this By-law abut the lands of the private property located at the intersection of Regional Road Number 12 and Township Road Number 6 and in the locations shown on the map forming paragraph 22.14 of this By-law. Such buffer strips shall have a minimum width of not less than 3.0 metres throughout its entire length and shall be used for no

other purpose than the planting of trees and shrubs and grass of a type and quantity satisfactory to the Township of Wilmot.

22.15 Notwithstanding any other provisions of this By-law, the lands illustrated on the map forming paragraph 22.15 of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which parcel lies:

(a) the construction and operation of a retail and wholesale building supplies outlet and uses normally and naturally accessory thereto.

Subject to the following:

(b) that all buildings must be placed and erected on and within the area designated as "Buildable Area" on the map forming paragraph 22.15 of this By-law except that open storage sheds may be constructed to the rear of the "Buildable Area" provided that minimum side and rear yards of 4.5 metres are maintained;

(c) That outdoor storage of goods and materials shall be permitted on the subject property, provided such storage is located to the rear of the "Parking Area" as shown on the map forming paragraph 22.15 and provided that a minimum side yard and rear yard of 4.5 metres is maintained clear and free of such storage.

(d) that off-street parking and off-street loading facilities shall be provided on the subject property in conformity with the regulations contained in subsections 6.10, 6.11 and 6.12 of this By-law and such off-street parking shall be located to the rear of the front yard setback as established by this By-law.

(e) access to the subject property shall be limited to the two (2) locations so indicated on the map forming paragraph 22.15 of this By-law. Any additional points of access shall only be permitted with the written permission of the Council of the Township and of the Region;

(f) that the use of the area designated as "Parking Area" on the map forming paragraph 22.15 of this By-law shall be prohibited from all uses except for the parking of vehicles, for the provision of loading spaces and for the planting of grass, trees and other normal landscaping features;

(g) that no residential use shall be permitted as an accessory or main use on the subject property as illustrated on the map forming paragraph 22.15 of this By-law.

22.16 Notwithstanding any other provisions of this By-law, the lands illustrated on the map forming paragraph 22.16 of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies:

(a) the establishment and operation of a silo construction company

subject to the following:

(b) that all buildings or structures and all outdoor storage and parking areas shall be located to the rear of the front yard setback as established by this By-law;

(c) that no outdoor storage areas or parking areas shall be located in any required side or rear yard;

(d) that all buildings or structures and all outdoor storage and parking areas shall be located on Part 1, Plan 58R-2393;

(e) that the manufacture of silo slabs, concrete or concrete products of any nature or kind whatsoever shall not be permitted as either a main use or as an accessory use on the lands illustrated on the map forming paragraph 22.16 of this By-law;

(f) that no residential use shall be permitted on the lands illustrated on the map forming paragraph 22.16 of this By-law.

22.17 Notwithstanding any other provisions of this By-law, the lands illustrated on the map forming paragraph 22.17 of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies:

(a) a residential care facility

For the purpose of this subsection, a "Residential Care Facility" shall mean a residence for the accommodation of not more than ten (10) persons, exclusive of staff, who by reason of their emotional, mental, social or physical condition or legal status require a group living arrangement for their well-being, and

(b) such facility is supervised by, or the members of the group are referred to the residence by, a hospital, court or government agency; or

(c) such facility is funded wholly or in part by any government, other than funding provided solely for capital purposes; or

(d) such facility is regulated or supervised under any general or special Act;

but does not include any use otherwise classified or defined in this By-law, subject to the following condition:

(e) that the residential care facility shall be established within a permitted Residential Building - Single Detached located on the lands illustrated on the map forming paragraph 22.17 of this By-law.

22.18 Notwithstanding any other provisions of this By-law, the lands illustrated on the map forming paragraph 22.18 of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies:

(a) detached dwelling and for uses normally and naturally accessory thereto.

Subject to the following:

(b) that all buildings or structures shall be located to the rear of "Property Line A" as shown on the map forming paragraph 22.18 of this By-law.

(c) that the minimum lot area and minimum lot width shall be the property as illustrated on the map forming paragraph 22.18 of this By-law.

(d) that no enlargement of the existing dwelling on the subject lands and no new buildings or structures shall be permitted on the subject lands without the express written approval of the Grand River Conservation Authority.

22.19A Notwithstanding any other provisions of this By-law, the lands illustrated on the maps forming paragraphs 22.19.1, 22.19.2 and 22.19.4 inclusive of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies:

(a) a group home

subject to the following:

(b) the group home shall be established within the permitted Residential Building - Single Detached located on the following lands:

(i) Part Lot 7, Concession South of Bleams Road, Township of Wilmot, said lands being illustrated on the map forming paragraph 22.19.1 of this By-law.

(ii) Part of the West Half of Lot 8, Concession North of Bleams Road, Township of Wilmot, said lands being illustrated on the map forming paragraph 22.19.2 of this By-law.

(iii) Part of the East Half of Lot 9, Concession North of Bleams Road, Township of Wilmot, said lands being illustrated on the map forming paragraph 22.19.2 of this By-law.

(iv) Part of the West Half of Lot 9, Concession North of Bleams Road, Township of Wilmot, said lands being illustrated on the map forming paragraph 22.19.2 of this By-law.

(v) Part of Lots 13 and 14, Concession 2, Block “A”, Township of Wilmot, said lands being illustrated on the map forming paragraph 22.19.4 of this By-law.

22.19B Notwithstanding the provisions of this By-law, on the lands identified in paragraph 22.19A (b) (v) of this By-law, a school and general office may be established as an accessory use to the group home, subject to the following conditions:

(a) that the school and general office shall serve the occupants of the group homes permitted under paragraph 22.19A of this By-law;

(b) that the said school and general office shall comply with all other applicable regulations for such uses in this By-law.

22.20 Deleted.

22.21 Notwithstanding any other provisions of this By-law, the lands illustrated on the map forming paragraph 22.21 of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies;

(a) the operation of a private recreational club and uses normally and naturally accessory thereto.

Subject to the following:

(b) the use of the subject site for recreational trailering and camping shall be hereby expressly prohibited and no onsite use or storage of trailers shall be permitted;

(c) the minimum lot area for a private recreational club shall be the area of the property as shown on the map forming paragraph 22.21 of this By-law.

22.22 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 2A of Schedule 'A' of this By-law may be used for the following specific uses in addition to those uses permitted within the zone within which the parcel lies:

(a) any manufacturing, processing, assembly, storage, packaging or repair enterprise except for:

(i) a junk, scrap, salvage or wrecking yard;

(ii) a use which would require for its operation a standard of services (particularly water supply and sewage disposal) which the Township is unable or unwilling to provide;

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

(iv) the recycling or refining of petroleum products.

(b) food catering or vending establishment, but not including a sit-down or take-out restaurant.

(c) a wholesale business.

(d) frozen food locker service and cold storage plant.

(e) truck transportation terminal and warehouse.

(f) commercial printing establishment.

(g) uses accessory to the foregoing permitted uses including:

(i) signs;

(ii) a retail or wholesale outlet or showroom, provided that it is clearly accessory to and incidental to the above-mentioned permitted use;

(iii) outdoor storage;

(iv) accessory buildings.

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' of this By-law shall be subject to the following regulations in addition to the general regulations contained in Section 6 of this By-law.

(a)	Minimum Frontage	20 metres
(b)	Minimum Lot Width	23 metres
(c)	Minimum Lot Depth	60 metres
(d)	Minimum Setback from Street	7.5 metres

(e)	Minimum Side Yard (each side)	
	If the lot frontage is 75 metres or less, minimum side yard shall be 10% of the lot frontage or 3.6 metres whichever is greater. If the lot frontage is greater than 75 metres, the minimum side yard shall be 7.5 metres.	
(f)	Minimum Rear Yard	7.5 metres
(g)	Off Street Parking	
	Shall be provided in accordance with the provisions of subsection 6.10 and 6.12 of this By-law.	
	A maximum of 10 parking spaces may be located in a required front yard provided that a minimum of 4.5 metres is maintained between the parking area and the street line, and the area between the parking area and the street line is suitably landscaped with fences, hedges, trees, shrubs or other suitable ground cover to provide adequate landscaping of the land or protection to adjoining lands.	
	All parking areas shall be provided with vehicle bumper guards to define the parking area and to ensure that all vehicles parked will be confined to that area.	
(h)	Off- Street Loading	
	Shall be in accordance with the provisions contained in subsections 6.10 and 6.11 of this By-law.	
(i)	Outdoor Storage	
	Shall be located in a rear yard only, and shall be enclosed from public view by a solid fence or wall or suitable tree planting. Outdoor storage shall not be located within 4.5 metres of any property line.	
(j)	Maximum Lot Coverage (all buildings)	50% of lot area

22.23 Notwithstanding any other provisions of this By-law, the land described as Part 3, Plan 58R-3061 and identified on the map forming Part 3 of Schedule 'A' of this By-law may be used for any use permitted in the zone within which the parcel lies, subject to the following:

(a) No building shall be located within 6 metres of the municipal drain as shown on Reference Plan 58R-3061.

22.24 Notwithstanding any other provisions of this By-law, the lands illustrated as "Parcel A" on the map forming paragraph 22.24 of this By-law may be used for any permitted use in the zone within which the parcel lies, subject to the following:

(a) the minimum frontage for the lands illustrated as "Parcel A" on the map forming paragraph 22.24 of this By-law shall be 33 metres.

(b) on the property illustrated as "Parcel A" on the map forming paragraph 22.24 of this By-law, no building designed and intended for the raising or accommodation of livestock shall be located within 457 metres of the limits of the zone forming the north-westerly boundary of the subject property.

22.25 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 12, Concession South of Snyder's Road and identified on the map forming Part 2B of Schedule 'A' of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies:

(a) motor vehicle sales, service and repair including as accessory uses the sale of motor vehicle fuel and the sale of motor vehicle accessory products,

subject to the following:

(b) no residential uses shall be permitted on the subject property if it is used for the establishment of motor vehicle sales, service and repair, including as accessory uses the sale of motor vehicle fuel and motor vehicle accessory products.

(c) that the minimum exterior side yard shall be 7.6 metres.

(d) that no building or structure shall be located within the exterior side yard.

(e) no motor vehicle parts or equipment or disabled vehicles or trash shall be stored outside a building except within areas shielded from public view by a solid wall or fence having a minimum height of 1.8 metres.

22.26 Deleted

22.27 Deleted

22.28 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 7, Concession South of Snyder's Road, being Part 1, Plan 58R-1096 and illustrated on the map forming paragraph 22.28 of this By-law may be used for the following specific uses in addition to those uses permitted in Section 7 of this By-law:

(a) the storage, reworking and assembly of lumber into pallets and containers

subject to the following:

(i) all outdoor storage, as permitted by subsection 22.28(a) shall be screened from the view of motorists on Regional Road No. 12.

22.29 Notwithstanding any other provisions of this By-law, the lands illustrated on the map forming paragraph 22.29 of this By-law shall be used only for the following uses:

(a) a seasonal recreational trailering and camping area

(b) a Residential Building – Single Detached

(c) 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 lands illustrated on the map forming paragraph 22.29 of this By-law shall be subject to the following regulations in addition to the general regulations contained in Section 6 of this By-law.

(d) Minimum Lot Area and Minimum Lot Frontage shall be the property as illustrated on the map forming paragraph 22.29 of this By-law

(e) no building or structure shall be located within 4.5 metres of any side or rear lot line;

(f) no Residential Building –Single Detached shall be located within 14 metres of the front lot line;

(g) no building or structure other than a Residential Building – Single Detached shall be located within 61 metres of the front lot line;

(h) no more than a total of 100 trailering and camping sites shall be permitted on the subject property.

(i) no trailering or camping sites shall be located within 14 metres of the front lot line.

22.30A Notwithstanding any other provisions of this By-law, the lands illustrated on the map forming paragraph 22.30 of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies:

(a) a residential apartment building with a maximum of 26 dwelling units

subject to the following:

(b)	Minimum Lot Area	The lands illustrated on the map forming paragraph 22.30 of this By-law
(c)	Minimum Setback from Snyder's Road (Regional Road Number 1)	4 metres
(d)	Minimum setback from Brubacher Street	6.7 metres
(e)	Minimum Rear Yard	7.5 metres
(f)	Off-Street Parking	1 space per dwelling unit
(g)	Minimum Floor Area	
	1 Bedroom Unit	42.5 square metres
	2 Bedroom Unit	55 square metres
(h)	there may be parking spaces provided between the limit of Brubacher Street and a residential apartment building provided that these parking spaces maintain a minimum setback from the limit of Snyder's Road (Regional Road Number 1) of 7.5 metres.	

22.30B Notwithstanding the provisions of this By-law, the location of the existing residence as illustrated on the map forming paragraph 22.30 of this By-law is hereby permitted and the said building may be maintained, renovated and enlarged so long as any addition or expansion of this building and any reconstruction of the building or any other building or structure erected on the site, shall be in accordance with all the requirements of this By-law for the subject property.

22.30C Notwithstanding the provisions of this By-law, and the above regulations, all buildings or structures to be constructed on the lands illustrated on the map forming paragraph 22.30 of this By-law shall be constructed within the "Buildable Area" as illustrated on the map forming paragraph 22.30 of this By-law.

22.31 Notwithstanding any other provisions of this By-law, the owner and occupier of the lands illustrated on the map forming paragraph 22.31 of this By-law may construct and use a one-storey addition to the existing building on the lands, which said addition is shown cross-hatched on the map forming paragraph 22.31 of this By-law, subject to the following conditions:

(a) that the location and size of the said addition shall be as shown on the map forming paragraph 22.31 of this By-law;

(b) that a 2.4-metre-high brick screening fence be erected along the south-east border of the subject property extending for a distance of 12.1 metres measured easterly from the most easterly end of the proposed new addition and as shown on the map forming paragraph 22.31 of this By-law;

(c) that no exterior storage of any merchandise or containers be permitted on the subject property;

(d) that the said addition shall be used for storage purposes only, and that the use of any of the said addition for retail commercial sales shall be prohibited.

22.32 Notwithstanding any other provisions of this By-law, the lands described as Lots 260 and 261, Plan 532A and Part of Webster Street closed by By-law 749, and identified on the map forming Part 1 of Schedule 'A' of this By-law may have a minimum front yard setback of 3.35 metres from the limit of Webster Street and a minimum rear yard setback of 3.65 metres.

22.33 Deleted

22.34 Notwithstanding any other provisions of this By-law, the lands illustrated on the map forming paragraph 22.34 of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies:

(a) a warehouse

subject to the following:

(b) that the written approval of the Grand River Conservation Authority for the said warehouse be filed with the Township prior to the issuance of a building permit.

(c) that the said warehouse shall not be more than one storey in height, and the said warehouse shall be located within the "Buildable Area" as identified on the map forming paragraph 22.34 of this By-law.

(d) that the said warehouse shall have a maximum ground floor area of 420 square metres.

(e) that off-street parking shall be provided in accordance with the provisions contained in subsections 6.10 and 6.12 of this By-law.

(f) that off-street loading facilities shall be provided in accordance with provisions contained in subsections 6.10 and 6.11 of this By-law.

(g) that no residential use shall be permitted as an accessory use to the said warehouse.

22.35 Notwithstanding any other provisions of this By-law, the lands described as Part of Lots 4 and Lot 12, Plan 885 and identified on the map forming Pat 1 of Schedule 'A' of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies:

(a) a hospital or sanatorium

(b) a rest home or nursing home

(c) senior citizen housing

(d) housing for the mentally and/or physically handicapped

(e) uses normally and naturally accessory to the above mentioned uses including required accommodation for administrative and support staff employed on the site.

subject to the following:

(f)	Minimum Lot Area	The lands identified on Part 1 of Schedule 'A' of this By-law
(g)	Minimum Setback from the Street Line	7.5 metres
(h)	Minimum Side or Rear Yard	½ building height but in no case less than 3.0 metres
(i)	Maximum Building Height	3 storeys
(j)	Maximum Lot Coverage	50% of lot area
(k)	Off-street parking shall be provided in accordance with the provisions contained in subsection 6.10 and 6.12 of this By-law.	

22.36 Notwithstanding any other provisions of this By-law, the location of the building as illustrated on the map forming paragraph 22.36 of this By-law is hereby permitted and the said building may be maintained and renovated as long as the height, size and volume are not changed provided, however that any reconstruction of the present building or any other building or structure erected on the site shall be in accordance with all requirements of the zone within which the parcel lies.

22.37 Deleted.

22.38 Notwithstanding any other provisions of this By-law, the lands described as Part of Lots 2, 3 and 8 South of Boullee Street, Smith's Plan and identified on the map forming Part 1 of Schedule 'A' of this By-law may be used for the following uses in addition to the uses permitted in the zone within which the parcel lies:

(a) a club

subject to the following:

(b)	Minimum Lot Area and Minimum Lot Width	The lands identified on the map forming Part 1 or Schedule 'A' of this By-law
(c)	Minimum Side Yard	1.2 metres on the west side and 12 metres on the east side
(d)	Minimum Rear Yard	6 metres
(e)	Minimum Front Yard	4.5 metres
(f)	A minimum of 14 off-street parking spaces shall be provided on the subject property.	
(g)	A maximum building height of one storey shall apply to any building constructed or located on the subject property.	

(h)	All buildings or structures to be constructed or located on the subject lands shall be subject to the requirements of the Grand River Conservation Authority in addition to the requirements of this By-law.

22.39 Deleted.

22.40 Notwithstanding any other provisions of this By-law, use of the lands described as Part of Lot 12, Concession South of Snyder's Road, being Part 2, Plan 58R-3702 and identified on the map forming Part 2B of Schedule 'A' shall be in accordance with the regulations for the zone in which the parcel lies except as amended by the following:

(a) that there shall be no outdoor storage of goods or materials other than the parking of motor vehicles;

(b) that the minimum setback from the limit of Township Road Number 16 shall be 50 metres, and that no buildings or structures or vehicle parking areas shall be located within this setback area except for one free standing accessory sign;

(c) that the minimum lot width and the minimum lot area shall be the property described as Part of Lot 12, Concession South of Snyder's Road, being Part 2, Plan 58R-3702 and identified on the map forming Part 2B of Schedule 'A'.

22.41 Notwithstanding any other provisions of this By-law, the uses of the lands illustrated on the map forming paragraph 22.41 of this By-law and zoned Zone 2 shall be limited to the following:

(a) for the lands known as Parts 26, 27, 29, 31, 37, 61, 62, and 63, Plan 58R-3682 and Part 1 and 2, Plan 58R-16560 the permitted uses shall be limited to one of the following:

(i) A Residential Building – Single Detached in the form of a "Dwelling-Principal", and uses normally and naturally accessory thereto;

(ii) A Residential Building – Single Detached in the form of a "Dwelling-Seasonal", and uses normally and naturally accessory thereto.

(b) for all the lands illustrated on the map forming paragraph 22.41 except for the lands identified in paragraph (a) above, the permitted uses shall be limited to the following:

(i) A Residential Building – Single Detached in the form of a "Dwelling – Seasonal", and uses normally and naturally accessory thereto.

The lands illustrated on the map forming paragraph 22.41 of this By-law shall be subject to the following regulations in addition to the general regulations contained in Section 6 of this By-law.

(c)	the conversion of a "Dwelling – Seasonal" to a "Dwelling – Principal" shall not be permitted.	
(d)	no building or structure shall be erected or constructed on any lot unless it abuts an opened public street, or has direct access to an opened public street by means of a private right-of-way.	
(e)	Minimum Setback from a Public Street	7.5 metres

(f)	Minimum Setback from any Side or Rear Lot Line	2.0 metres
(g)	Maximum Building Height	2 storeys
(h)	Off-street parking shall be provided in accordance with the provisions of subsections 6.10 and 6.12 of this By-law.	
(i)	that subsection 6.7 of this By-law shall not apply to the lands illustrated on map 22.41.	
(j)	the lands known as Parts 26 and 27, Plan 58R-3682 shall be subject to the following regulations:	
	(1) The maximum lot coverage of all accessory buildings shall be 142m^2	
	(2) The maximum height of one accessory building shall be 9.5m	
	(i) for the purpose of this subsection, building height shall mean the vertical distance of the front or rear wall, whichever is greater measured between the finished grade of the yard abutting the wall and the highest point of the roof surface	
	(ii) the maximum height of any or all other accessory buildings shall be in conformity with Sections 2.13 and 8.3.10 of By-law 83-38, as amended.	
	(3) The minimum side yard setback for an accessory building existing prior to the passing of this By-law shall be 0m.	

22.42 Notwithstanding any other provisions of this By-law, the lands described as Lot 74, Compiled Plan 1400 and identified on the map forming Part 1 of Schedule 'A' of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies:

(a) a hair dressing business within the owner/operator's private residence.

subject to the following

(b) that no expansion of the existing residence on the subject property shall be permitted for the purpose of the hair styling business.

(c) that a minimum of five (5) off-street parking spaces shall be provided on the subject property for the hair styling business.

(d) that no signs shall be permitted on the subject property except for one accessory identification sign not to exceed 0.2 square metres in size.

22.43 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 10, Plan 885 being Part 2, Plan 58R-1765 and identified on the map forming Part 1 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 of that zone except as amended by the following:

(a) "motor vehicle sales, service and repair" is added as an additional permitted main use on the subject property.

(b) "automobile service station or gas bar" is added as an additional accessory use on the subject property.

(c) any use of the property for an automobile service station or gas bar shall be in accordance with subsection 6.30 of this By-law.

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.

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

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.

22.163 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 22, Concession North of Bleams Road, being Parts 4, 5, and 11, Plan 58R-10176 and identified on the map forming Part 1 of Schedule 'A' may be used for repair, sale and storage of lawnmowers, snowmobiles and watercraft in addition to the uses permitted in the zone in which the property is situate. Outdoor storage of non-retail goods shall be fenced with a 1.8m solid wood fence so as to visually screen the storage area.

22.164 Notwithstanding any other provisions of this By-law, on the lands described as Part of Lots 14 and 15, Concession North of Snyder's Road and identified on the map forming Part 2A of Schedule 'A', the following shall apply:

(a) on the lands zoned Zone 3, semi-detached and triplex dwellings shall not be permitted;

(b) the lands zoned Zone 2b, Zone 2c, and Zone 3 shall be subject to the following regulations:

(i) the front yard setback for the habitable and uninhabitable (garage) portion of any Residential Building - Single Detached shall be a minimum of 6.0 metres notwithstanding:

(a) that at no point shall the uninhabitable (garage) portion of the dwelling be closer to the front lot line than the habitable portion of the dwelling unit;

(b) that the habitable portion of the dwelling, for the purposes of this section, shall include a useable front porch with a minimum depth of 1.9 metres; and,

(c) that reduction of the minimum front yard setback for the habitable portion of the dwelling unit to 5.0 metres shall be permitted if the uninhabitable (garage) portion of the dwelling unit is located 7.0 metres or greater from the front lot line

(c) the lands zoned Zone 5 shall be subject to the following regulations:

(i) off-street parking is permitted to be located within the front yard;

(ii) off-street parking is permitted to be located within the exterior side yard;

(iii) no off-street loading spaces shall be required: and,

(iv) off-street parking shall be permitted within 1.0m of the westerly and easterly property lines

22.165 Notwithstanding any other provisions of this By-law, the lands described as Part of Lots 13 and 14, Concession South of Snyder's Road, being Lots 39-53, Plan 58M-220, Lots 1-31, Plan 58M-264, and Lots 1-38 and Block 39, Plan 58M-289 and identified on the map forming Part 2B of Schedule 'A' are subject to the following regulations:

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

(b) the lot width shall be calculated at a distance of 7.6m from the front lot line.

22.166 Notwithstanding any other provisions of this By-law, the lands described as Part of Lots 13 and 14, Concession South of Snyder's Road, being Lots 1-18 and 21-33, Plan 58M-219 and Lots 1-7 and 19-24,

Plan 58M-237 and identified on the map forming Part 2B of Schedule 'A', shall be subject to the following regulations:

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

(b) That the lot width shall be calculated at a distance of 7.6m from the front lot line.

22.167 Notwithstanding any other provisions of this By-law, the lands described as Part of Lots 7 and 8, Concession South of Snyder's Road, being Part 1, Plan 58R-4036 save an except Parts 1 and 2, Plan 58R-12985 and illustrated on the map forming paragraph 22.167, the lands zoned Zone 11, may be used for the following additional uses:

(a) a Clubhouse Facility

(b) Structures accessory to the operation of a golf course, including water stations and rain shelters and maintenance buildings.

22.168 Notwithstanding any other provisions of this By-law, on the lands described as Part of Lot 22, Concession South of Snyder's Road, being Lots 1-97, 100-193 and Blocks 98, and 194-198, Plan 58M-414 and identified on the map forming Part 1 of Schedule 'A', the following shall apply:

(a) on the lands zoned Zone 2b, Zone 2c and Zone 3 the front yard setback for the habitable and uninhabitable (garage) portion of any Residential Building - Single Detached shall be a minimum of 6.0 metres notwithstanding:

(i) that at no point shall the uninhabitable (garage) portion of the dwelling be closer to the front lot line than the habitable portion of the dwelling unit;

(ii) that the habitable portion of the dwelling, for the purposed of this section, shall include a useable front porch with a minimum depth of 1.8 metres;

(iii) that reduction of the minimum front yard setback for the habitable portion of the dwelling unit to 5.0 metres shall be permitted if the uninhabitable (garage) portion of the dwelling unit is located 7.0 metres or greater from the front lot line;

(b) the Minimum Lot Frontage for Block 98 and Part of Block 198 shall be 26.0 metres.

(c) that no building or structure shall be located within 15.0 metres of any rear lot line on lots 10 to 21 inclusive.

22.169 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 10, Concession North of Snyder's Road and illustrated on the map forming paragraph 22.169 may be used for the keeping of a maximum of two horses subject to meeting Minimum Distance Separation requirements in addition to the uses permitted in Section 7.

22.170 Notwithstanding the regulations of Table 1, sub-section 8.3, on the lands described as Lots 138, 139 and 140, Plan 627 and identified on the map forming Part 2A of Schedule 'A', the total area of all accessory structures shall not exceed 150 square metres and the construction of said accessory structures may occur without the construction of a primary dwelling.)

22.171 Notwithstanding any other provisions of this By-law, the lands described as Lot 6, Concession North of Erb's Road and identified on the map forming Part 3 of Schedule 'A' shall be subject to the following regulations:

(a) on the lands zoned Zone 12, being Block 19, Registered Plan 58M-221:

(i) no building or structure which requires sewage disposal facilities shall be constructed, used, or occupied on the subject lands; and

(ii) notwithstanding Section 6.7, a building or structure may be constructed on Block 19 without Block 19 having frontage on a public street, provided that Block 19 is a Parcel of Tied Land of a Common a Common Elements Condominium, pursuant to the Condominium Act, 1998, that provides access to a public street for vehicular and pedestrian traffic over the common elements of the said common elements condominium

(b) on the lands zoned Zone 2, being Lots 1 – 18 and Block 20, Registered Plan 58M-221:

(i) the Minimum Lot Area shall be 450m^2

(ii) the Minimum Lot Width shall be 12.3m

(iii) the Minimum Front Yard shall be 2.5m

(iv) the Minimum Side Yard shall be 1.2m

(v) the Minimum Lot Frontage shall be 0m

(vi) the Maximum Lot Coverage shall be 35%

(vii) notwithstanding the provisions of Section 6.7, Lots 1 – 18 are not required to have frontage on a public street for the purposes of locating and using buildings, structures and accessory uses provided the lots are Parcels of Tied Land of a Common Elements Condominium, pursuant to the Condominium Act, 1998 that provides access to a public street for vehicular and pedestrian traffic over the common elements of the said Common Elements Condominium.

(viii) the front yard setback for Lots 1 – 18 shall be 2.5m from the front lot line and said front lot line shall be the property line abutting the common element which provides access to a public street for vehicular traffic.

(c) notwithstanding the provisions of Section 8.1, a clubhouse shall be recognized as a permitted accessory use.

22.172 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 following use in addition to the uses permitted within the zone in which the property is situate:

(a) Outdoor storage within the easterly side yard and the rear yard.

22.173 Deleted.

22.174 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 18 and 19, Concession South of Erb's Road and Part of Lot 18, Concession North of Snyder's Road illustrated on the map forming paragraph 22.174 may be used for a sawmill operation involving the cutting and drying of lumber in addition to the uses permitted in the zone in which the subject property is located, subject to the following regulations:

(a) The sawmill operation shall be located entirely within the "Operation Area" identified on the map forming paragraph 22.174;

(b) All machinery associated with the sawmill operation shall be located within a fully enclosed structure consisting of a maximum gross floor area of 294.4m^2; and,

(c) Outdoor storage shall be permitted within the "operation area", but shall be limited to the storage of logs to be processed by the sawmill and processed wood from the sawmill.

22.175 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 4, Concession North of Snyder's Road and illustrated on the map forming paragraph 22.175 "Area B" may be use for the following additional use in addition of the uses permitted in the zone in which the property is situated:

(a) an access route for an 'Extractive Industrial' operation.

22.176 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 6, Concession 4, Block A and Part of Block B, Plan 1325 and identified on the map forming Part 6 of Schedule 'A' are subject to the following regulations:

(a) the front yard setback for the uninhabitable (garage) portion of any Residential Building - Single Detached shall be a minimum of 6.0m from the front lot line; and,

(b) the front yard setback for the habitable portion of any Residential Building - Single Detached, including a useable porch having a minimum depth of 1.8m, shall be a minimum of 5.0m.

22.177 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 15, Concession North of Snyder's Road, identified on Part 2A of Schedule 'A' and illustrated on the map forming paragraph 22.177 as "Part A" and zoned 4a (Residential) are subject to the following regulations:

(a)	Minimum Front Yard Setback	6.0 metres
(b)	Minimum Lot Frontage	9.0 metres
(c)	Minimum Lot Width	9.0 metres
(d)	Maximum Lot Coverage	56%
(e)	Off street parking shall be permitted in front of the front yard setback provided that a minimum of one off street parking space is provided behind the front yard setback within an enclosed garage.	

Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 15, Concession North of Snyder's Road, identified on Part 2A of Schedule 'A' and illustrated on the map forming paragraph 22.177 as "Part B" and zoned 4a (Residential) are subject to the following regulations:

(f)	Minimum Lot Frontage	12.6 metres

(g)	Minimum Lot Width	12.6 metres
(h)	Minimum Rear Yard Setback	6.2 metres

22.178 Notwithstanding any other provisions of this By-law, on the lands described as Part of Lot 7, Concession South of Erb's Road, being Parts 1 and 2, Plan 58R-14171, and illustrated on the map forming paragraph 22.178, all buildings and structures shall be located within the "Buildable Area" identified on the map forming paragraph 22.178.

22.179 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 13 and 14, Concession South of Erb's Road and Part of Lot 13 and 14, Concession North of Snyder's Road illustrated on the map forming paragraph 22.179 shall be subject to the following regulations:

(a) buildings or structures may be erected on the subject lands provided access is maintained by way of a right-of-way to a municipally maintained public road.

22.180 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 41, Plan 532A and identified on the map forming Part 1 of Schedule 'A' may be used for the following uses in addition to the uses permitted in the zone in which the property is situate, as amended:

(a) an Accounting Office

22.181 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 14 and 15, Concession North of Snyder's Road and identified on the map forming Part 2A of Schedule 'A' may be used for the following uses in addition to the uses permitted in the zone in which the property is situate:

(a) a building containing three residential building – townhouse units and three basement apartments.

22.182 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 2, Concession 1, Block A and illustrated on the map forming paragraph 22.182 the permitted uses shall be as listed under Section 7.4.

22.183 Deleted.

22.184 Notwithstanding any other provisions of this By-law, the lands described as Lots 115, 116, 117, 118 and 121 and Part of Lots 109, 110, 122 and 123, Plan 627 and identified on the map forming Part 2A of Schedule 'A' may be used for the following use in addition to the uses permitted in the zone in which the property is situate:

(a) A seniors woodworking and craft shop

Notwithstanding any other provisions of this By-law, the lands described as Lots 115, 116, 117, 118 and 121 and Part of Lots 109, 110, 122 and 123, Plan 627 and identified on the map forming Part 2A of Schedule 'A' shall be subject to the following regulations:

(b) Outdoor storage shall be prohibited

(c) The repair and/or servicing of motor vehicles shall be prohibited: and

(d) Off-street loading bays and doors shall be located only along the west side of the building known as 27 Beck Street.

22.185 Notwithstanding any other provisions of this By-law, the lands described as Lots 1,2,3,4,5,6,7, and 8 Registered Plan 58M-276 and identified on the map forming Part 4 of Schedule 'A' the following regulations for a home occupation shall apply:

(a) home occupations shall be limited to office uses only

(b) home occupations shall be located entirely within the dwelling and shall not be located within an accessory building

(c) the maximum floor area of the home occupation shall be 233m^2, or 25 percent of the floor area of the dwelling, whichever is lesser

(d) that a maximum of 3 employees. In addition to the permanent residents of the dwelling, may be permitted.

22.186 Deleted.

22.187 Deleted.

22.188 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 12, Concession North of Snyder's Road on illustrated on the map forming paragraph 22.188 may be used for the following uses in addition to the uses permitted, within the zone in which the property is situate, by this By-law as amended:

(a) the keeping and raising of animals within a structure attached to a building designed for human habitation

22.189 Notwithstanding any other provisions of this By-law, the lands described as Lot 1, Plan 206 and Part of Catherine Street, Closed and identified on the map forming Part 1 of Schedule 'A' may be used for the following use in addition to the uses permitted, within the zone in which the property is situate:

(a) a gym/fitness facility

(b) an art studio

(c) retail sales as an accessory use, subject to the following:

(i) retail sales space shall be limited to 25% of the floor area occupied by the permitted use to which it is accessory.

22.190 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 19, Concession 2, Block A and illustrated on the map forming paragraph 22.190 and zoned Zone 1 may be used for the following specific uses:

(a) A seasonal recreational trailering and tenting campground during the months of April - December (inclusive) consisting of a maximum of:

(ii) 285 Camping Sites for recreational trailers or tents

(b) Residential Building – Single Detached; and,

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

Notwithstanding the provisions of this By-law, the lands identified as Zone 1 with site specific provisions on the map forming paragraph 22.190 are hereby deemed, for the purposes of any future MDS II calculation, to be passive recreational uses;

Notwithstanding the provisions of this By-law, the lands identified as Zone 11 on the map forming paragraph 22.190 shall not be used for a golf course.

22.191 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 16, Concession South of Snyder's Road, being Lot 1-118 and Block 119, Plan 58M-362 and identified on the map forming Part 2A of Schedule 'A' and zoned Zone 2c (Residential) and Zone 3 (Residential) are subject to the following regulations

(a) the front yard setback shall be 6.0m save and except that where the front wall of the garage of any dwelling unit is located 7.0m or greater from the front lot line, the front yard setback for the habitable portion of the dwelling unit, including a useable front porch having a depth greater than 1.8m, shall be 4.5m.

(b) the rear yard setback for habitable buildings on Lots 96-99 shall be 40.0m and on Lot 100 shall be 40m from the rear property line of the Lot 99.

22.192 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 18, Concession North of Snyder's Road and illustrated as "Area A" on the map forming paragraph 22.192 may be used for the following use in addition to the uses permitted in Section 18 of this By-law as amended:

(a) a Residential Building – Single Detached

22.193 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 15, Concession North of Snyder's Road and identified on the map forming Part 2A of Schedule 'A' and zoned Zone 2c (Residential) are subject to the following regulations:

(a) That the front yard setback shall be 6.0m save and except that where the front wall of the garage of any dwelling unit is located 7.0m or greater from the front lot line, the front yard setback for the habitable portion of the dwelling unit, including a useable front porch having a depth greater than 1.8m, shall be 4.5m.

22.194 Notwithstanding any other provisions of this By-law, on the lands described as Part of Lot 21, Concession South of Snyder's Road, the "Summer Kitchen" identified on the map forming paragraph 22.194 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:

(a) Uses accessory to the main residential building including human habitation.

Notwithstanding the provisions of this By-law, for the purposes of Section 22.194(a) of this By-law, human habitation shall not constitute a second dwelling unit.

22.195 Notwithstanding any other provisions of this By-law, a railway spur line may be constructed on the lands described as Part of Lot 20, Concession North of Bleams Road and identified on the map forming Part 1 of Schedule 'A'.

22.196 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 5, Concession 4, Block A and identified on the map forming Part 12 of Schedule 'A' may be used for the following uses in addition to the uses permitted in the zone in which the property is situate:

(a) Indoor Commercial Storage Operation.

22.197 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 2A of Schedule 'A' and zoned Zone 4a shall be subject to the following additional regulations:

(a) the maximum number of dwellings shall be sixteen;

(b) the habitable portion of dwellings shall be 30m from the northerly property line;

(c) dwellings shall not exceed one storey in height, save an except that rooms accessible by stairs shall be permitted within the roof space immediately above the first storey;

(d) the minimum lot frontage for the development shall be 10.0m.

22.198 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 22, Concession North of Bleams Road, being Part 4, Plan 58R-10313 and identified on the map forming Part 1 of Schedule 'A' may be used for the following uses in addition to the uses permitted in Section 16.2 of this By-law, as amended:

(a) Retail sales within an area occupying a maximum of 25% of the ground floor area of the building

(b) Offices

22.199 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 1, Municipal Plan 885, and identified on the map forming Part 1 of Schedule 'A' and zoned Zone 2b (Residential) shall be subject to the following regulations:

(a) That the front yard setback shall be 6.0m save and except that where the front wall of the garage of any dwelling unit it located 7.0m or greater from the front lot line, the front yard setback for the habitable portion of the dwelling unit, including a useable front porch having a depth of 1.8m and a width of 3.0m, shall be 5.0m

Notwithstanding the provisions of this By-law, as amended, the following shall apply to the lands zoned Zone 4a (Residential Building - Townhouse):

(b) the maximum number of dwellings shall be twenty;

(c) the minimum frontage of the development shall be 20.0m;

(d) the minimum lot width of the development shall be 20.0m;

(e) the front yard setback for the development shall be 20.0m;

(f) side yards and rear yards for the development shall be 5.0m; and,

(g) three off-street parking spaces shall be provided per unit.

22.200 Notwithstanding the provisions of this By-law, on the lands described as Part of Lot 20, Concession North of Bleams Road and identified on the map forming Part 1 of Schedule 'A', the additional permitted use shall apply:

(a) the sale of used household products.

22.201 Notwithstanding any other provisions of this By-law, the lands described Part of Lots 231, 233, 234 and 235, Plan 532-A, being Part 1, Plan 58R-14859 and identified on the map forming Part 1 of Schedule 'A' and zoned Zone 2b shall be subject to the following additional regulations:

(a) the minimum lot width and frontage shall be 9.75m;

(b) the maximum lot coverage for all accessory buildings shall be 130m^2

22.202 Notwithstanding any other provisions of this By-law, on the lands described as Part of Lot 14, Concession North of Snyder's Road, being Parts 1 and 2, Plan 58R-14853 and identified on the map forming Part 2A of Schedule 'A' the following regulations shall apply:

(a) the minimum lot area on the lands zoned Zone 2c shall be 360.6m^2;

(b) the minimum side yard setback on the lands zoned Zone 2c shall be 1.2m;

(c) the lands zoned Zone 2c may be used for a Residential Building – Duplex;

(d) the minimum font and exterior side yard setback on the lands zoned Zone 5 shall be 4.5m.

22.203 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 21, Concession North of Bleams Road, being Parts 1 and 6, Plan 58R-7281, and identified on the map forming Part 1 of Schedule 'A' may be used for retail sales and offices in addition to the uses permitted in the zone in which the property is situate.

22.204 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 7, Concession North of Snyder's Road and illustrated on the map forming paragraph 22.204 may be used for the importation of broken concrete and asphalt for recycling purposes in addition to the uses permitted in the zone in which the property is situate, subject to the following:

(a) stockpiles of broken concrete and asphalt shall not be located within 300m of the northwest corner of the Petersburg Park.

22.205 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 7, Concession South of Erb's Road, being Parts 1, 3, and 4 Plan 58R-9652 and identified on the map forming Part 3 of Schedule 'A':

(a) may be used following uses in addition to those already permitted Zone 5:

(i) Residential Building – Single Detached

(ii) Bed and Breakfast

(iii) Lodging / rooming / boarding house

(iv) Group Home

(b) are prohibited from being used for the following uses:

(i) Hotel or motel

(ii) Churches

(iii) Parking lot

(iv) Commercial entertainment and recreation establishment within an enclosed building but not including a video/pinball game amusement centre

(v) Light fabricating, assembly or manufacturing

(c) shall be subject to the following additional regulations:

(i) off-street parking may be situated in front of the front yard setback.

22.206 Deleted.

(By-law amendment 2020-31)

22.207 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 21, Concession North of Bleams Road, being Parts 1 and 2, Plan 58R-5715 and Block 3, Plan 1450 and identified on the map forming Part 1 of Schedule 'A' may be used for offices and retail sales in addition to the uses permitted in the zone in which the property is situate.

22.208 Deleted.

22.209 Deleted.

(By-law amendment 2021-008)

22.210 Deleted.

22.211 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 23, Concession South of Bleams Road, being Parts 3 and 5, Plan 58R-15522 and identified on the map forming Part 1 of Schedule 'A' may be used for a food store in addition to the uses permitted in Section 14.

Notwithstanding the regulations of Section 14 of this By-law, the minimum lot width and frontage for the lands identified on the map forming Part 1 of Schedule 'A' shall be 14m.

Notwithstanding the provisions of this By-law, on the lands identified on the map forming Part 1 of Schedule 'A', the following off-street parking requirements shall apply:

(a) commercial floor area devoted to retail sales or merchandising shall require one (1) space for each 19.3m^2 of such floor area

(b) commercial floor area not devoted to retail sales or merchandising shall require one (1) space for each 39m^2 of such floor area

Notwithstanding the provisions of this By-law, no pylon sign constructed at the frontage of the lands identified on the map forming Part 1 of Schedule 'A' , shall be illuminated on the southeast side.

22.212 Notwithstanding any other provisions of this By-law, the lands described as Lot 112, Plan 1400 and identified on the map forming Part 1 of Schedule 'A' and zoned Zone 6:

(a) shall be subject to the following additional regulations:

(i) off-street parking and off-street loading shall be provided in conformity with the regulations contained in sub-sections 6.10, 6.11, and 6.12 of this By-law; and,

(ii) off-street parking is prohibited in front of the building face closest to the street.

(b) shall not be used for the following:

(i) tavern

(ii) commercial entertainment or recreation establishment.

22.213 Notwithstanding any other provisions of this By-law, on 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' and zoned Zone 5:

(a) the following use may be permitted in addition to those uses already permitted:

(i) Residential Building – Single Detached

(b) the following uses shall not be permitted:

(i) clinic or laboratory

(ii) light fabricating, assembly or manufacturing

(c) a repair shop and storage within an enclosed building shall not include any use that involves the storage or processing of chemical products, gasoline or oil depots, or a use which 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;

(d) Off-street parking may be situated in front of the front yard setback.

22.214 Notwithstanding any other provisions of this By-law, the lands described as Parts 1-9, 11, 15, 16, and 18, Plan 58R- 15176, and identified on the map forming Part 1 of Schedule 'A' and zoned Zone 3, shall be subject to the following additional regulations:

(a) garages on the subject lands shall have a minimum depth of 6.0m, a minimum interior width of 3.5m and a maximum interior width of 4.0m;

(b) the front yard setback of any garage shall be a minimum of 10.0m.

22.215 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 4 Concession North of Snyder's Road, and illustrated on the map forming paragraph 22.215 shall be subject to the following regulation:

(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.

22.216 Notwithstanding any other provisions of this By-law, on the lands described as Part of Lot 9 Concession North of Bleams Road, being Parts 3 and 4, Plan 58R-15525 and identified on the map forming Part 8 of Schedule 'A', the minimum side yard setback for an accessory building existing prior to October 16, 2006 shall be 0.2 metres.

22.217 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 7, North of Side of Benjamin Street, Part of Lot 8, South Side of South Street, Plan 628 and identified on the map forming Part 6 of Schedule 'A' may be used for one dwelling unit within an accessory structure in addition to the uses permitted in the zone in which the property is situate.

22.218 Notwithstanding the regulations of Section 11 of this By-law, as amended, the lands described as Lot 107 and Part of Lot 108, Plan 627, and identified on the map forming Part 2A of Schedule 'A', shall be used only for a clinic or laboratory and offices, and shall be subject to the following regulations:

(a) minimum front yard and right side yard setback shall be 0m;

(b) minimum left side yard setback for a one-storey building shall be 1.5m;

(c) a minimum of 10 off-street parking spaces shall be provided on the property; and,

(d) off-street parking spaces shall be permitted within 0m of the right side property line and 0.6m of the left side property line.

22.219 Deleted.

22.220 Deleted.

22.221 Deleted.

22.222 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' are subject to the following regulations:

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

(b) a residential building – semi-detached shall be a permitted use;

(c) any dwelling fronting a public street shall be a Residential Building – Semi-detached;

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

22.223 Notwithstanding any other provisions of this By-law, the lands described as Lots 1-74, and Blocks 75-76, Plan 58M-495 and identified on the map forming Part 1 of Schedule 'A', shall be subject to the following regulations:

(a) on lots 42-46, Plan 58M-495, no dwelling shall be located closer than 51.5m to the centerline of the railway;

(b) on Lots 43-46, Plan 58M-495, a minimum of $56m^2$ of useable outdoor living space shall be maintained on each lot between the toe of the berm and the rear wall of the dwelling unit.

22.224 Notwithstanding any other provisions of this By-law, the lands described as Lots 1-57 and Blocks 58-70, Plan 58M-492 and identified on the map forming Part 1 of Schedule 'A' shall be subject to the following regulations:

(a) on the lands zoned Zone 2b the front yard setback shall be 6.0m save and except that where the front wall of the garage of any dwelling unit is located 7.0m or greater from the front lot line, the front yard setback for the habitable portion of the dwelling unit, including a useable front porch having a depth of 1.8m and a width of 3.0m, shall be 5.0m.

(b) on the lands zoned Zone 4a:

(i) the maximum number of dwellings shall be thirteen (13);

(ii) the minimum frontage of the development shall be 10.0m;

(iii) the minimum lot width of the development shall be 10.0m;

(iv) the front yard setback for the development shall be 52.6m;

(v) side yards and rear yards for the development shall be 5.0m; and,

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

(c) on the lands zoned Zone 3 a Residential Building – Semi-detached shall be defined as a separate building divided vertically into two dwelling units by a solid common wall extending from the base of the foundation to, at minimum, the roof line of the first storey and said common wall shall have a horizontal distance of not less than 46 per cent (46%) of the horizontal depth of the building

(d) on Lot 26, a Residential Building – Single Detached may include a second kitchen.

22.225 Deleted.

22.226 Notwithstanding the provisions of this By-law, as amended, on the lands described as Part of Lot 9, Concession 1, Block A, and illustrated on the map forming paragraph 22.226:

(a) the following regulation shall apply:

(i) side and rear yard setbacks shall be 0m to allow for licensing of extraction to the mutual property lines of abutting aggregate operations.

(b) the following uses shall be prohibited:

(i) the importation of asphalt for recycling; and,

(ii) aggregate washing operations.

(c) the following accessory use is permitted in addition to those accessory uses permitted by Section 20.3:

(i) the importation of broken concrete for recycling.

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.

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)

22.304 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 1, Plan 628 and identified on the map forming Part 6 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 2022-044)

22.305 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 38, Plan 1552 and Part of Lot 7, Plan 532A, and identified on the map forming Part 1 of Schedule 'A', shall be subject to the following regulations:

a) The maximum number of units shall be 62

b) The lot line abutting Hincks Street shall be deemed the front lot line

c) The minimum front yard setback for an attached garage shall be 6.0m

d) The minimum front yard setback for a covered porch or habitable portion of a dwelling unit shall be 1.87m

e) The minimum rear yard setback for an attached garage shall be 6.0m

f) The minimum rear yard setback for a covered porch or habitable portion of a dwelling unit shall be 4.75m.

(By-law amendment 2023-013 and 2024-003)

22.306 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 5, Concession North of Snyder's Road, and identified as Zone 14 on the map forming paragraph 22.306, shall be subject to the following regulations:

(a) the importation of broken concrete and asphalt for recycling is permitted as an accessory use to the gravel pit, subject to the following:

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

(b) buildings or structures, not including a dwelling unit, may be erected provided access is maintained through joint property ownership fronting on, or by way of a right-of-way to, a municipally maintained public road.

Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 5, Concession North of Snyder's Road, and identified as Zone 11 on the map forming paragraph 22.306, may be used only for an Arboretum, Wildlife Sanctuary, and accessory uses.

Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 5, Concession North of Snyder's Road, and identified as Zone 1 on the map forming paragraph 22.306, may be used for the following specific uses in addition to the uses permitted in Zone 1:

(a) an access route to the extractive industrial operation located to the north of the CN railway.

(By-law amendment 2023-027)

22.307 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 2, Smith's Plan, and identified on the map forming Part 1 of Schedule 'A', shall be subject to the following regulations:

(a) the rear yard setback shall be 2.7 metres.

(By-law amendment 2023-026)

22.308 Notwithstanding any other provisions of this By-law, on the lands described as Part of Lot 16 and Lot 17, Plan 302 and Part of Lot 6, Concession 3, Block A 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 2023-038)

22.309 Notwithstanding any other provisions of this By-law, the lands described as Part of Lots 1 and 2, Concession 2, Block B, and identified as Zone 1 and as "Parcel 1", "Parcel 2", and "Parcel 3" on the map forming paragraph 22.309, shall be subject to the following regulations:

(a) The minimum lot area and lot frontage for Parcel 1 shall be 5.6ha and 88m respectively.

(b) The minimum lot area and lot frontage for Parcel 2 shall be 1.2ha and 135m respectively.

(c) The minimum lot area and lot frontage for Parcel 3 shall be 4.9ha and 140m respectively.

Notwithstanding any other provisions of this By-law, on the lands described as Part of Lots 1 and 2, Concession 2, Block B, and identified as Zone 11 on the map forming paragraph 22.309, no buildings or structures shall be permitted and uses shall be limited to the following:

(a) Wildlife Sanctuary

(b) Farming, but not including the raising or maintaining of livestock, fur farming, fish farming, or greenhouse farming, within Agricultural Use Areas illustrated within a conservation easement in favour of the Township, GRCA, or Region.

(c) Uses set out in a conservation easement in favour of the Township, GRCA, or Region, provided such uses are not less restrictive than those uses set out in this section.

(By-law amendment 2024-014)

22.310 Notwithstanding any other provisions of this By-law, the lands described as Part Lot 10, Concession South of Bleam's Road, being Part 1, Plan 58R-199816, and identified on the map forming paragraph 22.310, shall be subject to the following regulations:

(a) Use of the lands zoned Zone 14 shall include the following additional uses:

(i) The importation of broken concrete and asphalt for recycling, subject to the following:

(a) Keeping of materials associated with this use shall be limited to an area contained on the pit floor.

(b) Use of lands zoned Zone 11 shall be restricted to an Arboretum, Wildlife Sanctuary, and accessory uses.

(c) Use of lands zoned Zone 1 and Zone 14 following progressive rehabilitation of a licensed aggregate operation shall comply with the terms of Risk Management Plan 00051 as approved and/or amended by the Region of Waterloo.

(By-law amendment 2024-012 (OLT-22-003789)

22.311 Notwithstanding any other provisions of this By-law, on the lands described as Part of Lot 3, Concession 1, Block B, and identified on the map forming paragraph 22.311, a bunkhouse shall be permitted subject to the following:

(a) For the purposes of this section, a bunkhouse shall be defined as a building or part of a building used for the temporary accommodation of seasonal farm workers provided such accommodation does not serve as the principal place of residence of an occupant and the bunkhouse is located on the farm on which the seasonal workers are employed.

(b) The bunkhouse shall be limited to a maximum of three dwelling units, provide accommodation for a maximum of 18 farm workers, have a maximum height of one-storey, a maximum floor area of 241.5m2, and be located within the "Residential Accommodation Area" identified on the map forming paragraph 22.311.

Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 3, Concession 1, Block B, and identified on the map forming paragraph 22.311, shall be subject to the following regulations:

(a) An additional dwelling unit (detached) may located closer to the street line than the residential building to which it is accessory.

(b) An additional dwelling unit (detached) shall be permitted to be 2-stories and shall have a maximum lot coverage of 134.5m^2.

(c) Any dwelling units shall be located within the "Residential Accommodation Area" identified on the map forming paragraph 22.311.

(d) Dwelling units shall be limited to:

(i) one residential building – single detached that may include an additional dwelling unit (attached).

(ii) one additional dwelling unit (detached) accessory to a residential building – single detached.

(iii) one bunkhouse.

(By-law amendment 2024-013)

22.312 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 20, Concession South of Snyder's Road, identified as Section 22.312 on the map forming Part 1 of Schedule 'A' and zoned Zone 2b shall be subject to the following additional and/or modified regulations:

(a) the minimum lot area shall be 270 square metres

(b) the minimum lot frontage and width shall be 9m for an interior lot and 12m for a corner lot

(c) the minimum front yard setback for the habitable and uninhabitable (garage) portion of a building, 6m notwithstanding:

(i) that at no point shall the uninhabitable portion of the dwelling be closer to the front lot line than the habitable portion of the dwelling;

(ii) that the habitable portion of the dwelling may include a useable covered front porch;

(iii) on lots with a width of less than 11m, the garage shall be setback a minimum of 9m from the front lot line; and

(iv) where the front yard setback for the uninhabitable (garage) portion of the dwelling is a minimum of 9m, the minimum front yard setback for the habitable portion of the dwelling shall be 3.5m

(d) the minimum side yard setback shall be 1.2m

(e) the minimum exterior side yard setback shall be 3.5m

(f) the minimum rear yard setback shall be 7.5m

(g) the maximum lot coverage of all buildings on a lot shall be 55%

(h) the maximum lot coverage for accessory buildings shall be in conformity with Section 6.3, provided the combined lot coverage of main and accessory buildings does not exceed 55%

(i) the maximum building height shall be 12m.

Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 20, Concession South of Snyder's Road, identified as Section 22.312 on the map forming Part 1 of Schedule 'A' and zoned Zone 2c shall be subject to the following additional and/or modified regulations:

(a) a "Residential Building – Street Townhouse" shall be an additional permitted use

(b) the minimum front yard setback for the habitable and uninhabitable (garage) portion of a building, 6m notwithstanding:

(i) that at no point shall the uninhabitable portion of the dwelling be closer to the front lot line than the habitable portion of the dwelling;

(ii) that the habitable portion of the dwelling may include a useable covered front porch;

(iii) on lots with a width of less than 11m, the garage shall be setback a minimum of 9m from the front lot line; and

(iv) where the front yard setback for the uninhabitable (garage) portion of the dwelling is a minimum of 9m, the minimum front yard setback for the habitable portion of the dwelling shall be 3.5m

(c) the minimum side yard setback shall be 1.2m

(d) the minimum exterior side yard setback shall be 3.5m

(e) the minimum rear yard setback shall be 7.5m

(f) the maximum lot coverage of all buildings on a lot shall be 55%

(g) the maximum lot coverage for accessory buildings shall be in conformity with Section 6.3, provided the combined lot coverage of main and accessory buildings does not exceed 55%

(h) the maximum building height, 12m

(i) "Residential Building – Single Detached" specific regulations:

(i) the minimum lot area shall be 270 square metres

(ii) the minimum lot frontage and width shall be 9m for an interior lot and 12m for a corner lot

(j) "Residential Building – Street Townhouse" specific regulations:

(iii) the minimum lot area shall be 165 square metres

(iv) the minimum lot frontage and width shall be 5.5m for an interior lot and 8.5m for a corner lot.

Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 20, Concession South of Snyder's Road, identified as Section 22.312 on the map forming Part 1 of Schedule 'A' and zoned Zone 4 shall be subject to the following additional and/or modified regulations:

(a) a "Residential Building – Townhouse" shall be an additional permitted use

(b) the minimum number of off-street parking spaces shall be:

(i) "Residential Building – Apartment": 1.2 spaces per dwelling unit

(ii) "Residential Building – Cluster Townhouse" and "Residential Building – Back-to-Back Townhouse": 1.5 spaces per dwelling unit

(iii) "Residential Building – Street Townhouse": 2 spaces per dwelling unit

(c) the maximum building height main building shall be 15m or 4-storeys, whichever is greater

(d) the minimum front yard setback shall be 6.0m

(e) the minimum interior side yard setback shall be 3.0m or half the building height, up to a maximum of 12m

(f) the minimum exterior side yard setback shall be 3.5m

(g) the minimum rear yard setback shall be 6.0m

(h) the maximum lot coverage of all buildings on a lot shall be 60%

(i) the maximum lot coverage of all accessory buildings shall be in conformity with Section 6.3, provided the combined lot coverage of main and accessory buildings does not exceed 60%

(j) "Residential Building – Apartment" specific regulations:

(i) the minimum lot frontage and width shall be 30m

(ii) an "Amenity Area" shall be defined as the area of the lot or block not occupied by buildings, parking and driveway areas which may include patios and landscaped areas on the site, swimming pools and other outdoor areas which can be used for recreational purposes, the area devoted to the private outdoor balconies and the floor area devoted to the indoor entertainment, social and/or recreational common rooms

(iii) the minimum amenity area shall be 30 square metres per dwelling unit

(k) "Residential Building – Cluster Townhouse" and "Residential Building – Back to Back Townhouse" specific regulations:

(iv) the minimum lot frontage and width shall be 20m

(l) "Residential Building – Street Townhouse" specific regulations:

(i) the minimum lot frontage and width shall be 30m

(ii) where the front yard setback for the uninhabitable (garage) portion of the dwelling is a minimum of 9m, the minimum front yard setback for the habitable portion of the dwelling, including a useable covered front porch, shall be 3.5m.

(By-law amendment 2024-037)

22.313 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 16, Concession North of Snyder's Road, identified as Section 22.313 on the map forming Part 1 of Schedule 'A' and zoned Zone 2b shall be subject to the following additional and/or modified regulations:

(a) the minimum lot area shall be 270 square metres

(b) the minimum lot frontage and width shall be 9m for an interior lot and 12m for a corner lot

(c) the minimum front yard setback for the habitable and uninhabitable (garage) portion of a building, 6m notwithstanding:

(i) that at no point shall the uninhabitable portion of the dwelling be closer to the front lot line than the habitable portion of the dwelling;

(ii) that the habitable portion of the dwelling may include a useable covered front porch;

(iii) on lots with a width of less than 11m, the garage shall be setback a minimum of 9m from the front lot line; and

(iv) where the front yard setback for the uninhabitable (garage) portion of the dwelling is a minimum of 9m, the minimum front yard setback for the habitable portion of the dwelling shall be 3.5m

(d) the minimum side yard setback shall be 1.2m

(e) the minimum exterior side yard setback shall be 3.5m

(f) the minimum rear yard setback shall be 7.5m

(g) the maximum lot coverage of all buildings on a lot shall be 55%

(h) the maximum lot coverage for accessory buildings shall be in conformity with Section 6.3, provided the combined lot coverage of main and accessory buildings does not exceed 55%

(i) the maximum building height shall be 12m.

Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 16, Concession North of Snyder's Road, identified as Section 22.313 on the map forming Part 1 of Schedule 'A' and zoned Zone 2c shall be subject to the following additional and/or modified regulations:

(a) a "Residential Building – Street Townhouse" shall be an additional permitted use

(b) the minimum front yard setback for the habitable and uninhabitable (garage) portion of a building, 6m notwithstanding:

(i) that at no point shall the uninhabitable portion of the dwelling be closer to the front lot line than the habitable portion of the dwelling;

(ii) that the habitable portion of the dwelling may include a useable covered front porch;

(iii) on lots with a width of less than 11m, the garage shall be setback a minimum of 9m from the front lot line; and

(iv) where the front yard setback for the uninhabitable (garage) portion of the dwelling is a minimum of 9m, the minimum front yard setback for the habitable portion of the dwelling shall be 3.5m

(c) the minimum side yard setback shall be 1.2m

(d) the minimum exterior side yard setback shall be 3.5m

(e) the minimum rear yard setback shall be 7.5m

(f) the maximum lot coverage of all buildings on a lot shall be 55%

(g) the maximum lot coverage for accessory buildings shall be in conformity with Section 6.3, provided the combined lot coverage of main and accessory buildings does not exceed 55%

(h) the maximum building height, 12m

(i) "Residential Building – Single Detached" specific regulations:

(i) the minimum lot area shall be 270 square metres

(ii) the minimum lot frontage and width shall be 9m for an interior lot and 12m for a corner lot

(j) "Residential Building – Street Townhouse" specific regulations:

(i) the minimum lot area shall be 165 square metres

(ii) the minimum lot frontage and width shall be 5.5m for an interior lot and 8.5m for a corner lot

Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 16, Concession North of Snyder's Road, identified as Section 22.313 on the map forming Part 1 of Schedule 'A' and illustrated as 'Zone 2c "Block 30"' on the map forming paragraph 22.313 shall be zoned Zone 2c and subject to the uses and regulations contained in Section 8.2 and the following additional and/or modified regulations:

(a) permitted uses of this property shall only apply at such time as the lands illustrated as 'Zone 2c "Block 30"' are consolidated with abutting lands such that the resulting parcel complies with the minimum lot area, frontage and width regulations contained in Section 8.2

(b) the building line shall be 6.0m save and except where the front wall of the garage of any dwelling unit is located 7.0m or greater from the front lot line, the building line for the habitable portion of the dwelling unit, including a useable front porch having a depth of greater than 1.8m, shall be 4.5m

Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 16, Concession North of Snyder's Road, identified as Section 22.313 on the map forming Part 1 of Schedule 'A' and zoned Zone 4 shall be subject to the following additional and/or modified regulations:

(a) a "Residential Building – Townhouse" shall be an additional permitted use

(b) the minimum number of off-street parking spaces shall be:

(i) "Residential Building – Apartment": 1.2 spaces per dwelling unit

(ii) "Residential Building – Cluster Townhouse" and "Residential Building – Back-to-Back Townhouse": 1.5 spaces per dwelling unit

(iii) "Residential Building – Street Townhouse": 2 spaces per dwelling unit

(c) the maximum building height main building shall be the greater of:

(i) "Residential Building – Apartment": 20m or 6-storeys

(ii) "Residential Building – Cluster Townhouse" and "Residential Building – Back-to-Back Townhouse": 15m or 4-storeys

(iii) "Residential Building – Street Townhouse": 12m or 3-storeys

(d) the minimum front yard setback shall be:

(i) "Residential Building – Apartment", "Residential Building – Cluster Townhouse", "Residential Building – Back-to-Back Townhouse: 6m

(ii) "Residential Building – Street Townhouse": 6m for the habitable and uninhabitable (garage) portion of a building notwithstanding:

(a) that at no point shall the uninhabitable portion of the dwelling be closer to the front lot line than the habitable portion of the dwelling;

(b) that the habitable portion of the dwelling may include a useable covered front porch;

(c) on lots with a width of less than 11m, the garage shall be setback a minimum of 9m from the front lot line; and

(d) where the front yard setback for the uninhabitable (garage) portion of the dwelling is a minimum of 9m, the minimum front yard setback for the habitable portion of the dwelling shall be 3.5m

(e) the minimum interior side yard setback shall be 3.0m or half the building height, up to a maximum of 12m

(f) the minimum exterior side yard setback shall be 3.5m

(g) the minimum rear yard setback shall be 6.0m

(h) the maximum lot coverage of all buildings on a lot shall be 60%

(i) the maximum lot coverage of all accessory buildings shall be in conformity with Section 6.3, provided the combined lot coverage of main and accessory buildings does not exceed 60%

(j) "Residential Building – Apartment" specific regulations:

(i) the minimum lot frontage and width shall be 30m

(ii) an "Amenity Area" shall be defined as the area of the lot or block not occupied by buildings, parking and driveway areas which may include patios and landscaped areas on the site, swimming pools and other outdoor areas which can be used for recreational purposes, the area devoted to the private outdoor balconies and the floor area devoted to the indoor entertainment, social and/or recreational common rooms

(iii) the minimum amenity area shall be 30 square metres per dwelling unit

(k) "Residential Building – Cluster Townhouse" and "Residential Building – Back to Back Townhouse" specific regulations:

(i) the minimum lot frontage and width shall be 20m

Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 16, Concession North of Snyder's Road, identified as Section 22.313 on the map forming Part 1 of Schedule 'A' and zoned Zone 12 shall be subject to the following additional and/or modified regulations:

(a) a "Residential Building – Apartment" and a "Residential Building – Townhouse" shall be additional permitted uses subject to the regulations applied to the lands zoned Zone 4 within this section

(By-law amendment 2024-044)

22.314 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, identified as Section 22.314 on the map forming Part 2b of Schedule 'A' shall be subject to the following regulations:

(a) maximum building height shall be four storeys

(b) minimum drive aisle width serving an angled parking space shall be 5.5m

(By-law amendment 2024-052)

22.315 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 16, Concession North of Snyder's Road, identified as Section 22.315 on the map forming Part 1 of Schedule 'A' and zoned Zone 4a shall be subject to the following additional and/or modified regulations:

(a) the maximum density shall be 19.12 units per hectare

(b) the minimum lot area shall be 1.83 hectares

(c) the lot line abutting Bergey Court shall be the front lot line and the lot line abutting Shephard Place shall be the exterior side lot line

(d) the front yard setback for a street townhouse with its front façade facing Bergey Court shall be 6.0m

(e) the front yard setback for one street townhouse unit with its side façade facing Bergey Court shall be 3.0m

(f) the minimum exterior side yard setback for a street townhouse with its front façade facing Shephard Place shall be 7.5m

(g) the minimum and maximum driveway width for each street townhouse unit with its access on Shephard Place shall be 5.5m

(h) the minimum lot area for future title separation of a street townhouse shall be 200 square metres

(i) the minimum rear yard setback resulting from future title separation of a street townhouse shall be 5.8m.

(By-law amendment 2025-016)

22.316 Notwithstanding any other provisions of this By-law, on the lands described as Lots 32 and 33, Part of Lots 31 and 34, and Part of C. H. Ahrens Block, Pan 532A, identified as Section 22.316 on the map forming Part 1 of Schedule 'A' and zoned Zone 7, residential uses shall be prohibited.

(By-law amendment 2025-021)

22.317 *Under appeal to the Ontario Land Tribunal.*

22.318 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 16, Concession North of Snyder's Road, identified as Section 22.318 on the map forming Part 6 of Schedule 'A' and zoned Zone 2a shall be subject to the following additional and/or modified regulations:

(a) the minimum lot area shall be 670 square metres

(b) the minimum width for an interior lot shall be 18.3m

(c) the front yard setback for the garage portion of a dwelling shall be 8.3m from the front lot line that existed at the time of approval of Section 22.318

(d) the minimum side yard setback for a residential building with one or more stories, shall be 1.5m on one side of the residential building and 2.5m on the other side.

(By-law amendment 2025-073)

Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 16, Concession North of Snyder's Road, identified as Section 22.318 on the map forming Part 6 of Schedule 'A' and zoned Zone 2a shall be subject to the following additional and/or modified regulations:

(e) the minimum lot area shall be 670 square metres

(f) the minimum width for an interior lot shall be 18.3m

(g) the front yard setback for the garage portion of a dwelling shall be 8.3m from the front lot line that existed at the time of approval of Section 22.318

(h) the minimum side yard setback for a residential building with one or more stories, shall be 1.5m on one side of the residential building and 2.5m on the other side.

(By-law amendment 2025-073)

22.319 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 map forming paragraph 22.319, shall be subject to the following regulations:

(a) minimum lot frontage: 27.4m

(b) minimum lot area: 0.4ha

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 map forming paragraph 22.319, shall be subject to shall be subject to a holding provision (H) limiting the zoning of the property to one single detached dwelling and one additional dwelling unit (attached) and for uses normally and naturally accessory thereto until such time as additional hydrogeological assessment work has been completed to the satisfaction of the Township of Wilmot.

(By-law amendment 2026-044)

22.320 Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 14 and 15, Concession North of Snyder's Road, identified as Section 22.320 on the map forming Part 2a of Schedule 'A' and zoned Zone 2b shall be subject to the following additional and/or modified regulations:

(a) the minimum lot area shall be 327 square metres

(b) the minimum lot frontage and width shall be 10.9m for an interior lot and 12m for a corner lot

(c) the minimum front yard setback for the habitable and uninhabitable (garage) portion of a building, 6m notwithstanding:

(i) that at no point shall the uninhabitable portion of the dwelling be closer to the front lot line than the habitable portion of the dwelling;

(ii) that the habitable portion of the dwelling may include a useable covered front porch;

(iii) on lots with a width of less than 10.9m, the garage shall be setback a minimum of 9m from the front lot line; and

(iv) where the front yard setback for the uninhabitable (garage) portion of the dwelling is a minimum of 9m, the minimum front yard setback for the habitable portion of the dwelling shall be 3.5m

(d) the minimum side yard setback shall be 1.2m notwithstanding:

(i) a side yard setback, adjacent to a lot line with a 1.2m side yard setback on the adjacent lot, may be reduced to 0.6m only if an access and maintenance easement has been secured over the 1.2m side yard setback in favour of the 0.6m side yard

(e) the minimum exterior side yard setback shall be 3.5m

(f) the minimum rear yard setback shall be 6.0m

(g) the maximum lot coverage of all buildings on a lot shall be 55%

(h) the maximum lot coverage for accessory buildings shall be in conformity with Section 6.3, provided the combined lot coverage of main and accessory buildings does not exceed 55%

(i) the maximum building height shall be 12m

(j) for properties with a 10m easement along the rear property line, the rear yard setback shall be measured from the limits of the easement.

Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 14 and 15, Concession North of Snyder's Road, identified as Section 22.320 on the map forming Part 2a of Schedule 'A' and zoned Zone 2c shall be subject to the following additional and/or modified regulations:

(a) a "Residential Building – Street Townhouse" shall be an additional permitted use

(b) the minimum front yard setback for the habitable and uninhabitable (garage) portion of a building shall be 6m notwithstanding:

(i) that at no point shall the uninhabitable portion of the dwelling be closer to the front lot line than the habitable portion of the dwelling;

(ii) that the habitable portion of the dwelling may include a useable covered front porch;

(iii) on lots with a width of less than 10.9m, the garage shall be setback a minimum of 9m from the front lot line; and

(iv) where the front yard setback for the uninhabitable (garage) portion of the dwelling is a minimum of 9m, the minimum front yard setback for the habitable portion of the dwelling shall be 3.5m

(c) the minimum side yard setback shall be 1.2m

(d) the minimum exterior side yard setback shall be 3.5m

(e) the minimum rear yard setback shall be 7.5m

(f) the maximum lot coverage of all buildings on a lot shall be 55%

(g) the maximum lot coverage for accessory buildings shall be in conformity with Section 6.3, provided the combined lot coverage of main and accessory buildings does not exceed 55%

(h) the maximum building height, 12m

(i) "Residential Building – Single Detached" specific regulations:

(i) the minimum lot area shall be 270 square metres

(ii) the minimum lot frontage and width shall be 9m for an interior lot and 12m for a corner lot

(j) "Residential Building – Street Townhouse" specific regulations:

(i) the minimum lot area shall be 165 square metres

(ii) the minimum lot frontage and width shall be 5.5m for an interior lot and 8.5m for a corner lot.

Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 14 and 15, Concession North of Snyder's Road, identified as Section 22.320 on the map forming Part 2a of Schedule 'A' and zoned Zone 3 shall be subject to the following additional and/or modified regulations:

(a) "Residential Building – Back-to-Back Townhouse" shall be an additional permitted use and subject to the following additional and/or modified regulations:

(i) the minimum lot area shall be 80 square metres

(ii) the minimum lot frontage and width shall be 6m for an interior lot and 8.5m for a corner lot

(iii) the minimum front yard setback for the habitable and uninhabitable (garage) portion of a building, 6m notwithstanding:

(a) that at no point shall the uninhabitable portion of the dwelling be closer to the front lot line than the habitable portion of the dwelling;

(b) that the habitable portion of the dwelling may include a useable covered front porch;

(c) on lots with a width of less than 10.9m, the garage shall be setback a minimum of 9m from the front lot line; and

(d) where the front yard setback for the uninhabitable (garage) portion of the dwelling is a minimum of 9m, the minimum front yard setback for the habitable portion of the dwelling shall be 3.5m

(iv) the minimum side yard setback shall be 1.2m for a building with 2 storeys or less and 3.0m for a building with more than 2-storeys

(v) the minimum exterior side yard setback shall be 3.5m

(vi) the minimum rear yard setback shall be 0m

(vii) the maximum building height shall be the greater of 15m or 4 storeys

(viii) the maximum lot coverage shall be 60%

(ix) the minimum outdoor amenity area shall be 7 square metres

(x) the maximum number of attached units shall be 16

Notwithstanding any other provisions of this By-law, the lands described as Part of Lots 14 and 15, Concession North of Snyder's Road, identified as Section 22.320 on the map forming Part 2a of Schedule 'A' and zoned Zone 4 shall be subject to the following additional and/or modified regulations:

(a) a "Residential Building – Townhouse" and "Residential Building – Single Detached" shall be additional permitted uses

(b) the minimum number of off-street parking spaces shall be:

(i) "Residential Building – Apartment": 1.2 spaces per dwelling unit

(ii) "Residential Building – Cluster Townhouse" and "Residential Building – Back-to-Back Townhouse": 1.5 spaces per dwelling unit

(iii) "Residential Building – Street Townhouse": 2 spaces per dwelling unit

(iv) "Residential Building – Single Detached": in conformity with Section 6.12

(c) the maximum building height main building shall be the greater of:

(i) "Residential Building – Apartment", "Residential Building – Cluster Townhouse" and "Residential Building – Back-to-Back Townhouse": 15m or 4-storeys

(ii) "Residential Building – Street Townhouse" and "Residential Building – Semi-Detached": 12m or 3-storeys

(d) the minimum front yard setback shall be:

(i) “Residential Building – Apartment”, “Residential Building – Cluster Townhouse”, “Residential Building – Back-to-Back Townhouse: 6m

(ii) “Residential Building – Street Townhouse” and “Residential Building – Single Detached”: 6m for the habitable and uninhabitable (garage) portion of a building notwithstanding:

(a) that at no point shall the uninhabitable portion of the dwelling be closer to the front lot line than the habitable portion of the dwelling;

(b) that the habitable portion of the dwelling may include a useable covered front porch;

(c) on lots with a width of less than 10.9m, the garage shall be setback a minimum of 9m from the front lot line; and

(d) where the front yard setback for the uninhabitable (garage) portion of the dwelling is a minimum of 9m, the minimum front yard setback for the habitable portion of the dwelling shall be 3.5m

(e) the minimum interior side yard setback shall be:

i) “Residential Building – Single Detached: 1.2m

ii) All other Residential Buildings: 3.0m or half the building height, up to a maximum of 12m

(f) the minimum exterior side yard setback shall be 3.5m

(g) the minimum rear yard setback shall be 6.0m

(h) the maximum lot coverage of all buildings on a lot shall be 60%

(i) the maximum lot coverage of all accessory buildings shall be in conformity with Section 6.3, provided the combined lot coverage of main and accessory buildings does not exceed 60%

(j) “Residential Building – Apartment” specific regulations:

(i) the minimum lot frontage and width shall be 30m

(ii) an “Amenity Area” shall be defined as the area of the lot or block not occupied by buildings, parking and driveway areas which may include patios and landscaped areas on the site, swimming pools and other outdoor areas which can be used for recreational purposes, the area devoted to the private outdoor balconies and the floor area devoted to the indoor entertainment, social and/or recreational common rooms.

(iii) the minimum amenity area shall be 30 square metres per dwelling unit

(k) “Residential Building – Cluster Townhouse” and “Residential Building – Back to Back Townhouse” specific regulations:

(i) Minimum lot frontage, 20m

(l) “Residential Building – Single Detached” specific regulations:

(i) the minimum lot area shall be 270 square metres

(ii) the minimum lot frontage and width shall be 9m for an interior lot and 12m for a corner lot

(By-law amendment 2026-045)

22.321 Notwithstanding the provisions of By-law 83-38, as amended the following shall be added as Section 22.321.

Notwithstanding any other provisions of this By-law, the lands described as Part 1, Plan 58R-18634 and Alley, Plan 633, identified as Section 22.321 on the map forming Part 2a of Schedule 'A' shall be subject to the following additional and/or modified regulations:

(a) the minimum front yard setback shall be 2.91m

(b) the minimum rear yard setback shall be 6.87m

(c) the minimum side yard setback for a residential building up to 2-stories shall be 2.8m

(d) the minimum side yard setback for a residential building with a height of 3-stories shall be 3.0m

(e) the maximum number of dwelling units shall be 66

(f) parking shall be provided at a minimum rate of 1.51 parking spaces per unit

(g) required off-street parking shall be permitted within the front yard

(h) the minimum depth of 37 parking spaces shall be 5.5m

(By-law amendment 2026-051)

22.322 Notwithstanding the provisions of By-law 83-38, as amended the following shall be added as Section 22.322.

Notwithstanding any other provisions of this By-law, the lands described as Part Lots 20, 21, and 22 East of Wilmot St and Lot 22 and Part of Lot 23 West of Peel St, Smith's Plan, being Parts 1 and 2, Plan 58R-3855, identified as Section 22.322 on the map forming Part 1 of Schedule 'A' shall be subject to the following additional and/or modified regulations:

(a) the minimum rear yard setback for the main building shall be as follows:

(i) 1.9m for any portion exceeding 1-storey

(ii) 0m for any portion not exceeding 1-storey

(b) the maximum height for the main building shall be as follows:

(i) six storeys for any portion of the building located a minimum of 41m from the front property line and a minimum of 7.2m from the rear property line (both measured perpendicular to the façade of the building to the applicable property line).

(ii) four stories for all other parts of the building

(iii) for the purposes of Section 2.16, a mechanical penthouse shall be considered a similar structure and disregarded in calculating the height of a building.

(c) parking shall be provided at a minimum rate of one parking space per dwelling unit and may include spaces on an abutting property provided such spaces are secured through an agreement for permanent use by the subject lands.

(By-law amendment 2026-061)

22.323 Notwithstanding the provisions of By-law 83-38, as amended the following shall be added as Section 22.323.

Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 15 and 16, Concession South of Snyder's Road, identified as Section 22.323 on the map forming Part 2a of Schedule 'A' shall be subject to the following provisions:

(a) Any land use on the subject property shall be required to demonstrate compliance with Provincial D-6 and NPC-300 guidelines (or their successors) for noise and land use compatibility with respect to existing and planned sensitive land uses to the north and east of the subject lands. For further clarity, non-residential uses on the subject lands shall incorporate adequate mitigation measures to ensure compatibility with existing and planned sensitive land uses.

(b) The following uses shall be prohibited:

(i) Sawmill;

(ii) Industrial uses that involve outdoor storage or processing, frequent heavy truck movements, or nighttime operations.

(By-law amendment 2026-063)

SECTION 23: ADMINISTRATION, ENFORCEMENT AND PENALTIES:

23.1 Administration:

This By-law shall be administered by such Township employees as may from time to time be appointed by the Council of the Corporation of the Township of Wilmot.

23.2 Penalty:

Every person who contravenes any of the provisions of this By-law shall upon conviction be subject to the penalty clause(s) pursuant to Section 67 of the Planning Act, R.S.O. 1990, c. P.13, as amended.

23.3 Validity:

If any provision of this By-law, including anything shown on the Zoning Maps, is for any reason held to be invalid, it is hereby declared to be the intention that all the remaining provisions of the said By-law shall remain in force and effect until repealed, notwithstanding that one or more provisions thereof have been declared to be invalid.

23.4 Technical Revisions to the Zoning By-Law:

Technical revisions may be made to this By-law without the need for a Zoning By-law Amendment. Technical revisions means the correction of numbering, cross-referencing, grammar, punctuation or typographical errors, mapping errors, or revisions to format in a manner that does not change the intent of this By-law.

23.5 By-laws Repealed:

From the coming into force of By-law 2020-26, being a by-law to amend By-law 83-38, the following Township By-laws are repealed:

23.5.1 All by-laws passed under Section 34 of the Planning Act, or its predecessor, that preceded By-law 83-38.

23.5.2 All by-laws passed under Section 34 of the Planning Act that amended By-law 83-38 prior to the passing of By-law 2020-26 except by-laws that authorize a temporary use under Section 39 or 39.1 of the Planning Act and have not expired.

23.6 Effective Date of By-law:

This By-law shall come into effect on the final passing thereof by the Council of the Corporation of the Township of Wilmot subject to compliance with the provisions of the Planning Act, R.S.O. 1990, c. P.13 and amendments thereto.

READ a first and second time on the **24th** day of **August, 2020.**

READ a third time and finally passed in Open Council on the **24th** day of **August, 2020.**