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.