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.