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)