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.