

## SECTION 21 – SPECIAL PROVISIONS

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The following provisions shall have effect notwithstanding anything else in this By-law and the other provisions of this By-law shall be deemed to be amended insofar as is necessary to give effect thereto. Unless otherwise noted in the margin, reference should be made to Schedule A, Map 1.

**21.1** Notwithstanding the provisions of the Rural Residential (RR) Zone, on the lands described as Part of Lot "I" Registered Plan 49, in the former Township of Guelph, illustrated on Schedule "A", and fronting onto Highway No. 6, permitted uses shall include a chain saw and lawn mower sales and service centre.

Schedule A, Map 14
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**21.2** Notwithstanding the provisions of the Highway Commercial (C4) Zone, on the lands described as Part of Lot 19, Registered Plan 365, in the former Township of Guelph, illustrated on Schedule "A", and fronting onto Highway No. 6, permitted uses shall include an electronics distribution facility which may include retail and wholesale sales. The following uses shall not be permitted:

Schedule A, Map 12
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- i) open storage of goods and materials
- ii) motel
- iii) hotel

**21.3** Notwithstanding the provisions of the Highway Commercial (C4) Zone, on lands described as Part of Lot 14, Concession 3, Division "D", in the former Township of Guelph, illustrated on Schedule "A", the open storage of goods and materials is not permitted.

Schedule A, Map 13
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**21.4** Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part of Lot 8, Concession 3, Division "B", in the former Township of Guelph, illustrated on Schedule "A", a trucking business including the storage and repair of trucks and a warehouse facility shall be permitted. Notwithstanding the provisions of the Agricultural (A) Zone, the following provisions shall apply:

Schedule A, Map 1
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- i) Minimum Lot Area - 3.0 ha (7.4 ac)
- ii) Minimum Lot Frontage - 100 m (328.1 ft)

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Schedule A,  
Map 13

**21.5** Notwithstanding the provisions of the Highway Commercial (C4) Zone, on the lands described as Lot 2, Registered Plan 44, Concession 2, Division "D", in the former Township of Guelph, illustrated on Schedule "A", a welding shop shall be permitted and the following provisions shall apply:

- i) Minimum Lot Area - 0.195 ha (0.48 ac)
- ii) Minimum Interior Side Yard - 1.22 m (4.0 ft)
- iii) Minimum Rear Yard - 1.83 m (6.0 ft)

Schedule A,  
Map 10

**21.6** Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part of Lot 6 and 7, Concession 2, Division "C", in the former Township of Guelph, illustrated on Schedule "A", an airport and related uses shall be permitted.

Schedule A,  
Map 13

**21.7** Notwithstanding the provisions of the Highway Commercial (C4) Zone, on the lands described as Part of Lot 15, Concession 3, Division "D", in the former Township of Guelph, illustrated on Schedule "A", a moving and storage business shall be a permitted.

Schedule A,  
Map 13

**21.8** Notwithstanding the provisions of the Rural Residential (RR) Zone, on the lands described as Part of Lot 15, Concession 2, Division "D", in the former Township of Guelph, illustrated on Schedule "A", the Minimum Lot Area shall be 0.37 ha (0.91 ac).

Schedule A,  
Map 1

**21.9** Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part of Lot 2, Concession 2, Division "D", in the former Township of Guelph, illustrated on Schedule "A", and fronting onto Highway 6, and consisting of 0.7094 ha (1.75 ac), permitted uses shall be restricted to a single detached residence, 3 apartment units, and a sporting goods supply store having a maximum floor area of 149 m<sup>2</sup> (1603.9 ft<sup>2</sup>).

Schedule A,  
Map 1

**21.10** Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part of Lot 8, Concession 2, Division "B", in the former Township of Guelph, illustrated on Schedule "A", and fronting onto Township Road No. 12, and consisting of 0.8148 ha (2.01 ac), an autobody repair shop and a motor vehicle sales and service establishment shall be permitted.

Schedule A,  
Map 1

**21.11** Notwithstanding the provisions of the Agricultural (A) Zone, on the property known as the Guelph Centre of Spirituality and described as Lots 3 to 10 inclusive, Concession 3 and Parts of Lots 4 to 10 inclusive, in Concession 2, Division "D", Parts of Lots 5, 6, 7 and 8 in Concession 2 and Parts of Lots 6, 7, and 8, Concession 1, Division "D", in the former Township of Guelph, illustrated on Schedule "A",

permitted uses shall include institutional uses related to the activities of the Guelph Centre of Spirituality, a cemetery, places of worship, places of retreat, 5 dwelling units related to farming, as well as shelters for the homeless and handicapped, accommodation for priests and laity, dining halls and supporting office facilities (ie. Canadian Jesuits offices, computer facilities, reception room, kitchens, etc.), and works of charity and mercy, farming and education, and a daycare centre.

**21.12** Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lots 15 and 16, Concession 6, Division "D", in the former Township of Guelph, illustrated on Schedule "A", a church or religious use shall be permitted uses and the Minimum Lot Area shall be 10.8 ha (26.68 ac).

Schedule A,  
Map 1

**21.13** Notwithstanding the provisions of the Hazard (H) Zone, on the lands described as Part of Lots 13 and 14, Concession 6, Division "D", in the former Township of Guelph, illustrated on Schedule "A", a park, picnic area or playground shall not be permitted.

Schedule A,  
Map 17

**21.14** Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part of Lot 15, Concession 6, Division "D", in the former Township of Guelph, illustrated on Schedule "A", the additional use of a Home for Retarded Persons shall be permitted. A Home for Retarded Persons is defined in accordance with the Homes for Retarded Persons Act (1982), as amended. In addition, a home for retarded persons shall be licensed pursuant to the regulations under the Homes for Retarded Persons Act and shall be operated as a single housekeeping unit in a residential dwelling in which 3 to 10 persons, exclusive of staff or receiving family, live as a family under responsible supervision consistent with the needs of its particular residents.

Schedule A,  
Map 1

**21.15** Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part of Lot 2, Concession 3, Division "B", in the former Township of Guelph, illustrated on Schedule "A", and fronting onto County Road No. 32, a woodworking shop and furniture manufacturing business shall be permitted uses. Notwithstanding the provisions of the Agricultural (A) Zone, the following provisions shall apply to the woodworking shop and furniture manufacturing business:

Schedule A,  
Map 1

- |      |                   |                   |
|------|-------------------|-------------------|
| i)   | Minimum Lot Area  | - 0.4 ha (1.0 ac) |
| ii)  | Minimum Lot Width | - 30.5 m (100 ft) |
| iii) | Minimum Side Yard | - 6.1 m (20.0 ft) |
| iv)  | Minimum Rear Yard | - 1.5 m (4.9 ft)  |

- v) Parking Spaces - 4
- vi) Loading Spaces - 1
- vii) Maximum Building Height - 10.7 m (35.1 ft)
- viii) No outdoor storage shall be permitted

**21.16** Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part of Lot 7, Concession 6, Division "C", in the former Township of Guelph, illustrated on Schedule "A", and fronting onto County Road No. 124, and consisting of 3.6 hectares, a garden centre for the wholesale and retail sale (including products grown and/or produced off the site) of plants, trees, shrubs, soil, fertilizers, herbicides, insecticides, peat moss, mulch, gardening tools, sprinkler systems, landscaping products and accessories related to gardening and the planting of trees, shrubs and plants shall be a permitted use.

Schedule A,  
Map 1

Notwithstanding the provisions of this By-law, the following special provisions shall apply:

- i) Minimum Lot Area - 3.6 ha (8.8 ac)
- ii) Minimum Lot Width - 145 m (475 ft)
- iii) Minimum Side Yard - 3.4 m (11.2 ft)

**21.17** Notwithstanding the provisions of the Agricultural (A) and Hazard (H) Zones, on the lands described as Part of Lots 22, 23 and 24, Concession 1, Division "B", in the former Township of Guelph, illustrated on Schedule "A", and abutting onto County Road No. 86, a 27-hole golf course and accessory uses shall be permitted.

Schedule A,  
Map 1

**21.18** Notwithstanding the provisions of the Open Space (OS) Zone, on the lands described as Part of Lot 15, Concession 3, Division "D", in the former Township of Guelph, illustrated on Schedule "A", and fronting onto County Road No. 30, offices and accessory uses shall be permitted.

Schedule A,  
Map 1

**21.19** Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part of Lots 21 and 22, Concession 6, Division "D", in the former Township of Guelph, illustrated on Schedule "A", the additional use of a Group Home shall be permitted. For the purposes of this Section, a Group Home shall mean a Group Home for the developmentally handicapped in a dwelling unit licensed, approved or supervised by the Province of Ontario, under a general or specific Act, for specialized or group accommodations for a maximum of twenty-two (22) residents, exclusive of staff or receiving family, living as a family under responsible 24 hour supervision.

Schedule A,  
Map 1

**21.20** Notwithstanding the provisions of the Rural Residential (RR) and Hazard (H) Zones on the lands described as Part of Lots 9 and 10, Concession 1, Division

"D", in the former Township of Guelph, illustrated on Schedule "A", the following additional provisions shall apply:

Schedule A,  
Map 12

- i) The boundary between the Rural Residential (RR) Zone and the adjacent Hazard (H) Zone is defined as elevation 335.4 m (1100.4 ft) above mean sea level.
- ii) The elevation of all building openings shall be at a minimum elevation of 335.7 m (1101.4 ft) above mean sea level.
- iii) Any portion of a lot situated with the Hazard (H) Zone may be added to that portion of the lot within the Rural Residential (RR) Zone for the purpose of satisfying the Minimum Lot Area of the Rural Residential (RR) Zone.

**21.21** Notwithstanding the provisions of the Highway Commercial (C4) Zone on the lands described as Lot 3, Registered Plan 44, Concession 2, Division "D", in the former Township of Guelph, illustrated on Schedule "A", the following provisions shall apply:

Schedule A,  
Map 13

- i) Minimum Lot Area -975.45 m<sup>2</sup> (10,500 ft<sup>2</sup>)
- ii) Minimum Lot Frontage -18.7 m (61.4 ft)
- iii) Minimum Side Yard (south side of lot) -0.0 m (0.0 ft)

**21.22** Removed by By-law 17/2008.

**21.23** Notwithstanding the provisions of the Rural Residential (RR) Zone on the lands described as Part of Lots 5, 6, 7 and 8, Concession 2, Division "B", and Parts of Lots 7, 8, 9 and 10 and all of Lots 11, 12 and 13, in Registered Plan 365, and Part of Bedford Road closed by By-law, the whole parcel being shown as Part 1 on Reference Plan 61R-4846, in the former Township of Guelph, illustrated on Schedule "A", no building or structure of any kind (including a dwelling, patio, swimming pool, deck or accessory building) shall be erected, installed, or maintained on any portion of a lot which is identified as a primary or reserve leaching bed area on the site plan of the lot approved by and filed with the Chief Building Official of the Township of Guelph-Eramosa. In addition, no lot shall have a Lot Area less than 0.20 ha (0.5 ac).

Schedule A,  
Map 12

**21.24** Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part of Lots 25 and 26, Concession 3, Division "D", in the former Township of Guelph, illustrated on Schedule "A", a church or a religious use and a private school shall be permitted uses.

Schedule A,  
Map 1

# 21-6

**21.25** Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part of Lot 2, Concession 4, Division "B", in the former Township of Guelph, illustrated on Schedule "A", a veterinary clinic shall be a permitted use.

Schedule A,  
Map 1

**21.26** Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part of Lot 7, Concession 2, Division "B", in the former Township of Guelph, illustrated on Schedule "A", a convalescent home shall be a permitted use.

Schedule A,  
Map 18

**21.27** Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part of Lot 3, Concession 3, Division "D", in the former Township of Guelph, illustrated on Schedule "A", a cemetery shall be a permitted use.

Schedule A,  
Map 1

**21.28** Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part of Lot 2, Concession 9, Division "C", in the former Township of Guelph, illustrated on Schedule "A", a church or a religious use, an accessory religious bookstore, and a commercial school shall be permitted uses. The accessory religious bookstore shall have a maximum floor area of 35 m<sup>2</sup> (376.8 ft<sup>2</sup>). The commercial school shall have a maximum floor area of 280 m<sup>2</sup> (3014 ft<sup>2</sup>) devoted to classroom use.

Schedule A,  
Map 1

**21.29** Notwithstanding the provisions of the Rural Residential (RR) Zone, on the lands described as Part of Lots 13 and 14, Concession 6, Division "D", in the former Township of Guelph, illustrated on Schedule "A", the Minimum Lot Area shall be 0.4 ha (1.0 ac).

Schedule A,  
Map 17

**21.30** Notwithstanding the provisions of the Rural Industrial (M1) Zone, on the lands described as Part of Lot 13, Concession 3, Division "D", in the former Township of Guelph, illustrated on Schedule "A", a concrete batching plant and related material storage shall be permitted and the Minimum Lot Frontage shall be 20 m (65.6 ft).

Schedule A,  
Map 1

**21.31** Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part of Lots 10 and 11, Concession 1, Division "C", in the former Township of Guelph, illustrated on Schedule "A", a veterinarian's clinic shall be a permitted use.

Schedule A,  
Map 1

**21.32** Notwithstanding the provisions of the Agricultural (A) Zone, on a portion of the lands described as Part of Lot 7, Concession XI, Division "C", in the former Township of Guelph, illustrated on Schedule "A", meat processing and related wholesale and retail sales uses in one building, with a maximum gross floor area of 576 m<sup>2</sup> (6200.2 ft<sup>2</sup>), shall be permitted. Meat processing shall not include slaughtering of animals.

Schedule A,  
Map 1

- 21.33** Notwithstanding the Highway Commercial (C4) Zone on the lands described as Part of Lot 1 and the South Part of Lot 1, Registered Plan 365, in the former Township of Guelph, illustrated on Schedule "A", the Minimum Lot Frontage shall be 18.8 m (61.7 ft).
- 21.34** Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part of Lots 25 and 26, Concession 3, Division "D", in the former Township of Guelph, illustrated on Schedule "A", the Minimum Lot Frontage shall be 34.6 m (113.5 ft).
- 21.35** Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 14, Concession 1, Division "D", in the former Township of Guelph, illustrated on Schedule "A", the minimum lot frontage shall be no less than 34 m (111.6 ft).
- 21.36** Notwithstanding the provisions of the Rural Residential (RR) Zone, on the lands described as Part of Lot 13, Concession 6, Division "D", more particularly known as Block 20, Registered Plan 846, in the former Township of Guelph, illustrated on Schedule "A", the minimum lot frontage shall be 22.0 m (72.2 ft).
- 21.37** Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part of Lots 9 and 10, Division "B", with the municipal address of 5041 County Road 124, in the former Township of Guelph, illustrated on Schedule "A", a veterinarian clinic having a maximum floor area of 278.7 m<sup>2</sup> (3000.0 ft<sup>2</sup>), and one attached dwelling unit shall be a permitted use.
- 21.38** Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 5, Concession 5, in the former Township of Eramosa, illustrated on Schedule "A", a nursery stock warehouse-mail order-distribution centre, a health food and health products warehouse and bottling centre and uses accessory to the foregoing shall be permitted. Notwithstanding the provisions of the Agricultural (A) Zone, the minimum lot area shall be 1.62 ha (4.0 ac).
- 21.39** Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 2, Concession 4, in the former Township of Eramosa, illustrated on Schedule "A", a farrier

Schedule A,  
Map 12

Schedule A,  
Map 1

Schedule A,  
Map 1

Schedule A,  
Map 17

Schedule A,  
Map 18

Schedule A,  
Map 1

Schedule A,  
Map 1

# 21-8

operation, a blacksmith operation, and uses accessory to the foregoing shall be permitted.

**21.40** Notwithstanding the general provisions of this By-law and the provisions of the Agricultural (A) Zone, on lands described as Part of Lots 6 and 7, Concession 1, in the former Township of Eramosa, illustrated on Schedule "A", two single detached dwellings shall be permitted.

Schedule A,  
Map 1

**21.41** Notwithstanding the general provisions of this By-law and the provisions of the Agricultural (A) Zone, on lands described as Part of Lots 14 and 15, Concession 7, in the former Township of Eramosa, illustrated on Schedule "A", two single detached dwellings shall be permitted, and the maximum distance between the two residential dwellings shall be 39.6 m (129.9 ft).

Schedule A,  
Map 1

**21.42** Notwithstanding the general provisions of this By-law and the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 13, Concession 6, in the former Township of Eramosa, illustrated on Schedule "A", two single detached dwellings shall be permitted.

Schedule A,  
Map 1

**21.43** Notwithstanding the general provisions of this By-law and the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 11, Concession 5, in the former Township of Eramosa, illustrated on Schedule "A", two single detached dwellings shall be permitted.

Schedule A,  
Map 1

**21.44** Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lots 1 and 2, Concession 7, in the former Township of Eramosa, illustrated on Schedule "A", the minimum lot width shall be 45 m (147.6 ft).

Schedule A,  
Map 1

**21.45** Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 23, Concession 7, in the former Township of Eramosa, illustrated on Schedule "A", a poultry vaccine production operation and accessory buildings and structures shall be permitted.

Schedule A,  
Map 1

**21.46** Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 1, Concession 5, in the former Township of Eramosa, illustrated on Schedule "A", a stainless steel fabricating plant and uses accessory to the foregoing shall be permitted. Notwithstanding the provisions of the Agricultural (A) Zone, the following provisions shall apply:

Schedule A,  
Map 1

- i) Minimum Side Yard (each side) 6.0 m (19.7 ft)
- ii) Minimum Rear Yard 10.6 m (34.8 ft)
- iii) No outdoor storage of goods or materials of any kind shall be permitted.

**21.47** Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 5, Concession 2, in the former Township of Eramosa, illustrated on

Schedule A,  
Map 1



Schedule "A", a plant for the assembly and sale of roof components and uses accessory to the foregoing shall be permitted. Notwithstanding the provisions of the Agricultural (A) Zone, the additional permitted uses described above shall be permitted in accordance with the following conditions:

i) Buildings and Structures

All buildings and structures devoted to the additional uses permitted by this by-law shall not exceed 1,200 m<sup>2</sup> (12,917.1 ft<sup>2</sup>) in total floor area.

ii) Outdoor Storage

All outdoor storage shall be located to the rear of the line of the front wall of the existing residence. All outdoor storage areas shall be enclosed within a chain link fence having a height of not less than 1.8 m (5.9 ft) and no outdoor storage shall be located within 4.5 m (14.8 ft) of any property line.

iii) Off-Street Parking

Not less than one (1) Off-Street Parking Space shall be provided for each 46 m<sup>2</sup> (495.2 ft<sup>2</sup>) of building floor area devoted to the additional uses permitted by this by-law. Such off-street parking space shall be located to the rear of the line of the front wall of the existing residence. In addition to the foregoing, not more than six (6) off-street parking spaces, to be used for visitor or customer parking only, may be located ahead of the line of the front wall of the existing residence and to the rear of the building line. All off-street parking area and access drives, if not paved, shall be graded, drained and treated to prevent the escape of dust.

iv) Off-Street Loading

Not less than one (1) space having a minimum dimension of 3.6 m (11.8 ft) by 9.1 m (29.9 ft) and having a clear height of not less than 4.2 m (13.8 ft) shall be provided for each 278.8 m<sup>2</sup> (3001.1 ft<sup>2</sup>) of building floor area devoted to the additional uses permitted by this by-law. All off-street loading spaces shall be located to the rear of the line of the front wall of the existing residence. All off-street loading areas and access drives, if not paved, shall be graded, drained and treated to prevent the escape of dust.

# 21-10

**21.48** Notwithstanding the general provisions of this By-law and the provisions of the Agricultural (A) Zone, on lands described as Parts of Lot 19 and 20, Concession 3, in the former Township of Eramosa, illustrated on Schedule "A", two single detached dwellings shall be permitted.

Schedule A,  
Map 1

**21.49** Notwithstanding the provisions of provisions of the Agricultural (A) Zone, on lands described as Part of Lot 32, Concession 3, in the former Township of Eramosa, illustrated on Schedule "A", an all season Church camp and uses accessory to the foregoing, shall be permitted, which may include the following:

Schedule A,  
Map 3

- i) off-street parking areas;
- ii) off-street loading areas;
- iii) infirmary;
- iv) dining hall(s);
- v) cabins and cottages;
- vi) office;
- vii) washrooms;
- viii) tuck shop or canteen
- ix) swimming pool and change rooms;
- x) residences for camp director and grounds serviceman;
- xi) utilities including hydro, septic tanks and wells;
- xii) maintenance building;
- xiii) a pond for canoeing and boating.

Notwithstanding the foregoing, tent trailer camping is not permitted as an accessory use.

**21.50** Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 3, Concession 3, in the former Township of Eramosa, illustrated on Schedule "A", a single detached dwelling and uses accessory thereto shall be the sole permitted uses. Notwithstanding the general provisions of this By-law, frontage on an opened public road shall not be required.

Schedule A,  
Map 1

Notwithstanding, the provisions of the Agricultural (A) Zone, the following regulations shall apply:

- |      |                      |                  |
|------|----------------------|------------------|
| i)   | Minimum Lot Area     | 1.36 ha (3.4 ac) |
| ii)  | Minimum Lot Frontage | 0.0 m (0.0 ft)   |
| iii) | Minimum Side Yard    | 6.0 m (19.7 ft)  |
| iv)  | Minimum Rear Yard    | 6.0 m (19.7 ft)  |

**21.51** Notwithstanding the provisions of the Agricultural (A) and Hazard (H) Zones, on lands described as Part of Lot 3, Concession 3, in the former Township of Eramosa, illustrated on Schedule "A", a

Schedule A,  
Map 1

farm, a single detached dwelling and uses accessory to the foregoing shall be the sole permitted uses.

**21.52** Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 32, Concession 3, in the former Township of Eramosa, illustrated on Schedule "A" and fronting onto County Road 29, metal fabricating shall be a permitted use.

Schedule A,  
Map 3

**21.53** Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 12, Concession 6, in the former Township of Eramosa, illustrated on Schedule "A", an additional dwelling unit is permitted to be located above the existing detached private garage.

Schedule A,  
Map 1

**21.54** Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 32, Concession 2, in the former Township of Eramosa, illustrated on Schedule "A", and fronting onto Edgewood Road, a single detached dwelling, a distribution business engaged in the sale of goods or commodities to retailers or to individuals by mail order, a painting and graphic arts studio and a workshop for prototype museum exhibits and uses accessory to the foregoing shall be the sole permitted uses.

Schedule A,  
Map 3

Notwithstanding the provisions of the Agricultural (A) zone, the distribution business referred to above, shall take place within the office and storage building existing on the date of passing of this By-law, subject to the following:

- i) the distribution business shall be operated only by the occupants of the dwelling as an accessory use and on the same lot as the dwelling;
- ii) the gross floor area and footprint of the building shall not exceed that which exists on the date of passing of this By-law.
- iii) the number of parking spaces provided to the office and storage building shall be limited to a maximum of five.
- iv) the number of employees who are not occupants of the principal residential dwelling shall not exceed five.
- v) there shall be no outdoor storage of goods or materials.
- vi) there shall be no on-site retail sales.

Any new single detached dwelling shall be located on the area identified as Part "A".

**21.55** Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 1, Concession 7, in the former Township of

Schedule A,  
Map 1

# 21-12

Eramosa, illustrated on Schedule “A”, and fronting onto Provincial Highway No. 7, no person shall use land or erect or use a building or structure except in accordance with the following:

Schedule A,  
Map 1

## Permitted Uses

- a farm implement dealer, including the sale and service of new and used farm implements and machinery;
- an automobile service station or public garage;
- a welding shop;
- a veterinary clinic;
- an antique store, or craft shop;
- a motel;
- motorcycle sales establishment;
- a furniture and appliance store;
- a nursery stock outlet;
- a restaurant;
- uses accessory to the foregoing including a residence.

## Regulations

Minimum Lot Area	1800 m <sup>2</sup> (19,375.7 ft <sup>2</sup> )
Minimum Lot Width	40.0 m (131.2 ft)
Minimum Side Yard	1/2 building height but not less than 4.5 m (14.8 ft)
Minimum Rear Yard	7.5 m (24.6 ft)

Accessory Buildings	
Maximum Height	4.5 m (14.8 ft)

**21.56** Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 13, Concession 7, in the former Township of Eramosa, illustrated on Schedule “A”, and fronting onto Wellington County Road 124, no person shall use land or erect or use a building or structure except in accordance with the following:

Schedule A,  
Map 1

## Permitted Uses

- a farm implement dealer, including the sale and service of new and used farm implements and machinery;
- an automobile service station or public garage;
- a welding shop;
- a veterinary clinic;
- an antique store, or craft shop;
- a motel;

- motorcycle sales establishment;
- a furniture and appliance store;
- a nursery stock outlet;
- a restaurant;
- uses accessory to the foregoing including a residence.

## Regulations

Minimum Lot Area	1800 m <sup>2</sup> (19,375.7 ft <sup>2</sup> )
Minimum Lot Width	40.0 m (131.2 ft)
Minimum Side Yard	1/2 building height but not less than 4.5 m (14.8 ft)
Minimum Rear Yard	7.5 m (24.6 ft)
Accessory Buildings	
Maximum Height	4.5 m (14.8 ft)

**21.57** Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 8, Concession 3, in the former Township of Eramosa, illustrated on Schedule "A", and fronting onto Third Line, no person shall use land or erect or use a building or structure except in accordance with the following:

Schedule A,  
Map 1

## Permitted Uses

- a farm implement dealer, including the sale and service of new and used farm implements and machinery;
- an automobile service station or public garage;
- a welding shop;
- a veterinary clinic;
- an antique store, or craft shop;
- a motel;
- motorcycle sales establishment;
- a furniture and appliance store;
- a nursery stock outlet;
- a restaurant;
- uses accessory to the foregoing including a residence.

## Regulations

Minimum Lot Area	1800 m <sup>2</sup> (19,375.7 ft <sup>2</sup> )
Minimum Lot Width	40.0 m (131.2 ft)
Minimum Side Yard	1/2 building height but not less than 4.5 m (14.8 ft)
Minimum Rear Yard	7.5 m (24.6 ft)

# 21-14

Accessory Buildings  
Maximum Height 4.5 m (14.8 ft)

Schedule A,  
Map 6

**21.58** Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 13, Concession 4, in the former Township of Eramosa, illustrated on Schedule "A", and fronting onto Wellington County Road 124 no person shall use land or erect or use a building or structure except in accordance with the following:

### Permitted Uses

- a farm implement dealer, including the sale and service of new and used farm implements and machinery;
- an automobile service station or public garage;
- a welding shop;
- a veterinary clinic;
- an antique store, or craft shop;
- a motel;
- motorcycle sales establishment;
- a furniture and appliance store;
- a nursery stock outlet;
- a restaurant;
- uses accessory to the foregoing including a residence.

### Regulations

Minimum Lot Area	1800 m <sup>2</sup> (19,375.7 ft <sup>2</sup> )
Minimum Lot Width	40.0 m (131.2 ft)
Minimum Side Yard m (14.8 ft)	1/2 building height but not less than 4.5
Minimum Rear Yard	7.5 m (24.6 ft)
Accessory Buildings Maximum Height	4.5 m (14.8 ft)

**21.59** Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 13, Concession 4, in the former Township of Eramosa, illustrated on Schedule "A", and fronting onto Wellington County Roads 124 and 27, no person shall use land or erect or use a building or structure except in accordance with the following:

Schedule A,  
Map 6

### Permitted Uses

- a farm implement dealer, including the sale and service of new and used farm implements and machinery;

- an automobile service station or public garage;
- a welding shop;
- a veterinary clinic;
- an antique store, or craft shop;
- a motel;
- motorcycle sales establishment;
- a furniture and appliance store;
- a nursery stock outlet;
- a restaurant;
- uses accessory to the foregoing including a residence.

Schedule A,  
Map 6

## Regulations

Minimum Lot Area	1800 m <sup>2</sup> (19,375.7 ft <sup>2</sup> )
Minimum Lot Width	40.0 m (131.2 ft)
Minimum Side Yard	1/2 building height but not less than 4.5 m (14.8 ft)
Minimum Rear Yard	7.5 m (24.6 ft)

Accessory Buildings	
Maximum Height	4.5 m (14.8 ft)

**21.60** Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 3, Concession 1, in the former Township of Eramosa, illustrated on Schedule “A”, a nursing home shall be permitted. The minimum lot area and minimum lot frontage shall be as existing on the date of passing of this by-law.

Schedule A,  
Map 1

**21.61** Notwithstanding the provisions of the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 15, Concession 7, in the former Township of Eramosa, illustrated on Schedule “A”, a feed mill shall be permitted. The minimum lot area and minimum lot frontage shall be as existing on the date of passing of this by-law.

Schedule A,  
Map 1

**21.62** Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 6, Concession 1, illustrated on Schedule “A”, in the former Township of Eramosa, and fronting onto Wellington County Road 29, no person shall use land or erect or use a building or structure except in accordance with the following regulations:

Schedule A,  
Map 1

## Permitted Uses

- a single detached dwelling
- uses accessory to the foregoing

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## Lot Requirements

(i)	Minimum Lot Area:	2.0 ha (4.9 ac)
(ii)	Minimum Lot Width:	118.0 m (387.1 ft)
(iii)	Minimum Side Yard:	7.6 m (24.9 ft)
(iv)	Minimum Rear Yard:	7.6 m (24.9 ft)

**21.63** Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 3, Concession 2, in the former Township of Eramosa, illustrated on Schedule "A", a boarding kennel, breeding kennel and dog training facility are permitted uses, in accordance with the following:

Schedule A,  
Map 1

- i. the number of mature animals that may be boarded, bred or trained at any given time shall be limited to no more than 15.
- ii. the gross floor area of buildings devoted to the boarding, breeding or training of animals shall not exceed 170.0 m<sup>2</sup> (1830.0 ft<sup>2</sup>), exclusive of outdoor runs or pens.

**21.64** Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 10, Concession 4, in the former Township of Eramosa, illustrated on Schedule "A", a semi-detached dwelling and uses accessory thereto shall be permitted uses.

Schedule A,  
Map 1

Notwithstanding the provisions of the Agricultural (A) Zone, the minimum side yards shall be 4.5 m (14.8 ft) on one side and equivalent to existing on the other side.

**21.65** Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 10, Concession 4, in the former Township of Eramosa, illustrated on Schedule "A", a contractor's yard and buildings, structures and uses accessory thereto shall be permitted uses.

Schedule A,  
Map 1

**21.66** Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 13, Concession 1, in the former Township of Eramosa, illustrated on Schedule "A", an accessory apartment as existing on the date of passing of this by-law shall be a permitted use.

Schedule A,  
Map 7

Notwithstanding the provisions of the Agricultural (A) Zone, the following provisions shall apply:

- i) Minimum Lot Frontage 39.9 m (130.9 ft)
- li) Minimum Side Yard - One Side 4.5 m (14.8 ft)  
- Other Side 4.0 m (13.1 ft)



**21.67** Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 13, Concession 1, in the former Township of Eramosa, illustrated on Schedule "A", the following provisions shall apply:

Schedule A,  
Map 7

- i) Minimum Lot Area 0.15 ha (0.37 ac)
- ii) Minimum Lot Frontage 31.4 m (103.0 ft)

**21.68** Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 24, Concession 2, in the former Township of Eramosa, illustrated on Schedule "A", individual storage and individual workshops shall be permitted uses, and shall only occur as accessory uses to an agricultural use occurring on the same property, and shall take place only within buildings legally existing on the date of passing of this By-law having a gross floor area no greater than 4,181.5 m<sup>2</sup> (45,010.8 ft<sup>2</sup>).

Schedule A,  
Map 1

Outdoor storage of any goods or materials, other than trailers which are in usable condition and capable of being transported, is prohibited.

**21.69** Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 24, Concession 2, in the former Township of Eramosa, illustrated on Schedule "A", no building or structure shall be erected, and no septic system, including a primary or reserve leaching bed shall be installed, within 30 m (98.4 ft) of lands within a Hazard (H) Zone.

Schedule A,  
Map 1

**21.70** Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 6, Concession 4, in the former Township of Eramosa, illustrated on Schedule "A", a single detached dwelling and buildings or structures accessory thereto are permitted.

Schedule A,  
Map 1

Notwithstanding the provisions of the Agricultural (A) Zone, the main building shall be erected no closer than 7.6 m (24.9 ft) to any lot line and the minimum lot area shall be as existing on January 1<sup>st</sup>, 1997.

**21.71** Notwithstanding the provisions of the Village Residential Low Density (R1) Zone, on lands described as Part of Lot 4, Concession 4, in the former Township of Eramosa, illustrated on Schedule "A", in the Village of Rockwood, the following provisions shall apply:

Schedule A,  
Map 2

i)	Minimum Lot Width	20 m (65.6 ft)
ii)	Minimum Lot Area	700 m <sup>2</sup> (7535.0 ft <sup>2</sup> )
iii)	Maximum Lot Coverage	35%
iv)	Minimum Front Yard	7.5 m (24.6 ft)
v)	Minimum Side Yard:	
	(a) Interior Side	
	One Storey	1.5 m (4.9 ft)
	More than One Storey	1.8 m (5.9 ft)
	(b) Exterior Side	6.0 m (19.7 ft)
vi)	Minimum Rear Yard	7.5 m (24.6 ft)
vii)	Minimum Floor Area	102 m <sup>2</sup> (1098 ft <sup>2</sup> )
viii)	Maximum Height	9 m (29.5 ft)
ix)	Servicing Requirements:	
		Every dwelling shall be connected to municipal sanitary sewers and a municipal water supply.

**21.72** Notwithstanding the provisions of the Village Residential Low Density (R1) Zone, on lands described as Part of Lot 3, Concession 4, in the former Township of Eramosa, illustrated on Schedule "A", in the Village of Rockwood, the following provisions shall apply:

Schedule A,  
Map 2

i)	Minimum Lot Width	15 m (49.2 ft)
ii)	Minimum Lot Area	525 m <sup>2</sup> (5651.2 ft <sup>2</sup> )
iii)	Maximum Lot Coverage	45%
iv)	Minimum Front Yard	7.5 m (24.6 ft)
v)	Minimum Side Yard:	
	(a) Interior Side	
	One Storey	1.2 m (3.9 ft)
	More than One Storey	1.5 m (4.9 ft)
	(b) Exterior Side	6.0 m (19.7 ft)
vi)	Minimum Rear Yard	7.5 m (24.6 ft)
vii)	Minimum Floor Area	102 m <sup>2</sup> (1098.0 ft <sup>2</sup> )
viii)	Maximum Height	9 m
ix)	Servicing Requirements:	
		Every dwelling shall be connected to municipal sanitary sewers and a municipal water supply.

**21.73** Notwithstanding the provisions of the Village Residential Low Density (R1) Zone, on lands described as Part of Lots 4 and 5, Concession 5, in the former Township of Eramosa, illustrated on Schedule "A", in the Village of Rockwood, the following provisions shall apply:

Schedule A,  
Map 2

i)	Minimum Lot Area:	
	With Municipal Sewer & Water Supply	0.2 ha (0.5 ac)
ii)	Minimum Lot Width	30 m (98.4 ft)

Notwithstanding provisions of the Village Residential Low Density (R1) Zone, where lots abut a Hazard (H) Zone, no buildings or structures shall be erected within 7.6 m (24.9 ft) of the top of the bank as established by the Grand River Conservation Authority.

- 21.74** Notwithstanding the provisions of the Village Residential Low Density (R1) Zone, on lands described as Part of Lot 6, Concession 5, in the former Township of Eramosa, illustrated on Schedule “A”, in the Village of Rockwood, light industrial uses shall be a permitted.

Schedule A,  
Map 2

Notwithstanding the provisions of the Village Residential Low Density (R1) Zone, for light industrial uses, the lot regulations shall be as existing on the date of passing of this by-law.

- 21.75** Notwithstanding the provisions of the Village Service Commercial (C2) Zone and the general provisions of this By-law, on lands described as Part of Lot 5, Concession 4, illustrated on Schedule “A”, in the former Township of Eramosa, in the Village of Rockwood, the number of off-street parking spaces shall be calculated on the basis of 5.0 spaces per 100 m<sup>2</sup> (1076.4 ft<sup>2</sup>) of gross leasable commercial space, plus 1 space for each residential unit.

Schedule A,  
Map 2

- 21.76** Removed by By-law 69/2005

- 21.77** Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part Lot 21, Concession 6, illustrated on Schedule “A” to this by-law, a garden suite shall be a permitted use for a period of time which shall not exceed ten years from the day of passing of By-law No.71/2001.

Schedule A,  
Map 10

- 21.78** Notwithstanding the provisions of the Village Residential Medium Density (R2) Zone, on lands described as Part of the Southwest Half of Lot 5, Concession 5, in the former Township of Eramosa, illustrated on Schedule “A”, in the Village of Rockwood, freehold attached bungalow townhouses shall be a permitted use. Attached bungalow is defined as a townhouse dwelling attached in groups of two to four, having no greater than two bedrooms plus a loft, and a height no greater than 1 ½ storeys.

Schedule A,  
Map 2

Notwithstanding the Village Residential Medium Density (R2) Zone and the general provisions of this By-law, the following provisions shall apply for each unit:

- i) Minimum Lot Area - 200.0 m<sup>2</sup> (2152.9 ft<sup>2</sup>)

# 21-20

- ii) Minimum Lot Frontage - 8.0 m (26.2 ft)
  - iii) Minimum Front Yard - 6.0 m (19.7 ft)
  - iv) Minimum Rear Yard - 7.5 m (24.6 ft)
  - v) Minimum Side Yard Adjacent to a Lot Line Separating a Block of Attached Units - 1.8 m (5.9 ft)
  - vi) Minimum Yard Between Attached Dwelling Units - 0.0 m (0.0 ft)
  - vii) Minimum Exterior Side Yard - 4.5 m (14.8 ft)
  - vii) Maximum Lot Coverage for Each Block of Buildings - 40%
  - viii) Maximum Lot Coverage for An Individual Dwelling Unit On a Lot - 50%
  - ix) Minimum Landscaped Open Space - 30%
  - x) Maximum Building Height - 9.0 m (29.5 ft)
  - xi) Minimum Required Parking Spaces per Lot - 2.0
  - xii) Maximum Number of Bedrooms - 2
- i) Covered porches may project into the required front yard provided an unobstructed yard of 4.5 m (14.8 ft) is provided and in the required side yard, provided an unobstructed yard of 1.5 m (4.9 ft) is provided.
  - ii) Where a rear yard abuts a Hazard Zone, a minimum building setback of 4.5 m (14.8 ft) is required from the zone line, subject to approval by the Conservation Authority.
  - iii) Maximum height of accessory buildings shall be 4.5 m (14.8 ft).
  - iv) Tandem parking is permitted.

**21.79** Notwithstanding the provisions of the Village Residential Medium Density (R2) Zone, on lands described as Part of the Southwest Half of Lot 5, Concession 5, in the former Township of Eramosa, illustrated on Schedule "A", in the Village of Rockwood, a mixed use building containing apartment dwelling units and service commercial uses, including business and professional offices shall be permitted.

Schedule A,  
Map 2

Notwithstanding the provisions of the Village Residential Medium Density (R2) Zone, a maximum of 15 residential dwellings shall be permitted.

**21.80** Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 14, Concession 10, in the former Township of Nichol, illustrated on Schedule "A", the minimum lot area shall be 6.0 ha (14.8 ac).

Schedule A,  
Map 1

**21.81** Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 6, Concession 9, in the former Township of Nichol, illustrated on

Schedule A,  
Map 1

Schedule "A", agricultural uses and accessory uses thereto, including greenhouses shall be permitted, excluding:

- i) Buildings and structures used for the raising of livestock, poultry mink or fur bearing animals or the growing of mushrooms;
- ii) Commercial greenhouses;
- iii) Lagoons or structures of liquid animal wastes.

Notwithstanding the provisions of the Agricultural (A) Zone, a minimum lot frontage of 53.34 m (175.0 ft) and a minimum lot area of 0.4 ha (1.0 ac) shall be provided.

- 21.82** Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 8, Concession 10, in the former Township of Nichol, illustrated on Schedule "A", two single detached dwellings and accessory uses thereto shall be permitted.

Schedule A,  
Map 1

- 21.83** Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 9, Concession 9, in the former Township of Nichol, illustrated on Schedule "A", a winery and associated retail sales shall be permitted uses.

Schedule A,  
Map 1

Notwithstanding the provisions of the Agricultural (A) Zone and the general provisions of this By-law, the following provisions shall apply to winery and associated retail sale uses:

- i) Winery shall mean a lot on which buildings and structures are used for making wines produced from fruit grown on the site, locally grown fruits and may include imported juices, as a secondary use to the farming operation.
- ii) The maximum gross floor area devoted to the sale of wine produced on site shall be 148 m<sup>2</sup> (1593.1 ft<sup>2</sup>).
- iii) Minimum Lot Area: 20 ha (49.4 ac)

- 21.84** Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 2, Concession 9, in the former Township of Nichol, illustrated on Schedule "A", the minimum lot frontage shall be 25.9 m (85.0 ft).

Schedule A,  
Map 1

- 21.85** Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 1, Concession 9, in the former Township of Nichol, illustrated on Schedule "A", a duplex dwelling, and accessory uses thereto is permitted. Notwithstanding the provisions of the Agricultural (A) Zone, the minimum lot area shall be 4.0 ha (9.9 ac).

Schedule A,  
Map 1

# 21-22

**21.86** Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part of Lot 15, Concession 4 East, in the former Township of Pilkington, illustrated on Schedule "A", permitted uses shall include an industrial plant for food processing.

Schedule A,  
Map 1

Notwithstanding the provisions of the Agricultural (A) Zone, the following provisions shall apply:

- i) Minimum Lot area 0.4 ha (1.0 ac)
- ii) Minimum Lot Frontage 30.0 m (98.4 ft)
- iii) Minimum Interior Side Yard 7.5 m (24.6 ft)
- iv) Minimum Exterior Side Yard 10.5 m (34.5 ft) subject to Section 5.19
- v) Minimum Front Yard 20.0 m (65.6 ft) subject to Section 5.19
- vi) Minimum Rear Yard 7.5 m (24.6 ft) subject to Section 5.19. Where the rear abuts a railway right-of-way or siding no rear yard need be provided.
- vii) Maximum Gross Floor Area 50% of the lot area
- viii) Residential Setback 60.0 m (196.9 ft), including outside storage
- ix) Accessory Buildings:  
Minimum Side & Rear Yards 3.0 m (9.8 ft), except where a side or rear yard abuts a street, where the yard shall be 12.0 m (39.4 ft) subject to Section 5.19.
- x) Minimum landscaped area: 20%
- xi) A buffer strip shall be provided adjacent to every lot line that abuts a residential use or zone.
- xii) A landscape strip of 3.0 m (9.8 ft) shall be provided across the entire frontage of the lot adjacent to the front lot line except for areas of ingress and egress.
- xiii) Accessory retail is permitted provided no more than 25% of the gross floor area is used in the main industrial building.

**21.87** Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part of Lot 16, Concession 4 East, in the former Township of Pilkington, illustrated on Schedule "A", the minimum rear yard shall be 60.0 m (196.9 ft) and no accessory building or structure shall be permitted in said rear yard.

Schedule A,  
Map 1

**21.88** Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part of Lot 14, Concession 1 East, in the former Township of Pilkington, illustrated on Schedule "A", the permitted uses shall include a well

Schedule A,  
Map 1

drilling business within the existing buildings. Notwithstanding the provisions of the Agricultural (A) Zone, the minimum rear yard shall be 3.41 m (11.2 ft).

- 21.89** Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part of Lot 16, Concession 1 East, in the former Township of Pilkington, illustrated on Schedule "A", the permitted uses shall include a contractor's yard, provided the use is accessory to the primary residential use of the property and is conducted by the occupant of the dwelling on the property. The ancillary sale of related building materials may occur on a limited basis, provided it remains clearly secondary to the contracting business.

Schedule A, Map 1
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Notwithstanding the provisions of the Agricultural (A) Zone, the following provisions shall apply:

- i) Minimum Lot Frontage: 30.48 m (100.0 ft)
- ii) Minimum Lot Area: 0.38 ha (0.94 ac)
- iii) Maximum Lot Coverage: 15 %
- iii) Minimum Sideyard for Existing Accessory Buildings: 1.22 m (4.0 ft)
- iv) Maximum Lot Coverage for Accessory Buildings: 10%, provided the lot coverage for all buildings does not exceed 15% in (iii).
- vi) The outdoor storage of goods, materials, and equipment shall only be permitted in accordance with the following provisions:
  - a) Located to the rear of the front wall of the main building, but not in a required side yard nor a required rear yard.
  - b) Not cover more than 92.9 m<sup>2</sup> (1000.0 ft<sup>2</sup>).
  - c) Shall be visually screened from the street and any abutting land zoned or used for residential or institutional purposes by a buffer strip. The buffer strip is to be located within and abutting the entire zone limit, other than along a street line. The buffer strip shall be a minimum of 1.5 m (4.9 ft) in width and consist of vegetative plantings maintained at an ultimate height of not less than 1.8 m (5.9 ft). Alternatively, a solid fence or other landscaping feature of the same height may be used.
  - d) A buffer strip of the above dimensions is to be maintained along the entire length of the east lot boundary.

# 21-24

Schedule A,  
Map 16

**21.90** Notwithstanding the provisions of the Highway Commercial (C4) Zone, on the lands described as Part of Lot 17, Concession 5 East, in the former Township of Pilkington, illustrated on Schedule "A", warehousing and manufacturing conducted entirely within a building which do not require municipal water or sewer service and which do not use water in the manufacturing process shall be permitted.

Schedule A,  
Map 16

**21.91** Notwithstanding the provisions of the Highway Commercial (C4) Zone, on the lands described as Part of Lot 18, Concession 4 East, in the former Township of Pilkington, illustrated on Schedule "A", light assembly, light manufacturing, warehousing, wholesaling and repair operations conducted entirely within a building which do not require municipal water or sewer service and which do not use water in the manufacturing process and an accessory retail outlet; industrial, farm or construction equipment rental or sales; a landscaping business and an accessory retail outlet, shall be permitted. Notwithstanding anything to the contrary in this by-law, enterprises which are or are likely to become obnoxious, offensive, or dangerous by reason of the presence, emission or production of odour, dust, vibration, smoke, noise, fumes, or radiation shall be prohibited.

Accessory retail outlets shall be limited to the sale or rental to the ultimate consumer goods, materials and services produced on the premises or related to the main use and shall be limited to ten percent of the gross floor area of the building.

Notwithstanding the provisions of the Highway Commercial (C4) Zone the minimum front yard shall be 8.8 m (28.8 ft).

Schedule A,  
Map 1

**21.92** Notwithstanding the Rural Residential (RR) Zone, on the lands described as Part of Lot 15, Concession 1 East, in the former Township of Pilkington, illustrated on Schedule "A", better known as the Ellenville estate subdivision, the following provisions shall apply:

- i) Minimum Lot Frontage 35 m (114.8 ft)
- ii) Maximum Lot Coverage 10 percent
- iii) Minimum Front Yard 15.2 m (49.9 ft) subject to Section 5.19.
- iv) Minimum Side Yard:
  - a) On an interior lot where no attached garage or attached carport is provided, the minimum side yard on one side shall be 7.62 m (25.0 ft)
  - b) On a corner lot, the minimum side yard abutting a public street shall be 15.2 m (49.9 ft) subject to Section 5.19.
- v) Minimum Rear Yard 15.2 m (49.9 ft)
- vi) Minimum Floor Area
  - 1 Storey 157.9 m<sup>2</sup> (1699.7 ft<sup>2</sup>)



1-1/2 Storey or split level	185.8 m <sup>2</sup> (2000.0 ft <sup>2</sup> )
2 or 2-1/2 Storey	22.9 m <sup>2</sup> (2399.4 ft <sup>2</sup> )

Where no basement or cellar is provided, the applicable minimum floor area shall be increased by 18.58 m<sup>2</sup> (200.0 ft<sup>2</sup>).

vii) Maximum Height            2-1/2 Storeys

viii) Accessory Buildings:

a) No accessory building shall be located within 1.8 m (5.9 ft) of a side or rear lot line, except that the minimum yard abutting a public road shall be 15.2 m (49.9 ft) subject to Section 5.19.

b) Maximum Lot Coverage - 5 percent provided that the lot coverage of all buildings on the lot does not exceed the maximum lot coverage.

**21.93** Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 14, Concession 4 East, in the former Township of Pilkington, illustrated on Schedule "A", a single detached dwelling shall not be permitted.

Schedule A, Map 1
----------------------

**21.94** Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 17, Concession 5 East, in the former Township of Pilkington, illustrated on Schedule "A", an accessory apartment is permitted. Notwithstanding the provisions of the Agricultural (A) Zone, each dwelling unit shall be fully self-contained; shall have a floor area of not less than 152.4 m<sup>2</sup> (1640.5 ft<sup>2</sup>); and there shall be no exterior stairways, except open metal fire escapes.

Schedule A, Map 1
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**21.95** Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 14, Concession 5 East, in the former Township of Pilkington, illustrated on Schedule "A", the packaging, storage and distribution of food and agricultural commodities shall be permitted.

Schedule A, Map 1 and By-law 64/2006
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Permitted uses shall not include a transport establishment as defined in Zoning Bylaw 57/1999, and shall not include noxious uses identified in Section 5.16 of Zoning Bylaw 57/999.

Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 14, Concession 5 East, in the former Township of Pilkington, the following provisions shall apply to the industrial plant for food processing:

# 21-26

- i) Minimum Lot area 0.4 ha (1.0 ac)
- ii) Minimum Lot Frontage 30.0 m (98.4 ft)
- iii) Minimum Interior Side Yard 7.5 m (24.6 ft)
- iv) Minimum Exterior Side Yard 10.5 m (34.5 ft) subject to Section 5.19
- v) Minimum Front Yard 20.0 m (65.6 ft) subject to Section 5.19
- vi) Minimum Rear Yard 7.5 m (24.6 ft) subject to Section 5.19. Where the rear yard abuts a railway right-of-way or siding no rear yard need be provided.
- vii) Maximum Gross Floor Area 25% of the lot area
- viii) Residential Setback 60.0 m (196.9 ft), including outside storage
- ix) Accessory Buildings:
  - Minimum Side & Rear Yards 3.0 m (9.8 ft), except where a side or rear yard abuts a street, where the yard shall be 12.0 m (39.4 ft) subject to Section 5.19.
- x) Minimum landscaped area: 20%
- xi) A buffer strip shall be provided adjacent to every lot line that abuts a residential use or zone.
- xii) A landscape strip of 3.0 m (9.8 ft) shall be provided across the entire frontage of the lot adjacent to the front lot line except for areas of ingress and egress.
- xiii) Accessory retail is permitted provided no more than 25% of the gross floor area is used in the main industrial building.
- xiv) Truck parking and outdoor storage areas shall be limited to the area identified on Schedule "A" of this bylaw.

**21.96** Notwithstanding the provisions of the Rural Industrial (M1) Zone, on lands described as Part of Lot 14, Concession 4 East, in the former Township of Pilkington, illustrated on Schedule "A", incineration of materials being reclaimed shall be permitted, subject to being carried out within a furnace designed and approved by the Ministry of Environment particularly insofar as any emission of smoke is concerned. Furthermore, no transformers containing P.C.B. shall be processed on the site.

Schedule A,  
Map 1

**21.97** Notwithstanding the provisions of the Agricultural (A) Zone on the property described as Part of Lots 4 and 5, Division "D", Concession 3, in the former Township of Guelph, in addition to the uses permitted within Special Provision 21.11, business or professional offices and a retirement home shall be permitted. The business and professional offices and retirement home will be permitted up to the maximum gross floor area of and contained in the building as of July 4, 1990.

Schedule A,  
Map 1

**21.98** Notwithstanding the provisions of the Agricultural (A) Zone on the property described as Part of Lot 17, Concession 5, in the former Township of Guelph, a duplex dwelling shall be permitted.

Schedule A,  
Map 1

**21.99** Notwithstanding the provisions of the Institutional (I) Zone and the general provisions of this By-law, on the property described as Part of Lot 5, Concession 4, in the Village of Rockwood, in the former Township of Eramosa, required off-street parking shall be permitted off-site and within the adjacent road allowance.

Schedule A,  
Map 2

**21.100** Notwithstanding the provisions of the Agricultural (A) Zone, on the property described as Part of Lot 1, Concession 2, in the former Township of Eramosa, a cemetery shall be a permitted use.

Schedule A,  
Map 1

**21.101** Notwithstanding the provisions of the Agricultural (A) Zone, on the property described as Part of Lot 1, Concession 2, in the former Township of Eramosa, a church shall be a permitted use.

Schedule A,  
Map 1

**21.102** Notwithstanding the provisions of the Agricultural (A) Zone, on the property described as Part of Lot 13, Concession 1, in the former Township of Eramosa, a contractor's yard shall be a permitted use.

Schedule A,  
Map 1

**21.103** Notwithstanding the provisions of the Agricultural (A) Zone and the Hazard (H) Zone, on the lands described as Part of Lot 3, Concession 5, Division "B", illustrated on Schedule "A" to this By-law, a contractor's yard shall be a permitted use.

Schedule A,  
Map 1

Notwithstanding the provisions of the Agricultural (A) Zone, the following provisions shall apply:

- i) Minimum Lot Area 0.9899 ha (2.44 ac.)
- ii) Minimum Lot Frontage 99.0 m (324 ft.)

**21.104** Notwithstanding the provisions of this By-law, the following special provisions shall apply to the lands described as Part of Lot 3, Concession 5, Division "B", illustrated on Schedule "A" to this By-law:

Schedule A,  
Map 1

- i) Minimum Lot Area 24.163 ha (59.71 ac.)

**21.105** Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part of the Southwest Half of Lots 12 & 13, Concession 7, in the Township of Guelph/Eramosa (former Township of Eramosa), illustrated on Schedule "A" to this By-law, the following provisions shall apply:

Schedule A,  
Maps 1, 5

# 21-28

- i) Minimum Lot Area 16.411 ha (40.55 ac.)
- ii) Minimum Lot Frontage 20.0 m (65.62 ft.)

**21.106** Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part Lot 14, Concession 2, East of the Grand River, illustrated on Schedule “A” (Map 1) to this By-law, a garden suite shall be a permitted use for a period of time which shall not exceed ten years from the day of passing of By-law No. 41/2000.

Schedule A,  
Map 1

**21.107** Notwithstanding the General Provision 5.27 on lands described as Part of Lot 19, Concession 5, Parcel 4, in the former Township of Eramosa, illustrated on Schedule “A” (Map 1) to this By-law, no building or structure (including a private sewage treatment system) or the stock piling of fill shall be permitted within 5 metres (16.4 ft.) from the limits of the Hazard (H) Zone.”

Schedule A,  
Map 1

**21.108** Notwithstanding the definition of Minimum Gross Floor Area and Section 5.12 (Dwelling Units Below Grade), on the lands described as part of the East Part of Lot 20, Concession 7, Township of Guelph/Eramosa, that part of the detached dwelling floor area located below grade and defined as a cellar, shall be used to satisfy the minimum gross floor area requirement of the Zoning By-law.

Schedule A,  
Map 1

**21.109** Notwithstanding the provisions of the Agricultural (A) Zone on that part of the lands delineated as Special Provision 21.109 on Schedule “A” and described as Part of Lot 13, Concession 4, in the former Township of Eramosa, a rural home industry shall be a permitted use.

Schedule A,  
Map 1

**21.110** Notwithstanding the provisions of the Rural Industrial (M1) Zone, on lands described as Part Lot A, Concession 2, Division ‘E’ and Part Lot A, Concession 2, Division ‘F’ in the former Township of Guelph, illustrated on Schedule “A” of this By-law, no building or structure shall be located closer than 12.2 metres (40 ft.) from the proposed re-alignment of the County Road 124 and the Elmira Road right-of-way.

Schedule A,  
Map 1

**21.111** Notwithstanding the Holding Zone provisions of Section 4.4 of this By-law, a detached dwelling will not be permitted within the Agricultural Holding (A-H) Zone applying to those portions of the property described as Part of Lot 22, Concession 3, in the former Township of Eramosa, as illustrated on Schedule “A”, until such time as the Holding Symbol “H” is removed by By-law.

Schedule A,  
Map 1

**21.112** Notwithstanding the definition of “Rural Home Occupation”, on a portion of the lands described as Part Lot 16, Concession 5, East of Grand River, including RP 61R-3311, Parts 2 and 4 (former Township of Pilkington), illustrated on Schedule “A” to this By-law, a “Rural Home Occupation” shall be permitted notwithstanding the farmer and /or members of the family do not reside on the subject property.

Schedule A,  
Map 1

All other provisions of the “Rural Home Occupation” definition shall apply.

**21.113** Removed by By-law 31/2003

**21.114** Notwithstanding the provisions of the Rural Industrial (M1) Zone, on the lands described as Part of the Northeast Half of Lot 1, Concession 6, in the former Township of Eramosa, illustrated on Schedule “A” to this By-law, the following provisions shall apply:

Schedule A,  
Map 1 and  
By-law  
15/2005

- i. Section 5.25.1 of By-law 57/1999 shall not apply to the subject lands.
- ii. The following uses shall be prohibited:
  - A fuel storage establishment
  - An automobile service station
  - Warehousing and / or outdoor storage of fertilizers, herbicides, petroleum products, chemicals or hazardous substances and similar products or materials, either as a permitted or accessory use.
  - An industrial use which involves metal smelting and refining, metal finishing operations, or the use of significant amounts of chemicals, petroleum products.
- iii. On those lands abutting and located along the northwest property line, a minimum yard of 16.5 metres shall be required, as shown on Schedule “A” to this By-law. A buffer strip subject to Section 5.10, and having a minimum width of 16.5 metres and located along the northwest property line shall also be required.
- iv. On those lands abutting the property to the south, a buffer strip subject to Section 5.10, and having a minimum width of 6.0 metres shall be required, as shown on Schedule “A” to this By-law.
- v. Section 5.27 of By-law 57/1999 shall not apply to the subject lands.

**21.115** Notwithstanding the provisions of the Agricultural (A) Zone on the lands described as Part Lot 7, Concession 5, illustrated on Schedule “A” to this by-law, a Residential and Day Camp shall be a permitted use.

Schedule A,  
Map 1

# 21-30

A Residential and Day Camp means a public or privately operated facility which provides outdoor education and recreation programming in a residential camp setting catering to short term guests whose accommodation will be limited to the following:

- i. Seventeen (17) camper cabins;
- ii. Three (3) staff cabins (seasonal);
- iii. Three (3) staff residence buildings (year-round);
- iv. One (1) building used as an administrative / health office and containing two self-contained apartments (year round); and
- v. One (1) existing residential dwelling (year-round).

Year round residency shall be permitted for up to a maximum of six staff members and their immediate families. Temporary tents and travel trailers may be permitted to accommodate staff only.

Additional accessory buildings located on the subject property are limited to the following:

- i. One (1) dining hall / kitchen;
- ii. Eight (8) storage / maintenance buildings;
- iii. One (1) chapel; and
- iv. One (1) washroom building.

**21.116** Notwithstanding Section 5.27 of this By-law, on lands described as 5797 Wellington Road 86, Part Lot 17, East of the Grand River, Concession 5 (former Township of Pilkington), Hamlet of Ariss, illustrated on Schedule "A" to this By-law, the minimum setback between buildings or structures (including a private sewage treatment system) and the limits of a Hazard (H) zone shall be 15 metres.

Schedule A,  
Map 16

**21.117** Notwithstanding the provisions of Section 5.27, on lands described as Part Lot 20, Concession 2 (also known as Part 1, Plan 61R-8139), illustrated on Schedule "A" to this by-law, no building or structure (including a private sewage treatment system) shall be constructed within 7 m (22.97 ft) from the limit of a Hazard (H) zone.

Schedule A,  
Map 16

**21.118** Notwithstanding any other provision of this Bylaw to the contrary, on the lands described as Block 93, Part Block 94, Plan 781, illustrated on Schedule "A" to this bylaw, a 0.3 metre reserve abutting Highway 7 and the subject property will be deemed to constitute street frontage for the purposes of Section 5.6 of By-law No. 57/1999.

Schedule A,  
Map 2

**21.119** Category 3 – Class “A” Licensed Pit (Above Extraction Only)

Notwithstanding the permitted uses of Section 12 – Extractive Industrial (M3) Zone, on the lands described as Part of Lots 19 and 20, Concession 3, Division B, in the Township of Guelph-Eramosa (former Township of Guelph) illustrated on Schedule “A” to this By-law, only the following uses shall be permitted:

Schedule A,  
Map 1 and  
By-law  
43/2002

- i. A Category 3, Class “A” licensed pit pursuant to the provisions of the Aggregate Resources Act, R.S.O. 1990, as amended, which is restricted to extracting aggregate material no closer than 1.5 metres above the established groundwater table.
- ii. An aggregate processing facility which does not include an asphalt plant, a concrete batching plant, a cement batching plant, a cement manufacturing plant, a brick and tile manufacturing plant, an aggregate transfer station nor the stockpiling/blending of recycled aggregate resources.
- iii. An agricultural use.
- iv. A structure or machinery accessory to a permitted use.

Notwithstanding the above or the provisions of the Extraction Industrial (M3) Zone, extraction shall be limited to Part A and Part B, as illustrated on Schedule “A” to this By-law.

**21.120** Haul Route and Landscape Berm

Notwithstanding the permitted uses of Section 12 – Extractive Industrial (M3) Zone, on the land described as Part of Lots 18, Concession 3, Division B, in the Township of Guelph-Eramosa (former Township of Guelph) as illustrated on Schedule “A” to this By-law, the only uses permitted include a temporary haul route and landscape berm accessory to a Category 3, Class “A” licenced pit being carried out within the area zoned M3 with Special Provision, 21.119 on Part of Lots 19 and 20, Concession 3, Division B, Township of Guelph-Eramosa.

Schedule A,  
Map 1 and  
By-law  
43/2002

**21.121** Notwithstanding the provisions of Section 5.27, no building or structure (including a private sewage treatment system) shall be constructed within 5 m (32.8 ft.), from the limit of a Hazard (H) zone.

Schedule A,  
Map 1

**21.122** Notwithstanding the provisions of the Rural Residential (RR) Zone on the lands described as Part Lot 17, Plan 365, illustrated on Schedule “A” to this by-law, an Automobile Repair Shop shall be a permitted use for a period of time which shall not exceed three years from the day of passing of By-law No. 39/2002. [passed August 6, 2002]

Schedule A,  
Map 12

# 21-32

For the purpose of this zoning by-law amendment, an Automobile Repair Shop is defined as follows:

“An Automobile Repair Shop means a building or other structure where repairs to motor vehicles are carried on, but does not include an automobile body shop, an automobile sales establishment, an automobile service station or a wrecking yard.”

## 21.123

Schedule A,  
Map 1

Notwithstanding the provisions of Zoning By-law No. 57/1999 no building or structure (including a private sewage treatment system) shall be constructed within 3 m (9.84 ft.) from the limit of a Hazard (H) zone on the northeast limit of the area subject to Special Provision 21.123.

## 21.124

Schedule A,  
Map 1

Notwithstanding the provisions of the Hazard (H) Zone, on a portion of the lands described as Part Lot 8, Concession 5, Division ‘C’, Speedvale Avenue, Former Township of Guelph, Township of Guelph/Eramosa, illustrated on Schedule “A” to this By-law, an access driveway, as approved by the Grand River Conservation Authority, shall be a permitted use.

## 21.125

Schedule A,  
Map 1

Notwithstanding the provisions of the Agricultural (A) Zone on the land described as Part Lot 17, Concession 5, East of the Grand River, former Township of Pilkington, illustrated on Schedule “A” (Map 1) to this by-law, a garden suite shall be a permitted use for a period of time which shall not exceed ten years from the day of passing of By-law 46/2003. [passed August 5,2003]

## 21.126

Schedule A,  
Map 2

Notwithstanding the provisions of the Village Residential Low Density (R1) Zone on the lands described as Block 33, Registered Plan 752 and Part Lots 4 and 5, Concession 5, illustrated on Schedule “A” to this by-law, street townhouse dwelling units are permitted. Further, notwithstanding the Village Residential Low Density (R1) zone and the general provisions of this By-law the following provisions shall apply to:

### A. Street townhouse dwelling units

- i. Minimum Lot Area – 200m<sup>2</sup> (2152.9 ft.<sup>2</sup>)
- ii. Minimum Lot Frontage – 8.0m (26.2 ft)
- iii. Minimum Front Yard – 6.0 m (19.7 ft)
- iv. Minimum Rear Yard – 7.5 m (24.6 ft)
- v. Minimum Side Yard Adjacent to Lot Line Separating a Block of Attached Units – 1.8 m (5.9 ft)
- vi. Minimum Yard Between Attached Dwelling Units – 0.0 m (0.0 ft)
- vii. Minimum Exterior Side Yard – 4.5 m (14.8 ft)
- viii. Maximum Lot Coverage For Each Block of Buildings – 45%



- ix. Maximum Lot Coverage For An Individual Dwelling Unit On a Lot – 55%
- x. Minimum Landscaped Open Space – 25%
- xi. Maximum Building Height – 9.0 m (29.5 ft)
- xii. Covered porches may project into the required Front Yard provided an unobstructed yard of 4.5 m (14.8 ft) is provided and in the required side yard, provided an unobstructed yard of 1.5 m (4.9 ft) is provided.
- xiii. Where a rear yard abuts a Hazard Zone, a minimum building setback of 6.0 m (14.8 ft) is required from the zone line subject to approval by the Conservation Authority.
- xiv. Maximum height of accessory buildings shall be 4.5 m (14.8 ft)
- xv. Tandem parking is permitted

**B. Semi-Detached Units**

- i. Maximum Lot Coverage For Each Block of Buildings – 45%
- ii. Maximum Lot Coverage For An Individual Dwelling Unit On a Lot – 55%
- iii. Minimum Landscaped Open Space – 25%

**21.127** Notwithstanding the provisions of the Agricultural (A) Zone on the lands described as Part Lot 9, Concession 1, Former Township of Eramosa, illustrated on Schedule “A” to this by-law, a “Farm Produce Outlet” shall be a permitted use. For the purposes of this Special Provision, a “Farm Produce Outlet” shall mean an establishment or premises where meat processing (but not slaughter) is permitted and where the farm products of the local farming community are sold at retail to the general public, provided that:

- a) This definition shall not include a “Retail Establishment” or “Retail Food Store” as otherwise defined by Zoning Bylaw No. 57/1999;
- b) There are no persons employed other than members of the family and two additional employees;
- c) There shall be no open storage of materials, supplies, tools, equipment or goods which are used for, or result from, the Farm Produce Outlet, and
- d) Not more than 65 m<sup>2</sup> (700 ft<sup>2</sup>) of gross floor area is used for the purpose of retail sales.

Schedule A, Map 1
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**21.128** Notwithstanding the provisions of the Rural Industrial (M1) Zone, on the lands described as Part Lot 1, Conc. 6 (in the former Township of Eramosa), illustrated on Schedule "A" to this By-law, the following provisions shall apply:

Schedule A,  
Map 1

- i. Section 5.25.1 of By-law 57/1999 shall not apply to the subject lands
- ii. The following uses shall be prohibited:
  - A fuel storage establishment
  - An automobile services station
  - Warehousing and / or outdoor storage of fertilizers, herbicides, petroleum products, chemicals or hazardous substances and similar products or material, either as a permitted or accessory use.
  - An industrial use which involves metal smelting and refining, metal finishing operations, or the use of significant amounts of chemicals, and / or petroleum products.
- iii. Section 5.27 of By-law 57/1999 shall not apply.

**21.129** Notwithstanding the provisions of the Agricultural (A) and Hazard (H) Zones, on the lands described as Part of Lot 11, Concession 4, Division "B" (former Township of Guelph), illustrated on Schedule "A", a nine-hole golf course with a clubhouse and an associated golf practice and golf teaching facility use shall be permitted.

Schedule A,  
Map 1

**21.130** Notwithstanding the uses of the Extractive Industrial (M3) Zone, on the lands described as Part of Lots 7 and 8, Concession 2, Division 'C', in the Township of Guelph/Eramosa (former Township of Guelph), illustrated on Schedule "A" to this By-law, only the following uses shall be permitted:

Schedule A,  
Map 1 and  
By-law  
38/2005

- i. An accessory use in accordance with Section 5.2 of this By-law;
- ii. An aggregate processing facility which does not include an asphalt plant; a concrete batching plant; a cement manufacturing plant; a brick and tile manufacturing plant; or an aggregate transfer station;
- iii. An accessory single detached dwelling;
- iv. An agricultural use;
- v. A pit;
- vi. A structure or machinery accessory to a permitted use;
- vii. A wayside pit;
- viii. Conservation

Notwithstanding Section 12.2.1 of Zoning By-law 57/1999, an excavation setback of four (4) metres shall be required from the eastern side lot line and the rear lot line, as shown on Schedule "A" to this By-law.

Notwithstanding Section 12.2.1 of Zoning By-law Number 57/1999, no excavation setback shall be required along the common westerly side lot line, as shown on Schedule “A” to this By-law.

**21.131** Notwithstanding the provisions of the Agricultural (A) Zone, the following Special Provision shall apply on lands described as Part Lot 2, Concession 9, Division C, in the former Township of Guelph, as illustrated on Schedule “A” of this By-law:

Schedule A,  
Map 1

- i. Section 5.27 of By-law 57/1999 shall not apply to the subject lands.

**21.132** Notwithstanding the provisions of the Open Space (OS) Zone and Hazard (H) Zone, the following Special Provision shall apply on lands described as Part Lot 2, Concession 9, Division C, in the former Township of Guelph, as illustrated on Schedule “A” of this By-law:

Schedule A,  
Map 1

- i. Minimum Lot Frontage 26.26 m (86.15 ft)
- ii. Permitted uses shall only include Conservation uses as defined in Zoning By-law No. 57/1999.

**21.133** Notwithstanding the provisions of the Rural Residential (RR) Zone, on the lands described as Part of Lots 20 and 21, Concession 1, former Township of Eramosa, illustrated on Schedule ‘A’, the following provisions shall apply:

Schedule A,  
Map 1 and 9

- i. Minimum Lot Frontage (Existing Church building) -2.5 metres (8.2 ft.)
- ii. Minimum Interior Side Yard (Existing house / manse) -2.5 metres (8.2 ft)

**21.134** Notwithstanding the definition of Agricultural Use, on lands described as 5352 Eramosa-Erin Townline, Part Lot 12, Concession 7 in the former Township of Eramosa, as illustrated on Schedule “A” of this By-law, the barn on the subject property shall not be utilized for the breeding, raising or training of horses or cattle; farms devoted to the hatching, raising and marketing of chickens, turkeys or other fowl or game birds, animals, fish or frogs; riding stables; the raising of sheep or goats, the raising of swine; or other livestock uses.

Schedule A,  
Map 1

**21.135** Notwithstanding the General Provisions of this By-law and the provisions of the Agricultural (A) Zone, on the lands described as Lot 16, Part Lot 17, Concession 4, Division B, in the former

Schedule A,  
Map 1

# 21-36

township of Guelph, illustrated on Schedule “A”, two (2) single detached dwellings shall be permitted.

Notwithstanding the provisions of the Agricultural (A) Zone, if the existing second single detached dwelling is rebuilt, the footprint of the new dwelling shall overlap in part with the footprint of the existing dwelling as it existed on the date of the passing of this By-law and access to the second dwelling shall be limited to the existing shared driveway access to Wellington Road 30.

## 21.136

Schedule A,  
Map 18

Notwithstanding Section 10.2.9, on lands described as 7079 Wellington Road 124, Part Lot 5, Concession 2, Divisions ‘B’ in the former Township of Guelph, as illustrated on Schedule “A” to this By-law, a temporary portable office building shall be a permitted use on the property for a period of time which shall not exceed three (3) years from the date of passing of By-law 47/2006. Upon approval of the Township, this time period may be extended beyond the three (3) years specified. [passed July 4, 2006]

## 21.137

Schedule A,  
Map 1

Notwithstanding the regulations of the Agricultural (A) zone, lands located within Part of Lot 18, Concession 4 E.O.G.R. in the former Township of Pilkington shall have a minimum lot area of 9.2 ha (22.7ac), as illustrated on Schedule “A” of this By-law.

## 21.138

Schedule A,  
Map 3

Notwithstanding the provisions of the Agricultural (A) Zone and the General Provisions of this By-law, on lands described as Lot 32, Concession 2, being Parts 1 to 4 on 61R-10351 (#19 and #39 River Glen Path) in the former Township of Nassagaweya, as illustrated on Schedule “A” of this By-law”:

- i) Section 5.6 (“Street Frontage Required”) shall not apply
- ii) **Lot Line, Front**” means the lot line abutting River Glen Path, where the principal access to the lot is provided, shall be deemed to be the front lot line.

## 21.139

Schedule A,  
Map 1

Notwithstanding the General Provisions of this By-law and the provisions of the Agricultural (A) Zone, on the lands described as Part of Lot 9, 10 and 11, Concession 12, in the former Township of Guelph, illustrated on Schedule “A” to this By-law, the following provisions shall apply:

- a)
  - i. Two (2) single detached dwellings shall be permitted;
  - ii. Access to both dwellings shall be limited to the existing driveway access to Guelph-Nichol Townline;

iii. The new dwelling shall be located in proximity to the existing buildings within the area identified on Schedule "A" to this By-law

b) The above provisions are no longer valid upon removal of one of the two single detached dwellings.

**21.140**

Notwithstanding the provisions of the Agricultural (A) Zone and the General Provisions of this By-law, on lands described as Parts of Lot 2 & 3, Concession 2, in the former Township of Eramosa, as illustrated on Schedule "A" of this By-law:

Schedule A,  
Map 1

- i. Section 5.6 (Street Frontage Required) shall not apply
- ii. Minimum setback from all lot lines 7.5m (24.6 ft)
- iii. Minimum length of any lot line 114m (374 ft)
- iv. Minimum frontage 0m (0 ft)

**21.141**

Notwithstanding the General Provisions of this By-law and the provisions of the Rural Residential (RR) and Hazard (H) Zone, on the lands described as Part of Lot 18, Concession 4, in the former Township of Pilkington, illustrated on Schedule "A" to this By-law, the following provisions shall apply:

Schedule A,  
Map 1

- i. Section 5.27 Setbacks from Hazard (H) Zone does not apply;
- ii. Section 5.24 Municipal Drain Setbacks does not apply; and
- iii. No person shall use any lot or erect, alter or use any building or structure within 15m (49.2 ft) from the centre of the municipal drain.

**21.142**

Notwithstanding the General Provisions of this By-law and the provisions of the Rural Residential (RR), on the lands described as Part Lots 5, 6, & 7, Plan 365, in the former Township of Guelph, illustrated on Schedule "A" to this By-law, the following provisions shall apply:

Schedule A,  
Map 12

- i. Minimum lot area of 0.2 hectares (0.5 acres);
- ii. Minimum lot frontage of 17.5m (57.4 ft) for Unit 5 identified on the draft plan of vacant land condominium (23CD-04004);
- iii. Notwithstanding the definition of "Street" provided in Section 3 of the Bylaw for the purposes of this section "Street" shall mean the internal road provided through the draft plan of vacant land condominium.

# 21-38

## 21.143

Schedule A,  
Map 3

Notwithstanding the provisions of the Agricultural (A) Zone and the General Provisions of this By-law, on lots whose principal access is provided via River Glen Path (a private lane) as illustrated on Schedule "A" of this By-law:

- i. Section 5.6 ("Street Frontage Required") shall not apply
- ii. **"Lot Line, Front"** means the lot line abutting River Glen Path, where the principal access to the lot is provided and shall be deemed to be the front lot line.

## 21.144

Schedule A,  
Map 10

Notwithstanding the General Provisions of this By-law and the provisions of the Agricultural (A) Zone, on the lands described as Part of Lot 11, Concession 3, Division C in the former Township of Eramosa, illustrated on Schedule "A" to this By-law, the following provisions shall apply:

- i. Minimum Lot Area: 1.4 ha (3.5 ac)
- ii. The sale and storage of landscape rocks and related landscape contractor services shall be permitted.
- iii. Outdoor storage and display is permitted subject to:
  1. Shall be visually screened from any abutting land zoned or used for residential or institutional purposes by a buffer strip in accordance with Section 5.10;
  2. Shall not cover more than 80% of the lot area;
  3. Shall not be located in any of the required yards;
  4. Shall not obstruct or occupy any required parking area;
  5. Area to be treated to prevent erosion and the raising of dust and loose particles;
  6. Area to be graded and drained so as to prevent the pooling of surface water or the flow of surface water to adjacent lots.

## 21.145

Schedule A,  
Map 3

Notwithstanding the General Provisions of this By-law and the provisions of the Rural Residential (RR) zone, on the lands described as Part of Lot 12, Concession 7, in the former Township of Eramosa, illustrated on Schedule "A" to this By-law, the Minimum Lot Frontage shall be 26.9m (88.3 ft).

## 21.146

Schedule A,  
Map 1

Notwithstanding the provisions of the Agricultural (A) Zone on the lands described as 5887 Splint Road (Lot 14 S/W side of CP Railway, Concession 5, formerly Township of Pilkington, Township of Guelph/Eramosa, illustrated on Schedule "A" to this by-law the following provisions apply:

- i. A garden suite shall be a permitted use for a period of time which shall not exceed ten (10) years from the day of passing of By-law 41/2008; and
- ii. The garden suite shall have a maximum floor area of 112 m<sup>2</sup> (1,206 ft<sup>2</sup>).

**21.147**

Notwithstanding the General Provisions of this By-law and the provisions of the Agricultural (A) zone, on the lands described as 5520 SilverCreek Parkway (Wellington Road 39), Part of Lots 11 and 12, Concession 5, Division D, Former Township of Guelph, in the Township of Guelph/Eramosa, and illustrated on Schedule "A" to this By-law, a detached dwelling unit shall not be permitted.

Schedule A, Map 1
----------------------

Notwithstanding the provisions of the Agricultural (A) Zone, the following provisions shall apply:

- i. Minimum Lot Area 32 ha (79.07 ac)

**21.148**

Notwithstanding the General Provisions of this By-law and the provisions of the Rural Industrial (M1) zone, on the land described as Part Lot 1, Concession 6, in the former Township of Eramosa, illustrated on Schedule "A" to this By-law, the following provisions shall apply:

Schedule A, Map 1
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- i. The existing equestrian agricultural use shall be permitted;
- ii. A mini-warehouse/self-storage shall be permitted;
- iii. Mini-warehouse/self storage means a building or group of buildings divided into separate self-contained compartments and leased or rented on an individual basis for temporary storage of individual's property;
- iv. An office accessory to the mini-warehouse/self-storage use shall be permitted subject to:
  - 1. A maximum floor gross floor area no greater than 25% of the combined gross floor area of all the mini-warehouse/self-storage buildings; and
  - 2. The accessory office be detached from the mini-warehouse/self-storage buildings.

**21.149**

Notwithstanding the General Provisions of this By-law and the provisions of the Agricultural (A) Zone, on the lands described as Part of Lot 13, Concession 1, in the former Township of

Schedule A, Map 1
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Eramosa, illustrated on the Schedule “A” to this By-law, the following additional uses are permitted and regulations apply:

- i. **“Farm Produce Sales Outlet”** shall be permitted use and means a building, structure or use accessory and secondary to the farm for the sale of agricultural/farm related products, from the farm and local farming community and which may be subject to local value-added processing are sold at retail to the general public.
  - a. Agricultural/farm related products may include fruit and vegetables, grains, meat, and milk products.
  - b. Local artisans crafts may be sold accessory to the agricultural/farm related products
- ii. **“Cottage Winery”** shall be a permitted use and means a building, structure or use accessory and secondary to the farm which is used for making wines produced from fruit grown on the site, locally grown fruits and may include imported juices.
  - a. Accessory to the on-site wine production of the ‘Cottage Winery’, limited on-site sale, of the final product shall be permitted subject to applicable licensing requirements.
- iii. **“Food Consumption Area”** shall be a permitted use and means a limited seating area where products available through other uses permitted on-site can be consumed, provided that:
  - a. Maximum gross floor area = 160 m<sup>2</sup> (1,722 ft<sup>2</sup>)
- iv. All buildings, structures, parking and loading areas used for the purpose of the uses permitted by the Special Provision shall not occupy an area exceeding 0.4 ha (1.0 ac)
- v. Maximum total gross floor area for uses permitted by the Special Provision = 865 m<sup>2</sup> (9,310 ft<sup>2</sup>)
- vi. The definitions of the additional permitted uses shall not include a ‘Restaurant’, ‘Retail Establishment’ or ‘Retail Food Store’ as otherwise defined by Zoning By-law 57/1999.

## 21.150

<p>Schedule A, Map 18</p>
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Notwithstanding the General Provisions of this By-law and the provisions of the Rural Industrial (M1) Zone, on the lands described as NE ½ of Lot 2, Concession 3, in the former Township of Guelph, illustrated on Schedule “A” to this By-law, the following additional regulations shall apply:

- i. Section 10.2.9 (Retail, Wholesale or Office Uses Accessory to a Permitted Use) does not apply, and is replaced with the following regulations, when the land is used as a ‘fuel storage establishment’ and a ‘transport establishment’.
  - a. A business office use is permitted accessory to the existing ‘fuel storage establishment’ and ‘transport establishment’ subject to the following provisions:
    - a. Maximum Gross Floor Area = 1, 700 m<sup>2</sup> (18, 298 ft<sup>2</sup>)



- b. Floor area devoted to the accessory business office use may be located in up to two (2) separate buildings.
- b. An accessory retail outlet, wholesale outlet or showroom would be a permitted use to a maximum gross floor area devoted to the accessory business office use and shall be located within one building.

**21.151**

Notwithstanding the General Provisions of this By-law and the provisions of the Agricultural (A) Zone and the Hazard (H) Zone, on the lands described as Part of Lot 5, 6, and 7, Concession 4, Division D, in the former Township of Guelph, illustrated on Schedule "A" to this By-law, the following shall apply:

Schedule A, Map 1
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- i. Minimum Lot Area = 10 ha (24.7 ac)
- ii. On the lands zoned Agricultural (A) a flourmill, grain elevators and accessory uses are permitted in addition to the uses permitted under Section 6.1. These uses would not be permitted in the lands zoned Hazard (H). The flourmill, grain elevators and accessory uses are subject to the following provisions:
  - a. All building, structures, parking, access and loading areas associated with the flourmill, grain elevators and accessory uses shall not occupy an area exceeding 6.7 ha (16.5 ac).
  - b. Section 5.6 'Street Frontage Required' does not apply;
  - c. '**Lot Line, Front**' means the lot line abutting the hydro corridor, where the principle access to the lot is provided, shall be deemed to be the front lot line;
  - d. Minimum Lot Frontage = 100m (328 ft)
  - e. Minimum Rear Yard Setback (adjacent to railway) = 20m (65.6 ft)
  - f. Maximum Gross Building Floor Area (not including silos) = 3,000m<sup>2</sup> (32, 292 ft<sup>2</sup>)
- iii. The provisions provided in Section ii of this Special Provision do not apply to the uses permitted under Section 6.1.

**21.152**

Notwithstanding the General Provisions of this By-law and the provisions of the Agricultural (A) and Hazard (H) Zones, on the lands described as 5600 Fourth Line, Part of the NE Half Lot

Schedule A, Map 1
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18, Concession 3, Former Township of Eramosa, and illustrated on Schedule “A” to this By-law, the following provisions shall apply:

- i. A “Detached Dwelling Unit” shall not be permitted; and
- ii. A minimum “Lot Area” of 35.6 ha is required.

## 21.153

Schedule A,  
Map 19

Notwithstanding the General Provisions of this By-law and the provisions of the Rural Industrial (M1) and the Hazard (H) zone on the lands described as NE ½ Lot 2, Concession 1, Division B, former Township of Guelph, further identified as Part 2 of Severance Sketch prepared for application B 74/07 & B 75/07, illustrated on Schedule “A” to this By-law, the following provision shall apply:

- i. Minimum Lot Frontage = 20.0 m (65.6 ft)
- ii. No person shall use the lot or erect, alter or use any building or structure for any purpose except the following permitted uses:
  - a. The primary permitted use shall be vehicular access to lands identified as subject to Special Provision 21.154
  - b. In accordance with Section 5.2 of the By-law a use accessory to the primary permitted use of vehicular access shall be permitted.
- iii. Section 10.2.10 (‘Outdoor Display and Open Storage’) does not apply.
  - b. The lands as identified on Schedule “A” of this By-law be subject to Special Provision 21.154 as follows:

## 21.154

Schedule A,  
Map 19

Notwithstanding the General Provisions of this By-law and the provisions of the Rural Industrial (M1) zone and Holding Provision (-H) on the lands described as NE ½ Lot 2, Concession 1, Division B, former Township of Guelph, further identified as Part 1 of Severance Sketch prepared for application B 74/07 & B 75/07, illustrated on Schedule “A” to this By-law, the following provisions shall apply;

- i. Section 5.6 (‘Street Frontage Required’) shall not apply.
- ii. ‘**Lot Line Front**’ means the lot line abutting the railway right-of-way, where principal access to the lot is provided and shall be deemed to be the front lot line.
- iii. Vehicular access to the lands is permitted by the lands identified as subject to Special Provision 21.153.

## 21.155

Schedule A,  
Map 1

Notwithstanding the General Provisions of this By-law and the provisions of the Agricultural (A) one on the lands described as Part of Lot 21 & 22, Concession 4, Division D, former Township of Guelph, further identified as Part 1 and 2, 61R-11274, as illustrated on Schedule “A” to this By-law, the following provisions shall apply:

- i. **“Industrial Use”** shall be a permitted use limited to the warehouse and manufacture of industrial, automotive and commercial vehicle components and systems.
- ii. Minimum Front Yard Setback for existing buildings or structures = 18.5m from the centre line of the street.
- iii. Minimum Lot Area = 2.85 ha (7.04 ac).