SECTION 5 – MISCELLANEOUS EXCEPTIONS

5. MISCELLANEOUS EXCEPTIONS

(2003-41)

5.1 Notwithstanding the provisions of Section 6.15.1.2 within the area zoned M1-1 the permitted uses shall be restricted to a contractor’s yard and mini-storage facility.

5.2 That part of Lot 2, Concession 2 lying to the south of Cloverleaf Drive shown as M1-2 on Schedule A1 shall be limited to the use as a warehouse for swimming pool supplies only.

OMB File No. R880022

5.3 That Part of Lot 2, Concession 3 lying to the north of Cloverleaf Drive shown as M1-3 on Schedule A1 shall be limited to the use as a sales, repair and body work garage for automobiles, trucks, tractors, motorcycles and snowmobiles within the existing building only.

OMB File No. R880022

5.4 The part of Lot 1, Concession 2 lying to the south of Cloverleaf Drive shown as M1-4 on Schedule A1 shall be limited to the use as Grader Equipment Rentals only.

OMB File No. R880022

5.5 The part of Lot 1, Concession 3 shown as M1-5 on Schedule A1 shall be limited to the use as a storage facility for well drilling equipment.

5.6 That part of Lot 26, Concession 7 lying to the west of Scuttlehole Road shown as M1-6 on Schedule A6 shall be limited to the use as a trucking establishment.

5.7 That part of Lot 19, Concession 4 lying to the west of Bethany Side Road shown as M1-7 on Schedule A5 shall be limited to the use as a storage facility for tree service equipment only.

5.8 That part of Lot 7, Concession 2 lying to the south of Black Diamond Road shown as M1-8 on Schedule A1 shall be limited to the use as a metal foundry and casting establishment only.

5.9 That part of Lot 26, Concession 3 lying to the north of the Third Concession Road shown as M1-9 on Schedule A4 shall be limited to the use as a facility for the storage of electrical equipment only.

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5.10 That part of Lot 8, Concession 3 lying to the west of Cannifton Road shown as C3-1 on Schedule A1 shall be limited to the use as a used furniture retail establishment only.

OMB File No. R880022

5.11 That part of Lot 7, Plan 278 lying to the east of Centre Street shown as C3-2 on Schedule A1 shall be limited to the use as a refrigeration equipment and appliance sales, service and repair establishment only.

OMB File No. R880022

5.12 That part of Lot 7, Concession 4 lying to the east of River Road shown as C3-3 on Schedule A1 shall be limited to the use as a retail sales established for used household appliances.
SECTION 5 – MISCELLANEOUS EXCEPTIONS

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5.13 That part of Lot 17, Concession 4 lying to the north of County Road No. 6 shown as C3-4 on Schedule A5 shall be limited to the use as a real estate sales office only.

5.14 That part of Lot 11, Concession 4 lying to the west of Ritz Road shown as M1-10 on Schedule A5 shall be limited to the use as a storage facility for trucks only.

(3050)

5.15 Notwithstanding the provisions of Sections 6.5.2.1 and 6.5.2.2 to the contrary on that Part of Lot 6, Concession 9, lying to the south of the Concession Road between the Township of Thurlow and the Township of Huntingdon shown as RR-1 on Schedule A6 the minimum lot area requirement shall be 4.7 hectares and the minimum lot frontage requirement shall be 134 metres.

(3047)

5.16 That part of Lot 10, Concession 4, lying to the east of Highway No. 37 shown as M1-11 on Schedule A5 shall be used in accordance with the following special provisions in addition to the other relevant provisions of the M1 Zone; specifically:

5.16.1 Notwithstanding Section 1.9 of this By-law to the contrary the lot frontage for the lands zoned M1-11 may be determined utilizing the line forming the western boundary of the subject lot line even through the lands situated between the M1-11 Zone and the subject front lot line are zoned C1 (Highway Commercial).

5.16.2 Notwithstanding Section 1.9 of this By-law to the contrary a 4.57 metre right-of-way across the adjacent C1 (Highway Commercial) Zone may be utilized for the purposes of a driveway required by Section 6.15.1.5.8 of this by-law provided the lands zoned M1-11 and the adjacent lands zoned C1 are owned by the same individual.

5.16.3 Notwithstanding Section 1.9 of this By-law to the contrary a 4.57 metre right-of-way across the adjacent C1 (Highway Commercial) Zone may be utilized for the purposes of access required by Section 4.11.7 of this By-law to a loading or unloading space provided the lands zoned M1-11 and the adjacent lands zoned C1 are owned by the same individual.

5.16.4 Notwithstanding Section 1.9 of this By-law to the contrary a 4.57 metre right-of-way across the adjacent C (Highway Commercial) Zone may be utilized for the purposes of ingress and egress required by Section 4.15.4 of this by-law to parking provided the lands zoned M1-11 and the adjacent lands zoned C1 are owned by the same individual.

5.16.5 Notwithstanding Section 6.15.1.5.7.1 of this By-law to the contrary the minimum front yard shall be 0 metres provided the lands zoned M1-11 and the adjacent lands zoned C1 are owned by the same individual.

(3052)

5.18 Notwithstanding the provisions of Section 6.19.1.5.1 to the contrary, on that part of Lot 4, Concession 7 shown as PA-1 on Schedule A6 the minimum lot area requirement shall be 6.0 hectares.
SECTION 5 – MISCELLANEous EXCEPTIONS

5.19 Notwithstanding the provisions of Sections 7.116.5, 7.117.1, 4.13, 6.1.2.1.3 and 6.1.2.2.3 to the contrary, on that part of Lot 3, Concession 5, east of main street, north of Harmony Road and west of the Moira river, in the Hamlet of Foxboro shown as R1-1 on Schedule A2 the following special provisions shall apply in addition to all other applicable provisions of this by-law:

5.19.1 Minimum lot area
   5.19.1.1 Private water supply and private sewage disposal system: 1.0 hectares

5.19.2 Minimum lot frontage
   5.19.2.1 Private water supply and septic tank: 247 metres

5.19.3 Front lot line
   5.19.3.1 Notwithstanding the provisions of Sections 4.13, 7.116.5 and 7.117.1 of this By-law to the contrary the front lot line and lot frontage for lands zoned R1-1 shall be determined utilizing the line abutting the road allowance of Main Street as the front lot line even though the lands situated between R1-1 Zone and the subject front lot line are zoned H (Hazard).

5.20 Notwithstanding the provisions of Sections 4.13, 6.19.1.1, 6.19.1.5.1, 6.19.1.5.2, 7.116.5 and 7.117.1 to the contrary, on that part of Lot 11, Concession 4, south of County Road No. 6, shown as PA-3 on Schedule A5 the following special provisions shall apply in addition to all other applicable provisions of this by-law:

5.20.1 Permitted uses
   5.20.1.1 Farm
   5.20.1.2 Conservation uses
   5.20.1.3 Farm produce outlet
   5.20.1.4 Wayside pit or quarry

5.20.2 Regulations for non-residential uses
   5.20.2.1 Minimum lot area: 1.3 hectares
   5.20.2.2 Minimum lot frontage: 87 metres

5.20.3 Front lot line
   5.20.3.1 Notwithstanding the provisions of Sections 4.13, 7.116.5 and 7.117.1 of this By-law to the contrary the front lot line and lot frontage for lands zoned PA-3 shall be determined utilizing the line abutting the road allowance of County Road No. 6 even though the lands situated between the PA-3 Zone and the subject front lot line are zoned M (General Industrial).
SECTION 5 – MISCELLANEOUS EXCEPTIONS

5.21 Notwithstanding the provisions of Section 6.19.1.5.1 to the contrary, on that part of Lot 11, Concession 4, south of the County Road No. 6 shown as PA-4 on Schedule A5 the minimum lot area requirement shall be 9.0 hectares.

5.22 Notwithstanding the provisions of Sections 4.13, 6.20.1.5.1, 7.116.5 and 7.117.1 to the contrary, on that part of Lot 6, Concession 8 south of Townsend Road shown as RU-1 on Schedule A6 the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.22.1 Regulations for non-residential uses

5.22.1.1 Minimum lot area: 5 hectares

5.22.2 Notwithstanding the provisions of Sections 4.13, 7.116.5 and 7.117 of this By-law to the contrary the front lot line and lot frontage for lands zone RU-1 shall be determined utilizing the line abutting the road allowance of 8th Concession Road even though the lands situated between the RU-1 zone and the subject front lot line are zoned H (Hazard) and PA (Prime Agriculture).

5.23 Notwithstanding the provisions of Sections 6.5.219.1 and 6.5.2.10.1 to the contrary, on that part of Lot 31, Concession 9 shown as RR-2 on Schedule A6 the minimum front and rear yard depth requirements shall be 11.5 metres (37.7 feet) and the minimum setback from the centerline of a Provincial Highway shall be 28.5 metres.

5.24 Notwithstanding the provisions of Section 4.13, 6.19.1.1, 6.19.1.5.1, 6.19.1.5.2, 7.116.5 and 7.117.1 to the contrary, on that part of Lot 24, Concession 6, north of the 6th Concession Road, shown as PA-5 of Schedule A5 the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.24.1 Permitted uses

5.24.1.1 Farm

5.24.1.2 Conservation uses

5.24.1.3 Farm produce outlet

5.24.1.4 Wayside pit or quarry

5.24.2 Regulations for non-residential uses

5.24.2.1 Minimum lot area: 0.5 hectares

5.24.2.2 Minimum lot frontage: 52 metres

5.24.3 Front lot line

5.24.3.1 Notwithstanding the provisions of Sections 4.13, 7.116.5 and 7.117.1 of this By-law to the contrary the front lot line and the lot frontage for lands zoned PA-5 shall be determined utilizing the line abutting the road allowance of the 6th
SECTION 5 – MISCELLANEOUS EXCEPTIONS

Concession Road even though the lands situated between the PA-5 Zone and the subject front lot line are zoned H (Hazard) and RR (Rural Residential).

5.25 Notwithstanding the provisions of Sections 4.13, 6.20.1.1, 6.20.1.5.1, 6.20.1.5.2, 7.116.5 and 7.117.1 to the contrary, on that part of Lot 24, Concession 6, north of the 6th Concession Road, shown as RU-2 of Schedule A5 the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.25.1 Permitted uses

5.25.1.1 Conservation uses

5.25.1.2 Farm

5.25.1.3 Farm produce outlet

5.25.1.4 Forestry

5.25.1.5 Kennel

5.25.1.6 Riding or boarding stable

5.25.1.7 Uses permitted in the Community Facility (CF) Zone

5.25.1.8 Wayside pit or quarry

5.25.2 Regulations for non-residential uses

5.25.2.1 Minimum lot area: 5.2 hectares

5.25.2.2 Minimum lot frontage: 52 metres

5.25.3 Minimum lot line

5.25.3.1 Notwithstanding the provisions of Sections 4.13, 7.116.5 and 7.117.1 of this By-law to the contrary the front lot line and the lot frontage for lands zoned RU-2 shall be determined utilizing the line abutting the road allowance of the 6th Concession Road even though the lands situated between the RU-2 Zone and the subject front lot line are zoned RR (Rural Residential).

5.26 Notwithstanding the provisions of Sections 6.13.1, 6.13.1.5.1 and 6.13.1.5.2 to the contrary, on that part of Lot 4, Concession 3 shown as C3-1 on Schedule A1 the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.26.1 Permitted uses

5.26.1.1 Administrative, business or professional office

5.26.2 Regulations for non-residential uses

5.26.2.1 Minimum lot area: 935 square metres
SECTION 5 – MISCELLANEOUS EXCEPTIONS

5.26.2.2 Minimum lot frontage: 15 metres

Notwithstanding the provisions of Section 6.5.2.9.1 to the contrary on that part of Lot 24, Concession 6, north of the 6th Concession shown as RR-3 on Schedule A5 the minimum rear yard depth requirement shall be 30 metres.

Notwithstanding the provisions of Section 6.5.2.1 to the contrary on the part of Lot 6, Concession 8, south of the Townsend Road shown as RR-4 on Schedule A6 the minimum lot area requirement shall be 2090 square metres.

OMB File No. R880022
5.30 Those parts of Lots 10 & 11, Concession 5 & 6 shown as CF-1 on Schedules A2 & A5 shall be limited to use as a private shooting preserve and club house facilities.

OMB File No. R880022
5.31 That part of Lot 2, Concession 6 shown as C3-5 on Schedule A2 may, in addition to the uses permitted in a C3 Zone, be used for the following:

(i) A storage warehouse
(ii) Open storage for dry fertilizer blending and manufacturing
(iii) A retail garden centre
(iv) A gasoline bar
(v) Petroleum and propane storage
(vi) A grain elevator and associated activities
(vii) Building supplies
(viii) Feed mill
(ix) Bulk chemical storage
(x) Liquid fertilizer storage

OMB File # R880022
5.32
(a) In that part of Lot 25, Concession 4, shown as M1-15 on Schedule A5 (being part 2 on Plan 21R-5902 save and except the most easterly 57.5 metres thereof), notwithstanding the provisions of Section 6.15.1.2 the non-residential uses shall be limited to the following only:

(i) Assembly, fabricating, manufacture and processing of goods and materials (not including foods) together with uses buildings and structures accessory thereto including a machine shop, a welding shop, a workshop, a warehouse except a retail commercial outlet as referred to in Section 7.199, and a wholesale establishment; and

(ii) Small engine repairs.

(b) A gatehouse shall not be permitted in the M1-15 Zone.

(iii) Postal retail outlet.

(c) All assembling, fabricating, manufacturing, processing and small engine repairs within the M1-15 Zone shall be carried on only within enclosed buildings.
SECTION 5 – MISCELLANEOUS EXCEPTIONS

(d) Outside storage and display of goods and materials shall not be permitted in the following areas of the M1-15 Zone:

(i) The most southerly 150 metres; or
(ii) The most easterly 5 metres.

(e) All parking shall be restricted to the area of the M1-15 Zone in which outside storage and display of goods and materials is permitted, except for the following:

(i) Parking of personal vehicles of the owners or occupiers of the residential use located in the M1-15 Zone and their family members,
(ii) Parking of one truck used in connection with the permitted non-residential uses carried on within the M1-15 Zone;
(iii) Parking of a maximum of 5 vehicles owned or used by employees of the said permitted non-residential uses; and
(iv) Temporary parking of vehicles engaged in delivery to or pick up from the said permitted non-residential uses for a period of time not to exceed 24 hours in duration.

(f) Where a lesser yard than is otherwise required in the M1 Zone exists for a building existing at the date of the passing of this By-law, such lesser yard shall be deemed to comply with the requirements of the M1-15 Zone. Any future development shall comply with the requirements of the M1 Zone.

(g) In the M1-15 Zone, maximum lot coverage by non-residential buildings shall not exceed 1400 square metres.

(h) In the M1-15 Zone, an earth berm shall not be included in the screen referred to in the Section 4.16.3.

(3094)
5.32 Notwithstanding the provisions of Section 6.7.2.1 to the contrary, on that part of Lots 4 and 5, Concession 6 north of County Road No. 5 (Rosedale Avenue) shown as ER-1 on Schedule A2 the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.32.1 Regulations for residential uses

5.32.1.1 Minimum lot area: 3800 square metres

5.32.1.2 Minimum lot frontage: 42 metres

5.32.1.3 Minimum dwelling unit gross floor area: 133 square metres

(3095)
5.33 Notwithstanding the provisions of Section 6.5.2.9.3 to the contrary on that part of Lot 8, Concession 5, lying to the north of Harmony Road as shown as RR-5 on Schedule A2 the minimum interior side yard requirement on the west side shall be 3.5 metres.

(3096)
5.34 Notwithstanding the provisions of Sections 4.13, 6.19.1.5.1, 7.116.5 and 7.117.1 to the contrary, on that part of Lot 2, Concession 3 south of Sunningdale Drive shown as PA-6 on Schedule A1 the following special provisions shall apply in addition to all other applicable
SECTION 5 – MISCELLANEOUS EXCEPTIONS

provisions of this By-law:

5.34.1 Regulations for non-residential uses

5.34.1.1 Minimum lot area: 6.6 hectares

5.34.1.2 Minimum lot frontage: 150 metres

5.34.2 Front lot line

5.34.2.1 Notwithstanding the provisions of Sections 4.13, 7.116.5 and 7.117 of this By-law to the contrary the front lot line and lot frontage for lands zoned PA-6 shall be determined utilizing the line abutting road allowance of Sunningdale Drive, even through the lands situated between the PA-6 zone and the subject front lot line are zoned D (Development).

5.35 Notwithstanding the provisions of Section 6.19.1.4 to the contrary, on that part of Lot 19, Concession 6 south of the 6th Concession Road shown as PA-7 on Schedule A5 the minimum lot area requirement shall be 3.1 hectares and the minimum lot frontage requirement shall be 45 metres.

5.40 Notwithstanding the provisions of Sections 6.1.2.1.3, 6.1.2.2.3, 6.1.7.3.2, and 4.4 to the contrary on that part of Lot 1, Concession 2 shown as R1-2 on schedule A1 as amended, the following special provisions of this By-laws;

5.40.1 Minimum lot area

5.40.1.1 Private water supply and private sewage disposal system: 1855 square metres

5.40.2 Minimum lot frontage

5.40.2.1 Private water supply and septic tank: 24 metres

5.40.3 Minimum set back from centre line of street, county road or collector: 17.7 metres

5.41 Notwithstanding the provisions of Sections 6.1.2.2.3, 6.1.1.3, and 4.1.3 to the contrary, on that part of Lot 1, Concession 3 shown as R1-3 on Schedule A1 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.41.1 Minimum lot frontage

5.41.1.1 Private water supply and septic tank: 6 metres

5.41.2 Accessory uses

5.41.2.1 Notwithstanding the provisions of Section 6.1.1.3 of this By-law to the contrary, the existing building on the lands zoned R1-3 shall be considered a building or structure accessory to uses permitted within the R1-3 zone and shall be subject to all other applicable provisions of this By-law.

5.41.3 Accessory buildings, structures and uses lot coverage and height
5.41.3.1 Notwithstanding the provisions of Section 4.1.3 of this By-law to the contrary, the total lot coverage of all accessory buildings and structures, except swimming pools, shall not exceed 12 percent of the lot area, nor shall the height of any accessory building or structure exceed 5 metres.

5.41 Notwithstanding the provisions of Sections 6.18.1, 6.18.1.5 to the contrary, that part of Lot 5, Concession 3 shown as CF-2 on Schedule A1 the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.41.1 Permitted uses

5.41.1.1 Residential uses

5.41.1.1.1 Dwelling unit as part of a non-residential building

5.41.1.2 Non-residential uses

5.41.1.2.1 Retirement home

5.41.2 Regulations for non-residential units

5.41.2.1 Minimum lot area: 1.2 hectares

5.41.2.2 Minimum lot frontage: 45 metres

5.42 Notwithstanding the provisions of Section 6.6.2.8.1 to the contrary, on that part of Lot 30, Concession 8 east of the Moira River shown as SR-1 on Schedule A6 to the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.42.1 Regulations for residential uses

5.42.1.1 Minimum yards

5.42.1.1.1 Front yard depth (from waters edge): 30.5 metres

5.42.2 Special zone provisions

5.42.2.1 No development shall be permitted below an elevation of 120.0 metres G.S.C.

5.43 Notwithstanding the provisions of Sections 6.5.2.1 and 6.5.2.2 to the contrary, on that part of Lot 30, Concession 8, west of Scuttlehole Road shown as RR-5 on Schedule A6 the minimum lot area requirement shall be 2000 square metres and the minimum lot frontage shall be 24 metres.

5.44 Notwithstanding the provisions of Sections 6.5.2.1 and 6.5.2.2 to the contrary, on that part of Lot 23, Concession 3, shown as RR-6 on Schedule A4 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:
SECTION 5 – MISCELLANEOUS EXCEPTIONS

5.44.1 Minimum lot area: 3470 square metres
5.44.2 Minimum lot frontage: 53 metres

(3110)
5.45 Notwithstanding the provisions of Sections 6.5.2.1 and 6.5.2.2 to the contrary, on that part of Lot 23, Concession 3, shown as RR-7 on Schedule A4 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.45.1 Minimum lot area: 3230 square metres
5.45.2 Minimum lot frontage: 52 metres

(3111)
5.46 Notwithstanding the provisions of Sections 6.15.1.5.2, 6.15.1.5.7.1, 6.15.1.5.7.2, 6.15.1.5.7.5, 6.15.1.5.9.2, 6.15.1.5.8.3 and 7.185 to the contrary, on that part of Lot 4, Concession 3, (Part 1, Plan 21R-2703), shown as M1-12 on Schedule A1 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.46.1 Minimum lot frontage: 41 metres
5.46.2 Minimum yards
5.46.2.1 Front yard depth: 12 metres
5.46.2.2 Exterior side yard width: 12 metres
5.46.2.3 Rear yard depth: 5 metres
5.46.3 Setback from centre line of street
5.46.3.1 County of collector road: 22 metres
5.46.3.2 Township road: 17 metres
5.46.4 Notwithstanding the text of 7.185 to the contrary, for the purposes development on lands zoned M1-12, a private sewage disposal system shall not be considered as a structure.

(3113)
5.49 Notwithstanding the provisions of Section 6.15, on that part of Lot 9, Concession 3, shown as M1-13 on Schedule A1 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.49.1 Permitted uses
5.49.1.1 Non-residential uses
5.49.1.1.1 Driveway
5.49.2 Regulations for non-residential uses
SECTION 5 – MISCELLANEOUS EXCEPTIONS

5.49.2.1 Minimum lot area: 3065 square metres

5.49.2.2 Minimum lot frontage: 20.11 metres

(3114)

5.50 Notwithstanding the provisions of Sections 4.13, 6.16.1.4.2, 7.116.5 and 7.117.1 of this By-law to the contrary, the front lot line and lot frontage for lands zoned M1-14 shall be determined utilizing the 20.11 metre line within the M1-13 Zone abutting the Tank Farm Road, even though the lands situated between the M1-14 Zone and the subject front lot line are zoned Special General Industrial (M1-13).

(3114)

5.51 Notwithstanding the provisions of Sections 7.116.5 and 7.117.1 of this By-law to the contrary, the front lot line and lot frontage for lands zoned D-1 shall be determined utilizing the line abutting the unopened township road allowance (Beaver Road), located adjacent and north of lands zoned D-1.

(3116)

5.52 Notwithstanding the provisions of Section 6.7.2.2 to the contrary, on that part of Lot 16, Concession 1 and part of road allowance between Concession 1 and Broke Front Concession, shown as ER-4 on Schedule A3 the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.52.1 Regulations for residential uses

5.52.1 Minimum lot frontage: 38 metres

(3117)

5.53 Notwithstanding the provisions of Sections 6.1.2.1.3 and 6.1.2.2.3 to the contrary, on that part of Lot 1, Concession 6 shown as R1-4 on Schedule A2 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.53.1 Minimum lot area: 1448 square metres

5.53.2 Minimum lot frontage: 33 metres

(3117)

5.54 Notwithstanding the provisions of Sections 6.1.2.1.3 and 6.1.2.2.3 to the contrary, on that part of Lot 1, Concession 6 shown as R1-5 on Schedule A2 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.54.1 Minimum lot area: 1448 square metres

5.54.2 Minimum lot frontage: 28 metres

(3119)

5.55 Notwithstanding the provisions of Section 6.19.1.5.1 of this By-law to the contrary, on that part of Lot 25 and 26, Concession 7 shown as PA-8 on Schedule A6 the minimum lot area requirement shall be 17.4 hectares.

(3124)

5.56 Notwithstanding the provisions of Sections 6.7.2.3 and 6.7.2.4 to the contrary, on that part of Lot 17, Concession 6 shown as ER-5 on Schedule A5 the following special provisions shall apply in addition to all other applicable provisions of this By-law:
SECTION 5 – MISCELLANEOUS EXCEPTIONS

5.56.1 Regulations for residential uses

5.56.1.1 Minimum dwelling unit gross floor area: 133 square metres (1431.6 square feet)

5.56.1.2 Minimum ground floor area (where more than 1 storey): 99.75 square metres (1073.8 square feet)

5.57 Notwithstanding the provisions of Sections 4.13, 6.19.1.5.1 and 6.19.1.5.2 to the contrary, on that part of Lot 2, Concession 8 shown as PA-9 on Schedule A6 as amended, the following special provision shall apply in addition to all other applicable provisions of this By-law:

5.57.1 Minimum lot area: 16.18 hectares (40 acres)

5.57.2 Minimum lot frontage: 45.72 metres (150 feet)

5.58 Notwithstanding the provisions of Sections 4.13, 6.20.1.5.2, 7.116.5 and 7.117.1 to the contrary, on that part of Lot 2, Concession 8 shown as RU-3 on Schedule A6 as amended, the following special provision shall apply in addition to all other applicable provisions of this By-law:

5.58.1 Front lot line

5.58.1.2 The front lot line and lot frontage for lands zoned RU-3 shall be determined utilizing the front lot line and lot frontage of the PA-9 zone abutting Townsend Road as shown on Schedule A6 as amended.

5.58.2 Minimum lot frontage: 45.72 metres (150 feet)

5.60 Notwithstanding the provisions of Section 6.19.1.5.1 to the contrary, on that part of Part Lot 3 and 4, Concession 9 shown as PA-10 on Schedule A6 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.60.1 Minimum lot area: 24.28 hectares (60 acres)

5.61 Notwithstanding the provisions of Section 6.19 to the contrary, on that part of Part Lot 3, Concession 7 shown as PA-11 on Schedule A6 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.61.1 Permitted uses

5.61.1.1 Single family dwelling house

5.61.1.2 Licensed kennel operations

5.61.2 Regulations and permitted uses

5.61.2.1 Minimum lot area: 5.8 hectares (14.3 acres)

5.61.2.2 Minimum lot frontage: 90 metres (295 feet)
SECTION 5 – MISCELLANEOUS EXCEPTIONS

5.61.3 Minimum yards

5.61.3.1 Front yard depth: 150 metres (492.15 feet)
5.61.3.2 Exterior side yard width: 10 metres (32.81 feet)
5.61.3.3 Rear yard depth: 3 metres (9.8 feet)

5.61.4 Separation requirements

5.61.4.1 A shelter or stable for domestic animals or fowl shall be located no closer than 300 metres to a kennel.

5.62 Notwithstanding the provisions of Section 6.19.1.5.1 to the contrary, on that part of Part Lot 3, Concession 7 shown as PA-12 on Schedule A6 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.62.1 Minimum lot area: 13 hectares (32 acres)

5.63 Notwithstanding the provisions of Sections 6.20.1.5.1, 6.20.1.5.2, 7.116.5, 7.117.1, and 4.13 to the contrary, on that part of Part Lot 26, Broken Front Concession shown as RU-4 on Schedule A3 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.63.1 Minimum lot area: 3.2 hectares (8 acres)
5.63.2 The front lot line and lot frontage for lands zoned RU-4 shall be determined utilizing the front lot line of the lands zoned Rural Residential (RR) lying north of and adjacent to lands zoned RU-4.

5.64 Notwithstanding the provisions of Section 6.7.2.2 to the contrary, on that part of Lot 4, Concession 5 shown as ER-6 on Schedule A2 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.64.1 Minimum lot frontage: 20.11 metres (66 feet)

5.65 Notwithstanding the provisions of Section 6.5.2.2 to the contrary, on that part of Lot 7, Concession 5 shown as RR-8 on Schedule A2 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.65.1 Minimum lot frontage: 44.65 metres (146.49 feet)

5.66 Notwithstanding the provisions of Sections 4.13, 6.19.1.5.2, 7.116.5, and 7.117.1 to the contrary, on that part of Part Lot 7, Concession 5 shown as PA-13 on Schedule A2 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.66.1 Front lot line
SECTION 5 – MISCELLANEOUS EXCEPTIONS

5.66.1.2 The front lot line and lot frontage for lands zoned PA-13 shall be determined utilizing the front lot line and lot frontage of the “D” zone abutting Harmony Road as shown on Schedule A2 as amended.

5.66.2 Minimum lot frontage: 10 metres (33 feet)

Notwithstanding the provisions of Sections 4.13, 6.20.1.5.2, 7.116.5 and 7.117.1 to the contrary, on that part of Part Lot 7, Concession 5 shown as RU-5 on Schedule A2 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.67.1 Front lot line

5.67.1.2 The front lot line and lot frontage for lands zoned RU-5 shall be determined utilizing the front lot line and lot frontage of the “D” zone abutting Harmony Road as shown on Schedule A2 as amended

5.67.2 Minimum lot frontage: 10 metres (33 feet)

Notwithstanding the provisions of Section 4.7.1 to the contrary, on that part of Lot 1, Concession 8 as shown as RR-9 on Schedule A6 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.68.1 Permitted uses

Within the RR-9 Zone a building or structure may be erect on a lot having frontage on an unmaintained Township road provided that such building or structure complies with the setback provisions of this By-law.

Notwithstanding the provisions of Sections 6.1.2.1.3 and 6.1.2.2.3 to the contrary, on that part of Lot 2, Concession 6 shown as R1-6 on Schedule A2 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.69.1 Minimum lot area: 1,414.4 square metres

5.69.2 Minimum lot frontage: 26.51 metres

Notwithstanding the provisions of Section 6.5.2.9.1 to the contrary the minimum front yard requirement lands zoned RR-10, being located in part of Lot 13, Concession 7, as shown on Schedule A6 as amended shall be as follows:

5.70.1 Minimum front yard depth: 30.48 metres

Notwithstanding the provisions of Sections 6.5.2.1 and 6.5.2.2 to the contrary, on that part of Lot 17, Concession 5 shown as RR-11 on Schedule A5 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.71.1 Minimum lot area: 2508.3 square metres (27,000 square feet)
SECTION 5 – MISCELLANEOUS EXCEPTIONS

5.71.2 Minimum lot frontage: 36.5 metres (120 feet)

5.72 Notwithstanding the provisions of Section 6.5.2.1 to the contrary, on that part of Lot 17, Concession 5 shown as RR-12 on Schedule A5 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.72.1 Minimum lot area: 3531.7 square metres (38,015.4 square feet)

5.73 Notwithstanding the provisions of Sections 6.5.2.1 and 6.5.2.2 to the contrary, on part of Lot 22, Concession 7 shown as RR-13 on Schedule A6 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.73.1 Minimum lot area: 1,946.53 sq. metres (20,954.40 sq. feet)
5.73.2 Minimum lot frontage: 40.11 metres (131.60 feet)

5.74 Notwithstanding the provisions of Sections 6.5.2.1 to the contrary, on part of Lot 22, Concession 7 shown as RR-14 on Schedule A6 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.74.1 Minimum lot area: 3.035.14 square metres (32,673.28 square feet)

5.75 Notwithstanding the provisions of Section 6.19.1.5.1 to the contrary, on that part of Lot 4, Concession 7 shown as PA-14 on Schedule A6 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.75.1 Minimum lot area: 15.18 hectares

5.76 Notwithstanding the provisions of Section 6.19.1.5.1 to the contrary, on that part of Lot 26, Concession 9, shown as PA-15 on Schedule A6 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.76.1 Minimum lot area: 39 acres (15.78 ha)

5.77 Notwithstanding the provisions of Section 6.19.1.5.1 to the contrary, on that part of Lot 27, Concession 6 as shown as PA-16 on Schedule A6 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.77.1 Minimum lot area: 23.47 hectares

5.78 Notwithstanding the provisions of Section 6.5.2.2 to the contrary, on that part of Lot 7, Concession 5 shown as RR-15 on Schedule A2 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.78.1 Minimum lot frontage: 32 metres
SECTION 5 – MISCELLANEOUS Exceptions

5.79 Notwithstanding the provisions of Section 6.5.2.2 to the contrary, on that part of Lot 7, Concession 5 shown as RR-16 on Schedule A2 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.79.1 Minimum lot frontage: 32 metres

5.80 Notwithstanding the provisions of Section 6.5.2.1 to the contrary, on that part of Lot 12, Concession 4, shown as RR-17 on Schedule A5 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.80.1 Minimum lot area: 1,922.73 square metres

5.81 Notwithstanding the provisions of Sections 6.19.1.5.1, 6.19.1.3, 6.19.7, 6.19.1.5.7.1, 6.19.1.5.7.2 and 6.19.1.5.8.2 to the contrary, on that part of Lot 12, Concession 4, shown as PA-17 on Schedule A5 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.81.1 Minimum lot area: 3.95 hectares

5.81.2 Accessory uses

5.81.2.1 The existing barn which is an accessory to the farm located on the lands zoned PA-17 shall not be utilized for the housing, shelter or as a stable for domestic animals, livestock or fowl. The existing barn shall be a permitted accessory use, however any alterations or renovations to same must comply with the setback and yard provisions of the PA Zone as contained in By-law-3014.

5.84 Notwithstanding the provisions of Section 6.15.1.2 to the contrary, on that part of Lot 5, Concession 3, shown as M1-16 on Schedule A1 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.84.1 Non-residential uses may also include:
- Service oriented commercial shops
- Business and professional offices
- Restaurants and other eating establishments
- Convenience retail
- Personal service shop
- Warehousing
- Transportation and truck terminals

5.85 Notwithstanding the provisions of section 6.7.2.2 to the contrary, on that part of Lot 5, Concession 9, shown as ER-7 on Schedule A6, as amended the following special provision shall apply in addition to all other applicable provisions of this By-law:

5.85.1 Minimum lot frontage: 41 metres (135 feet)

5.86 Notwithstanding the provisions of Section 6.19.1.5.1 to the contrary, on that part of Lot 7,
SECTION 5 – MISCELLANEOUS EXCEPTIONS

Concession 8 shown as PA-18 on Schedule A6 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.86.1 Minimum lot area: 19.4 hectares (48 acres)

(3252)
5.87 Notwithstanding the provisions of Section 6.19.1.5.1 to the contrary, on that part of Lot 22, Concession 6, Part 1, Plan 21R-10450 shown as RR-18 on Schedule A5 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.87.1 Minimum lot area: 0.33 hectares

(3270)
5.88 Notwithstanding the provisions of Section 6.5.2.2 to the contrary, on that part of Lot 5, Concession 4 as shown as RR-19 on Schedule A2 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.88.1 Minimum lot frontage: 20.1 metres (66 feet)

(3277)
5.88 Front lot line

5.88.1.1 Notwithstanding the provisions of Sections 4.13, 7.116.5, 7.117.1 and 6.7.2.2 to the contrary, on that part of Lot 4, Concession 5, as shown as ER-8 on Schedule A2 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.88.1.1 Notwithstanding the provisions of Sections 4.13, 7.116.5, and 7.117.1 of this By-law to the contrary the front lot line and lot frontage for lands zoned ER-8 shall be determined utilizing the line abutting the road allowance of Old Mill Road as the front lot line even though the lands situated between the ER-8 Zone and the subject front lot line are zoned H (Hazard)

5.88.2 Minimum lot frontage: 20.12 metres

(3298)
5.89 Notwithstanding the provisions of Section 6.7.2.2 to the contrary on that part of Lot 2, Concession 6, in the Township of Thurlow shown as ER-9 on Schedule A2, as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.89.1 Minimum lot frontage: 44.5 metres

(3301)
5.90 Notwithstanding the provisions of Section 6.5.2.1 to the contrary on that part of Lots 30 and 31, Concession Broken Front, as shown as RR-21 on Schedule A3 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.90.1 Minimum lot area: 3,723 square metres
SECTION 5 – MISCELLANEOUS EXCEPTIONS

(3301)
5.91 Notwithstanding the provisions of Section 6.5.2.9.3 to the contrary on that part of Lots 30 and 31, Broken Front Concession, as shown as RR-22 on Schedule A3 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.91.1 Minimum interior side yard width shall be nil.

(3302)
5.92 Notwithstanding the provisions of Section 6.19.1.5.1 to the contrary on that part of Lot 30, Concession 3, in the Township of Thurlow as shown as PA-19 on Schedule A4 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.92.1 Minimum lot area: 13.36 hectares (33 acres)

(3309)
5.93 Notwithstanding the provisions of Section 6.5.2.1 to the contrary on that part of Lot 7, Concession 8, in the Township of Thurlow shown as RR-23 and RR-24 on Schedule A6, as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.93.1 Minimum lot area of 3,035 square metres

(3320)
5.94 Notwithstanding the provisions of Section 6.5.2.1 to the contrary on that part of Lot 13, Concession 3, in the Township of Thurlow shown as RR-25 and RR-26 on Schedule A4, as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.94.1 Minimum lot area of 3,035 square metres (0.75 acres)

5.94.2 Minimum lot frontage of 37 metres (121.6 feet)

(3332)
5.95 Notwithstanding the provisions of Sections 6.19.1.5.1 and 6.19.1.5.2 to the contrary, on that part of Lot 25, Concession 4, in the Township of Thurlow shown as PA-20 on Schedule A5 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.95.1 Minimum lot area: 18.6 hectares (46 acres)

5.95.2 The front lot line and lot frontage for lands zoned Special Prime Agriculture – 20 (PA-20) shall be determined by using the front lot line of the lands zoned Special General Industrial – 15 (M1-15), lying south of and adjacent to the lands zoned PA-20.

(3335)
5.97 Notwithstanding the provisions of Section 6.1.2.2.1, to the contrary on that part of Lot 5, Concession 3, in the Township of Thurlow shown as R1-7 on Schedule A1, as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.97.1 Minimum lot frontage: 17.63 metres (57.83 feet)
SECTION 5 – MISCELLANEOUS EXCEPTIONS

5.98 Notwithstanding the provisions of Section 6.5.2.2 to the contrary, on that part of Lot 18, Concession 2, shown as RR-27 on Schedule A4 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.98.1 Minimum lot frontage: 42.4 metres

5.99 Notwithstanding the provisions of Section 6.21 to the contrary, on that part of Lot 3, Concession 4 and more specifically described as part of Lot 18, Registered Plan 1557, shown as H-4 on Schedule A2, as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.99.1 Minimum lot area: 0.2 hectares

5.99.2 Minimum lot frontage: 30 metres

5.99.3 Development on the subject property shall be restricted to the existing residential use.

5.100 Notwithstanding the provisions of Section 6.19.1.5.2 to the contrary on that part of Lots 18 and 19, Concession 2, in the Township of Thurlow shown as PA-21 on Schedule A4, as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.100.1 Minimum lot frontage: 45.72 metres (150 feet)

5.101 Notwithstanding the provisions of Section 6.5.2.1 to the contrary on that part of Lot 14, Concession 3, in the Township of Thurlow shown as RR-28 on Schedule A4, as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.101.1 Minimum lot frontage of 35.1 metres (115 feet)

5.102 Notwithstanding the provisions of Section 6.15.1.2 to the contrary on that part of Lot 5, Concession 3 and more specifically described as Part 7, Reference Plan 21R-8138 in the Township of Thurlow, shown as M1-17 on Schedule A1 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.102.1 Non-residential uses may also include:
- Business, administrative and professional offices
- Eating establishment including drive-in or take-out

5.103 Notwithstanding the provisions of Section 6.5.2.2, to the contrary, on that part of Lots 2 and 3, Concession 5, as shown as RR-29 on Schedule A2, as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.103.1 Minimum lot frontage: 29 metres (96 feet)
SECTION 5 – MISCELLANEOUS EXCEPTIONS

5.103.2 Lots within a condominium development shall be permitted to front on a private road.

5.104 Notwithstanding the provisions of Sections 6.1.2.1.3, 6.1.2.2.3, 6.1.2.10.1, 6.1.7.3.2 to the contrary on the part of Lots 2 and 3, Concession 5, in the Township of Thurlow shown as R1-8 on Schedule A2, as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.104.1 Minimum lot area: 526 square metres (.13 acres)
5.104.2 Minimum lot frontage: 15.6 metres (51 feet)
5.104.3 Minimum front yard setback: 6.1 metres (20 feet)
5.104.4 Minimum setback from centerline of a Township Road: 16.2 metres (53 feet)

5.105 Notwithstanding the provisions of Sections 6.13.1.5.1, 6.13.1.5.7.1.1, 6.13.1.5.9.3, 6.13.1.5.7.3 to the contrary on that part of Lots 2 and 3, Concession 5, in the Township of Thurlow shown as C3-3 on Schedule A2, as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.105.1 Minimum lot area: 2,023.5 square metres (.5 acres)
5.105.2 Minimum front yard setback for the principal building: 7.3 metres (24 feet)
5.105.3 Minimum setback from the centerline of the Township Road for the principal building: 16.5 metres (54 feet)
5.105.4 Minimum side yard setback for a detached accessory building abutting a Residential Zone: 1.08 metres (3.5 feet)

5.106 Notwithstanding the provisions of Sections 6.1.2.1.3, 6.1.2.2.3, and 6.1.2.10.2, to the contrary, on that part of Lot 1, Concession 5, shown as R1-9 on Schedule A2 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.106.1 Minimum lot area: 791 square metres (8,512 square feet)
5.106.2 Minimum lot frontage: 17.1 metres (56 feet)
5.106.3 Minimum interior side yard width: 0

5.107 Notwithstanding the provisions of Sections 6.1.2.1.3, 6.1.2.2.3, and 6.1.2.10.2, to the contrary, on that part of Lot 1, Concession 5, shown as R1-10 on Schedule A2 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.107.1 Minimum lot area: 748 square metres (8,056 square feet)
5.107.2 Minimum lot frontage: 16.2 metres (53 feet)
SECTION 5 – MISCELLANEOUS EXCEPTIONS

5.107.3 Minimum Interior Side Yard Width: 0

(3467)

5.108 Notwithstanding the provisions of Sections 6.1.2.1.3, 6.1.2.10.2, and 6.1.1.1 to the contrary, on that part of Lot 1, Concession 5, shown as R1-11 on Schedule A2 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.108.1 Minimum lot area: 2,370 square metres (.59 acres)

5.108.2 Minimum rear yard depth: 3.66 metres (12 feet)

5.108.3 Permitted uses

5.108.3.1 Notwithstanding the provisions of Section 6.1.1.1 of this By-law to the contrary, the existing commercial sign business shall be permitted use within the R1-11 Zone.”

(3469)

5.109 Notwithstanding the provisions of Section 6.13.1.1 and 6.13.1.2 to the contrary, on that part of Lots 1 and 2, Concession 6, in the Township of Thurlow shown as C3-4 on Schedule A2 as amended the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.109.1 Residential uses permitted: none

5.109.2 The following non-residential uses WILL NOT be permitted on lands zoned Special General Commercial-4 (C3-4):

Assembly halls; place of entertainment or recreation; day nursery; hotel; private club; or uses currently permitted within the Community Facility (CF) Zone.

(3468)

5.110 That part of Lots 1, 2 and 3, Concession 6, in the Township of Thurlow shown as RH on Schedule A2, as amended, shall be subject to the following special provisions:

5.110.1 Permitted residential uses

5.110.2 Existing single family dwellings

5.110.3 Additions to existing single family dwelling

5.110.4 Permitted accessory structures

5.110.5 Swimming pools

5.110.6 Fences

5.110.7 Garages

5.110.8 Storage shed

5.110.9 Regulations for residential uses in accordance with the provisions of 6.5.2
SECTION 5 – MISCELLANEOUS EXCEPTIONS

5.110.10 Regulations for non-residential uses in accordance with the provisions of 6.5.3

(3486)

5.110 Notwithstanding the provisions of Section 6.19.1.5.2 to the contrary, on that part of Lot 23, Concession 5, in the Township of Thurlow shown as PA-22 on Schedule A5, as amended the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.110.1 Minimum lot frontage: 76.2 metres (250 feet)

(3504)

5.111 Notwithstanding the provisions of Sections 6.5.2.1 and 6.5.2.2 to the contrary, on that part of Lot 3, Concession 6, shown as RR-30 on Schedule A5 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.111.1 Minimum lot area: 1,295 square metres (.32 acres)

5.111.2 Minimum lot frontage: 42.5 metres (139.4 feet)

(3504)

5.112 Notwithstanding the provisions of Sections 6.5.2.1 and 6.5.2.2 to the contrary, on that part of Lot 3, Concession 6, shown as RR-31 on Schedule A5 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.112.1 Minimum lot area: 1,659 square metres (.41 acres)

5.112.2 Minimum lot frontage: 23.8 metres (78.1 feet)

(3511)

5.113 Notwithstanding the provisions of Section 6.15.1.5.2 to the contrary, on that part of Lot 9, Concession 3, in the Township of Thurlow as shown as M1-18 on Schedule A1 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.113.1 Minimum lot frontage: 20 metres (65.8 feet)

(3519)

5.114 Notwithstanding the provisions of Section 6.5.2.2 to the contrary, on that part of Lot 6, Concession 4 in the Township of Thurlow shown as RR-30 on Schedule A2 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.114.1 Minimum lot frontage: 37.97 metres (124.63 feet)

(3519)

5.115 Notwithstanding the provisions of Section 6.5.2.2 to the contrary, on that part of Lot 6, Concession 4 in the Township of Thurlow shown as RR-31 on Schedule A2 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.115.1 Minimum lot frontage: 38.1 metres (125 feet)
SECTION 5 – MISCELLANEOUS EXCEPTIONS

(3526)
5.116 Notwithstanding the provisions of Sections 6.19.1.5.1 and 6.19.1.5.2 to the contrary on that Part of Lot 4, Concession 7, shown as PA-23 the following special provisions shall apply in addition to all other applicable provisions of this By-law:

- Lot area: 3.3 hectares (8.237 acres)
- Lot frontage: 36.6 metres (120 feet)

(3541)
5.118 That the subject property located on part of Lot 15, Concession 7, in the Township of Thurlow shown as RR-32 on Schedule A6, as amended be identified as being in close proximity to and area licensed and zoned to allow the extraction of aggregate resources.

(3559)
5.119 Notwithstanding the provisions of Sections 6.5.2.2 and 6.5.2.3 to the contrary on that part of Lot 23, Concession 7, in the Township of Thurlow known as RR-33 on zone map Schedule A6 as amended the following special provisions shall apply in addition to all other applicable provisions of this By-law:

- Minimum lot frontage: 19.4 metres (63.5 feet)
- Minimum dwelling unit gross floor area: 83.6 square metres (900 square feet)

(3559)
5.120 Notwithstanding the provisions of Sections 6.5.2.1, 6.5.2.2 and 6.5.2.3 to the contrary on that part of Lot 23, Concession 7, shown as RR-34 on Schedule A6 as amended the following special provisions shall apply in addition to all other applicable provisions of this By-law:

- Minimum lot area: 2590 square metres (.64 acres)
- Minimum lot frontage: 19.4 metres (63.5 feet)
- Minimum dwelling unit gross floor area: 83.6 square metres (900 square feet)

(3559)
5.121 Notwithstanding the provisions of Sections 6.5.2.2 and 6.5.2.3 to the contrary on that part of Lot 23, Concession 7, shown as RR-35 on Schedule A6 as amended the following special provisions shall apply in addition to all other applicable provisions of this By-law:

- Minimum lot frontage: 19.4 metres (63.5 feet)
- Minimum dwelling unit gross floor area: 83.6 square metres (900 square feet)

(3562)
5.122 Notwithstanding the provisions of Sections 6.5.2.1 and 6.5.2.2 to the contrary on that part of Lot 23, Concession 7, in the Township of Thurlow shown as RR-36 on Schedule A6 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

- Minimum lot area: 3764 square metres (.93 acres)
- Minimum lot frontage: 38.1 metres (125 feet)
SECTION 5 – MISCELLANEOUS EXCEPTIONS

5.123 Notwithstanding the provisions of Section 6.5.2.2 to the contrary on that part of Lot 23, Concession 7, in the Township of Thurlow shown as RR-37 on Schedule A6 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.123.1 Minimum lot frontage: 38.1 metres (125 feet)

5.124 Notwithstanding the provisions of Section 6.13.1.2 to the contrary, on that part of plan 278 as shown as C3-5 on Schedule A1 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.124.1 Permitted non-residential uses shall include a take-out restaurant within a permanent structure.

5.125 Notwithstanding the provisions of Section 6.5.2.1 to the contrary, on that part of Lot 20, Concession 4, in the Township of Thurlow, shown as RR-38 on Schedule A5 as amended the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.125.1 Minimum lot area: 2012.7 square metres (497 acres)

5.126 Notwithstanding the provisions of Section 6.2.3.1.2 to the contrary on that part of Lot 17, Concession 1, in the Township of Thurlow shown as R2-1 on Schedule A3 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.126.1 Minimum dwelling unit gross floor area for the upper unit: 73.57 square metres (792 square feet)

5.126.2 Minimum dwelling unit gross floor area for the lower unit: 67.6 square metres (728 square feet)

5.127 Notwithstanding the provisions of Section 6.20.1.1 to the contrary, on that part of Lot 3, Concession 7, in the Township of Thurlow, shown as RU-8 on Schedule A6 as amended, the following special provision shall apply in addition to all other applicable provisions of this By-law:

5.127.1 Residential uses shall include a converted dwelling house containing a maximum of two units.

5.128 Notwithstanding the provisions of Section 6.20.1.5.1 to the contrary on that part of Lot 22, Concession 8, in the Township of Thurlow shown as RU-6 on Schedule A6 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.128.1 Minimum lot area: 4.89 hectares (12.1 acres)
SECTION 5 – MISCELLANEOUS EXCEPTIONS

5.129 Notwithstanding the provisions of Section 6.20.1.5.1 and 6.20.1.5.2 to the contrary, on that part of Lot 22, Concession 8, in the Township of Thurlow shown as PA-24 on Schedule A6 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.129.1 Minimum lot area: approximately .72 hectares (1.78 acres)

5.130 Notwithstanding the provisions of Section 6.20.1.5.2 to the contrary on that Part of Lot 22, Concession 8, in the Township of Thurlow shown as RU-7 on Schedule A6 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.130.1 Minimum lot frontage: 0

5.131 Notwithstanding the provisions of Sections 6.15.1.1 and 6.15.1.2 to the contrary on that part of Lot 25, Concession 7, in the Township of Thurlow shown as M1-19 on Schedule A6 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.131.1 Permitted uses: commercial wood working shop only

5.132 (Repealed by OMB By-law – creating Subsection 5.180 and 6.18)

5.133 Notwithstanding the provision of Sections 6.19.1.5.1 and 6.19.1.5.2 to the contrary on that part of Lot 25, Concession 4, shown as PA-28 on Schedule A5, as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.133.1 Minimum lot area: 18.6 hectares (46 acres)

5.133.2 Minimum lot frontage: Nil

5.134 Notwithstanding the provisions of Sections 6.5.2.1 and 6.5.2.2 to the contrary on that part of Lot 25, Concession 4, shown as RR-39 on Schedule A5, as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.134.1 Minimum lot area: 757.2 square metres (.187 acres)

5.134.2 Minimum lot frontage: 8 metres (26.25 feet)

5.135 Notwithstanding the provisions of Sections 6.7.2.2 and 6.7.2.10.2 to the contrary on that part of Lot 17, Concession Broken Front and Concession 1, shown as ER-10 on Schedule A3, as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.135.1 Minimum lot frontage: 38 metres (124.7 feet)

5.135.2 Minimum rear yard setback: 30 metres (98.4 feet)
SECTION 5 – MISCELLANEOUS EXCEPTIONS

5.136 Notwithstanding the provisions of Sections 6.7.2.2 and 6.7.2.10.2 to the contrary on that part of Lot 17, Concession Broken Front and Concession 1, shown as ER-11 on Schedule A3, as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.136.1 Minimum lot frontage: 39 metres (128 feet)
5.136.2 Minimum rear yard setback: 30 metres (98.4 feet)

5.137 Notwithstanding the provisions of Section 6.7.2.2 to the contrary, on that part of Lot 17, Concession Broken Front and Concession 1, shown as ER-12 on Schedule A3, as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.137.1 Minimum lot frontage: 38 metres (124.7 feet)

5.138 Notwithstanding the provisions of Section 6.7.2.2 to the contrary on that part of Lot 17, Concession Broken Front and Concession 1, shown as ER-13 on Schedule A3 as amended the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.138.1 Minimum lot frontage: 33 metres (108.3 feet)

5.139 Notwithstanding the provisions of Section 6.2.3.2.1 to the contrary, on that part of Lot 6, Concession 3, described as part 1, Plan 21R-13359, in the Township of Thurlow as shown as R2-2 on Schedule A1, as amended the following special provisions of this By-law:

5.139.1 Minimum lot frontage per unit: 10.13 metres (33.23 feet)

5.140 Notwithstanding the provisions of Section 6.2.3.2 to the contrary on that part of Lots 5, 6 & 7, Concession 3, in the Township of Thurlow as show as R2-3 on Schedule A1 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.140.1 Minimum lot frontage – semi-detached dwelling house: 9.7 metres (31.8 feet) per unit
5.140.2 Minimum lot frontage – duplex: 19.4 metres (63.7 feet).

5.141 Notwithstanding the provisions of Sections 6.18.1.1 and 6.18.1.2, to the contrary on that part of Lots 5, 6 and 7, Concession 3, in the Township of Thurlow as shown as CF-3 on Schedule A1 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.141.1 Permitted residential uses: none
5.141.2 Permitted non-residential uses:
  • Athletic field
SECTION 5 – MISCELLANEOUS EXCEPTIONS

- Conservation area
- Park (excluding a tent and trailer park)
- Public use not requiring above ground structures

5.141.3 Prohibited uses: those uses which require buildings and/or municipal water and sewage treatment services.

(3645)

5.142 Notwithstanding the provisions of Sections 6.18.1.1 and 6.18.1.2, to the contrary on that part of Lots 5, 6, and 7, Concession 3, in the Township of Thurlow as shown as CF-4 on Schedule A1 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.142.1 Permitted residential uses: None

5.142.2 Permitted non-residential uses:
  - Athletic field
  - Conservation area
  - Park (Excluding a tent and trailer park)
  - Public uses not requiring above ground structures

5.142.3 Prohibited uses: those uses which require buildings and or municipal water and sewage treatment services.

(3643)

5.143 Notwithstanding the provisions of Section 6.1.2.10.1 to the contrary on that part of Lots 5, 6 and 7, Concession 3, as shown as R1-12 on Schedule A1 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.143.1 Minimum setback from the pipeline right-of-way: 10 metres (32.8 feet)

(3643)

5.144 Notwithstanding the provisions of Section 6.4.3.7 to the contrary on that part of Lots 5, 6 and 7, Concession 3, as shown as R4-1 on Schedule A1 as amended, the following special provisions apply in addition to all other applicable provisions of this By-law:

5.144.1 Minimum setback from the pipeline right-of-way: 10 metres (32.8 feet)

(3651)

5.145 Notwithstanding the provisions of Section 6.20.1.5.2 to the contrary, on that part of Lots 4 and 5, Concession 6, in the Township of Thurlow as shown on Schedule A2, as amended, is hereby amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.145.1 Minimum combined lot frontage: 53.3 metres (175 feet)

(3654)

5.146 Notwithstanding the provisions of Sections 6.20.1.5.1 and 4.1.2 to the contrary on that part of Lot 5, Concession 9, in the Township of Thurlow as shown as RU-9 on Schedule A6 as amended, the following special provisions shall apply in addition to all other applicable provisions of the By-law;

5.146.1 Structures existing at the time this By-law is passed, are permitted in the front yard.
SECTION 5 – MISCELLANEOUS EXCEPTIONS

5.146.2 Minimum lot area: 4 hectares (10 acres)

(3655)
5.147 Notwithstanding the provisions of Section 6.20.1.5.2 to the contrary on that part of Lot 13, Concession 9, in the Township of Thurlow shown as RU-10 on Schedule A6 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.147.1 Minimum lot frontage: 20 metres (66 feet)

(3656)
5.148 Notwithstanding the provisions of Sections 6.5.2.9.1 and 6.5.2.9.2 to the contrary, on that part of Lot 17, Concession 1, in the Township of Thurlow as shown as RR-40 on Schedule A3 as amended. The following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.148.1 Minimum front yard setback: 91.4 metres (300 feet)
5.148.2 Minimum exterior side yard setback: 45.72 metres (150 feet)

(3659)
5.149 Notwithstanding the provisions of Sections 6.5.2.1, 6.5.2.2, 6.5.2.9.1 and 6.5.2.9.3 to the contrary on that part of Block P, Plan 573, Point Anne in the Township of Thurlow shown as RR-41 on Schedule A2 as amended, the following special provisions shall apply in addition to all other applicable provisions:

5.149.1 Minimum lot area: 3066 square metres (.76 acres)
5.149.2 Minimum lot frontage: 30.6 metres (100.35 feet)
5.149.3 Minimum front yard setback requirements: 14.1 metres (46.3 feet)
5.149.4 Minimum side yard setback for structures existing at the time this By-law is approved: 0

(3659)
5.150 Notwithstanding the provisions of Sections 6.5.2.1, 6.5.2.2, 6.5.2.9.1 and 6.5.2.9.3 to the contrary on that part of Block P, Plan 573, Point Anne in the Township of Thurlow shown as RR-42 on Schedule A2 as amended, the following special provisions shall apply in addition to all other applicable provisions:

5.150.1 Minimum lot area: 3112 square metres (.77 acres)
5.150.2 Minimum lot frontage: 30.5 metres (100 feet)
5.150.3 Minimum front yard setback requirements: 11.9 metres (39.1 feet)
5.150.4 Minimum side yard setback for structures existing at the time this By-law is approved: 0

(3660)
5.151 Notwithstanding the provisions of Section 7.116.5 to the contrary on that part of Lot 6, Concession 8, in the Township of Thurlow shown as RR-43 on Schedule A6 as amended, the following special provisions shall apply in addition to all other applicable provisions of
SECTION 5 – MISCELLANEOUS EXCEPTIONS

5.151.1 Lot frontage: the lot frontage for this lot will be defined as the width of the front lot line adjacent to the road.

5.152 Notwithstanding the provisions of Sections 6.19.1.5.1 and 6.19.1.2 to the contrary, on that part of Lot 28, Concession 2, in the Township of Thurlow as shown as PA-21 on Schedule A1 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.152.1 Minimum lot area: 23 hectares (57 acres)

5.152.2 Permitted non-residential use: veterinary office

5.153 Notwithstanding the provisions of Sections 6.20.1.5.8.4 and 6.20.1.6.3 to the contrary, on that part of Lot 25, Concession Broken Front, in the Township of Thurlow as shown as RU-11 on Schedule A1 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.153.1 Minimum rear yard setback: 457.2 metres (1500 feet)

5.154 Notwithstanding the provisions of Section 6.1.2.2.3 to the contrary, on that part of Lot 2, Concession 6, in the Township of Thurlow as shown as R1-13 on Schedule A2 as amended, the following special provisions shall apply, in addition to all other applicable provisions of this By-law:

5.154.1 Minimum lot frontage: 29 Metres (95 feet)

5.154.2 Minimum front yard setback: 91.4 metres (300 feet)

5.155 Notwithstanding the provisions of Section 6.19.1.5.1 to the contrary, on that part of Lot 22, Concession 5, in the Township of Thurlow, shown as PA-29 on Schedule A5 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.155.1 Minimum lot area: 13.4 hectares (33.07 acres)

5.157 Notwithstanding the provisions of Sections 6.5.2.1 and 6.5.2.2 to the contrary, on that part of Lot 26, Concession 9, in the Township of Thurlow as shown as RR-44 on Schedule A6 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.157.1 A septic system is a permitted structure in the front yard.
SECTION 5 – MISCELLANEOUS EXCEPTIONS

5.157.1 Minimum lot area: 1.3 hectares (3.2 acres)

5.157.2 Minimum lot frontage: 225.6 metres (740 feet)

(3704)

5.158 Notwithstanding the provisions of Sections 6.5.2.1 and 6.5.2.2 to the contrary, on that part of Lot 26, Concession 9, in the Township of Thurlow as shown as RR-45 on Schedule A6 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.158.1 Minimum lot area: 2.53 ha

5.158.2 Minimum lot frontage: 171.3 metres (562 feet) on Foxton Road and 262 metres (710 feet) on Boundary Road

(3706)

5.161 Notwithstanding the provisions of Sections 6.7.2.1 and 6.7.2.2 to the contrary on that part of Lot 4, Concession 5, in the Township of Thurlow shown as ER-14 on Schedule A2 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.161.1 Minimum lot area: 2493 square metres (.616 acres)

5.161.2 Minimum lot frontage: 30.48 metres (100 feet)

(3706)

5.162 Notwithstanding the provisions of Sections 6.7.2.1 and 6.7.2.2 to the contrary on that part of Lot 4, Concession 5, in the Township of Thurlow shown as ER-15 on Schedule A2 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.162.1 Minimum lot area: 2833 square metres (.7 acres)

5.162.2 Minimum lot frontage: 41.7 metres (136.9 feet)

(3713)

5.165 Notwithstanding the provisions of Section 6.13.1.2 to the contrary on that part of Lot 2, Concession 5, in the Township of Thurlow shown as C3-6 on Schedule A2 as amended, the following special provisions shall apply in addition to all other applicable provisions:

(3713)

5.165.1 Amended by By-law 2004-191 to replace in its entirety with the following:

5.165.1 The permitted non-residential uses of the C3-6 zone shall be limited to a flower shop, beauty salon, professional office and a small engine sales and service business of outdoor power equipment.

(3715)

5.166 Notwithstanding the provisions of Section 6.5.2.1 to the contrary, on that part of Lot 5, Concession 6, in the Township of Thurlow as shown as RR-46 on Schedule A hereto, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.166.1 Minimum lot area: .32 hectares (.79 acres)
SECTION 5 – MISCELLANEOUS EXCEPTIONS

5.167 Notwithstanding the provisions of Section 6.19.1.5.1 to the contrary on that part of Lot 23, Concession 2, in the Township of Thurlow shown as PA-30 on Schedule A attached hereto, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.167.1 Minimum lot area: approximately: 8.1 hectares (20 acres)

5.168 Notwithstanding the provisions of Section 6.19.1.5.1 and Section 6.19.1.5.2 to the contrary on that part of Lot 23, Concession 2, in the Township of Thurlow shown as PA-31 on Schedule A attached hereto, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.168.1 Minimum lot area: approximately: 9.7 hectares (24 acres)

5.168.2 Minimum lot frontage: Nil

5.169 Notwithstanding the provisions of Section 6.19.1.5.2 to the contrary on that part of Lot 23, Concession 2, in the Township of Thurlow shown as RU-12 on Schedule A attached hereto, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.169.1 Minimum lot frontage: Nil

5.170 Notwithstanding the provisions of Section 6.19.1.5.2 to the contrary on that part of Lot 22, Concession 5, in the Township of Thurlow shown as PA-32 on Schedule A attached hereto, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.170.1 Minimum lot frontage: approximately 80 metres (282 feet)

5.171 Notwithstanding the provisions of Sections 6.5.2.1 and 6.5.2.2 to the contrary, on that part of Lot 23, Concession 7, in the Township shown as RR-47 on Schedule A6, as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.171.1 Minimum lot area: 2125 square metres (.52 acres)

5.171.2 Minimum lot frontage: 27.4 metres (89 feet)

5.172 Notwithstanding the provisions of Sections 6.5.2.1 and 6.5.2.2 to the contrary, on that part of Lot 23, Concession 7, in the Township of Thurlow on Schedule A6, as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.172.1 Minimum lot area: 1665 square metres (17, 920 square feet)

5.172.2 Minimum lot frontage: 21.3 metres (70 feet)
SECTION 5 – MISCELLANEOUS EXCEPTIONS

5.173 Notwithstanding the provisions of Sections 6.19.1.2 and 6.19.1.5.1 to the contrary on that part of Lot 23, Concession 4, in the Township of Thurlow, shown as PA-33 on Schedule A as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.173.1 Non-residential uses shall include a commercial seed and feed business

5.173.2 Minimum lot area: 4.86 hectares (12 acres)

5.174 Notwithstanding the provisions of Section 6.11.1.2 to the contrary on that part of Lot 22, Concession Broken Front, in the Township of Thurlow shown as C1-2 on Schedule A attached hereto, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.174.1 Permitted non-residential commercial uses shall be restricted to a bake shop.

5.175 Notwithstanding the provisions of Sections 6.20.1.5.1 and 6.20.1.5.2 to the contrary on that part of Lot 6, Concession 8, in the Township of Thurlow shown as RU-13 on Schedule A attached hereto, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.175.1 Minimum lot area: 2 hectares (5 acres)

5.175.2 Minimum lot frontage: 58.80 metres (198 feet)

5.176 Notwithstanding the provisions of Section 6.19.1.5.1 to the contrary on that part of Lot 6, Concession 8, in the Township of Thurlow shown as PA-34 on Schedule A attached hereto, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.176.1 Minimum lot area: 15.7 hectares (38.7 acres)

5.177 Notwithstanding the provisions of Section 6.19.1.5.1 to the contrary on that part of Lot 7, Concession 8, in the Township of Thurlow shown as PA-35 on Schedule A attached hereto, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.177.1 Minimum lot area: 2 hectares (5 acres)

5.178 Notwithstanding the provisions of Section 6.11.1.2.2 to the contrary, on that part of Lot 3, Concession 4, in the Township of Thurlow shown as C1-3-h on Schedule A attached hereto, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.178.1 The non-residential uses with private wells and sewage systems shall be restricted to the following:

Business, administrative or professional offices; motor vehicle sales, repair and
SECTION 5 – MISCELLANEOUS EXCEPTIONS

servicing (including gasoline sales); builders supply outlet; auction sales barn or flea market; funeral home; home furnishings and appliance store; place of amusement entertainment or recreation; public use or utility; recreational vehicle (including marine) sales, repair and service; retail commercial establishment (in compliance with 6.11.1.8.4 of By-law 3014)

(3793) 5.179 Notwithstanding the provisions of Section 6.11.1.2.2 to the contrary on that part of Lot 4, Concession 3, in the Township of Thurlow shown as C1-4 on Schedule A1 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.179.1 The following uses are prohibited in a C1-4 Zone:

Garden centre; motor vehicle sales repair and servicing; food super market; motel; eating establishment with a total square footage in excess of 60.4 square metres (650 square feet)

(3803) 5.180 Notwithstanding the provisions of Section 6.24.1.2.2 to the contrary on that part of Lot 1, Concession 2, in the Township of Thurlow shown as SI-1-h on Schedule A1 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.180.1 In addition to all other permitted uses, the following shall be permitted:

A maximum of one day nursery and one Government Administration Services building will be permitted within the area zoned SI-1-h or SI-1.

(OMB By-law resulting from appeal of By-law 3614) 5.180 "SPECIAL GENERAL COMMERCIAL – 7 (C3-7) " ZONE

PERMITTED USES

5.180.1 No person shall within a General Commercial (C3) Zone use any land or erect, alter or use any building or structure except as permitted hereunder.

5.180.1.1 DWELLING UNIT IN PART OF A NON-RESIDENTIAL BUILDING

5.180.1.2 Home occupation

5.180.1.2 NON-RESIDENTIAL USES

5.180.1.2.1 Assembly hall, place of entertainment or recreation

5.180.1.2.2 Administrative, business or professional office

5.180.1.2.3 Bank, trust company or other financial institution

5.180.1.2.4 Clinic

5.180.1.2.5 Day nursery
SECTION 5 – MISCELLANEOUS EXCEPTIONS

5.180.1.2.6 Funeral home

5.180.1.2.7 Laundry, including coin-operated laundry

5.180.1.2.8 Outside display during business hours of merchandise related to a permitted use herein

5.180.1.2.9 Parking lot

5.180.1.2.10 Printing or publishing establishment

5.180.1.2.11 Private club

5.180.1.2.12 Public use in accordance with 4.17 of this By-law

5.180.1.2.13 Retail commercial establishment

5.180.1.2.14 Service shop including personal service

5.180.1.2.15 Taxi stand

5.180.1.2.16 Uses permitted in the Community Facility (CF) zone as amended

(2014-157) File No.: B-77-967
172 & 178 Tank Farm Road, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

5.180.1.2.17 Non-personal service or repair operation

For the purpose of this By-Law a non-personal service or repair operation shall mean a use other than a motor vehicle related use, associated with the provision of a non-personal service or trade, including a plumbers shop, a painters shop, a carpenters shop, an electricians shop, building heating and cooling systems shop, a machine or welding shop or other similar or like uses which provide installation, maintenance and/or repair services. In addition, outside storage is not permitted in association with this use.

5.180.1.3 ACCESSORY USES

Uses, buildings and structures accessory to any of the permitted uses in accordance with the provisions of this by-law.

5.180.1.4 REGULATIONS FOR RESIDENTIAL USES

The regulations for residential uses specified in 6.1 shall apply within the Special General Commercial-7 (C3-7) Zone. In addition, the following requirements shall apply.

5.180.1.4.1 Secondary use

The residential uses permitted on a lot in a Special General Commercial (C3-7) Zone shall be secondary and incidental to the non-residential use of
SECTION 5 – MISCELLANEOUS EXCEPTIONS

the lot.

5.180.1.4.2 Dwelling units in non-residential buildings

5.180.1.4.2.1 Maximum number of dwelling units: 4

5.180.1.4.2.2 Dwelling unit area: minimum

5.180.1.4.2.2.1 Bachelor: 42 sq. metres

5.180.1.4.2.2.2 One bedroom: 55 sq. metres

5.180.1.4.2.2.3 Two bedrooms: 70 sq. metres

5.180.1.4.2.2.4 More than two bedrooms: 9 sq. metres for each bedroom above two bedrooms.

5.180.1.5 REGULATIONS FOR NON-RESIDENTIAL USES

5.180.1.5.1 Minimum lot area: 1,500 sq. metres plus 1,500 sq. metres per dwelling unit

5.180.1.5.2 Minimum lot frontage: 30 metres

5.180.1.5.3 Minimum ground floor area: none

5.180.1.5.4 Minimum lot coverage: 50 percent

5.180.1.5.5 Maximum height of building: 11 metres

5.180.1.5.6 Minimum landscaped open space: none

5.180.1.5.7 Minimum yards

5.180.1.5.7.1 Front yard depth

5.180.1.5.7.1.1 Principal building: nil or 12 metres

5.180.1.5.7.2 Exterior side yard width

5.180.1.5.7.2.1 Principal building: nil or 12 metres

5.180.1.5.7.3 Interior side yard width: nil or 6 metres

5.180.1.5.7.4 Interior side yard abutting residential zone: 9 metres

5.180.1.5.7.5 Rear yard depth: 7.5 metres

5.180.1.5.7.6 Rear yard depth abutting residential zone: 10 metres

5.180.1.5.8 Driveways

5.180.15.8.1 Maximum width at front property line: 9 metres
SECTION 5 – MISCELLANEOUS EXCEPTIONS

5.180.1.5.9 Setback from centre line of street

5.180.1.5.9.1 Provincial highway: 30.4 metres
5.180.1.5.9.2 County road or collector road: 12.8 metres
5.180.1.5.9.3 Township road: 9.2 metres

5.180.1.6 REGULATIONS FOR OFF-STREET PARKING

Refer to Section 4.15

(3808)

5.181 Notwithstanding the provisions of Section 6.20.1.5.2 to the contrary on that part of Lot 31, Concession 7, in the Township of Thurlow shown as RU-14 on Schedule A6 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.181.1 Minimum lot frontage: 60.4 metres (198 feet)

(3823)

5.182 Notwithstanding the provisions of Sections 6.5.2.1 and 6.5.2.9.1 to the contrary on that part of Lot 12, Concession 4 in the Township of Thurlow as shown as RR-49 on Schedule A5 as amended, the following special provisions shall apply in addition to all other applicable provisions of the By-law:

5.182.1 Minimum lot area: 2231 square metres (.55 acres)
5.182.2 Minimum front yard setback: 12.9 metres (42.2 feet)

(3825)

5.183 Notwithstanding the provisions of Sections 6.7.1.1, 4.8.3 and 4.8.4 to the contrary, on that part of Lot 4, Concession 5, in the Township of Thurlow shown as ER-18 on Schedule A attached hereto, the following special provisions shall apply in addition to all other applicable provisions of the By-law:

5.183.1 A home occupation shall be permitted within a parcel zoned ER-18.
5.183.2 One person, not resident in the dwelling on a lot zoned ER-18 shall be permitted to work within the home occupation.
5.183.3 No more than 50% of the gross floor area of the dwelling may be used for the home occupation. The home occupation shall be permitted within an accessory structure on a lot zoned ER-18.

Notwithstanding the provisions of Sections 6.7.1.1 and 4.8 of By-law 3014, as amended on the lands to be zoned as ER-18, which lands are described above, a home occupation is allowed for under an ER-18 Zone, shall be permitted as a Temporary Use without a residence on the property for a period of not more than three (3) years from the date of the passing of this By-law. Upon the expiration of this three (3) year period the home occupation as allowed for under the ER-18 Zone may only continue if the business owner/manager lives in a single unit dwelling on the subject property.
SECTION 5 – MISCELLANEOUS EXCEPTIONS

5.184 Notwithstanding the provisions of Sections 6.17.1.1, 6.17.1.6.1, and 6.17.1.6.3 to the contrary on that part of Lot 20, Concession 8, in the Township of Thurlow shown as M3-1 on Schedule A6 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.184.1 Residential uses: one single unit dwelling from the owner or manager of the salvage yard is permitted.

5.184.2 Non-residential uses shall be restricted to a wrecking yard.

5.184.3 No Certificate of Approval from the Ministry of the Environment and Energy shall be required for the salvage yard operation, however, a license from the Ministry of Transportation and the Township of Thurlow shall be required.

5.184.4 The limits of the legal non-conforming salvage yard shall be located no closer than 150 metres to a residential zone which was granted by Council after September 1st, 1995. All residential zones within 150 metres of the area to be zoned M3-1 shall be permitted.

5.185 Notwithstanding the provisions of Section 6.19.1.5.1 to the contrary on that part of Lot 20, Concession 8, in the Township of Thurlow, shown as PA-35 on Schedule A6 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.185.1 Minimum lot area: approximately 14.1 hectares (35 acres).

5.186 Notwithstanding the provisions of Section 6.20.1.5.1, to the contrary on that part of Lot 30, Concession 9, in the Township of Thurlow, shown as RU-15 in Schedule A attached hereto, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.186.1 Minimum lot area: 3.3 hectares (8.1 acres).

5.187 Notwithstanding the provisions of Section 6.20.1.5.1, to the contrary on that part of Lot 30, Concession 9, in the Township of Thurlow, shown as RU-16 in Schedule A attached hereto, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.187.1 Minimum lot area: 2.7 hectares (6.635 acres).

5.189 Notwithstanding the provisions of section 6.19.1.5.1 to the contrary on that part of Lot 10, Concession 8, in the Township of Thurlow shown as PA-36 on Schedule A attached hereto, the following special provisions shall apply in addition to all other applicable provisions of the By-law:

5.189.1 Minimum lot area: 18.2 hectares (45 acres)
SECTION 5 – MISCELLANEOUS EXCEPTIONS

(3851)  
5.190 Notwithstanding the provisions of section 6.20.1.5.1 to the contrary on that part of Lot 10, Concession 8, in the Township of Thurlow shown as RU-17 on Schedule A attached hereto, the following special provisions shall apply in addition to all other applicable provisions of the By-law:

5.190.1 Minimum lot area: 4.18 hectares (10.33 acres)

OMB Files: Z 940076, Z 940085  
Order dated April 17, 1996  
Thurlow Zoning File 4/94

5.190 Notwithstanding the provisions of Section 6.7.2.10.2 to the contrary on that part of Lot 14, Concession 7, in the Township of Thurlow shown as ER-19 on Schedule A attached hereto, the following special provisions shall apply in addition to all of the other applicable provisions of the ER Zone as established by By-law 3014:

5.190.1 Minimum setback for all buildings and structures from a lot line which abuts property zoned or designated "Prime Agriculture" shall be 45.7 metres.

(3866)  
5.191 Notwithstanding the provisions of Sections 6.19.1.2 and 6.19.1.5.1 to the contrary on that part of Lot 24, Concession 3, in the Township of Thurlow shown as PA-37 on Schedule A4 as amended the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.191.1 A farm-related auction facility is to be added to the list of permitted uses in the PA-37 Zone.

5.191.2 Minimum lot area: 6 hectares

OMB Files: Z 940076, Z 940085  
Order dated April 17, 1996  
Thurlow Zoning File 4/94

5.191 Notwithstanding the provisions of Sections 6.7.2.1., 6.7.2.2., 6.7.2.10.2 to the contrary on that part of Lot 14, Concession 7, in the Township of Thurlow shown as ER-20 on Schedule A attached hereto, the following special provisions shall apply in addition to all of the other applicable provisions of the ER Zone as established by By-Law 3014:

5.191.1 The minimum lot area and frontage requirements for all lots within the ER-20 Zone shall be as detailed on Schedule B of this By-Law.

5.191.2 The minimum rear yard setback for lots in an ER-20 Zone shall be: 45.7 metres for lots 22, and 23. The minimum rear yard setback for lots 24 and 25 shall be 7.6 metres.

[Schedule B goes on to list area and frontage requirements as follows: Lot 22, 1.27 hectares, 88.5 metres; Lot 23, 1.34 hectares, 90.2 metres; Lot 24, 2.29 hectares, 90.2 metres; and Lot 25, 0.88 hectares, 29.3 metres.]

OMB Files: Z 940076, Z 940085  
Order dated April 17, 1996  
Thurlow Zoning File 4/94

5.192 Notwithstanding the provisions of Section 6.2.1.1 and 6.2.1.2 to the contrary on that part of Lot 14, Concession 7, in the Township of Thurlow shown as RU-18 on Schedule A,
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attached hereto, the following special provisions shall apply in addition to all of the other applicable provisions of the RU Zone as established by By-law Number 3014:

5.192.1 Residential uses: prohibited

5.192.2 Non-residential uses: shall be restricted only to those passive recreation uses which do not require buildings or structures.

5.193.1 Permitted non-residential uses:
- Administrative, business and professional office
- Day nursery
- Retail commercial establishment
- Group home
- Clinic
- Personal service shop

5.193.2 Minimum lot frontage: 28 metres (92 feet)

5.193.3 Minimum exterior side yard setback (north lot line): 15 metres (49 feet)

5.194.1 Permitted non-residential uses:
- Administrative, business and professional office
- Day nursery
- Retail commercial establishment
- Group home
- Clinic
- Personal service shop

5.194.2 Minimum lot frontage: 28 metres (92 feet)

5.195.1 Minimum lot frontage: 27 metres (89 feet)
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5.196 Notwithstanding the provisions of Section 6.20.1.5.8.4 to the contrary on that part of Lot 6, Concession 4, Township of Thurlow, show as RU-18 on Schedule A attached hereto, the following special provision shall apply in addition to all of the other applicable provisions of the RU Zone established by By-Law 3014:

5.196.1 Minimum rear yard setback for all cemetery plots from the north lot line: 91 metres (300 feet)

5.197 Notwithstanding the provisions of Section 6.5.2.2 to the contrary on that part of Lot 6, Concession 4, Township of Thurlow, show as RR-50 on Schedule A attached hereto, the following special provision shall apply in addition to all of the other applicable provisions of the RR Zone established by By-Law 3014:

5.197.1 Minimum lot frontage: 20 metres (66 feet)

5.198 Notwithstanding the provisions of Sections 6.13.1.2 and 6.13.1.5.1 to the contrary on that part of Lot 2, Concession 5, Township of Thurlow, shown as C3-10 on Schedule A attached hereto, the following special provisions shall apply in addition to all of the other applicable provisions of the C3 Zone established by By-law 3014:

5.198.1 Non-residential use permitted in addition to all of the other non-residential uses in the C3 Zone: restaurant (including take-out)

5.198.2 Minimum lot area: 1983 square metres (.49 acres)

5.198.3 Minimum lot area for a semi-detached residential dwelling unit: 285 square metres per unit

5.198.4 Minimum lot frontage for a semi-detached residential dwelling unit: 9 metres per unit

5.198.5 Minimum lot area for duplex dwelling: 570 square metres

5.198.6 Minimum lot frontage for a duplex dwelling: 18 metres

5.198.7 Minimum setback for a structure from a pipeline right-of-way: 10 metres

5.199 Notwithstanding the provisions of Sections 6.18.1.1 and 6.18.1.2, to the contrary on that part of Lots 5, 6 and 7, Concession 3, in the Township of Thurlow as shown as CF-4 on
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Schedule A1 as amended, the following Special provisions shall apply in addition to all other applicable provisions of this By-law:

5.199.1 Permitted residential uses: none

5.199.2 Permitted non-residential uses:
- Athletic field
- Conservation area
- Park (excluding a tent and trailer park)
- Public use not requiring above ground structures

5.199.3 Prohibited uses: those uses which require buildings and/or municipal water and sanitary sewer services.

(3907)

5.200 Amended by By-law 2000-108 to replace in its entirety with the following:

(2000-108)

5.200 Notwithstanding the provisions of Sections 6.1.2.1.1, 6.1.2.2.1, 6.1.2.5, 6.1.2.10.1, 6.1.2.10.2, 6.1.2.10.3, within the area zoned R2-5, the following special provisions shall apply to single unit detached dwellings as follows:

Minimum lot area (municipal water and sanitary sewers): 365 sq. m
Minimum lot frontage (municipal water and sanitary sewers): 12m
Maximum lot coverage: 40%
Minimum front yard depth: 3.6m
Minimum interior side yard width: 1.2m
Minimum rear yard depth: 7.5m

Amended by By-law 2007-81 to add the following paragraph:

(2007-81) Notwithstanding the provisions of Subsection 6.2.1.1.1, within the area zoned R2-5-h, no person shall erect or occupy any building or structure or use any building or structure and land for any purposes, other than the use that existed on the date of the passing of this By-Law. The h – holdingsymbol shall be removed in accordance with the provisions of the Planning Act, R.S.O., 1990, as amended, provided that the following has been addressed:

(a) The subject property is to be serviced with municipal water and sewer services to the satisfaction of the Belleville Utilities Commission and the municipality, and the owner will be required to enter into a cost sharing agreement for the construction of these services to the satisfaction of the municipality.

(b) A stormwater management plan for the subject property must be completed and approved by all applicable review agencies which must generally conform to the recommendations of the Upper NoName Creek Stormwater Management Study. The owner shall be required to enter into a cost sharing agreement for the design and construction of the stormwater management works to the satisfaction of the City.

(c) Development shall not proceed until such time as the City of Belleville completes a Master Servicing Plan for the Cannifton Secondary Plan Area.

(d) A Traffic Impact Study shall be completed for all lands south of Maitland Drive to address the requirement for turning lanes, signalization, etc.
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(e) A subdivision agreement shall be registered against the subject property in accordance with the provisions of the Planning Act.

(f) Development shall not proceed for those lots that have a ground elevation of higher than 110 metres until an adequate water supply can be provided to the satisfaction of the City of Belleville.

Amended by By-law 2012-93 to add the following paragraph:

(2012-93) Notwithstanding the provisions of Subsection 6.2, within the area zoned R2-5-h, no person shall erect or occupy any building or structure or use any building or structure and land for any purposes, other than the use that existed on the date of the passing of this By-Law. The h- holding symbol shall be removed in accordance with the provisions of the Planning Act, R.S.O., 1990, as amended, provided the demonstration of stormwater management, the construction of a permanent sanitary sewer outlet to Millennium Drive and the preparation of a watermain servicing report to confirm adequate supply and pressure all to the satisfaction of the City of Belleville.

(3907)
5.201 Notwithstanding the provisions of Sections 6.18.1.1 and 6.18.1.2 to the contrary on that part of Lots 1 and 2, Concession 3 in the Township of Thurlow as shown as CF-5 on Schedule A1, as amended, the following special provisions shall apply, in addition to all other applicable provisions of the By-law:

5.201.1 Permitted residential uses: none

5.201.2 Permitted non-residential uses:
- Athletic field
- Conservation area
- Park (excluding a tent and trailer park)
- Public use not requiring above ground structures

(3914)
5.202 Notwithstanding the provisions of Sections 6.15.1.5.1 and 6.15.1.5.2 to the contrary on that part of Lots 4 and 5, Concession 3, Township of Thurlow shown as M1-20 on Schedule A attached hereto, the following special provisions shall apply in addition to all of the other applicable provisions of the M1 Zone established by By-law 3014:

5.202.1 Minimum lot area: approximately 2590 square metres

5.202.2 Minimum lot frontage: approximately 32.8 metres

(3917)
5.203 Notwithstanding the provisions of Section 6.19.1.5.1 to the contrary on that part of Lot 13, Concession 5, Township of Thurlow, shown as PA-38 on Schedule A attached hereto, the following special provisions shall apply in addition to all other applicable provisions of the PA Zone established by By-law 3014:

5.203.1 Minimum lot area: approximately 3.3 hectares

(3917)
5.204 Notwithstanding the provisions of Sections 6.19.1.5.1 and 6.19.1.5.2 to the contrary on that part of Lot 13, Concession 5, Township of Thurlow, shown as PA-39 on Schedule A attached hereto, the following special provisions shall apply in addition to all other
SECTION 5 – MISCELLANEOUS EXCEPTIONS

applicable provisions of the PA zone established by By-law 3014:

5.204.1 Minimum lot area: approximately 15.9 hectares

5.204.2 Minimum lot frontage: approximately 24.24 metres

(3923)

5.206 Notwithstanding the provision of Section 6.20.1.5.1 to the contrary on that part of Lot 7, Concession 9, in the Township of Thurlow shown as RU-19 on Schedule A attached hereto, the following special provisions shall apply in addition to all other applicable provisions of the By-law:

5.206.1 Minimum lot area: 5 hectares

(3942)

5.207 Notwithstanding the provisions of Sections 6.19.1.5.1, 6.19.1.5.2, and 6.19.1.7.1, to the contrary on that part of Lot 12, Concession 4, in the Township of Thurlow shown as PA-40 on Schedule A attached hereto, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.207.1 Maximum lot area: 3.36 ha.

5.207.2 Maximum lot frontage: 65.8 metres

5.207.3 A building to house livestock is not permitted

(3942)

5.208 Notwithstanding the provisions of Sections 6.19.1.5.1, 6.19.1.5.2, and 6.19.1.7.1, to the contrary on that part of Lot 12, Concession 4, in the Township of Thurlow shown as PA-41 on Schedule A attached hereto, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.208.1 Maximum lot area: 2.14 hectares

5.208.2 Maximum lot frontage: 65.8 metres

5.208.3 A building to house livestock is not permitted

(3957)

5.209 Notwithstanding the provisions of Sections 6.12.1.1 and 6.12.1.2 to the contrary on that part of Lot 13, Concession 5, in the Township of Thurlow shown as C2-2 on Schedule A attached hereto the following special provisions shall apply in addition to all other applicable provisions of the By-law:

5.209.1 Two single unit dwellings shall be the maximum permitted

5.209.2 Permitted non-residential uses shall be restricted to:

- Personal riding arena
- Commercial tack shop
- Commercial farm supply outlet
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5.210 Notwithstanding the provisions of Sections 4.18.2 and 7.94 to the contrary on that part of Lot 25, Concession 2, in the Township of Thurlow shown as RR-50 on Schedule A attached hereto, the following special provisions shall apply in addition to all other applicable provisions of the By-law:

5.210.1 One group home may be located within 800 metres to another

5.210.2 Maximum number of residents (exclusive of staff): 5

5.211 Notwithstanding the provisions of Section 6.5.2.9.1 to the contrary on that part of Lots 8 and 9, Concession 4, in the Township of Thurlow as shown as RR-51-h on Schedule A attached hereto, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.211.1 Rear yard setback: 15.24 metres

The removal of the “holding – h” Zone symbol may only be granted when the following condition has been fulfilled to the satisfaction of the Council for the Corporation of the Township of Thurlow:

1. The Ministry of the Environment and Energy has provided the Township with a letter which indicates they have no objection to the development of this parcel.

5.212 Notwithstanding the provisions of Sections 6.5.2.1 and 6.5.2.2 to the contrary on that part of Lots 6 & 7, Concession 6 in the Township of Thurlow shown as RR-52 on Schedule A attached hereto, the following special provisions shall apply in addition to all other applicable provisions of the By-law:

5.212.1 Minimum lot area: 1.27 hectares

5.212.2 Minimum lot frontage: 142.5 metres

5.213 Notwithstanding the provisions of Sections 6.5.2.1 and 6.5.2.2 to the contrary on that part of Lots 6 & 7, Concession 6 in the Township of Thurlow shown as RR-53 on Schedule A attached hereto, the following special provisions shall apply in addition to all other applicable provisions of the By-law:

5.213.1 Minimum lot area: .74 hectares

5.213.2 Minimum lot frontage: 52.2 metres

5.214 Notwithstanding the provisions of Sections 6.5.2.9.3 and 6.5.4.2 to the contrary on that part of Lot 20, Concession 4 in the Township of Thurlow shown as RR-54 on Schedule A attached hereto, the following special provisions shall apply in addition to all other applicable provisions of the By-law:

5.214.1 Minimum interior side yard setback from the west side of the property boundary for all structures shall be: 30 metres (100 feet)
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(3983)
5.215 Notwithstanding the provisions of Sections 6.18.1.2 and 6.18.1.5.7.5 to the contrary on that part of Lot 6, concession 4, in the Township of Thurlow shown as CF-6 on Schedule A attached here to, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.215.1 Permitted use: crematorium
5.215.2 Rear yard setback for all cemetery plots: 91 metres (300 feet)

(3984)
5.216 Notwithstanding the provisions of Section 6.5.1.2 to the contrary on that part of Lot 4, Concession 8 in the Township of Thurlow as shown as RR-55 on Schedule A attached hereto, the following special provisions shall apply in addition to all other applicable provisions of the By-law:

5.216.1 A kennel shall be prohibited from operating on the subject properties.

(3992)
5.217 Notwithstanding the provisions of Section 6.2.3.2.2 to the contrary on that part of Lot 8, Concession 3, in the Township of Thurlow shown as R2-7 on Schedule A attached hereto, the following special provisions shall apply in addition to all other applicable provisions of the By-law:

5.217.1 Minimum lot frontage: 18 metres
5.217.2 Minimum interior side yard setback: 1.829 metres

(3994)
5.218 Amended by By-law 99-152 to rescind By-law 3994

5.218.1 Amended by By-law 99-152 to rescind By-law 3994

(98-43)
5.219 Notwithstanding the provisions of Section 6.19.1.5.1 to the contrary on that part of Lots 3 and 4, Concession 9, formerly in the Township of Thurlow, now City of Belleville, shown as PA-42 on Appendix 1 attached hereto the following special provisions shall apply in addition to all other applicable provisions of the By-law:

5.219.1 Minimum lot area: 23.5 ha
5.219 Amended by By-Law 99-87
(99-87) Notwithstanding the provisions of Section 6.19.1.5.1 within the lands zoned PA - 42, the minimum lot area shall be 22.6 hectares.
5.219 Amended by By-Law 99-119
(99-119) Notwithstanding the provisions of Sections 6.19.1.5.1 and 6.19.1.5.2 within the lands zoned PA-44, the minimum lot area shall be 6.5 hectares and the minimum lot frontage shall be 75 m.
5.219 Amended by By-Law 99-186
(99-186) Notwithstanding the provisions of Section 6.19.1.5.1 within the lands zoned PA-45, the minimum lot area shall be 14.5 hectares.
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5.219 Amended by By-Law 2000-27
(2000-27) Notwithstanding the provisions of Section 6.19.1.5.2 within the lands zoned PA-46, the minimum lot frontage shall be 48 m.

5.219 Amended by By-Law 2008-36
(2008-36) Notwithstanding the provisions of Subsection 6.19.1.1 within the area zoned PA-47, a single detached residential dwelling shall not be permitted.

5.220 Notwithstanding the provisions of Section 6.24.1.2.2 to the contrary on that part of Lots 1 and 2, Concession 2, part of Lots 24, 25, 26, 27, 28 and 29, Registered Plan No. 22, City of Belleville, formerly in the Township of Thurlow shown as SI-2-h on Schedule A attached hereto, the following special provisions shall apply in addition to the provisions of the SI Zone and the SI-1 zone:

5.220.1 Motor vehicle sales and service

5.220.2 Notwithstanding and in addition to the provisions of Section 6.24.1.2.2 within the area zoned SI-2, motor vehicle sales and service shall be a permitted use.

5.220 Notwithstanding the provisions of Subsection 4.1.2, within the area zoned PA-48, the garage that is attached to the dwelling existing on the date of the passing of this By-Law shall be permitted as a detached garage in the same location.

5.221 Notwithstanding the provisions of Subsection 6.19.1.5.1 within the area zoned PA-49 the minimum lot area shall be 15.8 hectares.

5.222 Notwithstanding the provisions of Subsections 6.19.1.1 and 6.19.1.5.1, within the area zoned PA-50 a single detached dwelling shall not be permitted and the minimum lot area shall be 18.4 hectares.

5.223 Notwithstanding the provisions of Subsections 6.19.1.2, 6.19.1.5.3, 6.19.1.5.7.1 and 6.19.1.5.7.3, within the area zoned PA-51 a malt house shall be a permitted use. For the purpose of this By-Law the malt house use shall comprise a single building with a maximum gross floor area of approximately 168 square metres and which is to be located generally no greater than 100 metres from the north property line and to be located a minimum distance of 47 metres from the west property line. A malt house use is defined as a business which will produce malted grains to be sold off-site as raw product.

5.223 (2014-158)

5.224 Re-number
Notwithstanding the provisions of Subsections 6.19.1.1 and 6.19.1.5.1, within the area zoned PA-51 PA-52 a single detached dwelling shall not be permitted and the minimum lot area shall be 23.5 hectares.

5.225 Notwithstanding the provisions of Subsections 6.19.1.1 and 6.19.1.5.1, within the area
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zoned PA-53 a single detached dwelling shall not be a permitted use and the minimum lot area shall be 19.3 hectares.

(2016-87)
5.226 Notwithstanding the provisions of Subsections 4.1.2 and 6.5.2.9.1 within the areas zoned PA-54 an accessory building shall be permitted in the front yard subject to a minimum front yard depth of 15 metres.

(2016-193)
5.227 Notwithstanding the provisions of Subsections 4.5.8, 6.19.1.1 and 6.19.1.5.1, within the area zoned PA-55 a single detached dwelling shall not be permitted, the use of any existing building as a livestock facility shall not be permitted, unless such building complies with the required setback and yard requirements of the PA-55 zone, and the minimum lot area shall be 18.5 hectares.

(2019-200)
5.228 Notwithstanding the provisions of subsection 6.19.1.5.1, within the area zoned PA-56 the minimum lot area shall be 18.7 hectares.

Please Note:

During the consolidation process it was realized that the following subsections were missing: 5.17, 5.29, 5.36, 5.37, 5.38, 5.39, 5.47, 5.48, 5.59, 5.82, 5.83, 5.96, 5.117, 5.156, 5.159, 5.160, 5.163, 5.164, 5.188, 5.205
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During the consolidation process it was realized that the following subsections were duplicated:
5.32, 5.41, 5.88, 5.110, 5.154, 5.190, 5.191, 5.198, 5.219, 5.220