

By-law XX-2020 passed {insert date} (Conestogo Mill Inc.)

26.1.XXX Notwithstanding any other provisions of this By-law, the lands illustrated as Parts 1, 2 and 3 on the Plan forming Section 26.1.XXX of Schedule 'A' of this By-law (hereafter called the "Plan") may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies:

Part 1, Eastern Portion of building (Three-storey, former mill building)

Art Gallery;	In conformity with the provisions of sub-section 7.2
Assembly Hall;	In conformity with the provisions of sub-section 7.2
Banquet Hall / Facilities;	In conformity with the provisions of sub-section 7.2
Commercial Entertainment Facility (as defined per Section 2.22a);	In conformity with the provisions of sub-section 7.2
Establishment for Dispensing of Refreshments to the Public;	In conformity with the provisions of sub-section 7.2
Indoor Storage or Warehousing;	In conformity with the provisions of sub-section 7.2
Showroom or Wholesale Outlet;	In conformity with the provisions of sub-section 7.2
Studio;	In conformity with the provisions of sub-section 7.2
Private Club; and,	In conformity with the provisions of sub-section 7.2
Accessory uses including offices, parking, loading, warehousing, and retail / showroom.	In conformity with the provisions of sub-section 7.2

Part 2, Western Portion of building (Two-storey addition)

All uses included in Part 1, excluding assembly hall and banquet hall / facilities; and

Small Form Distillery; and,	In conformity with the provisions of sub-section 7.2
Ancillary uses to any of the uses listed above.	In conformity with the provisions of sub-section 7.2

Part 3 (1795 Sawmill Road)

- I. Residential Building - One Unit (which may include a home occupation);
- II. Uses accessory to the foregoing residence; and,
- III. An Office.

Part 4 (Remainder of Lands)

- I. Ancillary uses to any of the uses listed above.

Subject to the following:

1. General Regulations

- a) That any construction, renovation/alterations of building or structure/equipment/machinery or placing of fill, within the "floodplain area or scheduled area" shown on the Plan shall also require

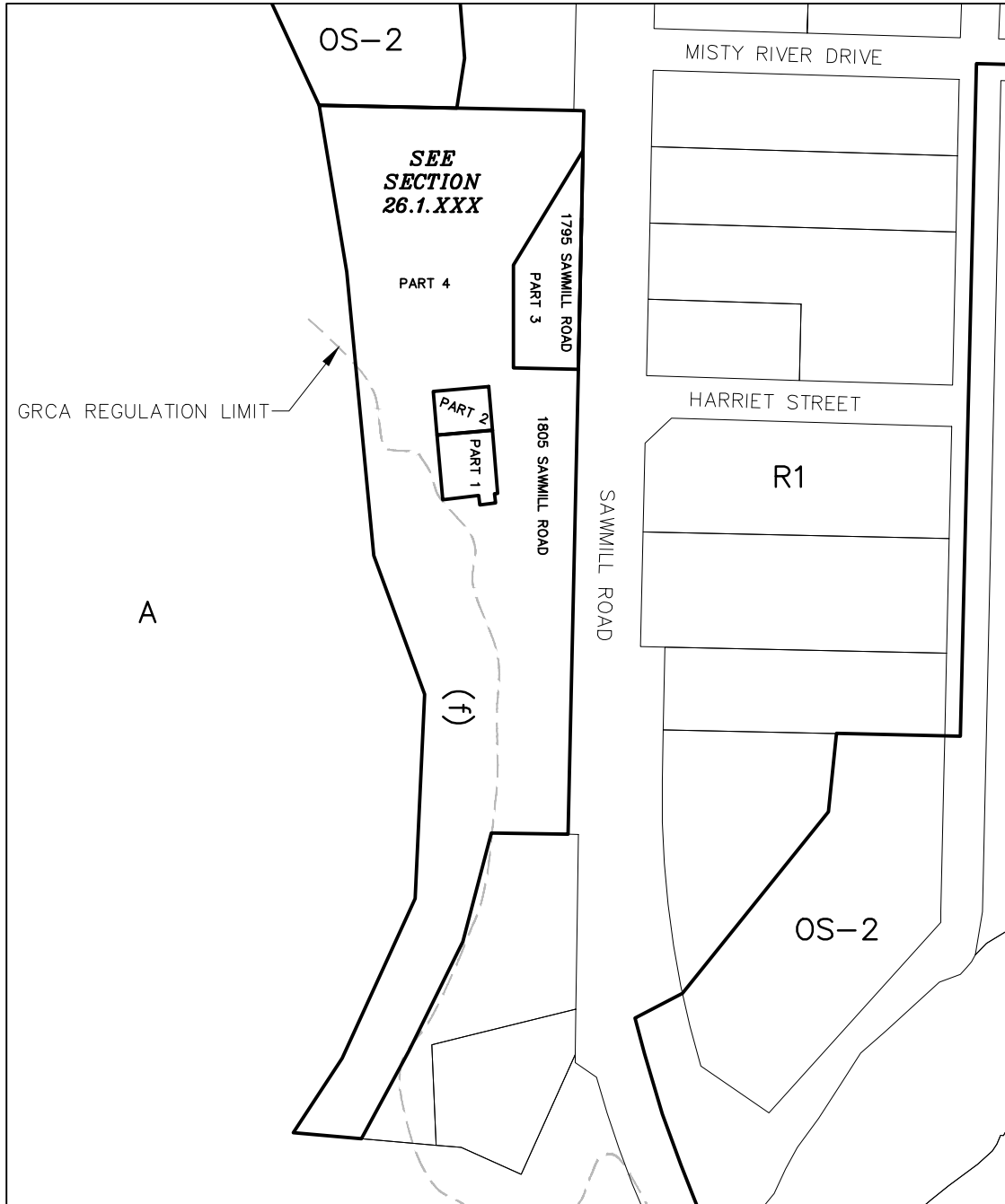
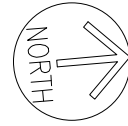
Grand River Conservation Authority approval and no building permit shall be issued until such approval is obtained;

- b) That parking and emergency vehicle access be permitted within the “floodplain area” as shown on the Plan;
- c) That, for Part 1, the parking rate for an Assembly Hall is calculated based on the capacity of the building and shall be a minimum of 62 spaces;
- d) For Part 2, the use of Establishment for Dispensing of Refreshments to the Public is limited to 67.5m² of floor space devoted to the public (for parking reasons);
- e) Also for Part 2, a holding provision will be placed on the use of Small Form Distillery until such time that a building permit is submitted to the satisfaction of the Township Chief Building Official;
- f) The minimum side yard requirement is 3 metres;
- g) The minimum building line setback from the Sawmill Road road allowance shall be 6 metres;
- h) Signage shall be in accordance with the Township’s Sign By-law; and
- i) All accessory buildings on the property will be ancillary to any of the uses listed above.
- j) Parking requirements for Parts 1, 2 and 3 will be shared between the two properties.

2. Regulations for the House on Part 3 of the Plan

- a) Parking required for the permitted office shall be setback a minimum 6 metres from the road allowance;
- b) If the building is used as a residence, the minimum rear yard and building line setback for any expansion to the residence, are the setbacks of the residence existing on the day of the passing of this amending By-law; and
- c) Signage shall be in accordance with the Township Sign By-law.

*PART OF LOT 31
TOWNSHIP OF WOOLWICH*



*SEE PART B11 SCHEDULE 'B'
SCALE: 1 : 2,000*

SECTION 26.1.XXX