

APPENDIX “C” - SPECIAL USE PROVISIONS FOR SPECIFIC LANDS

481. Notwithstanding Sections 28.1 and 28.3 of this by-law, within lands zoned P-2 on Schedule 94 of Appendix “A” and Appendix “B” as shown on Map No. 2 attached hereto:

- i) the maximum height of any building shall be 8 metres or as otherwise determined through an approved Heritage Impact Assessment; and,
- ii) the following uses shall be permitted to locate within the existing Henhoefffer Heritage House as an adaptive reuse in addition to the uses permitted in this zone and in compliance with Section 6 of this by-law:
 - a. Residential Dwelling
 - b. Artisan Establishment
 - c. Studio
 - d. Personal Service
 - e. Office
 - f. Academic Instruction
 - g. Craftsman Shop
 - h. Restaurant
 - i. Museum
 - j. Art Gallery
 - k. Health Office
 - l. Tourist Home / Bed and Breakfast
 - m. Day Care Facility
 - n. Educational Establishment
- iii) A maximum Floor Space Ratio (FSR) of 1 is permitted. An HIA will be required for any additions to the existing building;
- iv) All driveways, parking and/or landscape areas are to be in accordance with the recommendations of the “Henhoefffer Farm House Williamsburg School House Heritage Impact Assessment Williamsburg South Community – Bleams Road and Fischer Hallman Road City of Kitchener” dated March 2009, revised November 2013 and amended June 2020 and prepared by Anderson Wellsman Architects Incorporated.

(By-law 2020-079, S.42) (1255-1291 Fischer Hallman Road)