

APPENDIX “C” - SPECIAL USE PROVISIONS FOR SPECIFIC LANDS

425. Notwithstanding Sections 5.13 and 42.1 of this By-law, within the lands zoned R-8 as shown on Schedule No. 107 and 108 of Appendix “A”, the following special uses shall also be permitted:

i) Live/work units comprised of any of following uses:

- Artisan’s establishment
- Studio
- Personal Services
- Office
- Academic Instruction
- Craftsman shop

in accordance with the following regulations:

- a) The non-residential uses shall only be permitted on the ground floor and may occupy the entire ground floor;
- b) No outdoor display or storage of goods other than signage;
- c) May attract multiple customers, clients or employees directly to the lot containing the live/work use as long as sufficient on-site parking is provided in accordance with Section 6.0 of the by-law;
- d) The building containing the home business shall comply with the following regulations:

| | |
|--|---------|
| Minimum Lot Width | 5.5 m |
| Minimum Corner Lot Width | 7.5 m |
| Minimum side yard abutting a street (m) _{1 2} | 2 m. |
| Minimum Rear Yard (m) | 6.0 m |
| Maximum Number of Attached Units | 8 units |

ii) The following uses are permitted within the building municipally addressed as 1940 Fischer Hallman Road that existed on the date of passing of this by-law:

- Any residential use
- Restaurant
- Museum
- Art gallery
- Personal Service
- Health Office
- Craftsman Shop
- Tourist Home
- Day Care Facility
- Office
- Artisan’s Establishment

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- Studio
- Educational establishment

Any additions thereto shall also be in accordance with Section 53.2.1 and shall be subject to a Heritage Impact Assessment.

(OMB Order PL110091) (Southeast Quadrant of Fischer Hallman Road and Huron Road)