

(357) - Notwithstanding Sections 3 and 5 and Tables 9-1 and 9-2 of this By-law, within the and zoned General Commercial Zone (COM-2) and shown as affected by this subsection on Zoning Grid Schedule Number 140 of Appendix 'A', the following special regulations shall apply:

- a) A *Crematorium* shall be a permitted use and the cremation exhaust stack must be a minimum of 56 metres from a *residential* zone.
- b) *Dwellings* existing on the passing of this by-law shall be permitted.
- c) The *exterior side yard setback* to Becker Street shall be 0 metres.
- d) *Driveway Visibility Triangles* are not required adjacent to Becker Street.
- e) The *minimum parking spaces* for a *Crematorium* and *Funeral Home* use shall be 1 space per 24.5 square metres of Gross Floor Area.
- f) *Tandem parking spaces* may be permitted and must be signed as employee parking spaces.
- g) *Parking spaces* and *loading spaces* located within a building may be located 0.0 metres from the street and vehicles are not required to enter/exit the garage in a forward motion.
- h) For any *lot* to which this regulation applies and abuts Frederick Street, Frederick Street shall be deemed to be the *front lot line*.
- i) The following new sensitive uses are not permitted until such time as a Record of Site Condition is completed and Ministry Acknowledgement Letter is provided:

*Day Care Facility*

*Duplex Dwelling*

*Dwelling Unit*

*Education Establishment*

*Hospice*

*Lodging House*

*Multiple Dwelling*

*Private Home Day Care*

*Residential Care Facility*

*Semi-detached Dwelling*

*Street Townhouse Dwelling*