

**SCHEDULE "C"**  
**Existing Uses and Non-Conforming Uses**

**(A)** The following uses have been identified as being "existing permitted uses" and may be expanded, repaired and rebuilt subject to the zone requirements in which they are situated, provided they shall not be expanded beyond the boundaries of the lot as the lot exists as of the effective date of this By-law.

**Existing Commercial Uses Within the Residential Designation**

103 Argyle Street (PID #90301185).....	Grocery/Convenience Store
80 Brunswick Street (PID #90204389).....	Bowling Alley
148 Main Street (PID #90196585).....	Grocery/Convenience Store/Meat Market
509 Main Street (PID #90198169).....	Service Station/Auto Repair Shop

**Existing Residential Uses Within the Commercial Designation**

69 Clement Av. (PID #90218645) .....	Single Detached Dwelling in C-H zone
72 Clement Av. (PID #90289596) .....	Single Detached Dwelling in C-H zone
19/23 Cliff Street (PID #90208984) .....	Residential units at street level (C-1)
7 Jenkins Street (PID #90195082) .....	Residential units at street level (C-1)
98/100 Main Street (PID #90196700) .....	Rooming House
216 Main Street (PID #90238197).....	Rooming House no commercial at street level
218 Main Street (PID #90196445).....	Eight units - no commercial at street level
19/21 First Street (PID #90207614) .....	Residential unit at street level (C-1)

**Existing Uses Within the Commercial Designation**

77 Parade Street (PID #9031303) .....	Delmar Construction Trade & Contractors Office
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**Existing Bulk Petroleum Storage Facilities, Service Stations and Gas Bars within the Climate Change Storm Surge and Sea Level Rise Sensitive Area as shown on the Climate Change Storm Surge and Sea Level Rise Sensitive Area Map, Schedule "G"**

166 Water Street (PID #90193756).....	Suncor Energy Bulk Plant
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632 Main Street (PID#90315847, #90315839, #90315854 and #90192824).....	Main Street Irving Service Station and Gas Bar
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**Existing Fish & Food Processing Plants Uses Within the Industrial Designation or the Commercial Industrial Designation**

14/18 Water Street (including water lot) (PID #90243478).....	Fish Plant & Warehouse
26 Water Street (PID #90194036).....	IMO Foods - Fish Plant & Warehouse
35 Water Street (PID #90194465) .....	Fish Plant & Warehouse
112 Water Street (PID #90193814).....	Scotia Garden Seafoods - Fish Plant & Warehouse

- (B)** The following non-residential home based businesses in the following table shall be permitted to exist and be treated as “existing permitted uses” provided that they continue to satisfy all applicable non-residential use requirements as outlined in Part 7 of this By-law.

**Existing Within the Residential Designation (Home Based Business Uses)**

28 Brunswick Street (H.B.B. Personal Service) (PID #90206020).....	Denture Lab
46 Hibernia Street (PID #90199977) .....	Marine Motor Repair Shop
644 Main Street (H.B.B. Personal Service) (PID #90192790) .....	Beauty Salon
679 Main Street (H.B.B. Personal Service) (PID #90198664) .....	Beauty Salon
12 Parade Street (H.B.B. Medical Clinic) (PID #90207085) .....	Medical Office

- (C)** The following uses have been identified as being non-conforming and will be regulated subject to the Municipal Government Act and Part 5.4 and 5.5 of this By-law.

**Non-Conforming Within the Residential Designation (Accessory Buildings)**

6 Church Street (PID #90213455).....	Accessory Building - No Main Building
12 Porters Lane (PID #90194267) .....	Accessory Building - No Main Building
4 McConnell Cres. (PID #90213505).....	Accessory Building - No Main Building
25 Moody's Lane (PID #90197542) .....	Accessory Building - No Main Building

**Non-Conforming Within the Residential Designation (Commercial Uses)**

65 Kempt Street (PID #90213935) .....	Auto Body Shop
20 Main Street (PID #90197146).....	Warehouse
508-510 Main Street (PID #90195785) .....	Business and Professional Office
228 Pleasant Street (PID #90203340) .....	Warehouse
13 Prince Street (PID #90291907) .....	Warehouse
15 Regent Street (PID #90214602).....	Construction and Excavation Company

**Non-Conforming Office & Financial Institution Uses Within the Commercial Designation**

605/607 Main Street (PID #90198383) .....	Non-conforming Office Building
55 Starr's Road (PID #90203233) .....	Non-conforming Office Building
514 Water Street (PID #90193673) .....	Non-conforming Office Building

**Non-Conforming Office Within the Industrial Designation**

187 Pleasant Street (PID #90248576).....	Gateway Realty Property Management Office
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**Non-Conforming Within the Commercial Designation (Warehousing)**

15 Hawthorne Street (PID #90194820) .....	Warehouse
9 Lovitt Street (PID #90195124) .....	Warehouse

83 Water Street (PID #90195017) ..... Warehouse  
87 Water Street (PID #90195025) ..... Warehouse

#### **Non-Conforming Within the Commercial Designation (Institutional/Government Office)**

248 Pleasant Street (PID #90203274) ..... Non Conforming Institutional/Government Office

#### **Non-Conforming Within the Residential Designation (Commercial Vehicles Parked in Residential Areas)**

16 Haskell Street (PID #90194655) ..... Cosman's Commercial Trucks  
397 Pleasant Street (PID #90220526) ..... W.L. Nelson Trucks  
28/30 East Street (PID #90211178) ..... Commercial Transport Tractor

#### **Non-Conforming Roof Signs**

2 Cann Street (PID #90195504) ..... Snack Place Restaurant  
103 Argyle Street (PID #90301185) ..... Larry's Kwik Way Convenience Store

#### **Non-Conforming Off-Site Signs**

585 Main Street (PID #90198359) ..... for Capri Motel (corner Herbert & Main)  
493 Main Street (PID #90198136) ..... for Midtown Motel (corner Baker & Main)  
608-612 Main Street (PID #90195587) ..... for Milton Laundromat  
5 Collins Street (Collins Street parking lot) (PID #90207622) ..... for Yarmouth County Museum

#### **Non-Conforming Within the Residential Designation (Residential Uses)**

470 Main Street (PID #90195959) ..... Rooming House  
216 Main Street (PID #90238197) ..... Rooming House  
23 Parade Street (PID #90207176) ..... Rooming House  
5 Cann Street (PID #90195488) ..... Rooming House  
2 Clements Street (PID #90253345) ..... Rooming House  
35 Alma Street (PID #90208034) ..... Two (2) main buildings in R-1 zone  
594/596 Main Street and 7 Cann Street (PID #90195637) ..... Two (2) main buildings in R-1 zone  
17 Porter Street (PID #90206210) ..... Two (2) main buildings in R-1 zone  
28 Willow Street (PID #90207895) ..... Two (2) main buildings in R-1 zone  
17/19 Seminary Street (PID #90207465 and 90290925) ..... 4 units in R-1 zone  
..... (unconventional dwelling)