

7.2.3 EP: EXHIBITION PARK MIXED USE ZONE

.1 Purpose

This zone is intended to provide for the flexible use of property in the area for the development of an appropriate mix of low rise higher density residential development, recreational and commercial/ retail land uses. It is intended these uses incorporate high standards of design, landscaping and open space and be supportive and compatible to the adjacent Central Business District, health services complex and exhibition/ sports facilities in the area. It is also the objective to establish an enhanced entrance to the City along Highway 13 and be complementary to the adjacent Parkway.

.2 Permitted Uses

- (1) Clinic
- (2) Community College
- (3) Commercial Recreation Facility
- (4) Day Care Centre ¹
- (5) Dwelling Units above permitted and Discretionary Uses
- (6) Home Occupation ²
- (7) Personal Care Home ³
- (8) Exhibition Operation
- (9) Office for Administration, Sales or General Business in Nature
- (10) Personal Service Establishment

.3 Discretionary Uses

- (1) Apartment Dwelling Units, Low Rise
- (2) Apartment, Senior Citizens
- (3) Automobile Service Station ⁴
- (4) Church (Religious Institution), existing
- (5) Dwelling Units, existing
- (6) Gas Bar ⁴
- (7) Group Care Facility
- (8) Laboratory, Medical/ Dental
- (9) Nursery School ¹
- (10) Social Service Home
- (11) Veterinary Clinic, existing

7.2.8 HC: HIGHWAY COMMERCIAL ZONE

.1 Purpose

This zone is designed for uses serving the traveling public or uses requiring a high level of accessibility. These areas are located adjacent the major highways through the City, the majority of which are on controlled access service roads.

.2 Permitted Uses

- (1) Automobile Sales, Service, Repairs or Rentals
- (2) Automobile Service Stations ¹

- (3) Car Wash
- (4) Commercial Recreation Establishment
- (5) Custom Workshop
- (6) Farm and Large Machinery or Equipment Sales, Service, Repairs or Rentals
- (7) Gas Bar¹
- (8) Hotel
- (9) Licenced Restaurant
- (10) Lumber Yard
- (11) Mobile Home Sales and Service
- (12) Motel
- (13) Museum
- (14) Offices for Administration, Sales or General Business in nature
- (15) Prefabricated Home Display and Sales
- (16) Recreation Vehicle Sales, Service, Repair or Rentals
- (17) Repair Service
- (18) Restaurant
- (19) Restaurant, Drive-in
- (20) Retail Store²
- (21) Tire Repair Shop
- (22) Warehouse, Storage for Public Rental

.3 Discretionary Uses

- (1) Auctioneering Establishment
- (2) Auditorium
- (3) Amusement Park
- (4) Campground
- (5) Church (Religious Institution)
- (6) Contractor Shop and Yard
- (7) Day Care Centre⁴
- (8) Funeral Home
- (9) Green House, Commercial
- (10) Industrial Machinery or Equipment Sales, Service, Repairs or Rentals
- (11) Licensed Beverage Room
- (12) Licensed Restaurant
- (13) Liquor Store
- (14) Machine Shop
- (15) Manufacturing⁶
- (16) Night Club
- (17) Propane Storage and Sales
- (18) Home Improvement Centre
- (19) Terminal, Truck and Freight
- (20) Theatre, Drive-in
- (21) Veterinary Clinic
- (22) Warehouse, Storage for Public Rental
- (23) Repair Shop(24)Retail Store

8.2.1 LI: LIGHT INDUSTRIAL ZONE

.1 Purpose

This zone is designed to provide for a wide range of industrial and service uses requiring small sites with a small amount of outdoor storage but excluding those uses which may be offensive by reason of noise, smell or other forms of pollution.

.2 Permitted Uses

- (1) Ambulance Service
- (2) Assembling, Parts ³
- (3) Automobile Sales, Service, Repairs or Rentals
- (4) Automobile Service Station ¹
- (5) Bakery Shop
- (6) Bottling and Canning, Soft Drinks and Carbonated Water
- (7) Car Wash
- (8) Cleaning, Carpet and Rug
- (9) Club, Commercial
- (10) Club, Private
- (11) Confectionary Store
- (12) Custom Workshop
- (13) Dyeing, Textiles and Wool
- (14) Dry Cleaning Plant
- (15) Farm and Large Machinery or Equipment Sales, Service, Repairs or Rentals
- (16) Gas Bar ¹
- (17) Green House, Commercial
- (18) Laboratory, Medical/ Dental
- (19) Labour Union Hall
- (20) Laundry Plant
- (21) Lumber Yard
- (22) Machine Shop
- (23) Manufacturing ³
- (24) Mobile Home Sales and Service
- (25) Office for Administration, Sales or General Business in nature
- (26) Prefabricated Home Display and Sales
- (27) Plumbing, Heating and Sheet Metal Shop
- (28) Printing and Reproduction, Commercial
- (29) Recreation Vehicle Sales, Service or Rental
- (30) Repair Service
- (31) Restaurant
- (32) Retail, General ³
- (33) Retail, Small Equipment and Supplies ²
- (34) School, Recreation
- (35) Sharpening and Repair, Knives, Saws, Tools
- (36) Terminal, Truck and Freight
- (37) Tire Repair Shop
- (38) Warehouse, Storage For Public Rental
- (39) Warehousing ³
- (40) Warehousing, Refrigerated
- (41) Wholesale ³

.3 Discretionary Uses

- (1) Auction Room
- (2) Bingo Parlour

- (3) Brewery/ Distillery
- (4) Church (Religious Institution), existing
- (5) Contractors Shop and Yard ⁴
- (6) Day Care Centre ⁶
- (7) Detached Dwelling Unit ⁸
- (8) Dry Cleaning Plant
- (9) Dwelling Unit, Accessory ⁵
- (10) Funeral Home
- (11) Golf Driving Range
- (12) Home Improvement Centre
- (13) Kennel for Commercial Breeding and Boarding Purposes
- (14) Licenced Beverage Room
- (15) Licenced Restaurant
- (16) Manufacture and Processing, Dairy Products
- (17) Night Club
- (18) Poultry Hatchery
- (19) Repair Shop
- (20) Restaurant
- (21) School, Public
- (22) School, Vocational

8.2.2 MI: MEDIUM INDUSTRIAL ZONE

.1 Purpose

This zone is intended to provide a wide range of industrial uses that carry out some of their operations outdoors may require a higher percentage of outdoor storage and activity but not of an obnoxious or offensive.

2 Permitted Uses

- (1) Ambulance Service
- (2) Assembling, Parts
- (3) Automobile Sales ,Service, Repairs or Rentals
- (4) Automobile Service Stations ¹
- (5) Bakery Shop
- (6) Blacksmith Shop
- (7) Bottling and Canning
- (8) Bottling and Canning, Soft Drinks and Carbonated Water
- (9) Brewery/Distillery
- (10) Car Wash
- (11) Cleaning, Carpet and Rug
- (12) Club, Commercial
- (13) Club, Private
- (14) Contractor Shop and Yard
- (15) Crating Service
- (16) Custom Workshop
- (17) Dyeing, Textiles and Wool
- (18) Farm and Large Machinery or Equipment Sales, Service, Repair or Rental
- (19) Gas Bar ¹
- (20) Laundry Plant
- (21) Lumber Yard
- (22) Manufacture and Processing, Dairy Products
- (23) Machine Shop
- (24) Poultry Hatchery

- (25) Plumbing, Heating and Sheet Metal Shop
- (26) Printing and Reproduction, Commercial
- (27) Repair Service ³
- (28) Repair Shop
- (29) Retail, General ³
- (30) Retail, Small Equipment and Supplies ⁴
- (31) School, Recreation
- (32) Sharpening and Repair, Knives, Saws, Tools
- (33) Terminal, Truck and Freight
- (34) Tire Repair Shop
- (35) Veterinary Clinic
- (36) Warehousing, Refrigerated
- (37) Wholesale ⁶

.3 Discretionary Uses

- (1) Adult Arcade
- (2) Adult Cabaret
- (3) Adult Motion Picture Theatre
- (4) Adult Retail Outlet / Bookstore
- (5) Adult Theatre and Massage Parlour
- (6) Animal Shelter
- (7) Bowling Centre
- (8) Day Care Centre
- (9) Dry Cleaning Plant
- (10) Dwelling unit, Accessory
- (11) Grain, Storage, Milling, Cleaning or Dying
- (12) Junk or Salvage Yard (Recycling)
- (13) Kennel, for Commercial Breeding and Boarding Purposes
- (14) Manufacturing, Ice
- (15) Mixing, Concrete
- (16) Petroleum, Bulk Storage and Sales
- (17) Propane, bulk Storage and Sales
- (18) Processing, Rock and Gravel
- (19) Processing, Food
- (20) Sandblasting, Metal
- (21) School, Vocational
- (22) Tire Retreading and Repair
- (23) Warehousing, excluding Hazardous Products
- (24) Offices for Administration, Sales and General Business in Nature