

COMMERCIAL MIXED USE (CM) ZONE**CM****(1) PERMITTED USES, except 615 Empire Avenue (PID #46166)**

Accessory Building	Health and Wellness Centre (2023-06-02)
Accessory Dwelling Unit	Hotel
Adult Day Centre	Library
Adult Massage Parlour	Office
Bakery	Park
Bank	Place of Worship
Bed and Breakfast	Public Use
Child Care Centre (2024-03-15)	Public Utility
Clinic	Restaurant
Community Garden	Retail Use
Convenience Store	Service Shop
Drive Through	Service Station
Dry Cleaning Establishment	Taxi Stand
Dwelling Unit – 2 nd storey or higher	Training School
Gas Station	

2) DISCRETIONARY USES, except 615 Empire Avenue (PID #46166)

Aquaculture	Lounge
Aquaponics	Parking Garage
Car Wash	Parking Lot
Craft Brewery/Distillery	Pedway (2022-10-14)
Dwelling Unit – 1 st storey	Pharmacy
Heritage Use (2022-05-27)	Place of Amusement (except Churchill Square (Map 3))
Horticulture	Place of Assembly
Hydroponics	Recycling Depot
Light Industrial Use	

(3) PERMITTED USE – 615 EMPIRE AVENUE (PID #46166)

Light Industrial Use

(4) ZONE STANDARDS EXCEPT GAS STATION, PLACE OF WORSHIP, PARK, PUBLIC USE, PUBLIC UTILITY, AND PARKING LOT (2022-05-27)

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| (a) | Building Height (maximum), except 615 Empire Avenue (PID#46166) and 43-53 Rowan Street (PID#18955) | 18 metres |
| (b) | Building Height (maximum) 615 Empire Avenue (PID#46166) except 43-53 Rowan Street (PID#18955) 8 metres | 8 metres |
| (c) | Building Height (maximum) 43-53 Rowan Street (PID#18955), except 615 Empire Avenue (PID#46166) | 21.5 metres |
| (d) | All other zone Standards shall be in the discretion of Council | |



- (5) **ZONE STANDARDS FOR GAS STATION SHALL BE IN ACCORDANCE WITH SECTION 6.16.**

(2022-05-27) (2024-03-15)

- (6) **ZONE STANDARDS FOR PLACE OF WORSHIP, PARK, PUBLIC USE, PUBLIC UTILITY, AND PARKING LOT SHALL BE IN THE DISCRETION OF COUNCIL.**

