

(158) – Within the lands zoned EMP-2 and shown as affected by this provision on Zoning Grid Schedule 122 of Appendix A, the following shall apply:

a) The following additional *uses* shall be permitted:

- i) *Artisan's establishment* (1);
- ii) *Computer, electronic, data processing, or server establishment* (1);
- iii) *Light repair operation* (1);
- iv) *Office* to a maximum of 25 percent of the total *gross floor area* (1);
- v) *Research and development establishment* (1); and,
- vi) *Retail* to a maximum of 25 percent of the total *gross floor area*.

b) The following *uses* shall not be permitted:

- i) *Bulk Fuel and Oil Storage Establishment*, and,
- ii) *Towing Compound*.

(1) Shall be required to locate within a *multi-unit building* containing at least one other permitted *use*.