

**List of Permitted Uses - 190 Station Street, Ajax**

Date: May 01, 2019

Zoning: Prestige Employment

<ul style="list-style-type: none"><li>• Accessory Retail Sales Outlet (1)</li><li>• Banquet Facilities</li><li>• Commercial Fitness Centre</li><li>• Commercial School (2)</li><li>• Community Centre</li><li>• Day Care Facility</li><li>• Drive-Thru Facility</li><li>• Dry Cleaning Establishment</li><li>• Emergency Service Facilities</li><li>• Financial Institution</li><li>• Funeral Home</li><li>• Hotel</li><li>• Licensed Accessory Outdoor Patio (3)</li><li>• Light Manufacturing (4)</li><li>• Medical Clinic</li><li>• Motel</li></ul>	<ul style="list-style-type: none"><li>• Motor Vehicle Rental Establishment</li><li>• Motor Vehicle Sales Establishment</li><li>• Offices</li><li>• Personal Service Shop</li><li>• Place Of Assembly</li><li>• Place Of Entertainment</li><li>• Public Storage Facility</li><li>• Recreation Facility</li><li>• Restaurant</li><li>• Restaurant, Drive-Thru</li><li>• Service or Repair Shop</li><li>• Sports Arena</li><li>• Unlicensed Accessory Outdoor Patio</li><li>• Veterinary Clinic</li><li>• Warehouse / Distribution Centre</li></ul>
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(1) May not exceed 20% of the GFA of the premises in which it is located.

(2) A Commercial School shall mean a premises as a school conducted for gain, including a studio of a dancing teacher or a music teacher, an art school, a golf school or business school and any other similar specialized school, but shall exclude any elementary or secondary school registered with the Ministry of Education.

(3) A Licensed Accessory Outdoor Patio is permitted provided that the licensed accessory outdoor patio meets the provisions in Section 6.3.1.1 of the Zoning By-law.

(4) Manufacturing is permitted only in wholly enclosed buildings.

This list of permitted uses is an excerpt from the current Town of Ajax Zoning By-law, which may be amended from time to time by the Town of Ajax. The Landlord makes no representations that the Tenant's proposed use is permitted. The Tenant shall satisfy himself as to matters pertaining to permitted and allowable uses.