

- (l) clubs;
 - (m) high tech;
 - (n) call centre.
- 2 None of the aforesaid uses shall be deemed to authorize the carrying on of a service station business or of a freestanding food sales outlet.
- Floor Space Ratio 3 No building shall have a floor space ratio in excess of 1.4 to 1.
- Height of Buildings 4 The height of any building shall not exceed 15m.
- Setbacks 5 No building or part thereof shall be so situated on a lot that any main wall will be closer to a street line than 3m.
- Landscaping 6 All that portion of a lot or parcel lying within 3m of the street or streets bounding the same shall be graded and landscaped provided that this Section shall not apply to any portion of the lot or parcel that is used or intended to be used only for the movement of motor vehicles, provided, that further, the area between the street line and the building shall be landscaped.
- Storage and Displays 7 Except within a building lawfully in use, no commodity, merchandise, stock-in-trade, or other material or thing related to any commercial use shall be stored or displayed within any areas prescribed in this Part in respect of setbacks, side yards, and rear yards.
- Rear yard 8 A rear yard shall be provided having a depth so that the distance from the rear lot line to any wall of the main building that is nearest to such line will be not less than 6m, nor less than one-half the height of such rear wall.
- 9 Rear yards shall be unoccupied and unobstructed by buildings other than accessory buildings in accordance with the requirements of Section 10 or by a roof not exceeding 2.5m in depth from the rear wall of the main building and having a height above the ground of not more than 3.5m and being used and maintained solely for the purpose of affording protection against the elements in loading and unloading spaces.
- Side Yards 10 Where no lane exists giving access to the rear yard, one side yard of a minimum width of 3m shall be provided giving access to the rear yard for the purpose of permitting off-street loading and unloading.

- 11 All side yards other than those mentioned in the preceding Section shall be not less than 2.5m wide nor less than one-quarter the height of the adjoining side wall.
- Accessory Buildings
- 12 No accessory buildings shall occupy more than 10% of the area of the site, nor more than 30% of the area of the rear yard, nor shall any exceed one storey or 3.5m in height.
- 13 An accessory building shall be situated in the rear yard of the building to which it is accessory and shall conform to the restrictions prescribed in this Part.
- 14 An accessory building shall be so situated as to provide a passage of not less than 2.5m in width between the accessory building and the main building.
- Parking
- 15 Parking shall be provided in compliance with the provisions of Schedule "C" of this by-law.