

(m) establishments for the care and treatment of animals under the supervision of a duly registered veterinarian, provided that the establishments are not used or intended to be used for the care or treatment of any animal of the equine or bovine species and that no animal shall be permitted or suffered to remain in the establishment other than during normal business hours;

(n) service stations;

(o) high tech;

(p) call centre.

Service Stations	2	<p>The operation of a <u>service station</u> in this zone shall not include work which involves:</p> <p>(a) removing the cylinder head of any engine,</p> <p>(b) removing, repairing or replacing any part of the chassis or frame of a motor vehicle;</p> <p>(c) removing, repairing or replacing any part of the transmission or drive train of a motor vehicle, or</p> <p>(d) removing, repairing or replacing any part of the exterior of the body of a motor vehicle or an externally mounted automotive accessory or fitting, other than a lamp, licence plate, windshield wiper, mirror, bumper guide, wheel or tire.</p>
Density	3	No <u>lot</u> shall have a <u>floor space ratio</u> in excess of 0.45:1.
Height	4	No <u>building</u> shall exceed 8m and two <u>storeys</u> in <u>height</u> .
Storage and Displays	5	Except within a <u>building</u> 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 <u>setbacks</u> , <u>side yards</u> and <u>rear yards</u> .
Residential Use	6	No residential portion of a building shall be within 7.5m of any internal <u>boundary</u> .
Front Setbacks	7	The <u>setback</u> from the <u>street boundary</u> shall be at least 6m.

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| Rear Setbacks | 8 | <p>(1) The <u>setback</u> from the <u>rear lot line</u> shall be at least 6m.</p> <p>(2) <u>Rear yards</u> may only be occupied or obstructed by:</p> <p>(a) <u>accessory buildings</u> in accordance with Section 10, or</p> <p>(b) a roof extending from the main <u>building</u>, provided:</p> <p style="padding-left: 40px;">(i) the depth of the roof is not more than 2.4m measured horizontally from the rear wall of the main <u>building</u>,</p> <p style="padding-left: 40px;">(ii) the <u>height</u> of the roof is at least 4m above the ground level, and</p> <p style="padding-left: 40px;">(iii) the roof is designed, maintained and used solely for the purpose of providing protection against the elements in loading and unloading <u>areas</u>.</p> |
| Side yards | 9 | <p>(1) Where no lane exists giving access to the <u>rear yard</u>, one <u>side yard</u> of a minimum <u>width</u> of 3m shall be provided giving access to the <u>rear yard</u> for the purpose of permitting off-street loading and unloading.</p> <p>(2) All <u>side yards</u> other than those mentioned in subsection (1) shall be at least 2.4m wide.</p> |
| Accessory buildings | 10 | <p>(1) No <u>accessory buildings</u> shall occupy more than 10% of the <u>area</u> of the <u>site</u> and 30% of the <u>area</u> of the <u>rear yard</u>, and shall not exceed one-<u>storey</u> and 4m in <u>height</u>.</p> <p>(2) An <u>accessory building</u> shall only be situated in the <u>rear yard</u> of the <u>building</u> to which it is accessory.</p> <p>(3) An <u>accessory building</u> shall be situated in a location that provides a passage of not less than 2.4m in width between the <u>accessory building</u> and the main <u>building</u>.</p> |

Regulations for Lots with Service stations

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| Street Frontage | 11 | (1) | A <u>service station</u> shall only be constructed, placed, maintained or used on a <u>lot</u> that has in common with at least one <u>street</u> a <u>boundary</u> of not less than 30m. |
| Setbacks | | (2) | No <u>building</u> , or part of a <u>building</u> , on a <u>lot</u> on which there is a <u>service station</u> shall be located: <ul style="list-style-type: none"> (a) nearer to any <u>street</u> than a distance of 4.5m, (b) nearer to any <u>boundary</u> of any <u>lot</u> lying within a Single Family Dwelling District, R1-A, R1-B Zones (Parts 1.1 and 1.2), than a distance of 4.5m. |
| | | (3) | Subsection (2) shall not apply to a lawful sign or floodlight pole, nor to a fence or wall of up to 1m in <u>height</u> at any point lying within a distance of 5m of a <u>street</u> , or to a tank or receptacle for the storage of petroleum or petroleum products lying wholly below the surface of the ground, but without restricting the generality of the provisions of subsection (2), it shall apply to every pump, pump island, air or water pipe or stand or other fixture and the structure on or in which the same may be located. |
| Off-Street Parking | | (4) | Where a <u>lot</u> on which there is or is intended to be a <u>service station</u> lies at the intersection of two or more <u>streets</u> so that it has two or more <u>boundaries</u> in common with those <u>streets</u> , the <u>area</u> or <u>areas</u> of any part or parts of the <u>lot</u> lying within a distance of 9m of any point of intersection of the common <u>boundaries</u> (or the point or points of intersection of the extension in a straight line of the <u>boundaries</u> or of any of them) shall not be taken into account in determining the number of parking units that are or are intended to be set aside provided and maintained thereon. |

Note: For parking requirements, see Schedule "C".