

**(81)** – Within the lands zoned EMP-1 and shown as affected by this provision on Zoning Grid Schedule 83 of Appendix A, the following shall apply:

- a) for all *uses*, a minimum of 1 parking space for every 45 square metres of *gross floor area* shall be required;
- b) *research and development establishment* and *artisan’s establishment* shall be permitted within the *existing building*;
- c) *office* shall be permitted to occupy 65% of the *gross floor area* of the *existing building*; and,
- d) The maximum *gross floor area* of any individual unit of *office* and *artisan’s establishment* shall be 250 square metres.