

PART 7.16 - M2-S ZONE, SONGHEES LIGHT INDUSTRIAL DISTRICT

Uses

- 1 Permitted uses, if they are not noxious or offensive to the immediate neighbourhood or the general public by reason of emitting odours, dust, smoke, gas, noise, effluent, or hazard:
 - (a) bakeries;
 - (b) banks and similar financial institutions;
 - (c) carpet cleaning;
 - (d) churches;
 - (e) clubs;
 - (f) dry cleaners;
 - (g) funeral undertaking;
 - (h) light industry, including manufacturing, processing, assembly, testing, servicing and repairing;
 - (i) mail order business;
 - (j) printing and publishing;
 - (k) residence for a security guard, as an ancillary use;
 - (l) restaurants;
 - (m) retail as an accessory use of products manufactured, cleaned, stored or otherwise handled in the primary use;
 - (n) schools, including trade schools;
 - (o) warehouses;
 - (p) wholesale.

Regulations Table

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<i>Category of regulation</i>	<i>Requirements</i>	
number of <u>buildings</u> (max.)	a lot may contain more than 1 <u>building</u>	
<u>height</u> (max.)	<i>Type & part of building</i>	
	all	<i>Height (m)</i> 15
	any part of a <u>building</u> within 7.5 m of a site's <u>internal boundary</u> that adjoins a <u>rear lot line</u> of a <u>lot</u> zoned for predominantly residential purposes	4
<u>total floor area</u> (max.)	<i>Type of use</i>	<i>Total floor area (m²)</i>
	retail as an <u>accessory use</u> of products manufactured, cleaned, stored or otherwise handled in the primary use	25% of total <u>area</u> of a <u>building</u>
<u>floor space ratio</u> (max.)	3.0 to 1	
<u>setbacks</u> (min.)	3 m from all <u>lot lines</u>	

Yards

- 3 Yards that are used for parking, loading, or storage
- (a) must have a concrete or asphalt surface, and
 - (b) must be graded and drained in accordance with sound engineering principles.

Landscaping

- 4 (1) Side yards and rear yards must be separated from a street by a landscape screen that is at least 1 m wide.
- (2) Front yards must be graded and landscaped for 3 m from the front lot line.

Driveways

- 5 Driveway view lines must be provided at 45 degree angles at all points within 3 m of an exit to a street.

Loading

- 6 (1) A loading space must be provided having dimensions of not less than 4 m in width, 9m in length, and 4.3 m in height.
- (2) A loading space must be located
- (a) within a building or yard; and
 - (b) at least 3 m from a street.
- (3) Access to and from a street for a loading space must be provided by a passage of not less than 5 m in width.
- (4) Access to 2 adjoining lots may be provided by a single passageway not less than 5 m in width where the access is secured by an easement registered in the Land Title Office.
- (5) Any access provided must be designed in accordance with sound engineering principles.