

PART 7.2.1 - M2-I ZONE, DOUGLAS-BLANSHARD INDUSTRIAL DISTRICT

Uses	1	<p>(1) The purposes of this section are</p> <ul style="list-style-type: none"> (a) to permit limited light industrial uses, including manufacturing, processing, and assembly, that are generally compatible with one another, and (b) to permit as uses “high tech”, service-commercial, and limited retail uses that are compatible and complementary to limited light industrial uses.” <p>(2) The following uses are the only uses permitted in this Zone:</p> <ul style="list-style-type: none"> (a) all of the uses permitted in the M-2 Zone, Light Industrial District; (b) <u>high tech</u>; (c) <u>call centre</u>; (d) professional services, including those provided by architects, engineers, and surveyors; (e) retail sales of home furnishings, home supplies, or sporting goods; (f) retail sales and offices as <u>accessory uses</u> that <ul style="list-style-type: none"> (i) are incidental to or normally associated with a principal use, permitted under this section, of manufacturing, cleaning, storing, or otherwise handling products, and (ii) do not together occupy more floor space than is occupied by the principal use to which they are incidental or normally associated.
Density	2	<p>(1) The ratio of the <u>total floor area</u> of <u>high tech</u> use in a <u>building</u> to the <u>area</u> of the <u>lot</u> on which that <u>building</u> is located must not exceed 1.6 to 1.</p> <p>(2) The ratio of the <u>total floor area</u> of <u>call centre</u> use in a <u>building</u> to the <u>area</u> of the <u>lot</u> on which that <u>building</u> is located must not exceed 1.6 to 1.</p> <p>(3) The ratio of the <u>total floor area</u> of retail sales of home furnishings, home supplies, or sporting goods in a <u>building</u> to the <u>area</u> of the <u>lot</u> on which that <u>building</u> is located must not exceed 1.4 to 1.</p>
General	3	<p>Except as provided in this Part, the regulations applicable in the M-2 Zone, Light Industrial District, apply in this Zone.</p>