

**PART 7. 2****M-2 ZONE, LIGHT INDUSTRIAL DISTRICT**

Uses	1	The following uses are permitted, provided 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) assaying gold and silver;
		(b) bakeries;
		(c) banks;
		(d) carpet cleaning;
		(e) <u>churches</u> ;
		(f) <u>clubs</u> ;
		(g) docks, wharves and piers;
		(h) drycleaners;
		(i) dye works;
		(j) forging, electric only;
		(k) funeral undertaking;
		(l) gas and petroleum tank farms and storage of flammable liquids or gases having a total storage capacity of less than 135,000 litres;
		(m) <u>garages</u> ;
		(n) light industry, including manufacturing, processing, assembly, testing, servicing and repairing;
		(o) mail order businesses;
		(p) milk processing and distribution;
		(q) printing and publishing;
		(r) quick freeze lockers;
		(s) residence for watchman as ancillary use on <u>lot</u> ;
		(t) <u>restaurants</u> ;

- (u) retail, as an accessory use of products manufactured, cleaned, stored or otherwise handled in the primary use, the area for accessory use not to exceed 25% of the total building area;
  - (v) schools, including trade schools;
  - (w) storage lots for undamaged vehicles, impounded or intended for sale, lease, rental or delivery;
  - (x) tire vulcanizing;
  - (y) vehicle sales and rentals;
  - (z) veterinary hospitals;
  - (aa) warehouses;
  - (bb) washing of vehicles;
  - (cc) wholesale.
- Density 2 The floor space ratio of all buildings on a lot shall not exceed 3.0 to 1.
- Height 3 (1) Subject to subsection (2), the maximum height of any building shall not exceed 15 m.
- (2) Where a site's internal boundary adjoins a rear lot line of a lot zoned for predominantly residential purposes, the maximum height of any part of a building within 7.5 m of the internal boundary shall not exceed 4 m.
- 4 More than one building may be sited on a lot.
- 5 Except for corner lots, no street setbacks are required.
- 6 For a corner lot, to secure view lines, no building shall be sited closer to an intersection of two streets than the diagonal line connecting two points 3 m distant from the intersection point.
- 7 Section 6 does not apply to any part of a building which is below the elevation of the intersection point or more than 3 m above it.
- 8 (1) For any lot boundary other than on a street, a setback of 3 m is required where the lot adjoins the side yard of a lot zoned for predominantly residential purposes.

		(2)	For any other <u>lot boundary</u> , no <u>setback</u> is required; but if a <u>setback</u> is provided, it shall be at least 3 m.
Loading	9	(1)	A loading space shall be provided having dimensions of not less than 4 m in width, 9 m in length, and 4.3 m in height, set back at least 3 m from the <u>street</u> and located within a <u>building</u> or a <u>yard</u> .
		(2)	Subject to subsection (3), access to and from the <u>street</u> for the loading space shall be provided by a passage of not less than 5 m in width.
		(3)	Access to two adjoining <u>lots</u> 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.
		(4)	Any access provided shall be designed in accordance with sound engineering principles.
Yard Regulations	10		<u>Yards</u> used for parking, loading or storage;
		(a)	shall have a concrete or asphalt surface;
		(b)	shall be graded and drained in accordance with sound engineering principles;
		(c)	where adjoining a <u>boundary</u> of a <u>lot</u> zoned for predominantly residential purposes, shall be separated by a <u>landscape screen</u> of at least 1.5 m in height and 60 cm in width;
		(d)	shall be separated from any of the following listed <u>streets</u> by a <u>landscape screen</u> of at least 1 m in width: Alston Street, Bay Street, Blanshard Street, Burnside Road, Dallas Road, Douglas Street, Erie Street, Esquimalt Road, Finlayson Street, Gorge Road, Government Street, Jutland Road, Kingston Street, Montreal Street, Ontario Street, Skinner Road, Tyee Road, Willia, Street, Wilson Street and all streets within the area bounded by Blanshard Street, Caledonia Street, Douglas Street and Tolmie Avenue.
Driveways	11		Driveway view lines shall be provided at 45 <sup>0</sup> angles at all points within 3 m of an exit to a <u>street</u> .
Parking spaces	12		The provisions of Schedule "C" shall apply in this zone.