

PART 7.3 - M-3 ZONE, HEAVY INDUSTRIAL DISTRICT

Uses

1. The following uses are permitted, provided they are not noxious or offensive to any residential neighbourhood or the general public by reason of emitting odors, dust, smoke, gas, noise, effluent or hazard:
 - (a) assaying;
 - (b) bakeries;
 - (c) banks;
 - (d) blast furnaces;
 - (e) breweries;
 - (f) carpet cleaners;
 - (g) churches;
 - (h) clubs;
 - (i) crematoria;
 - (j) docks, wharves and piers;
 - (k) distilleries;
 - (l) dry cleaners;
 - (m) dye works;
 - (n) electrical generating;
 - (o) fish packing and processing, except fish oil extraction;
 - (p) forging;
 - (q) gas and petroleum tank farms and storage or flammable liquids or gases having a storage capacity of less than 135,000 litres;
 - (r) garages;
 - (s) incineration or reduction of garbage, offal, dead animals, or refuse;
 - (t) except those activities designated as offensive trades in the Health Act industrial processing, including the manufacturing, processing, refining, assembly, testing, servicing, wrecking or salvaging of: appliances, asphalt, beverages, boilers, brick, candles, celluloid, cement and concrete, coke, creosote, dextrine, disinfectants, dye stuffs, emery cloth, explosives, fertilizers, fireworks, gellatine, glue, glucose, gunpowder, insecticides, lamp black, lime, linoleum, machinery, matches, metals, naptha, oilcloth, ore, paint, paper, pickles, plaster of paris, poisons, potash, printing ink, pulp, pyroxyline, rubber, sauerkraut, sausages, sandpaper, size, soap, soda, starch, stove polish, sugar, tar products, terracotta, tiles, tobacco, turpentine, varnish, vinegar, wood, wood scouring, wool, yeast;
 - (u) j junkyards;
 - (v) mail order businesses;
 - (w) milk processing and distribution;
 - (x) power generating;
 - (y) printing and publishing;

- (z) quick-freeze lockers;
- (aa) residence for watchman as ancillary use on lot;
- (bb) restaurants;
- (cc) retail, as an accessory use, of products manufactured, cleaned, stored or otherwise handled in the primary use, the accessory use not to exceed 25% of the total building area;
- (dd) rolling mills;
- (ee) saw or planing mills;
- (ff) schools, including trade schools;
- (gg) storage lot;
- (hh) tanning or curing of raw hides or skins;
- (ii) tire vulcanizing;
- (jj) veterinary hospitals;
- (kk) vehicle sales and rentals;
- (ll) warehouses;
- (mm) washing of vehicles;
- (nn) wholesale.

Density	2	The floor space ratio of all buildings on a lot shall not exceed 3.0 to 1.
	3	<p>(1) Subject to subsection (2) the maximum height of any building shall not exceed 15m.</p> <p>(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 7.5m of the internal boundary shall not exceed 4m.</p>
Siting of Buildings	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 3m 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 3m above it.
	8	<p>(1) For any lot boundary other than on a street, a setback of 3m is required where the lot adjoins the side yard of a lot zoned for predominantly residential purposes.</p> <p>(2) For any other lot boundary, no setback is required; but if a setback is provided, it shall be at least 3m.</p>

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| | 9 | <ul style="list-style-type: none"> (1) A loading space shall be provided having dimensions of not less than 4m in width, 9m in length, and 4.3m in height, set back at least 3 m from any street and located within a building or a yard. (2) Subject to subsection (3) access to and from the street for the loading space shall be provided by a passage of not less than 5 m in width. (3) Access to two 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. (4) Any access provided shall be designed in accordance with sound engineering principles. |
| Yard Regulations | 10 | <p>Yards used for parking, loading or storage</p> <ul style="list-style-type: none"> (a) shall have a concrete or asphalt surface; (b) Shall be graded and drained in accordance with sound engineering principles; (c) where adjoining a boundary of a lot zoned for predominantly residential purposes, shall be separated by a landscape screen of at least 1.5 m in height and 60 cm in width; (d) shall be separated from any of the following listed streets by a landscape screen 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, William 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° angles at all points within 3 m of an exit to a street. |
| Parking Spaces | 12 | The provisions of Schedule "C" shall apply in this zone. |