

M1-W ZONE, WILLIAM INDUSTRIAL DISTRICT

Definition	1	<p>In this Part, "live/work" means a use that includes</p> <p>(a) not more than 3 people engaged in any of the following uses that involve the making, servicing, or selling of goods, or the providing of services:</p> <p style="padding-left: 40px;">(i) artist studio;</p> <p style="padding-left: 40px;">(ii) making, processing, and assembly of products in an <u>area</u> that does not exceed 280 m²;</p> <p style="padding-left: 40px;">(iii) personal and professional services;</p> <p style="padding-left: 40px;">(iv) testing, servicing, and repairing of goods, and</p> <p>(b) at least one person residing in the <u>dwelling unit</u> where the use specified under paragraph (a) is carried on.</p>
Uses	2	<p>The following uses are the only uses permitted in this Zone:</p> <p>(a) live/work;</p> <p>(b) residential.</p>
Height	3	The <u>height</u> of a <u>building</u> must not exceed 12 m.
Floor Space Ratio	4	The <u>floor space ratio</u> must not exceed 1.8 to 1.
Lot Coverage	5	The <u>site coverage</u> must not exceed 85%.
Siting	6	Live/work use and residential use may be located in any part of a <u>building</u> .
Setbacks	7	<p>(1) The <u>setback</u> from a <u>rear lot line</u> must be at least 2 m.</p> <p>(2) No <u>setback</u> is required from a <u>street boundary</u>.</p>

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| Parking | 8 | (1) | There must be at least one off-street parking space for each live/work unit. |
| | | (2) | Off-street parking is permitted closer than 1 m to a <u>street</u> . |
| | | (3) | Parking that is not <u>enclosed parking spaces</u> must be screened from other uses by a <u>parking screen wall</u> . |
| | | (4) | Schedule C applies for parking requirements not specified in subsections (1) to (3). |