

PART 7.59 – MD-1 ZONE, DISCOVERY LIGHT INDUSTRIAL DISTRICT

7.59.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

Bakeries
Call Centre
Carpet and Dry Cleaning
Civic Facility
Clubs
Dye Works
Equipment Rental
Financial Institutions
Printing and Publishing Establishments
High Tech
Professional Services
Office
Recreation and Entertainment Services
Restaurants
Servicing and Repair of Goods
Wholesale and Retail Sales
Uses incidental to any of the above uses

Any of the following uses, so far as 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:

- i. Activities associated with commercial fishing, including ship chandlers
- ii. Facilities for the construction, repair and maintenance of marine vessels, including work on hulls, decks, holds, sails and engines
- iii. Service facilities related to marine industries, including radio, navigation equipment, radar, electrical, joinery and welding shops;
- iv. Storage, repair and supply of fishing equipment.

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7.59.2 Location, Siting of Uses, Number of Buildings and Yard Regulations

- a. Office space is only permitted above the first storey unless it is incidental to any of the permitted uses on the ground floor.
- b. Areas used for the storage of garbage or recyclable materials must be enclosed within a building or screened by a fence or masonry wall that provides a complete visual barrier.
- c. Yards used for loading or outdoor storage shall be:
 - i. Finished with asphalt or concrete surface.
 - ii. Graded so as to drain all surface water in accordance with sound engineering principles.
 - iii. Separated from any street by a landscape screen at least 1m wide.
 - iv. Screened from any lots zoned for predominantly residential purposes by a landscape screen at least 1.5m high and 60cm wide.

7.59.3 Density

Floor <u>space ratio</u> (maximum)	2.0:1
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7.59.4 Height

Principal <u>building height</u> (maximum)	15.0m
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7.59.5 Setbacks, Projections

- a. For a corner lot, no building shall be sited closer to an intersection of two streets than the diagonal line connecting points 3m distant from the intersecting point.
- b. No setback is required, but if a setback is provided, it shall be at least 3m.

7.59.6 Loading

- a. 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 3m from any street and located within a building or a yard.
- b. Subject to subsection (c), access to and from the street for the loading space shall be provided by a passage of not less than 5m in width.
- c. Access to two adjoining lots may be provided by a single passageway not less than 5m in width where the access is secured by an easement registered in the Land Title Office.
- d. Any access provided shall be designed in accordance with sound engineering principles.

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7.59.7 Vehicle and Bicycle Parking

- a. One parking space shall be provided for each 95m² of office, where the office uses exceeds 2850m².
- b. Except as provided in this part, no off-street vehicular parking spaces are required.
- c. Bicycle parking is subject to the regulations in Schedule “C.”

Bylaw 18-084 adopted September 6, 2018