

PART 7.11M-3A ZONE, INDUSTRIAL EQUIPMENT MANUFACTURING DISTRICT

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| Permitted 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 odours, dust, smoke, gas, noise, effluent or hazard: <ul style="list-style-type: none"> (a) docks, wharves and piers; (b) the manufacture of industrial equipment. |
| Density | 2 The <u>floor space ratio</u> of all <u>buildings</u> on a <u>lot</u> shall not exceed 0.75 to 1. |
| Height | 3 No <u>building</u> shall exceed 15 m in <u>height</u> . |
| Siting of Buildings | 4 (1) More than one <u>building</u> may be sited on a <u>lot</u> .
(2) A <u>front yard</u> of at least 7.5 m in depth shall be provided.
(3) One <u>side yard</u> of at least 5 m in depth shall be provided. |
| Site Coverage | 5 No <u>buildings</u> shall exceed a <u>site coverage</u> of 75%. |
| Lot Restrictions | 6 (1) The minimum lot size shall be 4,000 m ² .
(2) The average <u>width</u> of any <u>lot</u> shall be at least 18 m. |
| Loading | 7 (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, and shall be set back at least 3 m from any <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 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 Land Titles Office.
- (4) Any access provided shall be designed in accordance with sound engineering principles.
- Yard Regulations 8 Yards used for parking, loading or storage:
- (a) shall have a concrete or asphalt surface; and
- (b) shall be graded and drained in accordance with sound engineering principles.
- Driveway 9 Driveway view lines shall be provided at 45° angles at all points within 3 m of any exit to a street.
- Parking Space 10 The provisions of Schedule "C" shall apply in this Zone.
- Adjacent Site 11 Parking and loading may be sited on any adjacent lot if the lot is within the same zone and the parking or loading spaces are secured in the manner required by Section 6 of Schedule "C".