

PART 7.45 - M -G ZONE, GOVERNMENT LIGHT INDUSTRIAL 2 DISTRICT**Definition**

- 1 In this Part, “noxious or offensive” means noxious or offensive to the immediate neighbourhood or the general public because of the emission of dust, dirt, odour, smoke, gas, noise, effluent, radiation, broadcast interference, glare, humidity, heat, vibration, or other hazard.

Uses

- 2 The following uses are the only uses permitted in this Zone if they are not and do not tend to be, noxious or offensive:
- (a) bakeries;
 - (b) banks;
 - (c) breweries;
 - (d) call centre;
 - (e) car washes;
 - (f) churches;
 - (g) clubs;
 - (h) distilleries;
 - (i) docks, wharves, and piers;
 - (j) dry cleaners and carpet cleaning;
 - (k) funeral undertaking;
 - (l) garages;
 - (m) high tech;
 - (n) light industries,
 - i. including testing, servicing, and repair,
 - ii. excluding manufacturing, processing, and assembly;
 - (o) mail order businesses;
 - (p) printing and publishing;
 - (q) professional services, including those provided by architects, engineers and surveyors;

- (r) public buildings;
- (s) residence for a security guard, as an ancillary use of a lot;
- (t) restaurants;
- (u) retail sales and offices as accessory uses to the principal use to which they are incidental or normally associated; and which occupy less floor area than the principal use;
- (v) retail sales of home and office furnishings and supplies, or sporting goods;
- (w) schools;
- (x) storage lots excluding the storage of undamaged vehicles intended for sale, rent, or lease;
- (y) vehicle sales, rentals, and repairs;
- (z) veterinary hospitals;
- (aa) warehouses, wholesale.

Amended Sept. 14, 2023
Bylaw 23-074

Regulations Table

3

<i>Category of regulation</i>	<i>Requirements</i>
number of <u>buildings</u>	more than one <u>building</u> is permitted per <u>lot</u>
<u>floor space ratio</u> (maximum)	1.5 to 1
<u>height</u> (maximum)	15 m; 4 m for that portion of the <u>building</u> that is located within 7.5 m of the <u>rear lot line</u> and where it adjoins a lot that is zoned for predominantly residential use
<u>Front yard setback</u>	Nil except for corner lots
<u>Corner lot Front yard setback</u>	For a <u>corner lot</u> , to secure view lines, no <u>building</u> shall be <u>sited</u> closer to an intersection of two <u>streets</u> than the diagonal line connecting two points 3 m distant from the intersection point
<u>Side yard setback</u>	3m or nil; 3m where the adjoining lot is zoned for predominantly residential use
<u>Rear yard setback</u>	3m where the <u>rear lot line</u> adjoins a lot that is zoned for predominantly residential use


Loading zone

- 4 (1) A lot must contain a loading area that is at least 9 m long and 4 m wide and must have an access, that is at least 5 m wide, between a street.
- (2) A loading area must be located at least 3 m from a street.
- (3) Two adjoining lots may share an access to a street, if the access is at least 5 m wide, and secured by an easement registered in the Land Title Office.
- (4) For the purpose of safely providing a clear view of street traffic, the side boundaries of that part of a driveway that is within 3 m of a street must meet that street at 45 degree angles.

Parking

- 5 Parking and loading is to be provided in accordance with Zoning Regulation Bylaw Schedule "C" requirements.

Amended – Bylaw 23-074 Adopted September 14, 2023