

PART 7. 2**M-2 ZONE, LIGHT INDUSTRIAL DISTRICT**

Uses	1	The following uses are permitted, provided 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:
		(a) assaying gold and silver;
		(b) bakeries;
		(c) banks;
		(d) carpet cleaning;
		(e) <u>churches</u> ;
		(f) <u>clubs</u> ;
		(g) docks, wharves and piers;
		(h) drycleaners;
		(i) dye works;
		(j) forging, electric only;
		(k) funeral undertaking;
		(l) gas and petroleum tank farms and storage of flammable liquids or gases having a total storage capacity of less than 135,000 litres;
		(m) <u>garages</u> ;
		(n) light industry, including manufacturing, processing, assembly, testing, servicing and repairing;
		(o) mail order businesses;
		(p) milk processing and distribution;
		(q) printing and publishing;
		(r) quick freeze lockers;
		(s) residence for watchman as ancillary use on <u>lot</u> ;
		(t) <u>restaurants</u> ;

		(2)	For any other <u>lot boundary</u> , no <u>setback</u> is required; but if a <u>setback</u> is provided, it shall be at least 3 m.
Loading	9	(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, set back at least 3 m from the <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 <u>lots</u> 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		<u>Yards</u> used for parking, loading or storage;
		(a)	shall have a concrete or asphalt surface;
		(b)	shall be graded and drained in accordance with sound engineering principles;
		(c)	where adjoining a <u>boundary</u> of a <u>lot</u> zoned for predominantly residential purposes, shall be separated by a <u>landscape screen</u> of at least 1.5 m in height and 60 cm in width;
		(d)	shall be separated from any of the following listed <u>streets</u> by a <u>landscape screen</u> 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, Willia, 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 ⁰ angles at all points within 3 m of an exit to a <u>street</u> .
Parking spaces	12		The provisions of Schedule "C" shall apply in this zone.