

PART 7.1 - M-1 ZONE, LIMITED LIGHT INDUSTRIAL DISTRICT

Permitted Uses

- 1 (1) The purposes of this section are:
- (a) to permit limited light industrial uses, excluding manufacturing, processing and assembly, that are generally compatible with one another; and
 - (b) to permit as uses “high tech”, “work-live”, service-commercial, and limited retail uses that are compatible and complementary to limited light industrial uses.
- 1 (2) In this Part, “work-live” means a use that:
- (a) combines residential use, as an accessory use, with any of the indoor uses otherwise permitted under this Part, as a principal use; and
 - (b) is located in a unit that is a room or suite of rooms of which not more than 50% of the floor space is used for residential use.
- 1 (3) The following uses are permitted, provided they are not noxious or offensive to any adjacent property or the general public by reason of emitting odours, dust, smoke, gas, noise, effluent, radiation, broadcast interference, glare, humidity, heat, vibration or hazard:
- (a) bakeries;
 - (b) banks;
 - (c) car washes, except those equipped with hand operated sprayers and other driver operated machinery;
 - (d) carpet cleaning;
 - (e) churches;
 - (f) clubs;
 - (g) docks, wharves and piers;
 - (h) dry cleaners;
 - (i) dye works;
 - (j) funeral undertaking;
 - (k) garages;
 - (l) limited light industries, including testing, servicing and repair, but, except as provided in this part, excluding manufacturing, processing, or assembly;
 - (m) mail order businesses;
 - (n) milk processing and distribution;

- (o) printing and publishing;
- (p) quick-freeze lockers;
- (q) restaurants;
- (r) residence for watchman as ancillary use on a lot.
- (s) retail sales and offices as accessory uses that:
 - (i) are incidental to or normally associated with a principal use, permitted under this section, of manufacturing, cleaning, storing, or otherwise handling products, and
 - (ii) do not together occupy more floor space than is occupied by the principal use to which they are incidental or normally associated;
- (t) schools, including trade schools;
- (u) storage lots for undamaged vehicles impounded or intended for sale, lease, rent or delivery;
- (v) tire vulcanizing;
- (w) vehicle sales and rentals;
- (x) veterinary hospitals, provided that all runs are totally enclosed within a building;
- (y) warehouses;
- (z) wholesale;
- (aa) high tech;
- (bb) call centre;
- (cc) professional services, including those provided by architects, engineers, and surveyors;
- (dd) transient accommodation;
- (ee) retail sales of home furnishings, home supplies, or sporting goods;
- (ff) work-live.

Density

2. (1) The floor space ratio of all buildings on a lot shall not exceed 3.0 to 1.
- (2) The ratio of the total floor area of high tech use in a building to the area of the lot on which that building is located must not exceed 1.6 to 1.
- (3) The ratio of the total floor area of call centre use in a building to the area of the lot on which that building is located must not exceed 1.6 to 1.

- (4) The ratio of the total floor area of transient accommodation use in a building to the area of the lot on which that building is located must not exceed 1.6 to 1.
- (5) The ratio of the total floor area of retail sales of home furnishings, home supplies, or sporting goods in a building to the area of the lot on which that building is located must not exceed 1.4 to 1.
- Height
3. (1) Subject to subsection (2), the maximum height of any building shall not exceed 15m.
- (2) Where a site's internal boundary adjoins a rear lot line of a lot zoned for predominantly residential purposes, the maximum height of any part of a building within 7.5m of the internal boundary shall not exceed 4m.
- Siting of Buildings
4. More than one building may be sited on a lot.
5. Except for corner lots, no street setbacks are required.
6. For a corner lot, to secure view lines, no building shall be sited closer to an intersection of two streets than the diagonal line connecting two points 3m distant from the intersection point.
7. Section 6 does not apply to any part of a building which is below the elevation of the intersection point or more than 3m above it.
- 8 (1) For any lot boundary, other than on a street, a setback of 3m is required where the lot adjoins the side yard of a lot zoned for predominantly residential purposes.
- (2) For any other lot boundary, no setback is required, but if a setback is provided, it shall be at least 3m.
- 9 (1) 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.

- (2) Subject to subsection (3), access to and from the street for the loading space shall be provided by a passage of not less than 5m in width.
- (3) 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.
- (4) Any access provided shall be designed in accordance with sound engineering principles.

Yard Regulations

- 10 Yards used for parking, loading or storage
- (a) shall have an asphalt or concrete surface.
 - (b) shall be graded and drained in accordance with sound engineering principles.
 - (c) where adjoining a boundary of a lot zoned for predominantly residential purposes, shall be separated by a landscape screen of at least 1.5m in height and 60cm in width.
 - (d) shall be separated from any of the following listed streets by a landscape screen of at least 1m 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, William 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° angles at all points within 3m of an exit to a street.

Parking Spaces

12. (1) There must be at least one parking space on a lot for every work-live unit on that lot.
- (2) The parking requirements in Schedule C apply to the principal use part of a work-live unit.
- (3) The parking requirements in Schedule C apply to all uses that are not work-live.