

18.4 MANUFACTURING DISTRICT 1.4 (MD1.4)

18.4.1 PERMITTED USES

Ambulance Service

Bakery

Business Office

Commercial School

Food Catering Service

Food Packaging Facility

Manufacturing Facility

Medical Appliance Facility

Medical Office

Micro-Brewery

Professional Studio

Research and Development Facility

Any of the following *Ancillary Uses*:

Child Care Centre

Club

Convenience Store

Food Convenience Store

Food Outlet - Drive-through

Food Outlet - Take-out

Gas Bar

Health Studio

Personal Service Shop

Restaurant

Restaurant with Drive-through

Veterinary Office

Warehouse

Wholesale Store

Any of the following *Existing Uses*:

Motor Vehicle Dealership

Sports Facility

Transport Terminal

Any use accessory to any of the above uses, including a *Retail Store*

18.4.3 PROHIBITED USES

Outdoor Storage Yard

18.4.5 PROVISIONS

.1 Lot Width – minimum 30.0 m

.4 Building Height – maximum 20.0 m

.5 Front Yard Depth – minimum 9.0 m

.6 Rear Yard Depth – minimum

From a *rear lot line* that abuts a *lot* on which a *dwelling* or *dwelling unit* is located 6.0 m

.7 Side Yard Width – minimum

From a *side lot line* that abuts a *lot* on which a *dwelling* or *dwelling unit* is located or from a *side lot line* that abuts a *street* 6.0 m

.8 Landscaped Open Space Yard – minimum 15.0% of *lot area*

.10 Gross Floor Area – *Retail Store* – maximum 20.0% of the *GFA* of the *main use*

.50 All activities or uses shall take place entirely within a fully enclosed *building*. This provision does not apply to the following activity or use: *child care centre*, *gas bar*, *loading space*, outdoor eating area, *parking area*, *parking space*, *sports facility*, or refuelling area.