

Section 6.70 – Light Industrial (M1) Zone

(Replaced by Bylaw No. 1662)

The intent of the M1 Zone is to provide a mix of light industry operations.

6.70.01 Permitted Uses

The following **uses** and no others are permitted in the M1 Zone:

- (1) **Accessory buildings and structures**, subject to Section 3.05;
- (2) **Accessory automobile parts and accessories sale, installation and repair facility**;
- (3) **Accessory commercial composting**, subject to Section 3.15
- (4) **Accessory unenclosed storage**, subject to Section 3.13;
- (5) **Automobile repair and service facility, major**;
- (6) **Automobile repair and service facility, minor**;
- (7) **Automobile towing and storage facility**, on land legally described as Lot 9, Block F, Sections 88 and 90, Esquimalt District, Plan 1139 (1245 Parksdale Drive);
- (8) **Community care facility**, where the care provided is for adults and where none of those in care, or providing care, reside at the property;
- (9) **Equipment sales, service, repair and rental, minor**;
- (10) **Film production studio**;
- (11) **Home occupation**, subject to Section 3.09 and in conjunction with a **caretaker dwelling unit** permitted in this Zone;
- (12) **Household equipment and appliance service and repair**;
- (13) **Industrial use, light**;
- (14) One **caretaker dwelling unit** ;
- (15) Skateboard school and related **uses** including manufacturing, retail sale and repair of skateboards, on land legally described as Part 3 of Strata Lot 3, Section 79, Esquimalt District, Strata Plan VIS5358;
- (16) **Recycling depot**;
- (17) **Recycling facility**, subject to Section 3.14;
- (18) **Restaurant**;

- (19) **Uses accessory** to a **principal use** permitted in this **Zone**;
- (20) **Uses** permitted by Section 3.01 of this Bylaw; and
- (21) **Warehouse**, not exceeding 900 m² (9,687.5 ft²) of **gross floor area** and not used for retail sales.

6.70.02 Subdivision Lot Requirements

- (1) No **lot** having a **lot area** less than 1,800 m² (0.5 ac) may be created by subdivision.
- (2) No **lot** having a **lot width** less than 16 m (52.5 ft) may be created by subdivision.

6.70.03 Prohibited Uses

- (1) The incineration, for salvage purposes, or any goods or materials including, but not limited to **automobiles** or **automobile parts**.
- (2) Refuse and garbage dumps.
- (3) Sawmills, planer mills, fertilizer plants, **asphalt plants**, refineries, and bulk oil storage plants.
- (4) Uses for which a permit is required under the *Environmental Management Act* or Regulations under that Act, except for **uses** permitted in Articles 6.70.03(2) to (6) inclusive.
- (5) **Automobile and recreational vehicle storage**, or **automobile towing and storage**, with the sole exception of the existing vehicle storage facility on the land legally described as Lot A, Section 79, Esquimalt District, Plan 9701 (DD K112776) (979 Dunford Avenue) and Lot 7, Section 79, Esquimalt District, Plan 1512, except that portion in Plan 17412 (1001 Dunford Avenue).
- (6) **Automobile recycling and salvage**, with the sole exception of the existing auto parts facility on the land legally described as Lot 1, Section 79, Esquimalt District, Plan VIP74824 (945 Dunford Avenue).

6.70.04 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 50%.

6.70.05 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 12 m (39.4 ft) or three storeys.

6.70.06 Setbacks

No **building** or **structure** may be located:

- (1) Within 7.5 m (24.6 ft) of any **front lot line**; or
- (2) Within 6 m (19.7 ft) of any **interior side lot line** that does not **abut** a **Business Park** or **Industrial Zone**; or
- (3) Such that the sum of the **setbacks** from any two **side lot lines abutting a lot** in a **Business Park** or **Industrial Zone** is less than 6 m (19.7 ft); or

- (4) Within 6 m (19.7 ft) of any **exterior side lot line**; or
- (5) Within 7.5 m (24.6 ft) of any **rear lot line** that does not **abut** a **lot** in a **Commercial, Industrial, or Business Park Zone**, or an area in a **Comprehensive Development Zone** where the **principal use** permitted is commercial, business park or industrial.

6.70.07 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw the following requirements apply to landscape screening in the M1 Zone.

- (1) A continuous **landscape and screening area** not less than 2 m (6.6 ft) wide must be provided along the developed portion of each side of the **lot** which **abuts** a **highway**. This **landscape and screening area** may be interrupted at boulevard crossings, or to provide necessary pedestrian access to a **building**. This **landscape and screening area** must contain a hedge, shrubs or decorative fence of not less than 1.5 m (4.9 ft) in **height**.
- (2) Except in those portions where a **building** abuts a **lot line**, a continuous **landscape and screening area** not less than 2.5 m (8.2 ft) in width containing a decorative fence not less than 1.8 m (5.9 ft) in **height** together with decorative planting must be provided along all **lots lines** which do not **abut** a lot in a **Business Park or Industrial Zone**.

Section 6.71 – General Industrial (M2) Zone

(Replaced by Bylaw No. 1662)

The intent of the M2 Zone is to accommodate and expand on the uses of the M1 and CS3 zones.

6.71.01 Permitted Uses

The following **uses** and no others are permitted in the M2 Zone:

- (1) All of the **uses** permitted in the CS3 Zone;
- (2) All of the **uses** permitted in the M1 Zone;
- (3) **Crematorium**;
- (4) **Film production studio**;
- (5) **Fitness centre**, on land legally described as Lot 1, Sections 79 and 80, Esquimalt District, Plan VIP51550, Except Parts in Plans VIP66561 and VIP74375 (1060 Henry Eng Place);
- (6) **Gasoline service station**;
- (7) **Gasoline service station, cardlock**;
- (8) **Gravel processing**;
- (9) **Industrial use, general**;
- (10) **Office**, on land legally described as Lot 1, Section 5, Esquimalt District, Plan 1457 (Orono Avenue);
- (11) **Recycling facility**, subject to Section 3.14;
- (12) **Uses accessory** to a **principal use** permitted in this **Zone**;
- (13) **Uses** permitted by Section 3.01 of this Bylaw; and
- (14) **Warehouse**, with a **gross floor area** not exceeding 900 m² (9,687.5 ft²) but excluding retail sales.

6.71.02 Subdivision Lot Requirements

- (1) No **lot** having a **lot area** less than 1,500 m² (0.4 ac) may be created by subdivision.
- (2) No **lot** having a **lot width** less than 18 m (59.1 ft) may be created by subdivision.

6.71.03 Prohibited Uses

- (1) The burning of motor vehicles and other things for salvage purposes.
- (2) Refuse and garbage dumps.
- (3) Uses for which a permit is required under the *Environmental Management Act* or Regulations under that Act, except for **uses** permitted in Articles 6.71.03(2) to (5) inclusive.

- (4) Sawmills, planer mills, fertilizer plants, **asphalt plants**, oilrefineries, and bulk oil storage plants.

6.71.04 Regulations of Use

Unenclosed storage areas must conform to the regulations in Section 3.13 of this Bylaw.

6.71.05 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 50%.

6.71.06 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 12 m (39.4 ft).

6.71.07 Setbacks

No **building** or **structure** may be located:

- (1) Within 7.5 m (24.6 ft) of any **front lot line**; or
- (2) Within 6 m (19.7 ft) of any **interior side lot line** that does not **abut** a **Business Park** or **Industrial Zone**; or
- (3) Within 6 m (19.7 ft) of any **exterior side lot line**; or
- (4) Within 10 m (32.8 ft) of any **rear lot line** that does not **abut** a **lot** in a **Commercial, Industrial, or Business Park Zone**, or an area in a **Comprehensive Development Zone** where the **principal use** permitted is commercial, business park or industrial.

6.71.08 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw the following requirements apply to landscape screening in the M2 Zone:

- (1) A continuous **landscape and screening area** not less than 2 m (6.6 ft) wide must be provided along the developed portion of each side of the **lot** which **abuts** a **highway**. This **landscape and screening area** may be interrupted at boulevard crossings, or to provide necessary pedestrian access to a **building**. This **landscape and screening area** must contain a hedge, shrubs or decorative fence of not less than 1.5 m (4.9 ft) in **height**.
- (2) Except in those portions where a **building abuts** a **lot line**, a continuous **landscape and screening area** not less than 2.5 m (8.2 ft) in width containing a decorative fence not less than 1.8 m (5.9 ft) in **height** together with decorative planting must be provided along all **lots lines** which do not **abut** a **lot** in a **Business Park** or **Industrial Zone**.

Section 6.72 – Heavy Industrial (M3) Zone

(Replaced by Bylaw No. 1662)

The intent of the M3 Zone is to accommodate heavy and high impact industrial operations.

6.72.01 Permitted Uses

The following **uses** and no others are permitted in the M3 Zone:

- (1) **Accessory buildings and structures**, subject to Section 3.05;
- (2) **Asphalt plant**;
- (3) **Automobile and recreational vehicle storage facility**;
- (4) **Automobile recycling and salvage**;
- (5) **Automobile towing and storage facility**;
- (6) Bulk oil storage plant;
- (7) **Commercial composting**, subject to Section 3.15;
- (8) Fertilizer plant;
- (9) **Film production studio**;
- (10) **Gravel processing**;
- (11) One **caretaker dwelling unit** ;
- (12) Planer mill;
- (13) **Recycling facility**, subject to Section 3.14;
- (14) Refinery;
- (15) Sawmill;
- (16) **Unenclosed storage**, subject to Section 3.13;
- (17) **Uses accessory to a principal use** permitted in this **Zone**; and
- (18) **Uses** permitted by Section 3.01 of this Bylaw.

6.72.02 Subdivision Lot Requirements

- (1) No **lot** having a **lot area** less than 1,500 m² (0.4 ac) may be created by subdivision.
- (2) No **lot** having a **lot width** less than 18 m (59.1 ft) may be created by subdivision.

6.72.03 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 50%.

6.72.04 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 12 m (39.4 ft).

6.72.05 Setbacks

No **building** or **structure** may be located:

- (1) Within 7.5 m (24.6 ft) of any **front lot line**; or
- (2) Within 6 m (19.7 ft) of any **side lot line**; or
- (3) Within 10 m (32.8 ft) of any **rear lot line**.

6.72.06 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw the following requirements apply to landscape screening in the M3 Zone.

- (1) A continuous **landscape and screening area** not less than 2 m (6.6 ft) wide must be provided along the developed portion of each side of the **lot** which **abuts a highway**. This **landscape and screening area** may be interrupted at boulevard crossings, or to provide necessary pedestrian access to a **building**. This **landscape and screening area** must contain a hedge, shrubs or decorative fence of not less than 1.5 m (4.9 ft) in **height**.
- (2) Except in those portions where a **building abuts a lot line**, a continuous **landscape and screening area** not less than 2.5 m (8.2 ft) in width containing a decorative fence not less than 1.8 m (5.9 ft) in **height** together with decorative planting must be provided along all **lots line** which do not **abut a lot** in a **Business Park** or **Industrial Zone**.