

M-1A

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to permit industrial and other uses that are generally incompatible with dwelling uses but are beneficial in that they provide industrial employment opportunities or serve a useful or necessary function in the city.

It is the intent, however, to permit these uses in a manner which achieves an acceptable level of compatibility with adjacent residential districts and to not permit uses that are potentially dangerous or environmentally incompatible when situated near residential districts.

1.2 Overview

The table below provides an overview of outright and conditional approval uses in the M-1A district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
--	All uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section 2.2.

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board considers:

- (a) the intent of this schedule and all applicable Council policies and guidelines;
- (b) the submission of any advisory group, property owner or tenant;
- (c) the provision of appropriate landscaping; and
- (d) the design character and choice of building material in relation to adjoining residential districts.

Uses are listed under their general land use category. Applicable use-specific regulations in section 2.2 of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class B	Conditional	2.2.1
Cultural and Recreational Uses		
Artist Studio – Class A	Conditional	2.2.1
Artist Studio – Class B	Conditional	2.2.1
Arts and Culture Indoor Event	Conditional	2.2.1
Billiard Hall	Conditional	2.2.1
Bowling Alley	Conditional	2.2.1
Club	Conditional	2.2.1
Community Centre or Neighbourhood House	Conditional	2.2.1
Fitness Centre	Conditional	2.2.1
Hall	Conditional	2.2.1
Park or Playground	Conditional	2.2.1
Rink	Conditional	2.2.1
Swimming Pool	Conditional	2.2.1
Theatre	Conditional	2.2.1
Dwelling Uses		
Dwelling Unit	Conditional	2.2.1, 2.2.2
Residential Unit associated with and forming an integral part of an Artist Studio, limited to Artist Studio – Class B	Conditional	2.2.1, 2.2.3
Institutional Uses		
Ambulance Station	Conditional	2.2.1
Child Day Care Facility	Conditional	2.2.1

Use	Approval	Use-Specific Regulations
Church	Conditional	2.2.1
Detoxification Centre	Conditional	2.2.1
Public Authority Use	Conditional	2.2.1
School – Elementary or Secondary	Conditional	2.2.1
School – University or College	Conditional	2.2.1
Social Service Centre	Conditional	2.2.1
Manufacturing Uses		
Bakery Products Manufacturing	Conditional	2.2.1
Batteries Manufacturing	Conditional	2.2.1
Chemicals or Chemical Products Manufacturing – Class B	Conditional	2.2.1
Clothing Manufacturing	Conditional	2.2.1
Dairy Products Manufacturing	Conditional	2.2.1
Electrical Products or Appliances Manufacturing	Conditional	2.2.1
Food or Beverage Products Manufacturing – Class B	Conditional	2.2.1
Furniture or Fixtures Manufacturing	Conditional	2.2.1
Ice Manufacturing	Conditional	2.2.1
Information Communication Technology Manufacturing	Conditional	2.2.1
Jewellery Manufacturing	Conditional	2.2.1
Leather Products Manufacturing	Conditional	2.2.1
Machinery or Equipment Manufacturing	Conditional	2.2.1
Metal Products Manufacturing – Class B	Conditional	2.2.1
Miscellaneous Products Manufacturing – Class B	Conditional	2.2.1
Motor Vehicle Parts Manufacturing	Conditional	2.2.1
Non-Metallic Mineral Products Manufacturing – Class A	Conditional	2.2.1
Non-Metallic Mineral Products Manufacturing – Class B	Conditional	2.2.1
Paper Products Manufacturing	Conditional	2.2.1
Plastic Products Manufacturing	Conditional	2.2.1
Printing or Publishing	Conditional	2.2.1
Rubber Products Manufacturing	Conditional	2.2.1
Shoes or Boots Manufacturing	Conditional	2.2.1
Textiles or Knit Goods Manufacturing	Conditional	2.2.1
Tobacco Products Manufacturing	Conditional	2.2.1
Transportation Equipment Manufacturing	Conditional	2.2.1
Wood Products Manufacturing – Class B	Conditional	2.2.1

Use	Approval	Use-Specific Regulations
Office Uses		
Office Uses	Conditional	2.2.1
Parking Uses		
Parking Uses	Conditional	2.2.1
Retail Uses		
Farmers' Market	Conditional	2.2.1, 2.2.4
Furniture or Appliance Store	Conditional	2.2.1
Gasoline Station – Full Serve	Conditional	2.2.1
Gasoline Station – Split Island	Conditional	2.2.1
Grocery or Drug Store	Conditional	2.2.1
Grocery Store with Liquor Store	Conditional	2.2.1
Liquor Store	Conditional	2.2.1
Public Bike Share	Conditional	2.2.1
Retail Store	Conditional	2.2.1
Small-Scale Pharmacy	Conditional	2.2.1
Vehicle Dealer	Conditional	2.2.1
Service Uses		
Animal Clinic	Conditional	2.2.1
Auction Hall	Conditional	2.2.1
Barber Shop or Beauty Salon	Conditional	2.2.1
Beauty and Wellness Centre	Conditional	2.2.1
Catering Establishment	Conditional	2.2.1
Drive-Through Service	Conditional	2.2.1
Funeral Home	Conditional	2.2.1
Laboratory	Conditional	2.2.1
Laundromat or Dry Cleaning Establishment	Conditional	2.2.1
Laundry or Cleaning Plant	Conditional	2.2.1
Motor Vehicle Repair Shop	Conditional	2.2.1
Motor Vehicle Wash	Conditional	2.2.1
Neighbourhood Public House	Conditional	2.2.1
Photofinishing or Photography Laboratory	Conditional	2.2.1
Photofinishing or Photography Studio	Conditional	2.2.1
Print Shop	Conditional	2.2.1
Production or Rehearsal Studio	Conditional	2.2.1

Use	Approval	Use-Specific Regulations
Repair Shop – Class A	Conditional	2.2.1
Repair Shop – Class B	Conditional	2.2.1
Restaurant – Class 1	Conditional	2.2.1
Restaurant – Drive-In	Conditional	2.2.1
School – Arts or Self-Improvement	Conditional	2.2.1
School – Business	Conditional	2.2.1
School – Vocational or Trade	Conditional	2.2.1
Sign Painting Shop	Conditional	2.2.1
Work Shop	Conditional	2.2.1
Transportation and Storage Uses		
Cold Storage Plant	Conditional	2.2.1
Mini-Storage Warehouse	Conditional	2.2.1
Packaging Plant	Conditional	2.2.1
Storage Warehouse	Conditional	2.2.1
Storage Yard	Conditional	2.2.1 , 2.2.5
Truck Terminal or Courier Depot	Conditional	2.2.1
Utility and Communication Uses		
Public Utility	Conditional	2.2.1
Radiocommunication Station	Conditional	2.2.1
Recycling Depot	Conditional	2.2.1
Wholesale Uses		
Cardlock Fuel Station	Conditional	2.2.1
Lumber and Building Materials Establishment	Conditional	2.2.1
Wholesaling – Class A	Conditional	2.2.1
Wholesaling – Class B	Conditional	2.2.1
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Conditional	2.2.1
Accessory Uses, customarily ancillary to any use listed in this section 2.1	Conditional	2.2.1
Any other use that is not specifically listed and defined as a use in Section 2 of this by-law	Conditional	2.2.1 , 2.2.6
Deposition or extraction of material, which alters the configuration of the land	Conditional	2.2.1

2.2 Use-Specific Regulations

- 2.2.1 Conditional approval uses listed in section 2.1 of this schedule must not involve:
- (a) the bulk storage of: compressed gas, petroleum, coal tar products or derivatives, except for gasoline station – full serve, gasoline station – split island, and cardlock fuel station; explosives; fertilizer; fish oil or meal; lime; matches; or vegetable oil or fat; or
 - (b) the keeping of live animals, except for animal clinic, laboratory or retail store.
- 2.2.2 Dwelling unit may be permitted in combination with any use listed in section 2.1 of this schedule if:
- (a) it is for a caretaker or other person similarly employed; and
 - (b) such dwelling unit is considered to be essential to the operation of the business or establishment.
- 2.2.3 Residential unit associated with and forming an integral part of an artist studio, limited to artist studio – class B, may be permitted if:
- (a) the change of use applies to floor area existing as of February 26, 2013; and
 - (b) additions are limited to a maximum of 10% of the existing floor area.
- 2.2.4 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, and pedestrian amenity.
- 2.2.5 Storage yard must be enclosed by a suitable fence which is painted and neatly maintained at all times.
- 2.2.6 Any other use that is not specifically listed and defined as a use in Section 2 of this by-law may be permitted if the Director of Planning considers the use to be comparable in nature to the uses listed in section 2.1 of this schedule, having regard to the intent of this schedule.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

All uses in this district are subject to the following regulations.

3.1.1 Density and Floor Area

- 3.1.1.1 The maximum floor space ratio is 5.00, except that the floor area for retail uses, including accessory retail use, must not exceed 1,000 m².

3.1.2 Building Form and Placement

Regulations	M-1A
3.1.2.1 Maximum building height	18.3 m
3.1.2.2 Minimum front yard depth for sites that:	
(a) adjoin a site in any R district	3.0 m
(b) do not adjoin a site in an R district	not required
3.1.2.3 Minimum side yard width for a side yard that:	
(a) adjoins a site located in any RM district, without the intervention of a lane	1.5 m
(b) adjoins a site located in any RA, RS or RT district, without the intervention of a lane	0.9 m
(c) does not adjoin a site located in an R district	not required
3.1.2.4 Minimum rear yard depth	3.1 m

Front Yard

- 3.1.2.5 Where a front yard is required, the front yard must be landscaped to the satisfaction of the Director of Planning.

Side Yard

- 3.1.2.6 Despite the minimum side yard width in section [3.1.2.3\(b\)](#) above, in the case of a corner site, an exterior side yard is not required.

3.1.2.7 Despite the minimum side yard width in section [3.1.2.3\(c\)](#) above, where a side yard is provided, although not required, the minimum side yard width is 0.9 m.

Rear Yard

3.1.2.8 A rear yard must be landscaped to the satisfaction of the Director of Planning.

3.1.2.9 Despite the minimum rear yard depth in section [3.1.2.4](#) above, where the rear of the site abuts a lane, the minimum rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane.

3.1.2.10 The Director of Planning may waive the requirement to provide a rear yard if the Director of Planning is satisfied that:

- (a) the site is located within an area where rear access to the site and adjacent sites is not likely to be required; and
- (b) the site is sufficiently large to provide adequate open space.

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include all floors of all buildings including accessory buildings, both above and below ground level, measured to the extreme outer limits of the building.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
 - (i) at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) above base surface and where developed as off-street parking are contained in an accessory building located in the rear yard, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length;
- (d) amenity areas for the social and recreational enjoyment of residents and employees, or providing a service to the public, including facilities for general fitness, general recreation and child day care, provided that:
 - (i) the total area being excluded does not exceed the lesser of 20% of the permitted floor space or 100 m², and
 - (ii) in the case of a child day care facility, the Director of Planning is satisfied that there is a need for a child day care facility in the building or in the immediate neighbourhood; and
- (e) storage area associated with an artist studio – class B where the area is provided below the base surface, to a maximum exclusion of 20 m² for each artist studio – class B.