

**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*

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**18.4 MANUFACTURING DISTRICT 1.4 (MD1.4) – Continued**

**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 <i>rear lot line</i> that abuts a <i>lot</i> on which a <i>dwelling</i> or <i>dwelling unit</i> is located   | 6.0 m  |
| .7  | Side Yard Width – minimum   |  |
|     | From a <i>side lot line</i> that abuts a <i>lot</i> on which a <i>dwelling</i> or <i>dwelling unit</i> is located or from a <i>side lot line</i> that abuts a <i>street</i>   | 6.0 m  |
| .8  | Landscaped Open Space Yard – minimum  | 15.0% of <i>lot area</i>                       |
| .10 | Gross Floor Area – <i>Retail Store</i> – maximum  | 20.0% of the <i>GFA</i> of the <i>main use</i> |
| .50 | All activities or uses shall take place entirely within a fully enclosed <i>building</i> . This provision does not apply to the following activity or use: <i>child care centre, gas bar, loading space, outdoor eating area, parking area, parking space, sports facility, or refuelling area.</i> |  |