

18.5 MANUFACTURING DISTRICT 1.5 (MD1.5)

18.5.1 PERMITTED USES

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| <i>Ambulance Service</i> | <i>Manufacturing Facility</i> |
| <i>Bakery</i> | <i>Medical Appliance Facility</i> |
| <i>Business Office</i> | <i>Medical Office</i> |
| <i>Commercial School</i> | <i>Micro-Brewery</i> |
| <i>Food Catering Service</i> | <i>Professional Studio</i> |
| <i>Food Packaging Facility</i> | <i>Research and Development Facility</i> |

Any of the following *Ancillary Uses*:

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|-------------------------------|------------------------|
| <i>Child Care Centre</i> | <i>Restaurant</i> |
| <i>Club</i> | <i>Warehouse</i> |
| <i>Food Outlet - Take-Out</i> | <i>Wholesale Store</i> |
| <i>Health Studio</i> | |

Any of the following *Existing Uses*:

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|---------------------------------|------------------------|
| <i>Automobile Repair Garage</i> | <i>Sports Facility</i> |
| <i>Motor Vehicle Dealership</i> | |

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

18.5.3 PROHIBITED USES

- Outdoor Storage Yard*
- Transport Terminal as a main use*

18.5.5 PROVISIONS

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| .2 | Lot Area – minimum | 4,000.0 m ² |
| .4 | Building Height – maximum | 20.0 m |
| .5 | Front Yard Depth – minimum | 6.0 m |
| .6 | Rear Yard Depth – minimum | |
| | From a <i>rear lot line</i> that abuts a <i>street</i> | 6.0 m |
| .7 | Side Yard Width – minimum | 3.0 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 | Where a <i>lot line</i> abuts the E. C. Row Expressway right-of-way, a <i>landscaped open space yard</i> having a minimum depth of 9.0 m from the E. C. Row Expressway right-of-way shall be provided. | |