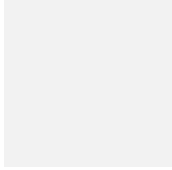


	<b>12.4</b>	<b>M4: Transition Industrial</b>		<b>M4</b>
	<b>12.4.1</b>	<b>Purpose</b> The purpose of this zone is to provide for a mix of business, office, and light industrial uses in Queensway East transition area near downtown. This zone allows multiple housing above the first storey.		
<b>Bylaw 8256</b> <b>Bylaw 8656</b>	<b>12.4.2</b>	<b>Principal Uses</b> <ul style="list-style-type: none"> <li>• auction, minor</li> <li>• brewery &amp; distillery, minor</li> <li>• broadcasting studio</li> <li>• club</li> <li>• contractor service, minor</li> <li>• education</li> <li>• education, commercial</li> <li>• emergency service</li> <li>• equipment, minor</li> <li>• greenhouse &amp; plant nursery</li> <li>• industry, light</li> <li>• manufacturing, custom indoor</li> <li>• office</li> <li>• parking, non-accessory</li> <li>• recycling centre, minor</li> <li>• restaurant</li> <li>• retail, farmers market</li> </ul>	<b>12.4.2</b>	<b>Principal Uses (Continued)</b> <ul style="list-style-type: none"> <li>• retail, general of only business or office supplies</li> <li>• service, business support</li> <li>• service, household repair</li> <li>• service, industrial support</li> <li>• service, pet grooming &amp; daycare</li> <li>• service station, minor</li> <li>• transportation depot</li> <li>• utility, major</li> <li>• utility, minor</li> <li>• vehicle rental, minor</li> <li>• vehicle repair, minor</li> <li>• veterinary service, minor</li> <li>• warehousing &amp; storage</li> <li>• wholesale</li> </ul>
			<b>12.4.3</b>	<b>Secondary Uses</b> <ul style="list-style-type: none"> <li>• home business 1</li> <li>• housing, apartment</li> <li>• residential security/operator unit</li> </ul>
	<b>12.4.4</b>	<b>Subdivision Regulations</b> <ol style="list-style-type: none"> <li>1. The minimum lot width is 9.0 m.</li> <li>2. The minimum lot area is 300 m<sup>2</sup>.</li> </ol>		
	<b>12.4.5</b>	<b>Development Regulations</b> <ol style="list-style-type: none"> <li>1. The maximum residential density is the lesser of 30 dwellings/ha or 6 dwellings/lot.</li> <li>2. The maximum site coverage is 80%.</li> <li>3. The maximum height is 12.0 m.</li> <li>4. The minimum front yard, side yard, and rear yard is 0.0 m.</li> </ol>		
<b>Bylaw 8256</b>	<b>12.4.6</b>	<b>Other Regulations</b> <ol style="list-style-type: none"> <li>1. Dwellings are only permitted above the first storey.</li> <li>2. Access to apartment housing must be separate from access to commercial uses.</li> <li>3. Outdoor use is not permitted except for auction; retail, farmers market; restaurant; greenhouse &amp; plant nursery; recycling centre; utility, minor; parking and loading, provided that all outdoor storage areas are enclosed by a screen.</li> <li>4. The maximum gross leasable floor area of an office use in one tenancy is 280 m<sup>2</sup>.</li> <li>5. The maximum total gross leasable floor area of office uses for any site is 1,000 m<sup>2</sup>.</li> </ol>		



6. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.