

PART 6.93 – CA-79 ZONE, OLD TOWN CANNABIS DISTRICT

6.93.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- a. Uses permitted in the CA-3C Zone, Old Town District;
- b. Storefront cannabis retailer provided that:
 - i. the use does not occupy more than 800m²;
 - ii. the use is restricted to the ground floor; and
 - iii. only one storefront cannabis retailer at a time is operational on the property
- c. Except as provided in this Part 6.93, the regulations in the CA-3C Zone, Old Town District apply in this Zone.

6.93.2 Floor Space Ratio

- a. Floor space ratio (maximum) 3:1

6.93.3 Height

- a. Principal building height (maximum) 15m
- b. For the purpose of this Section, the grade of a building means the elevation calculated to be the arithmetical average of the elevations of the highest and lowest points on the street boundaries of the lot on which the building is situated.
- c. Any building wall along any street shall be at least 6m in height.

6.93.4 Setbacks

- a. For any corner lot, a building must not be sited within the triangle formed by connecting a point on one street with a point on the other intersecting street, 3m distant from the intersection of the street boundaries.
- b. Except for corner lots, no setbacks are required.
- c. Section 7, Part 6.7 does not apply to any pillar or to any part of a building which is below the elevation of the intersection point or more than 3m above it.

6.93.5 Vehicle Parking

- a. One parking space shall be provided for each 95m² of office, where the office use exceeds 2850m².
- b. Except as provided in Section 10, Part 6.7, no off-street parking or loading spaces are required.