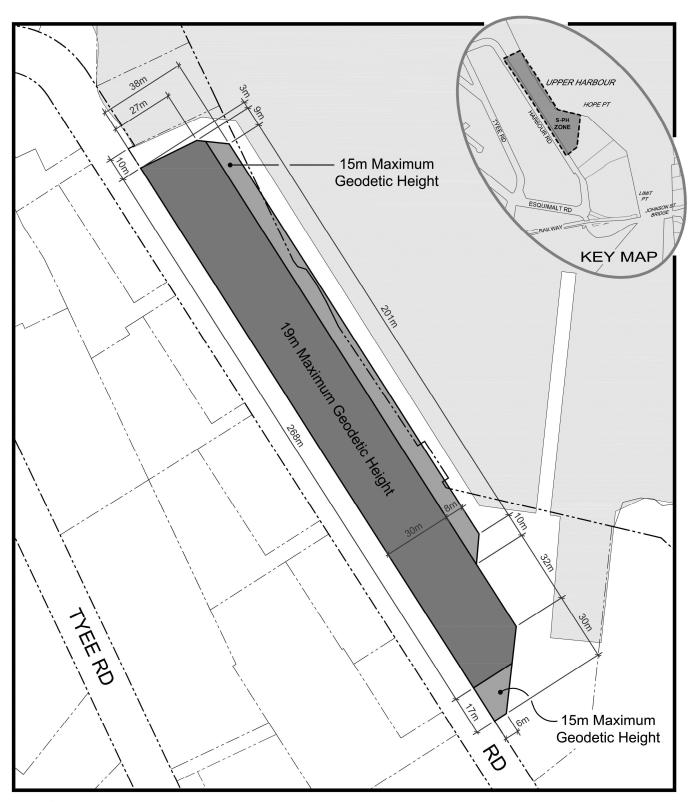
S-PH ZONE, POINT HOPE SHIPYARDS DISTRICT

Permitted Uses

- The following uses are permitted, provided that they are not noxious or offensive to any residential neighbourhood or the general public by reason of emitting odours, dust, smoke, gas, noise, effluent or hazard:
 - docks, wharves, piers and similar structures used or intended to be used for or in connection with the use and enjoyment of the Victoria Harbour or for navigational purposes;
 - facilities for the construction, repair and maintenance of marine vessels, including work on hulls, decks, holds and engines;
 - (c) radio and radar sales and service facilities;
 - (d) storage, repair and supply of fishing equipment;
 - (e) sale, repair and reconditioning of small and large marine engines;
 - (f) facilities for control of oil spills;
 - (g) joinery or welding shops;
 - (h) electrical shops;
 - (i) canteen facilities for employees, but excluding restaurants;
 - (j) parking and loading facilities;
 - (k) docks, wharves and piers;
 - (I) fish packing and processing, except fish oil extraction:
 - (m) residence for security personnel as ancillary use on any <u>lot;</u>
 - retail, as an accessory use, of products manufactured, cleaned, stored or otherwise handled in the primary use, the accessory use not to exceed 25% of the total building area;
 - (o) storage lot;
 - (p) warehouses;
 - (q) wholesale.

Density	2	The floor space ratio may not exceed 1.0 to 1.			
Height	3	(1)	Regu	s section "height" as defined in the Zoning lation Bylaw means height measured using dian Geodetic Datum.	
		(2)	A <u>buil</u>	ding must not exceed 3m in height.	
		(3)	•	te subsection (2), a <u>building</u> may have a t of up to	
			(a)	15m in the area marked "15m Maximum Geodetic Height" on the map in Schedule 10.33.3.1, and	
			(b)	19m in the area marked "19m Maximum Geodetic Height" on the map in Schedule 10.33.3.1.	
Siting of Buildings	4	More than one <u>building</u> may be located on a <u>lot</u> and a <u>building</u> may straddle a <u>lot</u> .			
Setbacks	5	For any lot boundary, no setback is required.			
Loading	6	A loading space shall be provided having dimensions of not less than 4m in width, 9m in length, and 4.3m in heigh set back at least 3m from any <u>street</u> and located within a <u>building</u> or a <u>yard</u> .			
	7	Subject to Section 9, access to and from the <u>street for</u> the loading space shall be provided by a passage of not less than 5m in <u>width</u> .			
	8	Access to two adjoining <u>lots</u> may be provided by a single passageway not less than 5m in <u>width</u> where the access is secured by an easement registered in the Land Title Office.			
	9	•	y access provided shall be designed in accorda und engineering principles.		
Yard Regulations	Regulations 10		Yards used for parking, loading or storage		
		(a)	shall l	have a concrete or asphalt surface; and	
		(b)		be graded and drained in accordance with dengineering principles.	
Driveways	11		Driveway view lines shall be provided at 45° angles at all points within 3m of an exit to a street.		





Schedule 10.33.3.1 S-PH Zone

