

**PART 6.32 - CA-26 ZONE, STORE STREET COMMERCIAL/INDUSTRIAL DISTRICT**

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| Permitted Uses      | <p>1 Subject to the provisions of Section 2, the following uses are permitted:</p> <p style="padding-left: 40px;">(a) all of the uses permitted in the CA-3C Zone, Old Town District are permitted in this zone;</p> <p style="padding-left: 40px;">(b) any of the following uses, so far as they are not noxious or offensive to the immediate neighbourhood, or the general public, by reason of emitting odours, dust, smoke, gas, noise, effluent or hazard:</p> <p style="padding-left: 80px;">(i) activities associated with commercial fishing, including ship chandlers;</p> <p style="padding-left: 80px;">(ii) facilities for the construction, repair and maintenance of marine vessels, including work on hulls, decks, holds, sails and engines;</p> <p style="padding-left: 80px;">(iii) service facilities related to marine industries, including radio, navigation equipment, radar, electrical, joinery and welding shops;</p> <p style="padding-left: 40px;">(iv) storage, repair and supply of fishing equipment.</p> |
| Prohibited Use      | 2 Residential use is prohibited.  |
| Restriction         | 3 The <u>floor space ratio</u> devoted to office use may not exceed 1.5 to 1.   |
| Floor Space Ratio   | 4 Subject to the provisions of Section 5, the <u>floor space ratio</u> may not exceed 1.5 to 1.   |
|                     | 5 Where at least 500m <sup>2</sup> of ground floor area is used for retail or a <u>restaurant</u> , the <u>floor space ratio</u> may not exceed 2.0 to 1.   |
| Site Area           | 6 The minimum <u>area</u> of any <u>lot</u> shall be 2,000m <sup>2</sup> .  |
| Parking             | 7 One parking space for each 300m <sup>2</sup> of office use shall be provided.   |
| General Regulations | 8 Except as provided in this part, the regulations applicable in the CA-3C Zone, Old Town District apply in this zone.  |