

PART 6.52 - CA-39 ZONE, COURTNEY OLD TOWN DISTRICT

Uses	1	The following uses are the only uses permitted in this zone:
		(a) all of the uses permitted in the CA-3C Zone, Old Town District;
		(b) establishments
		(i) for which a Class A licence for the sale of liquor has been issued under the <i>Liquor Control and Licensing Act of British Columbia</i> , including microbreweries and brewpubs, and
		(ii) that do not emit noise, odor, smoke, dust, gas, heat, humidity, effluent, vibrations, or hazards that are offensive to any adjacent property or to the general public.
Amenities	2	If at least 630m ² of the ground floor <u>area</u> of a <u>building</u> on a <u>lot</u> and at least 50% of the <u>building's</u> interior ground <u>floor area</u> adjacent to <u>street frontage</u> is devoted to retail or <u>restaurant</u> use,
		(a) the maximum <u>floor space ratio</u> allowable is 4.6 to 1;
		(b) the regulation applicable in the CA-3C zone, for the <u>floor space ratio</u> for office use, does not apply; and
		(c) the maximum allowable <u>height</u> of the <u>building</u> is 20.3m.
General Regulations	3	Except as provided in this Part, the regulations applicable in the CA-3C Zone, Old Town District, apply in this zone.
	4	(1) The floor <u>area</u> of a brewpub must not exceed 250m ² .
		(2) That part of the <u>floor area</u> of a brewpub that is used for brewing liquor must not exceed 25% of the floor <u>area</u> of the brewpub.