

The following provisions shall apply to the use of land and the construction of buildings in all M3 Zones, subject to the general provisions under Part B and Part C of this By-Law.

1. PERMITTED USES

Any person may use land and erect, occupy and maintain buildings and structures thereon for any of the following purposes:

(1) **Main Industrial Uses**

The following main uses shall be permitted only within enclosed buildings or structures:

- a) a fish processing or wholesaling plant;
- b) a warehousing or storage building, but not including a truck and/or transport terminal;
- c) a wholesaling establishment;
- 2019-62 d) public use.

(2) **Main Commercial Uses**

- a) a boat rental establishment;
- b) a boating supply establishment;
- c) a confectionery store;
- d) a fruit and vegetable retail stand;
- e) a marina and boat house;
- f) a sporting goods rental establishment;
- g) a sporting goods store;
- h) a tent-trailer rental and retail establishment.

(3) **Accessory Uses, Buildings or Structures**

Any use, building or structure which is subordinate and customarily incidental to a main commercial or industrial use of the building.

2. ZONE REQUIREMENTS

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| (1) | Lot Area (minimum) | 232.0 sq. m. |
| (2) | Lot Frontage (minimum) | 21.3 m. |
| (3) | Front Yard Depth (minimum) | 6.0 m. |
| (4) | Interior Side Yard Width (minimum) | 3.0 m. |

3. FOR ACCESSORY BUILDINGS OR STRUCTURES PROVISIONS

See Part C, Section 8.

4. OFF-STREET PARKING REQUIREMENTS

Notwithstanding the provisions of Part C, Section 14, the following parking provisions shall apply to all areas within the M3 Zone:

Off-Street parking requirement for all permitted uses (minimum)	One (1) space for each five (5) employees or part thereof.
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Such parking areas shall comply with the requirements of Part C, Section 15.

5. FOR OFF-STREET LOADING PROVISIONS

See Part C, Sections 16 and 17.