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;
       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**

   (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     One (1) space for each five (5) employees or part thereof.
   for all permitted uses (minimum)   for all permitted uses (minimum) employees or part thereof.

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.