

450 – MARINE ZONES

451 - M1 - Marine Zone 1

AMENDING
BYLAW

SECTION	REGULATION
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451.01	Permitted Uses
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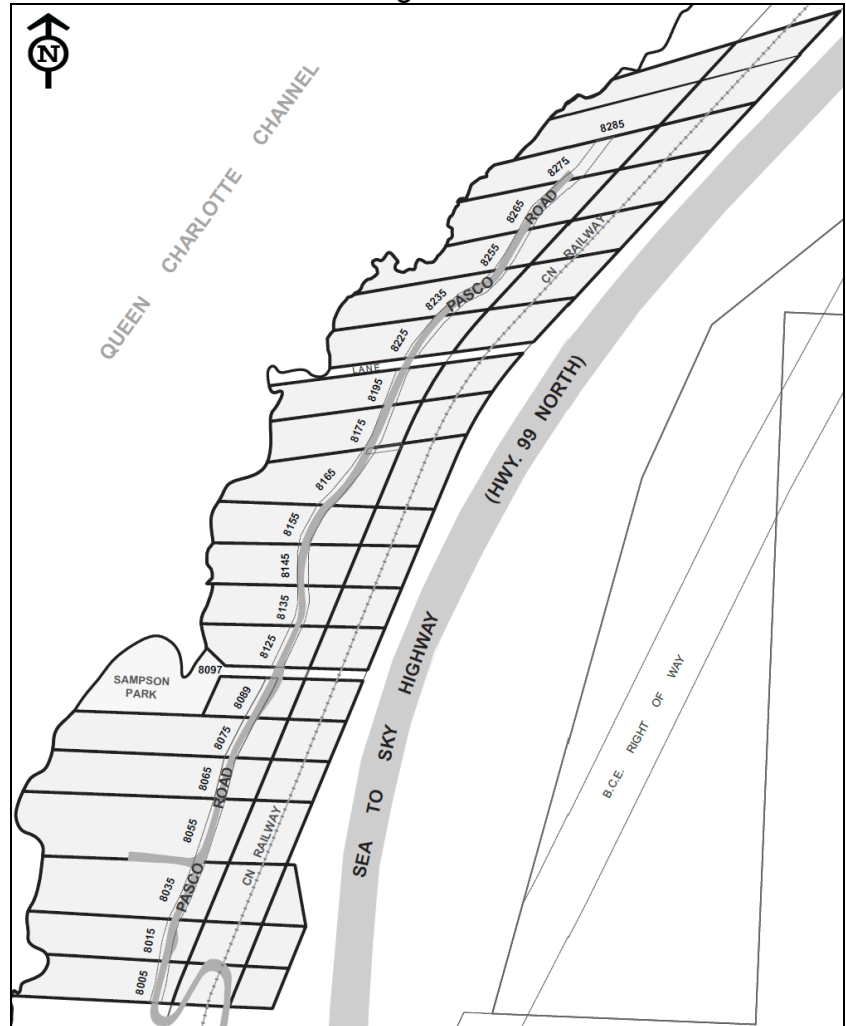
- (a) anchored floats for swimming
- (b) mooring of boats to anchored buoys
- (c) private floats, wharves, piers and walkways

451.02	Conditions of Use
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- (1) A private float or wharf shall not extend beyond a point where there is more than one foot depth of water at extreme low spring tides
- (2) No section of a private float or wharf shall exceed a width of 2.4 metres
- (3) No building or structure may be erected on any private float or wharf, other than:
 - (a) posts and wiring necessary for lighting fixtures; and
 - (b) posts, rails, and supports as may be necessary for safety
- (4) Private floats, wharves, piers and walkways are only permitted:
 - (a) where necessary for practical access to property immediately abutting the foreshore lying within the District boundaries, with the exception of the parcels along Pasco Road between the foreshore and the Sea-to-Sky Highway, which are depicted in the map shown in Figure 1, where such improvements may be placed regardless of other accessibility; and
 - (b) within the boundaries of an area held or occupied by the upland owner under a water lot lease from the Province or a licence or subtenure issued by the District.

#5361

Figure 1



#5361

- (5) Private floats and wharves may be used for purposes of private access only and no commercial or industrial activity or use shall take place thereon.

452 - M2 Marine Zone 2

AMENDING
BYLAW

SECTION	REGULATION
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452.01	Permitted Uses
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- (a) accessory buildings and uses excluding commercial boat building and/or boat repair facilities
- (b) caretaker's residence
- (c) floats, wharves or piers
- (d) floating boat shelters
- (e) yacht club facility

452.02	Conditions of Use
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Caretaker's residence:

- (a) When a dwelling is not provided for and permanently occupied by a caretaker on the yacht club lands, one member or employee of a yacht club may reside permanently in one boat or vessel for purposes of safety and fire protection
- (b) No other person may reside on any boat or vessel moored or wharfed within the boundaries of this zone except on a temporary basis and for holiday or recreational purposes only

452.03	Site Coverage
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Buildings shall observe the site coverage regulations required in the adjacent or adjoining residential zone

452.04	Setbacks
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Buildings shall observe the front yard and side yard regulations required in the adjacent or adjoining residential zone

452.05 Height

Buildings shall observe the height regulations required in the adjacent or adjoining residential zone

452.06 Off-Street Parking

- (1) Parking space shall be provided in the amount of 70% of the number of mooring spaces
- (2) Boats and boat cradles may be stored in parking areas during the months beginning October 1st in any year to March 31st of the immediately following year

452.07 Landscaping

A compact hedge of closely planted shrubs shall be provided and maintained in good condition at all times where any site adjoins a residential zone

452.08 Regulations Applicable to Floating Boat Shelters

- (1) All floating boat shelters shall be planned, erected and constructed in groups of not less than 3 nor more than 5
- (2) The component units of such groupings shall be of a uniform length and height
- (3) A space of not less than the width of 3 boat shelters shall be maintained between the sides of boat shelter groupings, except that if the grouping consists of only 3 or 4 floating boat shelters, the adjoining space need not be greater than the width of 2 floating boat shelters
- (4) Floating boat shelters shall not exceed a height of 5.5 metres above the surface of the water nor a maximum length of 14.6 metres
- (5) The total area occupied by floating boat shelters, inclusive of all supporting and access floats, shall not exceed 10% of the total area of the water lot within which such shelters are located

453 - M3 - Marine Zone 3

AMENDING
BYLAW

SECTION	REGULATION
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453.01	Permitted Uses
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- (a) accessory buildings and uses
- (b) boat hoists and launching ramps
- (c) boat rental operations
- (d) cottage brewery
- (e) dwelling
- (f) ferry terminal
- (g) floating boat shelters
- (h) marina land facilities which may include:
 - (1) boat building and maintenance and repair within a building
 - (2) coffee shop or restaurant
 - (3) offices
 - (4) outboard and inboard engine repairs within a building
 - (5) storage within a building
 - (6) store or sales room for the sale or rental of boats, engines, or marine supplies including foods and sporting goods
- (i) marina mooring facilities including docks, wharves, piers and floats
- (j) marine fuel sales
- (k) parking lot
- (l) water taxi moorage and dispatch

453.02	Conditions of Use
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- (1) Accessory buildings shall maintain the required minimum setbacks applicable to the principal building

#4938

- (2) Cottage brewery:
 - (a) 93 square metres maximum floor area including storage areas
 - (b) 1,036 litres per week maximum of beer or ale may be produced on site
 - (c) no objectionable dust, odour, gas, smoke, vibration, noise or effluent may be emitted
- (3) Dwelling unit:
 - (a) Only one dwelling unit for use solely by a caretaker, manager or owner of the marina is permitted.
 - (b) 279 square metres maximum floor area
- (4) For Lands located at 5776 Marine Drive and described as LOT 2 BLOCK 15 DISTRICT LOT 772 PLAN 12573 (PID: 008-847-321) the following outdoor uses are permitted, despite Section 453.01:
 - (a) boat and boat engine repairs and maintenance;
 - (b) storage of boats greater than 3.7 metres in height from keel to the top of super structure; and
 - (c) boat and boat engine sales and displays.

453.03 Front Yard

7.6 metres minimum

453.04 Rear Yard

- (1) 9.1 metres minimum
- (2) No rear yard is required where the rear yard adjoins or abuts the high water mark; except 6 metres minimum rear yard is required for a sewage disposal system or public utility service

453.05 Side Yard

3 metres minimum for any building or structure constructed on land

453.06 Building Height

#5425

- (1) 7.6 metres maximum, except for:
 - (a) boat hoists,
 - (b) gantries for stepping masts, and
 - (c) standard infrastructure associated with ferry terminal operations.
- (2) height is measured from the average street level abutting the site to the maximum height of the building

453.07 Off-Street Parking

- (1) For commercial mooring facilities and boat rental operations, parking space shall be provided in the amount of 50% of the number of boats or vessels moored or wharfed plus 70% of the number of boats for hire or rent
- (2) For all other permitted uses contained within buildings, one (1) additional parking space for every 37.5 square metres shall be provided
- (3) The sale or rental of boats and except as hereinafter provided, the storage of boats and boat cradles, shall not be carried on from areas required for vehicle parking
- (4) Boats and boat cradles may be stored in parking areas during the months beginning October 1st in any year to March 31st of the immediately following year

453.08 Landscaping

A compact hedge of closely planted shrubs shall be provided and maintained in good condition at all times where any site adjoins a residential zone

453.09 Regulations Applicable to Floating Boat Shelters

- (1) All floating boat shelters shall be planned, erected and constructed in groups of not less than 3 nor more than 5
- (2) The component units of such groupings shall be of a uniform length and height
- (3) A space of not less than the width of 3 boat shelters shall be maintained between the sides of boat shelter groupings, except that if the grouping consists of only 3 or 4 floating boat shelters, the adjoining space need not be greater than the width of 2 floating boat shelters
- (4) Floating boat shelters shall not exceed a height of 5.5 metres above the surface of the water nor a maximum length of 14.6 metres
- (5) The total area occupied by floating boat shelters, inclusive of all supporting and access floats, shall not exceed 10% of the total area of the water lot within which such shelters are located