

## **PRIVATE RESIDENCE WATER LOT ZONE (W1)**

### **Permitted Uses**

**64.** (1) The permitted uses for the W1 zone are as follows:

Pier  
Private Float  
Swimming Float  
Walkway (those necessary for practical access to property immediately abutting the foreshore)  
Wharf

### **Conditions of Use**

(2) The conditions of use for the W1 zone are as follows:

- (a) Private floats and wharves shall be used for purposes of private access only. No commercial or industrial activity or use shall take place on such floats or wharves.
- (b) Floats, wharves, piers, and walkways shall be located within the boundaries of a lawful water lease area or licence of occupation area, as approved by the Province of British Columbia.
- (c) A private float or wharf shall not extend any further distance than is necessary for private boat access and moorage at extreme low tide or low water level.
- (d) No section of a private float or wharf shall exceed a width of 4.0 m (13.12').
- (e) No building or structure, other than the posts necessary to carry lighting fixtures and the posts, rails, and supports necessary for safety, may be erected on any private float or wharf.
- (f) Private floats, wharves, piers, and walkways shall be designed and constructed in such a manner as to not impede pedestrian access along the foreshore.

## LIGHT COMMERCIAL WATER LOT ZONE (W2)

### Permitted Uses

BL 3068 65. (1) The permitted uses for the W2 zone are as follows:

- Boat Charter
- Boat Ramp
- Boat Rental
- Boat Shelters
- Float
- Float Home (subject to "Float Home Standards Bylaw 1999", No. 3015)
- Marina
- Marine-related Office
- Moorage Facility
- Parking Use
- Pier
- Walkway
- Water Taxi
- Wharf
- Yacht Club

(2) The following additional uses are permitted on a water lot containing a W2a designation:

- Marine-fueling Facility

BL 2974 (3) The following additional uses are permitted within a water lot containing a W2b designation:

- All uses permitted in the W2 and W2a Zone
- Hotel

### Maximum Water Lot Coverage

(3) The maximum water lot coverage for the W2 zone is as follows:

- (a) The coverage of all buildings and structures, excluding boat shelters, constructed on wharves shall not exceed ten percent (10%) of the total water lot area, excluding boat shelters.

### Conditions of Use

(4) The conditions of use for the W2 zone are as follows:

- (a) Floats, wharves, piers, ways, and walkways shall be contained within the boundaries of a lawful water lot lease area or licence of occupation area, as approved by British Columbia Lands.

### Maximum Height of Structures

(5) No structure shall exceed 10.0 m (33.0') in height as measured from the highwater mark to the highest point of the structure.

- (a) Despite the foregoing, boat hoists, gantries, and other equipment for repairing or removing boats to and from the water are unrestricted with respect to height.

## MIXED USE COMMERCIAL WATER LOT ZONE (W3)

### Permitted Uses

- BL 3068 66. (1) The permitted uses for the W3 zone are as follows:
- Accessory Dwelling Unit
  - Aquarium
  - Boat Charter
  - Boat Ramp
  - Boat Rental
  - Boat Shelter
  - Float
  - Float Home (subject to "Float Home Standards Bylaw 1999", No. 3015)
  - Home-based Business
  - Marina
  - Marine Museum
  - Marine-related Office
  - Moorage Facility
  - Parking Use
  - Pier
  - Sale of Boats
  - Sale of Seafood
  - Water Taxi
  - Walkway
  - Way
  - Wharf
  - Yacht Club
- (2) The following additional uses are permitted on a lot containing a W3a designation:
- Marine-fueling Facility

### Maximum Water Lot Coverage

- (4) The maximum permitted water lot coverage for the W3 zone is as follows:
- (a) Total water lot coverage of all boat shelters, and walkways (fixed or floating) shall not exceed 50% of the water lot surface.
  - (b) The gross water coverage of all buildings and structures constructed on wharves shall not exceed 10% of the total water lot area.

### Conditions of Use

- (5) The conditions of use for the W3 zone are as follows:
- (a) Floats, wharves, piers, ways, and walkways shall be contained within the boundaries of a lawful water lot lease area.

### Maximum Height of Structures

- (6) No structure shall exceed 10.0 m (33') in height as measured from the highwater mark to the highest point of the structure.
- (a) Despite the foregoing, boat hoists, gantries, and other equipment for repairing or moving boats to and from the water are unrestricted with respect to height.

**UPLAND TOURIST COMMERCIAL MARINE ZONE (MA1)**

**Permitted Uses**

67. (1) The permitted uses for the MA1 zone are as follows:

- Accessory Dwelling Unit
- Accessory Convenience Store
- Aquarium
- Bed and Breakfast
- Boat Building and Repair Facility
- Boat Hoist
- Boat Launch
- Boat Launching Ramp
- Boat Rentals/Sales
- Boat Shelter
- Boat Storage
- Dry Dock
- Hotel
- Laundromat
- Marine Museum
- Marine-fueling Facility
- Marine-related Office
- Parking Use
- Pub
- Recreational Equipment Rentals
- Restaurant
- Sale of Marine-related Equipment
- Seafood Market
- Shower Facility
- Tourist Accommodation
- Water Taxi
- Way
- Yacht Club

**Minimum Lot Size**

(2) The minimum permitted lot size for the MA1 zone is 560 m<sup>2</sup> (6,028 sq. ft.).

**Minimum Frontage**

(3) The minimum permitted frontage for the MA1 zone is 15 m (49.21').

**Maximum Lot Coverage**

(4) The maximum permitted lot coverage for the MA1 zone is 50% of the lot area.

**Minimum Setbacks**

(5) The minimum permitted setbacks for the MA1 zone are as follows:

- (a) Principal Buildings
  - Yard, Front ..... 8.0 m (26.25')
  - Yard, Side ..... 3.0 m ( 9.84')
- (b) Accessory Buildings and Structures (Excluding Fences)
  - Yard, Front ..... 8.0 m (26.25')
  - Yard, Side ..... 1.0 m ( 3.28')

**Maximum Building Height**

(6) The maximum permitted building height for the MA1 zone is 12 m (39.37').

- (a) Despite the foregoing, boat hoists, gantries and other equipment for repairing or moving boats to and from the water are unrestricted with respect to height.

**Conditions of Use**

- (7) The conditions of use for the MA1 zone are as follows:
  - (a) The gross floor area for accessory convenience stores shall not exceed 100 m<sup>2</sup> (1,076.43 sq. ft.).

**Permitted Uses**

**67.1** (1) The permitted uses for the MA2 Zone are as follows:

All uses permitted in the MA1 Zone  
Residential Use

**Maximum Residential Use**

(2) Residential Use may cover no more than 50% of the total site area.

**Minimum Lot Size**

(3) The minimum permitted lot size for the MA2 Zone is 10,000 m<sup>2</sup> (107,640 sq. ft.).

**Minimum Frontage**

(4) The minimum permitted frontage for the MA2 Zone is 100 m (328.10').

**Lot Coverage**

- (5) a) Marine Commercial Use - 50% of the marine commercial site area.
- b) Residential Use - 30% of the residential site area .

**Density**

(6) a) Up to one dwelling unit per 275 m<sup>2</sup> (2,960 sq. ft.) of residential site area.

**Minimum Setbacks**

(7) The minimum permitted setbacks for the MA2 Zone are as follows:

(a) Principal Buildings

Yard, Front .....	8.0 m (26.25')
Yard, Side .....	3.0 m ( 9.84')

(b) Accessory Buildings and Structures (Excluding Fences)

Yard, Front .....	8.0 m (26.25')
Yard, Side .....	1.0 m ( 3.28')

**Maximum Building Height**

(8) The maximum permitted building height for the MA2 Zone is 12 m (39.37').

(a) Despite the foregoing, boat hoists, gantries and other equipment for repairing or moving boats to and from the water are unrestricted with respect to height.

**Conditions of Use**

(9) The conditions of use for the MA2 Zone are as follows:

(a) The gross floor area for accessory convenience stores shall not exceed 100 m<sup>2</sup> (1,076.43 sq. ft.).