
509. MARINE DISTRICT 1 (P9)

This District provides for the development and regulation of water-oriented uses, which are of a character designed to ensure a high degree of compatibility with adjacent or nearby public recreational or residential areas. (B/L No. 6449-76-04-05)

509.1 Uses Permitted:

- (1) Hotels.
- (2) Marinas for the accommodation of pleasure and recreational boats, which may include such related uses as administrative offices, cafeteria services, recreational lounges; the retail sale of marine supplies, equipment and sporting goods; and boat motor repairs, provided that such repairs are limited to motors of not more than 190 kw (254.79 horsepower).
- (3) Private recreational, yacht and boating clubs.
- (4) Restaurants (excluding drive-in restaurants).
- (5) Accessory buildings and uses, including:
 - (a) Boat hoists, breakwaters, floats, launching ramps, piers and wharves, and other similar facilities related to the mooring, handling and storage of boats.
 - (b) Boat rental establishments.
 - (c) One dwelling unit for a caretaker or watchman in conjunction with a marina, private recreational, yacht or boating club.
 - (d) Marine fuelling installations.
 - (e) Water taxis.

509.2 Conditions of Use:

- (1) Every application for development shall be accompanied by a preliminary plan showing the dimensions of the land and water areas of the lot or lots; location, plans, profiles and elevations and height of all buildings and structures including signs, setbacks, parking areas, access, open spaces, landscaping and screening; facilities related to the mooring, handling and storage of boats; surrounding land and water uses; details of any proposed reclamation of the water area of the lot or lots, and such further information as the Director of Planning may require.
- (2) All permitted uses which are located on the land area of the lot shall be housed completely within an enclosed building, except boat hoists and launching ramps for permitted boat storage, parking and loading facilities.
- (3) Any part of the land area of the lot which is not occupied by buildings, parking or loading facilities, driveways, pedestrian walks, boat hoists or launching ramps shall be fully and suitably landscaped and properly maintained.

- (4) Natural screening to a height of not less than 1.8 m (5.91 ft.) shall be provided and properly maintained along the boundary of a lot which abuts a lot in an A, R or RM District, or is separated by a street or lane therefrom.
- (5) No person may reside on any boat or vessel moored or wharfed within the boundaries of this district.
- (6) In the case of marina, yacht club or boating club developments, no floating boat shelters shall be permitted, and all floats and wharves for the mooring of boats shall be used for access purposes only and no building, shed or structure shall be erected thereon.
- (7) In the case of marina, yacht club, boating club or boat rental developments, boats and boat cradles may be stored in parking area during the months beginning October 1st in any year to March 31st of the immediately following year. Natural screening to a height of not less than 3.0 m (9.84 ft.) shall be provided and properly maintained around the boundaries of such parking areas.

509.3 Height of Buildings:

The height of a building shall not exceed 12.0 m (39.37 ft.) nor 3 storeys.

509.4 Lot Coverage:

The maximum coverage shall be 30 percent of the land area of the lot and 20 percent of the water surface area of the lot, excluding areas occupied by boats.

509.5 Yards:

No building or structure constructed on land shall be located closer than 9.0 m (29.53 ft.) to the boundaries of the lot, except that no setback shall be required on any portion of the lot which adjoins or abuts the High Water Mark.

509.6 Off-Street Parking:

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.

509.7 Off-Street Loading:

Off-street loading shall be provided and maintained in accordance with Schedule IX of this Bylaw.