

407. MARINE DISTRICT 2 (M7) and (M7a)

This District provides for the regulation and location of water-oriented uses and related activities in proper relationship to surrounding development.

(B/L No. 6449-76-04-05)

407.1 Uses Permitted:

- (1) Boat rental establishments.
- (2) Fire and police boat facilities and radar installations.
- (3) The manufacturing, assembly, finishing, retail sale or repair of boats not greater than 15.0 m (49.21 ft.) in length.
- (4) The manufacturing, rental, repair and sale of marine sporting goods and equipment, including artificial fishing bait, barometers, dinghies, fish nets, fishing rods, reels and tackle; floats for lines, net and ropes; life jackets, life rafts, marine charts, nautical and navigational instruments, sails, skin diving and water skiing equipment, sounding instruments and equipment, and other similar products.
- (5) Marinas for the accommodation of commercial boats, which may include such related use as administrative offices, cafeteria services, recreational lounges; the retail sale of marine supplies and equipment; and boat motor repairs, provided that such repairs are limited to motors of not more than 370 kw (496.18 horsepower).
- (6) Marine fueling installations.
- (7) Marine research laboratories.
- (8) Marine surveying and engineering offices.
- (9) Marine towing and tugboat services and installations.
- (10) Seaplane mooring facilities and installations.
- (11) Water taxis.
- (12) The storage of petroleum products in areas having an M7a designation, provided that such use is located 61 m (200.13 ft.) or more from the zoning boundary of an A2, R or RM District. (B/L No. 7528-80-09-08)
- (13) Accessory buildings and uses, including:
 - (a) The internal display, internal storage and internal retail sale of goods produced or stored on the premises.
 - (b) Breakwaters, docks, floating boat shelters, floats, hoists, launching ramps, piers and wharves, and other similar facilities related to the transshipment of goods and materials and to the mooring, handling and storage of boats and seaplanes.
 - (c) Living accommodation for a caretaker or watchman, subject to the following:
 - (i) to be located within, and form an integral part of the principal building and to be included in the building plans thereof;
 - (ii) to be limited to the caretaker or watchman, and not used for family accommodation;
 - (iii) to be fully separated from other permitted uses within the principal building by walls, partitions or a floor;
 - (iv) to have a maximum floor area of 56 m² (602.80 sq.ft.).
- (14) Fire halls. (B/L No. 14464-22-07-25)

407.2 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 required.
- (2) All uses and undertakings shall be conducted within a completely enclosed building, except as provided for in Section 6.27 of this Bylaw. (B/L No. 14184-20-09-14)
- (3) Any part of the land area of the lot which is not occupied by buildings; parking, loading or display areas; driveways, pedestrian walks; hoists, launching ramps or facilities and installations related to the transshipment of goods and materials, 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, RM, P3 or P9 District, or is separated by a street or lane therefrom.
- (5) Nothing shall be done which is or will become an annoyance or nuisance to the surrounding areas by reason of unsightliness, the emission of odours, liquid effluents, dust, fumes, smoke, vibration, noise or glare; nor shall anything be done which creates or causes a health, fire or explosion hazard, electrical interference or undue traffic congestion.
- (6) No person may reside on any boat or vessel moored or wharfed within the boundaries of this district, except, where the provision of such accommodation is considered essential to the effective operation of fire boats, police boats or tug boats, provided, however, that only one employee of a marina or boat rental establishment may reside permanently in one boat for purposes of safety and fire protection.
- (7) No floating boat shelter shall exceed a height of 5.5 m (18.04 ft.) above the surface of the water nor an overall length of 14.5 m (47.57 ft.).
- (8) In the case of marina or boat rental developments, 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. 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.

407.3 Height of Buildings:

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

407.4 Lot Coverage:

The maximum coverage shall be 40 percent of the land area of the lot and 25 percent of the water surface area of the lot, excluding areas occupied by boats or aircraft.

407.5 Yards:

- (1) No building or structure, excluding fences and retaining walls, constructed on land shall be located closer than 6.0 m (19.69 ft.) to the boundaries of the lot, except that such setback may be reduced to a distance of not less than 3.0 m (9.84 ft.) where a lot abuts another lot in this district. (B/L No. 14170-20-07-06)
- (2) No setback shall be required on any portion of the lot which adjoins or abuts the High Water Mark.

407.6 Off-Street Vehicle Parking:

Off-street vehicle parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw. (B/L No. 14636-24-03-11)

407.7 Off-Street Loading:

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

407.8 Off-Street Bicycle Parking and End-of-trip Facilities:

Off-street bicycle parking and end-of-trip facilities shall be provided and maintained in accordance with Schedule X of this Bylaw. (B/L No. 14636-24-03-11)