

## PART 7.54 – FWM ZONE, FISHERMAN’S WHARF MARINE DISTRICT

### 7.54.1 Definitions

In this Part 7.54:

- a. “Float home” means a structure incorporating a flotation system or a converted vessel that is used as a self-contained dwelling unit but is not intended for navigational purposes
- b. “Float home - home occupation” means a home occupation within a float home
- c. “Live-aboard” means a vessel that is primarily used as a dwelling unit and is designed or intended to be used for navigational purposes
- d. “Floating Commercial Unit” means a structure, incorporating a flotation system or a converted vessel that can accommodate any commercial use permitted under paragraph 7.54.2 other than float home - home occupation and one dwelling unit is permitted above the first floor

### 7.54.2 Permitted Uses in this Zone

The following uses are the only uses permitted in this zone:

- a. Docks, wharves and piers
- b. Marine construction and repairs, including vessels and engine repairs
- c. Marine commercial uses including rental and commercial tour boats
- d. Fish packing, processing and chandleries
- e. Radio/radar sales and service
- f. Storage/repair and supply of fishing equipment
- g. Restaurants
- h. Bulk storage of oil, gasoline and propane provided volume does not to exceed 200,000 litres
- i. Parking and loading facilities
- j. Float home
- k. Float home - home occupation, subject to the regulations contained in Schedule “D”, as if it were a home occupation, except that up to two bedrooms may be used for the purpose of providing bed and breakfast accommodation notwithstanding that it is not a single family dwelling
- l. Floating commercial unit
- m. Live-aboard
- n. Offices
- o. Retail
- p. Commercial exhibit
- q. Uses incidental to any of the above uses

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### 7.54.3 Floor Area, Number of Float Homes, Number of Live-aboards and Number of Buildings on a Lot

- a. Total floor area for all uses excluding float homes and live-aboards: (maximum) 1000m<sup>2</sup>
- b. Total floor area, if the community amenity has been provided pursuant to section 7.54.4, for all uses excluding float homes and live-aboards may be increased up to 2010m<sup>2</sup> with an office floor area of 270m<sup>2</sup> (maximum) and a retail floor area including floating commercial units of 1740m<sup>2</sup> (maximum)
- c. Number of float homes (maximum) 33
- d. Number of live-aboards (maximum) 31
- e. A lot may contain more than one building
- f. A building may straddle a lot boundary between two lots that are both within this Zone

### 7.54.4 Community Amenity

- a. As a condition of additional density pursuant to 7.54.3 (b), a public washroom must be provided and maintained as a community amenity

### 7.54.5 Siting for Float Homes and Floating Commercial Units

- a. Float homes and floating commercial units must be located only within the water areas shown on the map attached as Schedule 1

### 7.54.6 Height and Roof Decks

- a. Float home (maximum) 7.5m from main floor level
- b. Floating commercial unit (maximum) 6.0m from main floor level
- c. Building on a pier (maximum) 7.5m from pier level
- d. Building on a wharf or dock (maximum) 6.0m from dock level
- e. Building height on the upland (maximum) 6.0m
- f. Roof deck Permitted

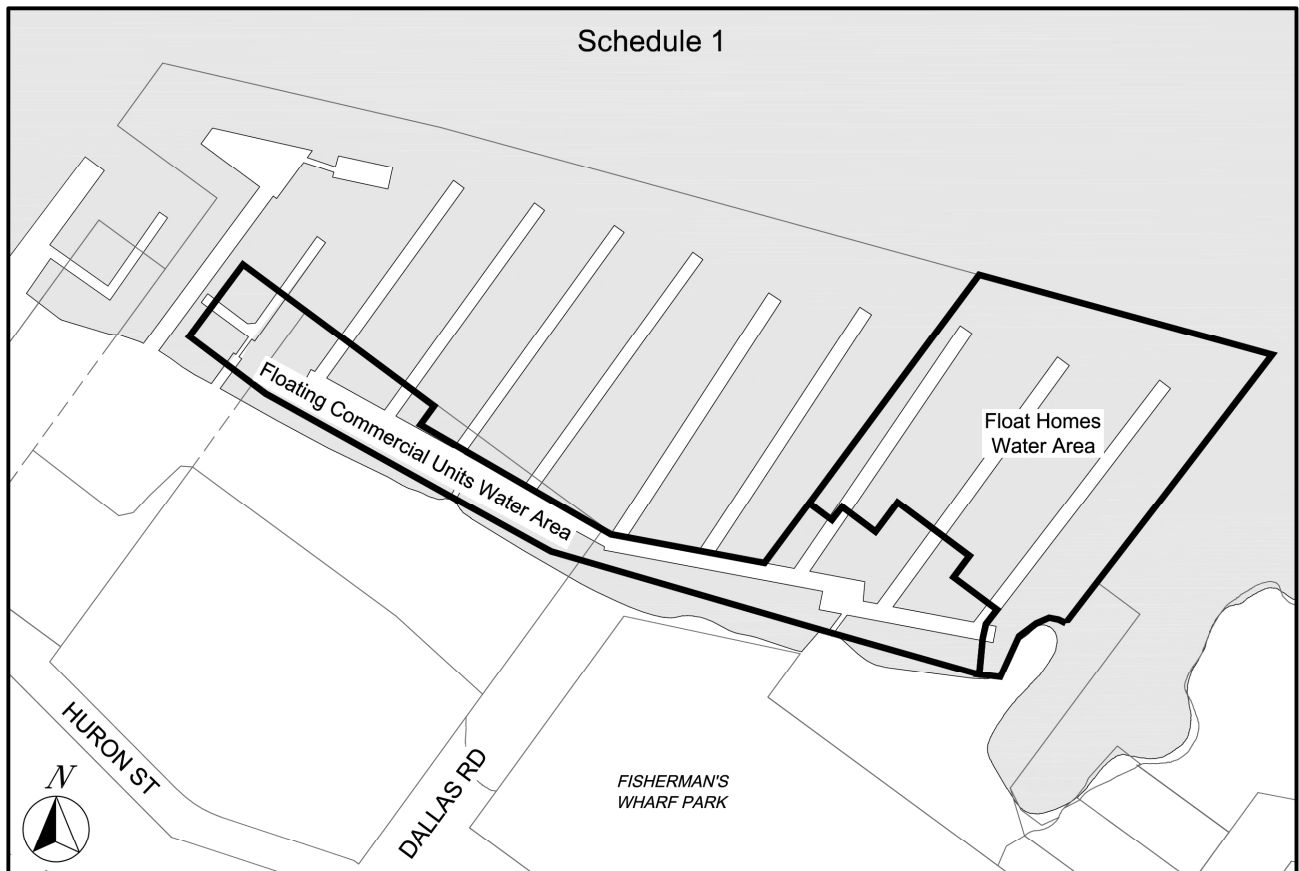
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### 7.54.7 Vehicle and Bicycle Parking

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| a. Vehicle and bicycle parking (minimum)         | Subject to the regulations in Schedule “C” except as otherwise specified by the regulations in this Part |
| b. <u>Float home</u> (minimum)                   | 1 parking stall per <u>float home</u>  |
| c. <u>Float home - home occupation</u> (minimum) | 1 space per bedroom used for <u>transient accommodation</u>  |
| d. <u>Docks, wharves</u> and <u>piers</u>        | 1 space per four berths  |
| e. <u>Live-aboard</u>                            | 1 space per four berths  |

Required parking may be on a different lot provided the lot is within this zone

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### “Floating Commercial Units”

Beginning at Monument 7-1, thence on an azimuth of 317° 12' for a distance of 172.63 metres to the south-western corner of Lot A, Plan VIP73551, thence 36° 12' 10" for a distance of 44.75 metres, thence 126° 00' for a distance of 8.00 metres, thence 36° 00' for a distance of 11.00 metres, thence 126° 00' for a distance of 10.00 metres to the **POINT OF COMMENCEMENT** :  
 thence 36° 00' for a distance of 25.50 metres  
 thence 126° 00' for a distance of 10.00 metres  
 thence 36° 00' for a distance of 11.00 metres  
 thence 123° 00' for a distance of 70.00 metres  
 thence 216° 00' for a distance of 12.50 metres  
 thence 119° 30' for a distance of 65.50 metres  
 thence 100° 00' for a distance of 43.68 metres  
 thence 36° 00' for a distance of 22.58 metres  
 thence 126° 00' for a distance of 11.18 metres  
 thence 36° 00' for a distance of 5.50 metres  
 thence 126° 00' for a distance of 12.50 metres  
 thence 36° 00' for a distance of 11.00 metres  
 thence 126° 00' for a distance of 29.00 metres  
 thence 216° 00' for a distance of 6.00 metres  
 thence 126° 00' for a distance of 15.00 metres  
 thence 216° 00' for a distance of 8.25 metres  
 thence 193° 30' for a distance of 14.50 metres  
 thence 193° 30' for a distance of 14.50 metres  
 thence 286° 10' for a distance of 123.50 metres  
 thence 300° 23' 50" for a distance of 132.406 metres, more or less, to the **POINT OF COMMENCEMENT** :

### “FLOAT HOME Units”

Beginning at Monument 7-1, thence on an azimuth of 88° 57' 22" for a distance of 169.22 metres to the most southerly south-eastern corner of Lot A, Plan VIP73551, thence 353° 17' 30" for a distance of 57.16 metres to a point in the Natural Boundary of the un-surveyed islet shown on Plan VIP73551, the **POINT OF COMMENCEMENT** :  
 thence 13° 30' for a distance of 14.50 metres  
 thence 36° 00' for a distance of 8.25 metres  
 thence 306° 00' for a distance of 15.00 metres  
 thence 36° 00' for a distance of 6.00 metres  
 thence 306° 00' for a distance of 29.00 metres  
 thence 216° 00' for a distance of 11.00 metres  
 thence 306° 00' for a distance of 12.50 metres  
 thence 216° 00' for a distance of 5.50 metres  
 thence 306° 00' for a distance of 11.18 metres  
 thence 36° 00' for a distance of 83.89 metres, more or less to an intersection with the northern boundary of Plan VIP73551,  
 thence following in the said northern boundary 105° 20' 45" for a distance of 95.00 metres to the most northerly north-eastern corner of Lot A of said Plan VIP73551,  
 thence 217° 43' 35" for a distance 85.00 metres,  
 thence 216° 00' for a distance of 16.75 metres, more or less, to an intersection with the Natural Boundary of the said of the un-surveyed islet,  
 thence generally westerly then south south-westerly following along the natural Boundary a distance of 27.5 metres, more or less, to the **POINT OF COMMENCEMENT** .