

SD-1 ZONE, DOCKSIDE DISTRICT

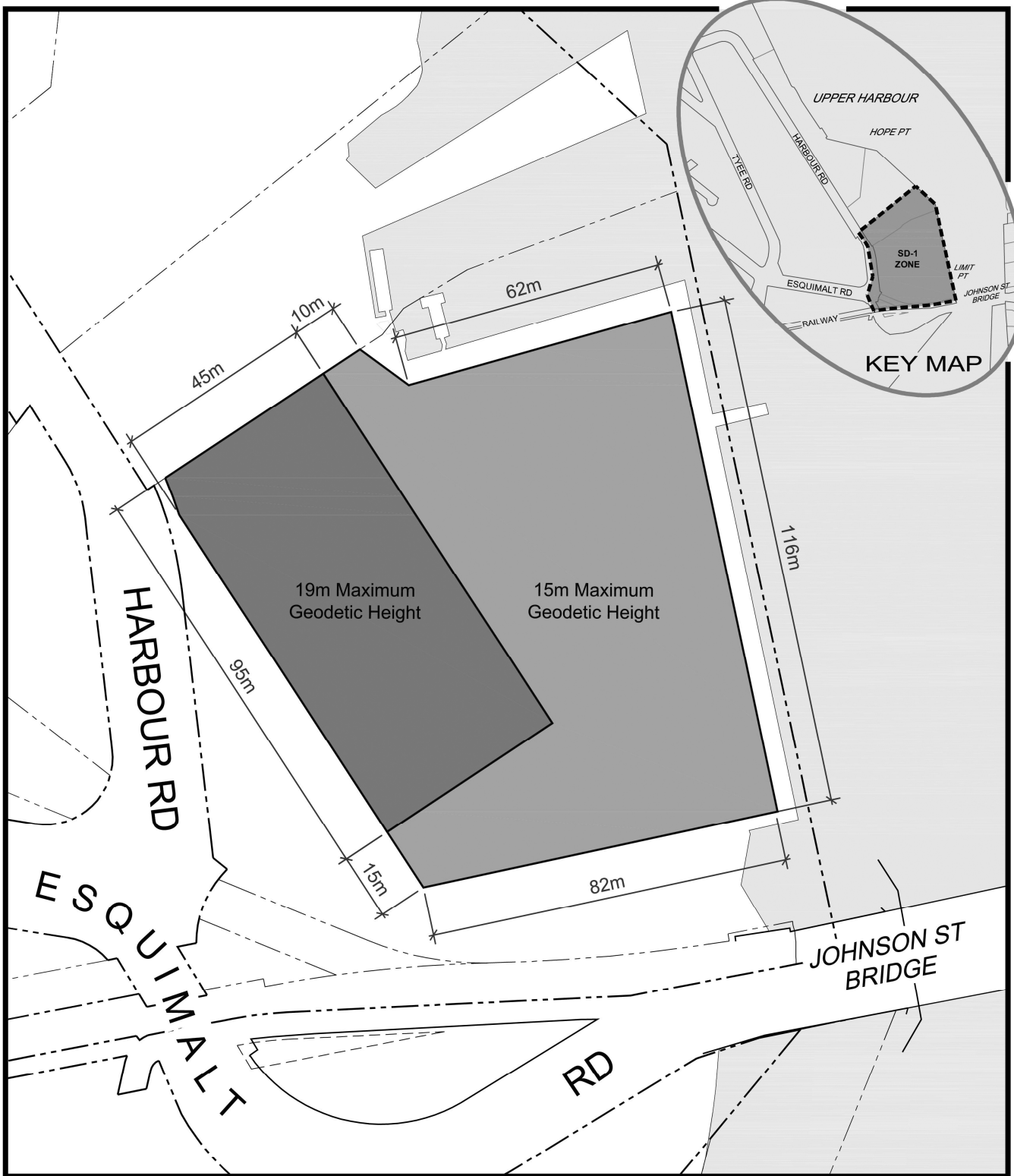
Permitted Uses	1	<p>The following uses are permitted, provided that they are not noxious or offensive to the immediate neighbourhood or the general public by reason of emitting odours, dust, smoke, gas, noise, effluent or hazard:</p> <ul style="list-style-type: none"> <li>(a) activities associated with commercial fishing, including fish packing, processing plants and ship chandlers;</li> <li>(b) docks, wharves, piers and similar structures;</li> <li>(c) facilities for the construction, repair and maintenance of marine vessels, including work on hulls, decks, holds, sails and engines;</li> <li>(d) light industry, as defined in Section 3;</li> <li>(e) parks;</li> <li>(f) research laboratories as defined in Section 2;</li> <li>(g) <u>restaurants</u>, clubs, neighbourhood pubs and cabarets;</li> <li>(h) retail businesses associated with the fishing industry, including charter services;</li> <li>(i) retail and service facilities related to marine industries, including radio, navigation equipment, radar, electrical, joinery and welding shops including schools;</li> <li>(j) storage, repair and supply of fishing equipment;</li> <li>(k) public amenities, including cultural facilities, public buildings, art galleries, and museum facilities.</li> </ul>
Research Laboratory	2	<p>For the purposes of this part, a research laboratory means a place where the careful study or investigation of natural, physical and social phenomena are undertaken by way of experiment or by thorough examination of sources.</p>

Light Industry	3	For the purposes of this part, light industry means manufacturing, processing, assembling, fabricating, storing, transporting, distributing, testing, servicing or repairing things; and includes the operation of breweries, railways, and wholesale business in which merchandise is being distributed from the <u>lot</u> ; but does not include the research, manufacture, storage or transportation of nuclear weapons or components whose intended use is in any nuclear weapons.
Accessory Uses	4	The following uses are permitted in support of any use permitted by Section 1: <ul style="list-style-type: none"> <li>(a) parking and loading facilities;</li> <li>(b) residence for security personnel as an ancillary use, not exceeding 150m<sup>2</sup> on any <u>lot</u>;</li> <li>(c) warehouses, which may not exceed 50% of the floor <u>area</u>;</li> <li>(d) offices, which may not exceed 50% of the floor <u>area</u>;</li> <li>(e) retail, which may not exceed 40% of the floor <u>area</u>.</li> </ul>
Restrictions	5	Any light industry shall be wholly enclosed within a <u>building</u> .
Floor Space Ratio	6	The <u>floor space ratio</u> may not exceed .75 to 1.
Lot Size	7	The minimum <u>area</u> of any <u>lot</u> shall be 2,000m <sup>2</sup> .
Lot Width	8	The minimum <u>width</u> of any <u>lot</u> shall be 20m.
Site Coverage	9	The <u>site coverage</u> may not exceed 50%.
Height	10	<ul style="list-style-type: none"> <li>(1) In this section “height” as defined in the Zoning Regulation Bylaw means height measured using Canadian Geodetic Datum.</li> <li>(2) A building must not exceed 3m in height.</li> <li>(3) Despite subsection (2), a <u>building</u> may have a height of up to</li> </ul>

- (a) 15m in the area marked “15m Maximum Geodetic Height” on the map in Schedule 10.31.10.1, and
  - (b) 19m in the area marked “19m Maximum Geodetic Height” on the map in Schedule 10.31.10.1.
- (4) Despite subsection (2), if it is used for a use referred to in section 1(a), (b), (c), or (j), a building may have a height of up to
- (a) 15m in the area marked “15m Maximum Geodetic Height” on the map in Schedule 10.31.10.2
  - (b) 19m in the area marked “19m Maximum Geodetic Height” on the map in Schedule 10.31.10.2, and
  - (c) 21m in the area marked “21m Maximum Geodetic Height” on the map in Schedule 10.31.10.2.

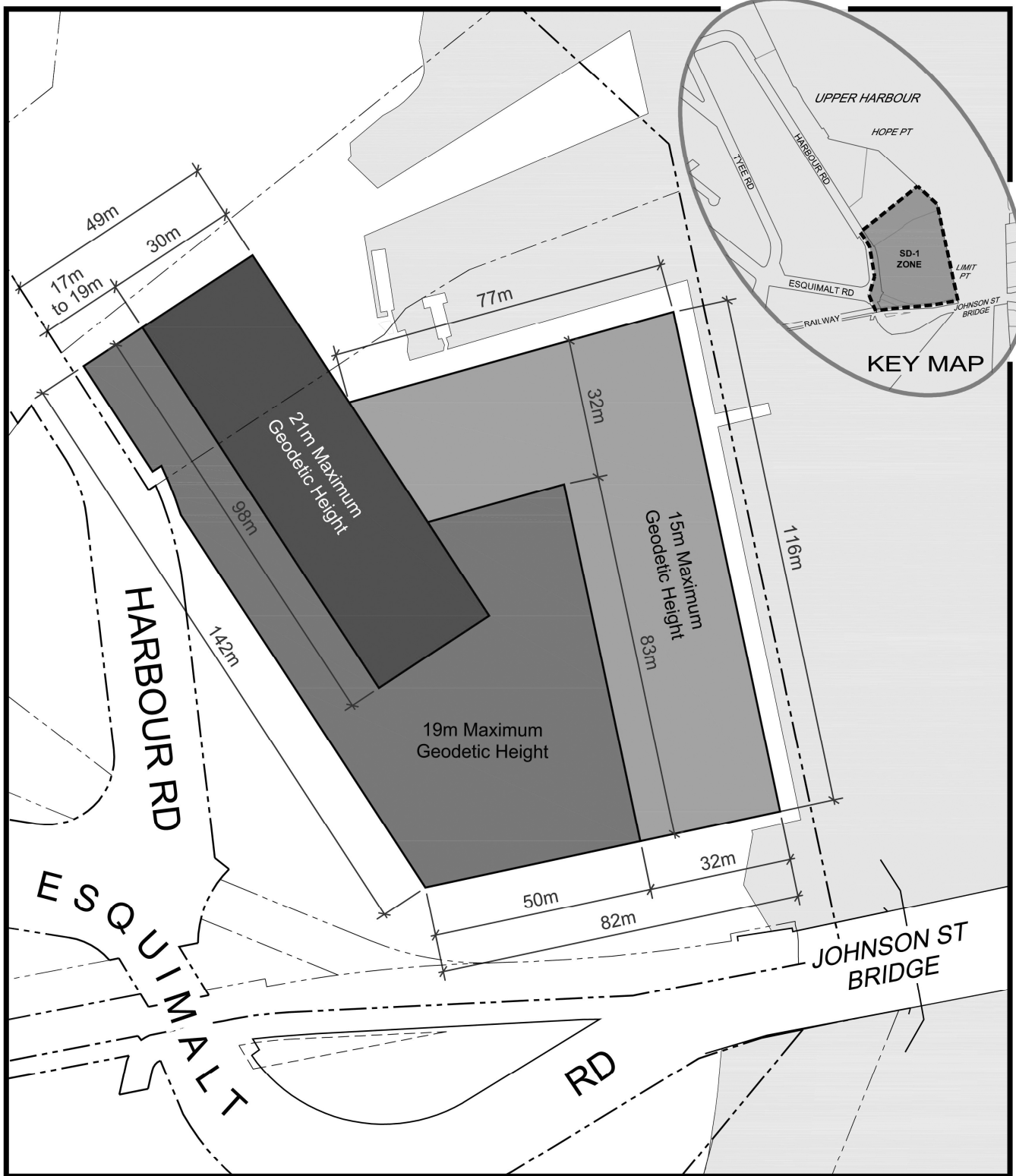
Setbacks	11	The minimum <u>setback</u> from the high water or the seaward edge of any dock or wharf shall be 6m.
	12	The minimum <u>setback</u> from any <u>lot line</u> that is not the high water mark shall be 3m.
	13	The minimum <u>setback</u> from any boundary of a right of way for highway purposes or transportation shall be 3m.
Buildings on a Lot	14	More than one <u>building</u> may be located on a <u>lot</u> and a <u>building</u> may straddle a <u>lot</u> .
Loading	15	A loading area of at least 4m in width, 9m in length and 4.3m in height shall be provided and shall be located at least 3m from any <u>street</u> or right of way for highway purposes or transportation.
	16	Access to and from any <u>street</u> to any loading area shall be provided by a passage of at least 5m in width.

- 17 Access to the loading areas of two adjoining lots may be provided by a single passage not less than 5m in width, where the access to each lot is secured by an easement registered in the Land Title Office.
- Yards 18 Any yard used for parking, loading or storage shall have a concrete or asphalt surface and shall be graded and drained.
- Screening 19 Any building or yard shall be separated from Harbour Road, Esquimalt Road or any right of way for highway purposes by landscaping of at least 3m in width and from any public path, any public park, right of way for highway purposes or transportation by landscaping of at least 1 m in width, planted with shrubs and trees.
- Driveway 20 To protect view lines, any driveway shall be unobstructed to a 45° angle from any point within 3m of an exit to any street or right of way for highway purposes or transportation.
- Parking 21 Any yard used for parking may not be sited within 3m from any street or right of way for highway purposes or transportation.
- 22 One parking space shall be provided for each 15m<sup>2</sup> of retail floor area.
- 23 One parking space shall be provided for each 30m<sup>2</sup> of office floor area.



Schedule 10.31.10.1  
SD-1 Zone





Schedule 10.31.10.2  
SD-1 Zone

