

PART 7.9M-S-1 ZONE, MARINE SERVICE (OUTER HARBOUR) DISTRICT

Permitted Uses

1. The following uses are permitted:
 - (a) docks, wharfs, piers, and similar structures used or intended to be used for or in connection with the use and enjoyment of the Victoria Harbour or for navigational purposes;
 - (b) facilities for the construction, repair and maintenance of marine vessels, including work on hulls, decks, holds and engines;
 - (c) activities associated with commercial fishing, including fish packing and processing plants and ship chandlers;
 - (d) retail businesses associated with the fishing industry;
 - (e) radio and radar sales and service facilities;
 - (f) storage, repair and supply of fishing equipment;
 - (g) electrical shops;
 - (h) restaurants and canteen facilities;
 - (i) parking and loading facilities;
 - (j) bulk storage of oil, gasoline or propane, volume not to exceed 135,000 litres on any lot.

Height

2. No building shall be constructed or extended to exceed a height of 10 m.

Floor Space Ratio

3. The total floor space ratio of buildings on a lot shall not exceed 1.5 to 1.

245
225
222

245

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- Setbacks
4. No building shall be erected within a distance of 6 m from any boundary of a lot or the high water mark.
- Landscaping
5. Except where access driveways are provided, the street setback area of 6 m shall be landscaped and planted with shrubs or trees having a minimum height of 1 m.
- Prohibitions
6. No industrial activity which generates noise levels, dust, odors, or emissions incompatible with adjoining office, commercial or residential uses shall be permitted.
- Exception
7. The preceding provision shall not apply to any industrial activity which is a permitted use within this zone and which is a continuation or resumption of that activity carried on prior to the date of adoption.

Note: Parking - for requirements see Schedule "C"

448
246
220
223