

SECTION 34

WATERFRONT 1 ZONE (W1)

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34.1 Permitted Uses

<p>Accessory uses and buildings. Ancillary commercial. Art galleries. Auditoriums. Board sailing. Boat and ship repair establishments. Boat sales and service. Boat storage yard. Commercial recreation establishments. Community centres. Docking of display ships. Docking of float planes. Educational and heritage displays. Entertainment facilities. Existing terminal grain elevator. Fish and game farms. Hotels and motels. Lawfully existing uses. Marinas (public and private).</p>	<p>Marine supply establishments. Museums. Night clubs. Parking lots. Private and public open space / parks. Rail or water transportation terminals. Recreation facilities. Restaurants. Retail boutiques related to tourism activities. Scuba diving school. Storage and shipment of goods. Theatres. Theme park (commercial). Tour boat operators. Transient docking. Warehousing. Water transportation terminal. Water treatment plant. Winter berthing of ships. Yacht clubs.</p>
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34.2 Zone Regulations

34.2.1 All Uses Except a Yacht Club, Marina and Water Treatment Plant

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|-----|---------------|-----------|--|
| (1) | Yard Depths: | (minimum) | no building erected after the passing of this By-law shall be erected closer than 7.5m to a municipal street line |
| (2) | Height: | (maximum) | 6m for buildings fronting on Harbour Road or Seaway Road, 10m in all other cases |
| (3) | Open Storage: | | not permitted in a yard abutting a municipal street |

34.2.2 Yacht Club, Marina and Water Treatment Plant

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|-----|------------------------|-----------|-------------|
| (1) | Front Yard Depth: | (minimum) | 7.5m |
| (2) | Side Yard Widths: | (minimum) | 6m |
| (3) | Lot Coverage: | (minimum) | 35% |
| (4) | Height: | (maximum) | 10m |
| (5) | Landscaped Open Space: | (minimum) | 30% |

34.3 Site and Area Specific Regulations

The following site and area specific zones shall be subject to the preceding permitted uses and zone regulations except where those permitted uses and regulations are varied by the provisions of these site and area specific zones.

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34.3.1 W1-1 (See Zoning Map Part 37)**34.3.1.1 Permitted Uses**

- (1) An animal shelter and humane learning centre may be permitted.
- (2) Those uses permitted in [Section 34.1](#).

34.3.1.2 Site Zone Regulations - Animal Shelter and Humane Centre

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|-----|------------------------|-----------|---|
| (1) | Front Yard Depth: | (minimum) | 24.5m |
| (2) | Side Yard Widths: | (minimum) | west side - 9m
east side - 16.5m |
| (3) | Rear Yard Depth: | (minimum) | 9m |
| (4) | Height: | (maximum) | 6m |
| (5) | Landscaped Open Space: | (minimum) | 55% |
| (6) | Parking: | (minimum) | 1/30m² of useable floor area plus 1
space for a bus |
| (7) | Outdoor Runs: | (maximum) | not permitted |

34.3.2 W1-2 (See Zoning Map Part 37)**34.3.2.1 Permitted Uses**

- (1) Medical centres/clinics.
- (2) Night clubs.
- (3) Offices.
- (4) Personal service shops.
- (5) Retail establishments.
- (6) Social or service clubs.
- (7) Those uses permitted in [Section 34.1](#).

34.3.2.2 Site Zone Regulations

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|-----|------------------------|-----------|--|
| (1) | Lot Frontage: | (minimum) | 30m |
| (2) | Front Yard Depth: | (minimum) | 6m |
| (3) | Side Yard Widths: | (minimum) | 3m , except that 6m shall be
provided from a municipal street |
| (4) | Rear Yard Depth: | (minimum) | 7.5m |
| (5) | Lot Coverage: | (maximum) | 50% |
| (6) | Height: | (maximum) | 10m |
| (7) | Landscaped Open Space: | (minimum) | 15% |
| (8) | Landscaped Strips: | (minimum) | not required |

34.3.3 W1-3 (See Zoning Map Part 1)

34.3.3.1 Permitted Uses

- (1) A marina use only.

34.3.3.2 Site Zone Regulations

- (1) Building Size: (maximum) **140m²** gross floor area
- (2) Outdoor Storage: no outdoor storage of any boats, equipment, hardware, fittings or goods shall be permitted, except on that part of the lands designated by hatch marks on Zoning Map Part 1, which may be used for outdoor storage of sailboats and their cradles or trailers at any time except during the period from **May 16th to September 30th**, each year.
- (3) Roof-Area Verandah: (maximum) **47m²**
- (4) Roadway: (minimum) the roadway from Sandy Lane shall be surfaced in asphalt
- (5) Habitable Space: (minimum) no habitable floor space shall extend below **178.4m** Canadian Geodetic Datum
- (6) Berthing Spaces: (maximum) **40**
- (7) Parking Spaces: (minimum) **21**
- (8) Special Regulations: Notwithstanding any other provision in this By-law, the lands municipally known as **1241 Sandy Lane** shall be subject to the following:

Upon receipt of a planning application by the City's Planning and Building Department affecting the land and water uses of the property, notice of such application shall be given in writing to the **Pier 100 Tenants Association**. For the purpose of this subsection, planning applications shall be deemed to include an application for a rezoning, an official plan amendment, a minor variance, a consent, a building permit and/or a site plan control agreement or an amendment to an existing agreement.

34.3.4 W1-4 (See Zoning Map Part 1)

34.3.4.1 Permitted Uses

- (1) A marina use only.

34.3.4.2 Site Zone Regulations

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|---------------------------|--|--|
| (1) Building Restriction: | (maximum) | no buildings permitted |
| (2) Outdoor Storage: | (minimum) | no outdoor storage of boats, equipment, hardware, fittings or goods |
| (3) Berthing Spaces: | (maximum) | 24 |
| (4) Parking Spaces: | (minimum) | 1 per berthing space in the W1-4 Zone and the parking shall be located on the adjacent lands zoned W1-3 |
| (5) Special Regulations: | Notwithstanding any other provision in this By-law, the lands municipally known as 1241 Sandy Lane shall be subject to the following:
Upon receipt of a planning application by the City's Planning and Building Department affecting the land and water uses of the property, notice of such application shall be given in writing to the Pier 100 Tenants Association . For the purpose of this subsection, planning applications shall be deemed to include an application for a rezoning, an official plan amendment, a minor variance, a consent, a building permit and/or a site plan control agreement or an amendment to an existing agreement. | |



