

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)**(53/2022)****34.3.1.1 Permitted Uses**

- (1) Accessory Uses and Buildings may include:
 - a) A Grooming Salon.
 - b) Indoor/Outdoor Kennels.
 - c) A Veterinary Clinic.
 - d) A Self-Serve Dog Wash Station.
 - e) A Retail Store.
 - f) A Café.
- (2) An Animal Shelter and Humane Learning Centre
- (3) Those uses permitted in Section 34.1

34.3.1.2 Site Zone Regulations – All uses except for those uses permitted in Section 34.1

- (1) Site zone regulations shall be as provided in the lease agreement between the City and the Sarnia & District Humane Society.

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)**(33/2014)****34.3.3.1 Permitted Uses**

- (1) A marina.
- (2) Accessory Uses.

34.3.3.2 Site Zone Regulations

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|------|---------------------------|-----------|---|
| (1) | Lot Coverage: | (maximum) | 140m ² |
| (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. Areas indicated as low rack storage shall not exceed 0.9m in height. |
| (3) | Roof-Area Verandah: | (maximum) | 47m ² |
| (4) | Roadway: | | the roadway from Sandy Lane shall be surfaced in asphalt. |
| (5) | Parking Area: | | Parking spaces may be maintained as gravel. |
| (6) | Parking Spaces: | | A maximum of 80 spaces are permitted. |
| (7) | Parking Space Dimensions: | | A minimum parking space dimension of 2.75m (stall width) and 2.0m (stall depth) is required. |
| (8) | Habitable Space: | (minimum) | No habitable floor space shall extend below 178.4m Canadian Geodetic Datum. |
| (9) | Berthing Spaces: | (maximum) | 80 |
| (10) | Landscaped Open Space: | | A minimum of 24% with the exception of the defined provisions above, all other applicable provisions of By-law 85-2002 shall continue to apply. |

34.3.4 W1-5 (See Zoning Map Part 37)**(42/2018)**

34.3.4.1 Permitted Uses

- (1) Uses permitted under Section 34.1;
- (2) A “craft brewery” and accessory retailing of product

34.3.4.2 Site Zone Regulations

- (1) Setbacks
(East, west and south sides): (maximum) as they exist on the date of the passing of the by-law.
- (2) Lot Coverage: (maximum) as it exists on the date of the passing of the by-law.
- (3) Parking: (minimum) **68 spaces.**