

SECTION 21 - MARINE COMMERCIAL "C6" ZONE

21.1 GENERAL PROHIBITION

Within a Marine Commercial "C6" Zone no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in subsection 2 of this Section and also in accordance with the regulations contained or referred to in subsections 3 and 4 of this Section.

21.2 USES PERMITTED

Accessory Residential Use
Hotel
Marina
Restaurant

21.3 ZONE REGULATIONS

21.3.1 Minimum Lot Area 930 square metres

21.3.2 Minimum Lot Frontage 30 metres

21.3.3 Minimum Required Yards

(i) Front	6 metres
(ii) Rear	12 metres
(iii) Interior Side Yards (all sides)	6 metres
(iv) Exterior Side	5 metres

21.3.4 Maximum Lot Coverage 40%

21.3.5 Maximum Height of Building 11 metres

21.3.6 Marina Facilities

Notwithstanding Section 21.3.1 to 21.3.5, facilities associated with the normal operation of a Marina, exclusive of any permanent buildings, may be located at lot lines corresponding to the water's edge.

21.3.7 Planting Strip

The parking of cars or the siting of a Parking Area shall not be permitted in any Yard in a marine Commercial "C6" Zone which abuts a Residential or

Institutional Zone without the provision of a 3 metre wide planting strip in accordance with the provisions of this By-law.

21.3.8 Outside Storage

Outside storage of goods, materials, or objects shall not be permitted in a Marine Commercial “C6” Zone except as is necessary for the normal operation of a marina, and such outside storage of goods, materials, or objects shall not be permitted in any Yard adjacent to a Residential or Institutional Zone without the provision of a 3 metre wide planting strip in accordance with the provisions of this By-law.

21.3.9 Entrance Channel

Any *entrance channel*, turning basin or boat mooring area shall not be located closer than 15 metres to any Residential or Institutional Zone.

21.3.10 Residential Use – Provisions

A residential use may be permitted in a Marine Commercial “C6” Zone only as an accessory use to the primary marine commercial use and in conformity with the following regulations:

- (a) The minimum gross floor area per dwelling unit shall be 46 square metres plus 9 square metres for each additional bedroom above 1.
- (b) The minimum usable open space shall not be less than 14 square metres per dwelling unit.
- (c) Access to the dwelling units shall be independent of the access to the marine commercial establishment and shall be either directly from the outside or through a common vestibule but in the case of a dwelling unit in the commercial establishment, in addition to the independent access there may also be a common internal access.

21.3.11 Marina-Special Setback

Notwithstanding the yard requirement of Section 21.3.3, a side yard or rear yard shall not be required for a marina or any building or structure accessory to a marina, where the side or rear lot line abuts or extends to a lake or other navigable body of water.

21.4 ZONE EXCEPTIONS