

W1 – WATERFRONT COMMERCIAL

5.33 The purpose of this zone is to establish and maintain areas for commercial and retail operations, especially those serving marine-based or tourist-oriented activities.

5.33.1 Permitted Uses

Principal Uses

Boat rental operations
 Boat tour and charter operations
 Commercial mooring facilities

Docks, Wharves, and Floats (for the use of water taxis, ferries, float planes and amphibious vessels)

Fish product industry
 Marina
 Marine fuelling operations

Marine-oriented clubs such as yacht clubs

Micro-Brewery/Micro-Distillery
 Nightclub, Cabaret, Bar and Pub
 Observation Tower
 Public market
 Restaurant, (excluding drive-in or drive-through)
 Retail
 Stewardship Centre

Accessory Uses

Loading facility
 Office
 Permanent residence (on one boat or vessel by one member or employee of any other use permitted within this zone for purposes of security and fire protection)
 Private floats and wharves
 Storage
 Temporary boat storage
 Temporary or seasonal residence (on a boat or vessel for commercial fishing purposes)

Site Specific Uses

Barber
 Beauty Shop
 Residential Above Commercial
 Salon
 Spa

5.33.2 Site Development Regulations

Maximum Height, Principal *Building* 8 m (26.2 ft)

5.33.3 Conditions of Use

- (a) Notwithstanding the provisions of 5.33.1,
 - (i) Temporary or seasonal boat residence is permitted, provided that the boat or vessel is wharfed at a location where the following on-shore facilities are provided, at a minimum, in separate rooms for females and males:
 - one water-closet;
 - one wash-basin; and
 - one bathtub or shower
 - (ii) Private Floats and Wharves are permitted only where necessary for practical access by boats to commercial enterprises primarily oriented to water uses and water traffic.

- (b) Where associated with *retail* sales of live or fresh seafood in the same *building, fish product industry* activity is limited to a maximum *gross floor area* of 235 m² (2,530 ft²).
- (c) Marine fuelling operations shall be located not less than 60 m (196.8 ft) from any R or RM *zone*.

5.33.4 Site Specific Uses

The following *uses* shall be permitted on a site-specific basis:

<u>Principal Use</u>	<u>Site Address</u>	<u>Site Legal Description</u>
Barber, Beauty Shop, Salon, Spa <u>Accessory Use:</u> Residential Above Commercial	5405 Argyle Street	For a <u>portion of Lot A</u> , District Lots 1 and 118, Alberni District, Plan VIP13074 zoned as W1 Waterfront Commercial and shown in Schedule A to this bylaw (Attached)