

**W2 – WATERFRONT INDUSTRIAL**

5.34 The purpose of this *zone* is to establish and maintain areas for accommodation of industries that are related to the fishing industry, marine transportation, *shipbuilding* and maintenance.

5.34.1 Permitted usesPrincipal Uses

Commercial mooring facilities  
 Fish and seafood buying and packing stations  
 Fish product industry  
 Marine and water traffic oriented:
 

- Loading facility
- Storage
- Warehouse, and
- Works yard

 Marine fuelling operations  
 Office  
 Shipbuilding, boatbuilding and repair

Accessory Uses

Loading facility  
 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

5.34.2 Site Development Regulations

Maximum Height, Principal <i>Building</i>	12.5 m	(41 ft)
Maximum Number of Principal <i>Building Storeys</i>	3	

5.34.3 Conditions of Use

- (a) Marine fuelling operations shall be located not less than 60 m (196.8 ft) from any R or RM *zone*.
- (b) *Offices* as a *principal use* shall be permitted only on the upper *storeys* of any waterfront industrial *building*. For clarity, *offices* as a *principal use* shall be permitted only on the second *storey* or higher in a waterfront industrial *building*.