

PART 12 - WATER ZONES

12.1 (W-1) Water 1 Zone

12.1.1 Permitted Uses

In the W-1 zone the use of land, the surface of water, buildings and structures is restricted to:

- (a) marinas including boat sales, watercraft rentals excluding the rental of personal watercraft, and charters;
- (b) float plane docks for float plane service; and
- (c) buildings and structures accessory to the uses permitted in article (a).

12.1.2 Use Regulations

- (a) not more than 10 per cent of the capacity of a marina may be used for wharfage or vessels used as residences, and for this purpose every 35 linear feet of wharf space is deemed to accommodate one vessel; and
- (b) No breakwater other than a floating breakwater and no jetty may be constructed in connection with any permitted marina use.

12.2 (W-2) Water 2 Zone

12.2.1 Permitted Uses

In the W-2 zone the use of land, the surface of water, buildings and structures is restricted to:

- (a) public boat ramps;
- (b) docks accessory to the residential use of an abutting upland lot, which may include gear lockers; and
- (c) boat anchorage and moorage.

12.2.2 Use, Siting and Height Regulations

- (a) No breakwater other than a floating breakwater and no jetty may be constructed in connection with any permitted use;
- (b) No structure may exceed 3 feet in height measured from the surface of any dock on which it is constructed or placed; and
- (c) No floating dock structure may extend seaward beyond 100 feet from the surveyed high water mark or, where there is no such survey, the natural boundary of the sea.

12.3 (W-3) Water 3 Zone

12.3.1 Permitted Uses

In the W-3 zone the use of land, the surface of water, buildings and structures is restricted to:

- (a) swimming floats;
- (b) boat anchorage and moorage; and
- (c) stairways and walkways accessory to the residential use of an abutting upland lot.

12.3.2 Siting Regulations

No stairway or walkway may extend seaward beyond 10 feet from the surveyed high water mark or, where there is no such survey, from the natural boundary of the sea.

12.4 (W-4) Water 4 Zone

12.4.1 Permitted Uses

In the W-4 zone the use of land, the surface of water, buildings and structures is restricted to:

- (a) boat anchorage and moorage;
- (b) docks accessory to a permitted use of an abutting upland lot, which may include gear lockers;
- (c) swimming floats; and
- (d) boat ramps;

except that on that portion of the W-4 zone lying between Water Lots 294 and 302 within 500 feet of the natural boundary of the sea, known locally as Preedy Harbour, public docks and ferry slips are also permitted and boat ramps are prohibited.

12.4.2 Siting Regulations

No structure may exceed 3 feet in height measured from the surface of any dock on which it is constructed or placed, except at the location referred to in article 12.4.1.

12.5 (W-5) Water 5 Zone

12.5.1 Permitted Uses

In the W-5 zone the use of land and the surface of water is restricted to bottom culture mariculture and no buildings or structures are permitted.