

808. **M-2 - MARINE 2 ZONE**

809. **PERMITTED USES**

Except as otherwise provided in **Part 3, Section 303** of this Bylaw, the following and no other uses are permitted in the area designated as **M-2**:

- a) aquaculture;
- b) net loft, ice house and other commercial fishing storage facilities;
- c) barge ramp, waterfront freight handling facilities, including bulk handling facilities;
- d) aquaculture processing;
- e) one single family dwelling unit (for caretaker) in conjunction with the permitted uses;
- f) accessory buildings and uses customarily incidental to the above uses.

810. **LOT AREA AND WIDTH**

The minimum lot area required is two thousand (2,000) square metres, and the minimum width is twenty-five (25) metres.

811. **LOT COVERAGE**

Buildings and structures shall not cover more than sixty (60%) percent of the lot area.

812. **SITING OF BUILDINGS AND STRUCTURES**

- 1) No building or structure except a fence shall be located within:
  - a) seven point five (7.5) metres of a front lot line;
  - b) seven point five (7.5) metres of a rear lot line except where the rear lot/line/yard adjoins/abuts the high water mark;
  - c) three (3.0) metres of a side lot line;
  - d) four point five (4.5) metres of a side lot line where the side lot line abuts a street or where the side lot line abuts a lot in the R Zones and RR Zones.
- 2) No parking, loading or storage areas shall be located in a setback required in 1(d) above where the lot abuts a lot in R Zones and RR Zones.

813. **HEIGHT OF BUILDING**

No buildings or structures except boat hoists and gantries for stepping masts shall exceed seven point five (7.5) metres in height.

814. **OFF-STREET PARKING AND LOADING**

Off-street parking and loading shall be provided and maintained in accordance with **Part Eleven** of this Bylaw.