

**908**

**Industrial Marine (IM)**

**1. Principal Use**

- i) **On any lot:**
  - a) Boat building and repairs and service and sales
  - b) Seafood processing and sales
  - c) Marina
  - d) Barge facility
  - e) Waterfront freight handling facility
  - f) Log handling and storage facility
  - g) Storage and works yard and warehousing
  - h) Offices

**2. Accessory Uses**

- i) **On any lot:**
  - a) Residential use limited to one dwelling unit

**3. Conditions of Use**

- i) No parking, loading or storage areas shall be located within 1.5 metres of any property line except in the case when the area abuts or is within a water area, in which case no minimum applies.
- ii) Boat building, repairs, service and sales shall be subject to the following conditions:
  - a) No loading or storage areas shall be located within 15.0 metres of any property line abutting a lot zoned under Part 700, Residential Zones.
- iii) Barge or waterfront freight handling facilities shall be subject to the following conditions:
  - a) No loading or storage areas shall be located within 15.0 metres of any property line abutting a lot zoned under Part 700, Residential Zones.
- iv) Storage yards and warehouse facilities shall be subject to the following conditions:
  - a) No loading or storage areas shall be located within 15.0 metres of any property line abutting a lot zoned under Part 700, Residential Zones.
- v) All properties shall be screened from any abutting properties by screening not less than 2.0 metres in height.

**4. Siting of Buildings and Structures**

The maximum height of principal buildings is 12.0 metres and the maximum height of accessory buildings is 7.0 metres.

- i) The minimum setbacks required for buildings and structures shall be as set out in the table below.

Type of Use	Height of Structure	Required Setback			
		Front Yard	Rear Yard	Side Yard	Side Yard Abutting Road
Principal		7.5m	7.5m	7.5m	7.5m
Accessory	4.5m or less	7.5m	7.5m	7.5m	7.5m
Accessory	7.0m - 4.6m	7.5m	7.5m	7.5m	7.5m

**5. Lot Coverage**

- i) The maximum lot coverage for all buildings and structures shall not exceed 50 per cent.

**6. Subdivision Requirements**

- i) The minimum permitted lot area for lands identified as “Properties subject to a minimum lot size of 4 hectares for subdivision” in Schedule B is 4.0 hectares.
- ii) **The Minimum Lot Area Permitted Shall Be:**
  - a) When connected to community water and sewer: 2,000 square metres
  - b) When connected to either community water or sewer: 4,000 square metres
  - c) When serviced by well and approved septic disposal: 1 hectare