

911 Seafood Processing Aquaculture Facility One (SPAF-1)

1. Principal Use

- i) **On any lot:**
 - a) Seafood processing
 - b) Seafood retail sales
 - c) Upland Invertebrate hatchery

2. Accessory Uses

- i) **On any lot:**
 - a) Outdoor storage
 - b) Offices
 - c) Residential use limited to one dwelling unit

3. Conditions of Use

- i) All uses listed in Section (1), “Principal Uses”, and Section (2), “Accessory Uses”, shall be subject to the following conditions:
 - a) Any building and structure located in the upland area shall have a maximum height of 10.0 metres.
 - b) Seafood retail sales floor space shall not exceed 150 square metres.
 - c) No parking or loading areas shall be located within 1.5 metres of any property line abutting the highway.
 - d) One freestanding sign shall be permitted for each street frontage of the business. The freestanding sign shall be permitted in landscaped areas only, located on the same lot as the facility. The height of the sign, including support structures, shall not exceed 6.0 metres and the area of any one face shall not exceed 6.5 square metres. A freestanding sign may be illuminated.
 - e) One fascia sign shall be permitted for each development. The maximum area of fascia signs shall not exceed 6.0 square metres. Facia signs may be illuminated and should be integrated into the design of the building and may not extend above the top wall of a building. Billboards and roof signs are not permitted.
 - f) Seafood processing aquaculture facilities shall be subject to the following landscaping requirements:
 - 1) Except for points of ingress and egress, landscaping is required for the screening and enhancement of every seafood processing aquaculture facility. The landscaping shall be maintained with native, salt-tolerate plant species or other suitable landscaping of a type and location to the satisfaction of any one of the Comox Valley Regional District officers.
 - 2) An enhanced landscape buffer adjacent to the Old Island Highway (19A) corridor.
 - g) Screening details for outdoor storage areas:

- 1) All outdoor storage areas used in conjunction with Section (1), “Principal Uses”, and Section (2), “Accessory Uses”, must be screened from the highway.
- 2) Fencing or other suitable hedging, not less than 2.0 metres in height shall be used to screen all outdoor storage areas. Solid fencing may be as high as 3.0 metres.
- 3) Loading areas, garbage containers and recycling containers shall be screened to a height of at least 2.5 metres by a landscaping screen, a solid decorative fence, or a combination thereof.
- 4) All outdoor storage shall be screened from any highway.
- 5) All screening, including hedging and fencing shall be well maintained.

4. Lot Area

- i) No minimum lot area shall apply.

5. Setbacks

- i) All uses in upland locations shall be setback a minimum of 7.5 metres from all property lines or boundaries of lease areas except that there shall be no required setback from the property or lease lines abutting the sea.

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