

808

Upland Aquaculture Facility (UAF)

1. Principal Use

- i) **On any lot:**
 - a) Upland Invertebrate hatchery
 - b) Upland Finfish aquaculture
 - c) Shellfish aquaculture
 - d) Saltwater and freshwater storage for aquaculture and hatchery purposes
 - e) Agriculture

2. Accessory Uses

- i) **On any lot:**
 - a) Office
 - b) Outdoor storage
 - c) Warehousing
 - d) Single detached dwelling

3. Conditions of Use

- i) Seafood processing is not permitted except for the stunning and bleeding of fish grown on site.
- ii) No floating or fixed structures may prevent access by an upland owner to water or over the surface of water to navigable areas.
- iii) No parking, loading or storage areas shall be located within 1.5 metres of any lot line.
- iv) All outdoor storage or supply yards shall be screened from any abutting property.
- v) All permitted uses listed in “upland invertebrate hatchery” shall be subject to the following conditions:
 - a) No merchandise shall be displayed outdoors on any upland aquaculture facility.
 - b) No mechanized processing is permitted on site.
 - c) No retail sales are permitted on site.
- vi) Upland aquaculture facilities shall be subject to the following parking requirements:
 - a) All required off-street parking spaces should be used only for the purposes of accommodating the vehicles of customers and employees and shall require 1.0 parking space for every 100.0 square metres of gross floor area.
 - b) Off-street parking, loading areas and ingress and egress points shall be located so as not to interfere with other on-site vehicular and off-site traffic movements abutting the streets.
- vii) Upland aquaculture facilities shall be subject to the following landscaping requirements:
 - a) Except for points of ingress and egress, landscaping is required for the screening and enhancement of every upland aquaculture facility. The

landscaping shall be maintained with lawns, shrubs, trees or other suitable landscaping of a type and location to the satisfaction of any one of the Comox Valley Regional District officers.

- b) All landscaping should constitute a minimum of 5 per cent of the site subject to such minor variations as any one of the Comox Valley Regional District officers may approve.
- c) 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.
- d) Where the upland aquaculture facility is situated on a lot having a boundary in common with any abutting property zoned under Part 700, Residential Zones, and/or the Agricultural Land Reserve on and along the full length of such boundary or portion of the boundary: a solid fence and/or a landscaped area measuring no less than 3.5 metres in width throughout its length and used only for the purpose of cultivating ornamental trees, shrubs, flowers and grass to the satisfaction of any one of the Comox Valley Regional District officers.
- e) Each UAF zone shall be allowed one freestanding sign for each street frontage of the business. The freestanding sign shall be permitted in landscaped areas only and 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 4.5 square metres. The freestanding sign should not be illuminated.

4. Density

- i) **Residential density is limited to two dwelling units:**
 - a) On any lot: two single detached dwellings.

5. Siting and Height of Building and Structures

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

Type of Use	Maximum Height	Required Setback			
		Front Yard	Rear Yard	Side Yard	Side Yard Abutting Road
Principal	12.0m	7.5m	7.5m	7.5m	7.5m
Dwelling unit	10.0m	7.5m	7.5m	3.5m	4.5m
Accessory	7.0m	7.5m	7.5m	7.5m	7.5m

6. Lot Coverage

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

7. Subdivision Requirements

- i) The minimum lot area for subdivision is 2.0 hectares.

End • UAF