

The Shore CD Zone is intended to accommodate and regulate a comprehensive retail/multi-family residential development with associated marine on a waterfront property in the Downtown Commercial Core Area.

41D.1 Uses Permitted

Permitted Uses	Maximum Density	Minimum Lot Size	
Multi-Family Residential ❶ ❸	31 Units	2,160 m ²	
Commercial ❷	2,400 m ²		
Dock			
Offices			
Café			
Convenience Store			
Entertainment			
Equipment Sales/Rentals			
Financial Institution			
Health Services			
Personal Service Establishment			
Restaurant			
Retail Commercial			
Wine and Beer Store			
Marina			
Float Plane Operation			
Public Parkland			
Public Pedestrian Pathway (Waterfront Promenade)			
Public Market			
Temporary Public Use Structures			
Public Seating			
Public Washrooms			
Light Industrial			
Accessory Parking			

- ❶ Multi-family is permitted on the upper levels or floors as well as on the ground level facing north towards the harbour only.
- ❷ Commercial is permitted at the finished grade level only.
- ❸ Excluding accessory buildings and uses, secondary suites, bed and breakfast use, and vacation rental use.

41D.2 Maximum Building Height

The maximum building height shall not exceed 14 m (46 feet).

41D.3 Minimum Yard Requirements

The minimum setback of all buildings shall be 2.0 m from all lot lines.

41D.4 Maximum Lot Coverage

The maximum lot coverage shall not exceed 60% of the site area.

41D.5 Off-Street Parking and Loading

Off street Parking and Loading shall be required in accordance with Part 4, and Part 6 of this bylaw.

41D.6 Landscaping and Other Provisions

In accordance with the provisions of Part 7.

41D.7 Public Access Requirements

1. A public use marina shall be built and completed, at the sole expense of the developer, in 2007, which allows public access.
2. A public access lane to the foreshore shall be built and completed, at the sole expense of the developer, prior to occupancy of any multi-family residential units.
3. The connection to the waterfront promenade shall be built and completed, at the sole expense of the developer, prior to the occupancy of any multi-family residential unit.