

23.14 BC Ferries Fleet Maintenance and Moorage (Z114) [Bylaw 9940, Jul 8/24]

23.14.1 Purpose

A site specific **zone** to provide for the service, moorage and maintenance of BC Ferries fleet.

23.14.2 Permitted Uses

- commercial vehicle parking and storage
- contractor service
- industrial, general
- industrial, heavy
- manufacturing, custom indoor
- vehicle & equipment services, industrial
- vehicle body repair or paint shop
- vehicle repair

23.14.3 Secondary Uses

- residential security/ operator unit
- outdoor storage

23.14.4 Permitted Density

1. The maximum **floor area ratio** is 1.0.

23.14.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60% for **buildings**.

23.14.6 Yards & Setbacks

1. The minimum **front (east) yard** setback is 4.5 m for all new construction after May 1, 2019.
2. The minimum **exterior side yard** is 3.0 m.
3. There is no minimum **interior side yard** or **rear yard**.

23.14.7 Permitted Heights

1. The maximum **height** for **buildings** is the lesser of 22.2 m above top of building slab elevation or 26.6 m GSC.
2. The maximum **height** is 84.0 m GSC for a single heavy lift crane and 20.0 m for all other **accessory structures**.

23.14.8 Subdivision Provisions/Minimum Lot Size

1. There is no minimum **lot width**, **lot depth** or **lot area**.

23.14.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

23.14.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

23.14.11 Other Regulations

1. The following **outdoor storage** uses are prohibited from occurring:
 - a) **Outdoor storage** of food products;
 - b) **Outdoor storage** of goods or materials that are capable of being transmitted above, across or below a land or water surface due to the effects of weather;
 - c) **Outdoor storage** of goods or materials that constitute a health, fire, explosion or safety hazard;
 - d) Producing, discharging or emitting odiferous, toxic, noxious matter or vapours, effluents, heat, glare, radiation, noise, electrical interference or vibrations.
2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.