



PUBLIC ENGAGEMENT ZONING BYLAW 05-2026 REVIEW

MARINA REGULATIONS

CURRENT ZONING BYLAW PROVISION

The current Zoning Bylaw contains two marina classifications generally distinguished by whether or not fuel and other services are associated with the marina. This distinction does not distinguish between the type of marina operations would be more appropriately differentiated by:

- Whether the marina operates commercially and serves the general public; or
- Whether the marina functions as a private or community-based amenity associated with a residential development.

The current zoning maps also contain marina sites zoned under a variety of historical zoning arrangements based on the approval granted at the time of development.

PROPOSED NEW BYLAW PROVISION

Marina, Type I means a building, structure, or place containing docking facilities located on a water body that is accessory to a residential subdivision, bare land condominium, or similar residential development, and where moorage is limited to residents, owners, occupants, tenants, or guests authorized by the subdivision or title documents, and is not open to the general public for rental or commercial moorage.

Marina, Type II means a building, structure, or place containing docking facilities located on a water body, operated on a commercial basis and open to the general public for the moorage, launching, berthing, rental, storage, fueling, servicing, or related use of watercraft, and may include accessory uses such as the sale of boating supplies or a confectionary, but shall not include food service unless specifically permitted elsewhere in this bylaw.

WHAT WOULD CHANGE?

Under the proposed amendment:

- Marina classifications would shift from being based primarily on fueling/services to being based on the actual nature of the marina use;
- Community-based marinas and commercial marinas would be regulated differently;
- Commercial marinas would be directed toward Commercial Districts; The amendments also help address historical marina configurations by clarifying that some existing arrangements may function more appropriately as groups of permitted individual docks rather than formal

marina developments under the updated definitions.

- Existing commercial marina sites would be rezoned accordingly;
- Community-based marinas associated with residential developments would generally remain within their existing zoning framework;

The bylaw would clarify how certain historic marina arrangements are interpreted under the updated definitions to be better defined as a group of individual docks.

IMPLICATIONS OF THE CHANGE

The proposed amendment is intended to modernize and clarify marina regulations by distinguishing marinas based on their operational function rather than simply the presence of fueling or accessory services.

The revised framework recognizes that commercial marinas serving the public function differently from private or community-based residential marinas. Commercial marina uses are more appropriately located and regulated within Commercial Districts while Community-based marinas often function as an

accessory amenity to residential developments rather than as standalone commercial operations.

The proposed changes are intended to improve clarity and consistency in marina regulation by better aligning zoning with actual land use. This will support appropriate commercial waterfront development and maintain recognition of existing community-based marina arrangements. Together these changes will provide clearer guidance for future development and Council decision-making

PLACE A DOT

- Green (Agree) 1
- Yellow (Unsure)
- Red (Disagree)