

11.12A AQUATIC SHELLFISH HATCHERY ONE (ASH-1)

11.12A.1 PERMITTED USES

- a) Navigational aids;
- b) Aquatic shellfish hatchery;
- c) Passive Aquaculture.

11.12A.2 PERMITTED ACCESSORY USES

- a) Single family residential use accessory to the permitted use of aquatic shellfish hatchery only (11.24.1 b);
- b) Private floats, private docks or private wharves;
- c) Accessory buildings and structures.

11.12A.3 CONDITIONS OF USE

- a) No buildings or structures, where located on the surface of the water, shall extend more than 8.0 metres (26.2 feet) in height above the tidemark at any point in time, nor when located on the upland, shall exceed more than 8.0 metres (26.2 feet) in height as measured from the natural grade;
- b) Residential use shall be limited to one dwelling unit only;
- c) No floating or fixed structures may prevent access by an upland owner to water or over the surface of water to navigable areas.

11.12A.4 LOT AREA

No minimum lot area shall apply.

11.12A.5 SETBACKS

- a) No yard minimum shall apply for the siting of buildings and structures on the surface of the water;
- b) The following requirements shall apply to the siting of buildings and structures on the surface of the land:
 - 1) The siting of buildings and structures from any lot line abutting the sea shall be in accordance with the requirements specified in Bylaw No. 1836, being the “Floodplain Management Bylaw, 1997”;
 - 2) For all other cases, the following siting requirements shall apply:
 - i) A minimum of 7.5 metres (24.6 feet) from a front lot line;

- ii) A minimum of 7.5 metres (24.6 feet) from a rear lot line;
- iii) A minimum of 7.5 metres (24.6 feet) from a side lot line except where the adjacent property is zoned Rural Three (RU-3), in which case the side yard setback may be reduced to 2.0 metres (6.56 feet).

END - ASH-1