

## VILLAGE OF PORT CLEMENTS

### BYLAW NO. 426-2015

A Bylaw of the Village of Port Clements  
to amend Zoning Bylaw No. 184, 1990.

**WHEREAS** the Council of the Village of Port Clements deems it desirable to amend the Village of Port Clements Zoning Bylaw;

**NOW THEREFORE** the Council of the Village of Port Clements, in open meeting assembled, **HEREBY ENACTS AS FOLLOWS:**

1. The Zoning Bylaw for the Village of Port Clements No. 184, 1990 is amended as follows:
  - (a) Following the Marine Industrial Zone (M-2), insert a new Marine Industrial Zone (M-2-A) as follows:

#### 7.1.8-A Marine Industrial Zone (M-2-A)

##### A. INTENT

This zone is intended to accommodate and regulate the development of marine and foreshore activities of an industrial nature.

##### B. PERMITTED USES

In the Marine Industrial Zone (M-2-A) land and structures may only be used for the following uses:

- (1) Fuel installations including bulk fuel storage, marine and aircraft fueling;
- (2) Wharves, launching ramps, anchoring, dry-docking and similar facilities in connection with harbouring and servicing marine craft, including float planes;
- (3) Dry-land log sorting;

- (4) Industrial port facilities, including barge loading, roll-on-roll-off truck facilities, storage and warehousing facilities;
- (5) Food processing;
- (6) Boat building, marine ways and boat repairs;
- (7) Limited staff accommodation;
- (8) Sawmill, shake mill, lumber processing and other wood industries requiring water access;
- (9) Single family dwelling;
- (10) Accessory buildings and structures.

C. CONDITION OF USE

In the Marine Industrial Zone (M-2-A) one single family dwelling unit is permitted providing:

- (a) the dwelling unit is setback 7.5 metres from the industrial use;
- (b) the dwelling unit shall have a separate entrance from the outside; and
- (c) the dwelling unit shall have a minimum floor area of 55.0 square metres.

D. MINIMUM SITE AREA

In the Marine Industrial Zone (M-2-A) the minimum site area shall be 1000 square metres.

E. SITE AREA AND PARCEL SIZE FOR SUBDIVISION

In the Marine Industrial Zone (M-2-A):

- (1) The minimum size of a lot created by subdivision under this bylaw shall be 1000 square metres.

- (2) The minimum frontage of a lot created by subdivision under this bylaw shall be 1/10 of the perimeter of the lot that fronts on the highway.

F. SITE COVERAGE

In the Marine Industrial Zone (M-2-A) the maximum site coverage, including all buildings, structures and parking areas, shall not exceed 80 percent of the site area.

G. MINIMUM SETBACKS

In the Marine Industrial Zone (M-2-A):

- (1) The minimum front setback shall be 6.0 metres;
- (2) The minimum rear and side setback shall be 6.0 metres where the abutting property is zoned for residential use;
- (3) Where the natural boundary of the sea is the rear or side lot line, the provisions of Section 4.2 shall apply to all buildings, except those structures required for construction of wharves, floats, launching ramps and marine ways, which are exempt from this setback.

H. BUILDING HEIGHT

In the Marine Industrial Zone (M-2-A) the maximum height of any building or structure shall not exceed 18.0 metres.

I. SCREENING REQUIREMENTS

In the Marine Industrial Zone (M-2-A) in addition to the screening requirements in paragraph 4.4, the following screening and landscaping requirements will be provided as follows:

- (1) Screening requirements along the natural boundary of the sea shall be a 10.0 metre buffer containing natural vegetation and

a berm containing natural vegetation on the upland side of the buffer not less than 2.5 metres in elevation above the buffer. These screening and landscaping requirements apply along the natural boundary of the sea except for that portion containing an inland berth.

J. RESTRICTIONS

(1) Watering and dewatering of wood are prohibited in this zone.

- (b) Schedule "B" of the Zoning Bylaw for the Village of Port Clements No. 184, 1990, is amended by replacing it with a new Schedule "B" that designates that portion of the lands described as the portion of District Lot 2910 #90 Industrial Park Road in Port Clements for everything north of RW Plan 11505 to the northern most boundary of this lot and shown on the sketch below in crosshatching as Marine Industrial (M-2-A):

[insert sketch]


2. This Bylaw may be cited for all purposes as "Zoning Amendment Bylaw No. 426, 2015".

READ a first time this 20<sup>th</sup> day of July 2015.

READ a second time this 20<sup>th</sup> day of July 2015.

READ a third time this 27<sup>th</sup> day of July 2015.

RECONSIDERED AND ADOPTED this 27<sup>th</sup> day of July 2015.

  
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Mayor Gould

  
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Administrator Kim Mushynsky

