

VILLAGE OF PORT CLEMENTS
ZONING AMENDMENT BY-LAW #218, 1990

WHEREAS it is deemed necessary to amend the Zoning By-Law #184 of the Village of Port Clements, 1990;

NOW THEREFORE the Council of the Village of Port Clements in open meeting assembled enacts as follows:

1. Part 7.1.9 Marine Tourism Zone (M-3) of Zoning By-Law #184 of the Village of Port Clements, 1990 is amended as follows (bolding and asterix (*) denote amendments):

7.1.9 MARINE TOURISM ZONE (M-3)

A. INTENT

This zone is intended to accommodate and regulate the development of marine uses and recreational activities associated with coastal locations.

B. PERMITTED USES

In the Marine Tourism Zone (M-3) land and structures may only be used for the following purposes: *

- (1) Boating, boat rentals, boat charters, and boat leasing;
- (2) Marinas, boat launching, and boat storage;
- (3) Float plane docks and helicopters;
- (4) Temporary storage of fish camp and logging camp equipment;
- (5) Fishing lodges;
- (6) The following accessory uses and no others are permitted, provided that:
 - (a) the accessory use is located on the same lot as the primary use; and
 - (b) the accessory use is incidental and subordinate to the primary use.
 - 1) one single family dwelling provided such accommodation is for a caretaker and his family and is necessary for the protection of the business or industry.
 - 11) one single family dwelling unit for the owners or manager of the fishing lodge.
 - 111) marine gas barge.
- (7) Wilderness Retreat; *
- (8) Restaurant. *

C. MINIMUM SITE AREA

In the Marine Tourism Zone (M-3): *

- (1) For sites with community water and sewer services the minimum site area shall be 930 square metres;
- (2) For sites with community water services but no community sewer service the minimum site area shall be 1,350 square metres;
- (3) For sites with no community water and sewer services the minimum site area shall be 2,000 square metres.

D. SITE AREA AND PARCEL SIZE FOR SUBDIVISION

In the Marine Tourism Zone (M-3): *

- (1) The minimum size of lot created by subdivision under this bylaw is 2,000 square metres provided however:
 - (a) where community water service is available the minimum parcel size shall not be less than 1,350 square metres;
 - (b) where community water and sewer services are available, the minimum parcel shall not be less than 930 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.

E. SITE COVERAGE

In the Marine Tourism Zone (M-3): *

The maximum site coverage, including building, structures, storage areas, and outdoor operation areas shall not exceed 80 percent of the site area.

F. MINIMUM SETBACKS

In the Marine Tourism Zone (M-3): *

- (1) Front Setback: The minimum front setback shall be 7.5 metres.
- (2) Side Setback: The minimum side setback shall be 4.0 metres.

G. BUILDING HEIGHT

In the Marine Tourism Zone (M-3): *

The maximum height of any building or structure shall not exceed 12.0 metres.

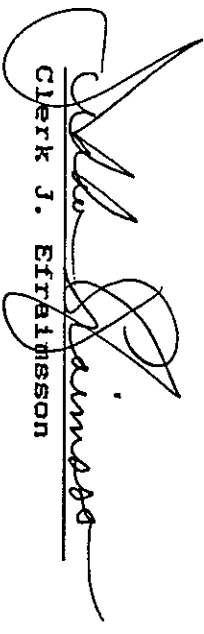
- 2. This By-Law may be cited as the "Village of Port Clements Zoning Amendment By-Law #218, 1990".

READ A FIRST TIME THIS 26th DAY OF November 1990.
READ A SECOND TIME THIS 26th DAY OF November 1990.
RECEIVED PUBLIC HEARING THIS 12th DAY OF December 1990.
RECEIVED THIRD READING THIS 17th DAY OF December 1990.
RECONSIDERED AND FINALLY ADOPTED THIS 19th DAY OF December, 1990.

Mayor

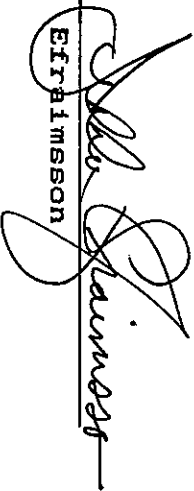


Clerk J. Efralimsson



Certified to be a true copy of
Village of Port Clements Zoning
Amendment By-Law #218, 1990.

Clerk J. Efralimsson



NOTE: BOLDING AND ASTERIX (*) DENOTE AMENDMENTS.

A true copy of By-Law No. 218
registered in the office of the Inspector
of Municipalities this 15th day of
February 1991.

Inspector of Municipalities

