

VILLAGE OF PORT CLEMENTS

BY-LAW NO. 135

WHEREAS it is deemed necessary to amend the Village of Port Clements Zoning By-Law No. 41-1977 to zone this property;

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

1. Section 2.1.0. add:

Industrial Light I I 1

2. Add Section 2.9.0.

Industrial Light II

2.9.0. Permitted Uses

Temporary Mobile Home Park-Permit Required
Heavy Equipment Sales Service and Repairs
Automotive Sales and Service
Light Industry
Trailer Sales and Service
Building Supplies
Service Station
Wholesale Storage

2.9.1. Standards

Every use of land and every building or structure permitted in an Industrial Zone I shall conform with the provisions of Sections 2.9.2. to 2.9.9. inclusive.

2.9.2. Living Quarters

One dwelling unit in conjunction with industrial use for the accommodation of the owner, operator, or an employee of the establishment is permitted. Such dwelling unit shall have a minimum floor area of 28 m. (301.3 Sq. Ft.)

2.9.3. Site Area

The minimum site area for all levels of service shall be 1858 Sq. Metres (20,000 Sq. Ft.)

2.9.4. Waste Disposal

Where the parcel is not served by a community sewer system, there shall be sufficient area in the parcel to dispose of human and other wastes to the satisfaction of the Medical Health Officer.

2.9.5. Site Coverage

Buildings and structures shall not cover more than seventy-five per cent. (75%) of the site area.

2.9.6. Siting of Buildings and Structures

Front Yard - Minimum of 10 m. Setback
Rear Yard - Minimum of 5 m. Setback
Side Yard - Minimum of 5 m. Setback

2.9.7. Screening

(1) All industrial activity and storage not contained within a building shall be enclosed by a wall or tight-board fence no less than 2 m. (6.5 Ft.) in height.

(2) The provisions of Subsection (1) do not apply to car, boat or trailer sales lots, gasoline service stations.

2.9.8. Parking

Off-street parking shall be provided in accordance with the provisions of Sections 3.1.0. and 3.1.1.

2.9.9. Loading

Adequate space for loading, unloading and maneuvering trucks shall be provided on the site.

3. Schedule "A" to Village of Port Clements By-Law No. 41-1977 is hereby amended by changing Blocks 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and the easterly 125 feet of Block 14 from Commercial/Mobile Home to Industrial Light as shown on map marked as Schedule "A" to By-Law No. 135-1983 and outlined in red.

READ A FIRST TIME THIS 24th DAY OF May, 1983.

READ A SECOND TIME THIS 24th DAY OF May, 1983

READ A THIRD TIME THIS 20th DAY OF June, 1983.

RECONSIDERED AND ADOPTED THIS 11th DAY OF July, 1983.

[Signature]
Acting Mayor

[Signature]
Clerk

Certified a true copy of
By-Law No. 135, Village of
Port Clements, Zoning Amend-
ment to By-Law No. 41-1977.

[Signature]
Clerk

ANNEX "A" to BY-LAW NO. 135

PORT CLEMENTS

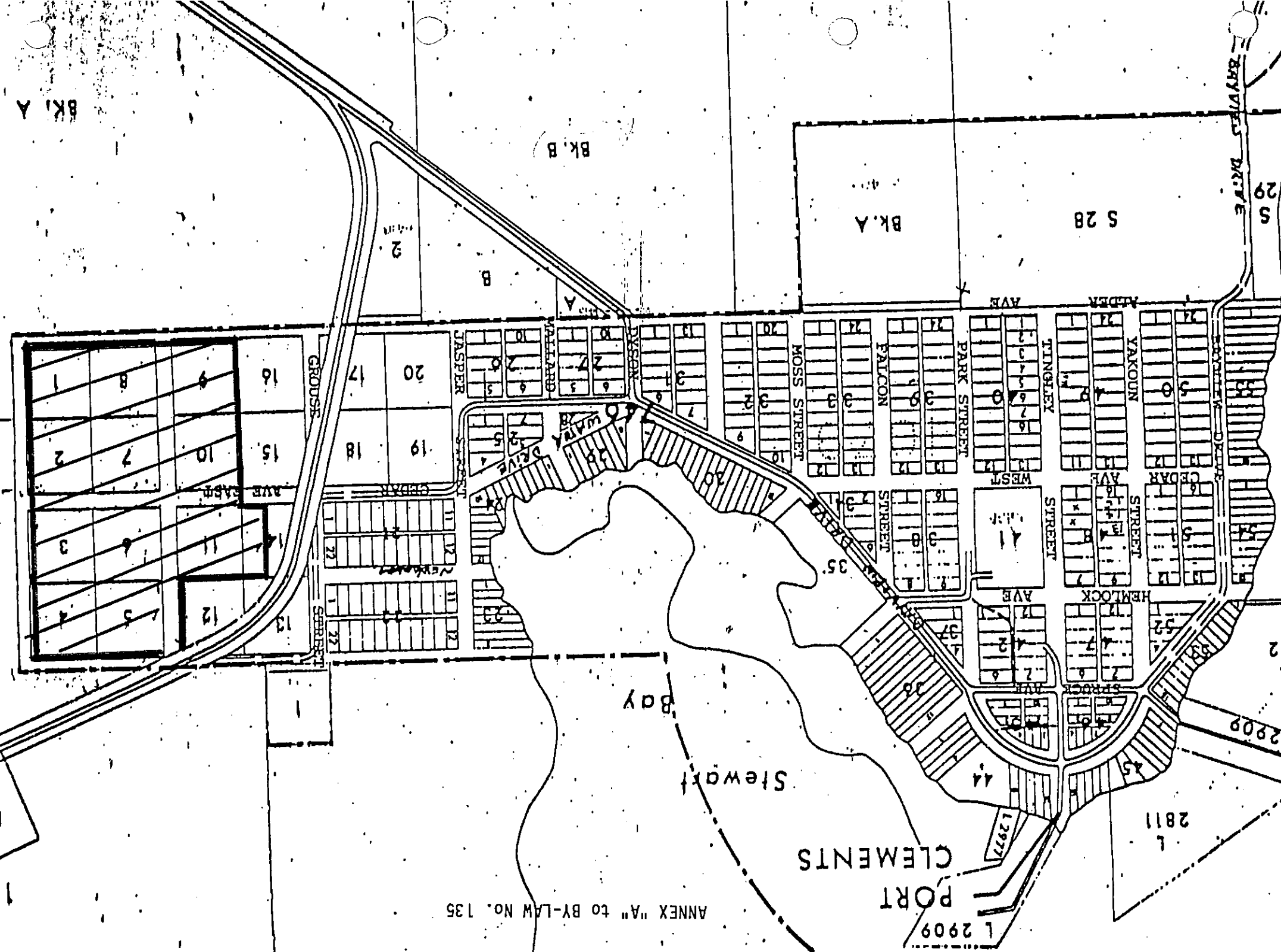
Stewart Bay

1883

Bk. A

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AVENUE

BRAYLEY DRIVE

GROSS

AVENUE

JASPER

WILLARD

DYSON

MOSS STREET

FALCON

PARK STREET

TINGLEY

YAKOUN

GEORGE

WATER DRIVE

WEST STREET

STREET

STREET

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