

VILLAGE OF PORT CLEMENTS

BY-LAW NO. 79-1980

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. That the Village of Port Clements By-law No. 41-1977 is hereby amended by:
 - (1) Designation of Zones of the Village of Port Clements is hereby amended by adding Rural Zone 1;
 - (2) Description of Rural Zone as follows:

RURAL ZONE 1

2.8.0 In a Rural Zone, the use of land, buildings and structures is restricted to:

- a) single family and two family dwellings;
- b) mobile homes subject to provisions of Section 2.8.7;
- c) schools, churches, hospitals, libraries, day care centres, community halls, and museums;
- d) agriculture, horticulture, sylviculture, poultry raising, animal and stock raising, fur farming, beekeeping or any or all such uses;
- e) sale of produce grown on the premises provided the sales area does not exceed fifteen (15) metres of any perimeter property lot line;
- f) forestry and logging, but no manufacturing except by small mill for on site domestic use provided that such manufacturing is not located within fifteen (15) metres of any perimeter property lot line;
- g) professional practice or homecraft provided that the use is conducted by the resident(s), excluding a boarder, and is confined to the interior of a building and does not:
 - 1) create a nuisance by reason of sound, sight or smell;
 - 2) involve storage exterior to the dwelling or any materials used directly or indirectly in the processing or resulting from the processing of any product of such craft or occupation;
 - 3) involve material or products that produce inflammable or explosive vapours or gases under ordinary temperatures;
- h) public utility buildings or structures with no exterior storage of any kind;
- i) buildings and structures accessory to the uses permitted in Clause a), b) and c.

2.8.1 STANDARDS

Every use of land and every building or structures or mobile home permitted in the Rural Zone shall conform with the provisions of Sections 2.8.1 to 2.8.9 inclusive.

2.8.2 SITE AREA

- 1) The minimum site area in the Rural Zone is one hectare.
- 2) Parcels in the Rural Zone that are shown on a plan duly filed in the Lands Registry Office prior to the passing of this By-law which has less than the minimum area required in Subsection (1) may be used for any of the uses permitted in the Rural Zone provided that the method by which any sewage is to be disposed of is satisfactory to the Medical Health Officer, but in no case shall a single family dwelling or mobile home be erected on a lot with a width of less than 18.5 metres (60.7 feet).
- 3) There shall be no minimum site area for a site to be used solely for the unattended equipment necessary for the operation of a utility, a community radio or television receiving antenna or an air or marine navigation aid.

2.8.3 BUILDINGS PER PARCEL

Not more than one building or mobile home containing a dwelling unit or units shall be located on a parcel.

2.8.4 LOT COVERAGE

Buildings and structures or mobile homes shall not cover more than thirty - three (33%) percent of the site area.

2.8.5 SETBACK AND HEIGHT

No building or structure or mobile home or parts thereof, except a fence, shall be located within 7.5 metres (24.6 feet) of a front lot line.

Where there is no developed rear land, no building or mobile home or part thereof shall be located within three (3) metres (9.84 feet) of one side lot line and 7.5 metres (24.6 feet) of a rear lot line.

No buildings or mobile home other than an accessory building shall be located within 7.5 metres (24.6 feet) of a rear lot line.

No buildings or mobile home shall exceed 7.5 metres (24.6 feet) two storeys in height.

No accessory buildings or structures shall exceed 5 metres (16.40 feet) in height.

2.8.6 GROUND FLOOR AREA

The minimum floor area for a dwelling unit is 66.88 square metres (720 sq. ft.).

2.8.7 MOBILE HOMES

1. All mobile homes shall conform to C.S.A. Standard A240.
2. The minimum floor area of a mobile home is 66.88 square metres (720 sq. ft.).
3. All mobile homes shall be skirted from the underside of the floor to the ground level, or as an alternative shall be placed on a sunken drained pad, so that the floor level is not more than .3 metres (12") above the finished grade of the surrounding ground.
4. Ancillary buildings shall be of a complementary construction to the mobile home.
5. All installed mobile homes shall be restricted from moving and be securely anchored against the effect of high winds.
6. All mobile homes shall be on a permanent foundation.
7. All foundations for the support of a mobile home or permissible additions shall be designed and installed in accordance with National Building Code Standards.

2.8.8 STORAGE

No parcel shall be used for the wrecking or storage of derelict vehicles or as a junkyard, and any vehicle which has not been licensed for a period of one (1) year and which is not housed in a garage or carport shall be deemed to be a derelict vehicle or junk.

2.8.9. PARKING

Off street parking shall be provided in accordance with the provisions of Sections 3.10 and 3.1.1.

Schedule "A" of Village of Port Clements Zoning By-law No. 41-1977 is hereby amended by adding Rural Zone Lots one (1) thru twenty four (24), Blocks twenty (20) and twenty one (21) and District Lot Nine nine five (995), Plan 9609 as shown on map marked as Schedule "A" to By-law No. 79-1980 and outlined in red.

This By-law may be cited as the Village of Port Clements Zoning By-law No. 79-1980.

READ A FIRST TIME THIS 17th day of November, 1980.

READ A SECOND TIME THIS 17th day of November, 1980.

READ A THIRD TIME THIS 17th day of November, 1980.

Public meeting held on the 8th day of December, 1980 pursuant to Section 703 of the Municipal Act.