

VILLAGE OF PORT CLEMENTS
ZONING AMENDMENT BY-LAW #231, 1991

WHEREAS it is deemed necessary to amend the Zoning By-Law #104 of the Village of Port Clements, 1990, (as amended by Village of Port Clements Zoning Amendment By-Law #210, 1990) to establish "Bed and Breakfast" and "Boarding House" permitted uses in the Residential Urban Zone (R-1), Rural Residential Zone (R-2), Mobile Home Park Zone (MH-2), Commercial Core Zone (C-1), Commercial Service Zone (C-2), Marine Commercial Zone (M-1), Marine Tourism Zone (M-3), and Resource Areas Zone (RS);

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

1. Part 1.3 DEFINITIONS is amended by adding the following definition:

"BED AND BREAKFAST" means the provision of nightly accommodation and breakfast for travellers in a private dwelling unit.

2. Part 6.4 REQUIRED OFF STREET PARKING SPACES is amended by adding the following:

<u>USE</u>	<u>PARKING REQUIREMENTS</u>
Bed and Breakfast	1 per unit plus 1 space

3. Part 7.1.1 RESIDENTIAL URBAN ZONE (R-1) of Zoning By-Law # 104 of the Village of Port Clements, 1990 is amended as follows (bolding and asterix (*) denote amendments):

B. PERMITTED USES

In the Residential Urban Zone (R-1) land and structures may only be used for the following uses and densities:

- (1) One single family dwelling;
- (2) One two family dwelling or duplex;
- (3) One boarding house;
- (4) Accessory buildings and structures.
- (5) One bed and breakfast establishment. *

4. Part 7.1.2 RURAL RESIDENTIAL ZONE (R-2) of Zoning By-Law # 104 of the Village of Port Clements, 1990 is amended as follows (bolding and asterix (*) denote amendments):

B. PERMITTED USES

In the Rural Residential Zone (R-2) land and structures may only be used for the following uses and densities:

- (1) One single family dwelling unit;
- (2) One two family dwelling or duplex;
- (3) One boarding house;
- (4) Agricultural and horticultural use;

- (5) Sale of produce grown on site provided that the sales area does not exceed 46.5 sq. metres (500 sq. ft.) and is not located within 15.0 metres of any property line;
- (6) Animal Hospitals and Kennels;
- (7) Forestry and logging;
- (8) Accessory buildings and structures;
- (9) One bed and breakfast establishment *.

5. Part 7.1.4 MOBILE HOME PARK ZONE (MH-2) of Zoning By-Law # 184 of the Village of Port Clements, 1990 is amended as follows (bolding and asterix (*) denote amendments):

B. PERMITTED USES

In the Mobile Home Park Zone (MH-2) land and structures may only be used for the following purposes:

- (1) Mobile Home Park;
- (2) Tourist Trailer Park and Campground;
- (3) One Bed and Breakfast Establishment; *
- (4) One Boarding House. *

F. MINIMUM FLOOR AREA (underlining denotes amendments)

The minimum floor area of any dwelling unit in a Mobile Home Park use shall be 60.2 square metres.

6. Part 7.1.5 COMMERCIAL CORE ZONE (C-1) of Zoning By-Law # 184 of the Village of Port Clements, 1990 is amended as follows (bolding and asterix (*) denote amendments):

B. PERMITTED USES

In the Commercial Core Zone (C-1) land and structures may only be used for the following purposes:

- (1) Shops and retail shops provided that there shall be no outside storage or display areas and no sale or service of automobiles;
- (2) Banks and financial institutions;
- (3) Data processing centres;
- (4) Personal service establishments (i.e. barbers, beauty salons, shoe repair, travel agent, dry cleaner, laundry, photo studios);
- (5) Business and professional offices;
- (6) Government offices;
- (7) Medical and Dental clinics;
- (8) Veterinary Hospital;
- (9) Hotels and Motels;
- (10) Licensed premises;
- (11) Restaurants, cafes, bistros, excluding drive-in restaurants;
- (12) Printing and Publishing;
- (13) Undertaking parlours and funeral homes;
- (14) Community halls, libraries, art galleries, theatres and other cultural buildings, but excluding drive-in theatres;
- (15) Public Transit depots;
- (16) Public utility buildings and structures necessary for public service, excluding storage, repair and manufacturing facilities;

- (17) Health and fitness clubs, excluding rifle ranges;
- (18) Combined commercial and residential complexes;
- (19) Accessory buildings and structures;
- (20) One bed and breakfast establishment; *
- (21) One boarding house. *

7. Part 7.1.6 COMMERCIAL SERVICE ZONE (C-2) of Zoning By-Law # 184 of the Village of Port Clements, 1990 is amended as follows (bolding and asterix (*) denote amendments):

B. PERMITTED USES

In the Commercial Service Zone (C-2) land and structures may only be used for the following uses:

- (1) Sale, rental or lease of motor vehicles;
- (2) General automotive repair services;
- (3) Gasoline service stations;
- (4) Neighbourhood shopping centre;
- (5) Retail sales of building supplies;
- (6) Retail sales or garden supplies, nursery items and greenhouses;
- (7) Personal service establishments (ie. barbers, beauty salons, shoe repair, travel agent, dry cleaner, laundry, photo studio);
- (8) Printing and publishing;
- (9) Convenience stores;
- (10) Undertaking parlour or funeral home;
- (11) Contractor's offices provided that there shall be no outside storage of materials or equipment;
- (12) Motels;
- (13) Combined commercial and residential complexes;
- (14) Accessory buildings and structures;
- (15) One bed and breakfast establishment; *
- (16) One boarding house. *

8. Part 7.1.7 MARINE COMMERCIAL ZONE (M-1) of Zoning By-Law # 184 of the Village of Port Clements, 1990 is amended as follows (bolding and asterix (*) denote amendments):

B. PERMITTED USES

- (1) Marinas, including marine service stations;
- (2) Retail stores;
- (3) Hotels and motels;
- (4) Licensed public houses;
- (5) Restaurants, excluding drive-ins;
- (6) Wharfage, anchorage, dry-docking, launching ramps and similar facilities in connection with harbouring and servicing marine craft, including float planes;
- (7) Marine freight and salvage;
- (8) Combined commercial residential complexes;
- (9) Accessory buildings and structures;
- (10) One bed and breakfast establishment; *
- (11) One boarding house. *

9. Part 7.1.9 MARINE TOURISM ZONE (M-3) of Zoning By-Law # 184 of the Village of Port Clements, 1990, as amended by Village of Port Clements Zoning Amendment By-Law # 218, 1990, is amended as follows (bolding and asterix (*) denote amendments):

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;
- (9) One bed and breakfast establishment; *
- (10) One boarding house. *

10. Part 7.1.13 RESOURCE AREAS ZONE (RS) of Zoning By-Law # 184 of the Village of Port Clements, 1990 is amended as follows (bolding and asterix (*) denote amendments):

B. PERMITTED USES

In the Resource Areas Zone (RS) land and structures may only be used for the following purposes:

- (1) Two single family dwellings or one two-family dwelling;
- (2) Agricultural uses, including field crops, horticulture, silviculture, poultry, other stock raising and beekeeping;
- (3) Sale of produce grown on the premises provided the sales area does not exceed 45.5 square metres;
- (4) Professional practice or home occupation;
- (5) Forestry and logging, but no manufacturing except by a small mill for on-site domestic use, provided such operation does not involve outside employees and is not located within 15.0 metres of any property line;
- (6) Animal hospital and kennels;
- (7) Gravel extraction, storage and processing;
- (8) Tourist Trailer Park and Campground
- (9) Accessory buildings and structures;
- (10) One bed and breakfast establishment; *
- (11) One boarding house. *

11. This by-law may be cited as the "Village of Port Clements Zoning Amendment By-Law #231, 1991".

READ A FIRST TIME THIS 17th DAY OF June, 1991.
READ A SECOND TIME THIS 24th DAY OF June, 1991.
RECEIVED PUBLIC HEARING THIS 17th DAY OF July, 1991.
RECEIVED THIRD READING THIS 30th DAY OF September, 1991.
RECONSIDERED AND FINALLY ADOPTED THIS 7th DAY OF October, 1991.



Mayor B. Hornidge


Clerk J. Erdinsson

Certified to be a true copy of
Village of Port Clements Zoning
Amendment By-Law #231, 1991.


Clerk

A true copy of By-Law No. 231
registered in the office of the Inspector
of Municipalities this 8th day of
November 1991.


Inspector of Municipalities