

VILLAGE OF PORT CLEMENTS
ZONING AMENDMENT BY-LAW #271, 1995

WHEREAS it is deemed necessary to amend the Zoning By-Law #184 of the Village of Port Clements, 1990, (as amended by Village of Port Clements Amendment Bylaws: #218, 1990; #231, 1991; #261, 1994; #263, 1995; #264, 1995; #270, 1995) to establish a "single family dwelling" permitted use in the Mobile Home Park Zone (MH-2), Commercial Core Zone (C-1), Marine Commercial Zone (M-1),

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

1. 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;
- (5) One Single Family Dwelling (according to requirements under 7.1.1 Residential Urban Zone (R-1)).*

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.

2. 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;
- * (22) One Single Family Dwelling (according to requirements under 7.1.1 Residential Urban Zone (R-1)).*

3. 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. *
- (12) One Single Family Dwelling (according to requirements under 7.1.1 Residential Urban Zone (R-1)).*

4. This by-law may be cited as the "Village of Port Clements Zoning Amendment By-Law #271, 1995".

READ A FIRST TIME THIS 25 DAY OF July, 1995.
 READ A SECOND TIME THIS 25 DAY OF July, 1995.
 RECEIVED PUBLIC HEARING THIS 14 DAY OF August, 1995.
 RECEIVED THIRD READING THIS 21 DAY OF August, 1995.
 RECONSIDERED AND FINALLY ADOPTED THIS 5 DAY OF September, 1995.

Steve B. Manning
 Mayor
~~Mayer Glen Beachy~~
 Acting Mayor
 Chris Bellomy

Clara Eriksson
 Clerk
 Jukka Eriksson

Certified to be a true copy of Village of Port Clements Zoning Amendment By-Law #271, 1995.

Clara Eriksson
 Clerk

A true copy of By-Law No. 271 registered in the office of the Inspector of Municipalities this 21ST day of SEPTEMBER 1995.

Clara Eriksson
 Deputy Inspector of Municipalities