

**VILLAGE OF PORT ALICE  
BYLAW NO. 200**

A bylaw to regulate the location and use of buildings and structures and the use of land, including the surface of water within the Village of Port Alice and for that purpose to divide the Village into zones pursuant to the provisions of the *Local Government Act*, having due regard to the promotion of health, safety, convenience, and welfare of the public, the prevention of the overcrowding of land, and the preservation of the amenities peculiar to any zone; the securing of adequate light, air, and access; the value of the land and the nature of its present and prospective use and occupancy; the character of each zone, the character of the buildings already erected, and the peculiar suitability of the zone for particular uses, and the conservation of property values.

The Council of the Village of Port Alice in open meeting assembled enacts as follows:

1. Bylaw No. 106, cited as, The Village of Port Alice Zoning Bylaw No. 106, 1975 is hereby repealed.
2. The following regulations are hereby enacted:

**INTERPRETATION AND ADMINISTRATION**

**2.1.0 TITLE**

This Bylaw may be cited as "The Village of Port Alice Zoning Bylaw No. 200, 1980".

**2.2.0 APPLICATION**

This Bylaw shall be applicable to all of the land within the boundaries of the Village of Port Alice as defined in the Letters Patent and amendments thereto.

**2.3.0 DEFINITIONS** in this Bylaw unless the context otherwise requires:

**ACCESSORY USE OR STRUCTURE:** means a use or structure on the same lot, with and of a nature customarily incidental and subordinate to, the principal use or structure;

**ADMINISTRATIVE OFFICER:** means the Building Inspector or such other person appointed by the Council to administer this Bylaw;

**BUILDING:** means any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of persons, animals or chattel.

**BUILDING, HEIGHT:** means the vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and to the mean height between eaves and ridge for gable, hip and gambrel roofs.

**BUILDING, PRINCIPAL:** means a building in which is conducted the main or principal use of the lot on which it is located;

**CARPORT:** means a partially enclosed structure intended for the shelter of not more than two motor vehicles. Enclosure is limited, to the roof, and to a height not greater than three meters above the ground or finished surface of the carport;

**COMMUNITY SEWER SYSTEM:** means a common sewer, or a system of sewerage or sewage disposal which is owned, operated and maintained by the Village of Port Alice;

**COMMUNITY WATER SYSTEM:** means a system of waterworks which is owned, operated and maintained by the Village of Port Alice;

**COUNCIL:** means the Council of the Village of Port Alice;

**DWELLING:** means a building designated or used exclusively as the living quarters (construed as including "sleeping, cooking and toilet facilities) for one or more families;

**DWELLING, SINGLE FAMILY:** means a dwelling containing one dwelling unit only;

**DWELLING, TWO FAMILY:** means a dwelling containing two dwelling units;

**DWELLING, MULTIPLE FAMILY:** means a dwelling containing three or more dwelling units;

**DWELLING UNIT:** a room, or set of rooms, used, or intended to be used, as the living quarters for one family;

**FAMILY:** means one or more persons related by blood, marriage or adoption occupying single living quarters;

**FLOOR AREA:** the sum of the gross horizontal area of the several floors of a building excluding basement floor areas. All dimensions shall be outside dimensions;

**GASOLINE SERVICE STATION:** means premises primarily for the sale of gasoline, lubricating oil and motor vehicle accessories directly to the users of motor vehicles and the servicing of motor vehicles, excluding body works and painting;

**HOME OCCUPATIONS;** means an accessory use of a service character customarily conducted within a dwelling by the residents thereof, which is clearly secondary to the use of the dwelling for living purposes and does not change the character thereof or have any exterior evidence of such secondary use other than a small name plate and in connection therewith there is not involved the keeping of a stock in trade;

**LANE:** means a public thoroughfare not exceeding nine meters in width, which provides secondary means of access to a site;

**LODGING OR BOARDING HOUSE:** means a building where sleeping or lodging accommodation is provided, with or without meals, for remuneration to more than two persons, exclusive of the occupant and his immediate family;

**LOT:** means an area of land the boundaries of which are shown on a plan registered on a land titles office, or with the Department of Lands, Forests, and Water Resources, or are described in the certificate of title to the land, and that has not been divided into smaller areas by any plan or instrument registered in the land titles office, or with the Department of Lands, Forests, and Water Resources;

**LOT, DEPTH OF:** means the distance between the midpoints of straight lines connecting the foremost points of the side lot lines in front and the rearmost points of the side lot lines in the rear;

**LOT, WIDTH OF:** means the distance between straight lines connecting front and rear lot lines at each side of the lot, measured across the rear of the required front yard, provided however that the width between side lot lines at their foremost points (where they intersect with the street line) shall not be less than 80 percent of the required lot widths except in the case of lots on the turning circle of culs-de-sac, where the 80 percent requirement shall not apply;

**LOT CORNER:** means a lot located at the intersection of two or more streets. A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than 135 degrees;

**MOBILE HOME:** means a vehicular portable structure built on a chassis and designed to be used with a permanent foundation as a single family dwelling unit when connected to indicated utilities. This also includes multiple section mobile homes;

**MULTIPLE SECTION MOBILE HOME:** means a single structure composed of separate mobile units each towable on its own chassis, which when towed to the site are coupled together mechanically and electrically to form a single structure. These are sometimes referred to as doublewide mobile homes, when only two units are joined together;

**PRINCIPAL USE:** means the main purpose for which a building or site is used;

**STREET:** means all highways, roads, squares, thoroughfares and any other public way, but not lanes or walkways;

**STRUCTURE:** means anything constructed or erected with a fixed location on the ground, or attached to something having fixed location on the ground. Among other things, structure includes buildings, walls, fences, oilboards and poster panels;

**YARD:** means a part of a parcel upon or over which no building or structure other than a boundary fence is erected unless otherwise hereinafter permitted;

**YARD, FRONT:** means a yard extending between side lot lines across the front of a lot. Depth of required front yards shall be measured at right angles to a straight line joining the foremost points of the side lot lines. The foremost points of the side lot lines, in the case of rounded property corners at street intersections, shall be assumed to be the point at which the side and front lot lines would have met without such rounding. Front and rear front yard lines shall be parallel.

**YARD, REAR:** means a yard extending across the rear of the lot between side lot lines. depth or required yards shall be measured at right angles to a straight line joining the rear-most points of the side lot lines. The forward rear yard line of a required rear yard shall be parallel to the straight lines so established.

**YARD, SIDE:** means a yard extending from the front yard to the rear yard between the side line of the lot and a line drawn parallel thereto. The width of such yard shall mean the perpendicular distance between the side line of the lot and the parallel line;

#### **2.4.0 PROHIBITION**

No building, structure or land, including the surface of water, shall be used or occupied, and no building or structure of part thereof shall be erected, constructed, reconstructed, moved or structurally altered unless in conformity with this Bylaw.

## **2.5.0 ADMINISTRATION**

- (1) The Administrative Officer shall administer this Bylaw.
- (2) Any person appointed under subsection (1) may enter any building or premises at any reasonable hour for the purpose of administering or enforcing this Bylaw.

## **2.6.0 NONCONFORMING USES**

- (1) A lawful use of premises existing or lawfully under construction at the time of the adoption of this Bylaw, although such use does not conform to the provisions of this Bylaw, may be continued subject to the provisions of the *Local Government Act* respecting nonconforming uses.
- (2) A building existing prior to the date of adoption of this Bylaw which fails to comply with the siting requirements herein shall not by reason thereof be deemed to be nonconforming. However, any subsequent alterations or additions to such building shall be permitted only in accordance with the siting requirements of this Bylaw.

## **2.7.0 PERMITS**

- (1)
  - (a) No change in the use, or the intensity of use, of land, building or structure and no construction, excavation or other operation, in, on, over or under land, including the surface of water, shall be undertaken until a Development Permit for the same has been issued by the Administrative Officer under this Bylaw, and no Development Permit shall be issued unless any proposed development complies with the provisions of this Bylaw.
  - (b) Development for which a Development Permit has been issued under subsection a. must be commenced within one year from the date of approval of the Development Permit.
  - (c) Development for which a Development Permit has been issued under subsection a. must be completed, including all necessary or required landscaping, within two (2) years of the date of approval of the Development Permit.
- (3) No land shall be used or occupied and no building hereafter erected, altered or extended shall be occupied, or used, or changed in use, until a Certificate of Occupancy for the same has been issued by the Administrative Officer under this Bylaw. No Certificate of Occupancy shall be issued unless the proposed use of building complies with the provisions of this Bylaw.
- (3) Notwithstanding subsection(1), no Development Permit is required for minor structural alterations to existing buildings or structures.

## **2.8.0 BOARD OF VARIANCE**

- (1) There is hereby established, pursuant to the provisions of the *Local Government Act*, a Board of Variance consisting of three members:
  - (a) One appointed by Council;
  - (b) One appointed by the Lieutenant Governor-in-Council; and
  - (c) One appointed by the other two appointees
- (2) A chairman shall be elected from the members of the Board of Variance.
- (3) The procedures of the Board of Variance are as follows:
  - (a) The Clerk of the Municipality shall act as the Secretary to the Board of Variance and shall exercise the following powers in relation to the said Board:
    - i) keep minutes of all Board meetings;
    - ii) give all notices and decisions by registered mail.
  - (b) Any person exercising the right of appeal shall mail to the Secretary of the Board of Variance a letter setting out in general terms the grounds upon which the appeal is made. The appellant shall give an address to which all notices may be mailed.
- (4) The Secretary of the Board of Variance shall notify the Chairman of the Board of Variance and the Chairman shall set a date for the hearing of the appeal. At least five days notice of the hearing shall be mailed by the Secretary to:
  - (a) the members of the Board of Variance;
  - (b) the appellant at the address given by him;
  - (c) the owners and occupiers of all real property located adjacent to the
  - (d) property with respect to which the appeal is being heard.
- (5) Public notice of the hearing shall be given if the matter is deemed by the Board of Variance to be of sufficient importance.
- (6) The duties of the Board of Variance shall be as specified in Section 709 of the Municipal Act.

### **2.9.0 AMENDMENTS**

- (1) The Council may, by bylaw, amend or repeal this Bylaw in accordance with the provisions of Division (3), Part XXI, of the Municipal Act.
- (2) An application for rezoning shall be treated as an application to amend this Bylaw.

### **2.10.0 VIOLATIONS**

- (1) It shall be unlawful for any person to contravene or suffer or permit any act or thing in contravention of this Bylaw,
- (2) It shall be unlawful or any person to prevent or obstruct any official appointed under subsection (1) or Section 2.5.0 from the carrying out of his duties under this Bylaw.

**2.11.0 PENALTIES**

- (1) Any person who violates the provisions of this Bylaw is liable on summary conviction to a penalty not exceeding Two Hundred Dollars (\$200.00) and also the cost of prosecution.
- (2) Each day during which such violation is continued shall be deemed to constitute a new and separate offence.
- (3) Upon conviction, the judge may direct that no prosecution under subsection (2) may be made, with respect to the continuance of the violation, for such period of time as he directs.

**2.12.0 DECLARATION OF MINIMUM REQUIREMENTS**

- (1) In their interpretation and application, the provisions of this Bylaw shall be held to be minimum requirements, adopted for the regulation of the use and development of land within the indicated parts of the Village of Port Alice. Wherever the requirements of this Bylaw are at variance with the requirements of any other lawfully adopted rules, regulations, bylaws, deed restrictions or covenants, the most restrictive of that imposing the higher standards shall govern.

**3.1.0 ESTABLISHMENT OF ZONES**

- (1) For the purpose of this Bylaw, parts of the Village of Port Alice are divided into the following zones:

<b>Zone</b>	<b>Short Form</b>
Residential 1	R-1
Residential 2	R-2
Residential 3	R-3
Commercial 1	C-1
Commercial 2	C-2
Industrial 1	M-1
Industrial 2	M-2
Industrial 3	M-3
Recreation 1	L-1
Slide Protection 1	SP-1

- (2) Zone standards and regulations are prescribed in Schedule A, "Zone Regulations" which schedule is attached to and hereby declared to be part of this Bylaw.
- (3) Zone boundaries are shown on schedule B, Schedule C and Schedule D which Schedules are attached to and hereby declared to be a part of this Bylaw.

- (4) (a) For Schedule B and C boundaries indicated as approximately following the centre line of streets, lanes, rivers, creeks or other bodies of water, shall be construed as following such centre line; and
- (b) Where a zone boundary does not follow a legally defined line, and where the distances are not specifically indicated, the location of the boundary shall be determined by scaling from the zoning map.

#### **4.1.0 SUPPLEMENTARY REGULATIONS**

The provisions of this Bylaw shall be subject to such exceptions, additions, or modification as herein provided by the following supplementary regulations.

- (1) Principal Buildings. There shall be no more than one principal building per site except as otherwise permitted in this Bylaw.
- (2) Height Exceptions. The height limitations of this Bylaw shall not apply to church spires, belfries, domes, monuments, fire towers, transmission towers, chimneys, ventilators, flag poles, water tanks, aerials and necessary mechanical appurtenances usually carried above the roof level and other such structures that may be required in the industrial zone for specific purposes incidental to the operation of the industry. Such features however shall be erected only to such height as is necessary to accomplish the purpose they are to serve and shall not exceed in cross-sectional area 20 percent of the ground floor area of the building.
- (3) Visibility at Intersections. On a corner lot in all residential zones nothing shall be erected, placed, planted, or allowed to grow in such a manner as materially to impede vision between a height of .8m (2.6ft) and 3m (9.8ft) above centre line grade if the intersecting streets in the area bounded by the property lines of such corner lots and a line joining points along said property lines 9m (29.5ft) from the point of the intersection.
- (4) Fences. Subject to the visibility requirements of Section 4.1.0. (3), fences shall comply with the following height limitations:
  - (a) in all residential zones, fences shall not exceed a height of 1.8m (6 ft) to the rear of any required front yard;
  - (b) in all residential zones, fences shall not exceed a height of 1.2m (4 ft) within any required front yard.
- (5) Waterfront Access Facilities
  - (a) The following shall be permitted in any district:
    - i) wharves, piers, floats and boat launching facilities constructed, leased, kept, or maintained by public agencies for public purposes;
    - ii) private floats, wharves and walkways necessary to gain access to otherwise inaccessible property abutting the foreshore.
  - (b) The uses, permitted in a) above, shall be subject to the following regulations:

- i) no private float or wharf shall extend any further distance from the shore than is necessary for boat access;
- ii) no section of a private float or wharf shall exceed a width of 5m (16.4ft).

(6) Flood Control Requirements

- (a)
  - i) For the purpose of this section, the "natural boundary" means the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil of the bed of the lake, river, stream, or other body of water a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself.
  - ii) "Watercourse" - is any natural or man-made depression with well defined banks and a bed .6 metres (2ft) or more below the surrounding land serving to give direction to a current of water at least six months of the year or having a drainage area of 260 ha. (1sq Mile) or more or as required by a designated Official of the Ministry of Environment of the Province of British Columbia.
- (b) Notwithstanding any other provisions of this Bylaw, no building or any part thereof shall be constructed, reconstructed, moved or extended nor shall any mobile home or unit, modular home or structure be located:
  - i) with 7.5 meters (25ft) of the natural boundary of the sea;
  - ii) within 30 metres (100ft) of the natural boundary of any other natural watercourse;
  - iii) with any part of the floor system of any area used for habitation, business or storage of goods damageable by floodwaters, or in the case of a mobile home or unit, the ground level on which it is located, less than .6 metres (2ft) above the two hundred year flood level, where it has been determined, or if not, less than 3 metres (10ft) above the natural boundary of the sea nor less than 3 metres (10ft) above the natural boundary of any other watercourse in the immediate flood hazard area.
- (c) Clause (6) (b) (iii) shall not apply to:
  - i) a renovation of an existing building or structure used as a residence that does not involve an addition thereto;
  - ii) that portion of a building or structure to be used as a carport or garage.
- (d)
  - i) The required elevation may be achieved by structural elevation of the said habitable, business, or storage area or by adequately compacted landfill on which any building is to be constructed or mobile home located, or by a combination of both structural elevation and landfill.



- iii) Where landfill is used to achieve the required elevations stated in Clause (6) b) iii) above, no portion of the landfill slope shall be closer than the distances in Clause (6) a) i) and (6) a) ii) from the natural boundary, and the face of the landfill slope shall be adequately protected against erosion from floodwaters.

Provided that with the approval of the Deputy Minister of Environment, or his designate, these requirements may be reduced.

#### **4.1.0 OTHER RESTRICTIONS AND REGULATIONS**

- (1) Nothing contained in this Bylaw shall relieve any applicant from the responsibility to seek out and comply with restrictive covenants, bylaws or regulations applicable to his development.
- (2) Metric units are used for all measurements in this Bylaw.

READ A FIRST TIME THIS 23<sup>RD</sup> DAY OF JANUARY, 1980.

READ A SECOND TIME THIS 23<sup>RD</sup> DAY OF JANUARY, 1980.

READ A THIRD TIME THIS 26<sup>TH</sup> DAY OF NOVEMBER, 1980.

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 200 cited as "Village of Port Alice Zoning Bylaw No. 200, 1980", as read a third time by Council on the 26<sup>th</sup> day of November, 1980.

\_\_\_\_\_  
Clerk

I hereby certify a Public Hearing was held on Bylaw No. 200, cited as "Village of Port Alice Zoning Bylaw No. 200, 1980", on the 26<sup>th</sup> day of November, 1980.

\_\_\_\_\_  
Clerk

RECONSIDERED AND FINALLY ADOPTED THIS 10<sup>TH</sup> DAY OF DECEMBER \, 1980.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

I hereby certify that this is a true and correct copy of Bylaw No. 200, cited as "Village of Port Alice Zoning Bylaw No. 200, 1980".

\_\_\_\_\_  
Clerk

**SCHEDULE "A"**  
**ZONE REGULATIONS**

This is Schedule "A" referred to in Section 3.1.0 (2) of the Village of Port Alice Zoning Bylaw No. 200.

**RESIDENTIAL 1 ZONE (R-1)**

**5.1.0 PERMITTED USES**

In a Residential 1 Zone the use of land, buildings and structures is restricted to:

- a) Single family and two family dwellings, excluding mobile homes
- b) Schools
- c) Public hospitals
- d) Parks, playgrounds, community halls, sports fields
- e) Churches and similar places of worship
- f) Lodging or boarding houses
- g) Public utility structures and uses
- h) Structures and uses accessory to uses permitted in clauses (a) to (g) inclusive.

**5.1.1 STANDARDS**

Every use of land and every building or structure permitted in an R-1 Zone shall conform with the provisions of sections 5.1.2 to 5.1.8 inclusive.

**5.1.2 MINIMUM SITE AREA**

- (1) The minimum site area for a single family or two family dwelling is 558 m<sup>2</sup> (6000 ft<sup>2</sup>).
- (2) On lots or parcels in an R-1 Zone that are shown on a plan duly filed in the Land Registry Office prior to the adoption of this Bylaw which have less than the minimum area required in subsection (1), one dwelling unit is permitted on each such lot or parcel if the method by which sewage is to be disposed of is approved in writing by the Medical Health Officer, or his designated representative.

**5.1.3 MINIMUM SITE WIDTH**

The minimum site width for a single family dwelling is 18.3 m (60ft).

**5.1.4 MINIMUM YARD DIMENSIONS**

- (1) Each site other than a corner site shall have front, side and rear yards with depths and widths of not less than the following:
  - (a) Front yard depth - 6 m (20 ft.)

- (b) Each side yard width - 1.5 m (5 ft.)
  - (c) Rear yard depth - 9 m (30 ft.)
- (2) Corner sites shall have side yard widths of not less than the following:
- (a) Corner site: Street side - 3 m (10 ft.)  
Interior side - 1.5 m (5 ft.)
  - (b) Reversed corner site: Street side - 3.5 m (12 ft.)  
Interior side - 1.5 m (5 ft.)
- (3) All corner sites shall have front yard and rear yard depths as required in subsection (1).

#### **5.1.5 SITE COVERAGE**

Buildings and structures shall not cover more than 33 percent of the site area.

#### **5.1.6 MAXIMUM HEIGHT**

- (1) No principal building shall be erected to a height in excess of 10.5 m (35 ft.).
- (2) No accessory building shall be erected to a height in excess of 4.5 m (15 ft.).

#### **5.1.7 FLOOR AREA**

The minimum floor area for a dwelling is 83.6 m<sup>2</sup> (900 ft<sup>2</sup>).

#### **5.1.8 PARKING**

Off-street parking shall be provided in accordance with the provisions of section 6.1.0.

## **RESIDENTIAL 2 ZONE (R-2)**

### **5.2.0 PERMITTED USE**

In a Residential 2 Zone the use of land, buildings and structures is restricted to:

- (a) Single family dwellings, excluding mobile homes
- (b) Two family dwellings
- (c) Multiple family dwellings
- (d) Schools
- (e) Parks, playgrounds, sports fields and community halls
- (f) Churches and similar places of worship
- (g) Lodging or boarding houses
- (h) Public utility structures and uses
- (i) Structures and uses accessory to uses permitted in clauses (a) to (h) inclusive

### **5.2.1 STANDARDS**

- (1) Uses permitted under clause (a) of section 5.2.0 are subject to all of the conditions and standards of the R-1 Zone as applicable, except as otherwise permitted.
- (2) All other uses and buildings or structures permitted in an R-2 Zone shall conform to the provisions of sections 5.2.2. to 5.2.9 inclusive.

### **5.2.2 MULTIPLE FAMILY DWELLINGS**

- (1) Multiple family dwellings are restricted to areas where both a sewer system and a water supply and distribution system, approved by Council, are provided.
- (2) More than one principal building per site is permitted where multiple family dwellings are the main use.

### **5.3.2 MINIMUM SITE AREA**

- (1) The minimum site area for a single family dwelling is 558m<sup>2</sup> (6000 ft<sup>2</sup>).
- (2) The minimum site area for a two family dwelling is 743 m<sup>2</sup> (8000 ft<sup>2</sup>).
  - (a) The minimum site area for a townhouse of three dwelling units is 836 m<sup>2</sup> (9000 ft<sup>2</sup>) and for each additional dwelling unit the minimum site area shall be increased by 232.5 m<sup>2</sup> (2500 ft<sup>2</sup>).
  - (b) The minimum site area for other multiple family dwellings shall be the larger of 558 m<sup>2</sup> (6000 ft<sup>2</sup>), or the area calculated on the basis of 139 m<sup>2</sup> (1500 ft<sup>2</sup>) per dwelling unit.
- (3) On lots or parcels in an R-2 Zone that are shown on a plan duly filed in the land Registry Office prior to the adoption of this Bylaw which have less than the minimum area required in subsections (1) and (2) one dwelling unit is permitted on each such lot or parcel if the method by which sewage is to be disposed of is approved in writing by the Medical Health Officer, or his designated representative.

#### **5.2.4 MINIMUM SITE WIDTHS**

- (1) The minimum site width for a single family dwelling is 15 m (50 ft).
- (2) The minimum site width for a two family dwelling is 21 m (70ft).
- (3) The minimum site width for a multiple family dwelling is 18.3 m (60ft) where four or less dwelling units are provided, and is 30.5 m (100ft) where five or more dwelling units are provided.

#### **5.2.5 MINIMUM YARD DIMENSIONS**

- (1) For two family dwellings, each site other than a corner site shall have front, side and rear yards with depths and widths of not less than the following:
  - (a) Front yard depth - 6 m (20 ft.)
  - (b) Each side yard width - 1.5 m (5. ft.)
  - (c) Rear yard depth - 9 m (30 ft.)
- (2) For two family dwellings, corner sites shall have side yard widths of not less than the following:
  - (a) Corner site: Street side - 3 m (10 ft.)  
Interior side - 1.5 m (5 ft.)
  - (b) Reversed corner site: Street side - 3.5 m (12 ft.)  
Interior side - 1.5 m (5 ft.)
- (3) For two family dwellings, all corner sites shall have front yard and rear yard depths as required in subsection (1).
- (4) For multiple family dwellings, each site shall have front, side and rear yards with depths and widths of not less than the following:
  - (a) Front yard depth - 7.5 m (25 ft.)
  - (b) Each side yard width - 4.5 m (15 ft.)
  - (c) Rear yard depth - 10.5 m (30 ft.)
- (5) Notwithstanding subsection (4), for townhouses, side yards are only required for each end unit site of a townhouse dwelling.

#### **5.2.6 SITE COVERAGE**

- (1) For two family dwelling sites, buildings and structures shall not cover more than 33 percent of the site area.
- (2) For multiple family dwellings, buildings and structures shall not cover more than 40 percent of the site area.

### **5.2.7 MAXIMUM HEIGHT**

- (1) No two family dwelling shall be erected to a height in excess of 10.5 m. (35 ft.).
- (2) No multiple family dwelling shall be erected to a height in excess of 10.5 m (35 ft.)
- (3) No accessory building shall be erected to a height in excess of 4.5 m (15 ft.).

### **5.2.8 FLOOR AREA**

The minimum floor area per dwelling unit shall be as follows:

One family dwelling - 83.6 m<sup>2</sup> (900 ft<sup>2</sup>) per dwelling unit

Two family dwelling - 65 m<sup>2</sup> (700 ft<sup>2</sup>) per dwelling unit

Townhouse - 74 m<sup>2</sup> (800 ft<sup>2</sup>) per dwelling unit

Apartment

    Bachelor unit - 32.5 m<sup>2</sup> (350 ft<sup>2</sup>) per dwelling unit

    One bedroom unit - 51 m<sup>2</sup> (550 ft<sup>2</sup>) per dwelling unit

    Two bedroom unit - 69.6 m<sup>2</sup> (750 ft<sup>2</sup>) per dwelling unit

    Three bedroom unit - 83.6 m<sup>2</sup> (900 ft<sup>2</sup>) per dwelling unit

### **5.2.9 PARKING**

Off-street parking shall be provided in accordance with the provisions of section 6.1.0.

## RESIDENTIAL 3 ZONE (R-3)

### 5.3.0 PERMITTED USES

In a Residential 3 Zone the use of land, buildings and structures is restricted to:

- (a) Mobile home parks
- (b) Mobile homes on individual lots
- (c) Parks, playgrounds, sports fields, community halls
- (d) Churches and similar places of worship
- (e) Public utility structures and uses
- (f) Structures and uses accessory to uses permitted in clauses (a) to (e) inclusive.

### 5.3.1 STANDARDS

- (1) Mobile home parks shall conform with the provisions of the Mobile Home Parks Regulations adopted pursuant to the *Health Act*, and Sections 5.3.2. and 5.3.3.
- (4) Except as provided in subsection (1) every use of land and every buildings or structure permitted in an R-3 Zone shall conform with the provisions of Section 5.3.4.

### 5.3.2. SIGNS AND NOTICES

Subject to the Motor Vehicle Act, in the case of a mobile home park, only one sign not exceeding 2.5 m<sup>2</sup> in area, facing each street abutting the site, is permitted.

### 5.3.5 MOBILE HOME PARKS - ADDITIONAL REGULATIONS

Notwithstanding the Mobile Home Parks Regulations, the following standards shall apply to mobile home parks:

- (a) The minimum mobile home space size for each mobile home shall be 297 m<sup>2</sup> (3200 ft<sup>2</sup>).
- (b) The minimum floor area for each mobile home shall be 37 m<sup>2</sup> (400 ft<sup>2</sup>).
- (c) Roadways shall be maintained as dust free surfaces at all times.

### 5.3.4 PARKING

Off-street parking shall be provided in accordance with Section 6.1.0.

## COMMERCIAL 1 ZONE (C -1)

### 5.4.0 PERMITTED USES

In a Commercial 1 Zone the use of land, buildings and structures is restricted to:

- (a) Retail stores
- (b) Offices
- (c) Banks, credit unions, loan and trust company offices
- (d) Restaurants, cafes
- (e) Bakery, confectionery shops, delicatessens
- (f) Barber shops, beauty parlours, shoe repair shops, laundry and dry cleaning shops, photography studios, electric and electronic repair shops, and medical and dental offices
- (g) Printing and publishing shops
- (h) Beer parlours and licensed beverage rooms
- (i) Bowling alleys, pool halls, theatres (excluding drive-in theatres)
- (j) Private clubs and fraternal lodges
- (k) Hotels, motels
- (l) Public and quasi-public buildings and uses
- (m) Parking areas and structures
- (n) Gasoline service stations
- (o) Public utility structures and uses
- (p) Residential accommodations in conjunction with permitted uses in this subsection
- (q) Structures and uses accessory to uses permitted in clauses (a) to (o) inclusive.

### 5.4.1 STANDARDS

Every use of land and every building or structure permitted in a C-1 Zone shall conform with the provisions of sections 5.4.2 to 5.4.7 inclusive.

### 5.4.2 COMBINED COMMERCIAL AND RESIDENTIAL

- (1) Where a lot is used for combined commercial and residential use, the residential use shall:
  - (a) be contained in the same building as the commercial use
  - (b) be located over or behind, or at the side of the commercial use
  - (c) have a separate entrance for the outside.

### 5.4.3. MINIMUM SITE AREA

Minimum site areas shall be as follows:

- (a) Gasoline service station - 930 m<sup>2</sup> (10000 ft<sup>2</sup>)
- (b) Hotels and motels - 930 m<sup>2</sup> (10000 ft<sup>2</sup>)
- (c) All other uses - 650 m<sup>2</sup> (7000 ft<sup>2</sup>)

### 5.4.5 SITE COVERAGE

Buildings and structures shall not cover more than 50 percent of the site area.



#### **5.4.5 MAXIMUM HEIGHT**

- (1) No principal building shall be erected to a height in excess of 12 m (40 ft).
- (2) No accessory building or structure shall exceed 4.5 m (15 ft).

#### **5.4.6 PARKING**

Off-street parking shall be provided and maintained in accordance with the provisions of section 6.1.0.

#### **5.4.7 LOADING**

Adequate space for the loading and unloading of delivery vehicles shall be provided on each site.

## COMMERCIAL 2 ZONE (C-2)

### 5.5.0 PERMITTED USES

In a Commercial 2 Zone, the use of land, buildings and structures is restricted to:

- (a) Building supply and lumber yards
- (b) Automobile sales and repairs
- (c) Boat sales
- (d) Mobile home, trailer and camper sales
- (e) Plumbing shops
- (f) Welding and machine shops
- (g) Gasoline service stations
- (h) Warehouses
- (i) Contractor's yard
- (j) Bulk oil and gas storage
- (k) Private clubs and fraternal lodges
- (l) Public utility structures and uses
- (m) Structures and uses accessory to uses permitted in clauses (a) to (l) inclusive.

### 5.5.1 STANDARDS

Every use of land and every building or structure permitted in a C-2 Zone, shall conform to the provisions of Sections 5.5.2 to 5.5.7 inclusive.

### 5.5.2 MINIMUM SITE AREA

Minimum site areas shall be as follows:

- (a) Plumbing, welding and machine shops: 650 m<sup>2</sup> (7000ft<sup>2</sup>)
- (b) All other uses: 930 m<sup>2</sup> (10000 ft<sup>2</sup>)

### 5.5.3 MINIMUM YARD DIMENSIONS

Each site shall provide yards of not less than the following

- (a) Front yard depth - 6 m (20ft)
- (c) Each side yard width - 1.5 m (5 ft)
- (d) Rear yard depth - 6 m (20 ft)

### 5.5.4 SITE COVERAGE

Buildings and structures shall not cover more than 50 percent of the site area.

### 5.5.5 MAXIMUM HEIGHT

- (1) No principal building shall be erected in excess of 12 m (40 ft).
- (2) No accessory building or structure shall exceed 4.5 m (15 ft).

#### **5.5.6 PARKING**

Off-street parking shall be provided and maintained in accordance with the provisions of Section 6.1.0.

#### **5.5.6 LOADING**

Adequate space for the loading, unloading and manoeuvring of delivery vehicles shall be provided on each site.

## **INDUSTRIAL 1 ZONE (M-1)**

### **5.6.0 PERMITTED USES**

In an Industrial 1 Zone the use of land, buildings, and structures, including the surface of water, is restricted to:

- (a) Pulp mills
- (b) Logging
- (c) Log storage
- (d) Log dumping and sorting
- (e) Saw mills
- (f) Public utility structures and uses
- (g) Structures and uses accessory to uses permitted in clauses (a), (b), (c) and (d).

### **5.6.1 STANDARDS**

Every use of land and every building or structure permitted in an M-1 Industrial Zone shall conform to the provisions of sections 5.6.2. to 5.6.4. inclusive.

### **5.6.2 PRINCIPAL BUILDINGS**

More than one principal building per site is permitted.

### **5.6.3 PARKING**

Off-street parking shall be provided in accordance with the provisions of 6.1.0.

### **5.6.4 LOADING**

Adequate space for the loading, unloading and manoeuvring of delivery vehicles shall be provided on each site.

## **INDUSTRIAL ZONE 2 (M-2)**

### **5.7.0 PERMITTED USES**

In an Industrial 2 Zone the use of land, buildings and structures including the surface of water is restricted to:

- (a) Log storage
- (b) Public utility structures and uses
- (c) Structures and uses accessory to uses in clauses (a) and (b).

## **INDUSTRIAL 3 ZONE (M-3)**

### **5.8.0 PERMITTED USES**

In an Industrial 3 Zone the use of land, buildings and structures is restricted to:

- (a) Harvesting of forest resources
- (b) Public utility structures and uses
- (c) Structures and uses accessory to uses in clauses (a) and (b).

## RECREATION 1 ZONE (L-1)

### 5.9.0 PERMITTED USES

In a Recreation 1 Zone the use of land, buildings and structures, including the surface of water is restricted to:

- (a) Public recreational uses
- (b) Public utility structures and uses
- (c) Log storage
- (d) Structures and uses accessory to uses in clauses (a) and (b)

**VILLAGE OF PORT ALICE**  
**SLIDE PROTECTION ZONE (SP-1)**

**5.10.0 PERMITTED USES**

Within the Slide Protection Zone, the use of land, buildings and structures is restricted to:

- (a) Structures and uses whose main purpose is to control possible future debris flows and landslides, and/or to maintain the slide protection works.
- (b) Parks, playgrounds and sports fields subject to use only in periods of low rainfall without any permanent buildings.
- (c) Agricultural activities without any permanent buildings.
- (d) Cemetery.
- (e) Roads.

The following parcels are rezoned from R-1, R-3, L-1 and M-3 to SP-1:

Plan of Right of Way through Lot 1, Plan 27722, D.L. 2137 Rupert District.

Plan of Right of Way through Lot 60, Plan 19973, D.L. 2137 Rupert District

Plan of Right of Way through Lot 2, Plan 22443, D.L. 2137 Rupert District

Plan of Right of Way through Lot 61, Plan 19973, D.L. 2137 Rupert District

Plan of Right of Way through Lot 13 of Block 1 of Plan 17098, D.L. 2137 Rupert District

Plan of Subdivision of Part of Lot 2137, Rupert District, Plan 33050.

### 6.1.0 OFF-STREET PARKING

- (1) Off-street parking spaces for each building and use shall be provided in accordance with the following table:

USE	REQUIRED PARKING SPACE
Single family dwelling Two family dwelling Multiple family dwelling Dwelling unit in conjunction with commercial or industrial premises	2 for each dwelling unit
Boarding, lodging house	1 for each sleeping unit
Retail Store, Office	1 for each 28m <sup>2</sup> (300 ft <sup>2</sup> ) or fraction thereof of gross floor area
Hotel and Motel	1 for each sleeping unit
Restaurant, café and beverage room	1 for each four seats
Manufacturing and industrial building and use	1 for each 3 employees, or 1 for each 93 m <sup>2</sup> (1000 ft <sup>2</sup> ) of gross floor area, whichever is greater
Warehousing, storage building, wholesale establishment, or other similar use	1 for each 3 employees, or 1 for each 186 m <sup>2</sup> (2000 ft <sup>2</sup> ) of gross floor area, whichever is greater
Kindergarten, elementary and junior high school Senior high school	1 for each staff member  1 for each staff member plus 1 for each 10 pupils
Church	1 for each 10 seats, plus 1 for each 19 m <sup>2</sup> (200 ft <sup>2</sup> ) of gross floor area used for assembly within a church building or church hall.
Hospital	1 for each staff member, plus 2 for each 3 patient beds
Arena, assembly hall, auditorium lodge and fraternal building, community centre, dance hall, funeral parlour, public library, theatre	1 for each 10 seats, or 1 for each 9.3 m <sup>2</sup> (100 ft <sup>2</sup> ) of floor area used for public assembly
Curling rink, roller rink, swimming pool	1 for each 46 m <sup>2</sup> (500 ft <sup>2</sup> ) of gross floor area, plus 1 for each 10 spectator seats
Bowling Alley Billiard and Pool Hall	2 for each alley 2 for each table

- (2) The standards of subsection (1) shall not apply to buildings, structures or uses existing on the effective date of this bylaw, except that:
- (a) Off-street parking shall be provided in accordance with subsection (1) for any addition to such building or structure, or any change or addition to such existing use.
- (3) Every required off-street parking space shall have a minimum width of 2.7 m (9ft) and a minimum length of 6 m (20 ft) and shall have at all times convenient vehicular access to public thoroughfare.
- (4) The required off-street parking for all uses, shall be provided on the same lot as the principal use.
- (5) The required off-street parking area to accommodate three or more vehicles shall have a surface which is dust free at all times, and shall have individual parking spaces, manoeuvring aisles, entrances and exits clearly marked.

VILLAGE OF PORT ALICE  
BYLAW NO. 213

Being a Bylaw to amend Bylaw No. 200 cited as Village of Port Alice Zoning Bylaw No. 200, 1980.

WHEREAS, Council may by bylaw, pursuant to the Local Government Act, amend zoning regulations:

AND WHEREAS, it is found necessary to allow for further residential development;

AND WHEREAS, it is therefore necessary to amend the Zoning Bylaw, and to provide for a hearing of the proposed changes:

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

- 1) Schedule "B" Zoning Map, attached to and forming part of Bylaw No. 200 is hereby amended by:
  - (a) Re-zoning from Commercial 2 (C-2) Zone to Residential 2 (R-2) Zone the following land:

Lot 6, Plan 32073, D.L. 2137, Rupert District

and

Lot 7, Plan 32073, D.L. 2137, Rupert District as outlined in black on Schedule "B" Zoning Map, attached to and forming part of this Bylaw.
- 2) Notice of the hearing for the above mentioned zoning change will be mailed to all owners of real property within the area that is subject to re-zoning. Such notice shall identify the land affected, shall state the intent of the proposed zoning amendment, and shall state when and where a copy of the Bylaw authorizing such changes may be inspected.
- 3) For all intents and purposes, this Bylaw may be cited as, "Village of Port Alice Zoning Amendment Bylaw 1 No. 213, 1981".

READ A FIRST TIME THIS 24<sup>TH</sup> DAY OF MARCH, 1981.  
READ A SECOND TIME THIS 24<sup>TH</sup> DAY OF MARCH 1981.  
READ A THIRD TIME THIS 22<sup>ND</sup> DAY OF MARCH, 1981.

I hereby certify that a Public Hearing was held for Bylaw No. 213 on the 15<sup>th</sup> day of April, 1981.

RECONSIDERED AND FINALLY ADOPTED THIS 13<sup>TH</sup> DAY OF MAY, 1981.



VILLAGE OF PORT ALICE  
BYLAW NO. 259

Being a Bylaw to amend Bylaw No. 200 cited as, Village of Port Alice Zoning Bylaw No. 200, 1980.

WHEREAS Council may by Bylaw, pursuant the *Local Government Act*, amend zoning regulations;

AND WHEREAS , it is found expedient to allow for combined residential and commercial use as requested by the owner;

AND WHEREAS, it is therefore necessary to amend the Zoning Bylaw, and to provide for a hearing of the proposed changes;

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

- 1) Schedule "B" Zoning Map, attached to and forming part of Bylaw No. 200 is hereby amended by:
  - (a) Re-zoning from Commercial 2 (C-2) Zone to Commercial 1 (C-1) Zone the following land:

Lot 1, Plan 22668, D.L. 2137, Rupert District as outlined in orange on Schedule "B" Zoning Map, attached to and forming part of this Bylaw.
- 2) Notice of the hearing for the above mentioned zoning change will be mailed to all owners of real property within the area that is subject to re-zoning. Such notice shall identify the land affected, shall state the intent of the proposed zoning amendment, and shall state when and where a copy of the Bylaw authorizing such changes may be inspected.
- 3) For all intents and purposes, this Bylaw may be cited as, "Village of Port Alice Zoning Amendment Bylaw 2 No. 259, 1985".

READ A FIRST TIME THIS 22<sup>ND</sup> DAY OF MAY, 1985.  
READ A SECOND TIME THIS 22<sup>ND</sup> DAY OF MAY, 1985.  
READ A THIRD TIME THIS 12<sup>TH</sup> DAY OF JUNE, 1985.

I hereby certify that a Public Hearing was held for Bylaw No. 259 on the 10<sup>th</sup> day of June, 1985.

RECONSIDERED AND FINALLY ADOPTED THIS 27<sup>TH</sup> DAY OF JUNE, 1985.

VILLAGE OF PORT ALICE  
BYLAW NO 273

Being a Bylaw to amend Bylaw No. 200, cited as "Village of Port Alice Zoning Bylaw No. 200, 1980".

WHEREAS, Council may by Bylaw, pursuant to the Local Government Act, amend zoning regulations;

AND WHEREAS it is found expedient to allow for residential use as requested by the owner;

AND WHEREAS it is therefore necessary to amend the Zoning Bylaw and to provide for a hearing of the proposed changes;

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

- 1) Schedule "B" Zoning Map, attached to and forming part of Bylaw 200 is hereby amended by:

Rezoning from Commercial 1 (C-1) Zone to Residential 2 (R-2) the following land:

The Annex Portion of Lot 1, Plan 20298, D.L. 2137, Rupert District as outlined in green on Schedule "B" Zoning Map, attached to and forming part of this Bylaw.

- 2) Notice of the hearing for the above mentioned zoning change will be mailed to all owners of real property within the area that is subject to rezoning. Such notice shall identify the land affected, shall state the intent of the proposed zoning amendment, and shall state when and where a copy of the Bylaw authorizing such changes may be inspected.
3. For all intents and purposes, this Bylaw may be cited as "Village of Port Alice Zoning Amendment Bylaw 3, No. 273, 1986.

READ A FIRST TIME THIS 12<sup>TH</sup> DAY OF NOVEMBER 1986.

READ A SECOND TIME THIS 12<sup>TH</sup> DAY OF NOVEMBER, 1986

READ A THIRD TIME THIS 14<sup>TH</sup> DAY OF JANUARY, 1987

I hereby certify that a Public Hearing was held for Bylaw no. 273 on the 19<sup>th</sup> day of November, 1986.

RECONSIDERED AND FINALLY ADOPTED THIS 28<sup>TH</sup> DAY OF JANUARY, 1987.

VILLAGE OF PORT ALICE  
BYLAW NO. 275

Being a Bylaw to amend Bylaw No. 20 cited as "Village of Port Alice Zoning Bylaw No. 200, 1980".

WHEREAS, Council may by Bylaw pursuant to the Local Government Act, amend zoning regulations;

AND WHEREAS, it is found expedient to allow for combined residential and commercial use as requested by the owner;

AND WHEREAS it is therefore necessary to amend the Zoning Bylaw, and to provide for a hearing of the proposed changes;

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

- 1) Schedule "B" Zoning Map, attached to and forming part of Bylaw No. 200 is hereby amended by:
  - a) Re-zoning from Commercial 2 (C-2) Zone to Commercial 1 (C-1) Zone, the following land:

Lot 5, Plan 32073, D.L. 2137, Rupert District as outlined in Blue on Schedule "B" Zoning Map, attached to and forming part of this Bylaw.
- 2) Notice of hearing for the above mentioned zoning change will be mailed to all owners of real property within the area that is subject to re-zoning. such notice shall identify the land affected, shall state the intent of the proposed zoning amendment, and shall state when and where a copy of the Bylaw authorizing such changes may be inspected.
- 3) For all intents and purposes, this Bylaw may be cited as, "Village of Port Alice Zoning Amendment Bylaw 4, No. 275, 1986".

READ A FIRST TIME THIS 8<sup>TH</sup> DAY OF DECEMBER 1986.  
READ A SECOND TIME THIS 8<sup>TH</sup> DAY OF DECEMBER, 1986.  
READ A THIRD TIME THIS 14<sup>TH</sup> DAY OF JANUARY, 1987.

I hereby certify that a Public Hearing was held for Bylaw No. 275 on the 22<sup>nd</sup> day of December, 1986.

RECONSIDERED AND FINALLY ADOPTED THIS 28<sup>TH</sup> DAY OF JANUARY 1987.

VILLAGE OF PORT ALICE  
BYLAW NO. 312

Being a Bylaw to amend Bylaw NO. 200, cited as "Village of Port Alice Zoning Bylaw No. 200, 1980".

WHEREAS Council may by Bylaw, pursuant to the Local Government Act, amend zoning regulations;

AND WHEREAS, it is found expedient to allow for a Zoning Amendment from Commercial 2 to Commercial 1 use, as requested by the owner;

AND WHEREAS, it is therefore necessary to amend the zoning Bylaw, and to provide for a hearing of the proposed changes;

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

- 1) Schedule "B" Zoning Map, attached to and forming part of Bylaw No. 200 is hereby amended by:
  - (a) Re-zoning from Commercial 2 (C-2) Zone to Commercial 1 (C-1) Zone, the following land:

Lots 1 - 5, Plan 43381, D.L. 2137, Rupert District, as outlined in Green on Schedule "B" Zoning Map, attached to and forming part of this Bylaw.
- 2) Notice of hearing for the above mentioned zoning change will be mailed to all owners of real property within the area that is subject to re-zoning. Such notice shall identify the land affected, shall state the intent of the proposed zoning amendment, and shall state when and where a copy of the Bylaw authorizing such changes may be inspected.
- 3) For all intents and purposes, this Bylaw may be cited as "Village of Port Alice Zoning Amendment Bylaw 5, No. 312, 1989".

READ A FIRST TIME THIS 14<sup>TH</sup> DAY OF JUNE 1989.

READ A SECOND TIME THIS 14<sup>TH</sup> DAY OF JUNE 1989.

READ A THIRD TIME THIS 12<sup>TH</sup> DAY OF JULY 1989.

I hereby certify that a Public Hearing was held for Bylaw No. 312 on the 5<sup>th</sup> day of July, 1989.

RECONSIDERED AND FINALLY ADOPTED THIS 14<sup>TH</sup> DAY OF FEBRUARY 1990.

VILLAGE OF PORT ALICE  
BYLAW NO. 323, 1990

Being a Bylaw to amend Bylaw No. 200, cited as "Village of Port Alice Zoning Bylaw No. 200, 1980".

WHEREAS, Council may, by Bylaw, pursuant to the Local Government Act, amend Zoning regulations;

AND WHEREAS, there are no provisions in the Zoning Bylaw to provide for accessory building minimum yard dimensions;

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

- 1) For all accessory buildings in R-1 and R-2 Zones, the minimum yard dimensions for accessory buildings will be 1.16 m (4 ft.) rear and side yard only.
- 2) For all intents and purposes this Bylaw may be cited as "Village of Port Alice Zoning Amendment Bylaw 6, No. 323, 1990".

READ A FIRST TIME THIS 12<sup>TH</sup> DAY OF SEPTEMBER, 1990.

READ A SECOND TIME THIS 12<sup>TH</sup> DAY OF SEPTEMBER, 1990.

READ A THIRD TIME THIS 12<sup>TH</sup> DAY OF SEPTEMBER, 1990.

RECONSIDERED AND FINALLY ADOPTED THIS 26<sup>TH</sup> DAY OF SEPTEMBER, 1990.

VILLAGE OF PORT ALICE  
BYLAW NO. 413

Being a Bylaw to amend Bylaw No. 200, cited as "Village of Port Alice Zoning Bylaw No. 200, 1980".

WHEREAS, Council may, by Bylaw, pursuant to the Local Government Act, amend zoning regulations;

AND WHEREAS, it is found expedient to allow for a Zoning Amendment from Industrial 3 (M-3) to Residential 1 (R-1);

AND WHEREAS, the proposed zoning amendment is consistent with the Local Government Act, and is consistent with "Village of Port Alice Community Plan Amendment Bylaw No. 279, 1986";

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

- 1) Schedule "B" Zoning Map, attached to and forming part of Bylaw No. 200 is hereby amended by:
  - a) Re-zoning from Industrial 3 (M-3) Zone to Residential 1 (R-1) Zone, the following land:

Plan 2182R, District Lot 2137, Rupert Land District, EXC. PI 17098, 18072, 18774, 18870, 19094, 19095, 19096, 19176, 19177, 19179, 19609, 19610, 20021, 20298, 22443, 22668, 27722, 30487, 30762, 31437, 31737, 31942, 32073, 32097, 32626, 32667, 33050, 33970, 33212, 33305, 39723, & 43381, as outlined in Green on Schedule "B" Zoning Map, attached to and forming part of this Bylaw.
2. Notice of hearing for the above mentioned is hereby waived pursuant to the Local Government Act. A notice will be given pursuant to the Local Government Act.
3. For all intents and purposes, this Bylaw may be cited as "Village of Port Alice Zoning Amendment Bylaw 6 (Belvedere Road), No. 413, 1997".

READ A FIRST TIME THIS 13<sup>TH</sup> DAY OF AUGUST, 1997.

READ A SECOND TIME THIS 15<sup>TH</sup> DAY OF AUGUST, 1997.

READ A THIRD TIME THIS 3<sup>RD</sup> DAY OF SEPTEMBER, 1997.

RECONSIDERED AND FINALLY ADOPTED THIS 10<sup>TH</sup> DAY OF SEPTEMBER, 1997.

VILLAGE OF PORT ALICE  
BYLAW NO. 491

BEING A BYLAW TO AMEND ZONING BYLAW NO. 200.

WHEREAS, Council may, by Bylaw, pursuant to section 895 of the *Local Government Act*, amend zoning regulations;

AND WHEREAS, it is found expedient to all to create a Light Industrial Zone (M4);

AND WHEREAS, it is found expedient to allow for a Zoning Amendment from Industrial 3 (M3) to Light Industrial (M4);

AND WHEREAS, the proposed zoning amendment is consistent with the "Village of Port Alice Community Plan Amendment Bylaw No. 444, 2000";

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

1. Section 3.1.0(1) of Bylaw No. 200 is hereby amended by adding:

<u>Zone</u>	<u>Short Form</u>
Light Industrial	M4

2. Schedule "A", Zone Regulations is hereby amended by adding Schedule "A14(a), attached to and forming part of this Bylaw.
3. Schedule "C" Zoning Map, attached to and forming part of Bylaw No. 200 is hereby amended by re-zoning from Residential 1 (R1) to Light Industrial (M4) Zone, **Lot A, District Lots 188 and 189, Rupert District** as outlined in red on Schedule "B" Zoning Map, attached to and forming part of this Bylaw.
4. This zoning amendment is consistent with the Official Community Plan, Bylaw No. 444.
5. Public Hearing for the above mentioned is hereby waived pursuant to Section 890(4) of the *Local Government Act* with notice given pursuant to Section 893 of the *Local Government Act*.
6. For all intents and purposes, this Bylaw may be cited as "Village of Port Alice Zoning Amendment 7 - Industrial Park, Bylaw No. 491".

READ A FIRST TIME THIS 14<sup>th</sup> DAY OF JANUARY, 2004

Notice of Waiving Public Hearing was published per Section 893 of the Local Government Act on January 28<sup>th</sup> and February 4<sup>th</sup>, 2004.

Delivery of Notice of Waiving Public Hearing mailed on January 23<sup>rd</sup>, 2004.

READ A SECOND AND THIRD TIME THIS 11<sup>th</sup> DAY OF FEBRUARY, 2004.

RECONSIDERED AND ADOPTED THIS 25<sup>th</sup> DAY OF FEBRUARY, 2004.

---

Clerk/Administrator

---

Mayor

Certified a true and correct copy of Bylaw No. 491, as adopted by Council on the 25<sup>TH</sup> day of February, 2004.

---

Clerk/Administrator



Schedule "A14(a)"

Attached to and forming Part of Bylaw 491

**Light Industrial Zone (M-4)**

5.11.0 Permitted Uses

In a Light Industrial (M-4) Zone the use of land, buildings, and structures, including the surface water is restricted to:

- a) sawmill and marine uses, excepting all those which create objectionable dust, heat, odour, noise, gas, smoke, recurrent vibrations, fire hazard, or electrical disturbance; may include retail sales accessory to the principal use
- b) retail sales of lumber and/or building supplies
- c) bulk fuel sales
- d) warehouse
- e) automotive and machine shops
- f) public utility structures and uses
- g) aquaculture and apiculture processing facility
- h) storage
- i) offices accessory to the principal use located within the principal building
- j) one dwelling unit for the use of a caretaker (attached to, located above or within the principal building)

5.11.1 Minimum Lot Sizes

Minimum lot size shall be 2000 m<sup>2</sup>.

5.11.2 Lot Coverage

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

5.11.3 Dwelling Units

One dwelling unit is permitted per lot for a caretaker. Maximum size of dwelling unit 39 m<sup>2</sup>.

5.11.4 Off-Street Parking

Off-street parking shall be provided in accordance with the provision of 6.1.0 of Zoning Bylaw No. 200.