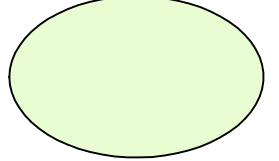
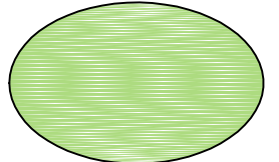



# Zoning Bylaw Update Beaufort

-  ALR
-  Parks
-  Proposed Zoning

# DRAFT

0 400 1600

Proposed Zone	Propose Short	Current Short	Current District Titles	Minimum Lot Size (ha.)	Use	Comments / Explanation
Rural 1	RU1	A1	Small Holdings; Parting Farm	0.8	Rural, Agriculture, Residential	Smallest rural/residential lot size
R1 Variation	RU1(b)	A5	Home Site Severance	0.4	Rural, Agriculture	Rare use
R1 Variation	RU1(c)	LUC		0.4	Rural, Boat-building	Unique to Ronce Island, Bamfield
Rural 2	RU2	A2	Rural;	2	Rural, Agriculture,	Larger lots; smallest rural/residential lot size in Beaufort; and distilleries (incl. wineries and cideries) permitted on lots with no. of crop
		WC	Wineries and Cideries		Residential	
Rural 3	RU3	A3	Forest Rural	4	Rural,	Largest rural lots, not suitable for more urban, intensive development
		RC			Agriculture	
R3 Variation	RU3(a)	A3-1	Forest Rural	16	Rural, Agriculture	Unique to DL 109
R3 Variation	RU3(b)	A3-2	Forest Rural	4	Rural,	Unique to Cypress Bay Fish farm
		LUC			Agriculture	
R3 Variation	RU3(c)	LUC			Rural, shake and shingle mill	Unique to Lot 5A, DL 468, Willowbrae Road, Long Beach
Resource	RE	A4	Forest Reserve	16	Resource uses	Intended for all large-block resource uses including forestry, extraction, agriculture, fisheries
Residential 1	R1	R1	Single-family Resid'; Acreage Residential	0.24	Residential	Smallest residential lot size, based on OCP guideline, excluding Bamfield
		RA1				
R1 Variation	R1(a)	RA3	Acreage Residential	0.24	Residential	Varies lot width, setbacks and lot coverage
Residential 2	R2	RA2	Acreage Residential	0.4	Residential	Larger residential lots
R2 Variation	R2(a)	GH	Guesthouse	0.4	Res (Guesthouse)	1 each in BAM and SL
Residential 3	R3	R2	Two-family Residential	0.24	Duplex or two-family residential	All duplex or two-family residential development
Residential 4	R4	RM1	Multiple-family Residential	0.24	Multiple-family residential	All multi-family development
Residential 5	R5	RMH	Mobile-home Residential	0.8	Manufactured Home Residential	All manufactured home parks
R5 Variation	R5(a)	LUC			MHP Residential	Unique to Greenidge MHP, 4935 Broughton
R5 Variation	R5(b)	LUC			MHP Residential	Unique to Jay-Lee MHP, 2917 Alberni Highway
R5 Variation	R5(c)	LUC			MHP Residential and camping	Unique to Cougar MHP, 3258 Alberni Highway
		RC	Cottage Residential	0.24	Residential	Unique to Long Beach
R5 Variation	R5(a)	BR	Bamfield Cottage Residential	0.24	Residential	Unique to Bamfield
R5 Variation	R5(b)	ARC	Acreage Cottage Residential	1.2	Residential	Unique to Snow Creek Rec. Site, south side of Sprout Lake
Recreational Residential 1	RR1	RVH	Vacation-home Residential	0.24	Recreational Residential	Recreational (seasonal or part-time) residential use
RR1 Variation	RR1(a)	SC	Seasonal Cottage	0.8	Recreational Residential	Unique to Hot Springs Cove, north of Tofino
RR1 Variation	RR1(b)	LUC		N/A	Recreational Residential	Unique to Wichininnish Island, north of Tofino
RR1 Variation	RR1(c)	LUC			Recreational Residential	Unique to Headquarters Bay, Section 77, Alberni District
Recreational Residential 2	RR2	MR	Marine Recreation	N/A	Recreational Residential	Unique to Salmon Beach, No changes
Commercial 1	C1	C1, C2, C2A, C3, C4	Local and General Commercial; Service and Hwy Commercial	0.06, 0.09, 0.14	Commercial	Small local-area or neighbourhood-oriented commercial, office and hotel uses; intended to provide a variety of local-resident oriented services
C1 Variation	C1(a)	LUC			Neighbourhood pub and residential	Unique to Fish & Duck Pub
C1 Variation	C1(b)	LUC	Areas treated as A1, R1 and C3		Mixed rural, residential and commercial uses	Unique to Lot 11 and Remainder of Lot 12, DL 18, on Alberni
C1 Variation	C1(c)	ROC	Long Beach Rural Office		Office for off-site enterprises	Unique
Commercial 2	C2	C6	Tourist Commercial	0.8	Commercial Recreation	Residential use with commercial recreation uses
Commercial Recreation	C3	C7, LDR	Low-Density Outdoor Recreation; Recreation Commercial		Outdoor Recreation	A variety of low-density outdoor recreational uses
Mixed-use	MU	MAC, C8, C9	Mixed Accom. Comm'l; Campground Comm'l; Special Entertainment	1	Mixed-use Commercial	Mix of uses such as residential and commercial or tourist accommodation
MU Variation	MU(a)	CBA	Campground Commercial	1	Mixed Use Commercial	Camping in tents or RVs
Light Industrial	I1	M1	Industrial Park	0.09	Industrial	Light industrial, business park and light-industrial park
I1 Variation	I1(a)	M2 and	Light Industrial	0.09	Industrial	Light industrial uses plus open storage as a principal use
General Ind.	I2	SW1	Storage Warehouse	0.19	Industrial	Warehousing, enclosed storage
Industrial Storage	I3	M4	Industrial Open Storage	0.4	Industrial	Open and enclosed storage, including logs, etc., materials
I3 Variation	I3(a)	SW2	Mixed Storage	0.09	Industrial	Rare use, industrial storage on smaller properties
Heavy Industrial	I4	M3	Heavy Industry; Sawmill; Ind'l Foundry; Sawmill; M6, M7, M8	0.09	Industrial	Heavy industrial uses and activities
Industrial Waste	I5	M5, WD2	Hazardous Material Storage; Waste Disposal	0.25	Industrial	Industrial waste storage and disposal including landfill
Parks and Recreation 1	P1	P2	New - some existing P2 uses	N/A	Parks and Recreation	Parks, natural areas, only passive recreation
Parks and Recreation 2	P2	P2	Some existing P2 uses and Wilderness Campground		Parks and Recreation	Parks, amenities, camping, low-impact recreation; some existin P2 districts be rezoned C5, P1, RE, RU2, W4 or other more.
Community Service	CS	P1	Institutional; some Park and Public Use	0.11	Community Service	Community service, civic and institutional uses
Airport	AP	APAV1	Airport		Airport	No changes
AP Variation	AP(a)	APAV2	Airport		Airport	Low-impact, less intensive uses; no changes
Water 1	W1	WF1	Waterfront	N/A	Water	Predominantly open water for navigation and recreation uses
Water 2	W2	WF2	Waterfront	N/A	Water	A variety of recreation and foreshore uses including overnight
W2 Variation	W2(a)	W2	Waterfront Residential	N/A	Water	Float homes or houseboats
Water	W3	W1	Waterfront Conservation	N/A	Water and wetlands	Sensitive aquatic habitat and ecosystems
Water Commercial	W4	W4	Waterfront Commercial	N/A	Water	Currently water and land
W4 Variation	W4(a)	O1-Mar	Marina	N/A	Marina, houseboats	Unique to Fish & Duck
W4 Variation	W4(b)	O2-Mar	Marina Two	N/A	Marina	Unique to Lakeshore Road marina
Water Industrial	W5	W5	Waterfront Industrial	N/A	Water	Land portion to be zoned I1
Comprehensive	CD1	CD1	Comprehensive Development	N/A	Mixed use	Includes CD1A, CD1B and CD1C; no changes
Country Res.	CRCD1		Country Residential Comprehensive Dev.	N/A	Residential	No changes
Comp. Dev. 1	CRCD1		Country Residential Comprehensive Dev.	N/A	Residential	Bylaw No. P1312
Country Res.	CRCD2		Country Residential Comprehensive Dev.	N/A	Residential	Bylaw No. P1312
Comp. Dev. 2	CRCD2		Country Residential Comprehensive Dev.	N/A	Residential	Bylaw No. P1312
32 and variations				65		