

# Zoning Bylaw Update Cherry Creek

Proposed Zoning

ALR

Parks

Proposed Zone	Propose Short	Current Short	Current District Titles	Minimum Lot Size (sq. ft.)	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)	AS	Home Site Severance	0.4	Rural, Agriculture	Rare use
R1 Variation	RU1(C)	LUC		0.4	Rural, Boat-building	Unique to Rance Island, Banfield
Rural 2	RU2	A2	Rural	2	Rural, Agriculture	Larger lots, smaller rural/residential lot size in Banfield; on-farm distilleries (incl. wineries and cideries) permitted on lots with 2 no. of crop
Rural 3	RU3	WC	Wilderness and Wilderness Forest Rural	4	Rural	Large rural lots, not suitable for more urban, intensive development
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, Agriculture	Unique to Cypress Bay Farm
R3 Variation	RU3(C)	LUC				Unique to Lot 5A, DL 466, Wilderness Road, Long Beach
Reserve	RE	A4	Forest Reserve	16	Rural, shake and shingle mill Resource uses	Intended for all large block resource uses including forestry, extraction, agriculture, fisheries
Residential 1	R1	R1	Single-Family Residential; Acreage Residential	0.24	Residential	Smallest residential lot size, based on ODP guideline, excluding Banfield
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(B)	BA2	Guesthouse	0.4	Residential	Beach (Guesthouses)
R2 Variation	R2(C)	BA1	Two-Family Residential	0.24	Residential	Duplex or two-family residential development
Residential 4	R4	BM1	Multiple-Family Residential	0.24	Residential	All multi-family development
Residential 5	R5	BM2	Mobile-Home Residential	0.8	Residential	Manufactured Home Residential
R5 Variation	R5(A)	LUC				Unique to Greenidge MHP, 4925 Broughton
R5 Variation	R5(B)	LUC				Unique to Greenidge MHP, 2517 Albion Highway
R5 Variation	R5(C)	LUC				Unique to Coogee MHP, 3255 Albion Highway
Residential 6	R6	BC	Cottage Residential	0.24	Residential	Unique to Long Beach
R6 Variation	R6(A)	BR1	Banfield Cottage Residential	0.24	Residential	Unique to Banfield
R6 Variation	R6(B)	BR2	Intentional Cottage Residential	1.2	Residential	Unique to Greenidge MHP, Site north side of Spring Lake
Recreational	RR	RV1	Vacation Home Residential	0.24	Recreational	Recreational (seasonal or part-time) residential use
Recreational 1	RR1	SC	Seasonal Cottage	0.8	Recreational	Unique to Hot Springs Cove, north of Tolfo
RR1 Variation	RR1(A)	LUC				Unique to Tolfo
RR1 Variation	RR1(B)	LUC				Unique to Wilderness Road, north of Tolfo
RR1 Variation	RR1(C)	LUC				Unique to Headquarters Bay, Section 77, Alberni District
Recreational	RR2	MR	Marine Recreation	N/A	Recreational	Unique to Salmon Beach, No change
Commercial 1	C1	C1, C2, C2A, C3, C4	Local and General Commercial; Service and Heavy Commercial	0.06, 0.09, 0.14	Commercial	Small local area or neighborhood-oriented commercial, office and hotel uses; intended to provide a variety of local-resident-oriented services
C1 Variation	C1(A)	LUC				Neighborhood pub and residential
C1 Variation	C1(B)	LUC				Mixed rural, residential and commercial uses
C1 Variation	C1(C)	BOC	Long Beach Rural Office		Commercial	Office for off-site enterprises
Commercial 2	C2	C6	Tourist Commercial	0.8	Commercial	Residential use with commercial recreation uses
Commercial Recreation	CR	C7, LOR	Low-Density Outdoor Recreation; Recreation Commercial		Commercial	A variety of low-density outdoor recreational uses
Mixed-use	MU	MAC	Mixed Accom. Com'l; Gampground Com'l; Special Entertainment	1	Mixed-use	Mix of uses such as residential and commercial or tourist accommodation
MU Variation	MU(A)	CBA	Compassionate Commercial	1	Mixed Use Commercial	Camping in tents or RVs
Light Industrial	L1	NI	Industrial Park	0.09	Industrial	Light industrial, business parks and light industrial park
L1 Variation	L1(A)	RI2 and RI3	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	Bare use, industrial storage on smaller properties
Heavy Industrial	I4	M3	Heavy Industrial	0.09	Industrial	Heavy industrial uses and activities
I4 Variation	I4(A)	M6, M7, M8	Dred Filling; Sawmill; Gravel Extraction			
Industrial Waste	I5	M5	Hazardous Material Storage; Waste Disposal	0.25	Industrial	Industrial waste storage and disposal including landfill
Parks and Recreation 1	P1	W02	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 Gampground	N/A	Parks and Recreation	Parks, amenities, camping, low-impact recreation; some existing P2 districts to be rezoned CS, P1, RE, RU2, W0 or other more
Community Service	CS	P1	Traditional, some Park and Public Use	0.11	Community Service	Community service, civic and institutional uses
Airport	AP	APAV1	Airport		Airport	No change
AP Variation	AP(A)	APAV2	Airport		Airport	Low-impact, less intensive uses; no change
Water 1	W1	WF1	Waterfront	N/A	Water	Primarily open water for navigation and recreation uses
Water 2	W2	WF2	Waterfront	N/A	Water	A variety of recreation and leisure uses including overnight float homes or houseboats
W2 Variation	W2(A)	WF3	Waterfront Residential	N/A	Water	Residential
Water	W3	W3	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)	W4B	Marine	N/A	Water	Unique to Fish & Duck
W4 Variation	W4(B)	W4C	Marine Two	N/A	Water	Unique to Lakeridge Road marina
Water Industrial	W5	W5	Waterfront Industrial	N/A	Water	Land portion to be zoned I1
Compreh.-sive	CD1	CD1	Comprehensive Development	N/A	Mixed use	Includes CD(A), CD(B) and CD(C) no changes
Country Res.	CRD1		Country Residential Comprehensive Dev.	N/A	Residential	No change
Comp. Dev. 1	CRD2		Country Residential Comprehensive Dev.	N/A	Residential	No change
Comp. Dev. 2	CRD2		Country Residential Comprehensive Dev.	65	Residential	Bylaw No. P1312

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