

Zoning Bylaw Update Beaver Creek

Proposed
Zoning

- ALR
- Parks

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DRAFT

Proposed Zone	Proposed Short Form	Current Short Form	Current District Titles	Minimum Lot Size (ha.)	Use	Comments / Explanation
Rural 1	RU1	A1, A5	Small Holdings, Farming Farm	0.8	Rural Agriculture, Residential	Smallest rural/residential lot size
R1 Variation	RU1(a)	RAB	Rural Abattoir	0.4	Rural Abattoir	Unique use
R1 Variation	RU1(b)	HS	Home Site Severance	0.4	Rural Agriculture	Rural use
R1 Variation	RU1(c)	LUC	Local Use	0.4	Rural, Beer-bottling	Unique to Bance Island, Bannockburn
Rural 2	RU2	A2, WC	Rural, Wineries and Cideries	2	Rural Agriculture, Residential	Larger lots smallest rural/residential lot size in Beaufort; craft distilleries (incl. wineries and cideries) permitted on lots with development
Rural 3	RU3	A3	Forest Rural	4	Rural Agriculture	Largest 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 Fish Farm
R3 Variation	RU3(c)	LUC	Local Use	4	Rural Agriculture	Unique to Lot 54, DL 468, Willowrose Road, Long Beach
Resource	RE	A4	Forest Reserve	16	Resource uses	Intended for all large-block resource uses including forestry, industrial agriculture, fisheries
Residential 1	R1	R1, RA1	Single-Family Residential, Acreage Residential	0.24	Residential	Smallest residential lot size, based on OCP guideline, excluding Bonfield
Residential 2	R2	RA2	Acreage Residential	0.24	Residential	Horses lot width, setbacks and lot coverage
Residential 3	R3	SH	Shearhouse	0.4	Residential	Larger residential lots
Residential 4	R4	R41, R42	Two-Family Residential	0.24	Multiple-Family Residential	1 each in BAW and SL
Residential 5	R5	R51	Mobile-Home Residential	0.24	Multiple-Family Residential	All multi-family development
Residential 6	R6	R61	Cottage Residential	0.24	Residential	All manufactured home parks
R6 Variation	R6(a)	BRC	Bonfield Cottage Residential	0.24	Residential	Unique to Greenidge WHP, 4935 Broughton
R6 Variation	R6(b)	ARC	Acreage Cottage Residential	12	Residential	Unique to Zay-Lee WHP, 2917 Albany Highway
R6 Variation	R6(c)	LUC	Local Use	0.24	Residential	Unique to Group WHP, 3238 Albany Highway
Residential 7	R7	SC	Seasonal Cottage	0.8	Residential	Unique to Long Beach
Residential 8	R8	MR	Marine Recreation	N/A	Recreational Residential	Unique to Bonfield
Residential 9	R9	LUC	Local Use	0.24	Residential	Unique to 2502 South Taylor Main
Residential 10	R10	LUC	Local Use	0.24	Residential	Unique to 11 and remainder of Lot 12, DL 18, on Albany Highway at Athol Road
Recreational 1	RI	SC	Seasonal Cottage	0.8	Recreational Residential	Unique to Spring Cove, north of Tofino
Recreational 2	RI1	LUC	Local Use	N/A	Recreational Residential	Unique to Wickham Island, north of Tofino
Recreational 3	RI2	LUC	Local Use	N/A	Recreational Residential	Unique to Headwaters Bay, Section 77, Alberni District
Recreational 4	RI3	LUC	Local Use	N/A	Recreational Residential	Unique to Salmon Beach
Commercial 1	C1	CL, C2, C3, C4	Local and General Commercial, Service and Heavy Commercial	0.06	Commercial	No changes
C1 Variation	C1(a)	LUC	Local Use	0.09	Commercial	Small local uses or neighbourhood-oriented commercial, retail and office uses; intended to provide a variety of local residential services
C1 Variation	C1(b)	LUC	Local Use	0.14	Commercial	Neighbourhood pub and residential
C1 Variation	C1(c)	LUC	Local Use	0.14	Commercial	Mixed rural, residential and commercial uses
C1 Variation	C1(d)	BOC	Business Office	0.8	Commercial	Unique to Fish & Duck Pub
Commercial 2	C2	CO	Tourist Commercial	0.8	Commercial	Office for off-site enterprises
Commercial 3	C3	C7, LOR	Recreation Commercial: Low-Density Outdoor Recreation	0.8	Commercial	Uniquely temporary tourist and transient accommodation uses
Mixed-use	MU	MAC, CA, C9	Mixed Accom, Comm, Campground Comm, Special Entertainment	1	Mixed-use Commercial	A variety of low-density outdoor recreational uses
MU Variation	MU(a)	CA	Community Commercial	1	Mixed-use Commercial	Mix of uses such as residential and commercial or tourist accommodation
Light Industrial	LI	MI	Industrial Park	0.09	Industrial	Company on lots or lots
LI Variation	LI(a)	MI	Light Industrial	0.09	Industrial	Light industrial, business park and light-industrial park
LI Variation	LI(b)	MI	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 handling
I3 Variation	I3(a)	SW2	Mixed Storage	0.09	Industrial	There use, industrial storage on smaller properties
Heavy Industrial	I4	M3, M5, M6, M7, M8	Heavy Industrial, Inlet Foundry, Sawmill, General Extraction	0.09	Industrial	Heavy industrial uses and activities
Industrial Waste	I5	M5, W5D	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	P1	Some existing P2 uses and Wilderness Campground	N/A	Parks and Recreation	Parks, amenities, camping, low-impact recreation; some existing facilities to be retained (CS, P1, SE, R2, W) or other uses
Community Service	CS	P1, P2	Essential services; some Park and Public Use	0.11	Community Service	Community service, civic and institutional facilities
Airport	AP	AP	Airport	N/A	Airport	No changes
AP Variation	AP(a)	APAV2	Airport	N/A	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 fisheries uses including overnight accommodation
Water 3	W3	WF3	Waterfront	N/A	Water	Floating homes or houseboats
Water Conservation	WC	W1	Waterfront Conservation	N/A	Water and wetlands	Sensitive aquatic habitat and ecosystems
Water Commercial	WC	W4	Waterfront Commercial	N/A	Water and wetlands	Currently water and land
W4 Variation	W4(a)	MA2	Marina	N/A	Water and wetlands	Includes commercial, government and public docks; land to be zoned C1
W4 Variation	W4(b)	MA2	Marina Two	N/A	Water and wetlands	Unique to Fish & Duck
Water Industrial	WI	W5	Waterfront Industrial	N/A	Water	Unique to Lakeshore Road marina
Comprehensive Dev. 1	CD1	CD1	Comprehensive Development	N/A	Mixed-use	Land portion to be zoned I1
Country Res. Comp. Dev. 2	CRD2	CRD2	Country Residential Comprehensive Dev.	N/A	Residential	Includes CD1A, CD1B and CD1C; no changes
Country Res. Comp. Dev. 3	CRD3	CRD3	Country Residential Comprehensive Dev.	N/A	Residential	No changes
Bylaw No. P1312				65		Bylaw No. P1312

