

Summary of New Zones

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; Petting Farm	0.8	Rural, Agriculture, Residential	Smallest rural/residential lot size
RU1 Variation	RU1(a)	RAB	Rural Abattoir	0.4	Rural Abattoir	Unique use
RU1 Variation	RU1(b)	HS	Home Site Severance	0.4	Rural, Agriculture	Rare use
RU1 Variation	RU1(c)	LUC		0.4	Rural, Boat-building	Unique to Rance Island, Bamfield
Rural 2	RU2	A2, WC	Rural; Wineries and Cideries	2.0	Rural, Agriculture, Residential	Larger lots; smallest rural/residential lot size in Beaufort; craft distilleries (incl. wineries and cideries) permitted on lots with 0.8 ha. of crop
Rural 3	RU3	A3	Forest Rural	4.0	Rural, Agriculture	Largest rural lots, not suitable for more urban, intensive development
RU3 Variation	RU3(a)	A3-1	Forest Rural	16.0	Rural, Agriculture	Unique to DL 109
RU3 Variation	RU3(b)	A3-2	Forest Rural	4.0	Rural, Agriculture	Unique to Cypress Bay fish farm
RU3 Variation	RU3(c)	LUC			Shake/shingle mill	Unique to Lot 5A, Willowbrae Road
Resource	RE	A4	Forest Reserve	16.0	Resource uses	Intended for all large-block resource uses including forestry, extraction, agriculture, fisheries
Residential 1	R1	R1, RA1	Single-family Resid'l; Acreage Residential	0.24	Residential	Smallest residential lot size, based on OCP guideline, excluding Bamfield
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, RM2	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 Greenridge 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
Residential 6	R6	RC	Cottage Residential	0.24	Residential	
R6 Variation	R6(a)	BRC	Bamfield Cottage Residential	0.24	Residential	Unique to Bamfield
R6 Variation	R6(b)	ARC	Acreage Cottage Residential	1.2	Residential	Unique to small peninsula on south side of Taylor Arm
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 Wickaninnish 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, retail and office 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 Highway at Athol Road.
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	Predominantly temporary tourist and transient accommodation uses
Commercial Recreation	C3	C7, LOR	Rec Commercial; Low-Density Outdoor Rec		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	1.0	Mixed-use Commercial	Mix of uses such as residential and commercial or tourist accommodation
MU Variation	MU(a)	C8A	Campground Commercial	1.0	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, M2A	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	Rare use, industrial storage on smaller properties
Heavy Industrial	I4	M3, M6, M7, M8	Heavy Industrial; Ind'l Foundry; Sawmill; Gravel Extraction	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, CW	Some existing P2 uses and Wilderness Campground		Parks and Recreation	Parks, amenities, camping, low-impact recreation; some existing P2 districts be rezoned CS, P1, RE, RU2, W4 or other more appropriate zones
Community Service	CS	P1, P2	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
W1 Variation	W1(a)	WF2	Waterfront	N/A	Water	Adds overnight accommodation
Water 2	W2	A4	Waterfront	N/A	Water	Resource-based activities
Water Conservation	W3	W1	Waterfront Conservation	N/A	Water and wetlands	Sensitive aquatic habitat and ecosystems
Water Commercial	W4	W4	Waterfront Commercial	N/A	Currently water and land	Includes commercial, government and public docks; land to be zoned C1
W4 Variation	W4(a)	MAR1	Marina	N/A	Marina, houseboats	Unique to Fish & Duck
W4 Variation	W4(b)	MAR2	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 Dev. 1	CD1	CD1	Comprehensive Development	N/A	Mixed use	Includes CD1A, CD1B and CD1C; no changes
Country Res. Comp. Dev. 1	CRCD1	CRCD	Country Residential Comprehensive Dev.	N/A	Residential	No changes
Country Res. Comp. Dev. 2	CRCD2	CRCD1	Country Residential Comprehensive Dev.	N/A	Residential	Bylaw No. P1312
32 and variations				65		