



NOTICE OF BYLAW AMENDMENT

The Alberni-Clayoquot Regional District (ACRD) Board of Directors will consider first reading of **Bylaw P1473, Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw** at their regular meeting as scheduled below:

MEETING DETAILS

When: June 28, 2023 at 1:30 PM

Where: ACRD office at **3008 Fifth Avenue**, Port Alberni, BC.

Electronic, call-in, or in-person attendance options are available.

WHAT'S THIS ABOUT?

The proposed bylaw amendment will increase the permitted floor area for an accessory dwelling unit (ADU) from 80 m² to 90 m². Additionally, a 90 m² ADU will now be permitted in all electoral areas, on any parcel of land that:

- is within an Official Community Plan (OCP) Area;
- is 0.404 hectare (1 acre) or greater in size;
- has only one other dwelling unit on it; and
- has residential or rural zoning that allows for a primary residence.

Property that has more than one dwelling unit is not permitted to have an ADU.

Property with zoning that does not allow a primary residence is not permitted to have an ADU.

This amendment applies to lands in all (6) ACRD electoral areas that are within an Official Community Plan Area.

HOW CAN I LEARN MORE?

Copies of Bylaw P1473 and all related correspondence are available at the ACRD office and on the ACRD website at <https://www.acrd.bc.ca/events/28-6-2023/>.

Planning staff can answer questions in person, through email, or by phone during regular office hours 8:00 am to 4:30 pm, Monday through Friday, excluding statutory holidays.

PROVIDE YOUR INPUT!

Providing an opportunity for public input is a top priority for the ACRD.

A public hearing is not required for this amendment as the bylaw is consistent with the Official Community Plans for all electoral areas of the ACRD.

If you would like to provide your input on this bylaw amendment, please submit a written submission to the ACRD by:

- Hard copy delivered to the ACRD office in person or by mail
- Email sent to planning@acrd.bc.ca

Email submissions will only be considered received if receipt confirmation is provided by ACRD staff.

Written submissions must be received by **4:30 pm on June 27, 2023**. Submissions provided after this time will not be considered by the Board before first reading of the bylaw.

ASK US!

If you have questions or experience technical difficulties with website access, Planning staff are available to provide assistance during regular office hours 8:00 am to 4:30 pm, Monday through Friday, excluding statutory holidays. We can be reached at:

Alberni-Clayoquot Regional District

Planning Department

3008 Fifth Ave, Port Alberni, BC V9Y 2E3

Phone: 250-720-2700

Email: planning@acrd.bc.ca

Date of Notice – June 14, 2023

ADDITIONAL INFORMATION

An Accessory Dwelling Unit (ADU) can come in various forms including:

- Secondary Suite - located within a dwelling (ie. basement suite);
- Suite located within an Accessory Building (ie. a suite above a garage or in a barn); or
- Carriage Home, Cabin, Cottage, Garden Suite, or Granny Flat.

An ADU can be permitted on properties that are:

- Within the Official Community Plan Area for Electoral Area A (Bamfield), B (Beaufort), C (South Long Beach), D (Sproat Lake), E (Beaver Creek), or F (Cherry Creek);
- 0.404 hectare (1.0 acre) or greater in size; and
- Zoned Residential or Rural (RA1, RA2, RA3, R1, R2, A1, A2, A3, or A4).

Criteria for an ADU:

- In electoral areas A, B, D, E, and F, the permitted maximum floor area of an ADU is increasing from 80 m² (861 ft²) to 90 m² (968 ft²). In electoral area C, the permitted maximum floor area of an ADU is increasing from 70 m² (753.5 ft²) to 90 m² (968 ft²).
- Only one (1) ADU is allowed per legal lot. If more than one dwelling exists on any lot – in any form – an ADU is not permitted.
- Septic capability and potable water must be proven and approved by the Island Health Authority.
- An ADU will only be allowed on a lot that already has a principal dwelling or will have a principal dwelling constructed at the same time.
- All ADU's must be constructed in compliance with all aspects of the BC Building Code.
- Building permit and setback requirements apply to construction of all ADU's.

