ALBERNI-CLAYOQUOT REGIONAL DISTRICT

Benefits and Impact of the Updated Zoning Bylaw

Over the course of the Zoning Bylaw Review project, staff have undertaken a number of activities to gain input on the draft Zoning Bylaw and minor OCP amendments at various stages. Initial work on this project began in 2016 with public open houses, APC meetings and initial engagement with First Nations.

Since 2019, staff have had numerous informative discussions and have led engagement opportunities with the public, Committee members, Board members, First Nations, the development community, farmers, Provincial agencies, and various referral agencies.

Each step over the course of this project has been informed by community discussions throughout the region and every draft version of the Zoning Bylaw has incorporated the input received. Anticipated key regional highlights and benefits of the updated Zoning Bylaw are summarized in **these slides**, and include:

- Addressing flexibility and affordability of housing by increasing permitted floor area for accessory dwelling units (ADUs) and introducing a consistent 0.4 hectare (1 acre) minimum lot size in all Electoral Areas for ADUs and removing the minimum floor area requirement for single family dwellings.
- Expanded options for home occupation to address economic needs and allow greater flexibility for people to work from home and introducing home industry as a permitted use on properties 2 hectares or larger, to provide income and start-up industry opportunities for residents with larger properties.
- Increased the length of stay permitted for the short-term accommodation use of an RV in a Residential zone from 1 day to up to 15 days, and from 30 days to 60 days in a Rural zone. Increasing access to temporary accommodation in an RV would allow for greater flexibility for short-term accommodation needs.
- Introduced area-specific Commercial zone for Bamfield. Recognizing that Bamfield is a remote service area, the new zone reflects the need for flexibility in the services and specific housing needs in Bamfield.
- Updated and expanded agricultural uses that reflect the economic realities of 2022 such as including agri-tourism and agri-tourism accommodation uses, and removed barriers to agriculture where possible.
- Revised the keeping of animals regulations to be more permissive in allowing small-scale livestock, poultry and beekeeping on non-ALR properties smaller than 5 acres.

- Amalgamated and updated Commercial and Industrial zones to allow for increased flexibility in development. The number of Commercial zones would be reduced from 16 to 6 zones.
- Revised the Zoning Bylaw text and map formats to be more readable and user-friendly for the public and updated language to be more consistent with Provincial and Federal regulations. The new format will improve efficiency for staff to administer the bylaw and will be more accessible to the public.

Please contact Planning staff with any comments, questions or feedback by email **planning@acrd.bc.ca** or phone 250-720-2700.