



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

Why Update the Zoning Bylaw?

The ACRD is updating its [Zoning Bylaw No. 15](#), as the current Zoning Bylaw was adopted in 1973 and has been amended close to 1,000 times over the past 50 years. The Project represents the first comprehensive rewrite of the Zoning Bylaw in the history of the ACRD and is a very important project for the region. The Zoning Bylaw implements the community vision on the ground level by regulating how land, buildings and other structures may be used and applies to all six ACRD Electoral Areas. The overall goal of the Project is to provide more clarity, certainty, and relevancy than the current Zoning Bylaw.

Planning staff have been working on the Zoning Bylaw Review Project for several years with many residents, property owners, community partners, committees, First Nations, the ACRD Board, and others. There are a number of reasons why the Zoning Bylaw is being updated, but one of the most important reasons from a long range planning perspective is to implement the policies in the Official Community Plans (OCPs):

- Zoning must align with the OCP policies and objectives, and this is the basis of the OCP Amendment Bylaws that are currently being considered ([refer to Official Community Plan Amendment Bylaws section](#)).
- There are also a few examples of policies in the OCPs that aren't included in the current Zoning Bylaw.
 - The current OCPs include policies that support home industry, however the current Zoning Bylaw does not permit this use. This means that a property owner wanting to operate a home industry can't until the updated Zoning Bylaw is adopted.
 - Another example is proposed regulation in the Zoning Bylaw to expand home occupation use to also be permitted within an accessory building or accessory dwelling unit. Current zoning only permits the used within a single family dwelling.
- Another objective of updating the Zoning Bylaw is to improve housing options by having a standardized minimum lot size and accessory dwelling unit size across all Electoral Areas.
- The OCP Amendment Bylaws that are being considered by the Board introduce guidelines and updated Development Permit Area requirements for the construction of docks, focusing on protecting the environment, water quality, and mitigating negative impacts of new moorage facilities.
 - As part of the updated Zoning Bylaw, proposed regulations for private moorage facilities or docks have been proposed that were based initially upon the dock regulations provided by the Province for General Permission for private docks on Crown Land and revised with input from the public, the Advisory Planning Commissions and the Board. The proposed zoning introduces limits on dock extent and width, number of docks and berths, setbacks, and development permit requirements.

Refer to the following Electoral Area Directors Meeting Presentation for more information on items highlighted above, the project overview, and key topics and changes.

NOVEMBER 30, 2022 ELECTORAL AREAS DIRECTORS COMMITTEE MEETING

On November 30, 2022 Planning staff provided the Electoral Area Directors Committee with an overview of the Zoning Bylaw Review Project, highlighting the October 2022 draft of the Zoning Bylaw and a number of key topics, and discussing next steps for the Project.

- [Project Update Memo to Electoral Area Directors Committee](#)
- [Project Update Presentation to Electoral Area Directors Committee](#)
 - The presentation highlights the following: why review the Zoning Bylaw; highlights of the process to date; benefits and impacts of the updated Zoning Bylaw; key proposed changes including current and draft example regulations; bylaw adoption process; and communication.
 - Key topics presented and discussed include: off-street parking in Residential zones; temporary buildings and structures; temporary dwelling in an RV; agriculture use; keeping of animals; and docks.

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