

ACRD ZONING BYLAW REVIEW & OFFICIAL COMMUNITY PLAN (OCP) UPDATES

SUMMARY OF OCP AMENDMENT BYLAWS | APRIL 25, 2022



This summary document is for reference only. Refer to the OCP Amendment Bylaws for a comprehensive list of all amendments, available:

www.acrd.bc.ca/zbreview#ocp

NOTES:

- As part of the Zoning Bylaw Review Project, amendments are being considered to the six (6) ACRD Electoral Area Official Community Plans (OCPs) to align OCP policies and objectives with the proposed updated Zoning Bylaw.
- OCP Amendment Bylaws (Bamfield P1445, Beaufort P1448, South Long Beach P1447, Sproat Lake P1443, Beaver Creek P1444, and Cherry Creek P1446) received first reading on April 13, 2022.
- A comprehensive line-by-line list of all amendments to the OCPs is included as Schedule 'A' forming part of the OCP Amendment Bylaws is available: www.acrd.bc.ca/zbreview#ocp
- The revised April 2022 versions of the OCP documents incorporating all of the text amendments included in first reading of the amendment bylaws is available: www.acrd.bc.ca/zbreview#ocp
- Updated OCP Land Use and Development Permit Area maps included in first reading of the amendment bylaws, and reference mapbooks at a larger-scale, are available: www.acrd.bc.ca/zbreview#ocp
- Highlights of updates to each of the OCPs are included below.

HIGHLIGHTS OF BYLAW P1445 - BAMFIELD OCP AMENDMENT BYLAW

- Added policies relating to the construction of docks and moorage facilities and included coastal riparian development permit area (DPA IV) guidelines for the development of docks and moorage facilities. Extended coastal riparian area from 15 metres to 30 metres.
- Reduced the minimum lot size in the Resource Use designation from 20 hectares to 16 hectares to align with the Resource (RE) zoning in the updated Zoning Bylaw.
- Standardized policy wording across the six OCPs, where appropriate.
- Updated *Local Government Act* references.
- Updated Agricultural Land Commission references.
- Statement about the consideration of the Housing Needs Reports in the area OCPs.
- Revised wording in definitions to align with Zoning Bylaw including accessory dwelling units, flood construction level, home occupations and home industry.
- Revised riparian and coastal riparian development permit areas to be measured from the natural boundary of a watercourse.
- Revised flood construction level guidelines in the natural hazard development permit areas to align with the Zoning Bylaw.
- Map 2 Land Use Designations and Map 3 Development Permit Areas updated with new formatting, improved labelling, data source tracking and new mapsheet tile format for improved readability.

HIGHLIGHTS OF BYLAW P1448 - BEAUFORT OCP AMENDMENT BYLAW

- Introduced a new “Small Lot Rural Use” land use designation with a minimum lot size of 0.8 hectare to align with proposed Rural 1 (RU1) zoning on existing small lot acreage lands in the Meshers Road, Paetz Road and Bland Road areas. This was introduced to align with the Zoning Bylaw.
- Reduced minimum lot area from 1 hectare to 0.4 hectare for an Accessory Dwelling Unit in the Rural Use designation.
- Standardized policy wording across the six OCPs, where appropriate.
- Updated Local Government Act references.
- Updated Agricultural Land Commission references.
- Statement about the consideration of the Housing Needs Reports in the area OCPs.
- Revised wording in definitions to align with Zoning Bylaw including flood construction level, home occupations and home industry.
- Revised riparian development permit areas to be measured from the natural boundary of a watercourse.
- Revised flood construction level guidelines in the natural hazard development permit areas to align with the Zoning Bylaw.
- Map 2 Land Use Designations and Map 3 Development Permit Areas updated with new formatting, improved labelling, data source tracking and new mapsheet tile format for improved readability.

HIGHLIGHTS OF BYLAW P1447 - SOUTH LONG BEACH OCP AMENDMENT BYLAW

- Updated “Rural Residential” land use designation to “Residential Use” and updated “Country Residential” land use designation to “Rural Use” to align wording with other Electoral Area OCPs.
- Increased the permitted maximum floor area of an Accessory Dwelling Unit from 70 square metres to 90 square metres.
- Reduced the minimum lot size required to locate an Accessory Dwelling Unit on a lot from 0.8 hectare to 0.4 hectare.
- Increased the time period for which a Temporary Use Permit may be issued from two years to three years.
- Revised density wording in Residential and Rural land use designations to clarify minimum lot sizes based on water or sewer servicing.
- Updated Barkley Sound Marine Area policies to add policies related to the construction of docks and moorage facilities and included coastal riparian development permit area (DPA III) guidelines for the development of docks and moorage facilities.
- Reduced the minimum lot size in the Resource designation from 20 hectares to 16 hectares to align with the Resource (RE) zoning in the updated Zoning Bylaw.
- Standardized policy wording across the six OCPs, where appropriate.
- Updated *Local Government Act* references.
- Statement about the consideration of the Housing Needs Reports in the area OCPs.
- Revised or removed wording in definitions to align with Zoning Bylaw including high water mark, home based business (home occupations), home industry, riparian management zone and stream.
- Revised freshwater riparian and coastal riparian development permit areas to be measured from the natural boundary of a watercourse.
- Revised flood construction level guidelines in the natural hazard development permit areas to align with the Zoning Bylaw.

- Map 3 Land Use Designations and Map 4 Development Permit Areas updated with new formatting, improved labelling, data source tracking and new mapsheet tile format for improved readability.

HIGHLIGHTS OF BYLAW P1443 - SPROAT LAKE OCP AMENDMENT BYLAW

- Extended the riparian development permit area boundary (DPA I) into the foreshore by including all land and water within 30 metres of the natural boundary of a major stream (15 metres of a minor stream) measured horizontally in both the upland and foreshore directions. The intent of the amendment is to extend the development permit requirement to the construction of new docks and foreshore improvements.
- Defined Sproat Lake as a “major stream” to extend the riparian development permit area from 15 metres to 30 metres from the natural boundary of the lake.
- Added policies relating to the construction of docks and moorage facilities and included riparian development permit area guidelines for the development of docks and moorage facilities.
- Reduced the minimum lot size in the Resource Use designation from 20 hectares to 16 hectares to align with the RE zoning in the updated Zoning Bylaw.
- Standardized policy wording across the six OCPs, where appropriate.
- Updated *Local Government Act* references.
- Updated Agricultural Land Commission references.
- Statement about the consideration of the Housing Needs Reports in the area OCPs.
- Revised wording in definitions to align with Zoning Bylaw including flood construction level, home occupations, home industry, manufactured home, mobile home and modular home.
- Revised riparian development permit areas to be measured from the natural boundary of a watercourse.
- Revised flood construction level guidelines in the natural hazard development permit areas to align with the Zoning Bylaw.
- Map 2 Land Use Designations and Map 3 Development Permit Areas updated with new formatting, improved labelling, data source tracking and new mapsheet tile format for improved readability.

HIGHLIGHTS OF BYLAW P1444 - BEAVER CREEK OCP AMENDMENT BYLAW

- Standardized policy wording across the six OCPs, where appropriate.
- Updated *Local Government Act* references.
- Updated Agricultural Land Commission references.
- Statement about the consideration of the Housing Needs Reports in the area OCPs.
- Revised wording in definitions to align with Zoning Bylaw including flood construction level, home occupations, home industry, manufactured home, mobile home and modular home.
- Revised riparian development permit areas to be measured from the natural boundary of a watercourse.
- Revised flood construction level guidelines in the natural hazard development permit areas to align with the Zoning Bylaw.
- Map 2 Land Use Designations and Map 3 Development Permit Areas updated with new formatting, improved labelling, data source tracking and new mapsheet tile format for improved readability.

HIGHLIGHTS OF BYLAW P1446 - CHERRY CREEK OCP AMENDMENT BYLAW

- Reduced the minimum lot size in the Resource Use designation from 20 hectares to 16 hectares to align with the Resource (RE) zoning in the updated Zoning Bylaw.
- Defining the Alberni Inlet as a “major stream”.
- Standardized policy wording across the six OCPs, where appropriate.
- Updated *Local Government Act* references.
- Updated Agricultural Land Commission references.
- Statement about the consideration of the Housing Needs Reports in the area OCPs.
- Revised wording in definitions to align with Zoning Bylaw including flood construction level, home occupations, home industry, manufactured home, mobile home and modular home.
- Revised riparian development permit areas to be measured from the natural boundary of a watercourse.
- Included riparian development permit area guidelines for the development of docks and moorage facilities.
- Revised flood construction level guidelines in the natural hazard development permit areas to align with the Zoning Bylaw.
- Map 2 Land Use Designations and Map 3 Development Permit Areas updated with new formatting, improved labelling, data source tracking and new mapsheet tile format for improved readability. New Map 2 and Map 3 formats replace existing 2/2A maps and 3/3A maps.