

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

SUMMARY OF PROPOSED OCP UPDATES | JUNE 2021



Part of the Zoning Bylaw Review includes the following proposed updates to the six ACRD Electoral Area (EA) OCPs.

Notes:

- Local Government Act (LGA) references in all OCPs have not been updated, and will be before the OCP Bylaws receive first reading.
- OCP land use and Development Permit Area (DPA) maps for the six EAs have been updated to a new format.
- Where available, OCP DPA map data for the six EAs has been updated to the most recent available federal and provincial geographic data source. DPA maps will be updated as needed when new federal or provincial data becomes available.

BAMFIELD AREA 'A' OCP BYLAW NO. P1309 PROPOSED UPDATES

- 1.4 Jurisdiction updated to: "Activities on land within the Agricultural Land Reserve (ALR) are subject to the Agricultural Land Commission Act (ALCA), the Agricultural Land Reserve General Regulation, the Agricultural Land Reserve Use Regulation, and any Orders of the Agricultural Land Commission (ALC)."
- 1.7 Definitions, updated the following to match the Zoning Bylaw:
 - Accessory dwelling unit
 - Flood construction level
 - Home industry
 - Home occupation
- Policy 3.3.19: Removed "commercial or industrial" and updated to "Consider issuing temporary use permits in appropriate areas within all land-use definitions."
- Policy 5.3: Changed "accessory residential dwelling unit" to "accessory dwelling unit".
- Policy 6.2.17: Added "When Required" and updated to "When required, work with the federal government to manage the moorage of vessels in the harbour, both to manage environmental impacts and to reduce negative economic impacts for existing businesses and services."
- Policy 6.4.6: Updated to include "Construction of private moorage facilities (docks or boat-lifts) on all land in the ACRD, including Crown and private land, must meet the requirements for Provincial General Permission, as well as requirements in the ACRD Zoning Bylaw based on the zoning of the adjacent waterfront lot. A property owner must obtain a tenure from the Province for a Specific Permission dock, Commercial Marina or group moorage facility, where applicable on Crown land."
- 17.4 DPA I – Riparian Areas Protection:
 - Changed "Fish Protection Act" to "Riparian Areas Protection Act".
 - Changed "high water mark" to "natural boundary".
- 17.5 DPA II – Natural Hazard Areas Protection: Changed "high water mark" to "natural boundary".
- 17.6 DPA III – Form and Character: Changed "Schedule III and IV" Zoning Bylaw reference for parking and loading to "Part 3".
- 17.7 DPA IV – Coastal Protection:

- Updated Guideline i from 15 m to 30 m to “This DPA applies to all lands within 30 metres, measured horizontally in both landward and seaward directions, from the natural boundary of the ocean.”
- Updated Guideline ii adding “Environmental” to “An assessment report that has been prepared by a Qualified Environmental Professional, with demonstrated experience regarding the subject matter.”
- Updated Guideline ii adding “private, group or commercial moorage facilities (docks or boat lifts) to “Appropriate siting of buildings, structures, private, group or commercial moorage facilities (docks or boat lifts), roads, driveways, parking areas, trails, paths, and utilities.”
- Updated Guideline iv to add “private, group or commercial moorage facilities” to “Any clearing required to accommodate roads, buildings, structures, private, group or commercial moorage facilities, and utilities, with the exception of necessary hydraulic, percolation, or geotechnical testing, shall only occur until after the issuance of a Development Permit to minimize the potential for soil erosion, runoff and spread of invasive species.”
- Added new Guideline x to include: “The construction of private, commercial and group moorage facilities are permitted in DPA IV subject to the following conditions:
 - Refer to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development for private moorage facilities regulation for General Permission, Specific Permission and group moorage facilities.
 - Commercial moorage facilities must be designed and constructed in compliance with the applicable best management practices of the province.”
 - Added “styrofoam” to: “Any styrofoam, plastic foams or other non-biodegradable materials used in construction of floats and docks shall be well contained to prevent escape into the natural environment.”
 - Added: “Placement of docks must remain sensitive to views, impacts on neighbours, and orientation to neighbouring docks.”

BEAUFORT AREA ‘B’ OCP BYLAW NO. P1287 PROPOSED UPDATES

- 1.4 Jurisdiction updated to: “Activities on land within the Agricultural Land Reserve (ALR) are subject to the Agricultural Land Commission Act (ALCA), the Agricultural Land Reserve General Regulation, the Agricultural Land Reserve Use Regulation, and any Orders of the Agricultural Land Commission (ALC).”
- 1.7 Definitions, updated the following to match the Zoning Bylaw:
 - Accessory dwelling unit
 - Home industry
 - Home occupation
- Policy 3.2.9, 8.2.3, 8.2.7, 14.0, 14.3: Changed “accessory residential dwelling unit” to “accessory dwelling unit”.
- Policy 5.2.1: Changed “20 ha” to “16 ha” and updated to “Maintain a minimum lot size of 16 ha in areas designated for Resource uses.”
- Policy 8.2.3: Changed size of lot where an accessory dwelling unit is permitted from 1 ha to 0.4 ha (1 ac) and updated to “Facilitate accessory residential dwelling units in new home construction on lots not less than 0.4 hectare and capable of meeting health requirements for sewage disposal for an accessory residential dwelling unit.”
- Added “9.0 Small Lot Rural Use” land use category and the following objective and policies:
 - “Objective 9.1.1: Maintain the predominantly rural character of the area.

- Policy 9.2.1: Maintain a minimum lot size of 0.8 hectare in areas designated as Small Lot Rural.
- Policy 9.2.2: Ensure that the principal use in all areas designated as Small Lot Rural is residential or agricultural.
- Policy 9.2.3: Facilitate accessory dwelling units in new home construction on lots not less than 0.4 hectare and capable of meeting health requirements for sewage disposal for an accessory dwelling unit.
- Policy 9.2.4: Permit a variety of compatible uses on rural lots in order to make their retention viable.
- Policy 9.2.6: Encourage owners of rural acreages to maximize the agricultural potential of their land.
- Policy 9.2.7: Encourage homeowners with an existing accessory dwelling unit to ensure that it meets all present-day health and safety requirements.”
- 15.4 DPA I – Riparian Areas Protection:
 - Changed “Fish Protection Act” to “Riparian Areas Protection Act”.
 - Changed “high water mark” to “natural boundary”.

LONG BEACH AREA ‘C’ OCP BYLAW NO. P1166 PROPOSED UPDATES

- Throughout: Changed “Fish Protection Act” to “Riparian Areas Protection Act”.
- 1.1.4 Glossary of Terms:
 - Removed High Water Mark term.
 - Changed “high water mark” and “high tide mark” to “natural boundary” in Riparian Management Zone term.
 - Updated the following to match Zoning Bylaw:
 - Cottage
 - Home Based Business
 - Home Industry
 - Stream
- 3.4 Freshwater Riparian Areas:
 - Changed “high water mark” to “natural boundary”.
- 4.3 changed land use designation name from “Rural Residential” to “Residential”.
- 4.3.2 a) added “cottage residential” to: “Permitted uses within areas designated Residential include single-family homes, cottage residential, mobile homes and group homes, home based businesses and home industry.”
- 4.3.2 b), 4.5.2 d), 4.6.3 e) changed “up to three guest suites or bed-and-breakfast accommodation rooms” to “a maximum of four boarders or lodgers” and updated to: “A maximum of four boarders or lodgers are permitted in guest suites or bed-and-breakfast accommodation rooms in the home or accessory dwelling unit, provided that the homeowner resides in the home, and that adequate off street parking, sewage treatment and water supply are available.”
- 4.3.2 d) added “community” and changed “and” to “or”, updating to: “Lands that are designated Residential may have a minimum lot size of 0.4 hectare (0.988 acre), provided they have adequate community or communal water or sewage systems that meet relevant provincial standards. A minimum lot size of 1 hectare (2.47 acres) will be required where the lot has on-site water supply and sewage systems that meet relevant provincial standards.”
- 4.3.2 e), 4.5.2 e), 4.6.3 c) changed:
 - name of “second dwelling unit” to “accessory dwelling unit (ADU)”
 - maximum size of an ADU from 70 m² to 90 m²

- minimum lot size to 0.4 ha to permit an ADU where the principal use is a single family dwelling
- 4.4 changed land use designation name from “Rural Residential Comprehensive Development Area” to “Residential Comprehensive Development Area”.
- 4.4.2 a) Changed “minimum” to “maximum” and “1 residential unit for each 1 hectare of the development site” to “2 residential units for each 0.4 hectare of the development site”.
- 4.4.2 c) added “community or”, changed “and” to “or”, changed “0.2 ha” minimum lot size to “0.24 ha” updated to: “Minimum lot sizes of 1 hectare will be required for lots served with on-site sewage treatment and water supply that meet relevant provincial standards, and 0.4 hectare (0.988 acres) will be required for lots served with community or communal water or on-site sewage treatment that meet relevant provincial standards, and 0.24 hectares (.0.59 acres) for lots served with community or communal water and sewage treatment systems that meet relevant provincial standards.”
- Updated 4.4.2 n) to: “An accessory dwelling unit of no more than 90 square metres (969 square feet) may be established on lots of over 0.4 hectares (1 acre) provided adequate on-site water supply is available, and a sewage treatment system that meets relevant provincial standards is in place, and on lots over 1 hectare (2.47 acres) provided adequate communal water supply is available, and an on-site sewage treatment system that meets relevant provincial standards is in place, and where the principal use is a single family dwelling.”
- Removed 4.4.2 m) duplicate policy as already included in j).
- 4.5 changed land use designation name from “Country Residential” to “Rural”.
- 4.6 changed land use designation name from “Country Residential Comprehensive Development Area” to “Rural Comprehensive Development Area”.
- 4.6.3 d) added “community” to update to “community or communal water” and added “that meets relevant provincial standards”.
- 4.7 added “residential” to update to: “recreational residential”.
- 4.8 changed land use designation name from “Community Services” to “Community Service”.
- 4.15 changed land use designation name from “Public Parks and Recreation” to “Parks and Recreation Use”.
- 5.7.2 d), 5.8.2 g), 5.9.2 c) changed “20 ha” to “16 ha” decreasing the minimum lot size for lands designated Resource – Private Forestry, Resource – Crown, Forestry, Policies, Resource - Crown, Sand and Gravel Policies.
- 5.10.2 b) changed “three guest rooms” to “Up to four paying guests may be permitted in the home for bed-and-breakfast accommodation provided that the homeowner resides in the home, and that adequate off street parking, sewage treatment and water supply are available.”
- 5.10.2 c) added “requires a valid Temporary Use Permit for short term vacation rentals”.
- 6.2 changed land use designation name from “Community Services” to “Community Service”.
- 8.1.1 removed “with a building floor area greater than 10 square metres (107.6 square feet)” as a Development Permit is required for any structure even if it’s less that 10 square metres.
- 8.2.3 DPA II – Freshwater Riparian Areas Protection: Changed “high water mark” to “natural boundary”, removed “Pipestem Inlet” from the DPA as it’s outside of the OCP boundary.
- 8.2.4 DPA III – Coastal Riparian Areas Protection:
 - Changed “high water mark” to “natural boundary”.
 - Added Guideline a): “This DPA applies to all lands within 30 metres, measured horizontally in both landward and seaward directions, from the natural boundary of the sea.” As previously stated in Category section as: “The land covered by this designation

includes private lands extending a distance of 30 metres from the natural boundary of the sea.”

- Updated Guideline c) to b) “An assessment report that has been prepared by a Qualified Environmental Professional, with demonstrated experience regarding the subject matter. The assessment report will identify how the proposed development will affect aquatic resources, and recommend measures to reduce or mitigate any negative impacts, such as the:
 - i. Appropriate siting of buildings, structures, private, commercial or group moorage facilities (docks or boat lifts), roads, driveways, parking areas, trails, paths, and utilities;
 - ii. Retention or restoration of native vegetation and soils;
 - iii. Removal of invasive species;
 - iv. Designation of buffer areas to protect environmentally sensitive features or habitat;
 - v. Specification of any activities that may occur within the buffer areas; and
 - vi. Must state that the proposal is suitable for the area intended for development.”
- Added new Guidelines:
 - Sites shall be retained in their natural state where possible, preserving indigenous vegetation and trees. If an adequate suitable building envelope exists on a parcel outside of the DPA, the proposed development should be directed to that site or area. Encroachment into the DPA shall only be permitted where the applicant can demonstrate that the encroachment is necessary to protect environmentally sensitive features, due to hazardous conditions or topographical considerations, or to relate the development to surrounding buildings and structures.
 - The removal of trees and vegetation within the DPA is discouraged and must be limited to only those areas that must be cleared to support the development. Any clearing required to accommodate roads, buildings, structures, private, commercial or group moorage facilities, and utilities, with the exception of necessary hydraulic, percolation, or geotechnical testing, shall only occur until after the issuance of a Development Permit to minimize the potential for soil erosion, runoff and spread of invasive species.
 - Shoreline stabilization devices are not supported on parcels that are not subject to active erosion nor are they supported on parcels that erode more rapidly as a result of vegetation removal that is not recommended or supervised by a Qualified Coastal Professional.
 - Shoreline stabilization devices are supported where a Qualified Coastal Professional, with experience to advise on such matters, has determined that a greenshores approach to shoreline stabilization such as vegetation enhancement, upland drainage control, biotechnical measures, beach enhancement, tree anchoring or gravel placement are not appropriate given site specific conditions.
 - Where a shoreline stabilization device is recommended by a Qualified Coastal Professional as a result of an assessment completed, it must be located entirely within the property boundary.
 - The assessment for siting a shoreline stabilization device prepared by a Qualified Coastal Professional must include:
 - i. Assesses the risk of erosion on the subject property and the suitability of the subject property for a shoreline stabilization device;

- ii. Analyses of the potential impacts on coastal geomorphologic processes as a result of installing or not installing the device;
- iii. Analyses of the potential impacts on adjacent properties as a result of installing and not installing the device;
- iv. Recommendation measures to ensure that the subject property is protected while mitigating potential negative impacts on marine riparian areas, coastal geomorphologic processes or neighbouring properties.
- Parking areas shall contain oil/water separators and be landscaped to absorb runoff, and proof of a maintenance program for these will be provided.
- The construction of private, commercial and group moorage facilities are permitted in DPA III subject to the following conditions:
 - i. Refer to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development for private moorage facilities regulation for General Permission, Specific Permission and group moorage facilities.
 - ii. Commercial moorage facilities must be designed and constructed in compliance with the applicable best management practices of the province.
 - iii. Shoreline stabilization measures, pilings, floats, docks, boat lifts, wharves and other structures which disrupt light penetration to the water column or obstruct public access to the foreshore are discouraged.
 - iv. Impervious surfaces, including materials to construct docks and wharves, shall be kept to a minimum.
 - v. New piers, docks and ramps shall be allowed only for water-dependent uses or for public access, and only permitted when the applicant has demonstrated that a specific need exists to support the intended water-dependent use.
 - vi. Docks and wharves shall not extend over marshes or other productive foreshore areas, including critical areas such as eelgrass and kelp beds, shellfish beds, and fish habitats.
 - vii. Wharves shall not, in any case, extend over the water beyond the mean low-water mark, except as necessary to access floats or for public viewing access.
 - viii. Piers on pilings and floating docks are preferred over solid-core piers or ramps.
 - ix. Boat launch ramps are discouraged and will only be considered if they can be located on stable, non-erosional banks where a minimum amount of substrate disturbance or stabilization is necessary.
 - x. Structures in contact with the water shall be constructed of stable materials, including finishes and preservatives that will not degrade water quality.
 - xi. All docks shall be constructed so that they do not rest on the bottom of the foreshore at low water levels.
 - xii. Any styrofoam, plastic foams or other non-biodegradable materials used in construction of floats and docks shall be well contained to prevent escape into the natural environment.
 - xiii. Piers should use the minimum number of pilings necessary, with preference to large spans over more pilings.

- xiv. Piers should be constructed with a minimum clearance of 0.5 m above the elevation of the natural boundary of the sea.
 - xv. Preference is given to the placement of mooring buoys and floats instead of docks.
 - xvi. Placement of docks must remain sensitive to views, impacts on neighbours, and orientation to neighbouring docks.
 - xvii. Keep the dock and land beneath the dock safe, clean and in sanitary condition
 - xviii. New shoreline residential development of two or more dwellings should provide joint use or community dock facilities rather than individual docks for each residence.
 - xix. No more than one moorage facility shall be located on any single residential lot.
- The consideration of the issuance of a Development Permit by the ACRD in no way exempts the property owner from obtaining all necessary permits and approvals from provincial and federal agencies.
- 8.2.5 b) removed “a horizontal distance of 30 metres from the natural boundary of the sea and an elevation of” and updated to “Development permits related to tsunami hazard are required in upland areas located between the high tide line and 4 metres above the natural boundary of the sea.”
 - 8.2.6 a) removed duplicate words: “of the”.
 - 8.6 removed “commercial or industrial”, changed LGA 921 to 493 and updated to: “Section 493 of the Local Government Act provides for issuance of a temporary use permit within designated areas. Subject to the policies of the Official Community Plan, temporary use permits may be issued throughout the South Long Beach Plan Area.”
 - 8.6.2 updated term of Temporary Use Permits from 2 years to 3 years ‘in accordance with the Local Government Act’, with renewal for an additional 3 years.

SPROAT LAKE AREA ‘D’ OCP BYLAW NO. P1310 PROPOSED UPDATES

- 1.4 Jurisdiction updated to: “Activities on land within the Agricultural Land Reserve (ALR) are subject to the Agricultural Land Commission Act (ALCA), the Agricultural Land Reserve General Regulation, the Agricultural Land Reserve Use Regulation, and any Orders of the Agricultural Land Commission (ALC).”
- 1.7 Definitions, updated the following to match the Zoning Bylaw:
 - Accessory dwelling unit
 - Flood construction level
 - Home industry
 - Home occupation
- Policy 3.2.9, 10.0, 10.2.2, 10.2.9, 10.2.10, 19.0, 19.3: Changed “accessory residential dwelling unit” to “accessory dwelling unit”.
- Policy 5.2.1: Changed “20 ha” to “16 ha” and updated to “Maintain a minimum lot size of 16 ha in areas designated for Resource uses.”
- Policy 17.5: Deleted Guideline iii: “The recommended flood construction level for the ACRD is 10 metres vertical elevation above the normal highest tide.” as Guideline vii is applicable: “Where lands within DPA II areas subject to seasonal flooding are proposed for development, the flood construction level should be a vertical elevation at least four metres (4 m.) above the natural boundary.”

- Policy 18.2.1:
 - Changed “high water mark” to “natural boundary” and removed “Sproat Lake” from minor stream and changed to a major stream.
 - Updated to: “Designate development permit areas 30 metres from the natural boundary of major streams, measured horizontally in both upland and foreshore directions, and 15 metres from minor streams.”
- Policy 18.2.2: Changed from “Discourage the use of uncoated styrofoam floats for docks.” to “Any styrofoam, plastic foams or other non-biodegradable materials used in construction of floats and docks shall be well contained to prevent escape into the natural environment.”
- Policy 18.2.4: Added “accordance with other applicable provincial regulations”.
- Policy 18.2.5: Changed “high water mark” to “natural boundary”, and “Land Act tenure” to “tenure or licence”.
- Policy 18.2.18: Changed “Fish Protection Act” to “Riparian Areas Protection Act”.
- 20.0 Implementation: Deleted “While vacation rentals are not currently permitted in residential designations in the plan area, there is an interest by some property owners to look at options for vacation rentals. As part of the OPC implementation, a study looking at options for vacation rentals, should be undertaken by the Regional District.” as Short Term Vacation Rentals are permitted in residential designations with a valid Temporary Use Permit.
- Policy 20.4 DPA I:
 - Added “Foreshore” to title and throughout Policy 20.4 to include “foreshore and riparian areas”.
 - Changed Sproat Lake from a minor to a major stream with 30 m setback, added “measured horizontally in both upland and foreshore directions” and updated to “DPA I areas include all lands within 30 metres, measured horizontally in both upland and foreshore directions, from the natural boundary of major streams, including Sproat Lake, and within 15 metres of minor streams.”
 - Changed “high water mark” to “natural boundary”.
 - Removed “Two Rivers” from the list of major streams as it’s included in Sproat Lake.
 - Added “upland” to: “for a minor stream, a 15 -metre strip on both upland sides of the stream measured from the natural boundary.”
 - Added:
 - i. Unless otherwise exempt under 20.3, prior to undertaking any development on the lands within this DPA, the owner of the lands must apply to the ACRD for a Development Permit, and must include the following information with the application:
 - An assessment report that has been prepared by a Qualified Environmental Professional, with demonstrated experience regarding the subject matter. The assessment report will identify how the proposed development will affect aquatic resources, and recommend measures to reduce or mitigate any negative impacts, such as the:
 - i. Appropriate siting of buildings, structures, landscaping and placement of fill, moorage facilities, roads, driveways, parking areas, trails, paths, and utilities;
 - ii. Retention or restoration of native vegetation and soils;
 - iii. Removal of invasive species;
 - iv. Designation of buffer areas to protect environmentally sensitive features or habitat;
 - v. Specification of any activities that may occur within the buffer areas; and

- vi. Must state that the proposal is suitable for the area intended for development.
- Added:
 - The construction of a private, commercial and group moorage facility are permitted in DPA I subject to the following conditions:
 - a) Refer to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development for private moorage facilities regulation for General Permission, Specific Permission and group moorage facilities.
 - b) Commercial moorage facilities must be designed and constructed in compliance with the applicable best management practices of the province.
 - c) New docks and ramps shall be allowed only for water-dependent uses or for public access, and only permitted when the applicant has demonstrated that a specific need exists to support the intended water-dependent use.
 - d) Docks shall not extend over marshes or other productive foreshore areas, including critical areas such as fish habitats.
 - e) Boat launch ramps are discouraged and will only be considered if they can be located on stable, non-erosional banks where a minimum amount of substrate disturbance or stabilization is necessary.
 - f) Structures in contact with the water shall be constructed of stable materials, including finishes and preservatives that will not degrade water quality.
 - g) All docks shall be constructed so that they do not rest on the bottom of the foreshore at low water levels.
 - h) Any styrofoam, plastic foams or other non-biodegradable materials used in construction of floats and docks shall be well contained to prevent escape into the natural environment.
 - i) Preference is given to the placement of mooring buoys and floats instead of docks.
 - j) No more than one dock shall be located on any single residential lot.
 - k) Placement of docks must remain sensitive to views, impacts on neighbours, and orientation to neighbouring docks.
 - l) Keep the dock and land beneath the dock safe, clean and sanitary condition.
 - The consideration of the issuance of a Development Permit by the ACRD in no way exempts the property owner from obtaining all necessary permits and approvals from provincial and federal agencies.
- Policy 20.5 DPA II – Protection from Natural Hazards:
 - Changed “Protection from Natural Hazards” to “Natural Hazard Areas Protection”.
 - Removed “The toe of the Beaufort Range, for example, is an area where, due to topographic conditions, the possibility of land slippage is considered significant.”
- Policy 20.6 DPA III – Objectives for Form and Character: Changed to “Form and Character”.

BEAVER CREEK AREA 'E' OCP BYLAW NO. P1291 PROPOSED UPDATES

- 1.4 Jurisdiction updated to: “Activities on land within the Agricultural Land Reserve (ALR) are subject to the Agricultural Land Commission Act (ALCA), Regulations and any Orders or decisions of the Agricultural Land Commission (ALC).”
- 1.7 Definitions, updated the following to match the Zoning Bylaw:
 - Accessory dwelling unit
 - Flood construction level
 - Home industry
 - Home occupation
- Policy 3.2.8, 8.0, 8.2.2, 8.2.9, 8.2.10, 14.0, 14.3: Changed “accessory residential dwelling unit” to “accessory dwelling unit”.
- Policy 4.2.2: Added “Where existing lots are less than 2 ha, zoning may have a minimum lot size less than 2 ha. Land in the ALR cannot be subdivided unless approved by the ALC.”
- 15.4 DPA I – Riparian Areas Protection:
 - Changed “high water mark” to “natural boundary”.
 - Changed “Fish Protection Act” to “Riparian Areas Protection Act”.
- 15.5 DPA II – Protection from Natural Hazards: Changed to “Natural Hazard Areas Protection”.

CHERRY CREEK AREA 'F' OCP BYLAW NO. P1278 PROPOSED UPDATES

- 1.4 Jurisdiction updated to: “Activities on land within the Agricultural Land Reserve (ALR) are subject to the Agricultural Land Commission Act (ALCA), Regulations and any Orders or decisions of the Agricultural Land Commission (ALC).”
- 1.7 Definitions, updated the following to match the Zoning Bylaw:
 - Accessory dwelling unit
 - Flood construction level
 - Home industry
 - Home occupation
- Policy 3.2.10, 9.0, 9.2.2, 9.2.9, 9.2.10, 15.0, 15.3: Changed “accessory residential dwelling unit” to “accessory dwelling unit”.
- Policy 5.2.1: Changed “20 ha” to “16 ha” and updated to “Maintain a minimum lot size of 16 ha in areas designated for Resource uses.”
- 16.4 DPA I – Riparian Areas Protection:
 - Changed “Fish Protection Act” to “Riparian Areas Protection Act”.
 - Changed “high water mark” to “natural boundary”.
 - Added Alberni Inlet to major streams “Within the Cherry Creek OCP area, “rivers or major streams” means China Creek and Alberni Inlet.”
- 16.6 DPA III – Objectives for Form and Character: Changed to “Form and Character”.