

ACRD ZONING BYLAW REVIEW | JUNE 2021

SUMMARY OF PROPOSED ZONING BYLAW UPDATES



The current ACRD Zoning Bylaw No. 15 was adopted in 1973 and has since been amended numerous times. As of June 2021, an updated draft Zoning Bylaw ([download PDF](#)) is available for review to receive public input on the proposed updates.

Visit the Zoning Bylaw Review project page (www.acrd.bc.ca/zbreview) for additional information, including zoning maps, and Official Community Plan (OCP) updates and maps.

This document includes a summary of proposed updates made to the current Zoning Bylaw No. 15 (1973), as of June 2021.

Notes:

- The following list does not include all proposed Zoning Bylaw updates, and is only a summary.
- The Zoning Bylaw applies to the six Electoral Areas in the ACRD: 'A' - Bamfield, 'B' - Beaufort, 'C' - Long Beach, 'D' - Sproat Lake, 'E' - Beaver Creek, and 'F' - Cherry Creek. The Zoning Bylaw does not apply to those parts of the ACRD that located within the City of Port Alberni, District of Tofino, District of Ucluelet, Huu-ay-aht First Nations, Uchucklesaht Tribe, Toquaht Nation and Yuułu?i?at̓ Government lands.

Overall highlights of the draft updated Zoning Bylaw:

- A new easy to read, more user-friendly format
- All dimensions and measurements are expressed in the metric system
- Additional, updated and easier to understand definitions
- Amalgamated and simplified zones, and introduction of sub-zones - refer to this cross referencing document ([download PDF](#)) to see what the current zone name and abbreviation is, and what they are proposed to be updated to
- Zone names more consistent with OCPs
- Revised general regulations, including keeping of animals and private moorage facilities
- Regulations in water zones for private moorage facilities, in accordance with provincial regulations
- Updates to zoning maps to reflect new zones, ensure consistency with OCPs, and that are easier to review
- Updates to clarify use of land in the Agricultural Land Reserve (ALR), based on the Agricultural Land Commission Act and Regulations
- Updates to OCP land use and Development Permit Area maps that are easier to review

Summary of proposed updates to Part 2: Definitions:

- Distinction between an abattoir and on-farm slaughter
- Simplified or added definitions related to keeping of animals: commercial kennel, domestic pet, livestock, poultry

- Alignment with provincial definitions: agriculture use, intensive agriculture use, alcohol production
- Simplified bed and breakfast, and boarding and lodging
- Simplified building height, graduated height, basement
- New flood construction level and crawlspace
- Alignment with North American Industry Classification System (NAICS)
- Simplified dwelling unit, accessory dwelling unit
- New private moorage facility and group moorage facility
- Simplified front, rear and side yard

Summary of proposed updates to Part 3: General Regulations

- 3.4: Updated location and siting of structures to include new and/or clarified building setbacks from minor streams, major streams, lakes, and the ocean
- 3.8: Updated fence height to allow additional height based on specific zones
- Removed minimum floor area for dwelling units
- 3.10: Simplified accessory buildings, structures and uses
- 3.11: Simplified accessory dwelling units, and permitted on a lot in Long Beach Area 'C' with a minimum of 0.4 ha
- 3.13: Updated temporary buildings, structures and recreational vehicles to include revised temporary accommodation length of stay based on specific zones
- 3.14: Updated home occupation to permit within an accessory building
- 3.15: New small-scale home industry uses on lots with a minimum lot size of 2 ha
- 3.17: New private moorage facilities, in accordance with provincial regulations for all land in the ACRD including Crown and private land
- 3.18: Updated keeping of animals to clarify keeping domestic pets, livestock, poultry and bees based on lots size and specific zones
- 3.19: Additional requirements for accessible parking spaces

Summary of proposed updates to Part 5 to 16: All Zones

- Lot area, density (simplified into a table), lot coverage, height, and setback regulations are easy to read and included within each zone
- Introduction of sub-zones to replace existing Land Use Contracts
- Simplified permitted principal and accessory uses
- Introduction of maximum lot coverage in RU zones
- Removed minimum dwelling size/floor area
- Amalgamated Commercial zones
- Amalgamated Industrial zones
- Amalgamated Airport zones
- Increased portico size in Salmon Beach zone
- New Bamfield Commercial (C5) zone: increased guest bedrooms for temporary accommodation per hectare, and increased maximum lot coverage from July 31, 2020 Zoning Bylaw draft

- New Seasonal Staff Accommodation Commercial (C6) zone
- New Water zones
- Simplified conditions of use

Visit the Zoning Bylaw Review project page (www.acrd.bc.ca/zbreview) to review all current versions of the draft Zoning Bylaw and maps, and OCP updates and maps.

Contact the ACRD Planning and Development Department with any comments or questions:
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