



# SUMMARY OF PROPOSED ZONING BYLAW UPDATES | JUNE 2021 & MARCH 2022

The current ACRD Zoning Bylaw No. 15 was adopted in 1973 and has since been amended numerous times. Based on feedback from community members and stakeholders, the ACRD has drafted new updates to the proposed Zoning Bylaw for the entire Regional District, as of March 2022.

- The March 2022 proposed draft Zoning Bylaw is available for download and review ([download PDF](#)).
- Visit the Zoning Bylaw Review project page ([www.acrd.bc.ca/zbreview](http://www.acrd.bc.ca/zbreview)) for additional information, including March 2022 zoning and Official Community Plan (OCP) maps.

This document includes a summary of proposed updates made to the current Zoning Bylaw No. 15 (1973), as of June 2021, with new proposed updates as of March 2022 highlighted in yellow.

## Notes:

- The following is not an exhaustive list of 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?if?ath 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 zone, 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.
- Regulations in water zones for private and group moorage facilities.
- 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:

- ABBATIOR: Distinction between an abattoir and on-farm slaughter.
- ACCESSORY DWELLING UNIT: Simplified definition.
- AGRI-TOURISM, AGRI-TOURISM ACCOMMODATION AND AGRI-TOURISM SLEEPING UNIT: Updated agri-tourism, and new agri-tourism accommodation, and agri-tourism accommodation sleeping unit definitions.
- KEEPING OF ANIMALS: Simplified or added definitions: commercial kennel, domestic pet, livestock, poultry.
- AGRICULTURE USE AND ALCOHOL PRODUCTION: Alignment with provincial definitions.
- BED & BREAKFAST: Updated definition.
- BOARDING AND LODGING: Simplified the definition.
- BUILDING HEIGHT, GRADUATED HEIGHT AND BASEMENT: Simplified definitions. Building height measured from average natural grade to the highest point of the building.
- CAMPGROUND: Updated and simplified definition.
- CRAWLSPACE: Added definition.
- DECK: Updated and simplified definition.
- DOCK ROOF: New definition added.
- DUPLEX: Updated definition.
- DWELLING UNIT: Updated definition.
- FLOAT HOME: Updated definition.
- FLOATING BOAT SHELTER: Updated definition.
- FLOOD CONSTRUCTION LEVEL: Updated definition.
- GROSS FLOOR AREA: Updated definition.
- GROUP MOORAGE FACILITY: New definition added.
- HABITABLE AREA: Renamed definition from “HABITALE SPACE” and updated.
- HOME INDUSTRY AND HOME OCCUPATION: Updated definitions.
- INTENSIVE AGRICULTURAL USE: Updated definition.
- LOT COVERAGE: Updated definition.
- MANUFACTURED HOME: Added definition.
- MARINA USE: Updated definition.
- MOBILE HOME AND MODULAR HOME: Updated definitions.
- PRIVATE MOORAGE FACILITY: Updated definition.
- RECREATIONAL VEHICLE: Updated definition.
- STEEP SLOPE AREA: Updated definition.
- STRUCTURE: Updated definition.
- TEMPORARY BUILDING: Updated definition.
- UTILITY: Updated definition.
- WATER RECREATION USE: Updated definition.
- YARD (FRONT, REAR AND SIDE): Simplified definitions.
- Alignment with North American Industry Classification System (NAICS)

### 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.
  - 3.4.3 1): Updated.
- 3.5.1: Updated to add cupolas.
- 3.6.1: Updated swimming pools.
- 3.8: Updated fence height to allow additional height based on specific zones.
- Removed minimum floor area for dwelling units.
- 3.9.1 1): Updated.
- 3.10: Simplified accessory buildings, structures and uses.
  - 3.10.6: Updated graduated height to remain consistent with current Zoning Bylaw.
- 3.11: Simplified accessory dwelling units, and permitted on a lot in Long Beach Area 'C' with a minimum of 0.4 ha.
  - Further clarified accessory dwelling unit wording.
- 3.13: Updated temporary buildings, structures and recreational vehicles.
- 3.14: Updated home occupation to permit within an accessory building.
  - Updated to add floor area maximum, and uses not permitted.
- 3.15: New small-scale home industry uses on lots with a minimum lot size of 2 ha.
  - Updated to add uses not permitted.
- 3.16: Simplified upland aquaculture.
- 3.17: New private moorage facilities, in accordance with provincial regulations for all land in the ACRD including Crown and private land.
  - Updated to add group moorage; clarify provincial requirements, where applicable on Crown land; to permit commercial use for shared costs for dock maintenance or improvement purposes only; and to permit a dock roof to provide shelter.
- 3.18: Updated keeping of animals to clarify keeping domestic pets, livestock, poultry and bees based on lots size and specific zones.
  - Updated to clarify wording for consistency; add stream setback; increase beehives permitted; and add regulation for conflict with wildlife.
- 3.19: Additional requirements for accessible parking spaces.
  - Added regulation for water access only lots.

### 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.
- Salmon Beach zone: Increased portico size.
  - Updated parking for 3 vehicles and basement or crawlspace height for cabin accessory use; exclude stairs from habitable space in half storey; permit pressurized water system; and rounded numbering.
- New Bamfield Commercial (C5) zone: Increased guest bedrooms for temporary accommodation per hectare, and increased maximum lot coverage.
- New Seasonal Staff Accommodation Commercial (C6) zone.
- New Water zones.
  - W1 to W2: Updated to permit a dock roof where the principal use is private moorage facilities, with maximum footprint and height; clarified berths in freshwater and marine waters.
  - W1 to W3: Increased maximum extent of dock in freshwater; increased width of access ramp and walkway for float in freshwater; increased width of float in freshwater.
  - W4: Clarified maximum berths.
- Simplified conditions of use.
- RU1 to RU3 and RE: Updated to permit agri-tourism and agri-tourism accommodation (to a maximum of 30 days) on land that is classified as a farm under the *Assessment Act* and that is consistent with the *Agricultural Land Commission Act* and Regulations.
- Added upland aquaculture as a permitted accessory use in RU1, RU2 and RE.
- Increased height of accessory buildings and structures to reflect updated building height definition.

Visit the Zoning Bylaw Review project page ([www.acrd.bc.ca/zbreview](http://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: 250-720-2700 | [planning@acrd.bc.ca](mailto:planning@acrd.bc.ca)