

# REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT Zoning Bylaw No. P1333

DRAFT

OCTOBER 2022 DRAFT



**REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT**  
**DRAFT ZONING BYLAW NO. P1333, 2022**

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## DRAFT BYLAW NO. P1333, 2022

### A Bylaw to regulate land use and subdivision within Electoral Areas 'A', 'B', 'C', 'D', 'E' and 'F' of the Regional District of Alberni-Clayoquot

The Board of Directors of the Regional District of Alberni-Clayoquot (Regional District), in open meeting assembled, enacts as follows:

#### PART 1 | ADMINISTRATION

##### 1.1 Title

This Bylaw may be cited as "Zoning Bylaw No. P1333, 2022".

##### 1.2 Repeal of Bylaws

Bylaw No. 15, cited as the "Alberni-Clayoquot Zoning Bylaw 1971," and all its amendments are repealed.

##### 1.3 Application

The provisions of this Bylaw apply to those parts of the Regional District that are not contained within the City of Port Alberni, District of Tofino, District of Ucluelet, Huu-ay-aht First Nations, Uchucklesaht Tribe Government, Toquaht Nation, and Yuuʷuʷiʷaṭh Government lands.

##### 1.4 Bylaw Administration

Unless supplemented by other Regional District bylaws, the Regional District's Chief Administrative Officer, General Manager of Planning and Development, Planning Manager, Planner, Planning Technician, Bylaw Enforcement Officer, or such other person whose job description involves administration and enforcement of this Bylaw, are designated officers with the authority to administer this Bylaw.

##### 1.5 Inspection and Enforcement

The designated officers of the Regional District are hereby authorized to:

- 1.5.1 Enter upon any property or premises, at all reasonable times, to ascertain whether the provisions of this Bylaw are being complied with, provided that:
  - a) consent to inspect the property or premises has been obtained from the owner or occupier of the land; or
  - b) where such consent has been refused, notice of the intent to inspect has been given to the owner or occupier in accordance with the *Community Charter* and the *Local Government Act*;
- 1.5.2 Enforce this Bylaw and carry out inspections regarding the use and occupancy of buildings, structures, and property;
- 1.5.3 Give notice to the owner of any property directing the owner or occupant to correct any condition which constitutes a violation of this Bylaw;
- 1.5.4 In the event of failure to comply with such notice within the time specified, cause such work to be done, and the cost of such work shall be recoverable by the Regional District under the authority of the *Local Government Act*;

1.5.5 In the event of default of payment of such assessed costs, place a charge upon the property, to be collected in the same manner as the property taxes.

## **1.6 Compliance**

No land, buildings or structures, including the surface of water, shall be used or occupied, no land shall be subdivided, and no building or structure or part thereof shall be constructed, moved or altered, unless in conformity with this Bylaw.

## **1.7 Violation**

Any person who does any act or thing or permits any act or thing to be done in contravention of this Bylaw or who neglects to do or refrains from doing any act or thing which is required to be done by any of the provisions of this Bylaw is deemed to have violated the provisions of this Bylaw.

## **1.8 Permits and Licences**

No permit or licence shall be issued for a building, structure, or use which violates any of the provisions of this Bylaw.

## **1.9 Severability**

If any section, subsection, sentence or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Bylaw or the validity of the Bylaw as a whole.

## **1.10 Authority and Jurisdiction of the Agricultural Land Commission**

Notwithstanding any other provisions of this Bylaw, all lands within the Agricultural Land Reserve (ALR) are subject to the *Agricultural Land Commission Act* (ALCA), Regulations, decisions, and any Orders of the Agricultural Land Commission (ALC).

## **1.11 Schedules**

Schedule A attached to this Bylaw forms part of the Bylaw.

## **1.12 Interpretation**

1.12.1 References to zones in this Bylaw that are listed only by the zone designation mean the same as the zone listed by its full title and number.

1.12.2 All dimensions and measurements in the Bylaw are expressed in the Standard Interpretation Units (metric) system as follows:

- a) hectare (ha)
- b) metres (m)
- c) centimetres (cm)
- d) square metres (m<sup>2</sup>)

## **1.13 Comprehensive Development Areas**

Areas that are designated as Comprehensive Development Areas (CDAs) in an Official Community Plan shall retain their current zoning until such time as the property owner has

drafted development plans, discussed plans and procedures with Regional District staff and completed an application to rezone to a specific and unique comprehensive development zone.

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## PART 2 | INTERPRETATION

### 2.1 Definitions

Definitions found throughout this Bylaw are as follows:

<b>ABATTOIR</b>	means the use of land, a building or structure for one or more of the following, where permitted by Provincial legislation: <ol style="list-style-type: none"><li>1) on-farm slaughtering of animals in excess of 25 Animal Units per year on a lot;</li><li>2) on-farm processing of animal carcasses slaughtered on the lot including cutting, preserving, packing, storing;</li><li>3) on-farm wholesaling and retailing of products slaughtered or processed on the lot.</li></ol>
<b>ACCESSORY</b>	means a use, building or structure on the same lot as, and of a nature that is incidental and ancillary to the principal use, building or structure.
<b>ACCESSORY DWELLING UNIT (ADU)</b>	means a second dwelling unit, incidental or ancillary to a principal dwelling on a lot, in accordance with regulations for accessory dwelling units in this Bylaw.
<b>AGRI-TOURISM</b>	means a temporary and seasonal activity, service or event that promotes or markets farm products grown, raised or processed on the farm. Agri-tourism shall only be conducted on land that is classified as a farm under the <i>Assessment Act</i> , and in a manner that is consistent with the <i>Agricultural Land Commission Act</i> and Regulations, or approved through an application to the Agricultural Land Commission (ALC). Excludes agri-tourism accommodation and bed and breakfast.
<b>AGRI-TOURISM ACCOMMODATION</b>	means the provision of a maximum of ten (10) agri-tourism accommodation sleeping units per farm operation for temporary and seasonal accommodation relating to a permitted agri-tourism activity and accessory to an agricultural use. Agri-tourism accommodation shall only be conducted on land in the ALR that is classified as a farm under the <i>Assessment Act</i> and in a manner that is consistent with the <i>Agricultural Land Commission Act</i> and Regulations, or approved through an application to the ALC.

**AGRI-TOURISM  
ACCOMMODATION SLEEPING  
UNIT**

means a temporary and seasonal accommodation unit relating to a permitted agri-tourism accommodation use and accessory to an agricultural use on agricultural land that is classified as a farm under the *Assessment Act*. Agri-tourism accommodation sleeping units shall only be located on land in the ALR that is classified as a farm under the *Assessment Act* and shall be consistent with the *Agricultural Land Commission Act* and Regulations, or approved through an application to the ALC.

One (1) agri-tourism accommodation sleeping unit is equivalent to:

- 1) One (1) bedroom or other area used for sleeping located within a single family dwelling, dwelling unit or cottage; or
- 2) One (1) recreational vehicle or tent located on a campsite, field or other area.

**AGRICULTURE USE**

means the use of land, a building or structure for one or more of the following:

- 1) growing, producing, harvesting, raising or rearing of agricultural plants, crops, livestock, poultry or bees;
- 2) storage, sale and processing of farm products produced on the lot on which the growing, producing, harvesting, raising or rearing is taking place;
- 3) use, storage and repair of associated farm machinery, implements and agricultural supplies;
- 4) constructing, maintaining or operating a controlled environment structure;
- 5) forest management and related uses.

On land not in the ALR, excludes intensive agriculture, animal care, and cannabis production.

**ALCOHOL PRODUCTION**

means the use of a lot, building or structure for the production, storage, sampling of alcoholic beverages that are manufactured on site, and retail sales of beer, cider, spirits, mead or wine in a brewery, cidery, distillery, meadery, or winery that is licensed under the *Liquor Control and Licensing Act*; and on land in the ALR, is consistent with the *Agricultural Land Commission Act* and Regulations or approved through application to the ALC.

<b>ANIMAL CARE</b>	means the treatment or hospitalization of animals in a building, structure or on a lot intended for that purpose and includes veterinary clinic, animal hospital and facilities for boarding or breeding household animals or pets.
<b>ANIMAL UNIT</b>	means the combined animal weight, when measured alive, of 455 kg (1,000 lbs)
<b>AQUACULTURE</b>	means the commercial cultivation, rearing, harvesting and processing of aquatic organisms on land or in tidal or non-tidal waters.
<b>ARTS, ENTERTAINMENT AND RECREATION SERVICES</b>	means use of a lot, building or structure for operating facilities or providing services to meet the cultural, entertainment and recreational interests of patrons.
<b>ASSEMBLY USE</b>	means use of a lot, building or structure for the gathering or meeting of persons.
<b>AUTOMOBILE/BOAT SALES OR RENTAL FACILITY</b>	means the use of a lot for the display, sales or rental of new or used passenger motor vehicles, boats, mobile homes or trailers in operable condition, and where no repair work is done except minor incidental repair.
<b>AVERAGE NATURAL GRADE</b>	means the average surface elevation of a lot in its natural state, prior to any disturbance, alteration of land, excavation or filling, calculated by averaging the natural grade levels at each point of the building where two exterior walls intersect each other.
<b>BALCONY</b>	means the same as deck.
<b>BASEMENT</b>	means the storey or storeys located below the first storey.
<b>BED AND BREAKFAST</b>	means a home occupation use of a single family dwelling rented for the temporary accommodation of not more than four paying guests, in accordance with regulations for home occupation in this Bylaw; Excludes short term vacation rental use. All rooms used for the bed and breakfast must be located in and accessed from the principal dwelling unit. On land in the ALR, is consistent with the <i>Agricultural Land Commission Act</i> and Regulations, or approved through an application to the ALC.

**BOARDING AND LODGING**

means a dwelling in which sleeping units are provided, with or without meals being provided, to not more than four persons, other than members of the family of the lessee, tenant or owner. Excludes short term vacation rental use.

**BUILDING**

means any structure and portion thereof, including mechanical devices, that are used or intended to be used for the purpose of supporting or sheltering any use or occupancy.

**BUILDING HEIGHT**

means the vertical distance between average natural grade and the highest point of the building, in accordance with regulations for height exemptions of buildings and structures in this Bylaw.

**CAMPGROUND**

means the use of a lot, building or structure for seasonal and temporary accommodation of recreational vehicles, wheeled trailers or tents. Excludes a mobile home park or hotel.

**CANNABIS PRODUCTION,  
MEDICAL**

means the production, growing, processing, storage or distribution of cannabis for medical purposes as permitted by federal legislation, but specifically excluding the:

- 1) production, growing and associated processing, storage or distribution of cannabis for medical purposes within a non-soil based structure, building, prefabricated structure or container that is placed, sited, constructed, or commenced to be constructed, after September 1, 2019;
- 2) storefront or retail outlet distribution of cannabis; and
- 3) growing of cannabis by an individual for their personal use.

**CANNABIS PRODUCTION, NON-  
MEDICAL**

means the production, growing, processing, storage or distribution of commercial non-medical cannabis as permitted by federal legislation, but specifically excluding the:

- 1) production, growing and associated processing, storage or distribution of commercial non-medical cannabis within a non-soil based structure, building, prefabricated structure or container that is placed, sited, constructed, or commenced to be constructed, after September 1, 2019;
- 2) storefront or retail outlet distribution of cannabis; and
- 3) growing of cannabis by an individual for their personal use.

**CARETAKER USE**

means a dwelling unit used to provide year round or full time accommodation for a caretaker or a family, as an accessory use to

seasonal dwelling use, commercial or industrial use, in accordance with regulations for caretaker use in this Bylaw.

**CARRIAGE HOME OR COACH HOUSE**

means an accessory dwelling unit attached to or located on the second storey of an accessory building with its own external access, separate from that of the access to the accessory building.

**CARTAGE AND DELIVERY**

means use of land, a building or structure by businesses engaged in local trucking, parcel delivery and similar operations, but excludes the operation of freight trucking terminals.

**COMMERCIAL KENNEL**

means any building, structure, compound, group of pens or cages or land on or in which five or more dogs or cats are or are intended to be trained, cared for, bred, boarded or kept for any purpose whatsoever, and shall include any building or part thereof in which two or more dogs are kept for breeding purposes.

**COMMERCIAL VEHICLE**

means a vehicle engaged in carrying or which is designed to carry goods, wares or merchandise for commercial purposes and is licensed as a commercial vehicle under the appropriate municipal or provincial laws or regulations.

**COMMUNAL SEWER SYSTEM**

means a sewer system with at least two connections and which is not owned or maintained by local government or an improvement district.

**COMMUNAL WATER SYSTEM**

means a water system with at least two connections and which is not owned or maintained by local government or an improvement district.

**COMMUNITY CARE FACILITY**

means a building or structure licensed or having an interim permit under the *Community Care and Assisted Living Act* or related regulations, in which care is provided to three or more persons who are not related to the operator by blood or marriage.

**COMMUNITY GARDEN**

means the use of land for gardens and cultivated by a group of people, utilizing either individual or shared plots on private or public land.

<b>COMMUNITY SEWER SYSTEM</b>	means a sewer system with at least two connections and which is owned or maintained by local government or an improvement district.
<b>COMMUNITY WATER SYSTEM</b>	means a water system with at least two connections and which is owned or maintained by local government or an improvement district.
<b>COMPREHENSIVE DEVELOPMENT AREA</b>	means an area designated for a comprehensive development plan, designed specifically for the site, which recognizes the uniqueness of parcels of land, their location and/or their intended use and is often used for larger areas, urban sites, mixed-use development and intensive small-lot developments.
<b>CONTROLLED ENVIRONMENT STRUCTURE</b>	means a structure that provides a controlled environment intended to intensify crop production, including a vertical farming system, rotating tray system, or any other structure that minimizes the use of land, controls the use of light, air, water, or nutrients or relies whole in part on automation, but excludes a greenhouse, intensive agriculture use and cannabis production.
<b>CONVENIENCE STORE</b>	means a commercial retail outlet not exceeding 200 m <sup>2</sup> in gross retail floor area selling food, beverage and other household convenience items for off-site consumption.
<b>COTTAGE</b>	means a separate single family dwelling unit intended to be occupied for temporary accommodation.
<b>CRAWL SPACE</b>	means a non-habitable portion of a building which is located below the first storey and has a height of not more than 1.8 m measured from the floor or surface of the ground to the underside of the floor system directly above it.
<b>DECK</b>	means an open, unroofed platform with or without railings or parapets and supported by columns, foundations, walls or ground.
<b>DISPLAY YARD</b>	means the use of a lot for the display of new or used vehicles, equipment, machinery or boats in operable condition, which are continually available for sale or rental, and where no repair work is done except minor incidental repair of vehicles to be displayed, sold or rented on the premises.

<b>DOCK</b>	means a floating structure used for the purpose of mooring a vessel, watercraft or boat(s) and for providing pedestrian access there to, and can consist of a single dock, wharf or pier, including walkway and access ramp.
<b>DOCK ROOF</b>	means a permanent roof structure with open walls on all sides, floating next to or affixed to a dock, used to provide shelter.
<b>DOMESTIC PET</b>	means a domesticated pet kept by a household, and not for sale or profit. Excludes poultry, livestock and temporary increases for breeding.
<b>DORMITORY</b>	means a building or portion thereof in which bedrooms are provided and rented by an institution, agency, industry, or organization, and which is regulated and maintained by such body. Dormitory rooms do not include washroom or cooking facilities. Group washroom and cooking facilities, including commercial dining facilities, may be provided in the same or adjacent building to serve all residents.
<b>DRIVE THROUGH</b>	means the use of a lot, building or structure for the provision of food, services or retail goods to customers in their motor vehicles, but excludes car washing, drive-in theatres or fuel service stations.
<b>DUPLEX</b>	means a building or structure that is divided into two self-contained dwelling units and adjoined by a common wall.
<b>DWELLING UNIT</b>	means a self-contained unit of habitable space within common walls or connected by a heated hallway, but not an unheated breezeway, and a separate entrance used or intended to be used as a residence by one or more persons.
<b>FAMILY</b>	means an individual or two or more persons related by blood, marriage or adoption, or a group of not more than five unrelated non-transient persons, living together as a single non-profit group.
<b>FARM GATE ABATTOIR</b>	means a use, building or structure for one or more of the following, where permitted by provincial legislation: 1) on-farm slaughtering of animals limited to 25 Animal Units or less per year on a lot;

- 2) on-farm processing of animal carcasses slaughtered on the lot including cutting, preserving, packing, storing;
- 3) on-farm wholesaling and retailing of products slaughtered or processed on the lot.

**FARM RETAIL SALES**

means the sale to the public of products grown or raised on a farm, from lots comprising the farm, and for properties in the ALR, must be consistent with the *Agricultural Land Commission Act* and Regulations or approved through application to the ALC.

**FINISHED GRADE**

means the top surface of an area after construction and landscaping is completed, such as the top of a road, lawn, driveway or walkway.

**FLANKING STREET**

means the street abutting a corner lot on a side other than the front.

**FLOAT HOME**

means a floating structure built on a flotation system intended for overnight use, occupancy or accommodation; intended generally to be anchored in place and is often serviced from shore, and does not include any vessel or watercraft designed or intended for navigation.

**FLOATING BOAT SHELTER**

means a structure floating next to or affixed on a dock used to provide shelter for the commercial moorage of vessels, with or without storage of associated supplies and equipment;

**FLOOD CONSTRUCTION LEVEL**

means the observed or calculated elevation above the natural boundary of a water body to the underside of a floor system, or to the top of a slab on grade, for buildings located within a designated flood area or within an area that is subject to, or likely to be subject to, flooding. In the case of a manufactured home, the ground level or top of the concrete or asphalt pad upon which a manufactured home rests. An area below the flood construction level shall not be used for habitation, mechanical or electrical infrastructure, business or storage of goods damageable by flood water.

**FLOOR AREA**

means the total horizontal area of each floor of a building or structure measured between the interior finished surface of the exterior walls, including the space occupied by interior walls and partitions, and excluding decks and garages.

**FLOOR AREA, GROSS**

means the aggregate floor area including all habitable space and basements, measured from the interior finished surfaces of the exterior walls, but excluding any detached accessory buildings, an

open porch, unenclosed sunroom, deck, veranda or attic. In the case of a multi-family dwelling, excludes common stairwells and corridors.

**FLOOR AREA RATIO**

means the gross floor area of all buildings on a lot divided by lot area.

**FORESHORE**

means the Crown land and all other land in tidal areas lying between the natural boundary of the water and the mean low tide.

**FRONTAGE**

means the linear length of a lot line that directly abuts a road, other than a path, walkway, trail or lane.

**GATHERING FOR AN EVENT**

means the provision of a maximum of ten (10) gathering events of people per calendar year, and only permitted to be conducted on land in the ALR that is classified as a farm under the *Assessment Act* and in a manner that is consistent with the *Agricultural Land Commission Act and Regulations*, or approved through an application to the ALC, for the purpose of attending:

- 1) a wedding, other than a wedding to which (3) (ii) applies,
- 2) a music festival, or
- 3) an event, other than
  - i. an event held for the purpose of agri-tourism, or
  - ii. the celebration, by residents of the farm and those persons whom they invite, of a family event for which no fee or other charge is payable in connection with the event by invitees

**GRADUATED HEIGHT**

means the additional height permitted for an accessory building or structure when the setbacks established by this Bylaw are exceeded.

**GROUP MOORAGE FACILITY**

means a multi-berth moorage similar to a private moorage facility but for the personal use of a group, strata or association of residents from the surrounding community, and not for any commercial use.

**GUESTHOUSE**

means a single family dwelling in which a maximum of six rooms are rented for temporary accommodation to a maximum of twelve persons other than members of the family of the owner, lessee or tenant and excludes provision of cooking facilities, preparation of meals within the rented units, and short term vacation rental.

<b>HABITABLE AREA</b>	means any space or room, including a manufactured home, that is used, or intended to be used for dwelling purposes or other human occupancy, business, or the storage of goods which are susceptible to damage by floodwater.
<b>HEALTH, WELFARE AND MEDICAL SERVICES</b>	means health professions and services such as, but not restricted to doctors, dentists, chiropractors, osteopaths, registered nurses, physio and massage therapists; includes clinics and health labs, but excludes cannabis production facilities and overnight care facilities.
<b>HOME INDUSTRY</b>	means a business or industry, conducted in an accessory building, structure or outside, that is incidental and ancillary to the principal residential use of a lot, may include accessory retail sales and may include processing, assembly and manufacturing of products, in accordance with the provisions of home industry in this Bylaw.
<b>HOME OCCUPATION</b>	means a business or occupation conducted entirely within a principal dwelling unit, accessory dwelling unit, accessory building or in a combination, that is incidental and ancillary to a principal residential use of a lot and may include accessory retail sales, in accordance with the provisions of home occupation regulations in this Bylaw. Includes boarding and lodging, and bed and breakfast, where guest bedrooms are rented, with the tenant or owner residing in the building. Excludes short term vacation rental use.
<b>HOTEL</b>	means a commercial building, or group of buildings on the same lot, providing temporary accommodation, and shall not be used for a residential use. Each guest bedroom or dwelling unit shall have a separate entrance, be self-contained with a bathroom, and may contain basic cooking facilities. It may include a café or restaurant and such ancillary facilities as self-service laundry. Excludes retail use.
<b>HOUSEBOAT</b>	means a flat-bottomed vessel, watercraft or boat that is fitted for temporary use as a floating dwelling unit and that can be motored from location to location.
<b>INDUSTRY</b>	means a use providing for the manufacturing, processing, assembly, fabricating, warehousing, distributing, testing, servicing, repair, storage, transporting, maintaining, wrecking or salvaging of goods, products or materials or things with or without an ancillary office to

administer the industrial use on the lot, including wood, meat and seafood processing, wholesaling provided that the merchandise being sold is distributed from the lot, and a cannabis production facility.

**INTENSIVE AGRICULTURE USE**

means the use of land, buildings and structures by a commercial enterprise or an institution for:

- 1) the confinement of poultry, livestock or fur bearing animals; or
- 2) the growing of mushrooms.
- 3) the production and storage of soil amendment fertilizers to be utilized on land not associated with the farm.

**LANE**

means a public way that provides access to the rear of a lot, at the side lot line or rear lot line.

**LIVESTOCK**

means cattle, horses, mules, donkeys, buffalo, water buffalo, sheep, goats, ratites, llamas, alpacas, swine, and similar farmed or fur bearing animals. Excludes poultry any domestic pet.

**LOADING SPACE**

means the use of an area on a lot for the loading or unloading of commercial vehicles in connection with the use of that parcel or an adjacent lot, in accordance with the provisions of off-street loading regulations in this Bylaw.

**LOT**

means any lot, parcel, block or other area, created under the *Land Title Act*, the *Strata Property Act* or the *Land Act*, in which land is held or into which it is subdivided. It does not include a highway, common strata road access or a building strata lot, and in particular:

- 1) Corner lot means a lot at the intersection or junction of two or more roads, highways or lanes.
- 2) Interior lot means a lot other than a corner lot.
- 3) Panhandle lot means the interior lot to which access from a road is gained by way of a narrow strip of land forming part of the lot.
- 4) Through lot means a lot abutting on two parallel or approximately parallel roads.
- 5) Strata lot means a lot shown on a strata plan.

**LOT AREA**

means the total horizontal area within the lot lines of a lot, but excludes any panhandle used to access the balance of the lot.

**LOT COVERAGE**

means the total horizontal area of all buildings and structures on a lot measured to the outside of the exterior walls including the

horizontal areas of attached decks and porches, expressed as a percentage of the lot area, and for a structure with no exterior wall, measured to the outside of supporting columns, excluding gutters.

## **LOT LINE**

means a line which marks the boundary of a lot and in particular:

- 1) Front lot line means:
  - i. The lot line which is common to the lot and a road or in a case of lots with water access only, the lot line nearest the natural boundary.
  - ii. Where a lot is divided by a public way such as a dedicated road, lane or walkway, both sides of such public way shall be considered as front lot lines.
  - iii. Where the lot does not have a lot line that abuts a road or water, the front line of the lot shall be determined by the closest road or waterway.
  - iv. Where a lot abuts a road and water, the lot line adjacent to the waterway is designated as the front lot line.
  - v. In the case of a through lot, the lot lines abutting on two parallel or approximately parallel roads where access is provided shall both be considered as front lot lines.
  - vi. In the case of a corner lot, a lot line shall be considered a front lot line if the adjacent lot fronts on the same road. In the case of a corner lot, there shall be only one front lot line.
  - vii. For a panhandle lot, the line separating the body of the lot from the panhandle shall be considered the front lot line.
- 2) Rear lot line means the lot line opposite to and furthest from the front lot line and where the rear portion of a lot is bounded by intersecting side lot lines, the point of intersections shall be deemed to be the rear lot line, and any line which does not conform to any other definition of a lot line shall be deemed to be a rear lot line
- 3) Side lot line means a lot line other than a front or rear lot line.
- 4) Projected side lot line means a perpendicular extension from the general trend of the shoreline, beginning at the intersection of the side property line and the natural boundary.

## **LOT WIDTH**

means the average horizontal distance between side lot lines measured at right angles to the lot depth connecting the front and rear lot lines.

<b>MAJOR STREAM</b>	means any stream or watercourse designated as ‘major’ in the appropriate Official Community Plan, including Bedwell River, excluding any lakes.
<b>MANUFACTURED HOME</b>	means a single family dwelling that conforms to either the Canadian Standards Association Z240-MH standard as a mobile home, or to the Canadian Standards Association A277 standard as a modular home.
<b>MANUFACTURING</b>	means the use of a lot, buildings or structures for the purpose of assembling, producing, inspecting, finishing, altering, servicing, repairing of any goods, substance, articles, or materials. Excludes abattoir, boiler and plate work, cement manufacturing, metal fabrication, paper manufacturing, sawmilling, pulp-milling or ship-building.
<b>MANUFACTURING INDUSTRIES</b>	means establishments classified as such by the North American Industry Classification System (NAICS).
<b>MARINA</b>	means a building, structure or place, containing docking facilities that are located on a waterway, where vessels, watercrafts or boats and accessories are stored, serviced, repaired or kept for sale and where facilities for the sale of marine fuels and lubricants may be provided.
<b>MARINA USE</b>	means the use of land or buildings for water-oriented activities such as commercial moorage, float and boat ramps, boat houses or shelters, rental of watercraft, and ancillary services such as marine fuel sales, pump-out facilities for sewage disposal, facilities for disposal of waste oil and bilge water, spill response, boat repair, or office space. Excludes watercraft sales, and accommodation in a watercraft, vessel or float home.
<b>MARINE TRANSPORTATION</b>	means the movement of a person or persons by watercraft, vessel or boat, but does not include temporary accommodation.
<b>MINI-STORAGE</b>	means a building with self-contained storage rental units, with independent external entrances, for the storage of general household or personal goods and vehicles.

<b>MINOR STREAM</b>	means any stream or watercourse designated as ‘minor’ in the appropriate Official Community Plan, or any named or unnamed stream not designated as a major stream.
<b>MOBILE HOME</b>	means a factory-built manufactured home that is used, or intended to be used, as a single family dwelling and which conforms to the Canadian Standards Association (CSA) Z240-MH standard. A mobile home excludes trailers and recreational vehicles.
<b>MODULAR HOME</b>	means a factory-built manufactured home that is used, or intended to be used, as a single family dwelling and which conforms to the Canadian Standards Association (CSA) A277 standard. A modular home excludes trailers and recreational vehicles.
<b>MOTOR VEHICLE REPAIR SHOP</b>	means a building used or intended to be used for minor or major repairs to and servicing of motor vehicles, trailers and parts thereof and auto-body spray-painting.
<b>MULTI-FAMILY DWELLING</b>	means a residential use consisting of three or more dwelling units such as an apartment, townhouse or row house where each unit is occupied or intended to be occupied as the permanent home or residence of one household.
<b>NATURAL BOUNDARY</b>	means the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil of the bed of the lake, river, stream or other body of water, a character distinct from that of the banks thereof, in vegetation, as well as in the nature of the soil itself.
<b>OFFICE</b>	means the use of a building where business may be transacted, a service performed or consultation given, excludes the manufacturing of any product or storage of any product for sale, and health, welfare and medical services.
<b>OPEN SPACE</b>	means an area consisting largely of landscaped open areas, which may include communal water systems, communal sewer systems, roads, trails, transmission lines, recreational areas, natural areas, playgrounds, playing fields or similar uses, but does not include a campground.

<b>PANHANDLE</b>	means a strip of land which provides access and road frontage to a lot and which forms part of that lot, and not exceeding 10 m in width, but is not included in the calculation of lot area.
<b>PARKING SPACE</b>	means a space for the parking of one vehicle, excluding driveways, ramps and access aisles.
<b>PASSIVE RECREATION</b>	means outdoor recreation activities that do not involve the use of buildings, structures, camping, motorized vehicles or motorized equipment.
<b>PETTING FARM</b>	means an operation designed for the display of livestock and poultry to the public and providing an area for direct contact between the public and the animals.
<b>PERSONAL SERVICE</b>	means the use of a lot, building or structure the provision of services to the person or personal goods of a customer, but excludes storefront or retail outlet distribution of cannabis.
<b>PLACE OF WORSHIP</b>	means a church, temple, mosque and synagogue, but excludes schools.
<b>PLATFORM OR FLOAT</b>	means the portion of the dock structure that is generally used for mooring boats.
<b>POULTRY</b>	means chickens, hens, turkeys, ducks, geese, roosters, cockerels, peafowl, game birds, and similar farmed fowl or birds.
<b>PRINCIPAL USE</b>	means the main purpose for which land, buildings or structures are ordinarily used, or designed to be used.
<b>PRIVATE MOORAGE FACILITY</b>	means a dock or stand-alone boat lift that is permanently affixed to land for the use by one or a number of individuals or a family for boat moorage. Excludes mooring buoys used for private moorage, as regulated by <i>Transport Canada</i> under the federal <i>Navigation Protection Act</i> .
<b>RECREATIONAL VEHICLE (RV)</b>	means a motorhome, camper van, fifth wheel, tent trailer or other vehicle designed, converted or adapted to provide temporary accommodation of people, and designed to be towed behind a motor vehicle or self-propelled. Excludes a park model that

conforms to the Canadian Standards Association (CSA) Z241 standard.

**REGIONAL BOARD**

means the governing and executive body of the Regional District of Alberni-Clayoquot.

**REGIONAL DISTRICT**

means the Regional District of Alberni-Clayoquot.

**RESIDENTIAL USE**

means the occupancy or use of a building or part thereof as a dwelling unit, and excludes temporary accommodation.

**RETAIL**

means the use of a lot, building or structure for the retail sale or rental of goods, foods, or wares, but excludes storefront or retail outlet distribution of cannabis or liquor.

**ROAD**

means a public highway, street, strata road or thoroughfare which affords the principal means of access to abutting lots.

**SCHOOL**

means a school as defined by the *School Act* or the *Independent School Act* and does not include overnight accommodation.

**SCREENING  
or SCREENED**

means a continuous solid fence, wall, berm, compact evergreen hedge, or other densely planted vegetation of sufficient height, according to vision clearance and fence regulations in this Bylaw, to visually shield or obscure one abutting structure, building or lot from another, broken only by access drives and walks.

**SEASONAL DWELLING**

means a dwelling unit used for a secondary, vacation or recreational home for a maximum of 180 days per year, whether the use is continuous or intermittent.

**SECONDARY SUITE**

means an additional dwelling unit located in and part of a building which is a single dwelling unit of residential occupancy, and in accordance with regulations for accessory dwelling units in this Bylaw.

**SETBACK**

means the required minimum horizontal distance measured perpendicular from the respective lot line or natural boundary to any building, structure or use. No building, structure or use shall be located within a setback unless permitted by this Bylaw.

<b>SETBACK FROM A STREAM</b>	means the required minimum horizontal distance between a building, structure or use and the natural boundary of a watercourse or stream.
<b>SETBACK FROM THE OCEAN</b>	means the required minimum horizontal distance between a building, structure or use and the natural boundary of the ocean.
<b>SHORT TERM VACATION RENTAL</b>	means the use of a dwelling unit for the temporary accommodation of paying guests for up to 30 days. Excludes bed and breakfast, and boarding and lodging.
<b>SINGLE FAMILY DWELLING</b>	means any building consisting of one dwelling unit which is occupied or intended to be occupied as the permanent residence of one person or family, and may include a secondary suite provided the conditions for an accessory dwelling unit are met.
<b>SITE</b>	means an individual camping site in a campground and an individual mobile home site in a mobile home park.
<b>STEEP SLOPE AREA</b>	means any area within a lot where the incline is 30% or greater for a horizontal distance of 10 m or greater, as measured from natural grade. A lot may include more than one steep slope area.
<b>STORAGE BUILDING</b>	means a building where the principal use is the storage of goods, wares, merchandise, substances, articles or other items and has no habitable space.
<b>STORAGE YARD</b>	means the use of land, for the storage of equipment, goods and products, vehicles, machinery and materials, either inside or outside of a building or structure, but excludes an automobile wrecking yard, a display yard or a junk yard.
<b>STOREY</b>	means the portion of a building that is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, between the top of such floor and the ceiling above it.
<b>STOREY, FIRST</b>	means the uppermost storey having its floor level not more than 2 m above grade.
<b>STREAM</b>	means

- 1) a natural watercourse, including a natural glacier course, or a natural body of water, whether or not the stream channel of the stream has been modified, or
- 2) a natural source of water supply, including, without limitation, a lake, pond, river, creek, spring, ravine, gulch, wetland or glacier, whether or not usually containing water, including ice, but does not include an aquifer.

**STREET** means the same as road.

**STRUCTURE** means anything that is constructed, placed or erected on land or water, and includes swimming pool, manufactured home foundation, decks and major improvements accessory to the principal use of land or water, but specifically excludes:

- 1) dock, dock roof, floating boat shelter and float home;
- 2) landscaping, paving improvements and signs under 1 m in height;
- 3) retaining walls under 1 m in height;
- 4) fences under 2 m in height; and
- 5) transparent fencing or transparent vertical extensions greater than 2 m in height where the fence is required for agriculture or farm use.

**TEMPORARY ACCOMMODATION** means use for a limited time duration, as specified in this Bylaw.

**TEMPORARY BUILDING** means an accessory building which is not supported on permanent foundations and which may or may not be connected to services.

**TEMPORARY FARM WORKER(S)** means, in accordance with provincial regulation, an individual or individuals who carry out agriculture work on a temporary, seasonal basis on a farm operation and are registered with a federal government temporary worker program.

**TEMPORARY FARM WORKER HOUSING** means, in accordance with provincial regulation, accommodation that is used solely for the purpose of providing cooking, sanitary and sleeping facilities to temporarily house temporary farm worker(s) on a farm operation as necessary for the agricultural labour needs of a farm operation or other farms, if permitted.

<b>TRANSPORTATION SERVICES</b>	means the use of land, buildings or structures for the provision of air, water, railway, truck, bus or taxi transportation services.
<b>UPLAND</b>	means land located or lying higher or above the natural boundary of a body of water.
<b>USE</b>	means the purpose for which any lot, parcel, tract of land, building or structure is designed, arranged or intended, or for which it is occupied or maintained.
<b>UTILITY</b>	means the use of lands, buildings or structures to facilitate public transportation, the collection and disposal of sewage, garbage, recycling and other waste, or the production, transmission, delivery and furnishing of water, gas, electricity or communication services to the public.
<b>WALKWAY</b>	means a structure that provides pedestrian access between shore and the boat mooring portion of a dock.
<b>WATER RECREATION USE</b>	means recreational uses and activities on a body of water, but excludes any permanent or seasonal dwelling use or temporary accommodation on a vessel, watercraft, houseboat, float home or similar craft.
<b>WATERFRONT</b>	means land that borders a body of water and, in tidal areas, that is upland of the natural boundary of the water.
<b>WINERY OR CIDERY</b>	see alcohol production.
<b>YARD, FRONT</b>	means the area between the side lot lines extending from the front lot line to the line equal to the minimum required building setback from the front lot line. Where a lot abuts a road and water, the lot line adjacent to the waterway is designated as the front lot line.
<b>YARD, REAR</b>	means the area between the side lot lines extending from the rear lot line to the line equal to the minimum required building setback from the rear lot line.
<b>YARD, SIDE</b>	means the area between side lot lines extending from the front lot line to the

line equal to the minimum required building setback from the side lot line.

**ZONE**

means any of the areas into which the Regional District of Alberni-Clayoquot is divided in accordance with this Bylaw, and for which specific regulations are set out in this Bylaw.

DRAFT

**3.1 General Compliance**

No lots, buildings or structures in any zone shall be used by the owner, occupier, or any other person for any use, except one which is provided in this Bylaw as being specifically permitted for the zone in which it is located.

**3.2 Permitted Uses**

3.2.1 No lot, building or structure may be used for what is not specifically listed under the headings “Permitted principal uses” or “Permitted accessory uses” in the zone in which the lot, building or structure is located. No building or structure may be placed, constructed, sunk into, erected, moved, sited, altered or enlarged for any use other than a specifically permitted use in that zone. For greater certainty:

- 1) A use listed under “Permitted accessory uses” is only permitted if a use listed under “Permitted principal uses” is lawfully established and ongoing.
- 2) A use not specifically permitted in a zone is prohibited from that zone.
- 3) A use not specifically permitted in this Bylaw is prohibited from the Regional District.

3.2.2 Exemptions from the restrictions of subsection 3.2.1 include the following uses, which are permitted in all zones:

- 1) parks, trails and playgrounds;
- 2) roads;
- 3) off-street parking;
- 4) utilities;
- 5) community gardens;
- 6) agriculture, provided that minimum lot areas for specific agricultural uses are complied with;
- 7) natural areas.

3.2.3 Exemptions from the minimum lot area and width requirements of this Bylaw:

- 1) utilities including:
  - i. pumping stations, pressure-reducing stations, switching stations, radio repeater stations, microwave towers, telecommunications towers, weather stations and similar uses having a maximum area of 0.2 ha;
  - ii. rights-of-way for railways, conduits, transmission lines, gas pipelines and similar uses;
- 2) but does not include uses permitted under the Community Service zone or Resource zone.

3.2.4 Where a lot contains more than one zone:

- 1) Each zoned area shall be treated as an individual area for the purpose of determining compliance with the provisions of its zone; and
- 2) All uses, buildings or structures that are accessory to a principal use, building or structure are permitted only within the area of the lot zoned for the principal use, building or structure to which the uses, buildings or structures are accessory.

### **3.3 Lot Regulations**

- 3.3.1 Minimum lot area and lot width requirements of this Bylaw are intended to apply to the creation of new lots; they do not apply to a subdivision that:
- 1) combines two or more lots into a single lot, or
  - 2) does not increase the number of lots and adjusts the boundary between existing adjoining lots, provided that the boundary change does not result in a reduction of either lot by 20% or more of the original lot area.
- 3.3.2 Subject to compliance with zone specific and private and group moorage facilities regulations in this Bylaw, the following waterfront access facilities are permitted in all zones, and exempt from minimum required setbacks in this Bylaw:
- 1) wharves, piers, docks, floats and boat-launching facilities constructed, leased, kept or maintained for the general public;
  - 2) walkways parallel to the foreshore;
  - 3) dock landings and walkways perpendicular to the foreshore only where to gain access from a float or wharf or otherwise inaccessible property abutting the foreshore.

### **3.4 Location and Siting of Structures**

- 3.4.1 No building or structure shall be constructed, reconstructed, altered, moved or extended by the owner, occupier, or any other person so that it contravenes the requirements of this Bylaw, for the zone in which it is located.
- 3.4.2 No principal building shall be located in any required front, side or rear yard, and except where one or more lots is in an air space lot, no principal building shall be located so as to be within more than one lot.
- 3.4.3 No building or structure shall be constructed, reconstructed, altered, moved or extended:
- 1) on ground below the flood construction level established by designated 200-year floodplain mapping, or where a location is determined to be safe for the intended use by a qualified professional with training in geotechnical study and geohazard assessments. Where the 200-year floodplain has not been established and in the absence of an assessment by a qualified professional, a minimum 3 m flood construction level above the natural boundary of the ocean, a lake or a major stream as defined by this Bylaw, is required; and
  - 2) within 15 m of a minor stream and 30 m of a major stream; and
  - 3) within 15 m of any lake; and
  - 4) unless otherwise specified in this Bylaw, within 15 m of the natural boundary of the ocean.
  - 5) These restrictions do not apply to industrial and commercial buildings and structures where the use of the waterfront is a necessary subsidiary part of the business activity.

### 3.5 Height Exemptions of Buildings and Structures

3.5.1 The following structures or structural parts are not subject to the building height requirements of this Bylaw:

- 1) spires of churches or other places of worship
- 2) belfries
- 3) domes
- 4) chimneys
- 5) monuments
- 6) cupolas
- 7) silos
- 8) flag poles
- 9) masts
- 10) aerials
- 11) monitors
- 12) stadiums
- 13) water tanks
- 14) fire and hose towers
- 15) transmission towers
- 16) radio towers
- 17) cooling towers
- 18) drive-in theatre projection screens
- 19) elevator and ventilating machinery penthouses
- 20) telecommunications towers
- 21) solar collectors
- 22) wind turbines

provided that the structure shall not cover more than 20% of the lot or, if located on a building, not more than 10% of the roof area of the building.

### 3.6 Projections

3.6.1 The following features may project into a required front, side and rear yard:

- 1) stairs and wheelchair ramps;
- 2) eaves, gutters, cornices, sills, bay windows, chimneys, ornamental features or other similar features, provided that the projection does not exceed 1 m or 0.6 m in the case of a required side yard of less than 1.5 m in width;
- 3) marquees, canopies, open porches and decks, provided that the projection does not exceed 1.8 m or 50% of the width of the required side yard;
- 4) balconies, awnings and sun shades, provided that the projection does not exceed 1.2 m and is not supported by columns;
- 5) an uncovered patio or terrace (either open or enclosed) in any required yard in a Residential zone, excludes attached or detached wood structures above ground level. An awning or sun umbrella is permitted on a patio or terrace.
- 6) arbors and trellises, fish ponds, ornaments, flag poles or similar landscape features;
- 7) an uncovered swimming pool, provided that the pool
  - i. is not located in the required front yard,
  - ii. is not nearer than 3 m to any lot line, and
  - iii. meets regulations for pools in the ACRD Building Bylaw.

- 8) a covered or roofed swimming pool, provided that the pool
  - i. is not located in the required front yard,
  - ii. is not nearer than 3 m to any lot line,
  - iii. is fenced and fitted with a safety gate,
  - iv. is subject to compliance with the regulations governing accessory buildings, structures and uses in this Bylaw, and
  - v. meets regulations for pools in the ACRD Building Bylaw.
- 9) fuel service pumps or pump islands in a required front, rear or side yard, provided that the pump or pump island is located no closer than 4.5 m to any lot line. Canopies erected above a pump or pump island may project more than 1.8 m into a required front yard, provided the canopy is located no closer than 4.3 m to any lot line.

### **3.7 Vision Clearance at Intersections**

- 3.7.1 Other than a permitted principal building, no fence, wall or other structure shall be more than 1 m high, and no hedge, bush, shrub, tree or other plant shall be allowed to grow so that it obstructs vision clearance in the area bounded by:
  - 1) the intersecting lot lines at a street corner and a straight line adjoining points along the lot lines 10 m from their point of intersection, or
  - 2) the intersection lot lines at a lane corner and a straight line joining points along the lot lines 6 m from their point of intersection. A lane intersection includes the intersection of a lane with any other lane or with a street.

### **3.8 Fences**

- 3.8.1 Fence height limitations do not apply to the following, provided any required screening is maintained:
  - 1) a permitted agriculture or farm use
  - 2) land in the ALR
  - 3) keeping of animals as an accessory use
  - 4) for recreational uses, such as playing field, public playground, park, and golf course, if constructed of materials that permit visibility
- 3.8.2 Maximum fence height for fences in Residential, Recreational Residential, Rural, Mixed-Use, Resource, and Comprehensive Development zones is:
  - 1) 1.8 m if located in a front yard or side yard abutting a road, and may be increased to 2 m if constructed of materials that permit visibility
  - 2) 2 m if located in the rear or side yard
  - 3) Where a lot abuts road and water, the lot line adjacent to the waterway is designated as the front lot line, and a 1.8 m fence is permitted on the front and rear lot line
- 3.8.3 Maximum fence height in Commercial, Community Service, Industrial and Institutional zones is 2.5 m.
  - 1) Maximum height for fences constructed of materials that permit visibility is 3.7 m.

- 3.8.4 The height of a fence, wall or hedge shall be measured from the ground at the average natural grade within 1 m of both sides of the fence, wall or hedge, to the highest part of the fence.
- 3.8.5 Gates are exempted from the maximum fence height.
- 3.8.6 No fences are permitted within the foreshore of any body of water.
- 3.8.7 Any portion of a retaining wall that projects above the surface of the ground which it supports shall be considered as a fence and shall be subject to the regulations of this section.
- 3.8.8 Where a retaining wall has been constructed along a lot line, the height of a fence, wall or hedge shall be measured from the surface of the ground which the retaining wall supports at the average grade within 1 m of the retaining wall.
- 3.8.9 A barbed or razor wire fence shall not be permitted on any lot zoned for Residential use, or on any lot line abutting a Residential zone.

### **3.9 Conversion of Buildings**

- 3.9.1 Buildings may be converted, altered or remodelled for another use provided that:
- 1) a building permit application is submitted and approved prior to construction; and
  - 2) the converted building shall conform to all the provisions and regulations specified for the zone in which it is located.

### **3.10 Accessory Buildings, Structures and Uses**

- 3.10.1 Accessory buildings and structures shall not be constructed unless:
- 1) a principal building has been erected;
  - 2) a principal building will be erected simultaneously; or
  - 3) a principal use is in effect.
- 3.10.2 Accessory buildings and structures shall not be used as a dwelling unit, except as otherwise permitted as an accessory dwelling unit by the provisions in this Bylaw, and shall not include kitchen facilities unless otherwise permitted in this Bylaw.
- 3.10.3 Accessory buildings and structures shall not be located, unless otherwise provided for in this Bylaw:
- 1) within a required front yard;
  - 2) within 1 m of a side or rear lot line.
- 3.10.4 In Rural zones, the provisions of 3.10.3 (2) are increased to 4.5 m.
- 3.10.5 A building or structure that is attached to a principal building by at least 66% of the length of any of its sides is not deemed to be an accessory building, and is considered an extension or addition to the principal building.

- 3.10.6 Accessory buildings and structures height maximums are specified in each zone. In zones where graduated height is permitted, the height of an accessory building or structure may be increased by 0.3 m vertical distance, as established in the zone, for every 0.6 m increase in excess of the minimum side and rear yard setbacks established by this Bylaw, to a maximum of two storeys.
- 1) In Rural zones, the graduated height provisions may be increased by 0.3 m vertical distance for every 1.2 m increase in excess of minimum side and rear yard setback requirements.
- 3.10.7 In non-Residential zones (Commercial, Industrial, Parks and Recreation):
- 1) On a corner lot an accessory building or structure shall not be located closer to the flanking street than the principal building on the same lot nor closer than the required setback from the flanking street of the principal building on an adjoining lot or, where the lots are separated by a lane, the lot on the opposite side of the lane.
  - 2) Accessory buildings and structures shall not be located within 3 m of the rear lot line of an adjoining Residential zoned lot.
- 3.10.8 A structure for sheltering a boat may be located between the principal building and a waterway giving boat access, regardless of its location in a required front, rear or side yard.
- 3.10.9 The total combined lot coverage of all accessory buildings and structures is restricted to:
- 1) the greater of 5% of the area of the lot; or
  - 2) 62 m<sup>2</sup> in Residential 1 and Residential 2 zones and to 5% of the area of the lot in all other zones;
  - 3) unless otherwise specified in this Bylaw.
- 3.10.10 On lots greater than 0.8 ha in size in a Rural 1, Rural 2, Rural 3, Resource, Residential 1, Residential 2 or Residential 3 zone, one secondary mobile home may be permitted in addition to a single family dwelling provided that:
- 1) there is only one principal building located on the property and it is occupied as a single family dwelling;
  - 2) the setbacks for the mobile home are the same as the requirements for the principal dwelling unit;
  - 3) there is no accessory dwelling unit on the lot; and
  - 4) for land in the ALR, the use of a mobile home as an additional residence must be consistent with the *Agricultural Land Commission Act* and Regulations, or approved through application to the ALC.

### **3.11 Accessory Dwelling Units**

- 3.11.1 One accessory dwelling unit may be permitted in any of the following forms:
- 1) a secondary suite located within or attached to a single family dwelling

- 2) a dwelling unit above a garage or other accessory building
- 3) in a detached accessory building or manufactured home on the same lot as the principal dwelling unit

3.11.2 One accessory dwelling unit may be permitted where all the following conditions are met:

- 1) the lot is within an Official Community Plan area;
- 2) the lot is in a Rural 1, Rural 2, Rural 3, Resource, Residential 1, Residential 2 or Residential 3 zone;
- 3) the lot has a minimum lot area of 0.4 ha;
- 4) the lot contains a principal single family dwelling unit or the accessory dwelling unit will be constructed simultaneously with a proposed principal dwelling unit;
- 5) the accessory dwelling unit is occupied or intended to be occupied as a permanent residence;
- 6) the accessory dwelling unit may not be occupied unless an occupancy permit has been issued for it;
- 7) the accessory dwelling unit meets all BC Building Code requirements;
- 8) the lot meets federal and provincial health requirements for sewage disposal and potable water; and
- 9) for land in the ALR, an accessory dwelling unit must be consistent with the *Agricultural Land Commission Act* and Regulations, or approved through application to the ALC.

3.11.3 An accessory dwelling unit is only permitted in a Residential 3 zone where the primary use is a single family dwelling.

3.11.4 No more than one accessory dwelling unit or secondary mobile home is permitted on any Rural or Residential lot.

3.11.5 An accessory dwelling unit shall:

- 1) have a floor area of not more than 90 m<sup>2</sup> in size, or if located within or attached to the principal dwelling unit, not more than 40% of the habitable floor area of the building, whichever is less;
- 2) only be one storey;
  - i. when an accessory dwelling unit is located within an accessory building, the maximum height of the accessory dwelling unit is 3.7 m and the height is included as part of the total permitted accessory building height;
- 3) contain its own separate entrance and exit to the outside;
- 4) meet the needs of a dwelling unit;
- 5) not be a separate strata unit; and
- 6) provide one off-street parking space for the exclusive use of the occupant(s) of the accessory dwelling unit.

3.11.6 An accessory dwelling unit shall not be located, unless otherwise provided for in this Bylaw:

- 1) within a required front yard, or
- 2) within 3 m of a side or rear lot line.

3.11.7 In Rural zones, the provisions of 3.11.6 (2) are increased to 4.5 m.

### **3.12 Caretaker Use**

3.12.1 Caretaker use that is accessory to a non-residential principal use may be permitted in the following circumstances:

- 1) as specified in the respective zones in this Bylaw, or
- 2) where the premises cannot be effectively secured or where the public safety might be endangered by lack of supervision.

### **3.13 Temporary Buildings, Structures and Recreational Vehicles**

3.13.1 A temporary building or structure is an accessory building or structure that is not intended to be permanent and, other than a garage or other accessory building, shall not have its exterior walls supported on continuous or masonry foundations or walls.

- 1) Temporary buildings or structures include shipping containers, custom-built manufactured units or any other similar type of portable building or structure, whether or not it is placed on foundations or affixed to the land in any way.

3.13.2 A temporary building or structure shall not be used as a dwelling.

3.13.3 Placement of a temporary building or structure is permitted subject to the following conditions:

- 1) Subject to the height, lot coverage, and setback requirements for accessory buildings and structures applicable to the zone in which they are located.
- 2) Shipping containers shall not be stacked or placed on top of another building or temporary structure.
- 3) A temporary building or structure shall not be used for occupancy by people.

3.13.4 One (1) recreational vehicle is permitted on a lot.

3.13.5 A temporary building or structure, recreational vehicle or mobile home cannot be rented or for commercial use.

3.13.6 Temporary siting of a recreational vehicle is permitted for the property owner while a permitted dwelling is being constructed, subject to the following requirements:

- 1) Where a principal dwelling unit is under construction with an active building permit, one (1) recreational vehicle may be occupied as a dwelling unit, provided that the recreational vehicle is and continues to be habitable.
- 2) The recreational vehicle shall cease to be used as a dwelling upon completion of construction of the principal dwelling unit or upon the expiry and non-renewal of the building permit for the principal dwelling unit.
- 3) Sewage must be contained and disposed of in accordance with federal and provincial regulations.
- 4) The recreational vehicle is sited in accordance with the setback requirements for principal buildings in the applicable zone, including not located in the required front yard setback.

- 3.13.7 A recreational vehicle may be used as a dwelling unit for temporary accommodation, subject to the following requirements:
- 1) In Rural zones, one recreational vehicle may be used as a dwelling unit on a lot for up to 60 days, consecutive or non-consecutive, in any 12 month period.
  - 2) In any other zone, one recreational vehicle may be used as a dwelling unit on a lot for up to 15 days, consecutive or non-consecutive, in any 12 month period.
  - 3) A recreational vehicle may be used as a dwelling unit on a lot that permits a campground use, subject to the specified time restrictions in the zone.
  - 4) Dwelling in a recreational vehicle is not permitted on a vacant lot.
  - 5) Sewage must be contained and disposed of in accordance with federal and provincial regulations.
  - 6) The recreational vehicle shall be located 4.5 m from a lot line, and not located in the required front yard setback.

### **3.14 Home Occupation**

- 3.14.1 A home occupation or business shall be conducted entirely indoors within a principal dwelling unit, accessory dwelling unit, accessory building or in a combination, except a daycare, which may have an outdoor play area.
- 3.14.2 The floor area used for a home occupation in a dwelling unit and/or accessory building shall not exceed 40 m<sup>2</sup>.
- 3.14.3 No more than three persons, at least one of whom must reside in the dwelling unit, may be engaged in the home occupation.
- 3.14.4 There shall be no external storage of materials, containers, finished products or equipment associated with a home occupation.
- 3.14.5 There shall be no indication, other than a single non-illuminated sign of a maximum 1 m<sup>2</sup>, that the lot and its building are being utilized for any purposes other than residential use.
- 3.14.6 The premises must not be used for manufacturing, warehousing or any other industry, or no part of the premises may be used primarily for retail uses. The home occupation must not produce noise, vibration, smoke, dust, odour, litter or heat other than that normally associated with a dwelling unit and must not create or cause any fire hazard, electrical interference or traffic congestion in the road.
- 3.14.7 Parking for all vehicles in connection with a home occupation shall be located on the lot used for the home occupation.
- 3.14.8 No more than one kindergarten, daycare, preschool or dance school is permitted on a lot.

- 3.14.9 The operation of a kindergarten, daycare or preschool as a home occupation shall be for a maximum of eight children at any one time or as permitted by provincial licence.
- 3.14.10 The operation of a dance school as a home occupation shall be limited to a maximum of eight students at any one time.
- 3.14.11 The operation of a bed and breakfast, or boarding and lodging, as a home occupation shall be for a maximum of four guests, with the tenant or owner residing in the building; and all rooms must be located in and accessed from the principal dwelling unit.
- 3.14.12 A home occupation shall not involve the following, unless otherwise permitted in the Bylaw:
- 1) materials that produce flammable or explosive vapours or gases under ordinary temperatures;
  - 2) the use of mechanical equipment other than equipment similar to that ordinarily employed for residential purposes;
  - 3) external production or storage of materials, vehicles or equipment associated with a contractor, trade or mobile service, or containers or finished goods, except for the temporary storage of harvested crops;
  - 4) warehousing, closed storage, and open storage;
  - 5) commercial kennel;
  - 6) coffee roasting;
  - 7) marshalling or assembly of persons working for a business conducted off-site;
  - 8) cannabis production and processing, medical or non-medical; and
  - 9) the salvage, repair, detailing, painting, storage, or sale of motor vehicles, boats, or other machinery as a commercial venture.

### **3.15 Home Industry**

- 3.15.1 A home industry may be conducted in an accessory building or structure or outside, or in a combination, but not in a dwelling unit.
- 3.15.2 The minimum lot area for home industry use is 2 ha.
- 3.15.3 The maximum total area of home industry use on a lot is 200 m<sup>2</sup>.
- 3.15.4 No more than four persons, at least one of whom must reside in the dwelling unit, may be engaged in the home industry.
- 3.15.5 A home industry shall not be located on a lot unless a principal dwelling unit already exists or is being constructed simultaneously, on the same lot.
- 3.15.6 Parking for all vehicles in connection with a home industry shall be located on the lot used for the home industry.

- 3.15.7 A fully landscaped, screened and buffered area, 10 m in depth, shall be provided between home industry uses and adjacent lots, public lands and public roads.
- 3.15.8 The minimum setbacks for home industry uses are:
- 1) 15 m provided the use is contained within an accessory building or structure;
  - 2) 30 m if the use is not contained within a building or structure; and
  - 3) 15 m from a minor stream or 30 m from a major stream.
- 3.15.9 A home industry shall not involve the following, unless otherwise permitted in the Bylaw:
- 1) wrecking, salvage or storage of derelict vehicles and equipment;
  - 2) the salvage, storage, or sale of motor vehicles, boats, or other machinery as a commercial venture;
  - 3) warehousing, closed storage, and open storage of vehicles, boats and recreational vehicles;
  - 4) manufacture of concrete products;
  - 5) bulk fuel or chemical storage or refining depots;
  - 6) marshalling or assembly of persons working for a business conducted off-site;
  - 7) cannabis production and processing, medical or non-medical;
  - 8) commercial kennel; and
  - 9) the production of animal feeds.

### **3.16 Upland Aquaculture**

- 3.16.1 The minimum setback for all buildings, nursery facilities and grow-out ponds from all lot lines is 15 m.
- 3.16.2 Aquaculture shall be conducted within a building except for necessary nursery facilities and grow-out ponds.
- 3.16.3 The perimeter of all upland aquaculture facilities must be enclosed by a chain-link type fence of not less than 1.5 m in height, and include landscape screening. All gates must be self-closing with locking mechanisms located on the inside of the gate to prevent public access.

### **3.17 Private and Group Moorage Facilities**

- 3.17.1 In addition to the requirements of this Bylaw and Provincial General Permission, there may be applicable requirements from the Province for private moorage facilities, where applicable on Crown land.
- 3.17.2 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.
- 1) Group moorage of less than 3 berths, must receive Provincial Specific Permission, where applicable on Crown land.
  - 2) Group moorage, more than 3 berths with no commercial uses, must receive authorization under the Provincial Residential Policy, where applicable on Crown land.

- 3) Group moorage with commercial uses must receive authorization under the Provincial Commercial Marina Policy, where applicable on Crown land.
- 4) Moorage for adventure tourism activities must receive authorization under the Adventure Tourism Policy, where applicable on Crown land.

3.17.3 Requirements for private and group moorage facilities on all land in the ACRD, including Crown and private land, include:

- 1) One private or group moorage facility is permitted per adjacent waterfront lot.
- 2) A private or group moorage facility shall be used for private residential and group residential moorage only and must not be used for commercial uses, excluding for shared costs for dock maintenance or improvement purposes.
- 3) Group moorage docks must have a spill kit and fire extinguisher.
- 4) No dock can be located in an area designated as being environmentally sensitive, overlapping with other authorizations, or without authorization of the upland property owner, unless authorized by the ACRD.
- 5) All docks must be oriented at right angles to the general trend of the shoreline and must not interfere with the riparian rights of an adjacent property.
- 6) All docks must be on pilings, suspended or floating at all times to ensure the dock structures are not grounded at low water/low tide.
- 7) A dock must be connected to the shore and the connection must provide pedestrian access to the dock.
- 8) Where an unlighted private moorage facility is likely to constitute a navigational nuisance, adequate lighting may be required.
- 9) Requirements for improvements to private and group moorage facilities include:
  - i. The only permanent improvements permitted as part of a dock are those necessary for mooring a vessel, watercraft or boat (including non-overhead boat lifts, pilings and anchor lines), a dock roof providing shelter, and a walkway.
  - ii. Beach houses, storage sheds, hot tubs or other similar improvements are not permitted on a dock.
  - iii. Maximum of one dock roof is permitted per adjacent waterfront lot.
  - iv. Maximum footprint of a dock roof is specified in each Water zone where permitted.
  - v. Improvements not permitted under Provincial General Permission, must be applied for to the Province for Specific Permission or under the Residential Policy, where applicable on Crown land.
- 10) The number of allowable berths, and size and length of a dock and permitted improvements are specified in each Water zone.

### **3.18 Keeping of Animals**

- 3.18.1 With the exception of lots in the ALR, all zones where agriculture use or animal care is not a permitted use, keeping of animals shall be deemed an accessory use.
- 3.18.2 Section 3.18 does not apply to land that is within the ALR.
- 3.18.3 Keeping of animals shall not cause conflict with wildlife, and shall follow federal and provincial best practices to avoid conflict.

- 3.18.4 Temporary increases to animals for breeding or replacement of stock is permitted, excluding for commercial kennel use.
- 3.18.5 On lots in Rural, Residential and Resource zones with a lot area of at least 2 ha, any number of animals may be kept for commercial or domestic purposes, including domestic pets, livestock, poultry and bees, provided that:
- 1) an area of 0.2 ha is provided on the lot for the use of each livestock.
  - 2) a building or structure used for the keeping of livestock must be located at least 15 m from a lot line, 15 m from a minor stream, and 30 m from a major stream.
  - 3) a building or structure used for keeping poultry must be located at least 4.5 m from a lot line, 15 m from a minor stream, and 30 m from a major stream.
  - 4) a beehive must be located at least 6 m from a lot line.
  - 5) the keeping of roosters, cockerels, peafowl and the like is subject to 3.18.8.
  - 6) provisions are made to reduce excessive noise.
- 3.18.6 The keeping of domestic pets and livestock for domestic purposes as an accessory use on a lot with an area of less than 2 ha is subject to the following requirements:
- 1) must be accessory to the residential use.
  - 2) on lots with a lot area of less than 0.4 ha:
    - i. a maximum of 4 domestic pets and 2 livestock are permitted per lot, if an area of 0.2 ha is provided on the lot for use of the livestock.
  - 3) on lots with a lot area of 0.4 ha to 0.8 ha:
    - i. a maximum of 6 domestic pets and 4 livestock are permitted per lot, if an area of 0.2 ha is provided on the lot for the use of each livestock.
  - 4) on lots with a lot area greater than 0.8 ha and less than 2 ha:
    - i. a maximum of 6 domestic pets and 6 livestock are permitted per lot, if an area of 0.2 ha is provided on the lot for the use of each livestock.
  - 5) a building or structure for keeping livestock must be located at least 4.5 m from a lot line, 15 m from a minor stream, and 30 m from a major stream.
- 3.18.7 The keeping of poultry as an accessory use on a lot with an area of less than 2 ha is subject to the following requirements:
- 1) on lots with a lot area of less than 0.4 ha a maximum of 12 hens or ducks are permitted per lot.
  - 2) on lots with a lot area of 0.4 ha to 0.8 ha a maximum of 24 hens or ducks are permitted per lot.
  - 3) on lots with a lot area greater than 0.8 ha and less than 2 ha a maximum of 48 hens or ducks are permitted per lot.
  - 4) whether the building or structure is portable or stationary, a minimum enclosure of 0.4 m<sup>2</sup> per hen or duck must be provided, and at least 1 m<sup>2</sup> of outdoor run per hen or duck, with the exception of meat birds without access to outside space, and:
    - i. must meet the minimum setback requirements of the applicable zone; and
    - ii. must be located at least 4.5 m from a lot line, 15 m from a minor stream, and 30 m from a major stream.

- 3.18.8 The keeping of roosters, cockerels, peafowl and the like as an accessory use on a lot and is subject to the following requirements:
- 1) on lots with a lot area of less than 0.8 ha no roosters, cockerels, or peafowl, and the like are permitted.
  - 2) 1 rooster, cockerel, peafowl, and the like is permitted on lots 0.8 ha or greater.
  - 3) 1 additional rooster, cockerel, peafowl, and the like is permitted per 1 ha on lots 0.8 ha or greater.
- 3.18.9 The keeping of bees is subject to the following requirements:
- 1) a beekeeper and the locations where bees are kept must be registered with the Province of BC and must abide by the beekeeping regulations as specified in federal and provincial regulations.
  - 2) on lots with a lot area of less than 0.4 ha a maximum of 4 beehives are permitted.
  - 3) on lots with a lot area of 0.4 ha to 0.8 ha a maximum of 6 beehives are permitted.
  - 4) on lots with a lot area greater than 0.8 ha an unlimited number of beehives are permitted.
  - 5) a beehive must be located at least 6 m from a lot line, except where the hive or other device is used in conjunction with the operation of a greenhouse.
- 3.18.10 Commercial kennels are permitted on lots in Rural, Resource, Commercial and Industrial zones with a lot area of 2 ha or greater.
- 1) All buildings, structures, pens, runs or cages used in association with the commercial kennel must be located at least 25 m from a lot line.
  - 2) A 1.8 m in height perimeter continuous fence, apart from access gates, doors or attached buildings, is required for a commercial kennel.
- 3.18.11 Animal waste shall be managed in accordance with current good practices, as required by federal and provincial regulations, and is subject to the following:
- 1) The sale of manure is permitted from all animals grown or raised on the farm or lot.
  - 2) Manure storage and agricultural waste storage must be located at least 15 m from a dwelling unit; and 30 m from a lot line, minor stream, major stream, a lake or the ocean.

### 3.19 Off-street Parking

- 3.19.1 For all uses, buildings and structures identified in this section and in the zones, off-street parking and off-street loading must be provided and maintained in accordance with the regulations in this Bylaw.
- 3.19.2 When the calculation of parking requirements results in a fractional parking space, one parking space shall be provided to meet this fractional requirement.
- 3.19.3 The minimum number of parking spaces required shall be as shown below:

Use, Building or Structure	Off-Street Parking Spaces Required
Abattoir	1.0 space per 3 employees
Accessory dwelling unit	1.0 space per ADU
Agri-tourism accommodation	1.0 space per sleeping unit

Airport	1.0 space per 10.0 m <sup>2</sup> of waiting room
Alcohol production facility	1.0 space per 28 m <sup>2</sup> of gross floor area of retail space
Animal care	1.0 space per 20.0 m <sup>2</sup> of floor area
Assembly use	1.0 per 40 m <sup>2</sup> of floor area
Assembly such as arenas, assembly or meeting halls, auditoriums, clubs, lodges and fraternal buildings, community centres, dance halls, exhibition halls, funeral parlours and undertaking businesses, gymnasiums, stadiums, theatres and similar uses	1.0 space per 10 seats or 1.0 space per 9,000 m <sup>2</sup> of gross floor area, whichever is greater
Auction room	1.0 space per 28 m <sup>2</sup> of gross floor area
Bed and breakfast	1.0 spaces per bedroom plus 1.5 for owner or operator's use
Billiard/pool parlour	1.0 space per billiard/pool table
Boarding and lodging	1.0 space per 2 guest bedrooms
Bowling alley	2.0 spaces per bowling lane
Campground	2.0 spaces per camping site plus 1.0 space per employee
Camping site	2.0 spaces
Caretaker Use	2.0 spaces
Lodge in CD zone	1.0 space per 10 seats or 1.0 per 9.29 m <sup>2</sup> of floor area in areas without fixed seats
Commercial marina	1.0 space per 3 berths
Commercial nursery or greenhouse	1.0 space per 15 m <sup>2</sup> of direct farm marketing area
Communication service	1.0 space per 28 m <sup>2</sup> of gross floor area
Community care facility	1.0 space per 3 beds, or per 4 persons in care, plus 1.0 space per 3 employees
Community service such as police, fire station or community hall	1.0 space per 40 m <sup>2</sup> of gross floor area
Convenience store	1.0 space per 15 m <sup>2</sup> of gross floor area
Cottage intended for tourist or temporary accommodation	1.0 space per cottage
Duplex	1.5 spaces per dwelling unit
Dwelling, single family	2.0 spaces per dwelling unit
Dwelling, seasonal if not accessed from a constructed road	No off-street parking required
Dwelling unit in a commercial or mixed-use building	1.5 spaces per dwelling unit
Dwelling unit, multi-family	1.5 spaces per dwelling unit
Farm retail sales	1.0 space per 20 m <sup>2</sup> of direct farm marketing area
Fitness centre	1.0 space per 10 m <sup>2</sup> of fitness or gymnasium floor area

Float home	1.0 space
Fuel service station	1.0 for each 2 employees plus 1.0 per service bay
Guest bedroom	1.0 space per guest bedroom plus 1.5 for owner or operator's use
Guesthouse	1.0 spaces per bedroom plus 1.5 for owner or operator's use
Health, welfare and medical services	1.0 space per 46.5 m <sup>2</sup> of floor area
Heavy industry	1.0 space per employee
Home industry	1.0 space per non-resident employee
Home occupation	1.0 space per non-resident employee
Hotel	1.0 spaces per dwelling unit or guest bedroom plus 1.0 space for each 3 seats in dining or drinking facilities
Hospital	1.0 space per 2 staff doctors plus 1.0 per 4 employees plus 1.0 per 5 beds
Houseboat	1.0 space
Institution or dormitory	1.0 space per 3 employees plus 1.0 per 6 beds
Kennel	2.0 spaces
Manufactured, mobile or modular home	1.5 spaces per home
Manufacturing or production facilities, including industrial buildings, structures and uses, display yards, research laboratories, servicing and repair businesses and similar uses	1.0 space per 3 employees
Marina	1.0 space per employee plus 1.0 per 3 berths
Medical or non-medical cannabis production facility	1.0 space per 3 employees
Motor vehicle repair shop	1.0 space per 3 employees or 1.0 per 92.90 m <sup>2</sup> of gross floor area, whichever is greater
Office	1.0 space per 46.5 m <sup>2</sup> of gross floor area
Office in industrial building	1.0 space per 27.8 m <sup>2</sup> of gross floor area
Office in recreation building	2.0 spaces
Park (active sports, playing fields)	25.0 spaces per playing field
Personal service	1.0 space per 28 m <sup>2</sup> of gross floor area
Petting farm	1.0 space per 400 m <sup>2</sup> of area occupied by the petting farm and permitted accessory uses plus 1.0 space for every 2 non-resident employee plus 2.0 spaces for the owner or operator's use
Place of worship or hall	1.0 space per 10 seats plus 1.0 per 18.58 m <sup>2</sup> of gross floor area used for assembly within a place of worship or hall
Recreational use including golf course, miniature golf course, health centres, steam baths, roller rinks, swimming pools and similar uses	1.0 space per 46.5 m <sup>2</sup> of gross floor area plus 1.0 per 10 spectator seats

Restaurants, bistros, cafés, other eateries, beer parlours, bars, pubs, lounges, nightclubs and other similar businesses, and entertainment services	1.0 space for each 3 seats
Retail	1.0 space per 28 m <sup>2</sup> of gross floor area
Riding academy	1.0 space per 5 horse stalls
School such as an elementary and junior high school	1.0 space per staff member
School such as a senior high school, college or other adult education	1.0 space per staff member plus 1.0 per 10 students
Seasonal dwelling	1.5 spaces per seasonal dwelling
Short term vacation rental	1.0 space per STR bedroom
Warehouse, storage building, mini-storage, storage yard, wholesale businesses and other similar uses	1.0 space per 3 employees or 1.0 per 185.8m <sup>2</sup> of gross floor area, whichever is greater

- 3.19.4 A change in use or modification of a building, structure or lot shall result in a recalculation of parking requirements in accordance with this section, which may result in requirements for additional or fewer parking spaces to be provided.
- 3.19.5 Where the number of employees is used as a unit of measurement for the calculation of required parking spaces, it shall mean greatest number of persons at work, at any time of the day or night, in a particular building or for a particular use during any season of the year.
- 3.19.6 Where seating accommodation is used as a unit of measurement and where such accommodation consists of benches, pews, booths and similar seating, each 50 cm of width of such seating shall be counted as one seat.
- 3.19.7 Where a building, structure or use is not specifically mentioned or defined, the required off-street parking spaces for that use shall be the same as for a similar use.
- 3.19.8 All required off-street parking spaces shall be used only for the purpose of accommodating the vehicles of clients, customers, employees, members, visitors, residents or tenants who make use of the principal building, structure or use for which the parking area is provided. Such parking areas shall not be used for off-street loading, driveways, street access, access aisles, commercial repair work or display, or sale or storage.
- 3.19.9 Where more than one building, structure or use is located on a lot or involves collective parking for more than one use, building, or structure, the total number of parking spaces shall be the sum of the various classes of buildings, structures or uses, including accessory buildings, structures and uses, calculated separately, and a space required for one building, structure or use shall not be included in calculations for any other building, structure or use.

3.19.10 In Residential zones, no truck, bus, other commercial vehicle, contractor's equipment, dismantled or wrecked vehicle, boat, trailer or any similar vehicle, conveyance, craft or equipment shall be parked or stored outside a garage, building or structure except the following, which may only be parked or stored in a location other than the required front yard:

- 1) Not more than two (2) of any combination of the following:
  - i. Trucks or commercial vehicles not exceeding .89 of a tonne rate capacity, or
  - ii. Personnel carriers not exceeding a carrying capacity of 18 passengers;
- 2) Trucks, commercial vehicles or equipment required for construction, repair, servicing or maintenance of the premises;
- 3) Any dismantled or wrecked vehicle for a period of not more than 30 successive days.
- 4) Not more than four (4) of any combination of the following:
  - i. Personal boat, unless the required front yard adjoins a waterway giving boat access, in which case one boat may be stored in this required front yard;
  - ii. Trailer or boat trailer;
  - iii. Recreational vehicle, where the location of an existing residence precludes vehicular access to the rear yard or where open storage in the rear yard is precluded because of the presence of sewage disposal facilities.

3.19.11 Parking is not permitted, and no part of a parking area is permitted, within 1 m of a side and rear lot line.

3.19.12 All parking requirements for a residential building, structure or use shall be provided on the same lot as the building.

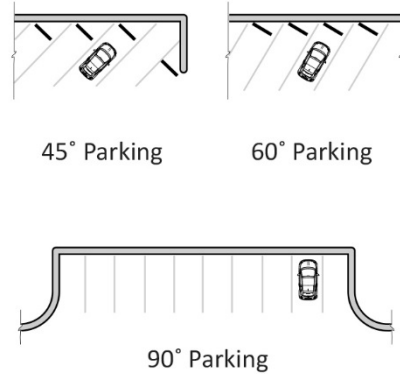
3.19.13 All off-street parking spaces shall comply with the following minimum dimensions, unless otherwise specified in this Bylaw:

- 1) Length 5.5 m
- 2) Width 2.6 m
- 3) Height 2.15 m

3.19.14 Where a parking space abuts a fence, wall or other structure that is more than 0.3 m in height, the width of the parking space shall be increased by 0.3 m along any side that abuts such fence, wall, building or other structure to enable the opening of vehicular doors.

3.19.15 Minimum access aisle widths shall be:

<u>Parking Angles</u>	<u>Width of Aisle</u>
Up to 45°	3.7 m
46° to 60°	5.2 m
61° to 90°	6.7 m



3.19.16 Access aisles that are intended for two-way traffic flow shall be not less than 6 m in width.

3.19.17 All parking lots and parking areas shall be provided with adequate vehicle stops and curbs in order to retain all vehicles within the parking lot or parking area, and to ensure that any fences, walls, hedges, landscaped areas or buildings will be protected from any vehicles using the parking lot or parking area.

3.19.18 Where the uses, buildings or structures of a lot require more than 10 off-street parking spaces, the parking lot or parking area and access aisles shall be paved or covered with some other hard, durable and dust-free surface and shall be graded to provide proper drainage for surface water.

3.19.19 Where 10 or more off-street vehicle parking spaces are provided under this Bylaw in connection with a use, building or structure, bicycle parking facilities shall be provided at a ratio of one bicycle space for every 10 vehicle spaces.

3.19.20 Where parking spaces are provided under this Bylaw, the minimum number of accessible spaces required shall include:

Total number of required off-street parking spaces	Minimum number of accessible spaces
1-20	1.0
21-40	2.0
41-60	3.0
Greater than 60	1.0 space per 25 stalls

3.19.21 All accessible parking spaces must:

- 1) be a minimum of 3.7 m in width and 5.5 m in length and provided on one side with an access aisle not less than 1.5 m wide;
- 2) have a firm, slip-resistant and level surface;
- 3) be located close to an accessible building entrance; and
- 4) be clearly marked as being for the use of persons with physical disabilities.

3.19.22 Any lighting used to illuminate any parking lot shall be arranged so that all direct rays of light are reflected upon the parking area and not on any adjoining lot.

3.19.23 The provisions of subsections 3.19.17 and 3.19.18 are inapplicable if the lot is part of a substantial area that is not accessible to vehicles, provided that an off-street parking area is provided in accordance with this Bylaw for the building, structure or use.

3.19.24 Where a lot is only accessed by water and not situated adjacent to a public road, the equivalent number of parking spaces relating to the associated use, building or structure shall be provided at an alternative off-street parking site secured by agreement with the parking site property owner and approved by the Regional District. Where there is an approved moorage facility attached to the water access only lot, required off-street parking spaces may be substituted for moorage facility vessel berths at a 1:1 ratio.

### 3.20 Off-street Loading

3.20.1 Where any building, structure or use is established on any lot, off-street loading areas shall be provided and maintained for the permitted building, structure or use in accordance with the regulations of this section. The number of loading spaces required shall be as shown below:

Building, Structure or Use	Off-Street Loading Spaces Required
Retail store, wholesale business, warehouse and other similar uses of less than 465 m <sup>2</sup>	1.0 space
Retail store, wholesale business, warehouse and other similar uses of 465 to 2,323 m <sup>2</sup>	2.0 spaces
Retail store, wholesale business, warehouse and other similar uses of 2,324 to 5,574 m <sup>2</sup>	3.0 spaces
Retail store, wholesale business, warehouse and other similar uses of more than 5,574 m <sup>2</sup>	3.0 spaces plus 1.0 additional space per 5,574 m <sup>2</sup> or fraction thereof
Office, place of assembly, place of worship, hospital, institution, hotel, auditorium, utility, school or other similar uses of less than 2,787 m <sup>2</sup>	1.0 space
Office, place of assembly, place of worship, hospital, institution, hotel, auditorium, utility, school or other similar uses of 2,787 to 5,575 m <sup>2</sup>	2.0 spaces
Office, place of assembly, place of worship, hospital, institution, hotel, auditorium, utility, school or other similar uses of more than 5,575 m <sup>2</sup>	2.0 spaces plus 1.0 additional space per 5,574 m <sup>2</sup> or fraction thereof
Industry and airport use	1.0 space per 2,000 m <sup>2</sup> or portion thereof in all buildings located on the lot, except where a use, building or structure requires fewer than 4.0 parking spaces, then no loading space is required

3.20.2 A change or modification of a building, structure or use shall result in a recalculation of loading requirements in accordance with this section, which may result in requirements for additional or fewer parking spaces to be provided.

- 3.20.3 Where more than one building, structure or use is located on a lot or involves collective loading for more than one use, building or structure, the total number of loading spaces shall be the sum of the various classes of buildings, structures or uses calculated separately, and a space required for one building, structure or use shall not be included in calculations for any other building, structure or use.
- 3.20.4 All required off-street loading spaces shall be located on the same lot as the building, structure or use that they serve.
- 3.20.5 Loading spaces and facilities shall not be located within a required front yard or less than 7.6 m from the nearest point of intersection of the lot lines of any two road right-of-ways.
- 3.20.6 All off-street loading and unloading spaces shall be designed to accommodate a vehicle at least 9 m in length, 2.5 m in width and 3.7 m in height.
- 3.20.7 All loading spaces shall be provided with adequate vehicle stops and curbs in order to retain all vehicles within the loading area, and to ensure that any fences, walls, hedges, landscaped areas or buildings will be protected from any vehicles using the loading area.
- 3.20.8 The loading spaces and access aisles shall be paved or covered with some other hard, durable and dust-free surface and shall be graded to provide proper drainage for surface water.
- 3.20.9 Any lighting used to illuminate any loading spaces shall be arranged so that all direct rays of light are reflected upon the loading area and not on any adjoining property.
- 3.20.10 The provisions of subsection 3.20.7 and 3.20.8 are inapplicable if the lot is part of a substantial area that is not accessible to vehicles, provided that an off-street loading area is provided in accordance with this Bylaw for the building, structure or use that will be completed within six months of the provision of vehicular access.
- 3.20.11 The provisions of subsection 3.20.8 is inapplicable if the lot is part of a substantial area where public highways are not hard-surfaced, provided that the loading area is kept dust-free and is surfaced in accordance with subsection 3.20.8.

## PART 4 | ZONE USE AND REGULATIONS

### 4.1 Establishment of Zones

For the purposes of this Bylaw, the lands and waters within the jurisdictional boundaries of the Regional District of Alberni-Clayoquot are classified into twelve zoning categories, which include zones and sub-zones (indicated by a dash and letter following the zone name).

<b>PART 5: RURAL ZONES AND SUB-ZONES</b>		
<b>Rural 1</b>	Small-scale rural use and agriculture	<b>RU1</b>
<b>Rural 1-A</b>	Small-scale, custom slaughtering of animals	<b>RU1-A</b>
<b>Rural 1-B</b>	Home-site severance from parent parcel in the ALR	<b>RU1-B</b>
<b>Rural 1-C</b>	Boat building and repair, Rance Island, Bamfield	<b>RU1-C</b>
<b>Rural 2</b>	Medium-scale rural use and agriculture	<b>RU2</b>
<b>Rural 3</b>	Larger-scale rural use and agriculture	<b>RU3</b>
<b>Rural 3-A</b>	Varied lot area and width, DL 109, Alberni District	<b>RU3-A</b>
<b>Rural 3-B</b>	Fish farm on-land employee accommodation	<b>RU3-B</b>
<b>Rural 3-C</b>	Wood processing, Willowbrae Road, Lot 5A, DL 468, Clayoquot District	<b>RU3-C</b>

<b>PART 6: RESOURCE ZONES</b>		
<b>Resource</b>	Resource	<b>RE</b>

<b>PART 7: RESIDENTIAL ZONES AND SUB-ZONES</b>		
<b>Residential 1</b>	Small-lot single family residential	<b>R1</b>
<b>Residential 2</b>	Larger-lot single family residential	<b>R2</b>
<b>Residential 2-A</b>	Temporary accommodation	<b>R2-A</b>
<b>Residential 3</b>	Duplex residential	<b>R3</b>
<b>Residential 4</b>	Multi-family residential	<b>R4</b>
<b>Residential 5</b>	Mobile homes	<b>R5</b>
<b>Residential 5-A</b>	Greenridge/Larsen Mobile Home Park	<b>R5-A</b>
<b>Residential 5-B</b>	Jay-Lee Mobile Home Park	<b>R5-B</b>
<b>Residential 5-C</b>	Cougar Mobile Home Park	<b>R5-C</b>
<b>Residential 6</b>	Small-scale cottage residential	<b>R6</b>
<b>Residential 6-A</b>	Detached ADUs or cottages, Bamfield	<b>R6-A</b>
<b>Residential 6-B</b>	Cottages for temporary accommodation	<b>R6-B</b>

<b>PART 8: RECREATIONAL RESIDENTIAL ZONES AND SUB-ZONES</b>		
<b>Recreational Residential 1</b>	Seasonal dwellings or recreational homes	<b>RR1</b>
<b>Recreational Residential 1-A</b>	Small-scale cottages for temporary accommodation, Hot Springs Cove	<b>RR1-A</b>
<b>Recreational Residential 1-B</b>	Temporary accommodation and caretaker's residence, Wickaninnish Island Estates, District Lot 1161	<b>RR1-B</b>

<b>Recreational Residential 1-C</b>	Temporary accommodation, Headquarters Bay, Section 77	RR1-C
<b>Salmon Beach Recreational Residential</b>	Salmon Beach seasonal recreational use	SB

<b>PART 9: COMMERCIAL ZONES AND SUB-ZONES</b>		
<b>Commercial 1</b>	General and service commercial	C1
<b>Commercial 1-A</b>	Neighbourhood Pub, Fish and Duck Pub and Marina	C1-A
<b>Commercial 1-B</b>	Lot 11 and remainder of Lot 12, DL 18, permitting RU1, R1 and C1 uses	C1-B
<b>Commercial 1-C</b>	Lot 7, DL 469, office and administrative space, Tofino-Ucluelet Highway at Lee Road	C1-C
<b>Commercial 2</b>	Commercial accommodation	C2
<b>Commercial Recreation 3</b>	Commercial recreation	C3
<b>Commercial Campground 4</b>	Commercial campground	C4
<b>Commercial Campground 4-A</b>	Tents and recreational vehicles without a single family dwelling principal use, Lakeshore Campground	C4-A
<b>Commercial Campground 4-B</b>	Tents and recreational vehicles, Surf Junction	C4-B
<b>Bamfield Commercial 5</b>	Bamfield commercial	C5
<b>Seasonal Staff Accommodation 6</b>	Seasonal staff accommodation	SA

<b>PART 10: MIXED-USE ZONES</b>		
<b>Mixed-Use</b>	Mixed-use residential and temporary commercial accommodation	MU

<b>PART 11: INDUSTRIAL ZONES AND SUB-ZONES</b>		
<b>Light Industrial 1</b>	Light industry and business parks	I1
<b>Light Industrial 1-A</b>	Additional light industry, and open storage as a principal use	I1-A
<b>General Industrial 2</b>	General industry	I2
<b>Industrial Storage 3</b>	Industrial storage	I3
<b>Industrial Storage 3-A</b>	Open storage of industrial and non-industrial materials on smaller industrial lots	I3-A
<b>Heavy Industrial 4</b>	Heavy Industry	I4
<b>Industrial Waste 5</b>	Industrial waste	I5

<b>PART 12: PARKS AND RECREATION ZONES AND SUB-ZONES</b>		
<b>Parks and Recreation 1</b>	Parks and passive recreation	P1

<b>Parks and Recreation 1-A</b>	Stopper Islands, Toquaht Nation	P1-A
<b>Parks and Recreation 2</b>	Parks, camping and active recreation	P2

<b>PART 13: COMMUNITY SERVICE ZONES</b>		
<b>Community Service</b>	Community service, institutional and civic use	CS

<b>PART 14: AIRPORT ZONES</b>		
<b>Airport 1</b>	Airport	AP1
<b>Airport 2</b>	Less intensive airport uses	AP2

<b>PART 15: WATER ZONES AND SUB-ZONES</b>		
<b>Water 1</b>	Water based recreation, open water and foreshore accessory uses	W1
<b>Water 1-A</b>	Overnight moorage and accommodation	W1-A
<b>Water 2</b>	Resource-based and recreational water use	W2
<b>Water Conservation 3</b>	Water protection and conservation	W3
<b>Water Commercial 4</b>	Commercial water uses and traffic	W4
<b>Water Commercial 4-A</b>	Water and foreshore, Fish and Duck Pub and Marina	W4-A
<b>Water Commercial 4-B</b>	Water and foreshore, Klehkoot Marina	W4-B
<b>Water Industrial 5</b>	Water industrial	W5

<b>PART 16: COMPREHENSIVE DEVELOPMENT ZONES AND SUB-ZONES</b>		
<b>Comprehensive Development 1</b>	Great Central Lake comprehensive development	CD1
<b>Comprehensive Development 1-A</b>	Fishing lodge and cottages	CD1-A
<b>Comprehensive Development 1-B</b>	Marine centre	CD1-B
<b>Comprehensive Development 1-C</b>	Residential resort neighbourhood	CD1-C
<b>Comprehensive Development 1-D</b>	Float home upland community	CD1-D
<b>Comprehensive Development 2</b>	Toquaht Wilderness Resort comprehensive development	CD2
<b>Comprehensive Development 2-A</b>	Density provisions	CD2-A
<b>Comprehensive Development 2-B</b>	Density provisions	CD2-B
<b>Comprehensive Development 2-C</b>	Density provisions	CD2-C

<b>Comprehensive Development 2-D</b>	Density provisions	<b>CD2-D</b>
<b>Comprehensive Development 2-E</b>	Density provisions	<b>CD2-E</b>
<b>Comprehensive Development 2-F</b>	Density provisions	<b>CD2-F</b>
<b>Comprehensive Development 2-G</b>	Density provisions	<b>CD2-G</b>
<b>Comprehensive Development 3</b>	Wild Pacific Estates comprehensive development	<b>CD3</b>
<b>Comprehensive Development 4</b>	Dog Mountain comprehensive development	<b>CD4</b>
<b>Comprehensive Development 5</b>	Sing Sing Campground comprehensive development	<b>CD5</b>
<b>Comprehensive Development 6</b>	Beauty Island comprehensive development	<b>CD6</b>
<b>Comprehensive Development 7</b>	Clayoquot Wilderness Resort comprehensive development	<b>CD7</b>

## 4.2 Zoning Maps

The location and extent of each zone established by this Bylaw is shown on the zoning maps of the Regional District and which form part of this Bylaw. This paper copy represents the official version of the location and extent of the zones on adoption of this Bylaw, but the electronic version on file at the Regional District office is the official version for legal interpretation purposes and future updating, noting:

- 1) Where there is a conflict between the electronic version and the attached paper version as of the date of adoption of this Bylaw, the electronic version prevails;
- 2) The base or underlying layers of unofficial information (e.g., subdivisions, road layouts, etc.) on the zoning map may be updated to reflect development without further amendment to this Bylaw; but
- 3) The location and extent of zones may only be updated in accordance with official amendments to this Bylaw, adopted by bylaw.

## 4.3 Zone Boundaries

- 4.3.1 Where a zone boundary is shown on the zoning maps as following a road allowance or a stream, the centre-line of such road allowance or stream shall be the zone boundary.
- 4.3.2 Where a zone boundary is shown on the zoning maps as following the boundary of or encompassing waters designated by statute as Navigable Waters, the natural boundary shall be the zone boundary.
- 4.3.3 Where a zone boundary does not follow a legally defined line, and where distances are not specifically indicated, the location of such boundary shall be determined by the use of a scale ruler on the zoning maps.

#### **4.4 Zone Abbreviations**

Where zone abbreviations are used within the text of this Bylaw, they have the same meaning as the full textual name.

#### **4.5 Restricted Use**

Subject to all other provisions of this Bylaw, land within each zone may only be used and buildings and structures erected and used for the purposes specified in the relevant zone.

#### **4.6 Sub-Zones**

Where a slight variation or anomaly legally exists on any lot within a zone category, that lot is considered a variation on the zone category rather than a different zone. The regulations of the zone category apply unless superseded under the specific sub-zone.

#### **4.7 Use of North American Industry Classification System (NAICS)**

Where a use permitted in any of the zones listed by Section 4.1 is defined by the use of the NAICS wherein such use is a division, major group, or class of industries, then any industry designated by this Bylaw as being a permitted use within such division, major group or class of industries shall also be as classified by the use of the NAICS, unless otherwise defined in this Bylaw, and any industry classified elsewhere within the NAICS shall not be permitted.

DRAFT

## **5.1 Rural 1 Zone | RU1**

This zone provides for smaller and niche-market farms, truck-gardening, orchard or nursery cultivation, greenhouses and other agriculture uses.

### **5.1.1 Permitted Principal Uses:**

- 1) Agriculture use
- 2) Single family dwelling
- 3) Farm gate abattoir
- 4) On lots within the ALR:
  - i. Medical cannabis production
  - ii. Non-medical cannabis production
  - iii. Intensive agriculture use
- 5) On lots outside of the ALR with a minimum lot area of 2.43 ha:
  - i. Medical cannabis production
  - ii. Non-medical cannabis production

### **5.1.2 Permitted Accessory Uses:**

- 1) Accessory buildings, structures and uses
- 2) Home occupation
- 3) Animal care
- 4) Farm retail sales
- 5) Upland aquaculture
- 6) On lots with a minimum lot area of 0.4 ha:
  - i. Accessory dwelling unit
- 7) On lots with a minimum lot area of 0.8 ha:
  - i. Petting farm
  - ii. Upland aquaculture
  - iii. Secondary mobile home
- 8) On lots with a minimum lot area of 2 ha:
  - i. Home industry
- 9) On land within the ALR that is classified as a farm under the *Assessment Act*:
  - i. Agri-tourism
  - ii. Agri-tourism accommodation
  - iii. Gathering for an event

### **5.1.3 Lot Regulations:**

- |  |        |
|--|--------|
| 1) Minimum lot area  | 0.8 ha |
| 2) Minimum lot area with communal or community water and sewer system in Bamfield OCP area | 0.1 ha |

3) Minimum lot width

50 m

**5.1.4 Density:**

Maximum density per lot less than 0.4 ha	Maximum density per lot 0.4 ha or greater	Maximum density per lot 0.8 ha or greater	Maximum density per lot 1.6 ha or greater
1 single family dwelling	2 dwelling units: i. 1 single family dwelling and 1 accessory dwelling unit	2 dwelling units, either: i. 1 single family dwelling and 1 accessory dwelling unit, or ii. 1 single family dwelling and 1 secondary mobile home	2 dwelling units, either: i. 2 single family dwellings, or ii. 1 single family dwelling and 1 accessory dwelling unit, or iii. 1 single family dwelling and 1 secondary mobile home

**5.1.5 Lot Coverage:**

- 1) Maximum lot coverage for all buildings and structures, except greenhouses for agriculture use 30%
- 2) Maximum lot coverage for greenhouses for agriculture use 75%
- 3) Maximum lot coverage for buildings and structures, landscaping and areas associated with agri-tourism accommodation use 5%
- 4) Maximum lot coverage for all accessory buildings, structures and uses 5%
- 5) In no case shall the combined lot coverage exceed 75% where a lot contains a greenhouse for agriculture use

**5.1.6 Maximum Size (Gross Floor Area):**

N/A

**5.1.7 Maximum Height:**

- 1) Principal building 10 m
- 2) Accessory buildings and structures 7 m
- 3) Graduated height for accessory buildings and structures 0.3 m for each additional 1.2 m in side and rear setbacks, to a maximum of 2 storeys

- 4) Accessory dwelling unit within an accessory building 3.7 m, and included as part of the total permitted accessory building height

**5.1.8 Minimum Setbacks:**

- 1) Front for all buildings 15 m
- 2) Rear for principal building 9 m
- 3) Side for principal buildings 4.5 m
- 4) Rear and side for accessory buildings and structures, including detached accessory dwelling units 4.5 m
- 5) From a minor stream for all buildings, structures and uses 15 m
- 6) From a major stream for all buildings, structures and uses 30 m
- 7) From the ocean for all buildings, structures and uses 15 m
- 8) From all lot lines for home industry use contained in an accessory building or structure 15 m
- 9) From all lot lines for home industry use not contained in an accessory building or structure 30 m
- 10) From all lot lines, within the ALR, for any building, structure or open area used for medical or non-medical cannabis production 30 m
- 11) From all lot lines, outside of the ALR, for any building, structure or open area used for medical or non-medical cannabis production 60 m
- 12) From any existing school or park, outside of or within the ALR, for any building, structure or open area used for medical or non-medical cannabis production 300 m
- 13) From a Residential and Institutional zone, within the ALR, for any building , structure or open area used for medical or non-medical cannabis production 60 m
- 14) From a Residential zone for intensive agriculture 30 m
- 15) From any stream for intensive agriculture 30 m

16) From a lot line that abuts a road for intensive agriculture 15 m

**5.1.9 Conditions of Use:**

- 1) For land in the ALR, the permitted uses for this zone must be consistent with the *Agricultural Land Commission Act* and Regulations, or be approved through application to the ALC.
- 2) Agri-tourism accommodation shall be limited to a maximum of 30 consecutive days per individual or group.
- 3) Agri-tourism accommodation shall be limited to a maximum of ten (10) agri-tourism accommodation sleeping units for temporary and seasonal accommodation relating to a permitted agri-tourism activity and accessory to an agricultural use.
  - i. When calculating the total number of agri-tourism accommodation sleeping units all forms of temporary accommodation, including a bed and breakfast, shall be included.
- 4) Building or structure setbacks for keeping of animals must be in accordance with regulations for keeping of animals in Part 3 of this Bylaw.

**5.1.10 Exceptions in Particular Locations:**

On those lands in Rural 1 zones that are identified on the zoning maps by a letter following the zone name, the following additional regulations apply and, where relevant, supersede the RU1 regulations:

**5.1a Rural 1-A Sub-Zone | RU1-A**

**RU1-A**

Intended to provide for small-scale, custom slaughtering of animals on properties located in rural or agricultural areas.

**1) Additional Permitted Principal Uses:**

- 1) One abattoir

**2) Permitted Accessory Uses:**

- 1) Restricted to those that are accessory only to a permitted single family dwelling and agriculture use

**3) Lot Regulations:**

- |                      |        |
|----------------------|--------|
| 1) Minimum lot area  | 1.4 ha |
| 2) Minimum lot width | 45 m   |

**4) Density:**

- |                    |  |
|--------------------|--|
| 1) Maximum density | 1 single family dwelling per lot where entire lot is zoned RU1-A. Where a lot is split zoned, and a dwelling unit is permitted under other zone, no dwelling |
|--------------------|--|

unit shall be permitted in RU-1A portion.

**5) Lot Coverage:**

- 1) Maximum lot coverage 25%

**6) Maximum Size (Gross Floor Area) of an abattoir:** 250 m<sup>2</sup>

**7) Maximum Height:**

- 1) Abattoir 3.8 m
- 2) Accessory buildings and structures 6 m

**8) Minimum Setbacks:**

- 1) For an abattoir from any residential use building within the same lot 15 m
- 2) Front for an abattoir 15 m
- 3) Rear for an abattoir 10 m
- 4) Side for an abattoir 15 m
- 5) Front for a single family dwelling 12.2 m
- 6) Rear for a single family dwelling 9.1 m
- 7) Side for a single family dwelling 4.5 m

**9) Conditions of Use:**

- 1) Development and use of the property shall be in accordance with all relevant provincial and federal regulations.
- 2) Nothing shall be done which creates or causes a health, fire or explosion hazard, electrical interference or undue traffic congestion.

**5.1b Rural 1-B Sub-Zone | RU1-B**

Applies to an approved home-site severance from the parent parcel within the ALR.

**RU1-B**

**1) Permitted Accessory Uses are Restricted to:**

- 1) Home occupation
- 2) Accessory buildings, structures and uses

**2) Lot Regulations:**

- 1) Minimum lot area 0.8 ha
- 2) Minimum lot width 27 m

**3) Density:**

- 1) Maximum density

On lots 0.8 ha or greater, 2 dwelling units: either 2 single family dwellings or 1 single family dwelling and 1 accessory dwelling unit.

**4) Lot Coverage:**

- 1) Maximum lot coverage

33%

**5) Minimum Setbacks:**

- 1) A single family dwelling from another single family dwelling

9 m

**5.1c Rural 1-C Sub-Zone | RU1-C**

**RU1-C**

Applies to Lot 1, Barclay District, VIP3077, Section 20, Township 1, known as Rance Island, in Bamfield only. It is intended to reflect the terms of a former land use contract that permits the property owner to pursue a boat-building and boat-repair business.

**1) Additional Permitted Accessory Uses:**

- 1) Boat-building and boat-repair within an enclosed building and outside within 15 m of the building  
2) Storage of small watercraft

**2) Additional Regulation:**

- 1) Any foreshore building, structure, use or work ancillary to the business of boat-building and boat-repair shall be permitted only within the boundaries of a water lease approved and granted by the relevant provincial authority.

## 5.2 Rural 2 Zone | RU2

RU2

This zone provides for the development of medium-scale agricultural, and residential activities, on larger rural lots.

### 5.2.1 Permitted Principal Uses:

- 1) Agriculture use
- 2) Single family dwelling
- 3) Alcohol production, provided that a vineyard, orchard or crop of at least 0.8 ha in area is under continuous cultivation on the lot
- 4) Abattoir
- 5) On lots within the ALR:
  - i. Medical cannabis production
  - ii. Non-medical cannabis production
  - iii. Intensive agriculture use
- 6) On lots outside of the ALR with a minimum lot area of 2.43 ha:
  - i. Medical cannabis production
  - ii. Non-medical cannabis production
- 7) On lots outside of the ALR:
  - i. Golf course

### 5.2.2 Permitted Accessory Uses:

- 1) Accessory buildings, structures and uses
- 2) Home occupation
- 3) Animal care
- 4) Livestock kept for commercial uses, as well as commercial kennels, provided that provision is made to reduce noise
- 5) Farm retail sales
- 6) Airfields, airports, enterprises engaged in air transport and services
- 7) Arboreta, botanical gardens, wildlife refuges and similar uses
- 8) Parks and playgrounds for public use
- 9) Upland aquaculture
- 10) On lots with a minimum lot area of 0.4 ha:
  - i. Accessory dwelling unit
- 11) On lots with a minimum lot area of 0.8 ha:
  - ii. Secondary mobile home
- 12) On lots with a minimum lot area of 2 ha:
  - i. Home industry
- 13) On land within the ALR that is classified as a farm under the *Assessment Act*:
  - i. Agri-tourism
  - ii. Agri-tourism accommodation
  - iii. Gathering for an event
  - iv. Temporary farm worker housing approved through an application to the ALC or by ALC policy

**5.2.3 Lot Regulations:**

- 1) Minimum lot area 2 ha
- 2) Minimum lot width 100 m

**5.2.4 Density:**

Maximum density per lot less than 0.4 ha	Maximum density per lot 0.4 ha or greater	Maximum density per lot 0.8 ha or greater	Maximum density per lot 4 ha or greater
1 single family dwelling	2 dwelling units: i. 1 single family dwelling and 1 accessory dwelling unit	2 dwelling units, either: i. 1 single family dwelling and 1 accessory dwelling unit, or ii. 1 single family dwelling and 1 secondary mobile home	2 dwelling units, either: i. 2 single family dwellings, or ii. 1 single family dwelling and 1 accessory dwelling unit, or iii. 1 single family dwelling and 1 secondary mobile home

**5.2.5 Lot Coverage:**

- 1) Maximum lot coverage for all building and structures, except greenhouses for agriculture use 30%
- 2) Maximum lot coverage for greenhouses for agriculture use 50%
- 3) Maximum lot coverage for buildings and structures, landscaping and areas associated with agri-tourism accommodation use 5%
- 4) Maximum lot coverage for all accessory buildings, structures and uses 5%
- 5) In no case shall the combined lot coverage exceed 50% where a lot contains a greenhouse for agriculture use

**5.2.6 Maximum Size (Gross Floor Area):**

N/A

**5.2.7 Maximum Height:**

- 1) Principal building 10 m
- 2) Accessory buildings and structures 7 m
- 3) Graduated height for accessory buildings and structures 0.3 m for each additional 1.2 m in side and rear setbacks, to a maximum of 2 storeys

- 4) Accessory dwelling unit within an accessory building 3.7 m, and included as part of the total permitted accessory building height

**5.2.8 Minimum Setbacks:**

- 1) Front for all buildings 15 m
- 2) Rear for principal building 9 m
- 3) Side for principal building 4.5 m
- 4) Rear and side for accessory buildings and structures, including a detached accessory dwelling unit 4.5 m
- 5) From a minor stream for all buildings, structures and uses 15 m
- 6) From a major stream for all buildings, structures and uses 30 m
- 7) From the ocean for all buildings, structures and uses 15 m
- 8) From all lot lines for home industry use contained in an accessory building or structure 15 m
- 9) From all lot lines for home industry use not contained in an accessory building or structure 30 m
- 10) From all lot lines, within the ALR, for any building, structure or open area used for medical or non-medical cannabis production 30 m
- 11) From all lot lines, outside of the ALR, for any building, structure or open area used for medical or non-medical cannabis production 60 m
- 12) From any existing school or park, outside of or within the ALR, for any building, structure or open area used for medical or non-medical cannabis production 300 m
- 13) From a Residential and Institutional zone, within the ALR, for any building , structure or open area used for medical or non-medical cannabis production 60 m
- 14) From a Residential zone for intensive agriculture 30 m
- 15) From any stream for intensive agriculture 30 m

16) From a lot line that abuts a road for intensive agriculture 15 m

**5.2.9 Conditions of Use:**

- 1) For land in the ALR, the permitted uses for this zone must be consistent with the *Agricultural Land Commission Act* and Regulations, or be approved through application to the ALC.
- 2) Agri-tourism accommodation shall be limited to a maximum of 30 consecutive days per individual or group.
- 3) Agri-tourism accommodation shall be limited to a maximum of ten (10) agri-tourism accommodation sleeping units for temporary and seasonal accommodation relating to a permitted agri-tourism activity and accessory to an agricultural use.
  - i. When calculating the total number of agri-tourism accommodation sleeping units all forms of temporary accommodation, including a bed and breakfast, shall be included.
- 4) Only if the principal use is alcohol production: sales of wine, cider, beer or alcoholic beverage produced on the lot or lots comprising a farm and related products, provided that the retail area does not exceed the greater of 46.5 m<sup>2</sup> or 5% of the floor area of the craft distillery, and craft distillery tours
- 5) Building or structure setbacks for keeping of animals must be in accordance with regulations for keeping of animals in this Bylaw.

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## 5.3 Rural 3 Zone | RU3

RU3

This zone provides for, and encourages, the development of large-scale agricultural activities and farm operations on large rural lots.

### 5.3.1 Permitted Principal Uses:

- 1) Agriculture use
- 2) Single family dwelling
- 3) Alcohol production provided that a vineyard, orchard or crop of at least 0.8 ha in area is under continuous cultivation on the lot
- 4) Abattoir
- 5) On lots within the ALR:
  - i. Medical cannabis production
  - ii. Non-medical cannabis production
  - iii. Intensive agriculture use
- 6) On lots outside of the ALR with a minimum lot area of 2.43 ha:
  - i. Medical cannabis production
  - ii. Non-medical cannabis production

### 5.3.2 Permitted Accessory Uses:

- 1) Accessory buildings, structures and uses
- 2) Home occupation
- 3) Farm retail sales
- 4) Animal care
- 5) Airfields, airports, enterprises engaged in air transport and services
- 6) Arboreta, botanical gardens, wildlife refuges and similar uses
- 7) Fishing and trapping
- 8) Harvesting, transport and storage of forest resources and the erection of necessary facilities such as portable sawmills, but excluding other processing and activities not directly related such as the transfer of logs to and from the water or large-scale dry-land sorting
- 9) Harvesting of wild crops such as salal, ferns, moss, berries and tree seeds
- 10) Not more than two dormitories, provided that they are demonstrated to be essential to the operation of a farm
- 11) Livestock kept for commercial uses, as well as commercial kennels, provided that provision is made to reduce excessive noise
- 12) Upland aquaculture
- 13) On lots with a minimum lot area of 0.4 ha:
  - i. Accessory dwelling unit
- 14) On lots with a minimum lot area of 0.8 ha:
  - i. Secondary mobile home
- 15) On lots with a minimum lot area of 2 ha:
  - i. Home industry
- 16) On land within the ALR that is classified as a farm under the *Assessment Act*:
  - i. Agri-tourism
  - ii. Agri-tourism accommodation

- iii. Gathering for an event
- iv. Temporary farm worker housing approved through an application to the ALC or by ALC policy.

**5.3.3 Lot Regulations:**

- 1) Minimum lot area 4 ha
- 2) Minimum lot width 100 m

**5.3.4 Density:**

Maximum density per lot less than 0.4 ha	Maximum density per lot 0.4 ha or greater	Maximum density per lot 0.8 ha or greater	Maximum density per lot 8 ha or greater
1 single family dwelling	2 dwelling units: <ul style="list-style-type: none"> <li>i. 1 single family dwelling and 1 accessory dwelling unit</li> </ul>	2 dwelling units, either: <ul style="list-style-type: none"> <li>i. 1 single family dwelling and 1 accessory dwelling unit, or</li> <li>ii. 1 single family dwelling and 1 secondary mobile home</li> </ul>	2 dwelling units, either: <ul style="list-style-type: none"> <li>i. 2 single family dwellings, or</li> <li>ii. 1 single family dwelling and 1 accessory dwelling unit, or</li> <li>iii. 1 single family dwelling and 1 secondary mobile home</li> </ul>

**5.3.5 Lot Coverage:**

- 1) Maximum lot coverage for all building and structures, except greenhouses for agriculture use 30%
- 2) Maximum lot coverage for greenhouses for agriculture use 50%
- 3) Maximum lot coverage for buildings and structures, landscaping and areas associated with agri-tourism accommodation use 5%
- 4) Maximum lot coverage for all accessory buildings, structures and uses 5%
- 5) In no case shall the combined lot coverage exceed 50% where a lot contains a greenhouse for agriculture use

**5.3.6 Maximum Size (Gross Floor Area):** N/A

**5.3.7 Maximum Height:**

- 1) Principal building 10 m
- 2) Accessory buildings and structures 7 m

- |    |   |  |
|----|---|--|
| 3) | Graduated height for accessory buildings and structures | 0.3 m for each additional 1.2 m in side and rear setbacks, to a maximum of 2 storeys |
| 4) | Accessory dwelling unit within an accessory building    | 3.7 m, and included as part of the total permitted accessory building height         |

**5.3.8 Minimum Setbacks:**

- |     |  |       |
|-----|--|-------|
| 1)  | Front for all buildings  | 15 m  |
| 2)  | Rear for principal building  | 9 m   |
| 3)  | Side for principal building  | 4.5 m |
| 4)  | Rear and side for accessory buildings and structures, including detached accessory dwelling unit   | 4.5 m |
| 5)  | From a minor stream for all buildings, structures and uses   | 15 m  |
| 6)  | From a major stream for all buildings, structures and uses   | 30 m  |
| 7)  | From the ocean for all buildings, structures and uses  | 15 m  |
| 8)  | From all lot lines for home industry use contained in an accessory building or structure   | 15 m  |
| 9)  | From all lot lines for home industry use not contained in an accessory building or structure   | 30 m  |
| 10) | From all lot lines for any building, structure or open area used for cannabis production   | 30 m  |
| 11) | From all lot lines, within the ALR, for any building, structure or open area used for medical or non-medical cannabis production                             | 30 m  |
| 12) | From all lot lines, outside of the ALR, for any building, structure or open area used for medical or non-medical cannabis production                         | 60 m  |
| 13) | From any existing school or park, outside of or within the ALR, for any building, structure or open area used for medical or non-medical cannabis production | 300 m |

- 14) From a Residential and Institutional zone, within the ALR, for any building , structure or open area used for medical or non-medical cannabis production 60 m
- 15) From a Residential zone for intensive agriculture 30 m
- 16) From any stream for intensive agriculture 30 m
- 17) From a lot line that abuts a road for intensive agriculture 15 m

**5.3.9 Conditions of Use:**

- 1) For land in the ALR, the permitted uses for this zone must be consistent with the *Agricultural Land Commission Act* and Regulations, or be approved through application to the ALC.
- 2) Agri-tourism accommodation shall be limited to a maximum of 30 consecutive days per individual or group.
- 3) Agri-tourism accommodation shall be limited to a maximum of ten (10) agri-tourism accommodation sleeping units for temporary and seasonal accommodation relating to a permitted agri-tourism activity and accessory to an agricultural use.
  - i. When calculating the total number of agri-tourism accommodation sleeping units all forms of temporary accommodation, including a bed and breakfast, shall be included.
- 4) Only if the principal use is alcohol production: sales of wine, cider, beer or alcoholic beverage produced on the lot or lots comprising a farm and related products, provided that the retail area does not exceed the greater of 46.5 m<sup>2</sup> or 5% of the floor area of the craft distillery, and craft distillery tours
- 5) Building or structure setbacks for keeping of animals must be in accordance with regulations for keeping of animals in this Bylaw.

**5.3.10 Exceptions in Particular Locations:**

On those lands in Rural 3 zones that are identified on the zoning maps by a letter following the zone name, the following additional regulations apply and, where relevant, supersede the RU3 regulations:

**5.3a Rural 3-A Sub-Zone | RU3-A**

**RU3-A**

Intended only for District Lot 109, Alberni District.

**1) Uses not Permitted:**

- 1) Medical cannabis production
- 2) Non-medical cannabis production

**2) Lot Regulations:**

- 1) Minimum lot area 16 ha
- 2) Minimum lot width 200 m

**3) Density:**

- 1) Maximum is three single family dwellings, subject to approval from the ALC if the land is in the ALR.

### **5.3b Rural 3-B Sub-Zone | RU3-B**

**RU3-B**

To allow fish farms to construct on-land employee accommodation to support aquaculture uses.

**1) Uses not Permitted:**

- 1) Medical cannabis production
- 2) Non-medical cannabis production

**2) Additional Permitted Accessory Uses:**

- 1) On-land employee-only accommodation to support surrounding aquaculture uses

**RU3-C**

### **5.3c Rural 3-C Sub-Zone | RU3-C**

Applies only to Lot 5A, District Lot 468, Clayoquot District, on Willowbrae Road and is intended to replace a former land use contract permitting wood processing.

**1) Uses not Permitted:**

- 1) Medical cannabis production
- 2) Non-medical cannabis production

**2) Permitted Principal Uses:**

- 1) Shake-and-shingle mill use including a lumber saw

**3) Permitted Accessory Uses:**

- 1) Retail sales of products processed on lot
- 2) Indoor and outdoor storage
- 3) Waste disposal necessary to the operation of the mill
- 4) Single family dwelling

**4) Additional Conditions of Use:**

- 1) Outdoor storage and the stockpiling of solid waste materials shall not be located within setback areas of a minimum of 12 m from the lot line adjoining Willowbrae Road and a minimum of 90 m from the southeast corner of the lot or on the foreshore.
- 2) A continuous planted screening of a minimum depth of 12 m shall be maintained along all lot lines except for the access on Willowbrae Road and along the boundary of Ucluelet Inlet. The screening shall cover that portion of the lot within 104 m of the southeast corner of the lot.
- 3) The single family dwelling must be located a minimum of 104 m from the southeast corner of the lot.

## 6.1 Resource Zone | RE

RE

### 6.1.1 Permitted Principal Uses:

- 1) Forestry and silviculture
- 2) Harvesting, transport, storage of forest resources, including log storage grounds and the operation of primary processing such as portable sawmills, but excluding other processing activities not directly related, such as equipment repair depots
- 3) Harvesting of wild crops such as salal, ferns, moss, berries and tree seeds
- 4) Extraction of natural resources such as sand, gravel, minerals and ore, excluding oil and gas
- 5) Agriculture use
- 6) Single family dwelling
- 7) Aquaculture-related activities including hatchery and nursery facilities, grow-out ponds and pens, storage, ancillary parking and employee accommodation, but excluding processing
- 8) Airfields, airports, enterprises engaged in air transport and services
- 9) Alcohol production provided that a vineyard, orchard or crop of at least 0.8 ha in area is under continuous cultivation on the lot
- 10) Abattoir
- 11) Park and playground
- 12) Services and utilities including buildings accessory to the following uses: sewage disposal, utility storage, waste disposal grounds and similar uses
- 13) Rights-of-way for railways, conduits and transmission lines
- 14) Water resource buildings, structures and uses including intake, storage, transmission conduits and hydro-electric works

### 6.1.2 Permitted Accessory Uses:

- 1) Accessory buildings, structures and uses
- 2) Home occupation
- 3) Buildings accessory to park and playground uses
- 4) Commercial kennel
- 5) Only where a property is being used as a logging camp, for primary processing as a portable sawmill, for other permitted uses in accordance with the regulations of this Bylaw or is classified as farm land in accordance with the *Taxation (Rural Area) Act*:
  - i. Temporary accommodation in the form of mobile homes or dormitories for employees. Where such uses cease to be essential to the operation, they shall be removed.
- 6) Processing incidental to the operation of mines, quarries, and other natural resource extraction industries, classified as such by the NAICS
- 7) Upland aquaculture
- 8) On lots with a minimum lot area of 0.4 ha:
  - i. Accessory dwelling unit
- 9) On lots with a minimum lot area of 0.8 ha:

- i. Secondary mobile home
- 10) On lots with a minimum lot area of 2 ha:
  - i. Home industry
  - ii. Commercial kennel

**6.1.3 Lot Regulations:**

- 1) Minimum lot area 16 ha
- 2) Minimum lot width 200 m

**6.1.4 Density:**

Maximum density per lot less than 0.4 ha	Maximum density per lot 0.4 ha or greater	Maximum density per lot 0.8 ha or greater	Maximum density per lot 32 ha or greater
1 single family dwelling	2 dwelling units: <ul style="list-style-type: none"> <li>i. 1 single family dwelling and 1 accessory dwelling unit</li> </ul>	2 dwelling units, either: <ul style="list-style-type: none"> <li>i. 1 single family dwelling and 1 accessory dwelling unit, or</li> <li>ii. 1 single family dwelling and 1 secondary mobile home</li> </ul>	2 dwelling units, either: <ul style="list-style-type: none"> <li>i. 2 single family dwellings, or</li> <li>ii. 1 single family dwelling and 1 accessory dwelling unit, or</li> <li>iii. 1 single family dwelling and 1 secondary mobile home</li> </ul>

**6.1.5 Lot Coverage:**

- 1) Maximum lot coverage 30%

**6.1.6 Maximum Size (Gross Floor Area):**

N/A

**6.1.7 Maximum Height:**

- 1) Principal building 10 m
- 2) Accessory buildings and structures 7 m
- 3) Graduated height for accessory buildings and structures 0.3 m for each additional 1.2 m in side and rear setbacks, to a maximum of 2 storeys
- 4) Accessory dwelling unit within an accessory building 3.7 m, and included as part of the total permitted accessory building height

**6.1.8 Minimum Setbacks:**

- 1) Front for all buildings and structures 15 m
- 2) Rear for principal building 9 m
- 3) Side for all buildings and structures 4.5 m

- |   |       |
|---|-------|
| 4) Rear and side for accessory buildings and structures, including a detached accessory dwelling unit | 4.5 m |
| 5) From a minor stream for all buildings, structures and uses   | 15 m  |
| 6) From a major stream for all buildings, structures and uses   | 30 m  |
| 7) From the ocean for all buildings, structures and uses  | 15 m  |
| 8) From all lot lines for home industry use contained in an accessory building or structure           | 15 m  |
| 9) From all lot lines for home industry use not contained in an accessory building or structure       | 30 m  |
| 10) From all lot lines for gravel processing  | 30 m  |

**6.1.9 Conditions of Use:**

- 1) Nothing shall be done which creates or causes a health, fire or explosion hazard, electrical interference or undue traffic congestion.
- 2) Building or structure setbacks for keeping of animals must be in accordance with regulations for keeping of animals in this Bylaw.

**6.1.10 Exemptions from RE Lot Regulations:**

- 1) Rights-of-way, licences of occupation or leases created for uses permitted in the Resource zone
- 2) Permitted log storage grounds
- 3) Permitted sand and gravel extraction operations

## PART 7 | RESIDENTIAL ZONES

### 7.1 Residential 1 Zone | R1

**R1**

This zone provides for small-lot single family residential.

#### 7.1.1 Permitted Principal Uses:

- 1) Single family dwelling

#### 7.1.2 Permitted Accessory Uses:

- 1) Home occupation
- 2) Agriculture use
- 3) Accessory buildings, structures and uses
- 4) On lots with a minimum lot area of 0.4 ha:
  - i. Accessory dwelling unit
- 5) On lots with a minimum lot area of 0.8 ha:
  - i. Secondary mobile home

#### 7.1.3 Lot Regulations:

- 1) Minimum lot area 1 ha
- 2) Minimum lot area with communal or community water or sewer system 0.24 ha
- 3) Minimum lot area with communal or community water and sewer system in Bamfield OCP area 0.1 ha
- 4) Minimum lot width 18 m

#### 7.1.4 Density:

Maximum density per lot less than 0.4 ha	Maximum density per lot 0.4 ha or greater	Maximum density per lot 0.8 ha or greater
1 single family dwelling	2 dwelling units: <ol style="list-style-type: none"> <li>i. 1 single family dwelling and 1 accessory dwelling unit</li> </ol>	2 dwelling units, either: <ol style="list-style-type: none"> <li>i. 1 single family dwelling and 1 accessory dwelling unit, or</li> <li>ii. 1 single family dwelling and 1 secondary mobile home</li> </ol>

#### 7.1.5 Lot Coverage:

- 1) Maximum lot coverage 25%
- 2) Maximum lot coverage for greenhouses as an accessory use 20% for lots with a minimum lot size of 0.4 ha or greater

3) Maximum lot coverage for accessory buildings and structures, and accessory dwelling unit	5% or 62 m <sup>2</sup> , whichever is greater
4) In no case shall the combined lot coverage exceed 25% for lots 0.4 ha or greater that contain a greenhouse as an accessory use	
<b>7.1.6 Maximum Size (Gross Floor Area):</b>	N/A
<b>7.1.7 Maximum Height:</b>	
1) Principal building	10 m
2) Accessory buildings and structures	5 m
3) Graduated height for accessory buildings and structures	0.3 m for each additional 0.6 m in side and rear setbacks, to a maximum of 2 storeys
4) Accessory dwelling unit within an accessory building	3.7 m, and included as part of the total permitted accessory building height
<b>7.1.8 Minimum Setbacks:</b>	
1) Front for all buildings	12 m
2) Rear for principal building	9 m
3) Side for principal building	4.5 m
4) Rear and side for accessory buildings and structures	1 m
5) Rear and side for detached accessory dwelling units	3 m
6) From a minor stream for all buildings, structures and uses	15 m
7) From a major stream for all buildings, structures and uses	30 m
8) From the ocean for all buildings, structures and uses	15 m
<b>7.1.9 Conditions of Use:</b>	
1) Building or structure setbacks for keeping of animals must be in accordance with regulations for keeping of animals in this Bylaw.	

## 7.2 Residential 2 Zone | R2

R2

This zone provides for larger-lot single family residential.

### 7.2.1 Permitted Principal Uses:

- 1) Single family dwelling

### 7.2.2 Permitted Accessory Uses:

- 1) Home occupation
- 2) Agriculture use
- 3) Accessory buildings, structures and uses
- 4) On lots with a minimum lot area of 0.4 ha:
  - i. One accessory dwelling unit
- 5) On lots with a minimum lot area of 0.8 ha:
  - i. Secondary mobile home

### 7.2.3 Lot Regulations:

- |  |        |
|--|--------|
| 1) Minimum lot area  | 1 ha   |
| 2) Minimum lot area with communal or community water or sewer system | 0.4 ha |
| 3) Minimum lot width   | 36 m   |

### 7.2.4 Density:

Maximum density per lot less than 0.4 ha	Maximum density per lot 0.4 ha or greater	Maximum density per lot 0.8 ha or greater
1 single family dwelling	2 dwelling units: i. 1 single family dwelling and 1 accessory dwelling unit	2 dwelling units, either: i. 1 single family dwelling and 1 accessory dwelling unit, or ii. 1 single family dwelling and 1 secondary mobile home

### 7.2.5 Lot Coverage:

- |   |   |
|---|---|
| 1) Maximum lot coverage   | 25%   |
| 2) Maximum lot coverage for greenhouses as an accessory use   | 20% for lots with a minimum lot size of 0.4 ha or greater |
| 3) Maximum lot coverage for accessory buildings and structures  | 5% or 62 m <sup>2</sup> , whichever is greater            |
| 4) In no case shall the combined lot coverage exceed 25% for lots 0.4 ha or greater that contain a greenhouse as an accessory use |   |

### 7.2.6 Maximum Size (Gross Floor Area):

N/A

**7.2.7 Maximum Height:**

- |   |  |
|---|--|
| 1) Principal building                                   | 10 m   |
| 2) Accessory buildings and structures                   | 5 m  |
| 3) Graduated height, accessory buildings and structures | 0.3 m for each additional 0.6 m in side and rear setbacks, to a maximum of 2 storeys |
| 4) Accessory dwelling unit within an accessory building | 3.7 m, and included as part of the total permitted accessory building height         |

**7.2.8 Minimum Setbacks:**

- |   |       |
|---|-------|
| 1) Front for all buildings                                    | 12 m  |
| 2) Rear for principal building                                | 9 m   |
| 3) Side for principal building                                | 4.5 m |
| 4) Rear and side for accessory buildings and structures       | 1 m   |
| 5) Rear and side for detached accessory dwelling units        | 3 m   |
| 6) From a minor stream for all buildings, structures and uses | 15 m  |
| 7) From a major stream for all buildings, structures and uses | 30 m  |
| 8) From the ocean for all buildings, structures and uses      | 15 m  |

**7.2.9 Conditions of Use:**

- 1) Building or structure setbacks for keeping of animals must be in accordance with regulations for keeping of animals in this Bylaw.

**7.2.10 Exceptions in Particular Locations:**

On those lands in Residential 2 zones that are identified on the zoning maps by a letter following the zone name, the following additional regulations apply and, where relevant, supersede the R2 regulations:

**7.2a Residential 2-A Sub-Zone | R2-A**

Intended to provide guesthouse accommodation, primarily of a bed and breakfast character.

**R2-A**

**1) Permitted Principal Uses:**

1) One single family dwelling or one guesthouse

**2) Lot Regulations:**

1) Minimum lot width 37 m

**3) Additional Conditions of Use:**

- 1) Overnight guesthouse accommodation shall be limited to a maximum of 30 consecutive days per individual or group.
- 2) Accessory uses for the guesthouse shall not include restaurants, bistros, cafés and other eateries, dining rooms or lounges open to the general public.
- 3) Dining facilities provided shall be for the exclusive use of overnight guests of the bed and breakfast.
- 4) Where accommodation is provided for the family of a guesthouse operator, it shall be located within the guesthouse.

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## 7.3 Residential 3 Zone | R3

R3

This zone provides for duplexes.

### 7.3.1 Permitted Principal Uses:

- 1) Single family dwelling
- 2) Duplex

### 7.3.2 Permitted Accessory Uses:

- 1) Home occupation
- 2) Agriculture use
- 3) Accessory buildings, structures and uses
- 4) On lots with a minimum lot area of 0.4 ha:
  - i. Accessory dwelling unit
- 5) On lots with a minimum lot area of 0.8 ha:
  - i. Secondary mobile home

### 7.3.3 Lot Regulations:

- 1) Minimum lot area 0.24 ha
- 2) Minimum lot area with communal or community water and sewer system in Bamfield OCP area 0.1 ha
- 3) Minimum lot width 36 m

### 7.3.4 Density:

Maximum density per lot less than 0.4 ha	Maximum density per lot 0.4 ha or greater	Maximum density per lot 0.8 ha or greater
1 single family dwelling, or 1 duplex	2 dwelling units, either: <ol style="list-style-type: none"> <li>i. 1 single family dwelling and 1 accessory dwelling unit</li> <li>ii. 1 duplex</li> </ol>	2 dwelling units, either: <ol style="list-style-type: none"> <li>i. 1 single family dwelling and 1 accessory dwelling unit,</li> <li>ii. 1 duplex</li> <li>iii. 1 single family dwelling and 1 secondary mobile home</li> </ol>

### 7.3.5 Lot Coverage:

- 1) Maximum lot coverage 30%
- 2) Maximum lot coverage for greenhouses as an accessory use 20% for lots with a minimum lot size of 0.4 ha or greater
- 3) Maximum lot coverage for accessory buildings and structures 5% of the lot area or 62 m<sup>2</sup>, whichever is greater

- 4) In no case shall the combined lot coverage exceed 25% for lots 0.4 ha or greater that contain a greenhouse as an accessory use

**7.3.6 Maximum Size (Gross Floor Area):**

N/A

**7.3.7 Maximum Height:**

- |   |  |
|---|--|
| 1) Principal building                                   | 10 m   |
| 2) Accessory buildings and structures                   | 5 m  |
| 3) Graduated height, accessory buildings and structures | 0.3 m for each additional 0.6 m in side and rear setbacks, to a maximum of 2 storeys |
| 4) Accessory dwelling unit within an accessory building | 3.7 m, and included as part of the total permitted accessory building height         |

**7.3.8 Minimum Setbacks:**

- |   |       |
|---|-------|
| 1) Front for all buildings                                    | 12 m  |
| 2) Rear for principal building                                | 9 m   |
| 3) Side for principal building                                | 4.5 m |
| 4) Rear and side for accessory buildings and structures       | 1 m   |
| 5) Rear and side for detached accessory dwelling units        | 3 m   |
| 6) From a minor stream for all buildings, structures and uses | 15 m  |
| 7) From a major stream for all buildings, structures and uses | 30 m  |
| 8) From the ocean for all buildings, structures and uses      | 15 m  |

**7.3.9 Conditions of Use:**

- 1) Accessory buildings, structures and uses are permitted only where the principal use is residential.
- 2) An accessory dwelling unit is permitted only when the principal use is a single family dwelling.
- 3) Building or structure setbacks for keeping of animals must be in accordance with regulations for keeping of animals in this Bylaw.

## 7.4 Residential 4 Zone | R4

R4

This zone provides for multi-family dwellings.

### 7.4.1 Permitted Principal Uses:

- 1) Single family dwelling
- 2) Duplex
- 3) Multi-family dwelling

### 7.4.2 Permitted Accessory Uses:

- 1) Agriculture use
- 2) Accessory buildings, structures and uses
- 3) Home occupation

### 7.4.3 Lot Regulations:

- 1) Minimum lot area 1 ha
- 2) Minimum lot area with communal or community water and sewer system in Bamfield OCP area 0.1 ha
- 3) Minimum lot width 36 m

### 7.4.4 Density:

- 1) Maximum density 10 dwelling units per lot or 1 dwelling unit per 500 m<sup>2</sup> of lot area, whichever is greater

### 7.4.5 Lot Coverage:

- 1) Maximum lot coverage 30%
- 2) Maximum lot coverage, all accessory buildings combined 5% of the lot area or 62 m<sup>2</sup>, whichever is greater

### 7.4.6 Maximum Size (Gross Floor Area):

- 1) For multi-family dwelling use, maximum total floor area of all principal buildings 80% of that portion of the lot area that is located at least 3.6 m from the centre-line or centre of any lane

### 7.4.7 Maximum Height:

- 1) Principal building 10 m
- 2) Accessory buildings and structures 5 m

- 3) Graduated height, accessory buildings and structures 0.3 m for each additional 0.6 m in side and rear setbacks, to a maximum of 2 storeys

**7.4.8 Minimum Setbacks:**

- 1) Front for all buildings 12 m
- 2) Rear for principal building 9 m
- 3) Rear and side for accessory buildings and structures 1 m
- 4) Rear for accessory buildings and structures if adjoining property is zoned Residential 3 m
- 5) Side for principal building 4.5 m
- 6) From a minor stream for all buildings, structures and uses 15 m
- 7) From a major stream for all buildings, structures and uses 30 m
- 8) From the ocean for all buildings, structures and uses 15 m

**7.4.9 Conditions of Use:**

- 1) The principal access to each building shall be from an outdoor or unenclosed area.
- 2) Access to each dwelling unit in a multi-family building shall be provided from a common hall or walkway and shall be designed and located to avoid passing within 3 m of a window of a habitable room of any other dwelling unit unless an effective screen protects the privacy of the room.
- 3) Balconies that allow access from one dwelling unit to another are not permitted.

## 7.5 Residential 5 Zone | R5

R5

This zone provides for the accommodation of mobile homes in courts or parks.

### 7.5.1 Permitted Principal Uses:

- 1) Mobile home
- 2) Single family dwelling

### 7.5.2 Permitted Accessory Uses:

- 1) Accessory buildings, structures and uses

### 7.5.3 Mobile Home Park and Site Regulations:

- |  |                    |
|--|--------------------|
| 1) Minimum mobile home park size                           | 1 ha               |
| 2) Minimum mobile home park width                          | 60 m               |
| 3) Minimum width of internal roadway                       | 7.6 m              |
| 4) Minimum continuous site frontage on an internal roadway | 4.5 m              |
| 5) Minimum site area for a single-wide mobile home         | 260 m <sup>2</sup> |
| 6) Minimum width of site area for single-wide mobile home  | 11 m               |
| 7) Minimum site area for a double-wide mobile home         | 345 m <sup>2</sup> |
| 8) Minimum width of site area for double-wide mobile home  | 15 m               |

### 7.5.4 Density:

Maximum density	Minimum number of strata lots
20 sites per ha	10 when a mobile home park is subdivided in accordance with the <i>Strata Property Act</i>

### 7.5.5 Maximum Size (Gross Floor Area):

N/A

### 7.5.6 Maximum Height:

- |   |  |
|---|--|
| 1) All dwelling units                                   | 9 m  |
| 2) Accessory buildings and structures                   | 5 m  |
| 3) Graduated height, accessory buildings and structures | 0.3 m for each additional 0.6 m in side and rear setbacks, to a maximum of 2 storeys |

### 7.5.7 Minimum Setbacks:

- |                               |       |
|-------------------------------|-------|
| 1) Front for mobile home park | 7.6 m |
|-------------------------------|-------|

2) Rear for mobile home park	7.6 m
3) Side for mobile home park	7.6 m
4) Front for mobile home and accessory buildings and structures from site boundary	3 m
5) Rear for mobile home from site boundary	2 m
6) Side for mobile home from site boundary	1.5 m
7) Side for mobile home and accessory buildings and structures from a lot line that abuts a flanking street	7.6 m
8) Rear and side for accessory buildings and structures from site boundary	1 m
9) Rear for accessory buildings and structures if adjoining property is zoned Residential	3 m
10) Minimum combined width of any two adjoining required side yards, and minimum distance of another mobile home or addition thereto	6 m
11) From a minor stream for all buildings, structures and uses	15 m
12) From a major stream for all buildings, structures and uses	30 m
13) From the ocean for all buildings, structures and uses	15 m

#### 7.5.8 Conditions of Use:

- 1) The single family dwelling must be on the same lot and must be occupied by the owner, caretaker or watchman.
- 2) Adequate on-site sewage disposal and domestic water shall be provided for all dwelling units.
- 3) The use, design and operation of all buildings, sites, facilities and services shall comply with the requirements of applicable government agencies.
- 4) Each site shall have all its boundaries clearly and permanently marked on the ground.
- 5) All sites shall have unobstructed, but not necessarily direct, access to a road.
- 6) All driveways shall be at least 6 m in width, shall be hard-surfaced or graveled and shall be lighted at night to a minimum luminance of 2.152 lumens or 0.00322 watts.
- 7) A maximum of 50% of the area of a mobile home park may be comprised of the combination of the following areas:
  - i. all buildings,
  - ii. all manufactured-home sites of 344 m<sup>2</sup> or less, and
  - iii. an area of 344 m<sup>2</sup> within each mobile home site greater than 344 m<sup>2</sup>.

- 8) Each mobile home site must be provided with electrical connections and installed/maintained with approval from Technical Safety BC.

**7.5.9 Exceptions in Particular Locations:**

On those lands in Residential 5 zones that are identified on the zoning maps by a letter following the zone name, the following additional regulations apply and, where relevant, supersede the R5 regulations:

**7.5a Residential 5-A Sub-Zone | R5-A**

**R5-A**

Applies only to Greenridge/Larsen Mobile Home Park, 4935 Broughton Street, and is intended to reflect the terms of a former land use contract for an adult-oriented mobile home park.

- 1) Principal uses and density within this sub-zone are limited to a maximum of 33 mobile homes.

**7.5b Residential 5-B Sub-Zone | R5-B**

**R5-B**

Applies only to Jay-Lee Mobile Home Park, 2917 Alberni Highway, and is intended to reflect the terms of a former land use contract for a mobile home park.

- 1) Principal uses and density within this sub-zone are limited to a maximum of 24 mobile homes and 2 single family dwellings.

**2) Additional Condition of Use:**

- 1) A continuous 10 m deep evergreen hedge shall be maintained along the entire lot line adjoining Edland Road, except for vehicle access points to the property.

**7.5c Residential 5-C Sub-Zone | R5-C**

**R5-C**

Applies only to Cougar Mobile Home Park, 3258 Alberni Highway, and is intended to reflect the terms of a former land use contract for a mobile home park.

- 1) Principal uses and density within this sub-zone are limited to a maximum of 16 mobile homes.

**2) Additional Condition of Use:**

- 1) A 45.7 m setback from Roger Creek shall be retained in its natural state as potential park land reserve or greenspace.

## 7.6 Residential 6 Zone | R6

R6

This zone provides for small-scale cottages in single family neighbourhoods, with the intention of providing temporary accommodation on a short term basis to visitors and seasonal workers.

### 7.6.1 Definitions specific to this zone:

**STOREY, HALF** means the uppermost storey of a building meeting the following criteria:

- 1) the habitable space is situated wholly under the framing of the roof
- 2) the habitable space does not exceed 50% of the storey situated immediately above or below

### 7.6.2 Permitted Principal Uses:

- 1) Single family dwelling

### 7.6.3 Permitted Accessory Uses:

- 1) Cottages
- 2) Home occupation
- 3) Agriculture use
- 4) Accessory buildings, structures and uses

### 7.6.4 Lot Regulations:

- 1) Minimum lot area 0.24 ha
- 2) Minimum lot width 27 m

### 7.6.5 Density:

- 1) Maximum density 1 single family dwelling plus 1 cottage per 1,000 m<sup>2</sup> of lot area, up to a maximum of 4 cottages

### 7.6.6 Lot Coverage

- 1) Maximum lot coverage 30%
- 2) Maximum lot coverage, all accessory buildings combined 5% of the lot area or 62 m<sup>2</sup>, whichever is greater

### 7.6.7 Maximum Size (Gross Floor Area):

- 1) Maximum, main floor of cottages 47 m<sup>2</sup>
- 2) Maximum, half storey floor of cottages 23 m<sup>2</sup>

### 7.6.8 Maximum Height:

- 1) Principal building 10 m
- 2) Cottages 1.5 storeys and 6.7 m

- 3) Accessory buildings and structures 5 m
- 4) Graduated height, accessory buildings and structures 0.3 m for each additional 0.6 m in side and rear setbacks, to a maximum of 2 storeys

**7.6.9 Minimum Setbacks:**

- 1) Front for all cottages, buildings and structures 12 m
- 2) Rear for principal building and cottages 9 m
- 3) Rear and side for accessory buildings and structures 1 m
- 4) Side for principal building and cottages 4.5 m
- 5) Side for all cottages, buildings and structures from a lot line that abuts a flanking street 4.5 m
- 6) Minimum distance between dwelling units 9 m
- 7) From a minor stream for all buildings, structures and uses 15 m
- 8) From a major stream for all buildings, structures and uses 30 m
- 9) From the ocean for all buildings, structures and uses 15 m

**7.6.10 Conditions of Use:**

- 1) Cottages are intended for temporary accommodation and shall be limited to a maximum of 30 consecutive days per individual or group.
- 2) On any lot with two dwelling units on it, cottages are not permitted.

**7.6.11 Exceptions in Particular Locations:**

On those lands in Residential 6 zones that are identified on the zoning maps by a letter following the zone name, the following additional regulations apply and, where relevant, supersede the R6 regulations:

**7.6a Residential 6-A Sub-Zone | R6-A**

**R6-A**

Provides restrictions on the number of detached accessory dwelling units or cottages that may be developed in some locations in Bamfield.

**1) Density:**

Maximum density per lot between 0.2 and 0.3 ha	Maximum density per lot between 0.3 and 0.4 ha	Maximum density per lot greater than 0.4 ha
1 cottage	2 cottages	3 cottages

**2) Additional Conditions of Use:**

- 1) On any lot with a lot area of less than 0.2 ha, cottages are not permitted.
- 2) Temporary accommodation shall be limited to a maximum of 30 consecutive days per individual or group.

**7.6b Residential 6-B Sub-Zone | R6-B**

**R6-B**

Provides for low-impact cottages that are compatible with rural uses and are primarily intended to provide temporary accommodation to visitors and seasonal workers.

**1) Lot Regulations:**

- 1) Minimum lot area 1.2 ha
- 2) Minimum lot width 60 m

**2) Lot Coverage:**

- 1) Maximum lot coverage 10%

**3) Maximum Size (Gross Floor Area):**

- 1) Maximum floor area on main floor 70 m<sup>2</sup>
- 2) Maximum floor area of half storey 50% of main floor area

**4) Additional Conditions of Use:**

- 1) Temporary accommodation shall be limited to a maximum of 30 consecutive days per individual or group.
- 2) On any lot with a lot area of less than 1.2 ha and with two single family dwellings on it, cottages are not permitted.

## PART 8 | RECREATIONAL RESIDENTIAL ZONES

### 8.1 Recreational Residential 1 Zone | RR1

RR1

This zone provides for seasonal dwellings or recreation homes, particularly in areas which are unsuitable for year-round residence because of inadequate services and community facilities.

#### 8.1.1 Permitted Principal Uses:

- 1) Seasonal dwelling

#### 8.1.2 Permitted Accessory Uses:

- 1) Agriculture use
- 2) Accessory buildings, structures and uses

#### 8.1.3 Lot Regulations:

- 1) Minimum lot area 0.24 ha
- 2) Minimum lot area with communal or community water and sewer system in Bamfield OCP area 0.1 ha
- 3) Minimum lot width 30 m

#### 8.1.4 Density:

- 1) Maximum density 1 seasonal dwelling per lot

#### 8.1.5 Lot Coverage

- 1) Maximum lot coverage 20%
- 2) Maximum total combined, all accessory buildings and structures 5% of the lot area

#### 8.1.6 Maximum Size (Gross Floor Area):

N/A

#### 8.1.7 Maximum Height:

- 1) Seasonal dwelling 10 m
- 2) Accessory buildings and structures 5 m
- 3) Graduated height, accessory buildings and structures 0.3 m for each additional 0.6 m in side and rear setbacks, to a maximum of 2 storeys

#### 8.1.8 Minimum Setbacks:

- 1) Front for all buildings 10 m

- |   |       |
|---|-------|
| 2) Rear for seasonal dwelling                                 | 10 m  |
| 3) Rear and side for accessory buildings and structures       | 1 m   |
| 4) Side for seasonal dwelling                                 | 4.5 m |
| 5) From a minor stream for all buildings, structures and uses | 15 m  |
| 6) From a major stream for all buildings, structures and uses | 30 m  |
| 7) From the ocean for all buildings, structures and uses      | 15 m  |

**8.1.9 Conditions of Use:**

- 1) The seasonal dwelling shall not be occupied as a permanent residence.
- 2) Neither the Regional District nor utility providers shall be expected or required to provide any public utilities or any other works or services to lots in this zone.

**8.1.10 Exceptions in Particular Locations:**

On those lands in Recreation Residential zones that are identified on the zoning maps by a letter following the zone name, the following additional regulations apply and, where relevant, supersede the RR1 regulations:

**8.1a Recreational Residential 1-A Sub-Zone | RR1-A**

**RR1-A**

Provides for small-scale cottages in the Hot Springs Cove area, intended to provide temporary accommodation primarily during summer months.

**1) Additional Permitted Accessory Uses:**

- 1) Caretaker use

**2) Lot Regulations:**

- |  |        |
|--|--------|
| 1) Minimum lot area                          | 0.8 ha |
| 2) Minimum lot area for subdivision purposes | 0.8 ha |

**3) Density:**

- |                            |   |
|----------------------------|---|
| 1) Maximum density per lot | 1 seasonal dwelling per strata lot, and 1 caretaker's residence within the strata development |
|----------------------------|---|

**4) Lot Coverage:**

- |                         |    |
|-------------------------|----|
| 1) Maximum lot coverage | 2% |
|-------------------------|----|

**5) Maximum Size (Gross Floor Area)**

- |  |                   |
|--|-------------------|
| 1) Maximum floor area, seasonal dwelling | 52 m <sup>2</sup> |
| 2) Maximum, accessory buildings          | 28 m <sup>2</sup> |

- 3) Maximum total combined gross floor area of caretaker’s residence and accessory buildings and structures 62 m<sup>2</sup> or 5% of the lot area, whichever is greater
- 6) Maximum Height:**
- 1) Seasonal dwelling 7 m
  - 2) Caretaker’s residence 10 m
  - 3) Accessory buildings and structures 5 m
- 7) Minimum Setbacks:**
- 1) From lot lines or strata lot lines for all buildings 10 m
  - 2) Between buildings 5 m
  - 3) From the ocean for all buildings, structures and uses 15 m
- 8) Additional Conditions of Use:**
- 1) Neither the Regional District nor utility providers shall be expected or required to provide any public utilities or any other works or services to lots in this zone.

### 8.1b Recreational Residential 1-B Sub-Zone | RR1-B

RR1-B

Applies to Wickaninnish Island Estates, District Lot 1161, Clayoquot District, only and is intended to reflect the terms of a former land use contract for the island. The contract provided for temporary accommodation and year-round caretaker’s residence without any services provided by the Regional District.

**1) Additional Permitted Principal Uses:**

- 1) Common amenity building
- 2) Guest cottages

**2) Additional Permitted Accessory Use:**

- 1) Greenhouses

**3) Density:**

- 1) Maximum density per lot 35 seasonal dwellings, and 4 guest cottages

**4) Conditions of Use:**

- 1) Only 1 of the dwelling units may be used as a year-round caretaker’s residence

### 8.1c Recreational Residential 1-C Sub-Zone | RR1-C

RR1-C

Applies to Headquarters Bay Section 77 only and is intended to reflect the terms of a former land use contract for the property. The contract permitted the provision of temporary accommodation for people seeking a wilderness experience.

**1) Permitted Residential Use and Density:**

- 1) A maximum of 41 lots, each with one seasonal dwelling.
- 2) A caretaker's residence may be constructed for year-round occupancy on one of the lots.

**2) Additional Permitted Accessory Uses:**

- 1) Boat launch
- 2) Moorage facilities

**3) Lot Regulations:**

- |  |                    |
|--|--------------------|
| 1) Minimum lot area  | 2 ha               |
| 2) Maximum floor area of seasonal dwellings  | 111 m <sup>2</sup> |
| 3) Minimum setback from natural boundary of Alberni Inlet  | 11 m               |
| 4) Minimum elevation of the bottom of the lowest habitable floor above the natural boundary of Alberni Inlet | 4 m                |

**4) Conditions of Use:**

- 1) No boat launch or moorage facilities shall be constructed without a foreshore lease from the relevant provincial authority.
- 2) All services are the responsibility of the owners of the property. Neither the Regional District nor utility providers shall be expected or required to provide any public utilities or any other works or services to the property.

## 8.2 Salmon Beach Recreational Residential Zone | SB

SB

This zone provides for seasonal recreational use. It is intended for lands that are located at Salmon Beach and requiring minimal infrastructure, which is to be provided by the property owner.

### 8.2.1 Definitions specific to this zone:

<b>CABIN</b>	means a dwelling unit built upon a continuous or permanent foundation where each unit is occupied as a secondary, vacation, or recreational home.
<b>CABIN ACCESSORY USE</b>	means the following: <ol style="list-style-type: none"><li>1) off-street parking of not more than three vehicles, excluding a recreational vehicle or park model</li><li>2) in the case of a lot having a lot area greater than 557m<sup>2</sup>, a cabin not exceeding 52 m<sup>2</sup> in floor area,</li><li>3) in the case of a lot having a lot area greater than 873 m<sup>2</sup>, a cabin not exceeding 71.4 m<sup>2</sup>,</li><li>4) basement or crawlspace height not to exceed 1.9 m, and</li><li>5) may include a deck or decks with a maximum combined horizontal area of 93 m<sup>2</sup> and one porch.</li></ol>
<b>COMMON-SERVICES BUILDING</b>	means an enclosed service building containing elements of infrastructure that are appropriate on the lot, including but not restricted to common generator equipment, common battery banks, photovoltaic apparatus and geothermal heat-exchange systems and equipment.
<b>COMMON-USE FACILITIES</b>	means the following: <ol style="list-style-type: none"><li>1) structures required to contain fire, emergency or garbage collection equipment or community centre social activities,</li><li>2) screened compounds for the storage of recreational vehicles, boats and boat-trailers,</li><li>3) gazebos and barbecue and picnic shelters and pits,</li><li>4) boat launch facilities,</li><li>5) common recreational facilities such as playing fields and tennis courts,</li><li>6) common washroom/toilet facilities subject to formal approval of sewage disposal method by the appropriate provincial authority,</li><li>7) common parking areas, or</li><li>8) covered storage facilities within compounds described in point 2) above.</li></ol>
<b>GROUND COVER</b>	means the total of the gross horizontal area of land covered by a permitted portico, measured in relation to the point on the ground directly below the outermost perimeter of the portico.

**STOREY, HALF** means the uppermost storey of a building meeting the following criteria:  
1) the habitable space is situated wholly under the framing of the roof  
2) the habitable space does not exceed 50% of the storey situated immediately above or below, excluding flights of stairs

**PARK MODEL** means a trailer that is used for temporary and seasonal accommodation, which conforms to the Canadian Standards Association (CSA) Z241 series standard. Excludes mobile homes and modular homes.

**PORCH** means a structure abutting a cabin, having a roof but with sides that are open and unenclosed for at least 50% of the perimeter. For clarity, removable screens are not included in the calculation of enclosed space.

**PORTICO** means the following:

- ACCESSORY USE**
- 1) parking of not more than three vehicles,
  - 2) one portico, being a structure having a ground cover not exceeding 52 m<sup>2</sup>,
  - 3) a deck or decks with a maximum combined horizontal area of 93 m<sup>2</sup>, and
  - 4) free-standing with post-and-beam construction and open-ended on all sides.

**SEASONAL RECREATIONAL USE** means periodic non-permanent use for seasonal vacations and recreational uses and not as the principal residence.

**8.2.2 Permitted Principal Uses:**

- 1) Seasonal recreational use

**8.2.3 Permitted Accessory Uses:**

- 1) Common-use facilities
- 2) One storage building having a maximum floor area of 14.8 m<sup>2</sup> and a maximum height of 3.7 m
- 3) One common-services building having a maximum floor area of 2.3 m<sup>2</sup>
- 4) One recreational vehicle, park model, and portico accessory use or one cabin accessory use

**8.2.4 Lot Regulations:**

- 1) Minimum lot area 0.24 ha

**8.2.5 Density:**

- 1) Maximum density per lot a) 1 recreational vehicle or park model or, provided the lot area is at least 557 m<sup>2</sup>, 1 cabin, or

b) 3 vehicle parking spaces, except as permitted for portico accessory use

**8.2.6 Maximum Size (Gross Floor Area):**

- |  |  |
|--|--|
| 1) Maximum on lots of 557 m <sup>2</sup> to 873 m <sup>2</sup> | 52 m <sup>2</sup>  |
| 2) Maximum on lots of 873 m <sup>2</sup> or greater            | 71.4 m <sup>2</sup>  |
| 3) Maximum area of all decks on a cabin, combined              | 93 m <sup>2</sup>  |
| 4) Porch on a cabin  | 22.3 m <sup>2</sup>  |
| 5) Storage building  | 14.8 m <sup>2</sup>  |
| 6) Common-services building                                    | 2.3 m <sup>2</sup>   |
| 7) Ground cover  | 52 m <sup>2</sup> or area of any permitted recreational vehicle or park model on the lot |

**8.2.7 Maximum Height:**

- |   |   |
|---|---|
| 1) Cabin  | 1.5 storeys and 5.5 m   |
| 2) Common-use facilities, storage buildings and common-services buildings | 1 storey or 3.7 m   |
| 3) Accessory buildings  | 3.7 m   |
| 4) Portico  | 5.5 m or the height of a recreational vehicle plus 0.9 m, whichever is less |
| 5) Fence around compound for vehicle storage                              | 2 m   |

**8.2.8 Minimum Setbacks:**

- |   |       |
|---|-------|
| 1) Front for all common-use facilities and all accessory buildings, cabins and porticos | 6.1 m |
| 2) Rear for all common-use facilities and all accessory buildings, cabins and porticos  | 6.1 m |
| 3) Side for all common-use facilities and all accessory buildings, cabins and porticos  | 3 m   |
| 4) From all lot lines, common-services building   | 1 m   |

- |   |      |
|---|------|
| 5) From a minor stream for all common-use facilities and all accessory buildings, cabins, porticos and uses | 15 m |
| 6) From a major stream for all common-use facilities and all accessory buildings, cabins, porticos and uses | 30 m |
| 7) From the ocean for all common-use facilities and all accessory buildings, cabins, porticos and uses      | 15 m |

**8.2.9 Conditions of Use:**

- 1) Seasonal recreational use shall not be occupied for more than a maximum of 180 days in each calendar year, whether the use is continuous or intermittent.
- 2) A cabin accessory use is not permitted in addition to a recreational vehicle, park model and portico accessory use.
- 3) One recreational vehicle may only be stored on a lot where an owner does not use the lot for a cabin accessory use.
- 4) A portico shall be constructed upon permanent foundations or provide tie-downs for a permitted recreational vehicle.
- 5) The portico shall not be used for storage of any kind, including storage of firewood and household goods, but may be used for the parking of vehicles and a recreational vehicle or park model.
- 6) A common-use facility, storage building or common-services building shall not be used for accommodation or human occupancy.
- 7) All compounds for the storage of recreational vehicles, boats and boat-trailers must be enclosed by a fence of a maximum height of 2 m, except for necessary access and egress points, gated appropriately.
- 8) Common wells shall be permitted only under the following conditions:
  - i. restricted to hand-pump-activating mechanisms only, and
  - ii. limited to 1 common well per block or per group of a maximum of 20 lots.
- 9) Regulation for accessory buildings, structures and uses, and home occupation, in this Bylaw do not apply to the Salmon Beach Recreational Residential zone.
- 10) Neither the Regional District nor utility providers shall be expected or required to provide any public utilities or any other works or services to lots in this zone.

## **9.1 Commercial 1 Zone | C1**

**C1**

This zone is intended to provide for local shopping and services in rural communities. It allows a variety of commercial uses, from convenience stores to drive-in shopping-centre-type and pedestrian-oriented commercial and office buildings, structures and uses.

### **9.1.1 Permitted Principal Uses:**

- 1) Retail uses
- 2) Offices
- 3) Restaurants, bistros, cafés, bars, pubs and other eateries
- 4) Health, welfare and medical services
- 5) Personal service facilities
- 6) Fitness and spa facilities
- 7) Transportation services
- 8) Assembly use
- 9) Arts, entertainment and recreation services
- 10) On lots with a minimum lot area of 0.4 ha, the following additional principal uses are permitted:
  - i. Fuel stations with maintenance and repair facilities
  - ii. Vehicle dealerships including automobile, recreational vehicle and boat sales and rental lots
  - iii. Mobile or modular home and building dealers
- 11) Facilities for service providers including but not restricted to:
  - i. Motor vehicle repair shops
  - ii. Car-washing businesses
  - iii. Sale of bulk petroleum products
  - iv. Boat repair and maintenance shops
  - v. Auction rooms
  - vi. Frozen-food lockers
- 12) Alcohol production
- 13) Cannabis retail stores
- 14) Liquor retail stores

### **9.1.2 Permitted Accessory Uses:**

- 1) Dwelling unit
- 2) Caretaker use
- 3) Accessory buildings, structures and uses

### **9.1.3 Lot Regulations:**

- 1) Minimum lot area 0.24 ha

2)	Minimum lot area with communal or community water and sewer system in Bamfield OCP area	0.1 ha
3)	Minimum lot width	15 m
<b>9.1.4</b>	<b>Density:</b>	
1)	Maximum number of residential units	2
<b>9.1.5</b>	<b>Lot Coverage:</b>	
1)	Maximum lot coverage	60%
<b>9.1.6</b>	<b>Maximum Size (Gross Floor Area):</b>	N/A
<b>9.1.7</b>	<b>Maximum Height:</b>	
1)	Principal building	12 m
2)	Accessory buildings and structures	7 m
<b>9.1.8</b>	<b>Minimum Setbacks:</b>	
1)	Front for all buildings, structures and uses	6 m
2)	Rear for all buildings, structures and uses	6 m
3)	Side for all buildings, structures and uses	1.5 m
4)	From minor stream for all buildings, structures and uses	15 m
5)	From major stream for all buildings, structures and uses	30 m
6)	From the ocean for all buildings, structures and uses	15 m
7)	From the front of the principal commercial building, a separate dwelling unit located behind the principal commercial building	6 m
<b>9.1.9</b>	<b>Conditions of Use:</b>	
1)	The dwelling unit may be located in the same building above the commercial use or in a separate building located behind the commercial building.	
2)	Dwelling unit located above commercial uses shall comply with the following requirements:	
i.	The ground floor of the building shall be used only for commercial uses.	
ii.	Any dwelling unit(s) accessory to the commercial use shall be provided with an entrance that is entirely separate from the commercial use and that accesses directly onto the road.	
iii.	All dwelling units shall be entirely self-contained.	
3)	Any part of a lot used or intended to be used as a storage yard shall be enclosed by screening on all sides not facing directly upon the principal building on the lot, and no material shall be piled or stacked to extend above such screening.	

- 4) Parking for any dwelling unit or units shall be located so that it does not impede access to the commercial premises or use or off-street loading facilities.
- 5) Parking may be provided within the required front yard, provided that the total landscaped area between the front lot line and the front of the building is not less than that which otherwise would be required if parking were not permitted in the required front yard.

**9.1.10 Exceptions in Particular Locations:**

On those lands in Commercial 1 zones that are identified on the zoning maps by a letter following the zone name, the following additional regulations apply and, where relevant, supersede the C1 regulations:

**9.1a Commercial 1-A Sub-Zone | C1-A**

**C1-A**

Applies only to the property at 8551 and 8571 Bothwell Road, known as the Fish and Duck Pub and Marina, and is intended to reflect the terms of a former land use contract for a neighbourhood pub.

**1) Permitted Principal Use:**

- 1) Neighbourhood pub

**2) Permitted Accessory Uses:**

- 1) Single family dwelling
- 2) Secondary suite attached to the pub for caretaker use
- 3) Accessory buildings, structures and uses
- 4) Seasonal cottage rental
- 5) Retail sales of fishing gear and supplies
- 6) Houseboat and waterski rental office
- 7) Houseboat maintenance, service and repair
- 8) Storage of permitted equipment
- 9) Boat fuel pumps
- 10) Pump-and-haul facilities

**3) Lot Regulations:**

- 1) The maximum total retail commercial use floor area is 186 m<sup>2</sup>.
- 4) The maximum density for seasonal cottages is 5.

**9.1b Commercial 1-B Sub-Zone | C1-B**

**C1-B**

Applies only to Lot 11 and Remainder of Lot 12, District Lot 18, Alberni District, on the Alberni Highway at Athol Road and is intended to reflect the terms of a former land use contract that permitted RU1, R1 and C1 uses.

**1) Permitted Principal Uses:**

- 1) Those permitted in the RU1, R1 and I1 zones

**2) Permitted Accessory Uses:**

- 1) Those permitted in the RU1, R1 and I1 zones

**3) Additional Conditions of Use:**

- 1) Uses permitted in RU1 zones are restricted to those portions of the property adjoining Athol Road, except for area described in subsection 2) below, and adjoining the Alberni Highway for a depth of 15 m from the exterior lot lines and along the interior lot line for a distance of 22.9 m from the eastern side lot line and a depth of 38.1 m from the front lot line on the Alberni Highway.
- 2) Uses permitted in R1 zones are restricted to an area of 1,137 m<sup>2</sup> with 22.9 m of frontage on Athol Road commencing 15.8 m from the northern lot line of Lot 11 and continuing for a distance of 22.9 m along Athol Road.
- 3) Uses permitted in the I1 zone are restricted to those listed in section 11.1.1(2) and are limited to the remaining portions of the properties, outside the areas where RU1 and R1 uses are permitted.
- 4) A continuous screening of a compact evergreen hedge not less than 1.8 m in height shall be maintained along the northern lot line of Lot 11 and the eastern lot lines of Lot 11 and the Remainder of Lot 12 where I1 uses are permitted.

**9.1c Commercial 1-C Sub-Zone | C1-C**

**C1-C**

Applies only to Lot 7, District Lot 469, Clayoquot District, Plan 25529, on the Tofino-Ucluelet Highway at Lee Road and is intended to permit office and administration space for local enterprises.

**1) Permitted Principal Use:**

- 1) Office facilities for enterprises and businesses principally conducted off-site

**2) Lot Regulations:**

- |                      |        |
|----------------------|--------|
| 1) Minimum lot area  | 0.3 ha |
| 2) Minimum lot width | 37 m   |

**3) Lot Coverage:**

- |                         |    |
|-------------------------|----|
| 1) Maximum lot coverage | 5% |
|-------------------------|----|

**4) Maximum Size (Gross Floor Area):**

- |  |                    |
|--|--------------------|
| 1) Maximum, principal building                     | 297 m <sup>2</sup> |
| 2) Maximum total combined, all accessory buildings | 93 m <sup>2</sup>  |

**5) Maximum Height:**

- |                                       |      |
|---------------------------------------|------|
| 1) Principal building                 | 12 m |
| 2) Accessory buildings and structures | 7 m  |

**6) Minimum Setbacks:**

- |   |     |
|---|-----|
| 1) Front for all buildings, structures and uses | 6 m |
|---|-----|

- |   |       |
|---|-------|
| 2) Rear for all buildings, structures and uses                    | 6 m   |
| 3) Side for all buildings, structures and uses                    | 1.5 m |
| 4) From a minor stream for all buildings, structures and uses     | 15 m  |
| 5) From a major stream for all buildings, structures and uses     | 30 m  |
| 6) From the ocean for all buildings, structures and uses          | 7.5 m |
| 7) From a principal building, any accessory building or structure | 7 m   |

**7) Conditions of Use:**

- 1) Accessory residential use is restricted to a caretaker use.
- 2) Only one principal building is permitted and, for clarity, if there is a caretaker's residence, it must be incorporated into this building.
- 3) No commercial vehicle, truck, bus, contractors' equipment or any similar conveyance, equipment or craft may be parked or stored in the open.

## 9.2 Commercial 2 Zone | C2

C2

This zone is intended to provide for hotels and recreational rental accommodation facilities, and for pedestrian-oriented commercial and hotel uses. The zone is not intended for full-time, year-round residential use except to support temporary accommodation or commercial uses.

### 9.2.1 Permitted Principal Uses:

- 1) Hotels

### 9.2.2 Permitted Accessory Uses:

- 1) Dwelling unit
- 2) Caretaker use
- 3) Accessory buildings, structures and uses
- 4) Restaurants, bistros, cafés, bars, pubs and other eateries
- 5) Gift stores
- 6) Mini golf
- 7) Facilities ancillary to canoeing, kayaking, cross-country skiing, hiking, hunting, and similar outdoor recreational uses
- 8) Health, welfare and medical services
- 9) Fitness and spa facilities
- 10) Assembly use
- 11) Liquor stores
- 12) Cannabis retail stores

### 9.2.3 Lot Regulations:

- |  |         |
|--|---------|
| 1) Minimum lot area  | 0.24 ha |
| 2) Minimum lot area with communal or community water and sewer system in Bamfield OCP area | 0.1 ha  |
| 3) Minimum lot width   | 15 m    |

### 9.2.4 Density:

Maximum total number of guest bedrooms for temporary accommodation	Maximum number of guest bedrooms for temporary accommodation per hectare
40	40

### 9.2.5 Lot Coverage

- |                         |     |
|-------------------------|-----|
| 1) Maximum lot coverage | 60% |
|-------------------------|-----|

### 9.2.6 Maximum Size (Gross Floor Area):

N/A

### 9.2.7 Maximum Height:

- |                                       |      |
|---------------------------------------|------|
| 1) Principal building                 | 12 m |
| 2) Accessory buildings and structures | 7 m  |

**9.2.8 Minimum Setbacks:**

- |  |       |
|--|-------|
| 1) Front for all buildings, structures and uses                          | 6 m   |
| 2) Rear for all buildings, structures and uses                           | 6 m   |
| 3) Side for all buildings, structures and uses                           | 1.5 m |
| 4) From a minor stream for all buildings, structures and uses            | 15 m  |
| 5) From a major stream for all buildings, structures and uses            | 30 m  |
| 6) From the ocean for all buildings, structures and uses                 | 15 m  |
| 7) From principal building, all accessory buildings, structures and uses | 7 m   |

**9.2.9 Conditions of Use:**

- 1) Dwelling unit shall:
  - i. be completely separate from the commercial use,
  - ii. have its own access, completely separate from the commercial use, and
  - iii. have its access provided from a ground floor entrance.
- 2) The ground floor of the building shall be used only for commercial uses.
- 3) All those portions of the required front yard not used for permitted parking shall be fully landscaped and properly maintained.
- 4) Parking for any dwelling unit or units shall be located so that it does not impede access to the commercial premises or use of off-street loading facilities.
- 5) All business and uses shall be conducted within a building except for parking, loading and display facilities for outdoor recreational uses.

## 9.3 Commercial Recreation Zone | C3

C3

This zone provides for low-intensity recreational uses which require large areas for development and only minor water supply and sewerage.

### 9.3.1 Permitted Principal Uses:

- 1) Archery ranges
- 2) Drive-in theatres
- 3) Facilities ancillary to canoeing, kayaking, cross-country skiing, hiking, hunting, and similar outdoor recreational uses
- 4) Golf course, clubhouse, and mini golf
- 5) Golf driving ranges
- 6) Gun clubs
- 7) Bowling greens, tennis courts, basketball courts
- 8) Riding academy
- 9) Zip-lines

### 9.3.2 Permitted Accessory Uses:

- 1) Accessory buildings, structures and uses

### 9.3.3 Lot Regulations:

- |                      |        |
|----------------------|--------|
| 1) Minimum lot area  | 0.8 ha |
| 2) Minimum lot width | 200 m  |

### 9.3.4 Density:

N/A

### 9.3.5 Maximum Size (Gross Floor Area):

N/A

### 9.3.6 Maximum Height:

- |                                       |      |
|---------------------------------------|------|
| 1) Principal building                 | 12 m |
| 2) Accessory buildings and structures | 7 m  |

### 9.3.7 Minimum Setbacks:

- |   |       |
|---|-------|
| 1) Front for all buildings, structures and uses             | 6 m   |
| 2) Rear for all buildings, structures and uses              | 6 m   |
| 3) Side for all buildings, structures and uses              | 1.5 m |
| 4) From minor stream for all buildings, structures and uses | 15 m  |
| 5) From major stream for all buildings, structures and uses | 30 m  |
| 6) From the ocean for all buildings, structures and uses    | 15 m  |

7) From principal building, all accessory buildings and structures

7 m

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## 9.4 Commercial Campground Zone | C4

C4

### 9.4.1 Permitted Principal Uses:

- 1) Campground

### 9.4.2 Permitted Accessory Uses:

- 1) One single family dwelling as a caretaker use
- 2) Accessory buildings, structures and uses

### 9.4.3 Lot Regulations:

- 1) Minimum lot area, residential and cottage use 1 ha
- 2) Minimum lot width, residential and cottage use 60 m

### 9.4.3 Density:

N/A

### 9.4.4 Lot Coverage:

N/A

### 9.4.5 Maximum Size (Gross Floor Area):

N/A

### 9.4.6 Maximum Height:

- 1) Caretaker use 9 m
- 2) Accessory buildings and structures 7 m

### 9.4.7 Minimum Setbacks:

- 1) Front for all buildings, structures and uses 6 m
- 2) Rear for all buildings, structures and uses 6 m
- 3) Side for all buildings, structures and uses 1.5 m
- 4) From minor stream for all buildings, structures and uses 15 m
- 5) From major stream for all buildings, structures and uses 30 m
- 6) From the ocean for all buildings, structures and uses 15 m
- 7) From principal building, all accessory buildings and structures 7 m

### 9.4.8 Exceptions in Particular Locations:

On those lands in Commercial Campground zones that are identified on the zoning maps by a letter following the zone name, the following additional regulations apply and, where relevant, supersede the C4 regulations:

## 9.4a Commercial Campground 4-A Sub-Zone | C4-A

C4-A

Provides facilities to accommodate tents and recreational vehicles in areas that are particularly located and suited to such uses, without the requirement for a single family dwelling as a principal use.

### 1) Additional Conditions of Use:

- 1) A camping site shall not be occupied by the same recreational vehicle for more than 180 days in any calendar year, whether the use is continuous or intermittent.
- 2) Recreational vehicles shall be located only on established camping sites.
- 3) Where a campground is subdivided, the subdivision created shall contain no more than 26 camping sites, and each camping site shall be a minimum of 83.9 m<sup>2</sup> in area.

## 9.4b Commercial Campground 4-B Sub-Zone | C4-B

C4-B

Provides for facilities to accommodate tourists and vacationers in tents and recreational vehicles in areas which are particularly located and suited to such uses.

### 1) Additional Permitted Principal Uses:

- 1) Staff accommodation use

### 2) Additional Permitted Accessory Uses:

- 1) Café
- 2) Food truck

### 3) Lot Regulations:

- |                      |       |
|----------------------|-------|
| 1) Minimum lot area  | 16 ha |
| 2) Minimum lot width | 100 m |

### 4) Maximum Height:

9 m

### 5) Minimum Setbacks:

- |          |       |
|----------|-------|
| 1) Front | 7.6 m |
| 2) Rear  | 9 m   |
| 3) Side  | 5 m   |

### 6) Additional Conditions of Use:

- 1) In this zone campsite means an established site within a campground for the temporary accommodation of recreational vehicles or tents for a period not to exceed 180 days in any calendar year.
- 2) Maximum number of campsites shall not exceed 160 within the C4-B zone.
- 3) In this zone staff accommodation use means residential dwelling units for employees of a commercial or industrial use conducted on the same lot or on an associated lot. The residential units shall not be used as short term vacation rental units.
- 4) Maximum number of residential units shall not exceed 10.

- 5) For residential units, the maximum floor area shall be 80 m<sup>2</sup>.
- 6) No recreational vehicle or tent shall be located other than on an established campsite.
- 7) No year round or permanent occupation of a campsite may occur.
- 8) A residential unit or campsite shall not be a separate strata unit.
- 9) In this zone accessory buildings and uses includes office facilities, retail store, surf rental, washroom/shower facilities, parking, play areas, gazebos, picnic shelters, garbage containment, compost containment.

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## 9.5 Bamfield Commercial Zone | C5

C5

This zone is intended to provide for local shopping, services, hotels and recreational rental accommodation facilities in the Bamfield OCP area. This zone is not intended for full-time residential use except to support tourist accommodation or commercial uses.

### 9.5.1 Permitted Principal Uses:

- 1) Hotels
- 2) Retail uses excluding vehicle dealerships
- 3) Offices
- 4) Restaurants, bistros, cafes, bars, pubs and other eateries
- 5) Gift stores
- 6) Liquor stores
- 7) Cannabis retail stores
- 8) Health, welfare and medical services
- 9) Personal service facilities
- 10) Fitness and spa facilities
- 11) Transportation services
- 12) Assembly use
- 13) Arts, entertainment and recreation services

### 9.5.2 Permitted Accessory Uses:

- 1) Dwelling unit
- 2) Caretaker use
- 3) Accessory buildings, structures and uses

### 9.5.3 Lot Regulations:

- |  |         |
|--|---------|
| 1) Minimum lot area  | 0.24 ha |
| 2) Minimum lot area with communal or community water and sewer system in Bamfield OCP area | 0.1 ha  |
| 3) Minimum lot width   | 15 m    |

### 9.5.4 Density:

Maximum number of residential units	Maximum total number of guest bedrooms for temporary accommodation	Maximum number of guest bedrooms for temporary accommodation per hectare
2	40	40

### 9.5.5 Lot Coverage:

- |                         |     |
|-------------------------|-----|
| 1) Maximum lot coverage | 60% |
|-------------------------|-----|

### 9.5.6 Maximum Size (Gross Floor Area):

N/A

### 9.5.7 Maximum Height:

- 1) Principal building 12 m
- 2) Accessory buildings and structures 7 m

**9.5.8 Minimum Setbacks:**

- 1) Front for all buildings, structures and uses 3 m
- 2) Rear for all buildings, structures and uses 3 m
- 3) Side for all buildings, structures and uses 1.5 m
- 4) From minor stream for all buildings, structures and uses 15 m
- 5) From major stream for all buildings, structures and uses 30 m
- 6) From the ocean for all buildings, structures and uses 15 m
- 7) From the front of the principal commercial building, a separate dwelling unit located behind the principal commercial building 6 m
- 8) From principal building, all accessory buildings and structures 3 m

**9.5.9 Conditions of Use:**

- 1) The dwelling unit may be located in the same building above the commercial use or in a separate building located behind the commercial building.
- 2) Dwelling unit located above commercial uses shall comply with the following requirements:
  - i. The ground floor of the building shall be used only for commercial uses.
  - ii. Any dwelling unit(s) accessory to the commercial use shall be provided with an entrance that is entirely separate from the commercial use and that accesses directly onto the road.
  - iii. All dwelling units shall be entirely self-contained.
- 3) All commercial uses shall be conducted within a building except for permitted rental, sales, storage yards, parking and loading facilities.
- 4) Any part of a lot used or intended to be used as a storage yard shall be enclosed by screening on all sides not facing directly upon the principal building on the lot, and no material shall be piled or stacked to extend above such screening.
- 5) Parking may be provided within the required front yard, provided that the total landscaped area between the front lot line and the front of the building is not less than that which otherwise would be required if parking were not permitted in the required front yard.
- 6) All those portions of the required front yard not used for permitted parking shall be fully landscaped and properly maintained.
- 7) Parking for any dwelling unit or units shall be located so that it does not impede access to the commercial premises or use of off-street loading facilities.

- 8) All uses shall be conducted within a building except for transportation, parking, loading and display facilities.

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## 9.6 Seasonal Staff Accommodation Commercial Zone | C6

C6

This zone is intended to provide for seasonal staff accommodation in isolated or remote locations with minimal facilities, intended to provide a supportive function to affiliated properties within the vicinity that are used primarily for commercial or industrial purposes.

### 9.6.1 Definitions specific to this zone:

**SEASONAL STAFF ACCOMMODATION** means a dwelling or dwelling unit providing for the accommodation of staff when used in conjunction with an associated commercial or industrial use on the same or nearby property or properties for a maximum of 180 days per year.

**SITE AREA** means the part of a lot set aside or available for the exclusive use of the occupants of a seasonal staff accommodation and may be included in a strata lot.

### 9.6.2 Permitted Principal Uses:

- 1) Seasonal staff accommodation

### 9.6.3 Permitted Accessory Uses:

- 1) Agriculture use
- 2) Accessory buildings and uses

### 9.6.4 Lot Regulations:

- 1) Minimum lot area 2 ha
- 2) Minimum lot width 100 m

### 9.6.5 Density:

N/A

### 9.6.6 Lot Coverage:

- 1) Maximum lot coverage 10%

### 9.6.7 Maximum Size (Gross Floor Area):

N/A

### 9.6.8 Maximum Height:

N/A

### 9.6.9 Minimum Setbacks:

- 1) Front for all buildings, structures and uses 15 m
- 2) Rear for all buildings, structures and uses 9 m
- 3) Side for all buildings, structures and uses 4.5 m

- 4) From minor stream for all buildings, structures and uses 15 m
- 5) From major stream for all buildings, structures and uses 30 m
- 6) From the ocean for all buildings, structures and uses 15 m

**9.6.10 Conditions of Use:**

- 1) The regional district has no plans to construct, install, operate or maintain sewer, sewage disposal, water supply, drainage or fire protection services for the benefit of lands within this zone.

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## 10.1 Mixed-Use Zone | MU

MU

This zone provides for residential use which may be combined with commercial tourism buildings, structures and uses that are primarily intended to provide temporary accommodation to visitors.

### 10.1.1 Definitions specific to this zone:

<b>ACCESSORY COMMON BUILDING</b>	means an accessory building, the use of which is restricted to: 1) common meeting rooms 2) recreational rooms 3) convenience store 4) laundromat and drying room
<b>BUFFER AREA</b>	means the area between the natural boundary and a line 20 m upland from it.
<b>COMMUNAL FACILITIES</b>	means: 1) structures required to contain fire, emergency or garbage-collection equipment 2) gazebos, barbecue, and picnic shelters and pits 3) recreational facilities such as playing fields and tennis courts

### 10.1.2 Permitted Principal Uses:

- 1) Single family dwelling

### 10.1.3 Permitted Accessory Uses:

- 1) Campground
- 2) Cottage
- 3) Accessory buildings, structures and uses
- 4) Communal facilities
- 5) One accessory common building
- 6) Home occupation

### 10.1.4 Lot Regulations:

- |                      |       |
|----------------------|-------|
| 1) Minimum lot area  | 1 ha  |
| 2) Minimum lot width | 100 m |

### 10.1.5 Density:

Maximum density for single family dwelling	Maximum density for cottage use	Maximum density for camping site use	Maximum number of camping sites
1	1 cottage per 2,000 m <sup>2</sup> of lot area	1 camping site per 1,000 m <sup>2</sup> of lot area or 10 per ha	100

**10.1.6 Lot Coverage:**

- |  |                    |
|--|--------------------|
| 1) Maximum lot coverage  | 75%                |
| 2) Maximum area for temporary recreational vehicle, trailer, boat-trailer and boat storage | 5% of the lot area |

**10.1.7 Maximum Size (Gross Floor Area):**

- |  |                    |
|--|--------------------|
| 1) Storage building                                  | 61 m <sup>2</sup>  |
| 2) Accessory common building                         | 149 m <sup>2</sup> |
| 3) Convenience store in an accessory common building | 22 m <sup>2</sup>  |
| 4) Maximum, cottage                                  | 74 m <sup>2</sup>  |

**10.1.8 Maximum Height:**

- |                                       |       |
|---------------------------------------|-------|
| 1) Principal building                 | 12 m  |
| 2) Cottage                            | 4.3 m |
| 3) Accessory buildings and structures | 7 m   |
| 4) Storage building                   | 3.7 m |
| 5) Accessory common building          | 10 m  |

**10.1.9 Minimum Setbacks:**

- |  |       |
|--|-------|
| 1) Front for all buildings, structures and uses except cottage         | 6 m   |
| 2) Rear for all buildings, structures and uses except cottage          | 6 m   |
| 3) Side for all buildings, structures and uses except cottage          | 1.5 m |
| 4) From all lot lines, cottage   | 10 m  |
| 5) From minor stream for all buildings, structures and uses            | 15 m  |
| 6) From major stream for all buildings, structures and uses            | 30 m  |
| 7) From the ocean for all buildings, structures and uses               | 15 m  |
| 8) Between all buildings and structures other than communal facilities | 10 m  |
| 9) From all lot lines for camping sites                                | 10 m  |

- |   |       |
|---|-------|
| 10) From an internal access road for camping sites                    | 2 m   |
| 11) Minimum distance between washroom facilities and any camping site | 4.5 m |
| 12) Maximum distance between washroom facilities and any camping site | 150 m |

**10.1.10 Conditions of Use:**

- 1) Lots zoned Mixed-Use in Bamfield are exempt from the minimum lot area regulation.
- 2) Campground and cottage are permitted as accessory uses only if a single family dwelling is the principal use.
- 3) Cottages shall not be constructed within the required front, rear or side yard of a single family dwelling.
- 4) Within the buffer area, only the following uses are permitted:
  - i. Boat launch or amenity area
  - ii. Access road
  - iii. Hiking or jogging trails
  - iv. Open space
  - v. A wall or campground identification sign not exceeding 1.5 m<sup>2</sup> in area
  - vi. Vehicle parking
  - vii. Internal access roads that directly traverse the setback area to connect the internal access road system of the campground to a highway
- 5) Commercial accessory buildings, structures and uses shall be restricted to:
  - i. Parking of two vehicles for each camping site
  - ii. One storage building for grounds maintenance purposes
  - iii. Boat launch
  - iv. Screened compounds for the storage of recreational vehicles, trailers, boats and boat-trailers
- 6) An accessory common building shall not be used for habitable use.
- 7) At least one of the two parking spaces for each camping site shall be located adjacent to the internal access road and may be sited within the 2 m setback area.
- 8) Minimum camping site area shall be 55 m<sup>2</sup>.
- 9) No trailer, recreational vehicle or tent shall be located anywhere other than on a camping site.
- 10) Internal access road shall conform to the following standards be:
  - i. Constructed of hard durable surface so not to produce dust,
  - ii. A minimum of 6 m in width, and
  - iii. Looped or have a turning circle radius of 12 m.
- 11) Sewage disposal shall be provided by a community or communal sewer system or a septic disposal system constructed and operating to the standards of the relevant provincial regulations.
- 12) One sewage disposal station shall be provided for use by recreational vehicles and shall be:
  - i. Established in every campground that contains more than 30 camping sites,

- ii. Located in an area apart from an internal access road and to allow easy and convenient access by recreational vehicles for the purpose of disposing of the contents of the vehicle's sewage storage tanks.
- 13) Washroom facilities shall be provided within the campground and shall be located in a separate building or buildings or in the accessory common building.
- 14) A campground that contains more than 30 camping sites shall be serviced by a community or communal water system or a water-supply system built to the standards of the relevant provincial regulations and shall provide the following:
  - i. Minimum of 0.18 m<sup>3</sup> per day of potable water per camping site,
  - ii. Water hookup for recreational vehicles in at least 20% of all camping sites.
- 15) Garbage disposal containers shall be provided, and each container shall be durable and insect, rodent and bear-proof.
- 16) All compounds for the storage of recreational vehicles, trailers, boats or boat-trailers shall be fenced, screened or bermed and gated.
- 17) Where a principal building is set back from the required front yard, parking may be provided in the required front yard, provided that the total landscaped area within that portion of the required front yard between the front lot line and the front line of the building is not less than that which otherwise would be required if parking were not permitted in the required front yard.

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## 11.1 Light Industrial | I1

I1

This zone provides for industrial and business parks, light manufacturing, warehousing and wholesaling buildings, structures and uses.

### 11.1.1 Permitted Principal Uses:

- 1) The following industries:
  - i. Abattoir
  - ii. Food and beverage industries, excluding the fish-products industry and meat and poultry products industries
  - iii. Furniture and fixture industries
  - iv. Miscellaneous wood industries that entail manufacturing or finishing from prepared lumber
  - v. Printing, publishing and allied industries
  - vi. Machinery, electrical products, transportation equipment and metal fabricating industries, excluding boiler and plate works and the fabricated structural metal industry
  - vii. Glass and glass products manufacturing
  - viii. Miscellaneous manufacturing industries
- 2) Offices, storage buildings and workshops for the following construction industry enterprises:
  - i. Building construction
  - ii. Septic-tank construction (on-site)
  - iii. Special-trade contractors, excluding demolition, excavation and house-moving contractors
- 3) Wholesale businesses, excluding wholesalers of lumber and building materials and wholesalers of scrap and waste materials
- 4) Mini-storage facilities
- 5) Electrical power, gas, water utilities, works yards and service providers
- 6) Cartage, delivery and express facilities
- 7) Retail of automotive products, including automobile or boat sales or rental, but excluding sale of fuel
- 8) Engineering and research facilities
- 9) Laundries, cleaners and pressers, excluding self-service
- 10) The following miscellaneous services:
  - i. Welding shops
  - ii. Services to buildings and dwelling units
  - iii. Machinery and equipment rental
  - iv. Motor vehicle repair shops
- 11) On lots within the ALR:
  - i. Medical cannabis production
  - ii. Non-medical cannabis production
- 12) On lots outside of the ALR with a minimum lot area of 2.43 ha:

- i. Medical cannabis production
- ii. Non-medical cannabis production

**11.1.2 Permitted Accessory Uses:**

- 1) Accessory buildings, structures and uses including display, storage and retail sales of goods produced on the premises
- 2) Open storage
- 3) Single family dwelling

**11.1.3 Lot Regulations:**

- 1) Minimum lot area 0.24 ha
- 2) Minimum lot width 30 m

**11.1.4 Density:**

N/A

**11.1.5 Lot Coverage:**

- 1) Maximum lot coverage 50%

**11.1.6 Maximum Size (Gross Floor Area):**

N/A

**11.1.7 Maximum Height:**

- 1) Principal building 12 m
- 2) Accessory buildings and structures 7 m

**11.1.8 Minimum Setbacks:**

- 1) Front for all buildings, structures and uses 3 m
- 2) Rear for all buildings, structures and uses 3 m
- 3) Side for all buildings, structures and uses 1.5 m
- 4) From minor stream for all buildings, structures and uses 15 m
- 5) From major stream for all buildings, structures and uses 30 m
- 6) From the ocean for all buildings, structures and uses 15 m
- 7) From all lot lines, within the ALR, for any building, structure or open area used for medical or non-medical cannabis production 30 m
- 8) From all lot lines, outside of the ALR, for any building, structure or open area used for medical or non-medical cannabis production 60 m

- 9) From any existing school or park, outside of or within the ALR, for any building, structure or open area used for medical or non-medical cannabis production 300 m
- 10) From a Residential and Institutional zone, within the ALR, for any building, structure or open area used for medical or non-medical cannabis production 60 m
- 11) From a Residential zone for intensive agriculture 50 m
- 12) From all streams for intensive agriculture 30 m
- 13) From a lot line that abuts a road for intensive agriculture 15 m

#### 11.1.9 Conditions of Use:

- 1) All permitted uses shall be housed completely within an enclosed building, except for outdoor display, rental, sales or storage yards, parking and loading facilities.
- 2) Nothing shall be done which creates or causes a health, fire or explosion hazard, electrical interference or undue traffic congestion.
- 3) Any part of a lot used or intended to be used as an outside storage yard shall be enclosed by screening on any side not facing directly upon the principal building on the lot, and no material shall be piled to extend above such screening.
- 4) All those portions of a required front yard not used for permitted parking or display yard shall be fully landscaped and properly maintained.
- 5) Where the side lot line abuts a lot in a Residential zone or is separated by a road or a lane therefrom, all those portions of a required side yard not used for permitted parking shall be fully landscaped and properly maintained.
- 6) Parking and loading facilities may be provided in the required front yard or rear yard, provided that, if in the front, a landscaped area of at least 5 m in depth is maintained within the portion of the lot between the front lot line and the front of the building.
- 7) For land in the ALR, the permitted uses for this zone must be consistent with the *Agricultural Land Commission Act* and Regulations, or be approved through application to the ALC.

#### 11.1.10 Exceptions in Particular Locations:

On those lands in Light Industrial zones that are identified on the zoning maps by a letter following the zone name, the following additional regulations apply and, where relevant, supersede the I1 regulations:

### 11.1a Industrial 1-A Sub-Zone | I1-A

I1-A

Provides for all uses permitted in the I1 zone as well as additional light industrial uses, including open storage as a principal use.

#### 1) Additional Permitted Principal Uses:

- 1) Offices, storage buildings and workshops for the construction industry that are not permitted in the I1 zone

- 2) Wholesalers of lumber and building materials
- 3) Screening and grinding of sand and gravel
- 4) Open storage
- 5) Truck transport
- 6) Commercial nurseries and greenhouses
- 7) Ready-mix concrete production

**2) Additional Conditions of Use:**

- 1) Where a lot or any part thereof is used or intended to be used as an outside storage yard, that portion of the storage yard that fronts on or adjoins a road, a lot in a Residential zone or is separated by a lane therefrom shall be screened, and no material located within 15.4 m of the screening shall be permitted to extend above the screening.

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## 11.2 General Industrial Zone | I2

I2

This zone provides for warehousing, enclosed storage and materials-handling operations.

### 11.2.1 Permitted Principal Uses:

- 1) Warehousing and storage building
- 2) Mini-storage

### 11.2.2 Permitted Accessory Uses:

- 1) Accessory buildings, structures and uses including office facilities ancillary to the principal use and parking and loading facilities
- 2) Single family dwelling

### 11.2.3 Lot Regulations:

- |                      |         |
|----------------------|---------|
| 1) Minimum lot area  | 0.24 ha |
| 2) Minimum lot width | 30 m    |

### 11.2.4 Density:

N/A

### 11.2.5 Lot Coverage:

- |                         |     |
|-------------------------|-----|
| 1) Maximum lot coverage | 60% |
|-------------------------|-----|

### 11.2.6 Maximum Size (Gross Floor Area):

N/A

### 11.2.7 Maximum Height:

- |  |      |
|--|------|
| 1) Principal building                          | 12 m |
| 2) Maximum, accessory buildings and structures | 7 m  |

### 11.2.8 Minimum Setbacks:

- |   |       |
|---|-------|
| 1) Front for all buildings, structures and uses             | 3 m   |
| 2) Rear for all buildings, structures and uses              | 3 m   |
| 3) Side for all buildings, structures and uses              | 1.5 m |
| 4) From minor stream for all buildings, structures and uses | 15 m  |
| 5) From major stream for all buildings, structures and uses | 30 m  |
| 6) From the ocean for all buildings, structures and uses    | 15 m  |

### 11.2.9 Conditions of Use:

- 1) All permitted uses shall be housed completely within a storage building except for permitted parking and loading facilities.
- 2) Landscaping shall be provided along lot lines for a minimum of 5 m in depth.

- 3) Parking and loading facilities may be provided in the required front yard or rear yard, provided that, if in the front, a landscaped area of at least 5 m in depth is maintained within the portion of the lot between the front lot line and the front of the building.

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## 11.3 Industrial Storage Zone | I3

I3

This zone provides for open and enclosed storage of industrial goods, logs and resource-materials-handling operations.

### 11.3.1 Permitted Principal Uses:

- 1) Storage of log, lumber, chips, including facilities for the transfer of logs to and from the water
- 2) Dry-land sorting
- 3) Storage of ore, concentrates and refined products
- 4) Storage of gravel, sand and quarried material

### 11.3.2 Permitted Accessory Uses:

- 1) Accessory buildings, structures and uses
- 2) Single family dwelling

### 11.3.3 Lot Regulations:

- 1) Minimum lot area 0.4 ha
- 2) Minimum lot width 30 m

### 11.3.4 Density:

N/A

### 11.3.5 Lot Coverage:

- 1) Maximum lot coverage 60%

### 11.3.6 Maximum Size (Gross Floor Area):

N/A

### 11.3.7 Maximum Height:

- 1) Accessory buildings and structures 7 m

### 11.3.8 Minimum Setbacks:

- 1) Front for principal uses 6 m
- 2) Rear for principal uses 6 m
- 3) Side for principal uses 6 m
- 4) Front for all buildings and structures 3 m
- 5) Rear for all buildings and structures 3 m
- 6) Side for all buildings and structures 1.5 m
- 7) From minor stream for all buildings, structures and uses 15 m
- 8) From major stream for all buildings, structures and uses 30 m

- 9) From the ocean for all buildings, structures and uses 15 m

**11.3.9 Conditions of Use:**

- 1) Nothing shall be done which creates or causes a health, fire or explosion hazard, electrical interference or undue traffic congestion.
- 2) No storage is permitted within 15.2 m of a lot line abutting a road, lane, a Residential or Rural zone.
- 3) Parking and loading facilities may be provided in the required front yard or rear yard, provided that, if in the front, a landscaped area of at least 5 m in depth is maintained within the portion of the lot between the front lot line and the front of the building.

**11.3.10 Exceptions in Particular Locations:**

On those lands in Industrial Storage zones that are identified on the zoning maps by letter following the zone name, the following additional regulations apply and, where relevant, supersede the I3 regulations:

**11.3a Industrial Storage 3-A Sub-Zone | I3-A**

I3-A

Provides for open storage of industrial and non-industrial materials on smaller Industrial lots.

**1) Permitted Principal Uses:**

- 1) Warehousing and storage building
- 2) Open storage of boats, trucks, trailers, campers and similar items

**2) Lot Regulations:**

- 1) Minimum lot area 0.24 ha

**3) Conditions of Use:**

- 1) Any portion of the lot used or intended to be used for open storage and adjoining a road, a lot in a Residential or Rural zone or separated by a lane therefrom shall be screened to a minimum height of 2 m.

## 11.4 Heavy Industrial Zone | I4

I4

This zone provides for special types of industry and heavy industrial activities and uses.

### 11.4.1 Permitted Principal Uses:

- 1) Principal uses permitted in Light Industrial (I1) zone
- 2) The following production or manufacturing industries:
  - i. All wood industries
  - ii. Paper, printing, publishing and allied industries
  - iii. Machinery, electrical products, transportation equipment and metal fabricating industries, including boiler and plate works, foundries and the fabricated structural metal industry
  - iv. Fish products industries, meat and poultry products industries
  - v. Primary metal industries
  - vi. All non-metallic mineral products industries
  - vii. Petroleum and coal products industries
  - viii. Chemical and chemical products industries, provided that where explosives are manufactured or stored, outside-safety-distance regulations pursuant to the federal Explosives Act shall be observed as though a place of public assembly were located adjacent to all lot lines
- 3) Sand, gravel and other natural resource extraction and processing, including screening, crushing and grinding of sand and gravel, and similar operations
- 4) Offices, storage buildings and workshops for all construction industry activities
- 5) Storage and warehousing, including open storage and mini-storage
- 6) One sawmill on permanent foundations or one portable sawmill
- 7) Wholesale businesses, including wholesalers of lumber and building materials and wholesalers of scrap and waste materials
- 8) Truck transport
- 9) Commercial nurseries and greenhouses
- 10) Blacksmithing

### 11.4.2 Permitted Accessory Uses:

- 1) Accessory buildings, structures and uses including office, display, storage, workshop and retail sales of goods produced on the premises
- 2) Single family dwelling or mobile home

### 11.4.3 Lot Regulations:

- |                      |         |
|----------------------|---------|
| 1) Minimum lot area  | 0.24 ha |
| 2) Minimum lot width | 30 m    |

### 11.4.4 Density:

N/A

### 11.4.5 Lot Coverage:

- |                         |     |
|-------------------------|-----|
| 1) Maximum lot coverage | 60% |
|-------------------------|-----|

**11.4.6 Maximum Size (Gross Floor Area):**

N/A

**11.4.7 Maximum Height:**

- |                                       |      |
|---------------------------------------|------|
| 1) Principal building                 | 12 m |
| 2) Accessory buildings and structures | 7 m  |

**11.4.8 Minimum Setbacks:**

- |   |       |
|---|-------|
| 1) Front for all buildings, structures and uses             | 3 m   |
| 2) Rear for all buildings, structures and uses              | 3 m   |
| 3) Side for all buildings, structures and uses              | 1.5 m |
| 4) From minor stream for all buildings, structures and uses | 15 m  |
| 5) From major stream for all buildings, structures and uses | 30 m  |
| 6) From the ocean for all buildings, structures and uses    | 15 m  |

**11.4.9 Conditions of Use:**

- 1) Nothing shall be done that creates or causes a health, fire or explosion hazard, electrical interference or undue traffic congestion.
- 2) Where any lot or part thereof is used or intended to be used as an open storage yard, any portion of the lot fronting on or adjoining a road, a lot in a Residential zone or separated by a lane therefrom shall be screened, and no material shall be located within 15.4 m of the screening shall be piled to extend above the screening.
- 3) A buffer of a minimum 5 m shall be maintained around all areas of excavation, with the exception of points of access and egress. Buffers shall be vegetated, planted and bermed to screen the lot from roads and adjoining lots.
- 4) Where any lot or portion of a lot is used as an outside storage yard for metal materials in a location that is not serviced by storm sewers, provision shall be made for containment and treatment of run-off.
- 5) Parking and loading facilities may be provided in the required front yard or rear yard, provided that, if in the front, a landscaped area of at least 5 m in depth is maintained within the portion of the lot between the front lot line and the front of the building.

## 11.5 Industrial Waste Zone | I5

I5

This zone provides for the storage of environmentally hazardous materials produced as by-products of industrial processes or used directly or indirectly in industrial processes off-site.

### 11.5.1 Permitted Principal Uses:

- 1) Storage of hazardous or noxious materials including, but not restricted to PCB-contaminated oils or fluids, corrosive chemicals
- 2) On lots with a minimum lot area of 2 ha, the following additional principal uses are permitted:
  - i. Sanitary landfill sites, industrial landfill sites and waste disposal grounds
  - ii. Utility storage and similar uses

### 11.5.2 Permitted Accessory Uses:

- 1) Caretaker use
- 2) Single family dwelling or mobile home
- 3) Accessory buildings, structures and uses

### 11.5.3 Lot Regulations:

- |                      |         |
|----------------------|---------|
| 1) Minimum lot area  | 0.24 ha |
| 2) Minimum lot width | 50 m    |

### 11.5.4 Density:

N/A

### 11.5.5 Lot Coverage

- |                         |     |
|-------------------------|-----|
| 1) Maximum lot coverage | 60% |
|-------------------------|-----|

### 11.5.6 Maximum Size (Gross Floor Area):

N/A

### 11.5.7 Maximum Height:

- |                                       |      |
|---------------------------------------|------|
| 1) Principal building                 | 12 m |
| 2) Accessory buildings and structures | 10 m |

### 11.5.8 Minimum Setbacks:

- |  |      |
|--|------|
| 1) Front, rear and side for all buildings, structures and uses | 15 m |
| 2) From minor stream for all buildings, structures and uses    | 15 m |
| 3) From major stream for all buildings, structures and uses    | 30 m |
| 4) From the ocean for all buildings, structures and uses       | 15 m |

### 11.5.9 Conditions of Use:

- 1) No outside storage of any hazardous or noxious material or any container or thing in which hazardous materials is contained shall be permitted.

- 2) A hazardous or noxious materials storage lot shall be enclosed by a security fence not less than 2.4 m in height and constructed of chain-link or similar material. The security fence shall contain one entrance only, fitted with a security gate of not less than 2.4 m and also constructed of chain-link or similar material.
- 3) On any lot used for the storage of hazardous or noxious materials, a graveled or paved area shall be located not less than 9.1 m from all sides of the storage area.
- 4) Construction of a hazardous or noxious materials storage container shall include an impervious and sealed barrier constructed to such a height that it is capable of retaining 150% of the volume of material stored without external spillage occurring.
- 5) No hazardous or noxious material storage lot shall be located within 1.5 km of any Residential zone.
- 6) Nothing shall be done which creates or causes a health, fire or explosion hazard, electrical interference or undue traffic congestion.
- 7) Parking and loading facilities may be provided in the required front yard or rear yard, provided that, if in the front, a landscaped area of at least 5 m in depth is maintained within the portion of the lot between the front lot line and the front of the building.

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**12.1 Parks and Recreation 1 Zone | P1**

**P1**

This zone provides for the establishment and maintenance of parks, green space, nature reserves, greenways and the preservation of environmentally-sensitive areas. Only passive recreation use is permitted.

**12.1.1 Permitted Principal Uses:**

- 1) Parks
- 2) Open space
- 3) Natural areas
- 4) Nature interpretation facilities
- 5) Passive recreation

**12.1.2 Permitted Accessory Uses:**

- 1) Accessory buildings, structures and uses
- 2) Trails
- 3) Picnic area
- 4) Parking area

**12.1.3 Lot Regulations:** N/A

**12.1.4 Density:** N/A

**12.1.5 Lot Coverage:** N/A

**12.1.6 Maximum Size (Gross Floor Area):** N/A

**12.1.7 Maximum Height:**  
 1) Accessory buildings and structures 7 m

**12.1.8 Minimum Setbacks:**

- 1) From all lot lines 6 m
- 2) From a minor stream for all buildings, structures and uses 15 m
- 3) From a major stream for all buildings, structures and uses 30 m
- 4) From the ocean for all buildings, structures and uses 15 m

**12.1.9 Exceptions in Particular Locations:**

On those lands in Parks and Recreation 1 zones that are identified on the zoning maps by a letter following the zone name, the following additional regulations apply and, where relevant, supersede the P1 regulations:

## 12.1a Parks and Recreation 1-A Sub-Zone | P1-A

Applies only to the Stopper Islands.

P1-A

**1) Permitted uses are restricted to the following:**

- 1) Natural areas
- 2) Heritage conservation

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## 12.2 Parks and Recreation 2 Zone | P2

P2

This zone provides for the maintenance of parks, green space, campgrounds and other low-impact recreational use.

### 12.2.1 Permitted Principal Uses:

- 1) Parks
- 2) Open space
- 3) Natural areas
- 4) Passive recreation

### 12.2.2 Permitted Accessory Uses:

- 1) Accessory buildings, structures and uses
- 2) Trails
- 3) Picnic area
- 4) Parking area
- 5) Playground
- 6) Campground
- 7) Park administration offices

### 12.2.3 Lot Regulations:

- |                      |         |
|----------------------|---------|
| 1) Minimum lot area  | 0.24 ha |
| 2) Minimum lot width | 50 m    |

### 12.2.4 Lot Coverage:

- |                         |     |
|-------------------------|-----|
| 1) Maximum lot coverage | 40% |
|-------------------------|-----|

### 12.2.5 Maximum Size (Gross Floor Area):

N/A

### 12.2.6 Maximum Height:

- |                                       |     |
|---------------------------------------|-----|
| 1) Accessory buildings and structures | 7 m |
|---------------------------------------|-----|

### 12.2.7 Minimum Setbacks:

- |   |      |
|---|------|
| 1) Front for all buildings, structures and uses             | 6 m  |
| 2) Rear for all buildings, structures and uses              | 6 m  |
| 3) Side for all buildings, structures and uses              | 3 m  |
| 4) From minor stream for all buildings, structures and uses | 15 m |
| 5) From major stream for all buildings, structures and uses | 30 m |
| 6) From the ocean for all buildings, structures and uses    | 15 m |

**13.1 Community Service Zone | CS**

CS

This zone provides for the establishment and maintenance of community services, cultural, administrative, educational, recreational, institutional and civic uses and facilities that serve the community.

**13.1.1 Permitted Principal Uses:**

- 1) Assembly use
- 2) Art galleries, museums, cultural centres (art, drama and music), libraries, conservatories and music halls
- 3) Recreational use including armouries, auditoriums, gymnasiums, bowling greens, curling rinks, skating rinks, swimming pools and tennis courts
- 4) Community centres and meeting halls
- 5) Historic sites
- 6) Fairgrounds
- 7) Health, welfare and medical services
- 8) Hospital
- 9) Community care facility
- 10) Post office
- 11) Public administration offices
- 12) Parks and playgrounds
- 13) Educational institutions including schools, universities
- 14) Parking and boat mooring areas and facilities
- 15) Public services and utilities including electric power stations and installations, fire halls, police stations, pounds, sewage disposal facilities, cable systems, utility storage, waste disposal and works yards
- 16) Campgrounds
- 17) Cemeteries and crematoria
- 18) Institutions of a religious, fraternal, philanthropic or charitable nature including places of worship, clubs and lodges, church camps and retreats
- 19) Family care and daycare centres
- 20) One dwelling unit as a caretaker use

**13.1.2 Permitted Accessory Uses:**

- 1) Accessory buildings, structures and uses

**13.1.3 Lot Regulations:**

- |  |         |
|--|---------|
| 1) Minimum lot area  | 0.24 ha |
| 2) Minimum lot area with communal or community water and sewer system in Bamfield OCP area | 0.1 ha  |
| 3) Minimum lot width   | 15 m    |

<b>13.1.4 Density:</b>	N/A
<b>13.1.5 Lot Coverage:</b>	
1) Maximum lot coverage	40%
<b>13.1.6 Maximum Size (Gross Floor Area):</b>	N/A
<b>13.1.7 Maximum Height:</b>	
1) All buildings and structures	10 m
<b>13.1.8 Minimum Setbacks:</b>	
1) Front for all buildings, structures and uses except park use	6 m
2) Rear for all buildings, structures and uses except park use	6 m
3) Side for all buildings, structures and uses except park use	3 m
4) From minor stream for all buildings, structures and uses	15 m
5) From major stream for all buildings, structures and uses	30 m
6) From the ocean for all buildings, structures and uses	15 m
7) From any road or lot line for any crematorium building	30 m
<b>13.1.9 Conditions of Use:</b>	
1) Where the principal use is a hospital, school, university, church camp, or similar educational institution, dwelling units and dormitories are permitted as an accessory use on the same lot.	
2) A camping site shall not be occupied by the same recreational vehicle for more than 30 consecutive days, except a campsite used for caretaker use.	
3) Recreational vehicles shall be located only on established camping sites.	

## **14.1 Airport 1 Zone | AP1**

**AP1**

This zone provides for airport, airport-related and other compatible uses.

### **14.1.1 Permitted Principal Uses:**

- 1) Airport base
- 2) Heliport
- 3) Airport service facilities
- 4) Passenger terminal
- 5) Aircraft fuel depot
- 6) Aircraft hangars
- 7) Aircraft servicing and maintenance
- 8) Utilities and communication services
- 9) Emergency services
- 10) Hospital, health facilities and medical services
- 11) Aviation training, trade schools, high school and biosphere-related schools
- 12) Scientific, electronic and technological research
- 13) Taxi dispatchers, bus depots
- 14) Aviation-related light industrial uses
- 15) National and Provincial Parks offices and support facilities
- 16) Department of National Defence uses
- 17) Meteorological station and metrological facilities
- 18) Manufacturing, assembly, disassembly, processing or packaging of materials and goods
- 19) Vehicle rental and ancillary servicing
- 20) Marine value-added facilities
- 21) Vehicle and equipment repairs and maintenance
- 22) Offices
- 23) Agriculture, market gardening, community gardens
- 24) Forestry and silviculture
- 25) Forestry value-added facilities
- 26) Golf course and clubhouse
- 27) Camping and parking for recreational vehicles
- 28) Arena, swimming pool, curling rink
- 29) Vegetative-waste composting site
- 30) Natural resource extraction

### **14.1.2 Permitted Accessory Uses:**

- 1) Aircraft sales
- 2) Storage yard, cold storage, warehousing
- 3) Hotel
- 4) Conference centre
- 5) Residential use, including staff rental housing
- 6) Caretaker use

- 7) Restaurants, bistros, cafés and other eateries
- 8) Retail store
- 9) Commercial laundry
- 10) Recycling facilities
- 11) Seasonal exhibition use
- 12) Surfboard and bicycle rentals, sales and repairs
- 13) Museum

<b>14.1.3 Lot Regulations:</b>		
1) Minimum lot area, leasehold lot		500 m <sup>2</sup>
<b>14.1.4 Density:</b>		N/A
<b>14.1.5 Lot Coverage:</b>		
1) Maximum lot coverage, leasehold lot		65%
<b>14.1.6 Maximum Size (Gross Floor Area):</b>		
1) Maximum size, retail store		125 m <sup>2</sup>
<b>14.1.7 Maximum Height:</b>		
1) All buildings and structures		Obstacle Limitation Surface (OLS) requirements
<b>14.1.8 Minimum Setbacks:</b>		
1) From Pacific Rim Park Reserve boundary, all buildings, structures and uses		30 m
2) From Pacific Rim Highway, all buildings, structures and uses		60 m
3) From a runway, taxiway or Obstacle Limitation Surface (OLS) for all buildings, structures and uses		OLS requirements
4) Front from leasehold lot line for all buildings, structures and uses		15 m
5) Rear from leasehold lot line for all buildings, structures and uses		15 m
6) Side from leasehold lot line for all buildings, structures and uses		15 m
7) From any internal leasehold lot line, all buildings, structures and uses		3 m
8) From another building, all buildings, structures and uses		5 m

- |   |  |
|---|--|
| 9) From the top of bank of a ravine, all buildings, structures and uses | 30 m without an environmental assessment |
| 10) From minor stream for all buildings, structures and uses            | 15 m                                     |
| 11) From major stream for all buildings, structures and uses            | 30 m                                     |
| 12) From the ocean for all buildings, structures and uses               | 15 m                                     |

**14.1.9 Conditions of Use:**

- 1) All development must be planned, designed and constructed to avoid creating a hazard to flights, such as attracting birds, rodents or other animals to the property.
- 2) Obstacle Limitation Surface (OLS) requirements are as set out in the TP312 Aerodrome Standards and Recommended Practices.
- 3) All illuminated storage and parking areas must have lighting placed in such a manner that all direct rays of light are restricted to the storage or parking areas by using full cut-off lighting fixtures which reduce the amount of light escaping above the plane of horizontal or similar lights that achieve the same result in order to reduce light pollution.

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## 14.2 Airport 2 Zone | AP2

AP2

This zone is intended for less intensive airport uses, adjacent to primary airport uses.

### 14.2.1 Permitted Principal Uses:

- 1) Passive recreation
- 2) Agriculture
- 3) Forestry, silviculture
- 4) Transportation of natural resources
- 5) Water runway

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**15.1 Water 1 Zone | W1**

This zone applies to water and provides for water-based recreational use, shipping, open water and foreshore uses accessory to adjoining upland residential uses.

**15.1.1 Permitted Principal Uses:**

- 1) Marine transportation and shipping
- 2) Movement of vessels, watercrafts or boats and float planes
- 3) Navigational aids
- 4) Water recreation use
- 5) Float plane moorage and taxiing
- 6) Water-bomber moorage and taxiing
- 7) Private moorage facilities, private mooring buoys and floating breakwaters
- 8) Group moorage facilities
- 9) Pumping stations, pressure-reducing stations and similar uses
- 10) Fisheries management and environmental protection

**15.1.2 Permitted Accessory Uses:**

- 1) Where the principal use is fisheries management or environmental protection: accessory buildings, structures and uses
- 2) Where the principal use is private moorage facilities: dock roof

**15.1.3 Lot Regulations:**

N/A

**15.1.4 Dock Regulations:**

	Maximum floating dock per adjacent waterfront lot	Maximum private mooring buoys per adjacent waterfront lot	Maximum berths per adjacent freshwater waterfront lot
<b>Vacant Lot, 1 Single Family Dwelling Unit (on adjacent waterfront lot)</b>	1 dock	1 buoy	2 berths
<b>Duplex (on adjacent waterfront lot)</b>	1 dock	1 buoy	3 berths
<b>Group Moorage (Strata, Mobile Home Park, Campground on adjacent waterfront lot)</b>	1 dock	1 buoy	1 berth for each unit plus a maximum of 3 visitor berths

**15.1.5 Maximum Size:**

**Vacant, Single Family, Duplex, Group Moorage**

- 1) Maximum extent distance for a dock in freshwater from the present natural boundary, from the point where the walkway begins 42 m

- |  |                     |
|--|---------------------|
| 2) Maximum extent distance for a dock in marine waters, from the present natural boundary  | 60 m                |
| 3) Width of access ramps or walkways connecting the platform or float to the shore in freshwater or marine waters                          | 2 m                 |
| 4) Width of moorage platform or float, or any other portion of the dock in freshwater or marine waters (excluding access ramp or walkways) | 4.9 m               |
| 5) Maximum footprint of dock roof  | 23.2 m <sup>2</sup> |

**15.1.6 Maximum Height:**

- |  |       |
|--|-------|
| 1) Dock roof, above the surface of the water | 3.7 m |
|--|-------|

**15.1.7 Minimum Setbacks:**

**Vacant, Single Family, Duplex, Group Moorage**

- |   |      |
|---|------|
| 1) From the side lot line of that waterfront lot (and semi-waterfront lot in the case of private mooring buoys), projected onto the foreshore and water | 5 m  |
| 2) From a foreshore park zone or park side lot line projected onto the foreshore and water  | 6 m  |
| 3) From any existing dock, dock roof, improvement or structure  | 10 m |

**15.1.8 Conditions of Use:**

- 1) Private and group moorage facilities must comply with regulations in this Bylaw.
- 2) Permanent or seasonal residential use and temporary commercial overnight moorage or accommodation on a vessel, watercraft, float home or houseboat are not permitted within this zone.

**15.1.9 Exceptions in Particular Locations:**

On those lands in Water 1 zones that are identified on the zoning maps by a letter following the zone name, the following additional regulations apply and, where relevant, supersede the W1 regulations:

**15.1a Water 1-A Sub-Zone | W1-A**



This sub-zone provides for overnight moorage and accommodation on the water.

**1) Permitted Uses:**

- 1) Temporary accommodation
- 2) Commercial overnight moorage and accommodation on a boat, vessel, houseboat or watercraft

**2) Condition of Use:**

- 1) Overnight moorage and commercial accommodation on a boat, vessel, houseboat or watercraft shall be limited to a maximum of 7 consecutive days per individual or group.

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## 15.2 Water 2 Zone | W2

W2

This zone applies to water and provides for resource-based and recreational use.

### 15.2.1 Permitted Principal Uses:

- 1) Marine transportation and shipping
- 2) Navigational aids
- 3) Transportation and storage of forest resources, including log booming, dumping and storage grounds
- 4) Water resource development including intake, storage and transmission conduits and hydro-electric works
- 5) Foreshore and water-based aquaculture including hatchery and nursery facilities, group-out ponds and pens
- 6) Water recreation use
- 7) Private moorage facilities, private mooring buoys and floating breakwaters
- 8) Group moorage facilities
- 9) Public moorage facilities operated by a government agency
- 10) Float-plane moorage and taxiing
- 11) Water-bomber moorage and taxiing
- 12) Pumping stations, pressure-reducing stations and similar uses
- 13) Fisheries management and environmental protection

### 15.2.2 Permitted Accessory Uses:

- 1) Where the principal use is fisheries management or environmental protection: accessory buildings, structures and uses
- 2) Where the principal use is private moorage facilities: dock roof

### 15.2.3 Lot Regulations:

N/A

### 15.2.4 Dock Regulations:

	Maximum floating dock per adjacent waterfront lot	Maximum private mooring buoys per adjacent waterfront lot	Maximum berths per adjacent freshwater waterfront lot
<b>Vacant Lot, 1 Single Family Dwelling Unit (on adjacent waterfront lot)</b>	1 dock	1 buoy	2 berths
<b>Duplex (on adjacent waterfront lot)</b>	1 dock	1 buoy	3 berths
<b>Group Moorage (Strata, Mobile Home Park, Campground on adjacent waterfront lot)</b>	1 dock	1 buoy	1 berth for each unit plus a maximum of 3 visitor berths

### 15.2.5 Maximum Size:

**Vacant, Single Family, Duplex, Group Moorage**

- |  |                     |
|--|---------------------|
| 1) Maximum extent distance for a dock in freshwater from the present natural boundary, from the point where the walkway begins             | 42 m                |
| 2) Maximum extent distance for a dock in marine waters, from the present natural boundary  | 60 m                |
| 3) Width of access ramps or walkways connecting the platform or float to the shore in freshwater or marine waters                          | 2 m                 |
| 4) Width of moorage platform or float, or any other portion of the dock in freshwater or marine waters (excluding access ramp or walkways) | 4.9 m               |
| 5) Maximum footprint of dock roof  | 23.2 m <sup>2</sup> |

**15.2.6 Maximum Height:**

- |  |       |
|--|-------|
| 1) Dock roof, above the surface of the water | 3.7 m |
|--|-------|

**15.2.7 Minimum Setbacks:**

**Vacant, Single Family, Duplex, Group Moorage**

- |   |      |
|---|------|
| 1) From the side lot line of that waterfront lot (and semi-waterfront lot in the case of private mooring buoys), projected onto the foreshore and water | 5 m  |
| 2) From a foreshore park zone or park side lot line projected onto the foreshore and water  | 6 m  |
| 3) From any existing dock, dock roof, improvement or structure  | 10 m |

**15.2.8 Conditions of Use:**

- 1) Private and group moorage facilities must comply with regulations in this Bylaw.
- 2) Nothing shall be done within 60 m of any other zone, recreation area, roadway or navigable waterway which creates or causes a health, fire or explosion hazard, electrical interference or undue traffic congestion.
- 3) Permitted foreshore and water-based aquaculture shall be exempt from the zone regulations listed within this zone.
- 4) Permitted log booming, dumping and storage grounds shall be exempt from the zone regulations listed in this zone.

## 15.3 Water Conservation Zone | W3

W3

This zone applies to both water and sensitive wetland areas and provides for the protection and conservation of those portions of sea coast, lake shore and river or creek banks that are considered to be best retained in or close to their natural state. It is intended to protect aquatic lands and foreshore lands covered by water, either tidal or non-tidal.

### 15.3.1 Permitted Principal Uses:

- 1) Within intertidal areas, the following principal uses are permitted:
  - i. Navigational aids
  - ii. Fisheries management and environmental protection activities
  - iii. Marine transportation and water recreation uses

### 15.3.2 Permitted Accessory Uses within Intertidal Areas:

- 1) Private moorage facilities and floating breakwaters

### 15.3.3 Dock Regulations:

	Maximum floating dock per adjacent waterfront lot	Maximum private mooring buoys per adjacent waterfront lot	Maximum berths per adjacent freshwater waterfront lot
<b>Vacant Lot, 1 Single Family Dwelling Unit (on adjacent waterfront lot)</b>	1 dock	1 buoy	2 berths
<b>Duplex (on adjacent waterfront lot)</b>	1 dock	1 buoy	3 berths

### 15.3.4 Maximum Size:

#### Vacant, Single Family, Duplex

- 1) Maximum extent distance for a dock in freshwater from the present natural boundary, from the point where the walkway begins 42 m
- 2) Maximum extent distance for a dock in marine waters, from the present natural boundary 60 m
- 3) Width of access ramps or walkways connecting the platform or float to the shore in freshwater or marine waters 2 m
- 4) Width of moorage platform or float, or any other portion of the dock in freshwater or marine waters (excluding access ramp or walkways) 4.9 m

### 15.3.5 Maximum Height:

N/A

### 15.3.6 Minimum Setbacks:

#### Vacant, Single Family, Duplex

- 1) From the side lot line of that waterfront lot (and semi-waterfront lot in the case of private mooring buoys), projected onto the foreshore and water 5 m
- 2) From a foreshore park zone or park side lot line projected onto the foreshore and water 6 m
- 3) From any existing dock or structure 10 m

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## 15.4 Water Commercial Zone | W4

W4

This zone applies to water areas generally adjacent to upland commercial uses. It provides for the accommodation of a broad range of commercial uses oriented to water uses and water traffic.

### 15.4.1 Permitted Principal Uses:

- 1) Marine transportation and shipping
- 2) Boat rental operations including temporary boat storage and floating boat shelters
- 3) Restaurants, bistros, cafés and other eateries
- 4) Commercial mooring facilities or marina use
- 5) Public moorage facilities operated by a government agency
- 6) Wharves, piers, docks, floats and boat-launching facilities for the use of water-taxis, ferries, float planes and amphibious vessels
- 7) Wharves, piers, docks, floats and boat-launching facilities necessary for access by boats to commercial uses primarily oriented to water uses and water traffic
- 8) Marine fueling operations
- 9) Marine-oriented clubs such as yacht clubs
- 10) Retail sale of live or fresh fish including shellfish
- 11) Retail sale of fishing supplies, live or fresh bait and other marine equipment
- 12) Floating fishing lodge and facilities including general store
- 13) Temporary accommodation on a boat or vessel for commercial fishing purposes

### 15.4.2 Permitted Accessory Uses:

- 1) Dredging operations necessary for the construction or maintenance of principal uses
- 2) Caretaker residence on one (1) boat or vessel for purposes of security and fire protection

### 15.4.3 Lot Regulations:

N/A

### 15.4.4 Dock Regulations:

	Maximum floating dock per adjacent waterfront lot	Maximum private mooring buoys per adjacent waterfront lot	Maximum berths per adjacent waterfront lot
<b>Commercial Moorage</b>	1 dock	1 buoy	Limited by the lease, licence of occupation area, or extent of zoned area
<b>Duplex (on adjacent waterfront lot)</b>	1 dock	1 buoy	Limited by the lease, licence of occupation area, or extent of zoned area

### 15.4.5 Maximum Size:

#### Commercial Moorage

- 1) Maximum extent distance for a dock, width of an access ramp, walkway, platform or float in freshwater or marine waters Limited by the lease, licence of occupation area, or extent of zoned area

#### 15.4.6 Maximum Height:

- 1) Maximum height of a building or structure 9 m

#### 15.4.7 Minimum Setbacks:

- 1) From boundaries of a waterlot, lease or licence area for all structures and floats 3 m
- 2) Marine fueling operations from any residence or from any Residential or Waterfront Residential zone 60 m

#### 15.4.8 Conditions of Use:

- 1) The following commercial moorage size restrictions are either limited by the extent of the zoned area, or regulated by the Province (each lease or licence of occupation application is assessed on a case-by-case basis):
  - i. Number of berths (determined by the size of tenure).
  - ii. Maximum extent distance for a dock, width of an access ramp, walkway, platform or float in freshwater or marine waters.
- 2) Temporary accommodation on a boat or vessel for commercial fishing purposes shall be limited to a maximum of 30 consecutive days per individual or group, provided that the vessel is docked at a location where on-shore washroom facilities are provided.
- 3) Retail activities permitted in this zone shall take place primarily within a building or structure.
- 4) No boat-building or commercial repair business shall be conducted in this zone.
- 5) Floating boat shelters shall comply with all provisions of this section and shall also conform to the following regulations:
  - i. Where more than one floating boat shelter is permitted, all floating boat shelters shall be planned, erected and constructed in groups of not less than 3 and not more than 8 together.
  - ii. The component units of each group of floating boat shelters shall be of a uniform length and height.
- 6) Commercial moorage facilities with over 25 berths must provide public toilet facilities, and pump out facilities or have holding tanks.
- 7) Group moorage facilities must have a spill kit and fire extinguisher.
- 8) 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.

#### 15.4.9 Exceptions in Particular Locations:

On those lands in Water 4 zones that are identified on the zoning maps by a letter following the zone name, the following additional regulations apply and, where relevant, supersede the W4 regulations:

#### 15.4a Water Commercial 4-A Sub-Zone | W4-A

W4-A

This sub-zone applies only to water and foreshore areas adjacent to the property at 8551 and 8571 Bothwell Road, occupied by the Fish and Duck Pub and Marina.

**1) Permitted Uses:**

- 1) Marina use
- 2) Commercial houseboat moorage
- 3) Boat fueling facilities
- 4) Pump-and-haul facilities

**2) Lot Regulations:**

- 1) Maximum height of a building or structure 3.7 m
- 2) Maximum collective retail commercial use floor area 186 m<sup>2</sup>

**3) Minimum Setbacks:**

- 1) Minimum setback for marine fueling operations from any residence or from any Rural, Residential, Community Service, Parks and Recreation zone 60 m
- 2) Minimum setback for pump-out facilities for sewage disposal from any residence or Residential zone 30.5 m

**4) Conditions of use:**

- 1) One berth is considered to be equivalent to 7.6 m of linear dock space.

**15.4b Water Commercial 4-B Sub-Zone | W4-B**

W4-B

This sub-zone applies only to water and foreshore areas adjacent to the property at Lakeshore Road and Aldan Road.

**1) Permitted Uses:**

- 1) Marina use
- 2) Boat fueling facilities
- 3) Pump-and-haul facilities

**2) Lot Regulations:**

- 1) Maximum height of a building or structure 3.7 m
- 2) Maximum collective retail commercial use floor area 186 m<sup>2</sup>

**3) Minimum Setbacks:**

- 1) Minimum setback for marine fueling operations from any residence or from any Rural, Residential, Community Service, Parks and Recreation or houseboat or float home zone (W2-A sub-zone) 60 m
- 2) Minimum setback for pump-out facilities for sewage disposal from any residence or Residential zone 30.5 m

**4) Conditions of Use:**

- 1) One berth is considered to be equivalent to 7.6 m of linear dock space.

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## 15.5 Water Industrial Zone | W5

W5

This zone applies to industrial water areas and provides for the accommodation of industries that are related to the forest industry, fishing industry, marine transportation, and ship-building and maintenance.

### 15.5.1 Permitted Principal Uses:

- 1) Marine transportation, shipping and fueling
- 2) Commercial mooring facilities and marina use
- 3) Repair and maintenance shops oriented to resource extraction, marine use and water traffic
- 4) Ship-building, boat-building and repair
- 5) Warehouses, works yards, storage and loading facilities oriented to resource extraction, marine use and water traffic
- 6) Fish products industry, except reduction, oil extracting or the processing or storage of offal
- 7) Wharves, piers, docks, floats and boat launching facilities for the use of water taxis, ferries, float planes and amphibious vessels
- 8) Log booming, sorting and storage
- 9) Loading, unloading and storage of container goods, bulk goods, equipment, minerals, rock, and aggregate

**15.5.2 Lot Regulations:** N/A

**15.5.3 Dock Regulations:** N/A

**15.5.4 Maximum Size:** N/A

**15.5.5 Maximum Height:**  
1) Maximum height of a building or structure 12 m

**15.5.6 Minimum Setbacks:**  
1) Minimum setback from boundaries of a waterlot, lease or licence area for all structures and floats 3 m

**15.5.7 Conditions of Use:**

- 1) Nothing shall be done which creates or causes a health, fire or explosion hazard, electrical interference or undue traffic congestion.
- 2) 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.
- 3) All uses must have a spill kit and fire extinguisher.

## **16.1 Comprehensive Development 1 Zone | CD1**

This zone provides for a mix of land uses including residential, commercial and recreational use with much of the development incorporated into the natural setting. The zone is developed into sub-zones CD1-A, CD1-B, CD1-C and CD1-D.

### **16.1.1 Definitions specific to this zone and sub-zones:**

<b>LAKE COTTAGE</b>	means a single family dwelling unit built upon a continuous foundation intended to be occupied for temporary accommodation. The maximum floor area of each cottage dwelling unit is 150 m <sup>2</sup> .
<b>LODGE</b>	means a single building in which accommodation to visitors or seasonal workers is provided in separate accommodation units, and may include one or more of the following: <ul style="list-style-type: none"><li>i. restaurants, bistros, cafés and other eateries, or</li><li>ii. instructional facilities</li></ul>
<b>PARK MODEL</b>	means a trailer that is used for temporary and seasonal accommodation, which conforms to the Canadian Standards Association (CSA) Z241 series standard. Excludes manufactured homes, mobile homes and modular homes.

### **16.1.2 Overall maximum density permitted in CD1:**

- 1) As determined by sewage disposal and potable water supply limitations, the maximum density permitted shall not exceed 8 units of either dwelling units or units for other accommodations per hectare of total land area being developed. For the purposes of this section, the following shall be equivalent to one dwelling unit:
  - i. 1 cottage
  - ii. 4 camping sites or recreational vehicle or park model trailer spaces within a campground
- 2) For clarity, the total land area calculated to determine the maximum overall density does not include the lakebed within the foreshore of Great Central Lake or the lakebed of Boot Lagoon.
- 3) 1 hotel
- 4) 2 restaurants and the like
- 5) 2 retail stores

### **16.1.3 Application to strata plan developments:**

- 1) For greater clarity, a lot within the CD1 zone includes a strata plan.

## 16.1a Comprehensive Development 1-A Sub-Zone | CD1-A

This sub-zone is designed for tourists and recreation seekers interested in fishing and convenient access to the waterfront. Main uses include cottages and campgrounds. This area is intended for seasonal dwellings designed to accommodate families and individuals along with some supporting commercial or recreational uses for those maintaining permanent residence elsewhere.

**CD1-A**

### 1) Permitted Principal Uses:

- 1) Lake cottage
- 2) Hotel
- 3) Project sales and management office
- 4) Tourist guide service
- 5) Marina use
- 6) Campgrounds with ancillary common-use facilities
- 7) Parks and playgrounds
- 8) Recreation equipment and recreation vehicle sales, repair and construction
- 9) Boat launch facilities
- 10) Restaurants and the like
- 11) Retail use for the sale of general merchandise and liquor
- 12) Closed storage and warehousing
- 13) Open storage for boats, trailers, recreational vehicles and similar items

### 2) Permitted Accessory Uses:

- 1) Marine repair and construction
- 2) Parking areas
- 3) Campground common-use facilities and structures
- 4) Fuel dock
- 5) Accessory buildings, structures and uses

### 3) Lot Regulations:

- |                                      |                    |
|--------------------------------------|--------------------|
| 1) Minimum lot area for lake cottage | 600 m <sup>2</sup> |
| 2) Minimum lot area for campground   | 1 ha               |
| 3) Minimum lot area for other uses   | 600 m <sup>2</sup> |

### 4) Density:

Maximum number of cottages per lot	Maximum number of camping sites in CD1-A	Maximum number of closed storage and warehousing units in CD1-A	Maximum number of open storage units for boats, trailers, campers and similar items in CD1-A
1	190	100	50

### 5) Lot Coverage:

- |  |                      |
|--|----------------------|
| 1) Maximum lot coverage for restaurant, general merchandise store or liquor store  | 60%                  |
| 2) Maximum lot coverage for all other buildings or structures, except for campgrounds  | 35%                  |
| <b>6) Maximum Size (Gross Floor Area):</b>   |                      |
| 1) Hotel   | 6,000 m <sup>2</sup> |
| <b>7) Maximum Height:</b>  |                      |
| 1) Lake cottage  | 7.5 m                |
| 2) Hotel   | 12.5 m               |
| 3) Accessory buildings and structures  | 4 m                  |
| 4) All other buildings   | 10 m                 |
| <b>8) Minimum Setbacks:</b>  |                      |
| 1) Front for principal buildings   | 7.5 m                |
| 2) Rear for principal buildings  | 4 m                  |
| 3) Rear for accessory buildings  | 1 m                  |
| 4) Side for principal buildings  | 1.5 m                |
| 5) Front for accessory buildings   | 5 m                  |
| 6) Side for accessory buildings  | 1 m                  |
| 7) From natural boundary of a water body, if the use has a water orientation and the development proposed is supported by an environmental impact study  | 0 m                  |
| 8) From natural boundary of a water body, if the use does not have a water orientation or the development proposed is not supported by an impact study   |                      |
| <b>9) Conditions of Use:</b>   |                      |
| 1) Within the CD1-A sub-zone campground uses includes recreational vehicles and park models.   |                      |
| 2) Within the CD1-A sub-zone campground common-use facilities include structures required to contain fire, emergency or garbage collection equipment, clubhouse, gazebos, barbecues, picnic shelters, common meeting areas, recreational areas, convenience store, laundry facilities, washrooms, swimming pool, mini golf course. |                      |

## 16.1b Comprehensive Development 1-B Sub-Zone | CD1-B

This sub-zone provides for uses that serve as a resort area community centre, providing a range of day-to-day services for those on retreats or vacations. This sub-zone provides convenient access to the waterfront.

**CD1-B**

### 1) Permitted Principal Uses:

- 1) Marina use
- 2) Food stores that may contain dwelling units above the main floor, where a maximum of one dwelling unit may be used as a year-round residence
- 3) General merchandise buildings that may contain dwelling units above the main floor, where a maximum of one dwelling unit may be used as a year-round residence
- 4) Dry-cleaners and self-service laundries
- 5) Restaurants and the like, but excluding businesses primarily engaged in preparing food specialties for off-premises consumption and excluding drive through business
- 6) Tourist guide centres
- 7) Liquor stores
- 8) Fuel service station
- 9) Resort offices
- 10) Interpretation centre
- 11) Float homes, where sewage disposal is provided
- 12) Boat launch facilities
- 13) Parks and playgrounds
- 14) Conference centre
- 15) Hotel

### 2) Permitted Accessory Uses:

- 1) Parking areas
- 2) Accessory buildings, structures and uses

### 3) Lot Regulations:

- 1) Minimum lot area for a float home 100 m<sup>2</sup>
- 2) Minimum lot area for other uses 600 m<sup>2</sup>

### 4) Density:

Maximum number of float homes in CD1-B	Maximum floor area ratio for all of CD1-B area
54	0.45

### 5) Lot Coverage

- 1) Maximum lot coverage (excluding float home site) 35%

### 6) Maximum Size (Gross Floor Area):

- 1) Conference centre 600 m<sup>2</sup>

2) Hotel	4,000 m <sup>2</sup>
<b>7) Maximum Height:</b>	
1) Maximum height of principal buildings	12.5 m
2) Accessory buildings and structures	4m
3) Maximum height above the surface of the water for float homes	8 m
<b>8) Minimum Setbacks:</b>	
1) Front for all buildings	5 m
2) Rear for principal buildings	4 m
3) Side setback for principal buildings from an interior lot line, provided the total of both required side yards is not less than 4.5 m	1.5 m
4) Rear and side for accessory buildings, structures and uses	1 m
5) From natural boundary of a water body, if the use has a water orientation and the development proposed is supported by an environmental impact study	0 m
6) From natural boundary of a water body, if the use does not have a water orientation or the development proposed is not supported by an environmental impact study	15 m

### 16.1c Comprehensive Development 1-C Sub-Zone | CD1-C

Provides for accommodations in a neighbourhood-like setting with convenient access to the waterfront. Dwelling units are primarily intended for seasonal or temporary occupation.

**CD1-C**

- 1) Permitted Principal Uses:**
- 1) Single family dwellings
  - 2) Duplexes
  - 3) Multi-family dwellings
  - 4) Marina Use
  - 5) Restaurants and the like
  - 6) General merchandise buildings
  - 7) Liquor stores
  - 8) Community centre building
  - 9) Parks and playgrounds

<b>2) Permitted Accessory Uses:</b>	
1) Daycare or nursery accessory to a residence or community centre	
2) Parking areas	
3) Accessory buildings, structures and uses	
<b>3) Lot Regulations:</b>	
1) Minimum lot area for single family dwelling	600 m <sup>2</sup>
2) Minimum lot area for duplex	750 m <sup>2</sup>
3) Minimum lot area for multi-family dwelling	900 m <sup>2</sup>
4) Minimum lot area for community centre	100 m <sup>2</sup>
<b>4) Density:</b>	N/A
<b>5) Lot Coverage</b>	
1) Maximum lot coverage for lot containing single family dwelling.	35%
2) Maximum lot coverage for lot containing community centre	50%
<b>6) Maximum Size (Gross Floor Area):</b>	
1) Maximum floor area ratio for duplex	0.45
2) Maximum floor area ratio for multi-family dwelling	0.50
<b>7) Maximum Height:</b>	
1) Single family dwelling and duplex	10 m
2) Multi-family dwelling	12.5 m
3) Cottages and cabins	8 m
<b>8) Minimum Setbacks:</b>	
1) Front for principal buildings	7.5 m
2) Rear for principal buildings	4 m
3) Rear for accessory buildings, structures and uses	1 m
4) Side for principal buildings	1.5 m
5) Side for accessory buildings, structures and uses	1 m

- 6) From natural boundary of a water body, if the use has a water orientation and the development proposed is supported by an environmental impact study 0 m
- 7) From natural boundary of a water body, if the use does not have a water orientation and the development proposed is not supported by an impact study 15 m

**9) Conditions of Use:**

- 1) Parking must be provided on the same lot as the use that generates the parking.
- 2) The Regional Board may consider a variance to the requirement of providing parking on the same lot where the owner can provide the required parking spaces on another lot (the second lot) if the parking spaces are located within 150 m of the nearest point of the building or structure in which the use occurs and if such parking is secured by a covenant under Section 219 of the Land Title Act in favour of the Regional District.

**16.1d Comprehensive Development 1-D Sub-Zone | CD1-D**

Primarily intended for upland passive uses to support the waterfront float home community.

**CD1-D**

**1) Permitted Principal Uses:**

- 1) Amenities building that may contain one dwelling unit above the main floor which may be used as year-around caretaker use
- 2) Common-use facilities to support the waterfront float home development
- 3) Landings to provide access to float homes
- 4) Pathways to provide access to float homes
- 5) Parks and Trails
- 6) Open Space

**2) Permitted Accessory Uses:**

- 1) Parking and loading areas
- 2) Accessory buildings, structures and uses

**3) Lot Regulations:**

- 1) Minimum lot area 1 ha

**4) Density:**

N/A

**5) Lot Coverage:**

- 1) Maximum lot coverage 2%

**6) Maximum Size (Gross Floor Area):**

N/A

**7) Maximum Height:**

- 1) Maximum height of amenities building 10 m

**8) Minimum Setbacks:**

- |   |       |
|---|-------|
| 1) Front for principal buildings  | 5 m   |
| 2) Rear for principal buildings   | 4 m   |
| 3) Rear and side for accessory buildings, structures and uses   | 1 m   |
| 4) Side setback for all principal buildings   | 1.5 m |
| 5) Setback from natural boundary of a water body, if the use has a water orientation and the development proposed is supported by an environmental impact study | 0 m   |
| 6) Setback from natural boundary of a water body where not supported by an impact study   | 15 m  |

**9) Conditions of Use:**

- 1) There shall be no residential use within the CD1-D sub-zone except for one dwelling unit located above the main floor of the amenities building which may be used as year-round caretaker use.
- 2) Within the CD1-D sub-zone the amenities building may include a clubhouse, washroom and laundry facilities, and common-use facilities, including structures required to contain fire, emergency or garbage collection equipment, barbecues, picnic shelters, common meeting areas, recreational areas.

## 16.2 Comprehensive Development 2 | CD2

CD2

This zone provides for lower-density development in a less-accessible location intended to provide for a mix of land uses including residential, tourist commercial and recreational uses without the provision of water, sewer, sewage disposal, drainage or fire protection services by the Regional District. The natural setting and environmental features will be incorporated into the development through density averaging and clustering. The zone is divided into sub-zones.

### 16.2.1 Definitions specific to this zone and sub-zones:

<b>AMENITIES</b>	means the following: <ol style="list-style-type: none"><li>1) 2,000 m of low-impact public trail up to 1 m in width, to be surfaced with gravel or bark mulch and to be located substantially as shown on Schedule A to the Development Agreement between the owner and the Regional District;</li><li>2) dedication of 5% of public-use lands in excess of the park land provision requirements of the Local Government Act or protection by covenant registered under the Land Title Act in favour of the Regional District as Covenantee; and</li><li>3) at least eight locations providing ocean access, to be provided by way of dedicated highway or statutory right-of-way for public access and use, granted in favour of the Regional District.</li></ol>
<b>CABIN</b>	means a dwelling unit built upon a continuous or permanent foundation where each unit is occupied as a secondary, vacation, or recreational home.
<b>LODGE</b>	means a building that contains four or more suites for tourists, served by a common entrance, and that may have additional separate entrances directly from outside the building.
<b>RESIDENTIAL UNIT</b>	means: <ol style="list-style-type: none"><li>1) one single family dwelling, or</li><li>2) six cabins, or</li><li>3) eight bedrooms in a lodge, or</li><li>4) four recreational vehicle camping sites</li></ol>
<b>RESIDENTIAL UNIT EQUIVALENT</b>	means the following: <ol style="list-style-type: none"><li>1) six cabins, or</li><li>2) eight bedrooms in a lodge, or</li><li>3) four recreational vehicle camping sites</li></ol>

### 16.2.2 Permitted Principal Uses:

- 1) Single family dwelling
- 2) Cabin

- 3) Lodge
- 4) Recreational vehicle campground
- 5) Open space

**16.2.3 Permitted Accessory Uses:**

- 1) Accessory or service buildings, structures and uses including staff accommodation within a cabin
- 2) Dining facilities
- 3) Recreational facilities for use by guests

**16.2.4 Lot Regulations:**

- 1) Minimum lot area for lots not serviced by communal water system and communal sewer system 2 ha
- 2) Minimum lot area for lots serviced by communal water system and communal sewer system 0.4 ha
- 3) Minimum recreational vehicle lot area for lots serviced by communal water system and communal sewer system 500 m<sup>2</sup>

**16.2.5 Density:**

Maximum number of single family dwellings per lot	Maximum number of single family dwellings	Maximum number of recreational vehicle campgrounds	Maximum number of camping sites per campground
1	1.25 per 2 ha	1	30

**16.2.6 Lot Coverage:**

- 1) Maximum lot coverage 20%

**16.2.7 Maximum Size (Gross Floor Area):**

- 1) Maximum floor area for single family dwellings 279 m<sup>2</sup>
- 2) Maximum floor area for cabins 140 m<sup>2</sup>
- 3) Maximum building footprint area for lodges 1,100 m<sup>2</sup>
- 4) Maximum total floor area, accessory buildings and structures 65 m<sup>2</sup>

**16.2.8 Maximum Height:**

- 1) Single family dwellings 9 m
- 2) Cabins 9 m
- 3) Lodges 9 m
- 4) Accessory buildings and structures 4.6 m

**16.2.9 Minimum Setbacks:**

- |   |      |
|---|------|
| 1) From natural boundary, all buildings               | 15 m |
| 2) From another building for all buildings            | 5 m  |
| 3) From all lot or strata lot lines for all buildings | 5 m  |
| 4) From a minor stream for all uses                   | 15 m |
| 5) From a major stream for all uses                   | 30 m |
| 6) From the ocean for all uses                        | 15 m |

**16.2.10 Conditions of Use:**

- 1) Cabins shall be built upon a continuous or permanent foundation.
- 2) Cabins may be occupied only as a seasonal dwelling.
- 3) Cabins may be clustered providing the minimum lot area is 2 ha.
- 4) For the purposes of calculating permitted overall density, a minimum of 70% of the residential unit equivalent is to be comprised of single family dwellings.
- 5) If the owner of the land provides and maintains the amenities as listed in the definition of Amenities above, the density figures in Table 1 apply.
- 6) For certainty, the Regional District has no plans to construct, install, operate or maintain sewer, sewage disposal, water supply, drainage or fire protection to service the lands in this zone.

**16.2.11 Distribution of development:**

- 1) This zone shall be divided into sub-zones as shown in Tables 1 and 2 and the zoning maps. The uses of land permitted under subsections 16.2.2 and 16.2.3 are permitted in accordance with Tables 1 and 2. The base densities are shown in Table 1. If the amenities are provided, the densities in Table 2 shall apply. For certainty, whether Table 1 or Table 2 applies the overall density set out in 16.2.5 shall not be exceeded.
- 2) If all of the amenities defined in subsection 16.2.1 are provided, a density bonus of 8 Residential Units is permitted. The units shall be sited in accordance with the distribution of units in Table 1.
- 3) The Residential Units shown in Table 1 may be transferred from one sub-zone to another sub-zone, provided the number of Residential Units in any sub-zone does not increase or decrease by more than 20% and the total number of residential units does not increase beyond the total number specified in Table 1.
- 4) If all of the amenities defined in subsection 16.2.1 are not provided, then the density permitted within the CD2 zone shall be sited in accordance with the distribution of units in Table 1.
- 5) The Residential Units shown in Table 2 may be transferred from one sub-zone to another sub-zone, provided that the number of Residential Units in any sub-zone does not increase or decrease by more than 20% and that the total number of residential units does not increase beyond the total number specified in Table 2.

- 6) For the purposes of calculating the overall number of residential units permitted in this zone, the number of cabin units, lodge bedrooms and recreational vehicle camping sites have been converted to residential units at the rates specified in the definition of residential unit equivalent above.

**Table 1:** Number of residential units permitted without bonusing for amenities provided

SUB-ZONE	UNITS							
	SINGLE FAMILY DWELLING		CABIN		LODGE		RECREATIONAL VEHICLE	
	UNITS	Residential Units (RU)	UNITS	RU	BEDROOMS	RU	LOTS	RU
CD2-A			4	1	16	2	19	3.2
CD2-B			16	4				
CD2-C	24	24						
CD2-D			18	4.5				
CD2-E	27	27						
CD2-F					16	2		
CD2-G			4	1				
SUB-TOTAL	51	51	42	10.5	32	4	19	3.2
<b>TOTAL</b>	<b>69 (RU)</b>							

**Table 2:** Number of residential units permitted by bonusing for amenities provided

SUB-ZONE	UNITS							
	SINGLE FAMILY DWELLING		CABIN		LODGE		RECREATIONAL VEHICLE	
	UNITS	RU	UNITS	RU	BEDROOMS	RU	UNITS	RU
CD2-A			6	1.5	22	2.75	30	5

CD2-B			24	6				
CD2-C	24	24						
CD2-D			28	7				
CD2-E	27	27						
CD2-F					22	2.75		
CD2-G			6	1				
SUB-TOTAL	51	51	64	15.5	44	5.5	30	5
<b>TOTAL</b>	<b>77 (RU)</b>							

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## 16.3 Comprehensive Development 3 | CD3

CD3

This zone provides for low-density development of large parcels, Wild Pacific Estates, intended for residential and recreational use without the provision of water, sewer, sewage disposal, drainage or fire protection services by the Regional District. The natural setting and environmental features will be protected and preserved through large lot areas, low density and restricted natural vegetation removal.

### 16.3.1 Permitted principal uses:

- 1) Residential use

### 16.3.2 Permitted accessory uses:

- 1) Accessory buildings, structures and uses
- 2) Home occupations

### 16.3.3 Conditions of Use:

- 1) Residential use is restricted to single family dwellings and mobile homes.
- 2) Single family dwellings and mobile homes are equal to 1.0 residential unit.
- 3) A second dwelling unit of no more than 90 m<sup>2</sup> is equal to 0.25 residential unit.

### 16.3.4 Lot Regulations:

- 1) Minimum lot area 2 ha
- 2) Minimum lot width 100 m

### 16.3.5 Density:

Maximum number of lots	Maximum density
26	1.25 dwelling units per 2 ha

### 16.3.6 Lot Coverage

- 1) Maximum lot coverage 5%

### 16.3.7 Maximum Size (Gross Floor Area):

N/A

### 16.3.8 Maximum Height:

- 1) Principal building 10.5 m
- 2) Accessory buildings 6 m
- 3) Graduated height for accessory buildings 0.3 m for each additional 1.2 m in side and rear setbacks

### 16.3.9 Minimum Setbacks:

- 1) Front for principal buildings 15 m
- 2) Rear for principal buildings 4.5 m

- |                                     |      |
|-------------------------------------|------|
| 3) Side for principal buildings     | 9 m  |
| 4) Front for accessory buildings    | 15 m |
| 5) Rear for accessory buildings     | 5 m  |
| 6) Side for accessory buildings     | 5 m  |
| 7) From a minor stream for all uses | 15 m |
| 8) From a major stream for all uses | 30 m |
| 9) From the ocean for all uses      | 15 m |

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# 16.4 Comprehensive Development 4 | CD4

**CD4**

This zone provides for low-density development of large parcels on Dog Mountain, intended for residential and/or recreational use without the provision of water, sewer, sewage disposal, drainage or fire protection services by the Regional District. The natural setting and environmental features will be protected and preserved through large lot sizes and low density.

**16.4.1 Permitted Uses:**

- 1) One single family dwelling per lot, which is not to be occupied as the permanent home or residence of any family, but rather as a vacation or seasonal residence for a family maintaining a permanent residence elsewhere.
- 2) One accessory building

**16.4.2 Lot Regulations:**

- 1) Minimum lot area 2 ha
- 2) Minimum lot width 46 m

**16.4.3 Density:**

Maximum number of lots	Maximum density
4	1 single family dwelling per lot

**16.4.4 Lot Coverage:**

- 1) Maximum lot coverage 5%

**16.4.5 Maximum Size (Gross Floor Area):**

- 1) Maximum floor area of a single family dwelling unit 150 m<sup>2</sup>
- 2) Maximum floor area of an accessory building 40 m<sup>2</sup>

**16.4.6 Maximum Height:**

- 1) Principal building 9 m
- 2) Accessory buildings 3.7 m

**16.4.7 Minimum Setbacks:**

- 1) Front for principal and accessory buildings 15 m
- 2) Rear for principal and accessory buildings 9 m
- 3) Side for principal building and accessory buildings 4.6 m
- 4) From a minor stream for all uses 15 m
- 5) From a major stream for all uses 30 m
- 6) From the ocean for all uses 15 m

# 16.5 Comprehensive Development 5 | CD5

**CD5**

Provides for the recreational development of parcels for the Sing Sing Campground, Two-Rivers-Arm, Sproat Lake, intended for recreational use without the provision of water, sewer, sewage disposal, drainage or fire protection services by the Regional District.

**16.5.1 Permitted Uses:**

- 1) CD5-A: Seasonal campground
- 2) CD5-B: Cottages

**16.5.2 Lot Regulations:**

- 1) CD5-A: Minimum lot area 2.83 ha
- 2) CD5-B: Minimum lot area 1.62 ha
- 3) CD5-A and CD5-B: Minimum lot width N/A

**16.5.3 Density:**

CD5-A: Maximum number of campsites	CD5-B: Maximum number of cottages
50	4

**16.5.4 Lot Coverage:**

- 1) CD5-A and CD5-B: Maximum lot coverage 10%

**16.5.5 Maximum Size (Gross Floor Area):**

- 1) CD5-B: Maximum total floor area for each cottage 112 m<sup>2</sup>

**16.5.6 Maximum Height:**

- 1) CD5-A and CD5-B: All buildings and structures 5.5 m

**16.5.7 Minimum Setbacks:**

- 1) CD5-A and CD5-B: Front for all buildings, structures and uses 15 m
- 2) CD5-A and CD5-B: Rear for all buildings, structures and uses 9 m
- 3) CD5-A and CD5-B: Side for all buildings, structures and uses 4.6 m

**16.5.8 Conditions of Use:**

- 1) The area zoned CD5-A and CD5-B shall only be subdivided into two lots.
- 2) CD5-A: Campground occupancy is limited to 153 days per calendar year.
- 3) CD5-B: Cottage occupancy is limited to 180 days per calendar year.
- 4) CD5-B: Cottages must not be occupied as the permanent home or residence of any family, but rather as a vacation or seasonal residence for a family maintaining a permanent residence elsewhere.
- 5) The Regional District has no plans to construct, install, operate, or maintain sewer, sewage disposal, water supply, drainage, or fire protection to serve the lands within this zone.

# 16.6 Comprehensive Development 6 | CD6

CD6

Provides for low-density development of large parcels intended for recreational use without the provision of water, sewer, sewage disposal, drainage or fire protection services by the Regional District. The natural setting and environmental features will be protected and preserved through large lot sizes and low density.

**16.6.1 Permitted Uses:**

- 1) One single family dwelling per lot which is constructed on the site on which it will be occupied, which is not to be occupied as the permanent home or residence of any family, but rather as a vacation or seasonal residence for a family maintaining a permanent residence elsewhere.
- 2) One accessory building

**16.6.2 Lot Regulations:**

- 1) Minimum lot area 2.5 ha
- 2) Minimum lot width 46 m

**16.6.3 Density:**

Maximum number of lots	Maximum density
4	1 single family dwelling per lot

**16.6.4 Lot Coverage:**

- 1) Maximum lot coverage 5%

**16.6.5 Maximum Size (Gross Floor Area):**

- 1) Maximum total floor area of a single family dwelling 150 m<sup>2</sup>
- 2) Maximum total floor area of an accessory building 40 m<sup>2</sup>

**16.6.6 Maximum Height:**

- 1) Single family dwelling 9 m
- 2) Accessory building 3.7 m

**16.6.7 Minimum Setbacks:**

- 1) Front for a single family dwelling 15 m
- 2) Rear for a single family dwelling 9 m
- 3) Side for a single family dwelling 4.6 m

# 16.7 Comprehensive Development 7 | CD7

**CD7**

Provides for the development of a wilderness resort campground located adjacent to the Bedwell River in the Clayoquot Sound area. The Clayoquot Wilderness Resort lands are located in a remote region of the Regional District accessed by water and served by limited public services.

**16.7.1 Permitted Uses:**

- 1) Campgrounds
- 2) Campground amenities

**16.7.2 Lot Regulations:**

- 1) Minimum lot area 2 ha
- 2) Minimum lot width 100 m

**16.7.3 Density:**

Maximum density of campground uses	Maximum density of campground amenities
26 tent platforms and camping sites	Refer to conditions of use

**16.7.4 Lot Coverage:**

- 1) Maximum lot coverage 15%

**16.7.5 Maximum Size (Gross Floor Area):**

N/A

**16.7.6 Maximum Height:**

- 1) Maximum height buildings and structures 9 m and 2 storeys

**16.7.7 Minimum Setbacks:**

- 1) Front for all buildings, structures and uses 7.6 m
- 2) Rear for all buildings, structures and uses 9 m
- 3) Side for all buildings, structures and uses 4.6 m

**16.7.8 Conditions of Use:**

- 1) Campgrounds include tent platforms and camping sites for guest accommodation.
- 2) Campground amenities include: one (1) communal dining hall or cookhouse building; one (1) lounge building; spa, yoga, sauna and hot tub facilities; recreational equipment storage; kitchen, washroom and laundry facilities; administration and housekeeping buildings; storage buildings; barns; common areas; boardwalks; marina facilities, moorage floats and access ramps; water and sewage treatment and distribution facilities; structures and facilities required to contain electrical, propane, garbage, recycling and compost facilities; and similar uses.
- 3) With the exception of the redevelopment of the cookhouse structure and lounge structure primarily within their existing footprints, the location, siting and density of all campground uses and campground amenities shall not be expanded greater than the existing footprint of campground uses and campground amenities as shown on Figure 1 of Bylaw No. P1416.