



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1496

OFFICIAL ZONING TEXT AMENDMENT

A bylaw of the Regional District of Alberni-Clayoquot to amend Bylaw No. 15, being the “Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971”.

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a zoning bylaw upon the affirmative vote of the directors in accordance with the *Local Government Act*;

AND WHEREAS the Board of Directors of the Regional District of Alberni-Clayoquot, in open meeting assembled, enacts the following amendment to the text of the Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971:

1. TITLE

This bylaw may be cited as the Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw No. P1496.

2. Bylaw No. 15 of the Regional District of Alberni-Clayoquot is hereby amended by:

a. Adding the following to “Section 4.3, Interpretation (1) Use of Short Designations”:

“Site specific districts for former land use contracts shall mean the RVH-WI, A3-W, RMH-C, RMH-G, RMH-JL, C3-ARN, A1-RI, C1-FD, RVH-HB districts.”

b. Adding a new “Schedule No. VI - Site Specific Districts For Former Land Use Contracts” to read as follows:

“600 Within the area to which this Bylaw applies, land use contracts (LUCs) formerly governed the use and development of site-specific properties. As per Section 547 of the *Local Government Act*, all LUCs are terminated on June 30, 2024, and lands within the former LUC area are subject to this Bylaw.

601 Wickaninnish Island Vacation Home District (RVH-WI)

601.1 This district applies only to Wickaninnish Island Estates, DISTRICT LOT 1161 (WICKANINNISH ISLAND), CLAYOQUOT DISTRICT, and is intended to reflect the terms of a former land use contract for the island. The LUC provided for temporary accommodation and year-round caretaker use without any services

provided by the ACRD. Vacation Home District (RVH) uses and density apply, and are varied as follows:

- (1) Additional Permitted Principal Uses:
 - (a) Common amenity building
 - (b) Guest cottages
- (2) Additional Permitted Accessory Use:
 - (a) Greenhouses
- (3) Maximum Density:
 - (a) 35 seasonal dwellings
 - (b) 4 guest cabins
- (4) Additional Condition of Use:
 - (a) Only one (1) of the dwelling units may be used as a year-round caretaker's residence.

602 Willowbrae Road Forest Rural District (A3-W)

602.1 This district applies only to LOT B DISTRICT LOT 468 CLAYOQUOT DISTRICT PLAN VIP87429, and is intended to reflect the terms of a former land use contract permitting wood processing. Forest Rural District (A3) uses and density apply, and are varied as follows:

- (1) For Clarity, the Following Uses are Not Permitted:
 - (a) Medical cannabis production
 - (b) Non-medical cannabis production
- (2) Permitted Principal Uses are Restricted to the Following:
 - (a) Shake-and-shingle mill use including a lumber saw
- (3) Permitted Accessory Uses are Restricted to the Following:
 - (a) Retail sales of products processed on lot
 - (b) Indoor and outdoor storage
 - (c) Wood waste disposal necessary to the operation of the mill
 - (d) Single family dwelling
- (4) Additional Conditions of Use:
 - (a) Outdoor storage and the stockpiling of wood 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.
 - (b) A continuous 12 m deep vegetative buffer 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.
 - (c) The single detached dwelling must be located a minimum of 104 m from the southeast corner of the lot.

603 Cougar Mobile-Home Residential District (RMH-C)

603.1 This district applies only to Cougar Mobile Home Park, PARCEL B (DD 18416N) OF DISTRICT LOT 152, ALBERNI DISTRICT, and is intended to reflect the terms of a former land use contract for a mobile home park. Mobile-Home Residential District (RMH) uses and density apply, and are varied as follows:

(1) Principal uses and number of dwellings within this district are limited to a maximum of 16 mobile homes.

(2) Additional Condition of Use:

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

604 Greenridge Mobile-Home Residential District (RMH-G)

604.1 This district applies only to Greenridge/Larsen Mobile Home Park, THAT PART OF DISTRICT LOT 152, ALBERNI DISTRICT, LYING TO THE SOUTH OF THE SOUTHERLY BOUNDARY OF PLAN 7451 AND TO THE WEST OF THE WESTERLY BOUNDARY OF JOHN STREET, AS SAID STREET IS SHOWN ON PLAN 1539, and is intended to reflect the terms of a former land use contract for a mobile home park. Mobile-Home Residential District (RMH) uses and density apply, and are varied as follows:

(1) Principal uses and number of dwellings within this district are limited to a maximum of 33 mobile homes.

605 Jay-Lee Mobile-Home Residential District (RMH-JL)

605.1 This district applies only to Jay-Lee Mobile Home Park, LOT 17, DISTRICT LOT 18, ALBERNI DISTRICT, PLAN 906 EXCEPT PART IN PLAN 2051 RW, and is intended to reflect the terms of a former land use contract for a mobile home park. Mobile-Home Residential District (RMH) uses and density apply, and are varied as follows:

(1) Principal uses and number of dwellings within this district are limited to a maximum of 24 mobile homes and two (2) single family dwellings.

(2) Additional Condition of Use:

(a) A continuous 10 m deep vegetative buffer shall be maintained along the entire lot line adjoining Edland Road, except for vehicle access points to the lot.

606 Athol Road North Service Commercial District (C3-ARN)

606.1 This district applies only to LOT 11 DISTRICT LOT 18 ALBERNI DISTRICT PLAN 7319 and LOT 12 DISTRICT LOT 18 ALBERNI DISTRICT PLAN 7319 EXCEPT PART IN PLAN 2051 RW, on the Alberni Highway at Athol Road North, and is intended to reflect the terms of a former land use contract. Small Holdings District (A1), Single Family Residential District (R1), and Service Commercial District (C3) uses and density apply, and are varied as follows:

- (1) Additional Conditions of Use:
 - (a) Uses permitted in A1 district are restricted to those portions of the property adjoining Athol Road North, except for area described in (b) 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.
 - (b) Uses permitted in R1 district are restricted to an area of 1,137 m² with 22.9 m of frontage on Athol Road North commencing 15.8 m from the northern lot line of Lot 11 and continuing for a distance of 22.9 m along Athol Road North.
 - (c) Uses permitted in the C3 district are restricted to those listed in Section 123.1(2)(a)(c) and are limited to the remaining portions of the properties, outside the areas where A1 and R1 uses are permitted.
 - (d) A continuous vegetative buffer 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 C3 uses are permitted.

607 Rance Island Small Holdings District (A1-RI)

607.1 Applies only to LOT 1, SECTION 20, TOWNSHIP 1, BARCLAY DISTRICT, PLAN 3077, in Bamfield Inlet, and 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. Small Holdings District (A1) uses and density apply, and are varied as follows:

- (1) Additional Permitted Accessory Uses:
 - (a) Boat-building and boat-repair within an enclosed building and outside within 15 m of the building
 - (b) Storage of small watercraft
- (2) Additional Lot Regulation:
 - (a) 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.

608 Fish and Duck Local Commercial District (C1-FD)

608.1 Applies only to LOT 42, 43 and 44, DISTRICT LOT 41, ALBERNI DISTRICT, PLAN 15275, 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. Local Commercial District (C1) uses and density apply, and are varied as follows:

- (1) Permitted Principal Uses are Restricted to the Following:
 - (a) Neighbourhood pub
 - (b) Single family dwelling
 - (c) Seasonal cottage rental
 - (d) Retail sales of fishing gear and supplies

(e) Houseboat and waterski rental office

(2) Permitted Accessory Uses are Restricted to the Following:

- (a) Secondary suite attached to the pub for caretaker use
- (b) Accessory buildings, structures and uses
- (c) Houseboat maintenance, service and repair
- (d) Storage of equipment related to the permitted principal and accessory uses
- (e) Boat fuel pumps
- (f) Pump-and-haul facilities

(3) Additional Lot Regulation:

- (a) The maximum total retail commercial use floor area is 186 m².

(4) Maximum Density:

- (a) 5 seasonal cottages
- (b) 2 single family dwelling and caretaker's residence

609 Headquarters Bay Vacation Home District (RVH-HB)

609.1 Applies only to SECTION 77 ALBERNI DISTRICT (SITUATE IN BARCLAY DISTRICT) EXCEPT PART IN PLAN 38569, known as Headquarters Bay, and is intended to reflect the terms of a former land use contract for temporary accommodation. Vacation Home District (RVH) uses and density apply, and are varied as follows:

(1) Maximum Number of Seasonal Dwellings Permitted:

- (a) 41 seasonal dwelling areas, each with one (1) seasonal dwelling
 - i. One (1) seasonal dwelling area may contain one (1) caretaker's residence for year-round occupancy

(2) Additional Permitted Accessory Uses:

- (a) Boat launch
- (b) Moorage facilities

(3) Seasonal Dwelling Area Regulations:

- (a) Minimum land area is restricted to 2 ha
- (b) Maximum floor area for a seasonal dwelling is 111 m²
- (c) Minimum setback from the natural boundary of the Alberni Inlet is 11 m
- (d) Minimum building elevation of the bottom of the lowest habitable floor above the natural boundary of the Alberni Inlet is 4 m
- (e) No vegetation removal within 11 m of the natural boundary of Alberni Inlet

(4) Additional Conditions of Use:

- (a) Each seasonal dwelling to have a minimum of 2 ha of individual land area.
- (b) No boat launch or moorage facilities shall be constructed without a foreshore lease from the relevant provincial authority.

(c) All services are the responsibility of the owners of the property. Neither the ACRD nor utility providers shall provide any public utilities or any other works or services to the property.”

c. Amending “Section 5.1 Designation of Districts” to add the following:

- “601 Wickaninnish Island Vacation Home District (RVH-WI)
- 602 Willowbrae Road Forest Rural District (A3-W)
- 603 Cougar Mobile-Home Residential District (RMH-C)
- 604 Greenridge Mobile-Home Residential District (RMH-G)
- 605 Jay-Lee Mobile-Home Residential District (RMH-JL)
- 606 Athol Road North Service Commercial District (C3-ARN)
- 607 Rance Island Small Holdings District (A1-RI)
- 608 Fish and Duck Local Commercial District (C1-FD)
- 609 Headquarters Bay Vacation Home District (RVH-HB)”

3. This bylaw shall come into force and take effect on June 30, 2024.

Read a first time this 27th day of March, 2024

Public Hearing held this day of ,

Read a second time this day of ,

Read a third time this day of ,

Adopted this day of ,

Corporate Officer

Chair of the Regional Board