



**To:** ACRD Board of Directors

**Meeting Date:** March 27, 2024

**From:** Amy Anaka, MCIP, RPP, Planner and  
Charity Hallberg Dodds, Planning Technician

**File #:** RT24003

**Application Type:** Rezoning Text and Atlas Amendments

**Voting Structure:** Electoral Area Directors and Tofino

**Electoral Area:** A - Bamfield, C - Long Beach, D - Sproat Lake, F - Cherry Creek

**Subject:** Zoning Bylaw Text and Atlas Amendments - Former Land Use Contracts

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**Recommendations:**

*THAT Bylaw P1496, Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw be read a first time.*

*THAT Bylaw P1497, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw be read a first time.*

*THAT the public hearing for Bylaws P1496 and P1497 be delegated to the Director for Electoral Area 'A', Electoral Area 'C', Electoral Area 'D', Electoral Area 'F', or the Chairperson of the Regional District.*

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**Summary:**

Land Use Contracts (LUCs) are contracts entered into between a developer of land and a local government addressing the use and development of a property. Although new LUC's are no longer permitted under provincial legislation, there are currently nine (9) LUCs in effect within the ACRD. In 2014, the provincial government amended the *Local Government Act (LGA)* in order that all LUCs would cease to exist by June 30, 2024. Until that time, the nine (9) LUCs will remain effective and continue to govern the use and development of the affected properties. If the proposed bylaws are not adopted, the underlying zoning will take precedence and will not support specific uses and conditions that were included in the LUC. The site-specific zoning included in Bylaws P1496 and P1497 has been drafted to reflect the details of the LUCs for items the ACRD has the ability to regulate through zoning such as land use, building siting and density. If the bylaws are adopted, a property owner will be able to continue to utilize the land as currently permitted in the LUC, under the new zone.

**Background:**

An LUC is a contract between a property owner and a local government that governs the use and development of the property including land use, building siting and density. LUCs were used in the late 1970s and early 1980s under the *Provincial Municipal Act (the Act)*. From 1971 to 1978, the Act permitted the ACRD to enter into LUCs with property owners for the purpose of creating site-specific land uses and conditions for development on a particular piece of land. Those LUCs are still registered on the title of each property and remain in effect.

In 2014 the Provincial government amended the *LGA* to terminate all LUCs by June 30, 2024. As of this date, lands within the former LUC area would be subject to Bylaws P1496 and P1497 if the bylaws are adopted by the Board. ACRD staff was in communication with property owners of the LUC properties in 2015 and 2016 as part of the first updated draft Zoning Bylaw P1333. The LUCs were included in the draft bylaw as site-specific sub-zones. Since the first draft Zoning Bylaw was published in 2016, all additional published versions of the draft updated Zoning Bylaw have included the site-

**RT24003**

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*Serving Port Alberni, Tofino, Ucluelet, Treaty First Nations: Huu-ay-aht, Yuułuʔiłʔatḥ, Uchucklesaht Tribe Government, and Toquaht Nation, and Six Electoral Areas: "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) and "F" (Cherry Creek).*

specific sub-zones for public review, and have also included agency and First Nations referrals, and two (2) legal reviews.

**Communication:**

Letters to all property owners were mailed in October and November 2015, which included copies of the current LUCs and the proposed sub-zones. At that time, there were a number of conversations between ACRD staff and some of the property owners regarding the site-specific zoning and the LUC applicable to their property.

A public hearing is required for these zoning text and atlas amendments as some of the properties are either outside of an OCP area or the land use involves commercial or industrial uses that are not housing-related.

A direct mail out to all property owners of LUC properties will be completed following first reading of the bylaws and before the public hearing. This mail out will include:

- A letter explaining the upcoming termination of LUCs and next steps in the process;
- A list of frequently asked questions and answers offering further explanations of why this is happening and how it will affect them;
- A copy of the current LUC and the site-specific zone that has been developed for their property; and
- Contact information for Planning staff to discuss any comments, concerns and/or questions.

The public hearing will be advertised and notification will be provided as required by the *LGA*. Property owners will be encouraged to get all of the information they need to be fully-informed on this process. Other members of the public will be welcome to attend the public hearing to listen and/or or speak to their concerns.

**Advisory Planning Commission (APC) Recommendation:** APCs provided input as part of the Zoning Bylaw Review Project. As uses proposed in Bylaws P1496 and P1497 reflect the same uses permitted in the LUCs, it is recommended the Board proceed without additional APC input.

**Property Information for Nine (9) Former Land Use Contracts:**

1. Wickaninnish Island Vacation Home District (RVH-WI) | Former Land Use Contract No. 1, 1974  
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 (LUC) for the island. The LUC provided for temporary accommodation and year-round caretaker use without any services provided by the ACRD.
2. Willowbrae Road Forest Rural District (A3-W) | Former Land Use Contract No. 3, 1974  
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.
3. Cougar Mobile-Home Residential District (RMH-C) | Former Land Use Contract No. 4, 1974  
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.
4. Greenridge Mobile-Home Residential District (RMH-G) | Former Land Use Contract No. 6, 1974  
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.
5. Jay-Lee Mobile-Home Residential District (RMH-JL) | Former Land Use Contract No. 8, 1974

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.

6. Athol Road North Service Commercial District (C3-ARN) | Former Land Use Contract No. 10, 1974  
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.
7. Rance Island Small Holdings District (A1-RI) | Former Land Use Contract No. 11, 1975  
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.
8. Fish and Duck Local Commercial District (C1-FD) | Land Use Contract No. 13, 1975  
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.
9. Headquarters Bay Vacation Home District (RVH-HB) | Land Use Contract No. 24, 1978  
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.

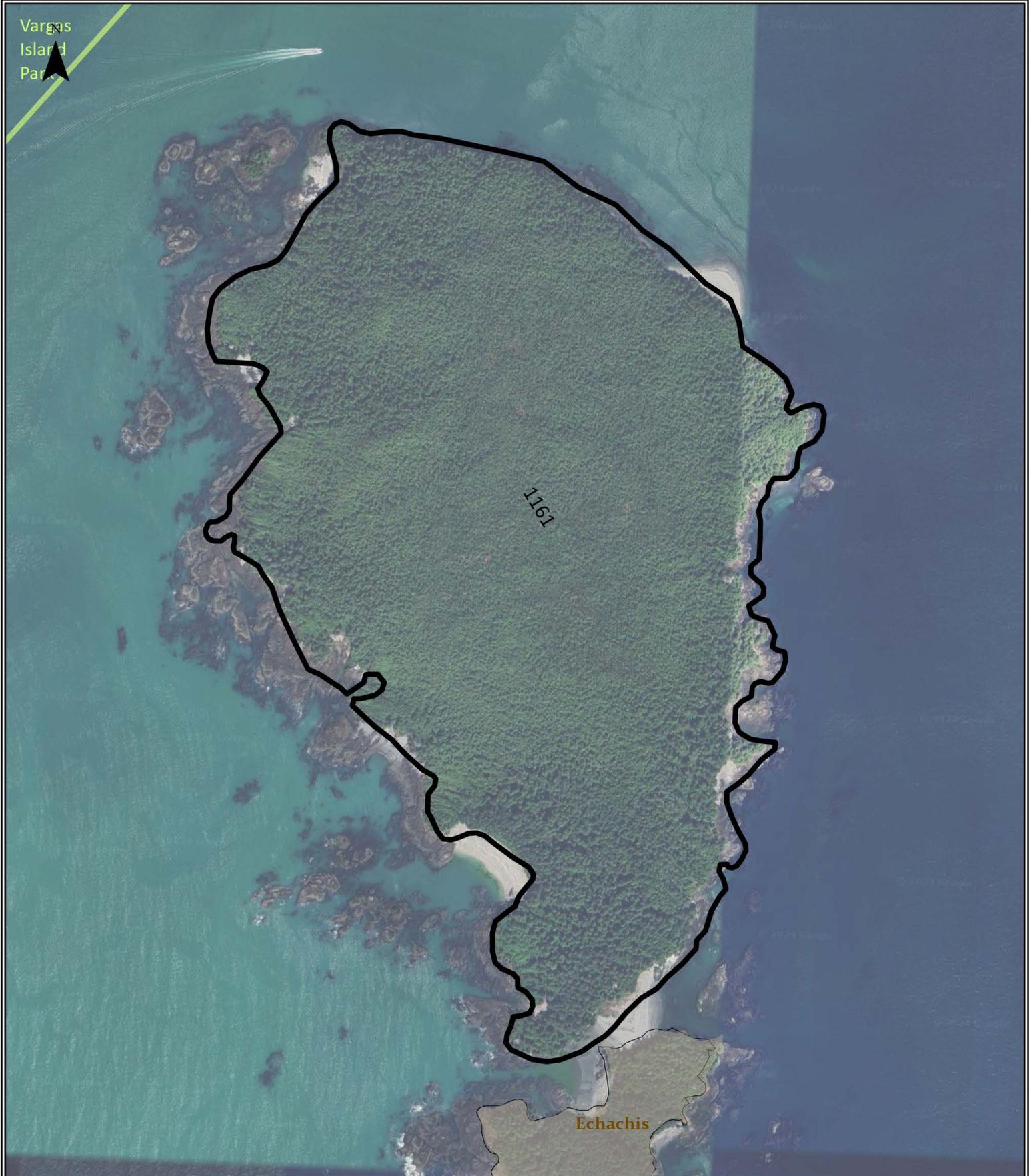
**Comments:** As per the LGA, all LUCs will cease to exist by June 30, 2024. Upon termination, the properties of the nine (9) LUCs in the ACRD would be governed by the use and development outlined in Bylaws P1496 and P1497 if adopted by the Board. These site-specific zones support the current permitted use and development regulations as outlined in the LUC. The ACRD does not have another option for regulating the use and development of these properties.

Submitted by: Michael Irg  
Mike Irg, MCIP, RPP, General Manager of Planning and Development

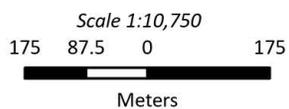
Reviewed by: Cynthia Dick  
Cynthia Dick, General Manager of Administrative Services

Approved by: Daniel Sailland  
Daniel Sailland, MBA, Chief Administrative Officer

Vargas  
Island  
Park



DISTRICT LOT 1161 (WICKANINNISH ISLAND),  
CLAYOQUOT DISTRICT



- Subject Property
- Parcels
- Park



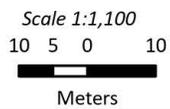
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LOT B DISTRICT LOT 468 CLAYOQUOT DISTRICT PLAN  
VIP87429



- Subject Property
- Parcels
- Park

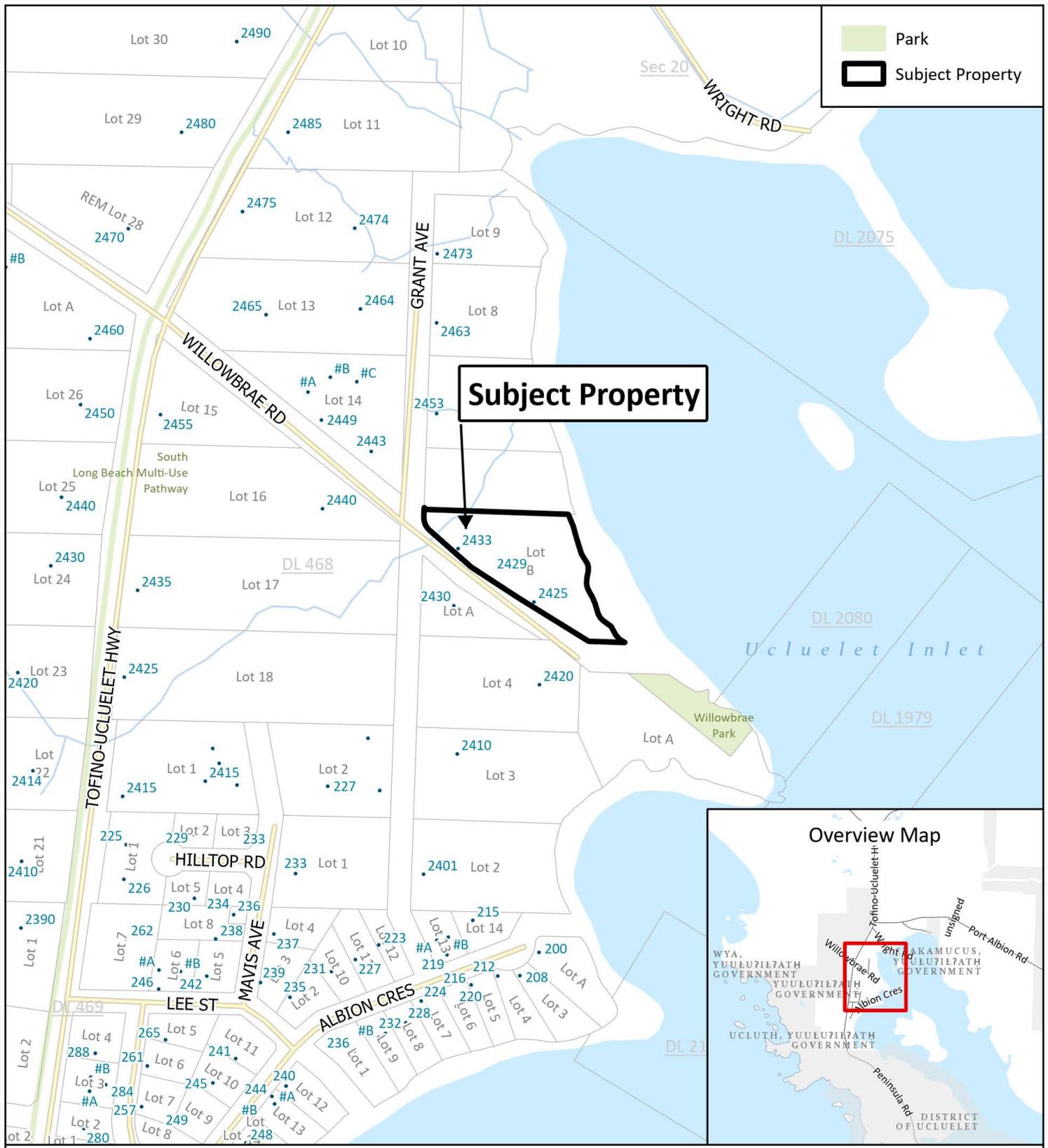


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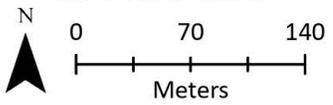
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-  Park
-  Subject Property

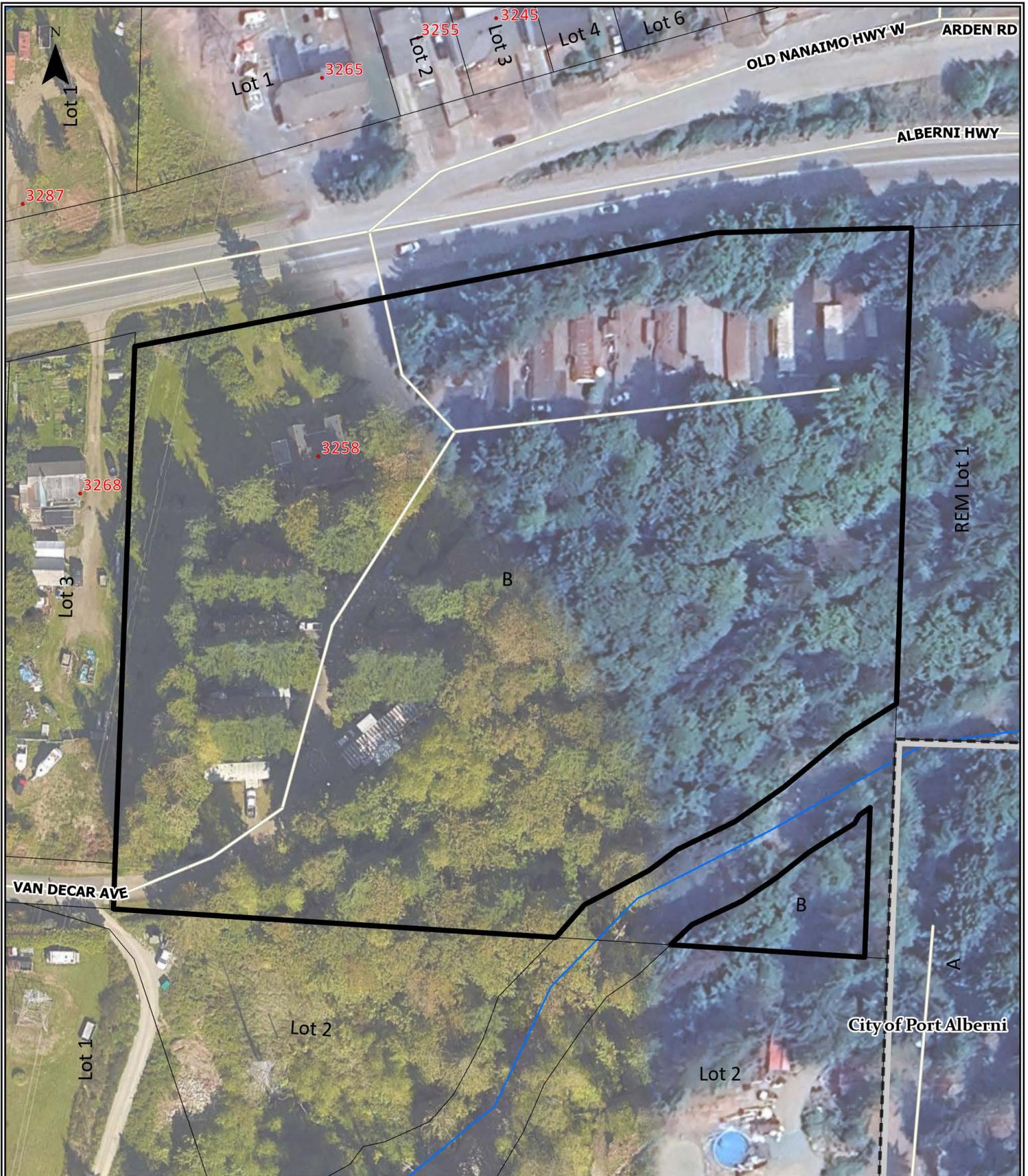
**Subject Property**



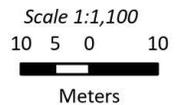
ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT



 Legal Description: LOT B DISTRICT LOT 468 CLAYOQUOT DISTRICT  
PLAN VIP87429



PARCEL B (DD 18416N) OF DISTRICT LOT 152, ALBERNI DISTRICT



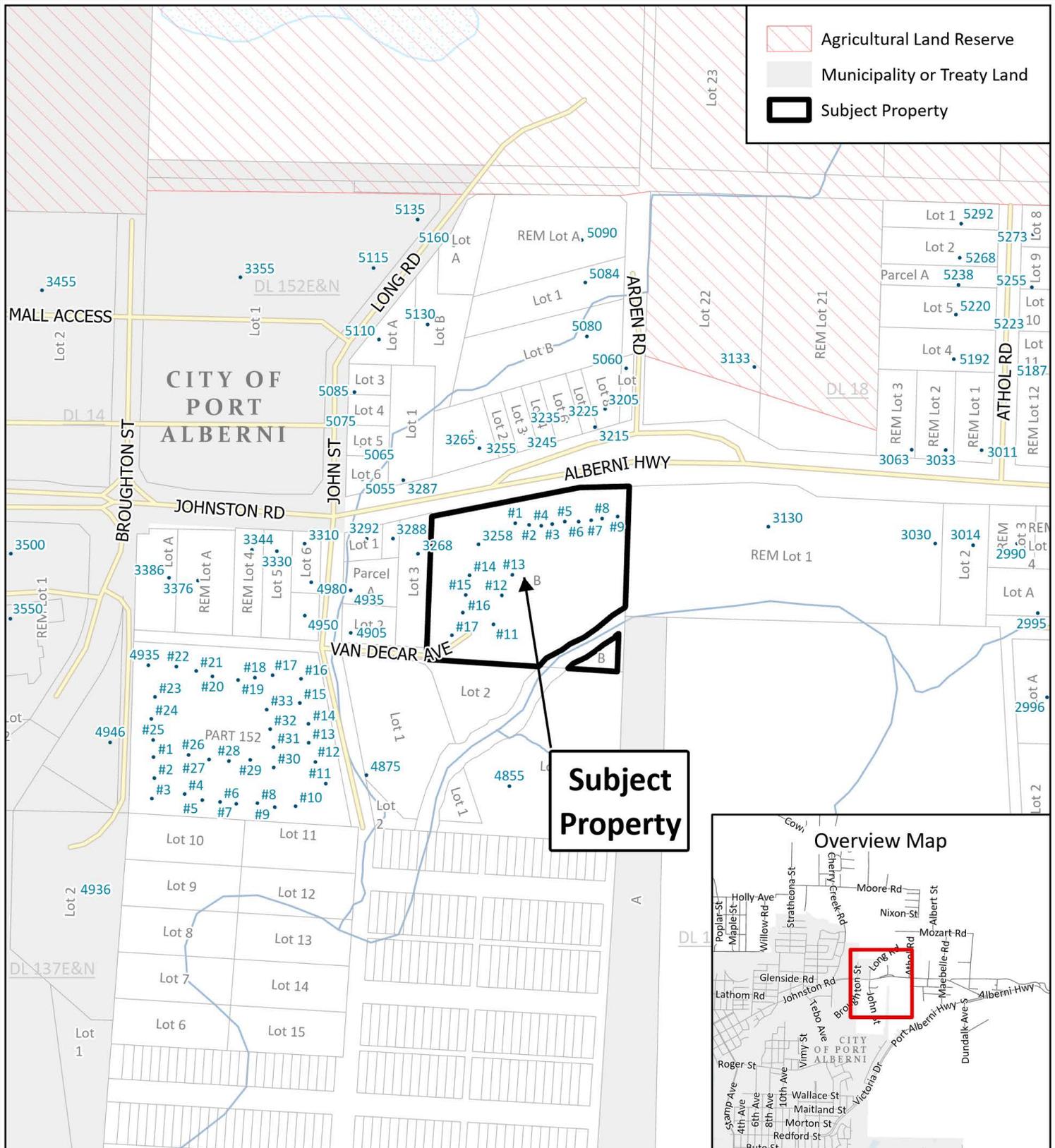
-  Subject Property
-  AV Stream Atlas
-  Parcels
-  Administrative Areas



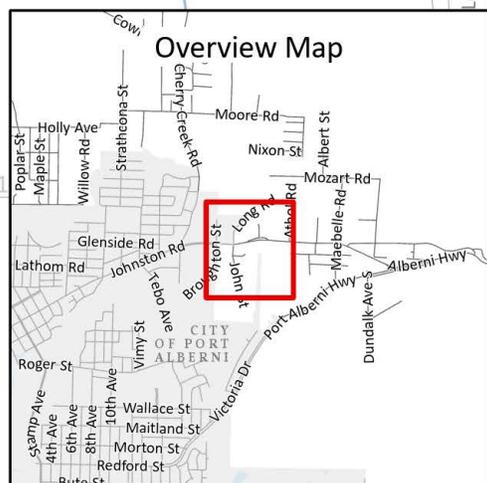
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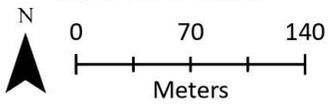
-  Agricultural Land Reserve
-  Municipality or Treaty Land
-  Subject Property



**Subject Property**

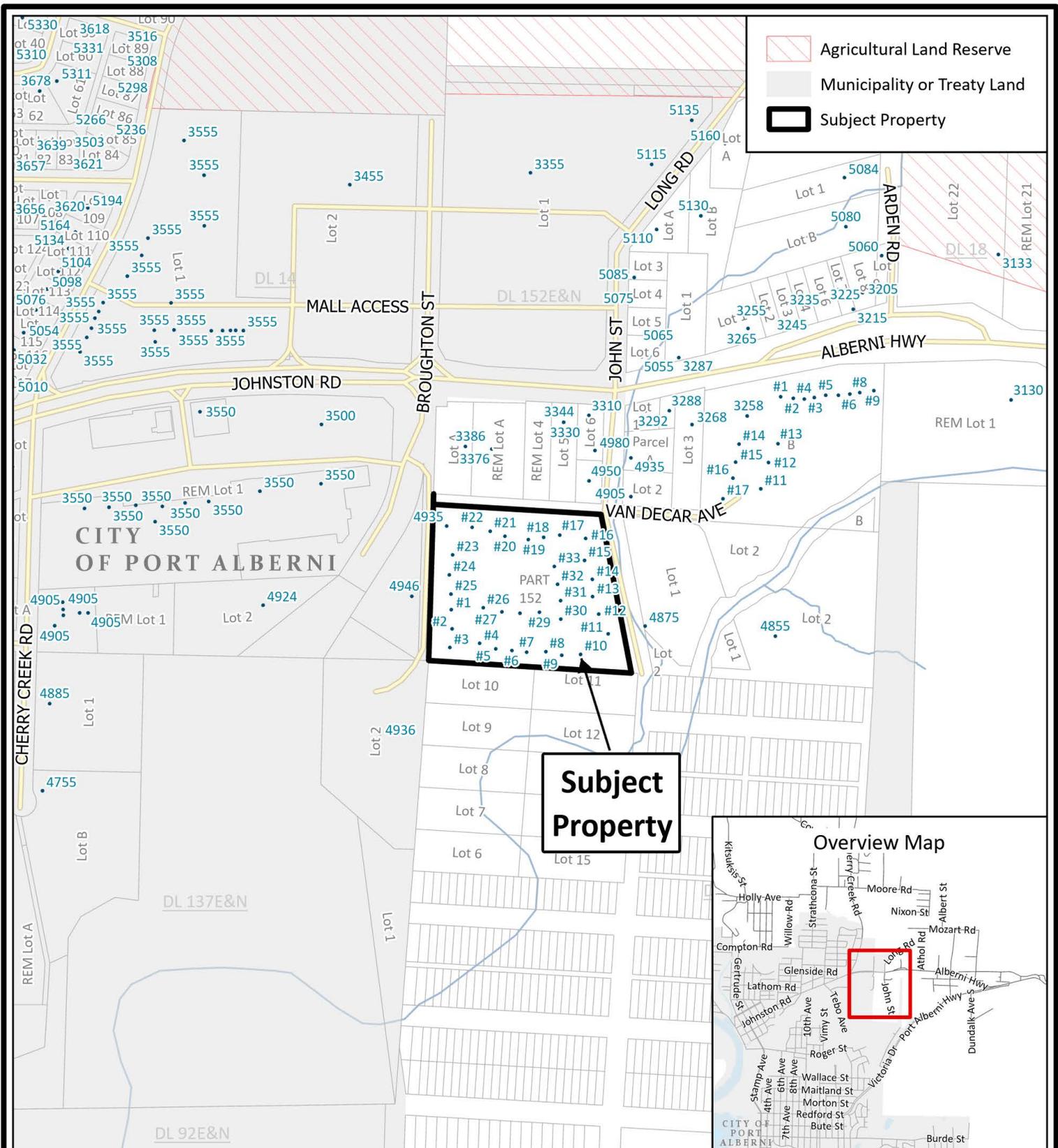


ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT



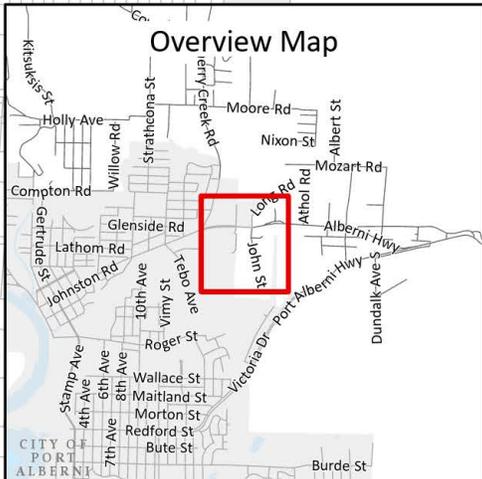
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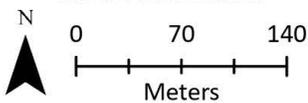


-  Agricultural Land Reserve
-  Municipality or Treaty Land
-  Subject Property

**Subject Property**



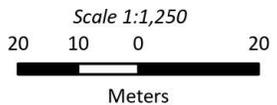
ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT



Legal Description: 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



LOT 17, DISTRICT LOT 18, ALBERNI DISTRICT, PLAN 906  
EXCEPT PART IN PLAN 2051 RW

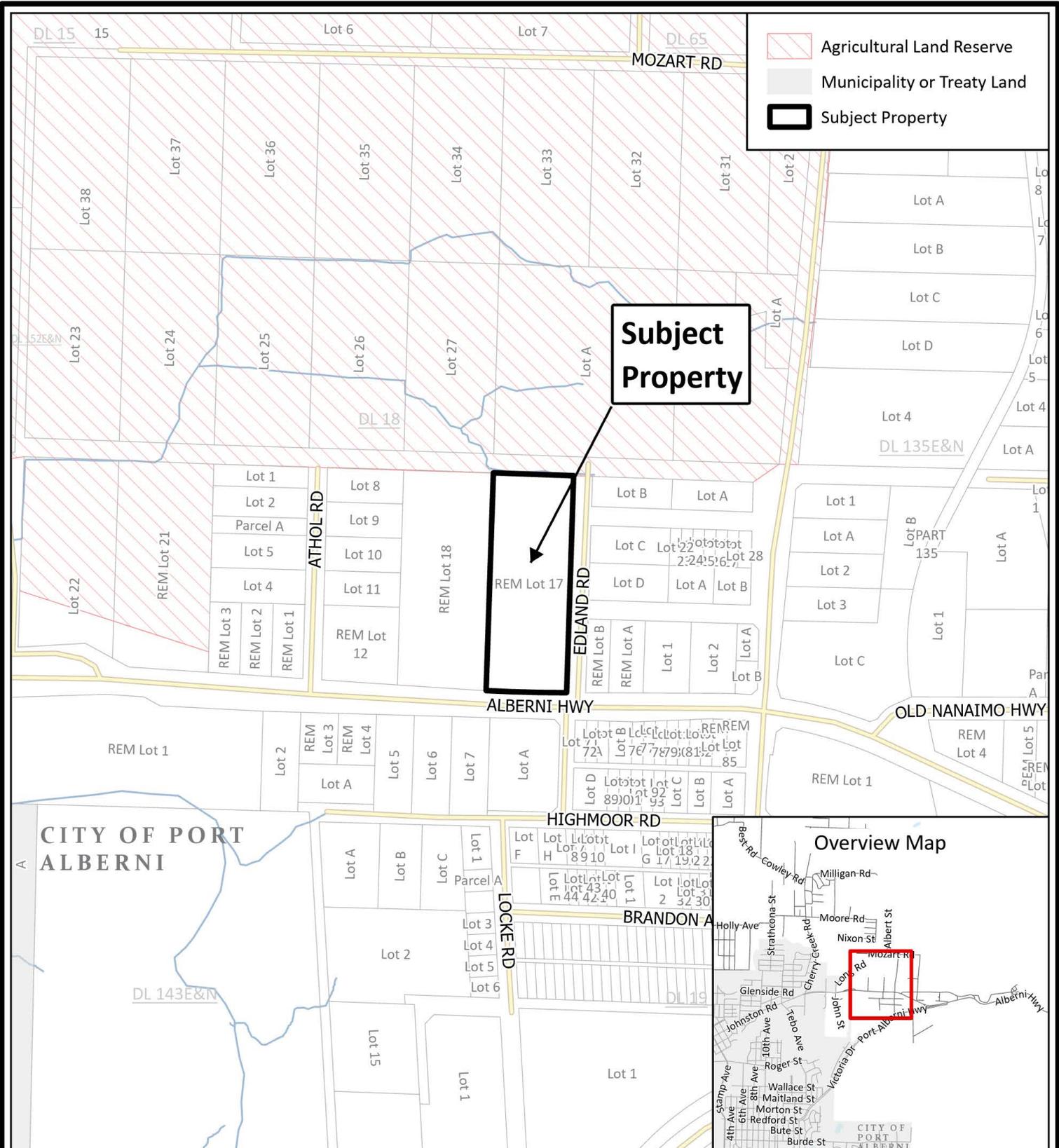


-  Subject Property
-  AV Stream Atlas
-  Agricultural Land Reserve
-  Parcels



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-  Agricultural Land Reserve
-  Municipality or Treaty Land
-  Subject Property

**Subject Property**

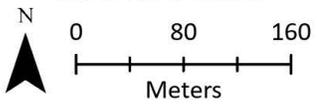
**Subject Property**

**CITY OF PORT ALBERNI**

**Overview Map**



**ALBERNI-CLAYOQUOT REGIONAL DISTRICT**



 Legal Description: LOT 17, DISTRICT LOT 18, ALBERNI DISTRICT, PLAN 906 EXCEPT PART IN PLAN 2051 RW

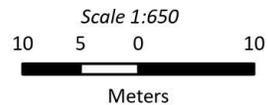


LOT 11 DISTRICT LOT 18 ALBERNI DISTRICT PLAN 7319  
 and LOT 12 DISTRICT LOT 18 ALBERNI DISTRICT PLAN  
 7319 EXCEPT PART IN PLAN 2051 RW

-  Subject Property
-  Parcels



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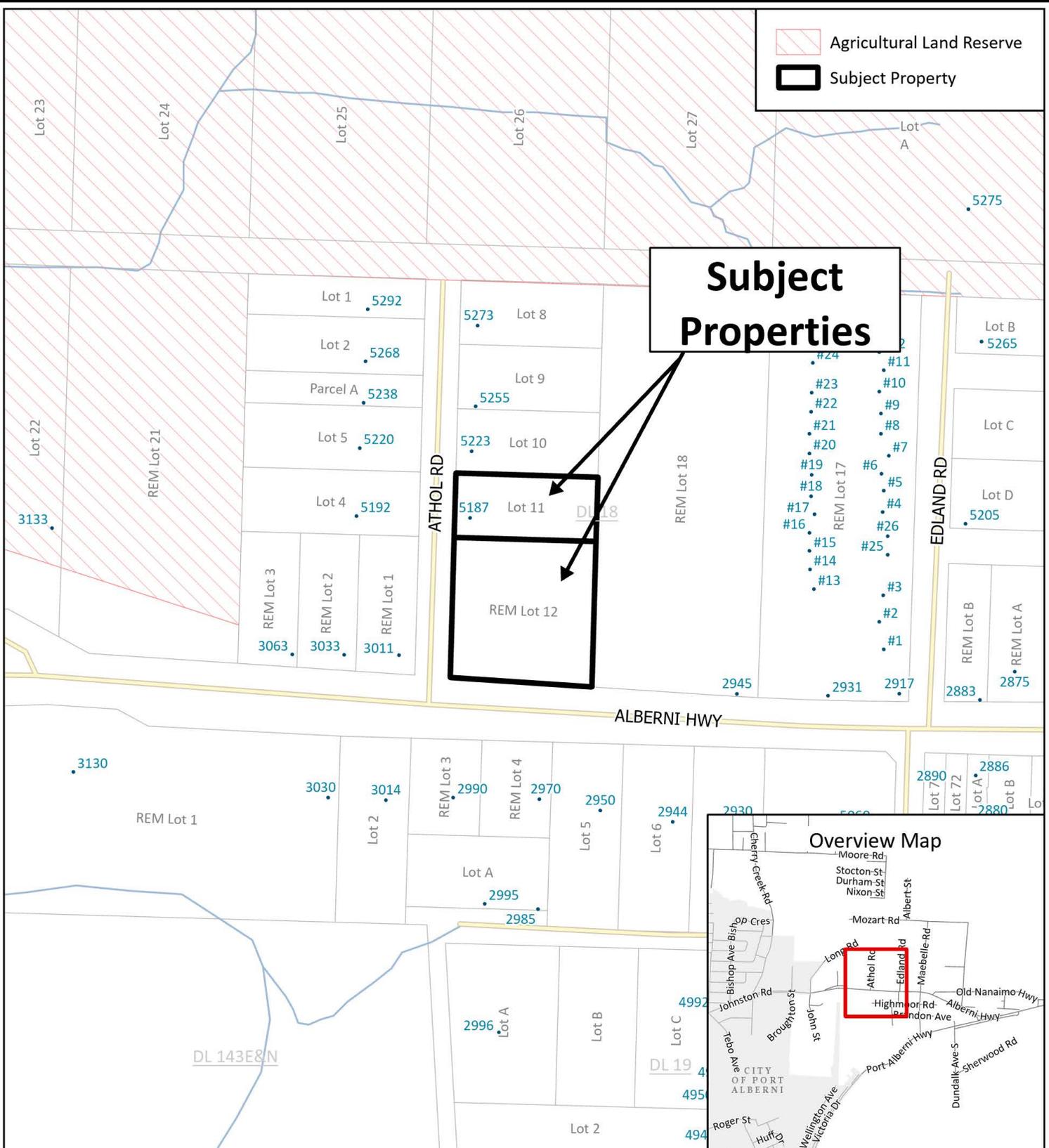


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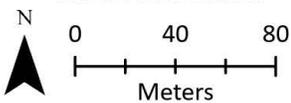
 Agricultural Land Reserve

 Subject Property

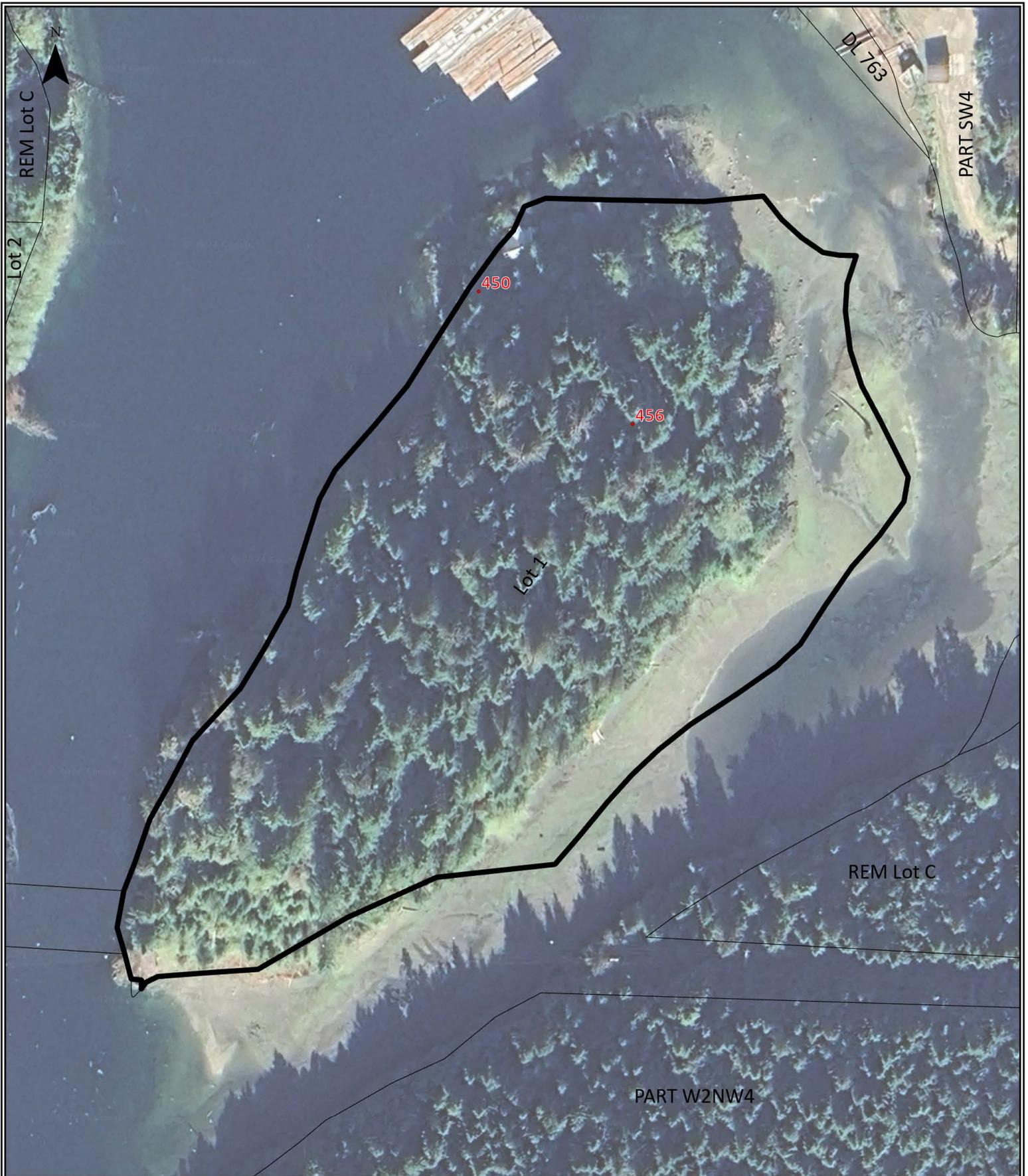
# Subject Properties



ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT

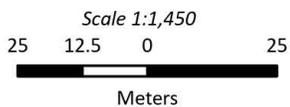


Legal Description: LOT 11 DISTRICT LOT 18 ALBERNI DISTRICT PLAN 7319 and LOT 12 DISTRICT LOT 18 ALBERNI DISTRICT PLAN 7319 EXCEPT PART IN PLAN 2051 RW



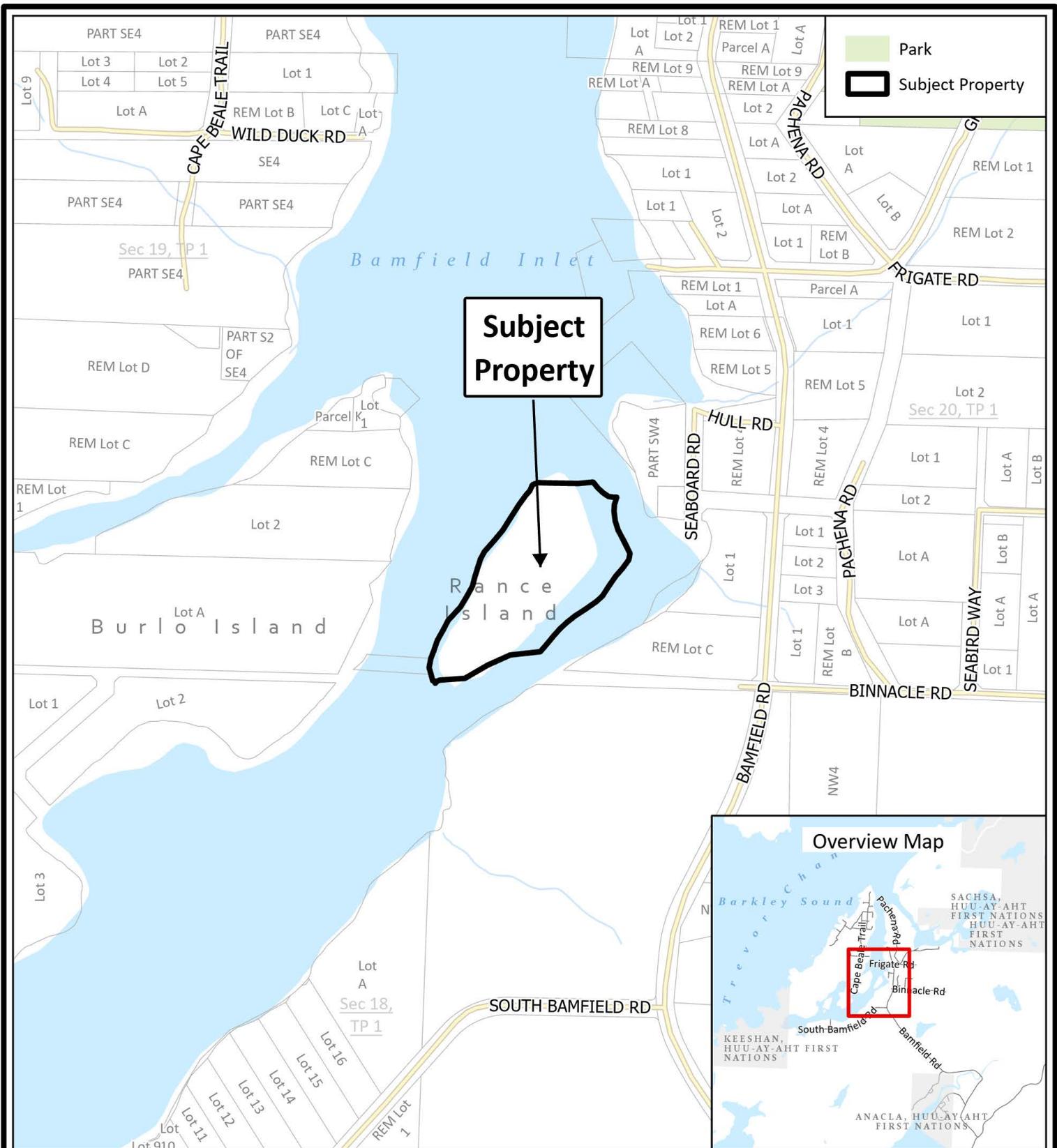
LOT 1, SECTION 20, TOWNSHIP 1, BARCLAY DISTRICT,  
PLAN 3077

-  Subject Property
-  Parcels



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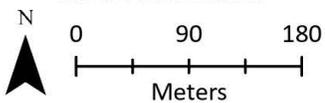
**Subject Property**



- Park
- Subject Property



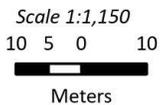
ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT



Legal Description: LOT 1, SECTION 20, TOWNSHIP 1, BARCLAY DISTRICT, PLAN 3077



LOT 42, 43, 44, DISTRICT LOT 41, ALBERNI DISTRICT,  
PLAN 15275



-  Subject Property
-  Parcels

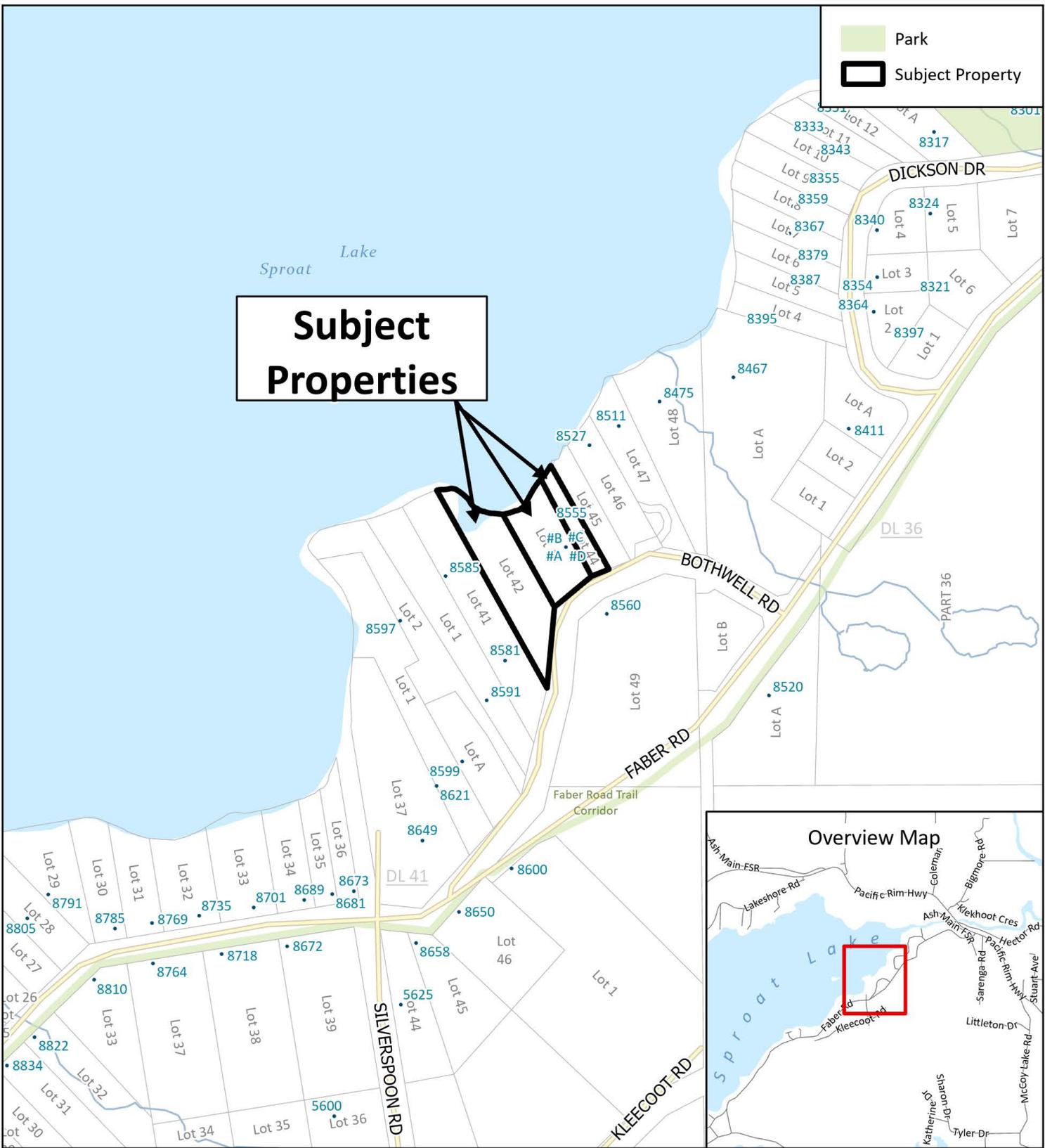


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-  Park
-  Subject Property

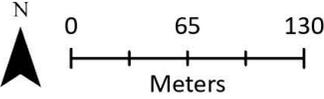
**Subject Properties**

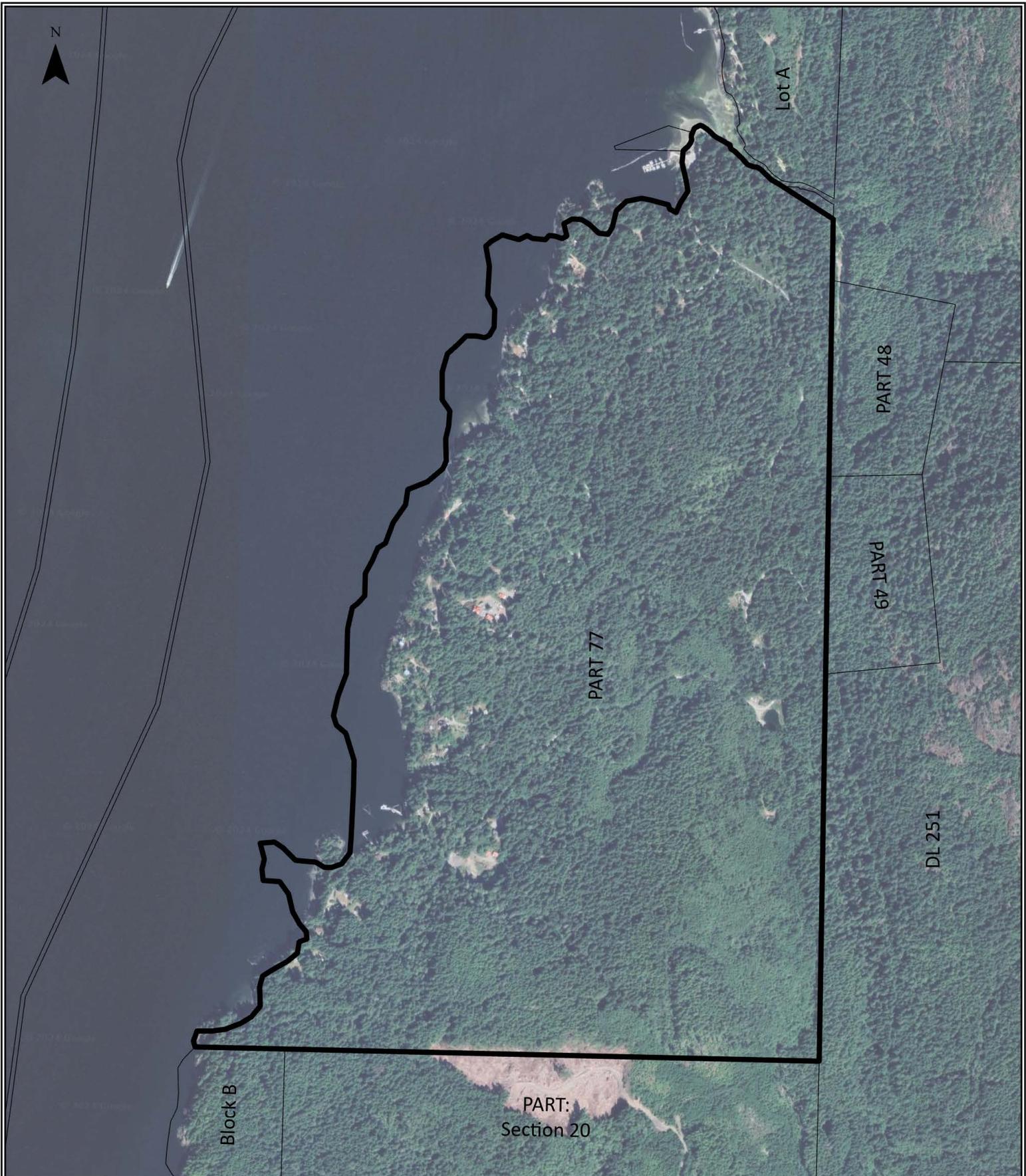


 Legal Description: LOT 42, 43, 44, DISTRICT LOT 41, ALBERNI DISTRICT, PLAN 15275



ALBERNI-CLAYOQUOT REGIONAL DISTRICT



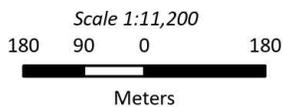


SECTION 77 ALBERNI DISTRICT (SITUATE IN BARCLAY DISTRICT) EXCEPT PART IN PLAN 38569

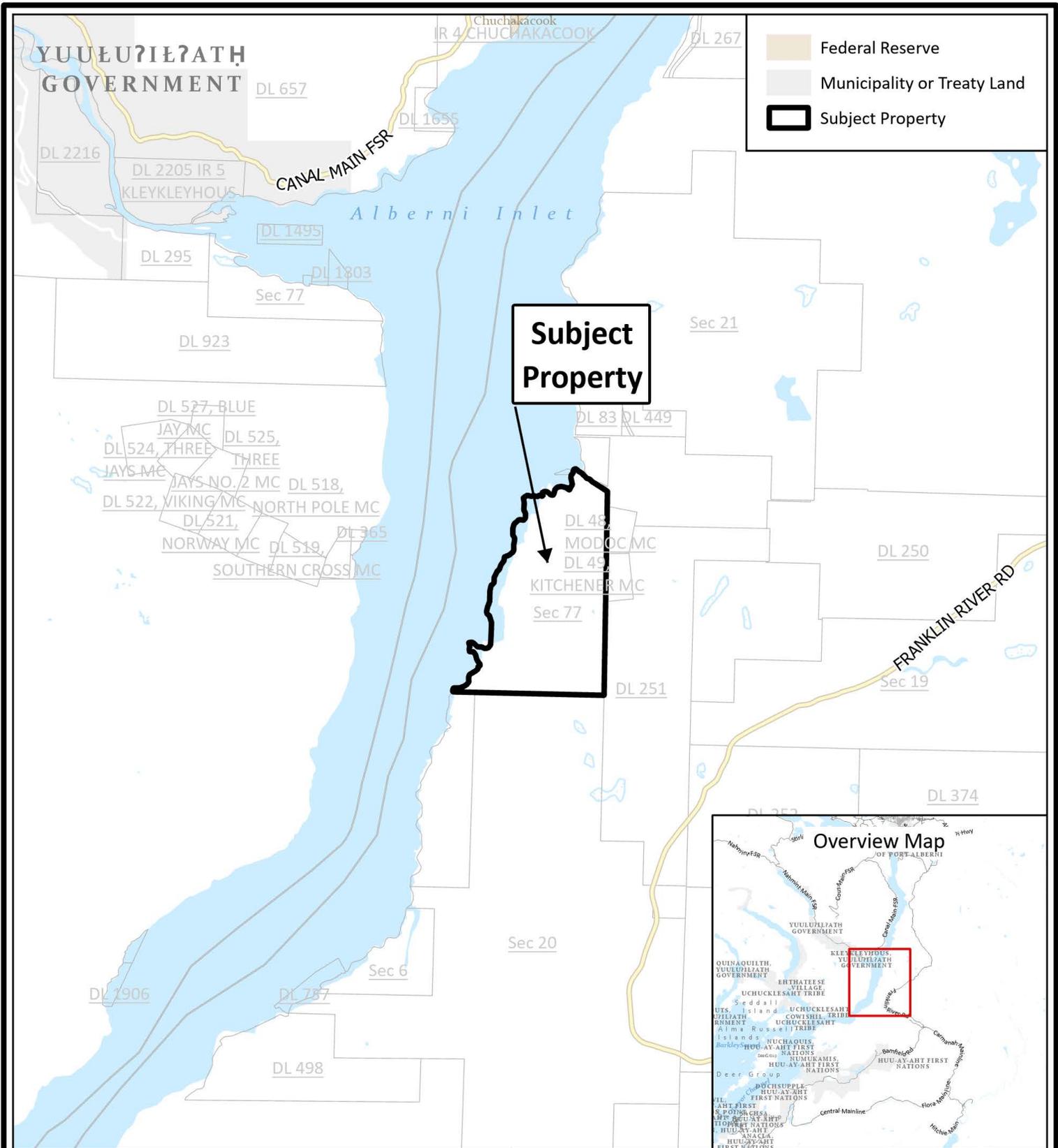
-  Subject Property
-  Parcels



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- Federal Reserve
- Municipality or Treaty Land
- Subject Property

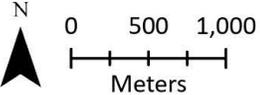


**Subject Property**

Legal Description: SECTION 77 ALBERNI DISTRICT (SITUATE IN BARCLAY DISTRICT) EXCEPT PART IN PLAN 38569



**ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT**





## REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

### BYLAW NO. P1496

#### OFFICIAL ZONING TEXT AMENDMENT

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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 m<sup>2</sup> 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 m<sup>2</sup>.

(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 m<sup>2</sup>
- (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    day of    ,  
Public Hearing held this    day of    ,  
Read a second time this    day of    ,  
Read a third time this    day of    ,

Adopted this    day of    ,

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Corporate Officer

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Chair of the Regional Board



**REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT**

**BYLAW NO. P1497**

**OFFICIAL ZONING ATLAS AMENDMENT NO. 781**

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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 after a public hearing and 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 Official Zoning Atlas 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 Atlas Amendment Bylaw No. P1497.

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

DISTRICT LOT 1161 (WICKANINNISH ISLAND), CLAYOQUOT DISTRICT to Wickaninnish Island Vacation Home District (RVH-WI) as shown on Schedule 'A-1' which is attached to and forms part of this bylaw.

LOT B DISTRICT LOT 468 CLAYOQUOT DISTRICT PLAN VIP87429 to Willowbrae Road Forest Rural District (A3-W) as shown on Schedule 'A-2' which is attached to and forms part of this bylaw.

PARCEL B (DD 18416N) OF DISTRICT LOT 152, ALBERNI DISTRICT to Cougar Mobile-Home Residential District (RMH-C) as shown on Schedule 'A-3' which is attached to and forms part of this bylaw.

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 to Greenridge Mobile-Home Residential District (RMH-G) as shown on Schedule 'A-4' which is attached to and forms part of this bylaw.

LOT 17, DISTRICT LOT 18, ALBERNI DISTRICT, PLAN 906 EXCEPT PART IN PLAN 2051 RW to Jay-Lee Mobile-Home Residential District (RMH-JL) as shown on Schedule 'A-5' which is attached to and forms part of this bylaw.

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 to Athol Road North Service Commercial District (C3-ARN) as shown on Schedule 'A-6' which is attached to and forms part of this bylaw.

LOT 1, SECTION 20, TOWNSHIP 1, BARCLAY DISTRICT, PLAN 3077 to Rance Island Small Holdings District (A1-RI) as shown on Schedule 'A-7' which is attached to and forms part of this bylaw.

LOT 42, 43 and 44, DISTRICT LOT 41, ALBERNI DISTRICT, PLAN 15275 to Fish and Duck Local Commercial District (C1-FD) as shown on Schedule 'A-8' which is attached to and forms part of this bylaw.

SECTION 77 ALBERNI DISTRICT (SITUATE IN BARCLAY DISTRICT) EXCEPT PART IN PLAN 38569 to Headquarters Bay Vacation Home District (RVH-HB) as shown on Schedule 'A-9' which is attached to and forms part of this bylaw.

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

Read a first time this    day of    ,  
Public Hearing held this    day of    ,  
Read a second time this    day of    ,  
Read a third time this    day of    ,

Adopted this    day of    ,

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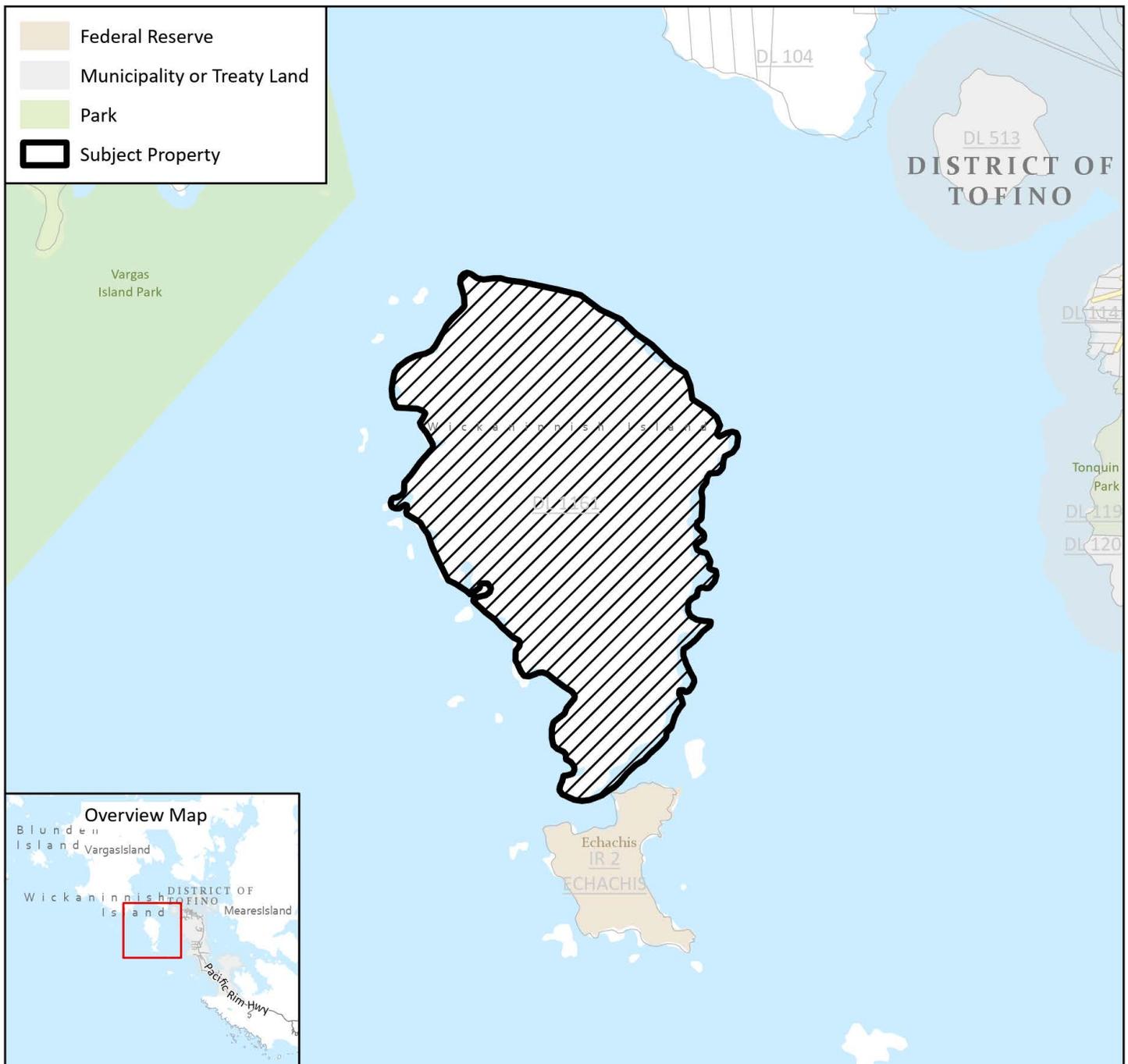
Corporate Officer

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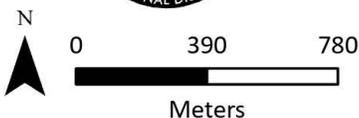
Chair of the Regional Board

# Schedule 'A-1'

This schedule is attached to and forms part of Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1497, 2024



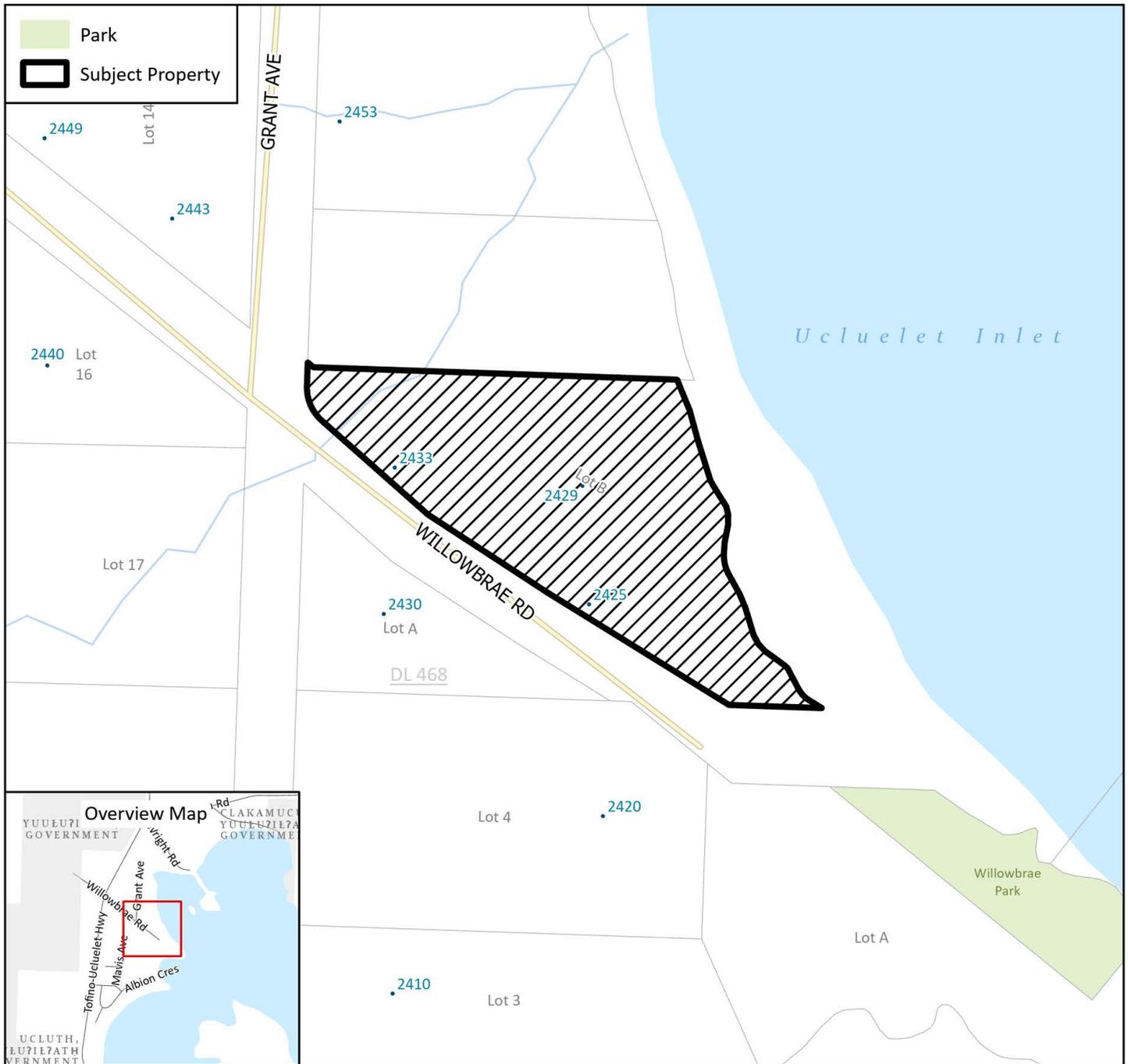
Legal Description: DISTRICT LOT 1161 (WICKANINNISH ISLAND), CLAYOQUOT DISTRICT



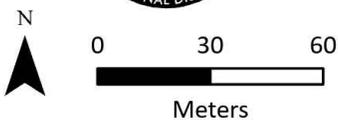
 To be zoned Wickaninnish Island Vacation Home District (RVH-WI).

# Schedule 'A-2'

This schedule is attached to and forms part of Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1497, 2024



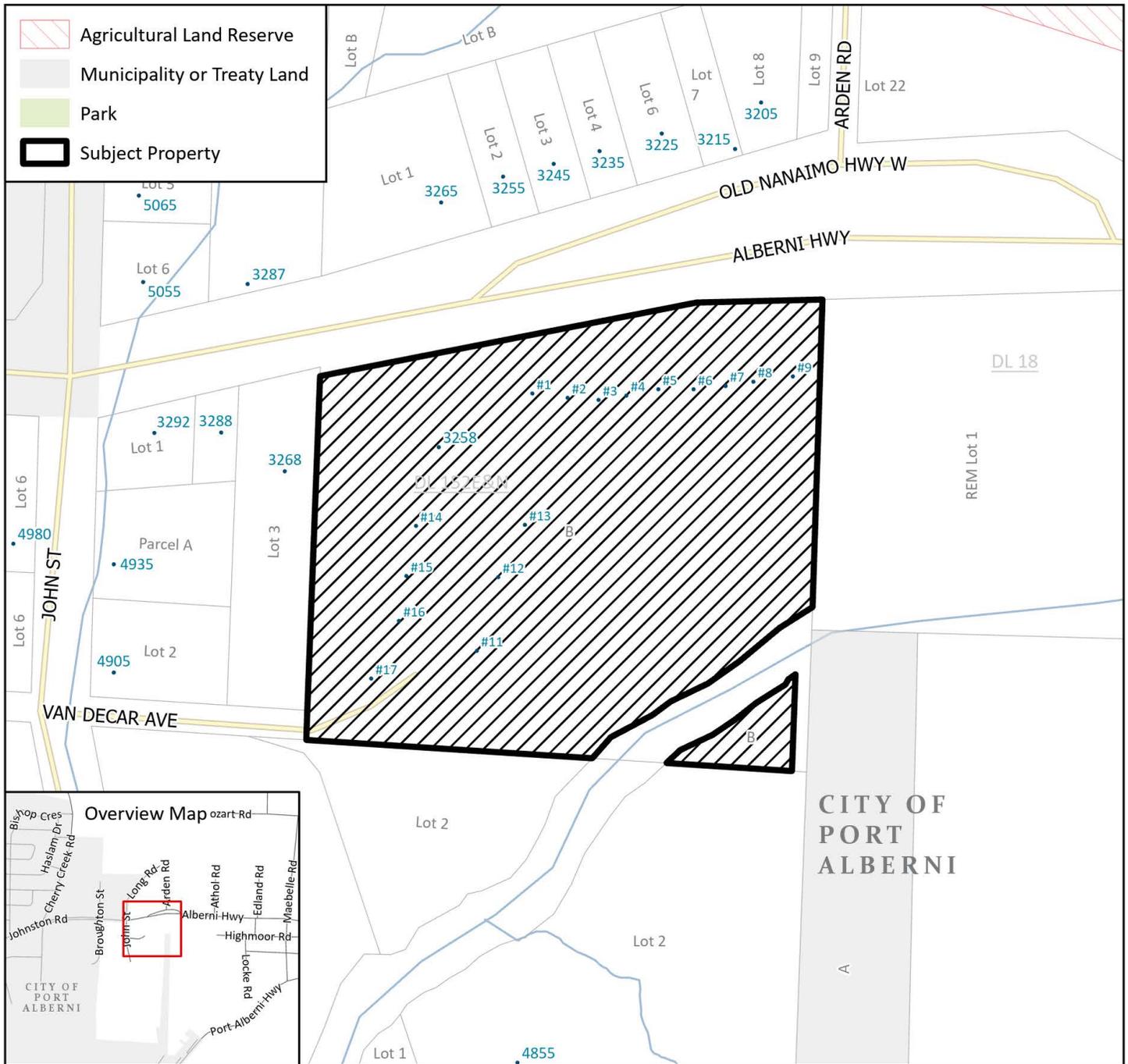
Legal Description: LOT B DISTRICT LOT 468 CLAYOQUOT DISTRICT PLAN VIP87429



 To be zoned Willowbrae Road Forest Rural District (A3-W).

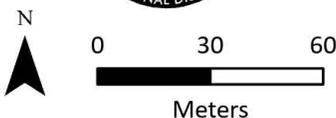
# Schedule 'A-3'

This schedule is attached to and forms part of Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1497, 2024



-  Agricultural Land Reserve
-  Municipality or Treaty Land
-  Park
-  Subject Property

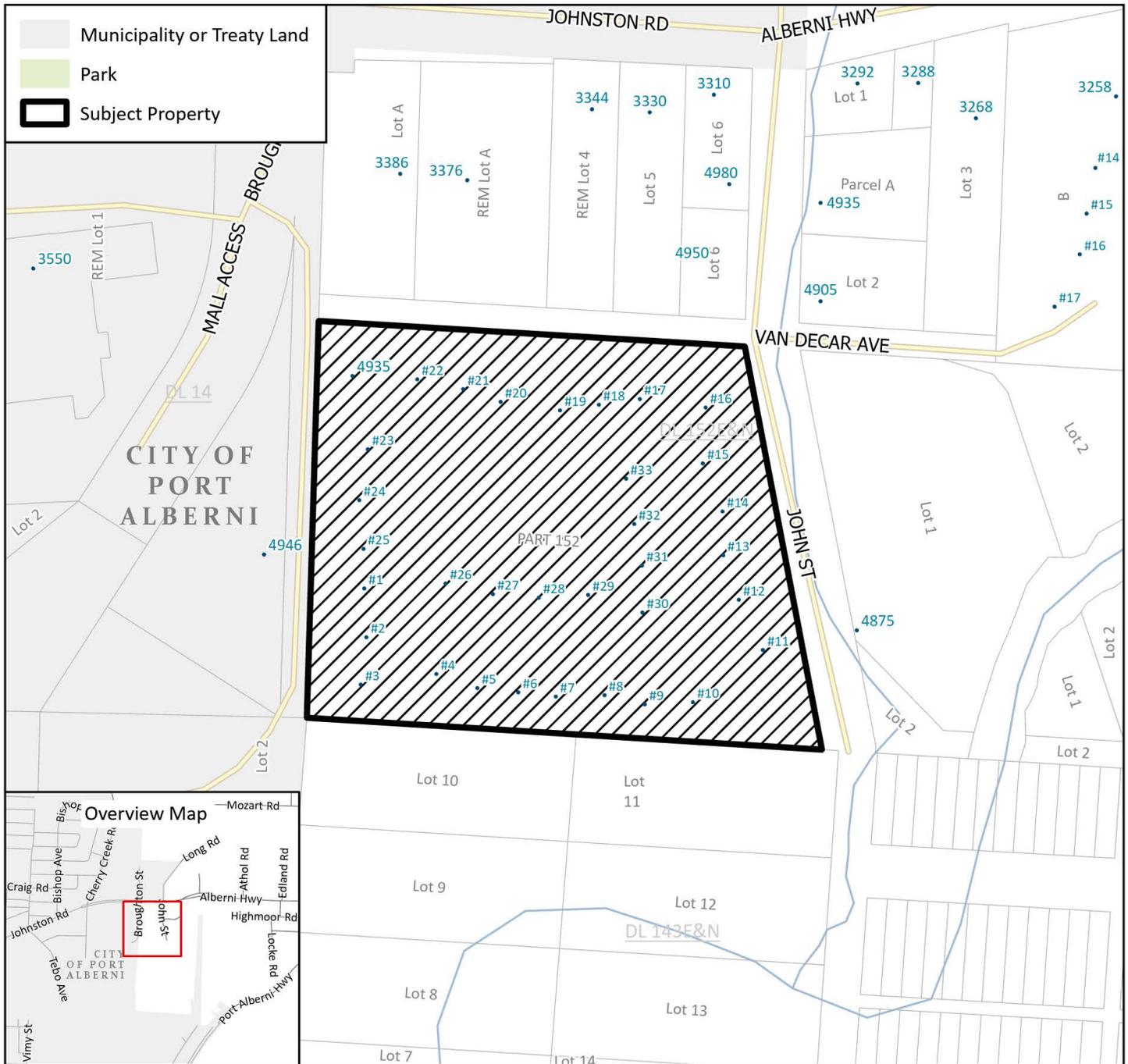
Legal Description: PARCEL B (DD 18416N) OF DISTRICT LOT 152, ALBERNI DISTRICT



 To be zoned Cougar Mobile-Home Residential District (RMH-C).

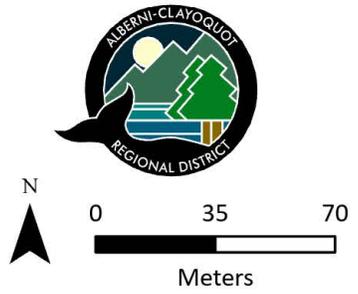
# Schedule 'A-4'

This schedule is attached to and forms part of Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1497, 2024



Legal Description: 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

 To be zoned Greenridge Mobile-Home Residential District (RMH-G).

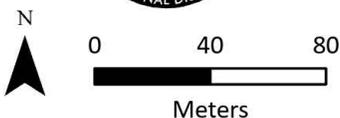


# Schedule 'A-5'

This schedule is attached to and forms part of Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1497, 2024



Legal Description: LOT 17, DISTRICT LOT 18, ALBERNI DISTRICT, PLAN 906 EXCEPT PART IN PLAN 2051 RW



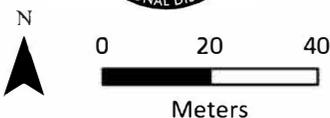
To be zoned Jay-Lee Mobile-Home Residential District (RMH-JL).

# Schedule 'A-6'

This schedule is attached to and forms part of Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1497, 2024



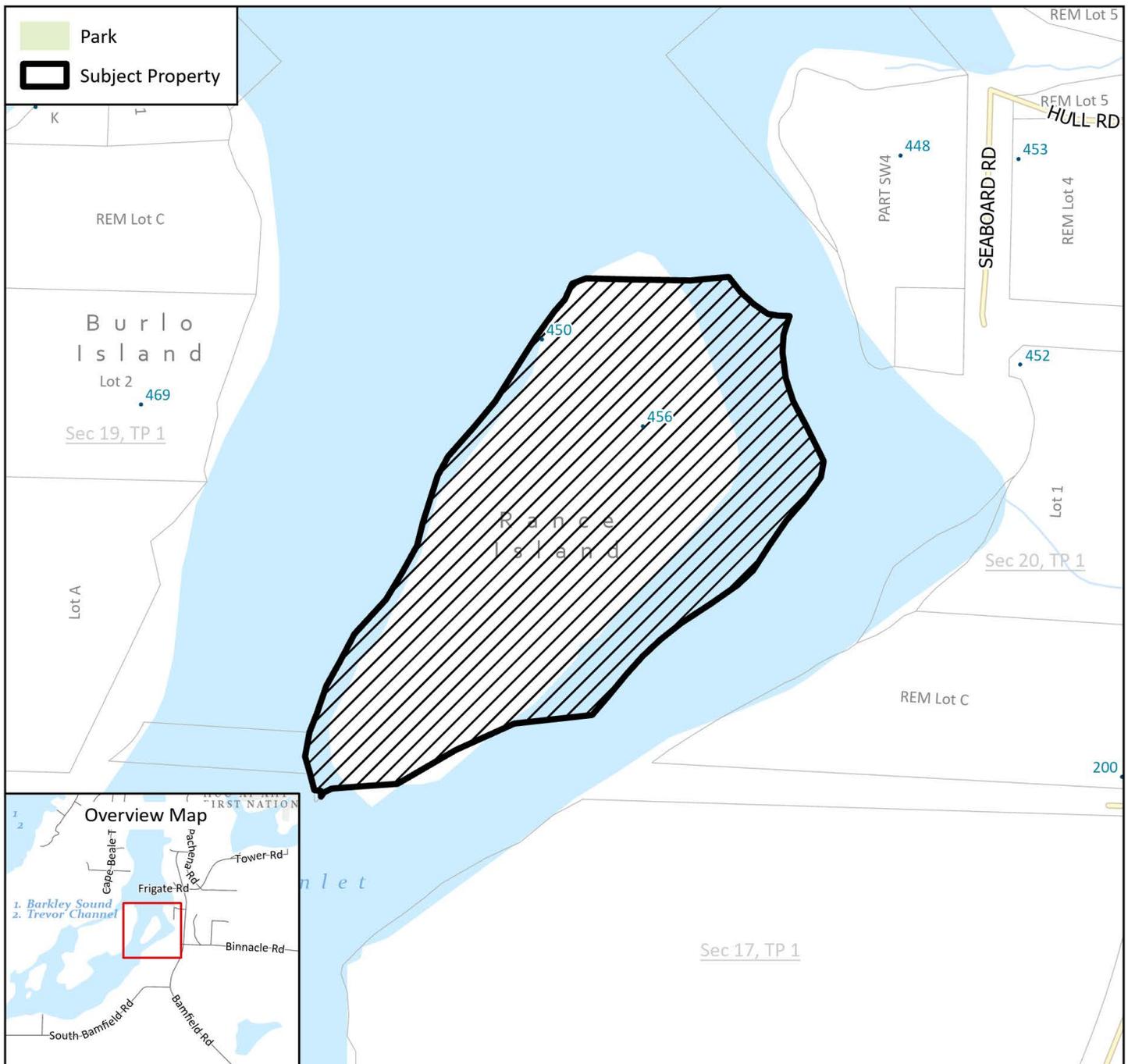
Legal Description: LOT 11 DISTRICT LOT 18 ALBERNI DISTRICT PLAN 7319 and LOT 12 DISTRICT LOT 18 ALBERNI DISTRICT PLAN 7319 EXCEPT PART IN PLAN 2051 RW



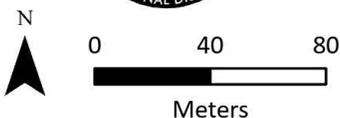
 To be zoned Athol Road North Service Commercial District (C3-ARN).

# Schedule 'A-7'

This schedule is attached to and forms part of Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1497, 2024



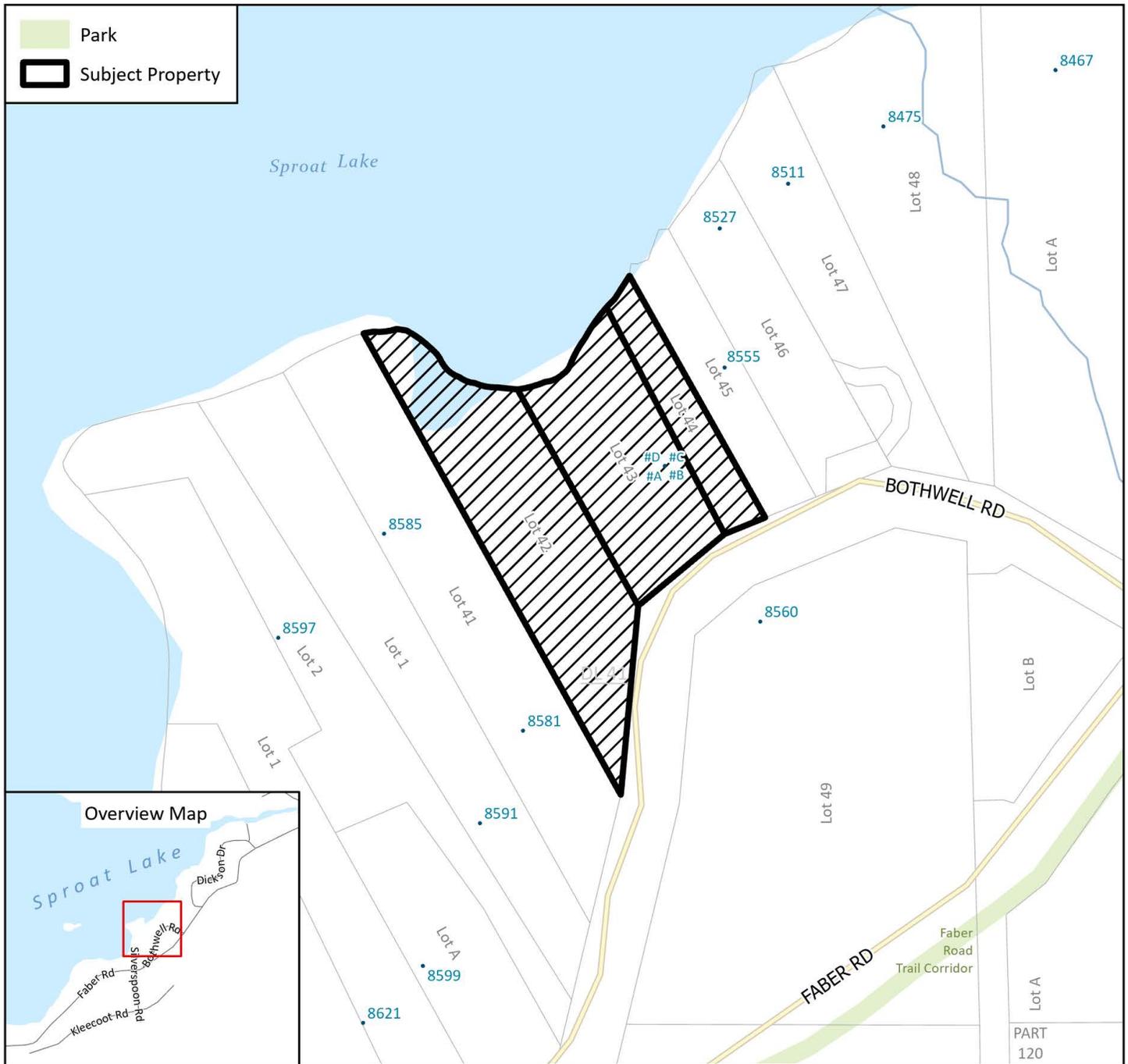
Legal Description: LOT 1, SECTION 20, TOWNSHIP 1, BARCLAY DISTRICT, PLAN 3077



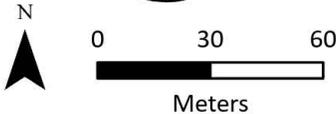
 To be zoned Rance Island Small Holdings District (A1-RI).

# Schedule 'A-8'

This schedule is attached to and forms part of Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1497, 2024



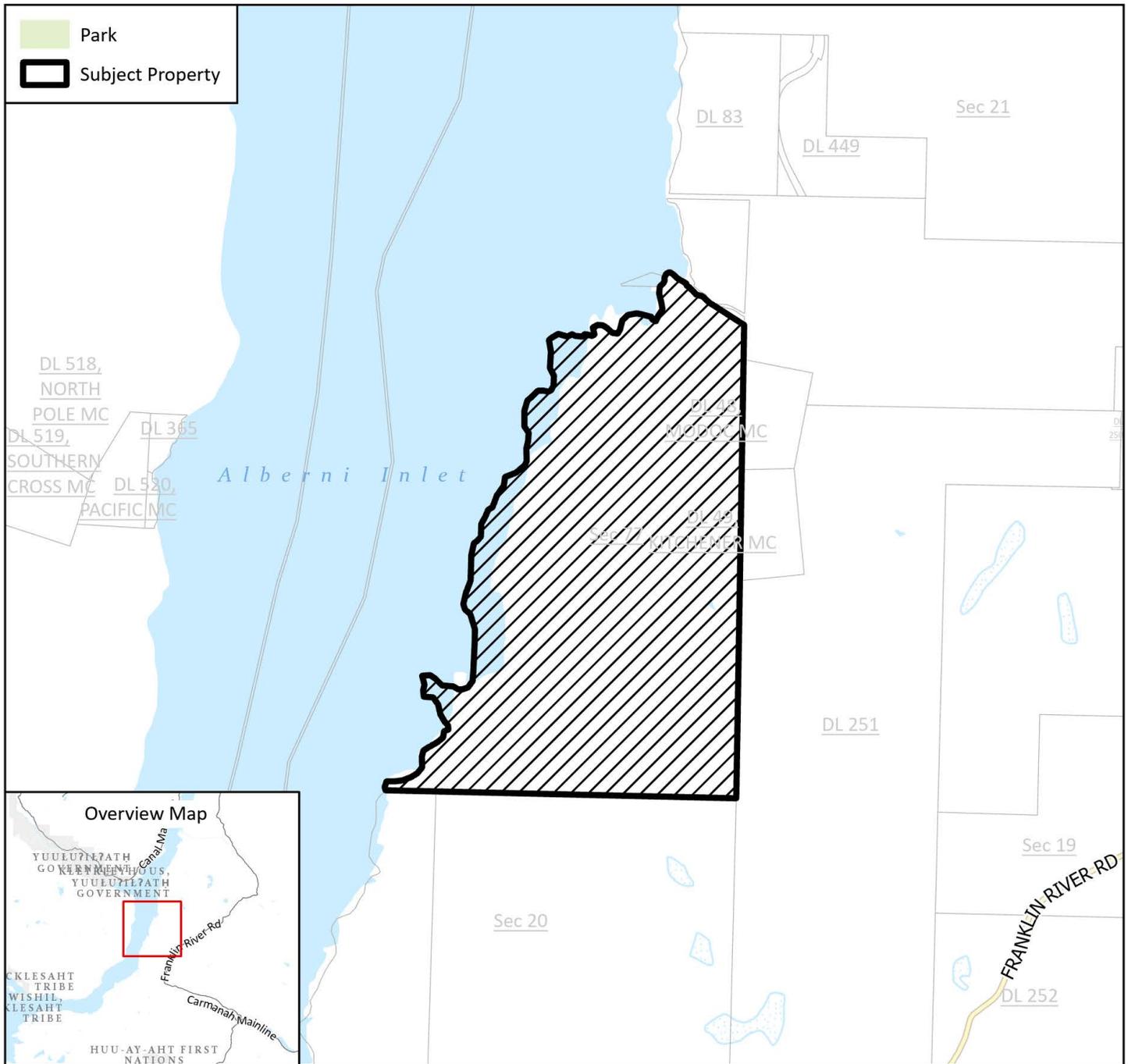
Legal Description: LOT 42, 43, 44, DISTRICT LOT 41, ALBERNI DISTRICT, PLAN 15275



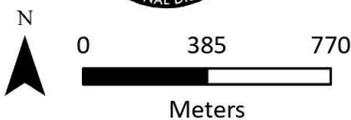
 To be zoned Fish and Duck Local Commercial District (C1-FD).

# Schedule 'A-9'

This schedule is attached to and forms part of Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1497, 2024



Legal Description: SECTION 77 ALBERNI DISTRICT (SITUATE IN BARCLAY DISTRICT) EXCEPT PART IN PLAN 38569



To be zoned Headquarters Bay Vacation Home District (RVH-HB).