



## REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

### BYLAW NO. P1476

#### 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 Sections 464, 465, 470 and 479 of 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. P1476.

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

- a. Adding section “124A Highway Commercial (C4-A) District” and subsections to read as follows:

124A Highway Commercial (C4-A) District

This District provides for the accommodation of vehicular-oriented commercial uses of low intensity and for services essential to, or dependent upon highway traffic.

124A.1 Uses Permitted

- (1) The following Retailers of Automotive Products:

- (a) Motor Vehicle Dealers
- (b) Motor Vehicle Repair Shops including Auto Body repair shops and Auto Body spray painting shops
- (c) Boat repair and maintenance, small engine repair and service and boat storage facilities.

- (2) The following Retail outlets, provided that the retail floor area shall not exceed 185.806 square meters [2,000 square feet]:
  - (a) Food Stores
  - (b) General Merchandise Stores
  - (c) Other enterprises oriented to highway traffic, such as garden supplies, or gift shops
  - (d) ship chandlery goods and sale of marine components and equipment.
- (3) The following Personal Services:
  - (a) Barber and Beauty shops
  - (b) Self-service Laundries and Dry Cleaners
  - (c) Tourist guide service.
- (4) The following Other Services Industries:
  - (a) Motor Vehicle Rental facilities.
- (5) Restaurants and the like.
- (6) One dwelling on the same lot as a permitted business or undertaking, for accommodation of the immediate family of the caretaker, manager or proprietor of the particular premises or centre, provided that:
  - (a) Such dwelling may be contained in the same building as uses listed under clauses (2) and (3) above, where such uses are conducted within a completely closed building, in which case the permitted dwelling unit shall be located behind the commercial use and not closer than 6.096 meters [20 feet] to the front of the building, and shall be fully separated from the commercial use with the principal access to the dwelling unit being entirely separate from the related commercial use.
  - (b) In the case of other types of business or undertaking, a permitted dwelling unit shall be located in a structure clearly separated from the related commercial use.
  - (c) Not less than 46.452 square meters [500 square feet] of usable open space shall be provided in conjunction with the dwelling unit.
- (7) Accessory buildings and uses.

#### 124A.1 Conditions of Use

- (1) Every business or undertaking shall be conducted within a completely enclosed building except for drive-in businesses, fruit and vegetable markets, ice dispensaries and vending machines, outdoor garden shops, parking and loading facilities.
- (2) All goods produced on the premises shall be sold at retail on the same

premises.

- b. By amending Section 200, Schedule II – Bulk and Site Regulations, to include the following line item:

Zoning District or Use	Minimum Lot Width (feet)	Minimum Lot Area	Maximum Lot Coverage	Minimum Setbacks (Feet)			Maximum Height (feet)
				Front	Rear	Side	
<b>C4-A</b>	<b>100</b>	<b>0.4 hectare</b>	<b>40%</b>	<b>30</b>	<b>32.8</b>	<b>32.8</b>	<b>30</b>

- c. By amending Section 4.3, Interpretation, to include “C4-A” on the line which references “C districts”.
- d. By amending Section 5.1, Designation of Districts, to include “124A Highway Commercial (C4-A) District” in the Commercial Section.

This bylaw shall come into force and take effect upon the adoption thereof.

3. This bylaw shall come into force and take effect upon the adoption thereof.

Read a first time this 28<sup>th</sup> day of February, 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             ,

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Corporate Officer

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Chair of the Regional Board