WHY REVIEW THE ZONING BYLAW?

ZONING IS IMPORTANT

The Zoning Bylaw includes a range of rules that all property owners must follow when developing or using private lands. The ACRD is divided into zones (Rural, Residential, Commercial, Resource, etc.), which are a part of the Zoning Bylaw.

Zoning controls the use of land in all six ACRD Electoral Areas, and includes regulation such as:

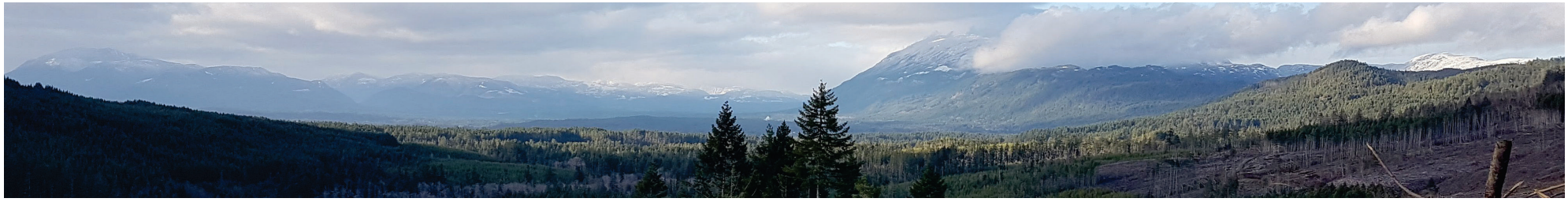
- **Permitted uses:** what can be built or done on a property
- **Minimum setbacks:** distance of buildings from property lines
- **Minimum lot size:** how small a lot can be
- **Maximum height:** how tall a building can be
- **Maximum density:** how many units/floor space are permitted
- **Maximum lot coverage:** how much of lot can be covered by buildings

ZONING OF YOUR PROPERTY

The Zoning Bylaw must align with an Official Community Plan (OCP). Through the Zoning Bylaw Review, some updates were made to zoning maps and OCP land use designations to reflect new zones and ensure consistency with OCPs.

CURRENT ZONING BYLAW IS OLD

- **Current ACRD Zoning Bylaw (ZB) was adopted in 1973, which means it's almost 50 years old, and has been amended more than 750 times.**
- **Current ZB is challenging for the ACRD to administer and for property owners to understand.**
- **Updated ZB will better align with goals and policies in OCPs.**
- **By ensuring the ZB aligns with the OCP, this creates a more certain process and outcome for landowners and developers.**
- **Since the current ZB was written 50 years ago, the format and language used can be difficult to understand.**
- **Some sections of the ZB don't reflect the numerous changes to various Federal and Provincial legislation that have occurred over the years.**



HIGHLIGHTS & PROCESS TO DATE

HIGHLIGHTS OF THE PROPOSED ZONING BYLAW

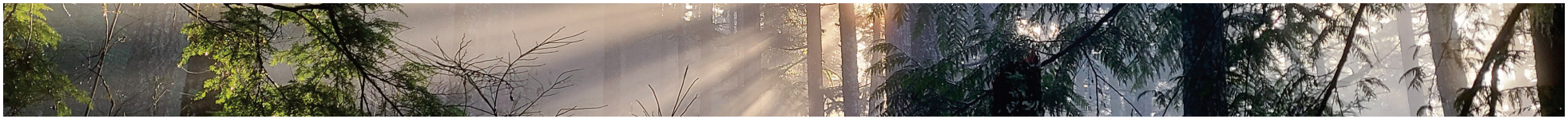
- Easier to read, more user-friendly format (all metric system)
- Additional and improved definitions
- Amalgamated and simplified zones:
  - Commercial and Industrial zones amalgamated for increased flexibility
  - Commercial zones reduced from 16 to 6
  - Created new Bamfield Commercial (C5) zone
- Revised general regulations
- Regulations in water zones and OCP Development Permit Area (DPA) policies for moorage facilities
- Updated zoning maps with new zones and consistency with OCPs
- Clarify use of land in the Agricultural Land Reserve (ALR), based on Agricultural Land Commission (ALC) Act and Regulations
- Updated OCP land use and DPA maps
- Minor OCP updates: minimum lot size for Accessory Dwelling Units (ADUs), term of Temporary Use Permits (TUPs), and extend DPAs

PROCESS TO DATE

The Zoning Bylaw Review Project has included various opportunities for community and stakeholder input over the years through many methods such as: open houses, information sessions, surveys, meetings with Advisory Planning Commissions and others, an agency and First Nation pre-referral, and many emails, calls and discussions.

The Project has also been widely advertised, and some of the methods have included: dedicated project webpage on the ACRD website (www.acrd.bc.ca/zbreview), Let's Connect ACRD engagement platform, flyer mail outs, newspaper ads, social media, signage, and sandwich boards.

ADDITIONAL COMMITTEE ENGAGEMENT IS UNDERWAY & THERE IS STILL TIME TO PROVIDE INPUT!



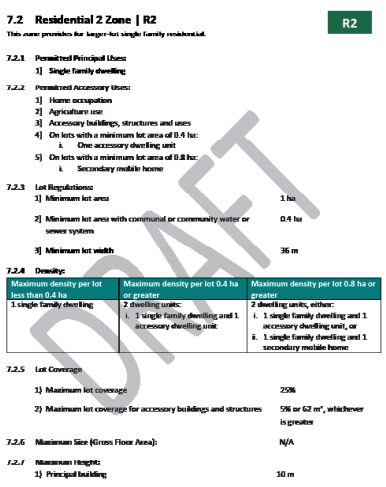
MARCH 2022 DRAFT ZONING BYLAW & MAPS

ALL DRAFT ZONING BYLAW DOCUMENTS AND MAPS ARE AVAILABLE: www.acrd.bc.ca/zbreview

The current ACRD Zoning Bylaw is from 1973 and includes formatting and language that makes it challenging for the ACRD to administer and for property owners to understand. Based on feedback from the community and stakeholders, the draft Zoning Bylaw text and maps have been updated to a easier to read and more user-friendly format.

IMPROVED FORMATTING

The updated draft Zoning Bylaw has been entirely reformatted with the goal of being easier to use. Within each zone are regulations for maximum lot area, density, lot coverage, maximum size and height, building setbacks, and conditions of use specific to the zone. Regulations are all in metric (e.g. 0.4 ha = 1 ac, 1 ha = 2.5 ac).



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 accessory buildings and structures — 5% or 62 m², whichever is greater

7.2.6 Maximum Size (Gross Floor Area): — N/A

7.2.7 Maximum Height:
1) Principal building — 10 m

DRAFT

ZONE CROSS-REFERENCING

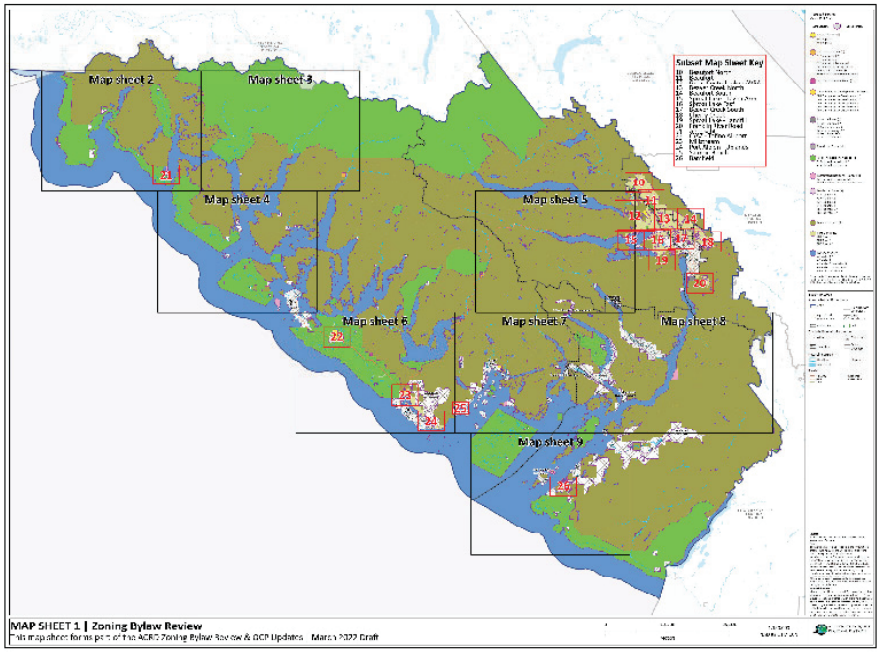
A zone cross-referencing document is available, which includes a table with the proposed updated zone and sub-zone names and abbreviations in teal (on the left), and the current zone name and abbreviation in blue (on the right).

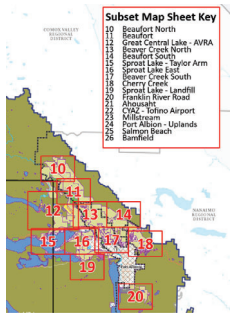
March 2022 Draft Zoning Bylaw (ZB) | RURAL (RU) ZONES			Current (1973) ZB	
Zone/Sub-Zone Name	Description	Zone/ Sub-Zone Abbreviation	District/Zone Name	District/Zone Abbreviation
Rural 1	Small-scale rural use and agriculture	RU1	Small Holdings, Petting Farm	A1, A5
Rural 1-A	Small-scale, custom slaughtering of animals	RU1-A	Rural Abattoir	RAB
Rural 1-B	Home-site severance from parent parcel in the ALR	RU1-B	Home Site Severance	HS
Rural 1-C	Boat building and repair, Rance Island, Bamfield	RU1-C		Former Land Use Contract (LUC)
Rural 2	Medium-scale rural use and agriculture	RU2	Rural, Winery and Cidery	A2, WC
Rural 3	Larger-scale rural use and agriculture	RU3	Forest Rural	A3
Rural 3-A	Varied lot area and width, DL 109, Alberni District	RU3-A	Forest Rural	A3-1
Rural 3-B	Fish farm on-land employee accommodation	RU3-B	Forest Rural	A3-2
Rural 3-C	Wood processing, Willowbrae Road, Lot 5A, DL 468, Clayoquot District	RU3-C		Former LUC

UPDATED ZONING & OCP MAPS

Based on feedback, many improvements have been made to the zoning and OCP maps. The ACRD is transitioning from a CAD based mapping system to a modern Geographic Information System (GIS). For now, the maps will remain as PDFs, however, staff look forward to presenting a public web map portal in 2022 with preparations already underway.

The maps include new zoning abbreviations, as well as other formatting updates such as improved labeling, and colour-coded zone categories/OCP land use designations. In the March 2022 PDF, you can click on any of the black map sheet boxes and it takes you directly to that map. There's also a number of subset maps which are shown in red boxes, for a closer look at more dense areas.





COLOUR-CODED ZONE CATEGORIES

Parks and Recreation Zones (P)
P1 Parks and Recreation 1 *
P2 Parks and Recreation 2

Recreational Residential Zones (RR)
RR1 Recreational Residential 1 *
SB Salmon Beach Recreational Residential

Residential Zones (R)
R1 Residential 1
R2 Residential 2 *
R3 Residential 3
R4 Residential 4
R5 Residential 5 *
R6 Residential 6 *

Resource Zones (RE)

OFFICIAL COMMUNITY PLAN AMENDMENTS

Minor amendments to each of the six Electoral Area OCPs are being proposed to align with the updated Zoning Bylaw, and received first reading by the ACRD Board on April 13, 2022 (more information: www.acrd.bc.ca/zbreview#ocp).

- These bylaws are required primarily to align policies and objectives with the new Zoning Bylaw.
- The *Local Government Act* requires that zoning bylaws comply with OCP policies.

Current OCPs adopted in 2007 to 2014, and in some cases the policies are out of date for the realities and current context of our communities. Updates are relatively minor and required as part of the Zoning Bylaw update, and more comprehensive updates to all six OCPs are anticipated to begin once the updated Zoning Bylaw is adopted.

Highlights of OCP Amendments:

- Housekeeping updates: Standardized wording, updated Provincial legislation references.
- Updated Land Use and Development Permit Area map format.
- Revised development permit areas (DPAs): Riparian areas, natural hazard areas.
- Introduced dock and moorage facility policies and DPA guidelines.
- Housing: Accessory Dwelling Unit (ADU) policies revised in South Long Beach and Beaufort to permit ADUs on smaller lots sizes (0.4 ha to be consistent with all Electoral Areas), and to be built larger to a maximum of 90 m^2.

AGRICULTURE & KEEPING OF ANIMALS

Agriculture is currently only permitted in Agriculture zones, and is proposed to also be permitted in all Residential zones as an accessory use.

SUMMARY OF PROPOSED AGRICULTURE & KEEPING OF ANIMALS UPDATES

Alignment with Provincial policies and regulations:

- Increasing permitted floor area of an Accessory Dwelling Unit to 90 m^2 (968 ft^2) including land in the ALR.
- Agri-tourism and agri-tourism accommodation (maximum of 6 sleeping units) permitted use on farms in the ALR and with farm status in Rural zones.
- Updated definitions for agriculture, abattoir, farm gate abattoir, farm retail sales, agri-tourism.

Greater flexibility in on-farm meat slaughter and processing:

- New farm-gate abattoir permitted in Rural 1 zones for less than 25 Animal Units.
- Abattoir permitted in Rural 2, Rural 3 and Resource zones for Abattoir license in excess of 25 Animal Units.

Revised Keeping of Animals regulations:

- Section 3.18 Keeping of Animals is not applicable on land in the ALR, or lots 2 ha or greater.
- Current zoning is restrictive, and proposed is more permissive in allowing small-scale livestock, poultry and beekeeping outside of the ALR.
- Limit number of animals based on lot sizes and focus intensive agriculture in Rural zones.
- Within the ALR and where Agriculture is a permitted use, the Right to Farm Act applies.
- Simplified or added definitions related to keeping of animals: commercial kennel, domestic pet, livestock, poultry.

Credit: T. Shannon

Credit: T. Shannon

KEEPING OF ANIMALS PROPOSED REGULATIONS

On a lot (not in the ALR) less than 2 ha (5 ac) the keeping of domestic pets and livestock for domestic purposes is an accessory use, and the following proposed regulation would apply.

	LESS THAN 0.4 ha (1 ac)	BETWEEN 0.4 ha & 0.8 ha (1 & 2 ac)	BETWEEN 0.8 ha & 2 ha (2 ac & 5 ac) NOT IN THE ALR	2 ha (5 ac) & GREATER NOT IN THE ALR
	FOR DOMESTIC PURPOSES			FOR DOMESTIC OR COMMERCIAL PURPOSES
Domestic pets	Maximum of 4	Maximum of 6	Maximum of 6	No limit
Livestock	Maximum of 1 (if a 0.2 ha area is provided for livestock)	Maximum of 2 (if a 0.2 ha area is provided for each livestock)	Maximum of 4 (if a 0.2 ha area is provided for eachlivestock)	No limit (if a 0.2 ha area is provided for each livestock)
Poultry	Maximum of 12 hens or ducks	Maximum of 24 hens or ducks	Maximum of 36 hens or ducks	No limit
Roosters/peacocks	Not permitted	Not permitted	Only permitted on lots 1.2 ha+ (3 ac+) & a maximum of 1 per lot	1 permitted per lot
Bees	Maximum of 4 beehives	Maximum of 6 beehives	Maximum of 8 beehives	No limit
Commercial kennels	Not permitted	Not permitted	Not permitted	No limit for commercial purposes, subject to setback & fence requirements

KEEPING OF ANIMALS EXAMPLES

On a lot (not in the ALR) less than 2 ha (5 ac) the keeping of domestic pets and livestock for domestic purposes is an accessory use, and the following proposed regulation would apply.

	CURRENT ZONING BYLAW	MARCH 2022 DRAFT ZONING BYLAW
EXAMPLE 1: A RESIDENTIAL OR RURAL LOT (NOT IN THE ALR) WITH A LOT SIZE BETWEEN 0.4 & 0.8 ha (1 & 2 ac)		
Domestic pets	Maximum of 4	Maximum of 6
Livestock	2 horses permitted but no other livestock	Maximum of 2 (if a 0.2 ha area is provided for each)
Poultry	No poultry permitted	Maximum of 24 hens or ducks Roosters/peacocks only permitted on lots 1.2 ha+ (3 ac+) & a maximum of 1 per lot
Bees	No regulation	Maximum of 6 beehives
Commercial kennels	Only permitted on lots 2 ha+	Only permitted on lots 2 ha+

	CURRENT ZONING BYLAW	MARCH 2022 DRAFT ZONING BYLAW
EXAMPLE 2: A RURAL LOT (NOT IN THE ALR) WITH A LOT SIZE BETWEEN 0.8 ha & 2 ha (2 ac & 5 ac)		
Domestic pets	Permitted for domestic use only	Maximum of 6
Livestock	2 horses or cows permitted (if a 0.2 ha area is provided for each) Domestic use of goats, sheep, swine & other fur bearing animals permitted	Maximum of 4 (if a 0.2 ha area is provided for each)
Poultry	Permitted for domestic use only	Maximum of 36 hens or ducks Roosters/peacocks only permitted on lots 1.2 ha+ (3 ac+) & a maximum of 1 per lot
Bees	No regulation	Maximum of 8 beehives
Commercial kennels	Only permitted on lots 2 ha+	Only permitted on lots 2 ha+