

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1450

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 after a public hearing and upon the affirmative vote of the directors in accordance with Sections 464, 465, 470 and 479 of the *Local Government Act*;

AND WHEREAS an application has been made to rezone a property;

AND WHEREAS the Board of Directors of the Regional District of Alberni-Clayoquot, in open meeting assembled, enacts the following amendments to the Official Zoning 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. P1450.

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

- a. Adding a new Section 110E “ACREAGE COTTAGE RESIDENTIAL 1 (ARC 1) District” to read as follows:

110E ACREAGE COTTAGE RESIDENTIAL 1 (ARC 1) District

This district provides for low impact rural cottage development, compatible with rural uses, and primarily intended to provide temporary accommodation on a short term basis to visitors and seasonal workers.

110E.1 Uses Permitted

- (1) One single family dwelling
- (2) Four cottages, subject to section 110E.2, below.
- (3) Home occupations, subject to section 6.7.
- (4) Accessory buildings and uses subject to Section 6.5.

110E.2 Conditions of Use

- (1) For single family dwellings, the minimum floor area on the main floor shall be 83.6 square meters [900 square feet].
- (2) For cottages, the minimum floor area on the main floor for each cottage shall be 32.515 square meters [350 square feet] and the maximum floor area on the main floor shall be

69.67 square meters [750 square feet] and each cottage shall be limited to a one and a half stories and 6.7 metres (22 feet in height).

(3) For section 110E, a half story means a habitable space or loft constructed above the main floor limited in total floor area to no more than 50% of the main floor.

(4) No cottage shall be constructed within a required front, rear or side yard.

(5) There shall be a separation distance of at least 9.14 meters (30 feet) between cottages and between cottages and a permitted single family dwelling on the same legal parcel.

(6) No cottages will be permitted on lots less than 20,234 square metres (5 acres) in area.

(7) In no circumstances shall Section 110E apply to any lot not having a single family dwelling constructed and located thereon; nor shall Section 110E apply to any lot less than 5 acres in area having 2 separate single family dwellings constructed and located thereon by virtue of Section 6.1(3) or Section 6.5 (2) (I) of By-law 15.

b. Including the following line item to Section 200, Schedule II – Bulk and Site Regulations:

Zoning District or Use	Minimum Lot Width (feet)	Minimum Lot Area	Maximum Lot Coverage	Minimum Setbacks (feet)			Maximum Height (feet)
				Front	Rear	Side	
ARC 1	200	5 acres	10%	40	30	15	35 2 1/2 storeys

c. Including “ARC 1” on the line that references “R” Districts in Section 4.3, Interpretation.

d. Including “110E ACREAGE COTTAGE RESIDENTIAL 1 (ARC 1) District” in Section 5.1, Designation of Districts, under Residential Use.

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

Read a first time this 7th day of September, 2022

Public Hearing held this day of , 2022

Read a second time this day of , 2022

Read a third time this day of , 2022

Adopted this day of , 2022

Corporate Officer

Chair of the Regional Board