HUU-AY-AHT FIRST NATIONS

ZONING REGULATION

Provisions of the *Community Planning and Development Act, HFNA 2011*, relevant to the enactment of this regulation: section 16, 17 and 62.

REGISTRY OF LAWS CERTIFICATION

I certify that the *Zoning Regulation* was passed by Executive Council on:

April 1, 2011

Chief Councillor Robert Dennis Sr.

I certify that the *Zoning Regulation* is enacted as law on:

April 1, 2011

Ta'yii Hawilth Derek Peters

I certify that the *Zoning Regulation* came into force on:

April 1, 2011

Clerk Connie Waddell

ZONING REGULATION

Contents

1 Definition
2 Zoning regulation adopted
3 Force of law
Schedule

Definition

1 In this regulation, **"Act"** means the *Community Planning and Development Act*.

Zoning Regulation adopted

2 The Zoning Regulation set out in the Schedule is adopted in accordance with section 16 of the Act.

Force of law

3 The Zoning Regulation as set out in the Schedule has the force of law.

SCHEDULE

HUU-AY-AHT FIRST NATIONS

ZONING REGULATION

APRIL 1, 2011

[30 pages and Zoning Regulation Map follow]

SCHEDULE

HUU-AY-AHT FIRST NATIONS

ZONING REGULATION

APRIL 2011

Table of Contents

Part 1: Application, Definitions and Interpretation 1

1.0 Application 1

1.2 Definitions 1

1.3 Interpretation 3

Part 2: Zones 5

2.1 Zones 5

2.2 Huu-ay-aht Zoning Map 5

2.3 Zone Boundaries 5

2.4 Zoning Amendments 5

Part 3: General Regulations 6

3.1 Application 6

3.2 Uses permitted in all Zones 6

3.3 Number of Principal Buildings on a Parcel 6

3.4 Limits on accessory buildings and structures 6

3.5 Manufactured and mobile homes 6

3.6 Secondary Suites 6

3.7 Minimum Setback from Watercourses 7

3.8 Height Exceptions 7

3.9 Setback Exceptions 7

3.10 Home-Based Business 8

3.11 Bed and Breakfast 8

3.12 Parking Regulations 9

3.13 Landscaping and Fences 12

Part 4 Establishment of Zoning Designations 14

4.1 Zoning Designations 14

R-1 – Single Family Residential 15

R-2 – Multi-Family Residential 17

R-3 – Rural Residential 18

C-1 – Local Commercial 19

C-2 – Highway Commercial 20

I-1 – Light Industrial 21
I-2 – General Industrial 22
CD – Comprehensive Development (Stewardship) 23
CF – Community Services and Administration 24
LA – Lower Anacla 26

Part 1: Application, Definitions and Interpretation

Huu-ay-aht Nation has developed Zoning Regulations for Huu ay aht Lands, including specific regulations and permitted uses for each of the zones.

1.0 Application

This Regulation applies to all Huu-ay-aht Lands shown on the Zoning Map.

1.2 Definitions

In this Regulation:

accessory building means a building or structure located on a parcel, the use of which is clearly incidental and ancillary to the principal permitted use of the parcel;

accessory use means a use combined with but clearly incidental and ancillary to the principal permitted uses of land, buildings or structures located on the same parcel;

agricultural operation means the producing, growing, rearing, or harvesting of agricultural products, including the growing of crops, grazing, fruit and berry production, growing trees and shrubs, housing livestock, poultry, fur bearing animals, bees, animals feeding in holding areas, storage of crops, the processing on an individual farm of the primary agricultural products grown, harvested, reared or produced on the farm, but does not include slaughterhouses, piggeries, mink farms, or the growing of mushrooms;

bed and breakfast means a home-based business of renting temporary accommodation to persons on a daily or weekly basis for a period of not more than 28 consecutive days, carried on in a single family dwelling;

building means any structure and portion thereof, including mechanical devices, that is used or intended to be used for the purpose of supporting or sheltering any use or occupancy;

campground means the use of land for temporary recreational accommodation of travelling members of the public in tents and recreational vehicles;

duplex means a building that contains two dwelling units;

dwelling unit means one self-contained unit with a separate entrance intended for year-round occupancy, and the principal use of such dwelling unit is residential, with complete living facilities for one or more persons, including permanent provisions for living, sleeping, cooking and sanitation;

frontage means that length of a parcel boundary which abuts a roadway along the front parcel line;

gas station means the use of land and structures for the sale of automotive fuels and may include premises under one roof for:

(a) a sales outlet, having a floor area not exceeding 100m^2, providing for the retail sales of items regularly used by households including food, beverages, books, magazines and household accessories;
(b) the retail sales of motor vehicle accessories;
(c) the servicing and cleaning of motor vehicles; but specifically excludes vehicle sales, body work, painting and third party repairs.

height of building means the vertical distance from the finished grade to:
(a) the highest point of any exterior wall on a flat-roofed building; or,
(b) the deck line of a mansard-roofed building; or,
(c) the average height level between the eaves and a ridge of a gable, hip or gambrel roofed building or any other building with a sloping roof;

hobby farm means a use of land and buildings for agricultural operations for recreational purposes or to supplement income from other sources and not as a primary source of income;

hotel means a building or group of buildings providing three or more separate sleeping units with separate entrances to a common hallway, intended to be occupied primarily by the travelling public, and may include cooking facilities, indoor and outdoor recreational facilities, restaurants and provided that the hotel contains at least 10 rooms and provides dining and meeting room facilities, a pub or lounge;

manufactured home means a Single Family Dwelling built in an enclosed factory environment in one or more sections, intended to be occupied in a place other than where it is manufactured, and that is not self-propelled or constructed on a chassis so as to be transportable on its own wheels;

mobile home means a transportable, single or multiple-section Single Family Dwelling conforming to Canadian Standard Association Z240 MH Series at the time of manufacture;

motel means sleeping units within one or more connected or detached buildings, in which the travelling public is provided, for consideration, with lodging and parking, the entrance to each of the sleeping units being from the outdoors;

office means the occupancy or use of a building for the purpose of carrying out business or professional activities, but specifically excludes retail trade and personal service use;

parcel line means the legally defined line or lines bounding any parcel;

parcel size means the total horizontal area within the parcel lines of a parcel

parking space means the space for the parking of one vehicle either outside or inside a building or structure, but excludes manoeuvring aisles and other areas providing access to the space;

rear parcel line means the property line or lines, other than the front parcel line, that connects the side parcel lines;

residential use means the accommodation and home life of a person or persons in common occupancy within a dwelling unit;

restaurant means an eating establishment where food is sold to the public for immediate consumption within the premises or from which prepared food is delivered for consumption in other premises, but excludes a drive-in restaurant or a premises supplying only take-out food;

retail store means premises used for the retail sale and display of goods, but specifically excludes industrial uses, gas stations and service stations;

setback means the distance required by this Regulation between any exterior portion of a building or structure and a designated parcel line;

single family dwelling means a detached residential building consisting of one dwelling unit which is occupied or intended to be occupied as a residence of one family. It may contain either bed and breakfast accommodation for a maximum of four (4) persons or accommodation for a maximum of two boarders, lodgers, or roomers;

structure means anything that is constructed or erected on land, and includes swimming pools, mobile home pads, camping spaces and other improvements accessory to the principal use of land, but specifically excludes landscaping, paving improvements, retaining walls and signs under 1 metre in height, and fences under 2 metres in height;

subdivision means any change in the existing size, shape, number or arrangement of a parcel or parcels;

temporary means a maximum of 180 days in a calendar year;

townhouse means the residential use of a building or buildings which contain three or more dwelling units, with each dwelling unit having its principal access from a separate ground oriented entrance.

1.3 Interpretation

In this Regulation, the following rules of interpretation apply:

1. The expression “boundary”, in reference to a parcel, is deemed to extend in a vertical plane throughout the boundary’s length both upwards and downwards *ad infinitum* from the surface of the parcel;
2. A zone named in column 1 of the table in Section 5.1 may be referred to by the name set out in column 1 of that table or by the reference symbols set out in column 2 of that table;
3. The symbol “m” means metre;
4. The symbol “$m^{2"}$ means square metre;

5. The symbol “ft” means foot;
6. The symbol “ft^{2}” means square foot.
7. Areas and dimensions specified in this Regulation in respect of Minimum Parcel Size and Minimum Parcel Frontage are the minimum areas and frontages respectively of parcels that may be created by subdivision in the zone in respect of which the areas and dimensions are specified.
8. Lot coverages specified in this Regulation in percentage terms in respect of Maximum Parcel Coverage are the maximum proportions of parcels that may be covered by buildings and structures in the zone in respect of which the maximum parcel coverage is specified.
9. If this Regulation specifies a floor area in respect of Maximum Principal Residence Footprint, no dwelling including any secondary suite within the dwelling may be constructed in the zone in respect of which the maximum footprint is specified, that exceeds the specified floor area, and for this purpose floor area shall be measured to the exterior surface of exterior walls.
10. If this Regulation specifies in a table a number of units per hectare in respect of Maximum Density, the density of dwelling units constructed on a parcel in the zone in respect of which the maximum density is specified, not including secondary suites, must not exceed the specified number of units per hectare multiplied by the area of the parcel in hectares, rounded down to the nearest whole number of dwelling units.
11. If this Regulation specifies a distance in respect of Minimum Setbacks from a Front Parcel Line, Rear Parcel Line, Interior Side Parcel Line or Exterior Side Parcel Line, no portion of a building or structure may be constructed in the zone for which the distance is specified, that is within the specified distance of the front, rear, interior side or exterior side parcel line, as the case may be, except as permitted by section 3.11.
12. If this Regulation specifies a distance in respect of Minimum Setback of Accessory Buildings from Principal Building, no portion of a principal or accessory building may be constructed in the zone for which the distance is specified such that the distance between that building and an accessory or principal building, respectively, is less than the specified distance.
13. If this Regulation specifies a dimension for a particular category of building in respect of Maximum Height, no building or structure in that category may be constructed in the zone for which the distance is specified, such that its height exceeds the specified dimension, except as permitted by Section 3.10.
14. If this Regulation specifies a floor area for a particular category of building in respect of Maximum Building Floor Area, no building in that category may be constructed in the zone for which the floor area is specified, with a floor area that exceeds the specified dimension, and the total floor area of all buildings within that category shall not exceed any floor area specified as a maximum total floor area, and for this purpose floor area shall be measured to the exterior surface of exterior walls.

Part 2: Zones

2.1 Zones

Huu-ay-aht Lands are divided into the zones named in column 1 in Section 5.1.

2.2 Huu-ay-aht Zoning Map

The zoning designation of Huu-ay-aht Lands is shown the Zoning Map as indicated by the reference symbols for the zone set out in column 2 of the table in Section 5.1.

2.3 Zone Boundaries

If a boundary between two zones is shown on a Huu-ay-aht Zoning Map as following a road, the centreline of the road, as the road may be adjusted in width from time to time, is the zone boundary .

If a boundary of a zone is shown on a Huu-ay-aht Zoning Map as following a watercourse, the boundary of the watercourse is the zone boundary and the zone boundary is deemed to be adjusted, if and when the watercourse moves or is widened or narrowed, so as to remain at the boundary of the watercourse.

If a zone boundary shown on a Huu-ay-aht is not established by legal survey or a distance is not specifically set out on the Zoning Map, the location of the zone boundary on the ground shall be determined by scaling from the Zoning Map.

2.4 Zoning Amendments

Applications for a change of zone designation or for any other amendment to this Regulation shall be made under the *Community Planning and Development Act*.

Part 3: General Regulations

3.1 Application

Except as otherwise specifically provided in this Regulation, all provisions of the Part apply to all zones.

3.2 Uses permitted in all Zones

In addition to the uses specifically permitted by this Regulation, the following uses are permitted in all zones:

a) Roads
b) Parks
c) Public utility
d) Fire hall
e) Temporary use of a building as a polling station for government elections or referenda, providing that the duration of use does not exceed 60 days
f) Storage of construction materials on a site for which construction has been authorized by the authority having jurisdiction, provided the materials are removed within 30 days of completion of the construction project

3.3 Number of Principal Buildings on a Parcel

One principal building only is permitted on a parcel.

3.4 Limits on accessory buildings and structures

No accessory building or accessory structure is permitted on a parcel unless the principal building to which the accessory building or structure is incidental and ancillary has been or will be erected contemporaneously or prior to the accessory building or structure.

No accessory building or accessory structure shall be used as a dwelling.

3.5 Manufactured and mobile homes

A manufactured home used as a single family dwelling must be affixed to the land and meet Canadian Standard Association A277.

A mobile home that meets Canadian Standards Association Z240 may be used as temporary accommodation within a zone which allows for this type of use.

3.6 Secondary Suites

This section applies to all zones where a secondary suite is permitted:

a) A secondary suite is permitted only in the principal building on a parcel.

b) Only one secondary suite is permitted on a parcel.
c) A secondary suite may contain one set of cooking facilities.

3.7 Minimum Setback from Watercourses

No building, mobile home or unit, manufactured home or structure or any part thereof shall be constructed, reconstructed, moved, extended or located within:

a. 30m of the high water mark of a watercourse;
b. 30m of the top of the bank of a watercourse;
c. 15m of the natural tidal boundary.

3.8 Height Exceptions

The following structures may exceed the maximum height provided in this Regulation:

a) A chimney;
b) A flag pole;
c) A monument, including a totem pole;
d) A mechanical appurtenance on a rooftop, including a satellite dish or other telecommunications apparatus for domestic or commercial purposes or a solar collector;
e) A spire, steeple, or belfry;
f) A transmission tower;
g) A fire alarm tower or hose tower;
h) A water reservoir for a community water system;

3.9 Setback Exceptions

No portion of a Building or Structure other than the following shall be located in the Setback required by this Regulation:

a) Signs
b) Fences
c) Steps, provided they are not closer than 1m from any Side Parcel Line
d) patios, terraces, porches, balconies or canopies, provided they are not closer than 2m from any Parcel Line
e) Gutters, eaves, cornices, sills, bay windows or chimneys provide they are not closer than 1m from any Parcel Line;
f) Arbors, trellises, fish ponds, ornaments, flagpoles or similar landscape features, provided they are not closer than 1m from any Parcel Line;
g) parking spaces or loading spaces
h) Landscape screens
i) Totem poles or welcome figures

3.10 Home-Based Business

Where expressly permitted within a zone, a Home-Based Business shall comply with the following regulations:

a) No more than two home-based business are permitted on a parcel;
b) All home based business activities, including storage and work areas shall be within the dwelling unit or, except as otherwise provided, within an accessory building;
c) A maximum of one commercial vehicle used in the operation of the home-based business is permitted on the parcel unless stored or parked within a building;
d) Only the following uses are permitted as home-based businesses:
    a. Bed and breakfast;
    b. Convenience store;
    c. Personal and professional services, including barber, hairdresser, bookkeeper and medical therapy;
    d. Teaching, provided that attendance is limited to five persons in a detached dwelling and to one person in a duplex or multiple unit dwelling;
    e. Mail order sales;
    f. Testing, servicing and repairing of goods;
    g. Making, processing and assembly of products ;
    h. Preparation of food and beverages for off the premises catering;
    i. Artist studio
e) A home-based business may not include
    a. Stables, kennels, or animal breeding operations;
    b. Restaurants;
    c. Parking or storage of commercial, industrial or construction equipment and material;
    d. Vehicle or equipment repairs or maintenance;
    e. Metal fabricating;
    f. Nightclubs;
    g. Salvage yards;
    h. Uses that produce toxic or noxious matter, noise, vibrations, smoke, dust, odour, litter, heat, glare, radiation, fire hazard, or electrical interference other than that normally associated with a dwelling.

3.11 Bed and Breakfast

Where expressly permitted in a zone, a Bed and Breakfast use shall comply with the following regulations:

a) A Bed and Breakfast use shall be entirely contained within the Dwelling;
b) A maximum of one sign shall be permitted per parcel advertising a Bed and Breakfast use and shall not exceed 0.2m^2 in area and shall not be illuminated;
c) The person operating the Bed and Breakfast must be a resident of the single family dwelling containing the Bed and Breakfast use;
d) Up to four bedrooms may be used for the Bed and Breakfast accommodation;

e) No more than four persons are permitted to be occupants of a bedroom in a Bed and Breakfast at any one time;
f) No liquor shall be provided to a customer of a Bed and Breakfast use;
g) A Bed and Breakfast use shall not include food preparation or cooking facilities for use by customers, separate from those used by the principal occupants of the single family dwelling ;
h) Meals of any type may be provided to a customer of a Bed and Breakfast.

3.12 Parking Regulations

Application of Regulations
Space for the off-street parking of motor vehicles in respect of a permitted use shall be provided and maintained in accordance with the regulations of this section.

Number

a) The number of Parking Spaces for motor vehicles required for any Use is calculated according to the Table in Section 3.14 of this Regulation.

b) If a use permitted under this Regulation is not specifically referred to in column 1 of the Table in Section 3.14, the number of parking spaces shall be calculated on the basis of the requirements for the most similar use listed in that table.

c) If the calculation of the required parking spaces results in a fraction, one parking space shall be provided in respect of the fraction.

d) If seating accommodation is the basis for a unit of measurement and consists of benches, pews, booths or similar seating accommodation, each 0.5m of width of the seating shall be counted as one seat.

e) If more than one use is located in a building or structure, the total number of parking spaces required shall address the mixed use and the number of spaces required shall be determined separately for each use based on the portions of the building dedicated to each use.

f) Where more than one standard may apply to a use, the standard requiring the greatest number of Parking Spaces shall be used.

Location

a) Except for uses in commercial zones, off-street parking spaces shall be located on the same parcel as the use they serve.

b) In commercial zones, off-street parking spaces:
    a. May be located on another parcel within 125m of the Building or use that the spaces are required for, provided that written legal assurances are established to ensure that the parcel is used only for parking serving the Building or Use.

Standard

a) Each off-street Parking Space required in this Section shall not be less than 2.7m wide, 5.5m long and have a vertical clearance of at least 2.2m.
b) Adequate provision shall be made for individual entry or exit by vehicles to all off-street Parking Spaces at all times by means of unobstructed maneuvering aisles, having widths of not less than:
    a. 7.4m where parking spaces are located at 90 degrees to the maneuvering aisle providing access to the space;
    b. 5.2 m where Parking Spaces are located at 60 degrees to the maneuvering aisle providing access to the space; or,
    c. 3.7m where the Parking Spaces are located at 45 degrees or less to the maneuvering aisle providing access to the space.

All Parking Areas shall have a permeable surface so as not to interfere with natural drainage patterns.

Siting

a) Off-street parking spaces in residential zones shall be wholly provided on the same parcel as the building or structure required to be served.

b) In a Commercial or Industrial Zone, Parking Spaces may be located in the Front setback provided that the Parking Areas shall be separated from an adjoining street or from a directly abutting parcel in a Residential Zone by a fully landscaped strip of not less than 2m in width.

c) No off-street Parking Spaces shall be located in the front setback of an Industrial Zone which abuts a parcel in a Residential Zone or is separated by a street or lane therefrom.

Parking for Disabled Persons

a) Parking for persons with disabilities shall be provided in accordance with the provisions of the British Columbia Building Code.

Column 1 **Class of Building**	Column 2 **Required Number of Spaces**
Residential Zones	
single family dwelling	2 per dwelling
duplex	2 per dwelling unit
multi-family dwelling	1.5 per dwelling unit
townhouse	1.5 per dwelling unit
apartment building ● less than three bedrooms ● three or more bedrooms ● visitor parking	 1 per dwelling unit 1.5 per dwelling unit in addition, 10% of the required parking spaces for all dwelling units

Column 1 **Class of Building**	Column 2 **Required Number of Spaces**
secondary suite	in addition to spaces required for the principal dwelling unit, 1 per secondary suite
bed and breakfast	in addition to spaces required for the principal dwelling unit, [1] per guest room
congregate housing	0.5 per sleeping unit
group home – major, group home – minor	0.75 per sleeping unit 0.75 per sleeping unit
student residence	0.25 per resident student
Commercial Zones	
office/retail	1 per 40 m^2/130 ft^2 of floor area
service station	in addition to spaces required for vehicle fuelling, 4 spaces
restaurant or neighbourhood pub	1 per four seats of capacity
hotel and motel	1 per sleeping unit plus requirements of other uses
all other commercial uses not listed: ● floor area less than 2,000 m^2 / 6,560 ft^2 ● floor area between 2,000 m^2 / 6,560 ft^2 and 20,000 m^2 / 65,610 ft^2 ● floor area greater than 20,000 m^2	 2 per 100 m^2/330 ft^2 of floor area 2 per 100 m^2/330 ft^2 of floor area 2 per 100 m^2/330 ft^2 of floor area
Industrial Zones	
public works yard or contractor	1 per 2 employees
heavy equipment rental or repair	1 per 2 employees plus 1 per 100 m^2 /330 ft^2 of floor area
all other industrial zone uses	1.5 per 100 m^2 /330 ft^2 of floor area
Public Use Zones	
government administration buildings	
community centre	1 per 5 seats / persons of full capacity or 2.5 per 100 m^2/330 ft^2 of floor area, whichever is greater
college	10 per classroom
elementary or middle school	2 per classroom
secondary school	5 per classroom
health care facility	5 per 100 m^2/330 ft^2 of floor area
community care facility	1 per 10 patrons, plus 1 per 2 employees, with minimum of 4 spaces
emergency and protective services	2.5 per 100 m^2/330 ft^2 of floor area
religious assembly	1 per 10 seats
cemetery	1 per 200 graves
all other CF zone uses not listed:	2.5 per 100 m^2 /330 ft^2 of floor area

3.13 Landscaping and Fences

Landscaping and screening

Landscaping and screening shall be provided in accordance with the requirements of this section:

a) In all zones, other than residential zones, outdoor storage, outdoor garbage bins and parking areas shall be completely screened from the road and adjacent residential properties.
b) All portions of a parcel not covered by buildings, structures or paved areas shall be landscaped.
c) In all zones, a continuous landscaping strip of a minimum 2.5 m / 8ft in width shall be provided along the sides of the parcel that abut a road.
d) If an industrial zone abuts a residential zone or commercial zone, continuous screening that is not less than 2 m / 6.5ft in height shall be provided within the setbacks of the industrial zone.
e) In all commercial zones that abut a residential zone, a suitable form of screening and landscaping shall be provided within the setbacks adjacent to the residential zone.
f) All parking structures or parkades shall provide a suitable form of screening or landscaping to buffer visibility from adjacent uses.

Landscaping or screening required by this Regulation may be in the form of natural vegetation retained on the parcel, if it provides an effective visual screen, is protected from damage during construction activities, and is cleared of all accumulations of plant debris that could constitute a fire hazard.

Fences

The following height limitations apply to fences:

a) For a parcel within the following zones the maximum height of fences above natural grade shall be:

Zone	Front Yard	Rear Yard
residential zones	1.0 m / 3ft	1.8 m /6ft
commercial zones, industrial zones and CF zones	1.0 m / 3ft or, if open mesh, [1.8] m / 6ft	1.8 m /6ft or, if open mesh, 3.0 m / 10ft

b) For a parcel abutting a major road or at the interface of an industrial zone and a residential zone, the maximum height of fences above natural grade shall be:

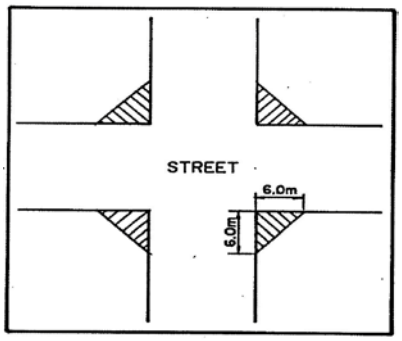
Zone	Front Yard	Rear Yard
residential zones	1.8 m / 6ft	2.0 m / 6.5ft
commercial zones, industrial zones and CF zones	1.0 m / 3ft or, if open mesh, [1.8] m / 6ft	1.8 m / 6ft or, if open mesh, 3.0 m / 10ft

c) for a parcel within a CF zone where an open mesh fence is provided, the maximum height of the fence may be increased to [3.6] m / 12ft.

d) No fence shall be constructed using
   a. electrified wire, or
   b. barbed wire, razor wire, ribbon wire or ultra barrier wire.

Visual clearance at intersections

No fence, wall or structure shall be erected to a height greater than 1.0 m / 3ft above natural grade and no hedge, bush, shrub, tree or other growth shall be maintained or allowed to grow, to a height exceeding 1.0 m / 3 ft in the area bounded by the intersecting parcel lines at a road or driveway entrance corner and a line joining points alongside parcel lines or driveway pavement edge 6 m / 19.5ft from their point of intersection as illustrated in the following diagram.



Part 4 Establishment of Zoning Designations

4.1 Zoning Designations

Huu-ay-aht Lands shall be divided into the Zoning Designations identified in the Table below.

Column 1 Zone Name	Column 2 Reference Symbol
Residential Zones	
Single Family Residential	R-1
Multi-Family Residential	R-2
Rural Residential	R-3
Commercial Zones	
Local Commercial	C-1
Highway Commercial	C-2
Industrial Zones	
Light Industrial	I-1
General Industrial	I-2
Public Use Zone	
Community Services and Administration	CF
Comprehensive Development Zone	
Comprehensive Development	CD
Lower Anacla Zone	
Lower Anacla	LA

R-1 – Single Family Residential

Purpose

The purpose of this designation is to encourage the development of single-detached homes on parcels with community water and sewer service.

Permitted Uses

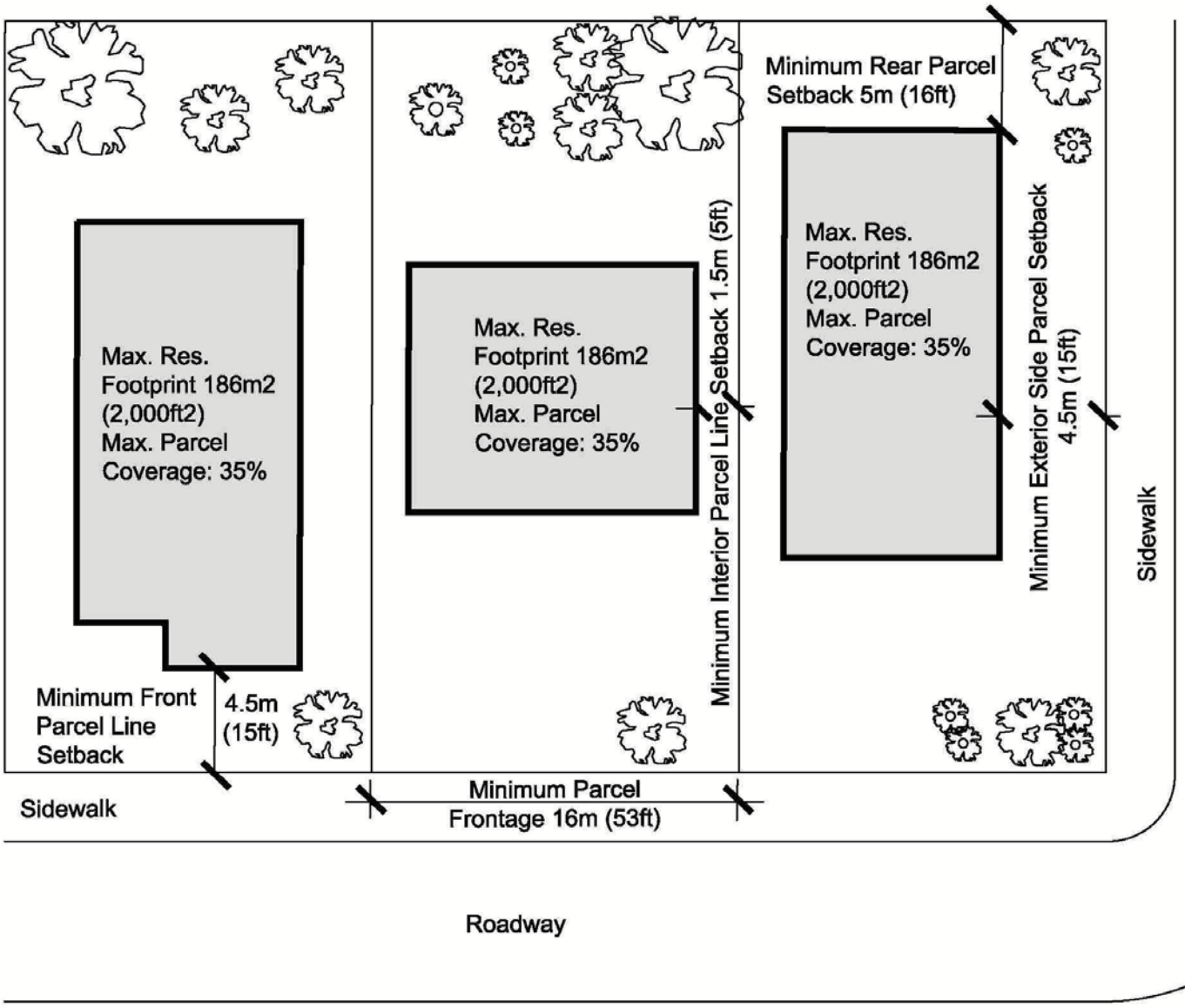
The following uses and no others shall be permitted in the R-1 designation:

- One single family dwelling,
- One manufactured home on a fixed foundation,
- Secondary suite,
- Bed and breakfast,
- Home based business, and
- Accessory use, building or structure.

One mobile home per parcel may be occupied temporarily while a single family dwelling is being constructed. It must be removed within 3 months of construction of the dwelling being completed. If it is not removed by the owner, it may be removed by Huu-ay-aht at the owner's expense. Owners wishing to occupy a mobile home on their parcel temporarily will be required to post security prior to doing so.

Regulations

	With Community Water and Sewer
Minimum Parcel Size	525 m^2 (5,651 ft^2)
Minimum Parcel Frontage	16 m (53 ft)
Maximum Parcel Coverage	35%
Maximum Principal Residence Footprint	186 m^2 (2,000 ft^2)
Maximum Density	One dwelling or manufactured home per parcel
Minimum Setbacks	
• Front Parcel Line	4.5 m (15 ft)
• Exterior Side Parcel Line	4.5 m (15 ft)
• Interior Side Parcel Line	1.5 m (5 ft)
• Rear Parcel Line	5.0 m (16 ft)
Maximum Height of Principal Buildings (to a maximum of 2.5 storeys)	9.0 m (30 ft)
Maximum Height of Accessory Buildings	5.0 m (16 ft)
Minimum Setback of Accessory Buildings from Principal Building	1.5 m (5ft)
Maximum Total Accessory Building Floor Area per Dwelling Unit	70 m^2 (754 ft^2)
Maximum Smoke House Floor Area	9 m^2 (100 ft^2)
Maximum Floor Area of Garage	43 m^2 (460 ft^2)


Minimum Rear Parcel Setback 5m (16ft)
Max. Res. Footprint 186m2 (2,000ft2) Max. Parcel Coverage: 35%
Max. Res. Footprint 186m2 (2,000ft2) Max. Parcel Coverage: 35%
Max. Res. Footprint 186m2 (2,000ft2) Max. Parcel Coverage: 35%
Minimum Interior Parcel Line Setback 1.5m (5ft)
Minimum Exterior Side Parcel Setback 4.5m (15ft)
Sidewalk
Minimum Front Parcel Line Setback
4.5m (15ft)
Sidewalk
Minimum Parcel Frontage 16m (53ft)
Roadway

R-2 – Multi-Family Residential

Purpose

The purpose of this designation is to encourage the development of multiple dwelling unit homes on parcels with community water and sewer service.

Permitted Uses

The following uses and no others shall be permitted in the R-2 designation:

- Duplex housing,
- Triplex housing,
- Fourplex housing,
- Townhouse,
- Home based business, and
- Accessory use, building or structure.

Regulations

	With Community Water and Sewer
Minimum Parcel Size	700 m^2 (7,536 ft^2)
Minimum Parcel Frontage	20.0 m (66 ft)
Maximum Parcel Coverage	40%
Maximum Density	30 units/ha (12/ac)
Minimum Setbacks	
• Front Parcel Line	4.5 m (15 ft)
• Exterior Side Parcel Line	4.5 m (15 ft)
• Interior Side Parcel Line	1.5 m (5 ft)
• Rear Parcel Line	3.0 m (10 ft)
Maximum Height of Principal Buildings (to a maximum of 4.0 storeys)	15.0 m (49 ft)
Maximum Height of Accessory Buildings	5.0 m (16 ft)
Minimum Setback of Accessory Buildings from Principal Building	1.5 m (5 ft)
Maximum Accessory Building Floor Area per Dwelling Unit	15.0 m^2 (162 ft^2)

R-3 – Rural Residential

Purpose

The purpose of this designation to accommodate rural residential development and ancillary uses including small scale eco-tourism businesses as well as resource extraction activities, on parcels not served by a community sewer system.

Permitted Uses

The following uses and no others shall be permitted in the R-3 designation:

- Single family dwelling,
- Secondary suites,
- Bed and breakfast,
- Tourist accommodation in seasonal cabins,
- Agricultural operations, including hobby farms,
- Wood processing and value added forest products production,
- Home based business, and
- Accessory use, building or structure.

Regulations

	With On-site Sewage Disposal
Minimum Parcel Size	2,500 m^2 (26,910 ft^2)
Minimum Parcel Frontage	20.0 m^2 (66ft^2)
Maximum Parcel Coverage (including all buildings)	35%
Maximum Principal Residence Footprint	372m^2 (4,004ft^2)
Maximum Density	One dwelling and two seasonal cabins per parcel
Minimum Setbacks	
• Front Parcel Line	8.0 m (26ft)
• Exterior Side Parcel Line	4.5 m (15ft)
• Interior Side Parcel Line	1.5 m (5ft)
• Rear Parcel Line	3.0 m (10ft)
Maximum Height of Principal Buildings (to a maximum of 2.5 storeys)	9.0 m (30ft)
Maximum Height of Accessory Buildings	5.0 m (16ft)
Minimum Setback of Accessory Buildings from Principal Building	1.5 m (5ft)
Maximum Accessory Building Floor Area per Dwelling Unit	75 m^2 (807ft^2)

C-1 – Local Commercial

Purpose

The purpose of this designation is to provide for convenience shopping serving an immediately surrounding area and within residential neighbourhoods, on parcels with community water and sewer service.

Permitted Uses

The following uses and no others shall be permitted in the C-1 designation:

- Restaurant,
- Offices – business & professional services,
- Public Parking ,
- Convenience Store,
- Service commercial,
- Campground,
- Entertainment, and
- Residential use in apartment units, where combined with commercial use and located above the ground floor of a building.

Regulations

	With Community Water and Sewer
Minimum Parcel Size	400 m^2 (4,306ft^2)
Minimum Parcel Frontage	20.0 m^2 (215ft^2)
Maximum Parcel Coverage	75%
Minimum Setbacks	
• Front Parcel Line	4.5 m (15ft)
• Exterior Side Parcel Line	4.5 m (15ft)
• Interior Side Parcel Line	3.0 m (10ft)
• Rear Parcel Line	4.5 m (15ft)
Maximum Height of Principal Buildings (to a maximum of 2 storeys)	7.5 m (25ft)

C-2 – Highway Commercial

Purpose

The purpose of this designation is to accommodate larger format commercial operations situated on major transportation routes, on parcels with community water and sewer service.

Permitted Uses

The following uses and no others shall be permitted in the C-2 designation:

- Hotels and motels,
- Commercial recreation, including golf courses,
- Restaurant,
- Tourist Information Booth,
- Farmers' and artists' markets,
- Public Parking ,
- Gas Station,
- Off-street parking and loading,
- Retail Store,
- Personal Service Use, and
- Campground.

Regulations

	With Community Water and Sewer
Minimum Parcel Size	500 m^2 (5,385ft^2)
Minimum Parcel Frontage	20.0 m^2 (66ft)
Maximum Parcel Coverage	65%
Minimum Setbacks	
• Front Parcel Line	4.5 m (15ft)
• Exterior Side Parcel Line	4.5 m (15ft)
• Interior Side Parcel Line	3.0 m (10ft)
• Rear Parcel Line	4.5 m (15ft)
Maximum Height of Principal Buildings (to a maximum of 4 storeys)	15.0m (49ft)
Maximum Height of Accessory Buildings	5.0 m (16ft)
Minimum Setback of Accessory Buildings from Principal Building	1.0 m (3ft)
Maximum Accessory Building Floor Area	70 m^2 (754ft^2)

I-1 – Light Industrial

Purpose

The purpose of this designation is to provide for light industrial uses on parcels with community water and sewer service.

Permitted Uses

The following uses and no others shall be permitted in the I-1 designation:

- Manufacturing,
- Servicing and repair of industrial equipment,
- Sales, servicing and repair of boats and related marine equipment,
- Wholesale and distribution of goods, including receipt, indoor storage, sale at wholesale, and distribution and shipping of goods,
- Freight forwarding, including receipt, indoor storage and delivery of goods and chattels,
- Storage of goods and rental of storage space, limited to indoor storage,
- Collection, storage in containers, and processing of recyclable household and building materials,
- Indoor storage and sale of industrial supplies, and
- Sales, rental, repair and servicing of motor and recreational vehicles and accessories.

Regulations

	With Community Water and Sewer
Minimum Parcel Size	400 m^2 (4,306 ft^2)
Minimum Parcel Frontage	20.0 m^2 (215 ft^2)
Maximum Parcel Coverage	50%
Minimum Setbacks	
• Front Parcel Line	4.5 m (15 ft)
• Exterior Side Parcel Line	4.5 m (15 ft)
• Interior Side Parcel Line	3.0 m (10 ft)
• Rear Parcel Line	6.0 m (20 ft)
Minimum Setback from all Parcel Lines adjacent to Residential Designations	30.0 m (98 ft)
Maximum Height of Principal Buildings	12.0m (39 ft)
Maximum Height of Accessory Buildings	5.0 m (16 ft)
Minimum Setback of Accessory Buildings from Principal Building	1.0 m (3 ft)
Maximum Accessory Building Floor Area	70 m^2 (754 ft^2)

I-2 – General Industrial

Purpose

The purpose of this designation is to provide serviced land at a location near major transportation routes; for intensive manufacturing, transportation, processing natural resources and shipment of manufactured, bulk goods, or materials.

Permitted Uses

The following uses and no others shall be permitted in the I-2 designation:

- Gravel extraction and processing,
- Asphalt plants,
- Concrete plants,
- Wood processing and shipping,
- Power production,
- General manufacturing, and
- Storage.

Regulations

	With Community Water and Sewer
Minimum Parcel Size	1,800 m^2 (19,375 ft^2)
Minimum Parcel Frontage	20.0 m^2 (215 ft^2)
Maximum Parcel Coverage	50%
Minimum Setbacks	
• Front Parcel Line	7.5 m (25 ft)
• Exterior Side Parcel Line	6.0 m (20 ft)
• Interior Side Parcel Line	3.0 m (98 ft)
• Rear Parcel Line	4.5 m (15 ft)
Minimum Setback from all Parcel Lines adjacent to Residential Designations	30.0 m (98 ft)
Maximum Height of Principal Buildings (to a maximum of 3.5 storeys)	12.0m (39 ft)
Maximum Height of Accessory Buildings	5.0 m (16 ft)
Minimum Setback of Accessory Buildings from Principal Building	1.0 m (3 ft)
Maximum Accessory Building Floor Area	70 m^2 (754 ft^2)

CD – Comprehensive Development (Stewardship)

Purpose

The intent of this designation is to identify lands for possible future land use and development. Development applications in this zone will be considered on a case-by-case basis. These lands are subject to a Development Permit.

CF – Community Services and Administration

Purpose

The purpose of this designation is to accommodate a mix of public and civic uses at a scale designed to serve a residential neighbourhood, and administration, health, education and recreation uses as well as related larger scale community service and administrative functions. Permitted uses and regulations are specified for both neighbourhood and community facilities.

Neighbourhood Facilities

Permitted Uses

The following neighbourhood facility uses and no others shall be permitted in the CF designation:

- Childcare facility,
- Place of worship,
- Cultural facility, and
- Group home.

Regulations

	With Community Water and Sewer
Minimum Parcel Size	700.0 m^2 (7,535 ft^2)
Minimum Parcel Frontage	18.0 m^2 (194ft^2)
Maximum Parcel Coverage	50%
Minimum Setbacks	
• Front Parcel Line	4.5 m (15 ft)
• Exterior Side Parcel Line	4.5 m (15 ft)
• Interior Side Parcel Line	3.0 m (98 ft)
• Rear Parcel Line	3.0 m (98 ft)
Minimum Setback from all Parcel Lines adjacent to Residential Designations	10.0 m (33 ft)
Maximum Height of Principal Buildings	12.0m (39 ft)
Maximum Height of Accessory Buildings	5.0 m (16 ft)
Minimum Setback of Accessory Buildings from Principal Building	1.0 m (3 ft)
Maximum Accessory Building Floor Area	50 m^2 (538 ft^2)

Community Facilities

Permitted Uses

The following community facility uses and no others shall be permitted in the CF designation:

- Health centres, clinics and hospitals,
- Post offices,
- Community smoke houses,
- Government buildings,
- Libraries,
- Museums,
- Cemeteries,
- Fire Halls,
- Police stations,
- Community centres,
- Public services & works yards,
- Communal gathering areas and cultural facilities, and
- Schools and other Educational facilities.

Regulations

	With Piped Infrastructure
Minimum Parcel Size	2,500.0 m^2 (26,910ft^2)
Minimum Parcel Frontage	20.0 m^2 (215ft^2)
Maximum Parcel Coverage	40%
Minimum Setbacks	
• Front Parcel Line	8.0m (26ft)
• Exterior Side Parcel Line	5.0 m (16 ft)
• Interior Side Parcel Line	5.0 m (16 ft)
• Rear Parcel Line	5.0 m (16 ft)
Maximum Height of Principal Buildings	12.0 m (39 ft)
Maximum Height of Accessory Buildings	5.0 m (16 ft)
Minimum Setback of Accessory Buildings from Principal Building	1.0 m (3 ft)
Maximum Accessory Building Floor Area	50 m^2 (538 ft^2)

LA – Lower Anacla

Purpose

The purpose of this designation is to ensure that no future residential development occurs in Lower Anacla due to the floodplain and tsunami hazards identified in this area. Existing buildings and structures in the LA designation may continue to be maintained and occupied, but may not be replaced or increased in floor area.

Permitted Uses

The following uses and no others shall be permitted in the LA designation:

- Accessory uses which, despite any other provision of this Regulation, may be incidental and ancillary to the principal uses of land, buildings or structures located on an adjacent parcel in the LA designation.
- Community gardens?
- Seasonal campground
- Parking
- Storage

Regulations

Interior renovations or alterations to buildings in Lower Anacla are permitted provided that the floor area being renovated or altered does not exceed 20% of the floor area of the existing building.

Huu-ay-aht Zoning Regulation Map



48° 50'N

48° 50'N

Satellite Passage

Trevor Channel

Sachawil

Kirby Point

Helby Island

Diana Island

Edward King Island

Haines Island

Hamilton Point

BAMFIELD

Bamfield Inlet

Mills Peninsula

Grappler Inlet

Sugsaw Lake

Sachsa

Calamity Lake

Pachena River

Bamfield/Port Alberni Road

Execution Rock

Kichha Lake

Kichha

Keeshan Bay

Pacific Rim National Park

Pachena Bay

Black Lake

Clutus

C-1

R-3

R-1

R-1/R-2

C-2

CD

CF

LA

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Kilometres

Legend

- LA Lower Anacla Residential
- R-1 Single Family Residential
- R-2 Multi-Family Residential
- R-3 Rural Residential
- CF Community Service & Administration
- CD Comprehensive Development
- C-1 Local Commercial
- C-2 Highway Commercial
- Protected Area
- Treaty Settlement Lands
- Bamfield Water Supply Area
- Roads
- Tsunami 20 Metre Mark
- Watercourses
- Water Bodies



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