

## **Hot Springs Oceanside Zoning By-Law**

### **REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT**

#### **BY-LAW NO. P1035**

#### **OFFICIAL ZONING TEXT AMENDMENT**

A by-law of the Regional District of Alberni-Clayoquot to amend By-Law No. 15, being the "Regional District of Alberni-Clayoquot Zoning By-Law No. 15, 1971".

WHEREAS the Local Government Act authorises the Regional Board to amend a zoning by-law after a public hearing and upon the affirmative vote of the directors in accordance with sections 890 and 894 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 By-Law may cited as the Regional District of Alberni-Clayoquot Zoning Text Amendment By-Law No.15, P1035.

#### **2. District of Alberni-Clayoquot by:**

Adding a new section "Section 110A Seasonal Cottage (SC) District" to read as follows:

#### **"110A SEASONAL COTTAGE (SC) DISTRICT"**

This district provides for small scale cottage development in less directly accessible or remote locations, intended to provide seasonal accommodation primarily during summer months with no demand for regional district or public agency services.

## **110A.1 Definitions**

### **In this zone:**

"Site Area" means that part of a lot set aside or available for the exclusive use of the occupants of a seasonal residence and may include land within a strata lot.

"Seasonal Residence" means a dwelling unit used for a secondary, vacation or recreational home for a maximum of 150 days per year from May 1 to September 30 and not more than 30 days from October 1 to April 30.

"Caretaker's Residence" means a dwelling used to provide year round or full time accommodation for a maximum of 5 persons, as an accessory use to seasonal residence use.

## **110A.2 Permitted Uses**

1. Seasonal Residence
2. Caretaker's Residence
3. Accessory Building
4. Accessory Recreational Use

## **110A.3 Density**

### **1. Number of Dwelling Units**

The density of use shall not exceed

- a. 50 seasonal residences and 1 caretaker's residence per 80 hectares; and
- b. 1 seasonal residence per strata lot.

### **2. Site Area**

Each seasonal residence shall have a site area of at least 0.8 hectares (2 acres).

### **3. Lot Coverage**

Lot coverage of all buildings and structures may not exceed 2%

## **110A.4 Dimensions of Buildings and Structures;**

### **1. Maximum Dimensions:**

No principal building or structure constructed under section 110A.2(1) shall exceed the following:

- a. height 7.3 metres (24 feet)
- b. area 52 square metres (560 square feet )

No accessory building or structure to a principal building under section 110A.2(1) shall exceed the following:

- a. height 4.6 metres (15 feet)
- b. area 27.9 square metres ( 300 square feet).

### **2. Minimum Dimensions:**

- a. No principal building or structure constructed under section 110A.2(1) shall have a floor area less than 23.8 square metres (256 square metres (256 Square feet)).
- b. No seasonal residence shall have a width less than 4.9 metres ( 9 16 feet).

### **3. Any Caretaker Residence constructed under section 110A.2(2) shall be subject to the following:**

- a. Maximum height 2 ? stories and 35 feet.
- b. Minimum Floor area of 52 square metres (560 square feet).
- c. Requirements under section 6.5(2)(d)(2) shall apply in terms of caretaker accommodations.

## **110A.5 Subdivision (Lot and Strata Lot Sizes)**

A lot or strata lot created by subdivision within the SC Zone shall not have an area less than 0.8 hectares (2 acres).

## 110A.6 Setbacks

1. A person must not build or place any building or structure within the areas listed below:

Principal Bldg to a Natural Boundary -15 metres

Principal Bldg. to Another Bldg. - 5 metres

Principal Bldg. to Lot or Strata Lot Boundary - 10 metres

Accessory Bldg. to a Natural Boundary - 15 metres

Accessory Bldg. to Another building - 5 metres

Accessory Bldg. to a Lot or Strata Lot Boundary - 10 metres

Where more than one of the above setback requirements are applicable, the owner shall meet all requirements.

Note: **No Regional Services**

The regional district has no plans to construct, install, operate or maintain sewer, sewage disposal, water supply, drainage or fire protection services for the benefit of lands within this zone.

2. By amending Section 3, Definitions, by adding:

"Lot Coverage" means the horizontal area within the vertical projection of the exterior walls of the buildings and structures on a parcel, expressed as a percentage of the parcel area, and in the case of a structure with no exterior wall, measured from the drip line of the roof."

3. By amending Section 4.3, "Interpretation", to include "SC" on the line which references "R Districts".
4. By amending Section 5.1, "Designation of Districts", to include "Section 110A, "Seasonal Cottage" in the Residential use section.
5. By adding to Section II, Bulk and Site Regulations:

Zoning District or Use: SC

Minimum Lot Width: N/A

Minimum Lot Area see section 110A.3

Maximum Lot Coverage 2%

Minimum Front Yard Setback: 15 metres (49.2 feet)

Minimum Rear Yard Setback: 15 metres (49.2 feet)

Minimum Side Yard Setback: 10 metres (32.8 feet)

Maximum Height: 2 stories or 7.3 metres (24 feet)

This by-law shall come into force and take effect upon the adoption thereof.

Read a first time this 24 day of May, 2000

Read a second time this 28 day of February, 2001

Read a third time this 28 day of February, 2001

Read a fourth time and adopted on April 24, 2001