

**SCHEDULE**

**HUU-AY-AHT FIRST NATIONS**



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**ZONING REGULATION**

**APRIL 2013**

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**Note to Draft:** This regulation schedule requires a final legislative and formatting edit.



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4.2 Huu-ay-aht Zoning Map



## Part 1: Application, Definitions and Interpretation

The Huu-ay-aht First Nations have 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 Huu-ay-aht Zoning Map attached to this Schedule.

### 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 and the processing on an individual farm of the primary agricultural products grown, harvested, reared or produced on the farm, but excludes 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 or portion of it, including mechanical devices, used or intended to be used for the purpose of supporting, sheltering or any other 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 one building containing 2 dwelling units;
- “**dwelling unit**” means one self-contained unit with a separate entrance intended for year-round occupancy, the principal use of which is residential, with complete living facilities for one or more persons, including permanent living, sleeping, cooking and sanitation facilities;
- “**frontage**” means that length of a parcel boundary which abuts a roadway along its front parcel line;
- “**gas station**” means the use of land and structures for the sale of automotive fuels, and may include the following premises under one roof:
  - (a) a sales outlet with a floor area not exceeding 100m<sup>2</sup>, for retailing regularly used household items, including food, beverages, books, magazines and household accessories;



- (b) a retail sales outlet for motor vehicle accessories;
- (c) a facility to service and clean motor vehicles, but that facility may not include vehicle sales, body work, painting or third party repairs.

**“height”**, when referring to a building, means the vertical distance from the finished grade to the

- (a) highest point of any exterior wall on a flat-roofed building,
- (b) deck line of a mansard-roofed building, or
- (c) 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 with 3 or more separate sleeping units with separate entrances to a common hallway, intended to be occupied primarily by the travelling public, and may include

- (a) cooking facilities, indoor and outdoor recreational facilities and restaurants, and
- (b) if the hotel has at least 10 rooms and 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, with

- (a) an outdoor entrance, and
- (b) parking

available for a fee to the travelling public;

**“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 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 maneuvering aisles and other areas providing access to the parking space;

**“rear parcel line”** means the property line, 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

- (a) in which food is sold to the public for immediate consumption within the premises, or
- (b) from which prepared food is delivered for consumption in other premises, but excludes a drive-in restaurant or premises supplying only take-out food;

**“retail store”** means premises used for the retail sale and display of goods, but 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;

**“sewer service”** means community sewer service or if community sewer service is not available, onsite sewage disposal that is properly designed and approved under applicable laws for onsite sewage disposal;

**“single family dwelling”** means a detached residential building consisting of one dwelling unit occupied or intended to be occupied as a single family residence of one family which may contain

- (a) bed and breakfast accommodation for a maximum of 4 persons, or
- (b) accommodation for a maximum of 2 boarders, lodgers or roomers;

**“structure”** means anything 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 1m in height, and fences under 2m 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 any calendar year;

**“townhouse”** means the residential use of a building containing 3 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:

- (a) 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;
- (b) a zone named in column 1 of the table in section 4.1 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;
- (c) the symbol “m” means metre;
- (d) the symbol “m<sup>2</sup>” means square metres;
- (e) the symbol “ft” means foot;
- (f) the symbol “ft<sup>2</sup>” means square feet;
- (g) 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;

- (h) 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;
- (i) 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 must be measured to the exterior surface of exterior walls;
- (j) 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.
- (k) 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 applicable, except as permitted by section 3.11.
- (l) if this regulation specifies a distance in respect of minimum setback of accessory buildings from a 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, as applicable, is less than the specified distance.
- (m) 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.
- (n) 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 must not exceed any floor area specified as a maximum total floor area, which, for this purpose, must 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 4.1.

### 2.2 Huu-ay-aht Zoning Map

The zoning designation of Huu-ay-aht Lands is indicated in the Huu-ay-aht Zoning Map by the reference symbols for the zone set out in column 2 of the table in section 4.1.

### 2.3 Zone Boundaries

If a boundary between 2 zones is shown on a Huu-ay-aht Zoning Map as following a road, the centreline of that 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 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 Zoning Map is not established by legal survey or a distance is not specifically set out on the Huu-ay-aht Zoning Map, the location of the zone boundary on the ground must be determined by scaling from the Huu-ay-aht Zoning Map.

### 2.4 Zoning Amendments

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

## Part 3: General

### 3.1 Application

Except as otherwise specifically provided in this regulation, this Part applies 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) utilities;
- (d) fire halls;
- (e) temporary use of buildings as polling stations for government elections or referenda, providing that the duration of use does not exceed 60 days;





- (f) storage of construction materials on sites for which construction has been authorized by the authority having jurisdiction, provided the materials are removed within 30 days of completion of the construction projects.

### **3.3 Number of Principal Buildings on Parcel**

One principal building only is permitted on a parcel unless the parcel is in a Comprehensive Development Zone.

### **3.4 Limits on Accessory Buildings and Structures**

An accessory building or accessory structure is not permitted on a parcel unless the principal building to which the accessory building or structure is incidental and ancillary, and has been, or will be, erected contemporaneously or before the accessory building or structure.

An accessory building or accessory structure must not be used as a dwelling.

### **3.5 Manufactured and Mobile Homes**

A manufactured home used as a single family dwelling must

- (a) be affixed to the land, and
- (b) meet Canadian Standards Association A277.

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

### **3.6 Secondary Suites**

In all zones where a secondary suite is permitted

- (a) the secondary suite is permitted only in the principal building on a parcel,
- (b) only one secondary suite is permitted on a parcel, and
- (c) the secondary suite may contain one set of cooking facilities.

### **3.7 Minimum Setback from Watercourses**

A building, mobile home or unit, manufactured home or structure or any part of it must not 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, or
- (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**

Portions of buildings or structures must not be located in the setback required by this regulation except for the following:

- (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 provided 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**

If expressly permitted within a zone, a home-based business must comply with the following requirements:

- (a) no more than 2 home-based business are permitted on a parcel;
- (b) all home based business activities, including storage and work areas must 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 home-based business uses are permitted:
  - (i) bed and breakfast;
  - (ii) convenience store;
  - (iii) personal and professional services, including barber, hairdresser, bookkeeper and medical therapy;
  - (iv) teaching, provided that attendance is limited to five persons in a detached dwelling and to one person in a duplex or multiple unit dwelling;
  - (v) mail order sales;
  - (vi) testing, servicing and repairing of goods;



- (vii) making, processing and assembly of products;
  - (viii) preparation of food and beverages for off the premises catering;
  - (ix) artist studio
- (e) A home-based business may not include any of the following:
- (i) stables, kennels, or animal breeding operations;
  - (ii) restaurants;
  - (iii) parking or storage of commercial, industrial or construction equipment and material;
  - (iv) vehicle or equipment repairs or maintenance;
  - (v) metal fabricating;
  - (vi) nightclubs;
  - (vii) salvage yards;
  - (viii) 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**

If expressly permitted in a zone, a bed and breakfast use must comply with the following requirements:

- (a) the bed and breakfast use must be entirely contained within the dwelling;
- (b) a maximum of one sign is permitted per parcel to advertise the bed and breakfast use and the sign must not
  - (i) exceed 0.2m<sup>2</sup> in area, and
  - (ii) 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) a maximum of 4 bedrooms may be used for bed and breakfast accommodation;
- (e) no more than 4 persons are permitted to occupy any bedroom in a bed and breakfast at any one time;
- (f) liquor must not be provided to a bed and breakfast customer;
- (g) a bed and breakfast use must 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 bed and breakfast customer.

### **3.12 Parking Regulations**

#### **Application of Regulations**

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



### **Number**

- (a) The number of parking spaces for motor vehicles required for any use is calculated according to the Table in this section.
- (b) If a use permitted under this regulation is not specifically referred to in column 1 of the Table in this section, the number of parking spaces must 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 must be provided in respect of the fraction.
- (d) If more than one use is located in a building or structure, the total number of parking spaces required must address the mixed use and the number of spaces required must be determined separately for each use based on the portions of the building dedicated to each use.
- (e) If more than one standard may apply to a use, the standard requiring the greatest number of parking spaces must be used.

### **Location**

- (a) Except for uses in commercial zones, off-street parking spaces must be located on the same parcel as the use they serve.
- (b) In commercial zones, off-street parking spaces may be located on another parcel within 125m of the building or use for which the spaces are required, provided that written legal assurances are established to ensure the parcel is used only for parking serving the building or use.

### **Standard**

- (a) Each off-street parking space required by this section must be at least 2.7m wide, 5.5m long, and have a vertical clearance of at least 2.2m.
- (b) Adequate provision must be made for individual entry or exit by vehicles to all off-street parking spaces at all times by unobstructed maneuvering aisles, having widths of at least
  - (a) 7.4m if parking spaces are located at 90 degrees to the maneuvering aisle providing access,
  - (b) 5.2 m if parking spaces are located at 60 degrees to the maneuvering aisle providing access, or
  - (c) 3.7m if parking spaces are located at 45 degrees or less to the maneuvering aisle providing access.
- (c) All parking areas must have permeable surfaces so as not to interfere with natural drainage patterns.

### **Siting**

- (a) All off-street parking spaces in residential zones must be located on the same parcel as the building or structure they serve.



- (b) In a commercial or industrial zone, parking spaces may be located in the front setback, provided that the parking area is separated from an adjoining street or from a directly abutting parcel in a residential zone by a fully landscaped strip at least 2m wide.
- (c) Off-street parking spaces must not be located in the front setback of an industrial zone that abuts a parcel in a residential zone, or is separated from it by a street or lane.

### Parking for Disabled Persons

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

Column 1 Class of Building	Column 2 Required number of parking spaces
<b>Residential Zones</b>	
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 <ul style="list-style-type: none"> <li>• fewer than 3 bedrooms</li> <li>• 3 or more bedrooms</li> <li>• visitor parking</li> </ul>	1 per dwelling unit 1.5 per dwelling unit in addition, 10% of the required parking spaces for all dwelling units
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	0.75 per sleeping unit
group home – minor	0.75 per sleeping unit
student residence	0.25 per resident student
<b>Commercial Zones</b>	
office/retail	1 per 40 m <sup>2</sup> /130 ft <sup>2</sup> 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



<b>Column 1</b>	<b>Column 2</b>
<b>Class of Building</b>	<b>Required number of parking spaces</b>
<b>Commercial Zones</b>	
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 <sup>2</sup> /6,560 ft <sup>2</sup>	2 per 100 m <sup>2</sup> /330 ft <sup>2</sup> of floor area
floor area between 2,000 m <sup>2</sup> /6,560 ft <sup>2</sup> and 20,000 m <sup>2</sup> /65,610 ft <sup>2</sup>	2 per 100 m <sup>2</sup> /330 ft <sup>2</sup> of floor area
floor area greater than 20,000 m <sup>2</sup>	2 per 100 m <sup>2</sup> /330 ft <sup>2</sup> of floor area
<b>Industrial Zones</b>	
public works yard or contractor	1 per 2 employees
heavy equipment rental or repair	1 per 2 employees plus 1 per 100 m <sup>2</sup> /330 ft <sup>2</sup> of floor area
all other industrial zone uses	1.5 per 100 m <sup>2</sup> /330 ft <sup>2</sup> of floor area
<b>Public Use Zones</b>	
government administration buildings	
community centre	1 per 5 seats / persons of full capacity or 2.5 per 100 m <sup>2</sup> /330 ft <sup>2</sup> 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 <sup>2</sup> /330 ft <sup>2</sup> 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 <sup>2</sup> /330 ft <sup>2</sup> 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 <sup>2</sup> /330 ft <sup>2</sup> of floor area



### 3.13 Landscaping and Fences

#### Landscaping and Screening

- (1) Landscaping and screening must be provided in accordance with the following requirements:
  - (a) in all zones other than residential zones, outdoor storage, outdoor garbage bins and parking areas must be completely screened from the road and adjacent residential properties;
  - (b) all portions of a parcel not covered by buildings, structures or paved areas must be landscaped;
  - (c) in all zones, a continuous landscaping strip of a minimum 2.5 m/8ft wide must be provided along the sides of the parcel abutting a road;
  - (d) if an industrial zone abuts a residential or commercial zone, continuous screening at least 2 m/6.5ft high must be provided within the setbacks of the industrial zone;
  - (e) in all commercial zones abutting residential zones, a suitable form of screening and landscaping must be provided within the setbacks adjacent to the residential zones;
  - (f) all parking structures or parkades must provide suitable forms of screening or landscaping to buffer visibility from adjacent uses.
- (2) Landscaping or screening required by this regulation may be in the form of natural vegetation retained on the parcel, if it
  - (a) provides an effective visual screen,
  - (b) is protected from damage during construction activities, and
  - (c) is cleared of all accumulations of plant debris that could constitute a fire hazard.

#### Fences

- (1) The following height limitations apply to fences:
  - (a) for a parcel within the following zones, the maximum height of fences above natural grade is

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 is



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

and

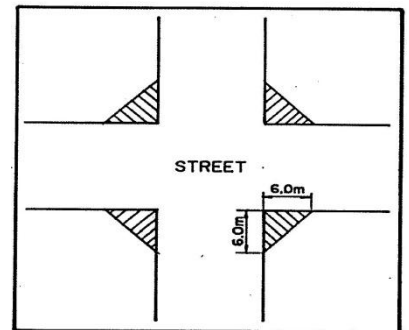
(c) for a parcel within a CF zone where an open mesh fence is provided, the maximum height of the fence may be increased to [3.6] m/12ft.

(2) A fence must not contain/include

- (a) electrified wire, or
- (b) barbed wire, razor wire, ribbon wire or ultra barrier wire.

#### Visual clearance at Intersections

A fence, wall or structure must not be higher than 1.0 m/3ft above natural grade, and hedges, bushes, shrubs, trees or other growth must not be maintained or allowed to grow, higher than 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 adjacent diagram.







## Part 4 Establishment of Zoning Designations

### 4.1 Zoning Designations

Huu-ay-aht Lands must be divided into the zoning designations identified in the following table:

Column 1 Zone Name	Column 2 Reference Symbol
<b>Residential Zones</b>	
Single Family Residential	R-1
Multi-Family Residential	R-2
Rural Residential	R-3
<b>Commercial Zones</b>	
Local Commercial	C-1
Highway Commercial	C-2
<b>Industrial Zones</b>	
Light Industrial	I-1
General Industrial	I-2
<b>Public Use Zone</b>	
Community Services and Administration	CF
<b>Comprehensive Development Zone</b>	
Comprehensive Development	CD
<b>No Development Zone</b>	
Red Zone	RZ



## 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 are permitted in each R-1 designation:

- one single family dwelling;
- one manufactured home on a fixed foundation;
- secondary suite;
- bed and breakfast;
- home based business;
- accessory use, building or structure.

One mobile home per parcel may be occupied temporarily while a single family dwelling is being constructed, but it must be removed within 3 months of construction of the dwelling being completed and if it is not removed by the owner, it may be removed by the Huu-ay-aht at the owner's expense.

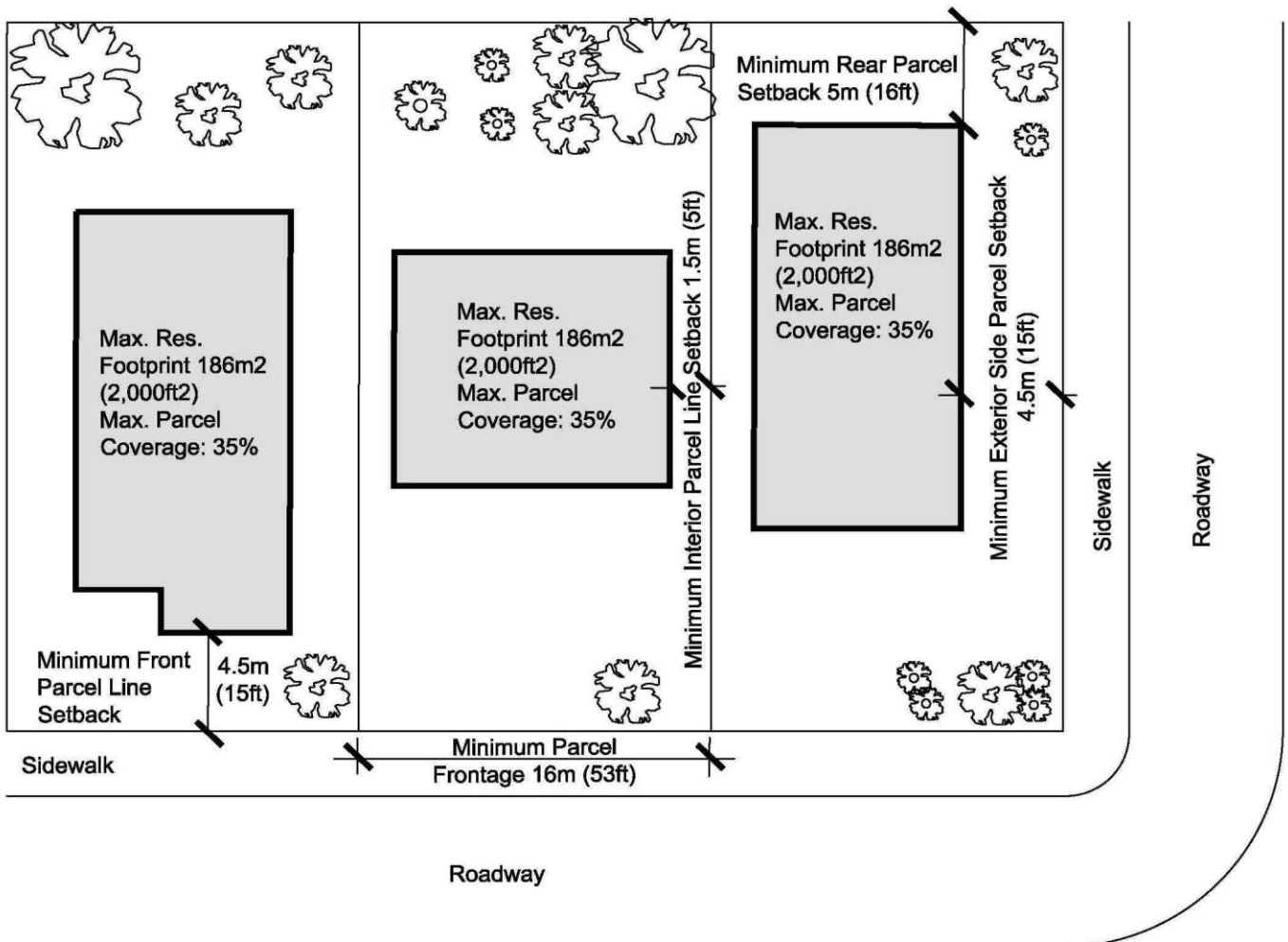
Owners wishing to temporarily occupy a mobile home on their parcel are required to post security before doing so.

### Requirements

	With Community Water and Sewer Service
Minimum Parcel Size	525 m <sup>2</sup> (5,651 ft <sup>2</sup> )
Minimum Parcel Frontage	16 m (53 ft)
Maximum Parcel Coverage	35%
Maximum Principal Residence Footprint	186 m <sup>2</sup> (2,000 ft <sup>2</sup> )
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)



	With Community Water and Sewer Service
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 <sup>2</sup> (754 ft <sup>2</sup> )
Maximum Smoke House Floor Area	9 m <sup>2</sup> (100 ft <sup>2</sup> )
Maximum Floor Area of Garage	43 m <sup>2</sup> (460 ft <sup>2</sup> )





## 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 are permitted in the R-2 designation:

- duplex housing;
- triplex housing;
- fourplex housing;
- townhouses;
- home based businesses;
- accessory uses, buildings or structures.

### Requirements

	With Community Water and Sewer Service
Minimum Parcel Size	700 m <sup>2</sup> (7,536 ft <sup>2</sup> )
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 <sup>2</sup> (162 ft <sup>2</sup> )



## 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 are permitted in the R-3 designation:

- single family dwellings;
- secondary suites;
- bed and breakfasts;
- tourist accommodation in seasonal cabins;
- agricultural operations, including hobby farms;
- wood processing and value added forest products production;
- cemeteries
- home based businesses;
- accessory uses, buildings or structures.

### Requirements

	With Approved On-site Sewage Disposal
Minimum Parcel Size	2,500 m <sup>2</sup> (26,910 ft <sup>2</sup> )
Minimum Parcel Frontage	20.0 m <sup>2</sup> (66ft <sup>2</sup> )
Maximum Parcel Coverage (including all buildings)	35%
Maximum Principal Residence Footprint	372m <sup>2</sup> (4,004ft <sup>2</sup> )
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)



	With Approved On-site Sewage Disposal
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 <sup>2</sup> (807ft <sup>2</sup> )



## 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 are permitted in the C-1 designation:

- restaurants;
- offices – business & professional services;
- public parking;
- convenience stores;
- service commercial;
- campgrounds;
- entertainments;
- residential uses in apartment units, where combined with commercial uses and located above the ground floor of buildings.

### Requirements

	With Community Water and Sewer Service
Minimum Parcel Size	400 m <sup>2</sup> (4,306ft <sup>2</sup> )
Minimum Parcel Frontage	20.0 m <sup>2</sup> (215ft <sup>2</sup> )
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 are permitted in the C-2 designation:

- hotels and motels;
- commercial recreation, including golf courses;
- restaurants;
- tourist Information Booths;
- farmers' and artists' markets;
- public parking;
- gas stations;
- off-street parking and loading;
- retail stores;
- personal service use;
- campgrounds.

### Requirements

	With Community Water and Sewer Service
Minimum Parcel Size	500 m <sup>2</sup> (5,385ft <sup>2</sup> )
Minimum Parcel Frontage	20.0 m <sup>2</sup> (66ft)
Maximum Parcel Coverage	65%
Minimum Setbacks	
<ul style="list-style-type: none"> <li>• Front Parcel Line</li> </ul>	4.5 m (15ft)
<ul style="list-style-type: none"> <li>• Exterior Side Parcel Line</li> </ul>	4.5 m (15ft)
<ul style="list-style-type: none"> <li>• Interior Side Parcel Line</li> </ul>	3.0 m (10ft)
<ul style="list-style-type: none"> <li>• Rear Parcel Line</li> </ul>	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 <sup>2</sup> (754ft <sup>2</sup> )





## 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 are permitted in the I-1 designation:

- manufacturing;
- servicing and repair of industrial equipment;
- sales, servicing and repair of boats and related marine equipment;
- wholesaling and distribution of goods, including receipt, indoor storage, sale at wholesale, 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;
- sales, rental, repair and servicing of motor and recreational vehicles and accessories.

### Requirements

	With Community Water and Sewer Service
Minimum Parcel Size	400 m <sup>2</sup> (4,306 ft <sup>2</sup> )
Minimum Parcel Frontage	20.0 m <sup>2</sup> (215 ft <sup>2</sup> )
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 <sup>2</sup> (754 ft <sup>2</sup> )



## 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. These general industrial uses require community water and sewer service.

### Permitted Uses

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

- gravel extraction and processing;
- asphalt plants;
- concrete plants;
- wood processing and shipping;
- power production;
- general manufacturing;
- storage.

### Requirements

	With Community Water & Sewer Service
Minimum Parcel Size	1,800 m <sup>2</sup> (19,375 ft <sup>2</sup> )
Minimum Parcel Frontage	20.0 m <sup>2</sup> (215 ft <sup>2</sup> )
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 <sup>2</sup> (754 ft <sup>2</sup> )



## 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.

The comprehensive development designation allows for the integration of several permitted uses, for example, R1 and R2 uses on the same parcel. Applications to use this land will be considered on a case-by-case basis in accordance with Huu-ay-aht law, including taking into consideration Huu-ay-aht land use and development goals set out in Section 3 of the *Community Planning and Development Act* and the applicable principles, goals and policies set out in the Land Use Plan.

These lands are subject to a Development Permit and the availability of community water and sewer service.



## CF – Community Services and Administration

### Purpose

The purpose of this designation is to accommodate a mix of public and civic uses on 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. Community water and sewer service are required.

### Neighbourhood Facilities

#### Permitted Uses

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

- childcare facility,
- place of worship;
- cultural facility;
- cemeteries;
- group home.

### Requirements

	With Community Water and Sewer Service
Minimum Parcel Size	700.0 m <sup>2</sup> (7,535 ft <sup>2</sup> )
Minimum Parcel Frontage	18.0 m <sup>2</sup> (194ft <sup>2</sup> )
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 <sup>2</sup> (538 ft <sup>2</sup> )



## Community Facilities Permitted Uses

The following community facility uses and no others are 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 and works yards;
- communal gathering areas and cultural facilities;
- schools and other educational facilities.

## Requirements

	With Piped Infrastructure
Minimum Parcel Size	2,500.0 m <sup>2</sup> (26,910ft <sup>2</sup> )
Minimum Parcel Frontage	20.0 m <sup>2</sup> (215ft <sup>2</sup> )
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 <sup>2</sup> (538 ft <sup>2</sup> )



## **RZ – No Development**

### **Purpose**

The purpose of this designation is to prohibit development on parcels in this zone due to the protected area status of this land under the Land Use Plan.

## **4.2 Huu-ay-aht Zoning Map**

*[following page]*