

**RECORD OF AMENDMENTS
ZONING BYLAW FOR RURAL PORTIONS OF ELECTORAL AREA "A"
BYLAW NO. 823, 1990**

| Amending Bylaw No. | Type of Amendment | | Summary of Amendment | Date of Adoption |
|--------------------|-------------------|-----|-----------------------------------|------------------|
| | Text | Map | | |
| 1191 | ✓ | | Campground/Holiday Park | 1995 12 05 |
| 0016 | | ✓ | Map Amendments | 1999 04 27 |
| 0690 | ✓ | | Removal of Floodplain Regulations | 2006 10 31 |
| 1250 | ✓ | | Medical Marihuana Regulations | 2014 04 23 |
| 1309 | ✓ | | Minimum Parcel Size Clarification | 2015 04 28 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

Not for Legal Purposes

Bylaw 823

**Zoning Bylaw for Rural Portions
of Electoral Area "A"**

Consolidated

Not for Legal Purposes

REGIONAL DISTRICT OF FRASER-CHEAM
BYLAW NO. 823

The Zoning Bylaw for Rural Portions of Electoral Area "A"

WHEREAS the Regional Board of the Regional District of Fraser-Cheam has deemed it advisable to adopt new zoning regulations for portions of Electoral Area "A", Regional District Fraser-Cheam, including:

1. Regulations for land use, development and subdivision pursuant to Section 963 of the Municipal Act.
2. Regulations for parking and loading pursuant to Section 964 of the Municipal Act; and
3. Regulations for the provision of landscaping and screening pursuant to Section 968 of the Municipal Act;

NOW THEREFORE the Regional Board of the Regional District of Fraser-Cheam, in open meeting assembled, enacts as follows:

I. TITLE

That this Bylaw may be cited for all purposes as the "Zoning Bylaw for the Rural Portions of Electoral Area "A", Regional District of Fraser-Cheam Bylaw No. 823, 1989".

II. AREA OF APPLICATION

That this Bylaw shall apply to the area shown on the Zoning Bylaw for the Rural Portions of Electoral Area "A" map: Figure 1 attached hereto and forming an integral part of this Bylaw.

III. SCHEDULES

That the Zoning Bylaw for the Rural Portions of Electoral Area "A", Regional District of Fraser-Cheam Bylaw No. 823, 1989, including Schedule 1: Zoning Regulations, and Schedule 2: Zoning Maps, which are an integral part of this Bylaw, hereby be adopted.

IV. METRIC MEASURES

Metric units are used for all measurements in this Bylaw. The approximate equivalents of these units in currently used units of Canada measure [feet, acres, etc.] are shown in brackets following each

measurement and such bracketed figures are included for convenience only and do not form part of this Bylaw.

V. COMPLIANCE

No land or surface of water and no building or structure or parts thereof shall be used or occupied, and no building or structure or parts thereof shall be constructed, reconstructed, extended, located or moved, except in accordance with the provisions of this Bylaw.

VI. ADMINISTRATION

- (a) Administrative Officer: This Bylaw shall be administered by the Chief Building Inspector, or any other official of the Regional District who may be appointed by the Regional District Board as administrative officer for the purposes of this Bylaw.
- (b) Permits and Licenses: The Chief Building Inspector shall not issue any permit for a building, structure or use which violates any of the provisions of this Bylaw.
- (c) Inspection: The Chief Building Inspector or any other official of the Regional District who may be appointed by the Regional District Board:
 - (i) is hereby authorized to enter any building or premises at any reasonable time for the purpose of ascertaining whether the provisions of this Bylaw are being obeyed;
 - (ii) shall, where any dwelling, apartment or guest room is occupied, obtain the consent of the occupant or provide written notice twenty-four hours in advance of inspection;
 - (iii) shall carry credentials which are to identify him as an official/officer of the Regional District of Fraser-Cheam.
- (d) Obstruction: It is unlawful for any person to prevent or obstruct, or attempt to prevent or obstruct, the authorized entry, at a reasonable time, of the Building Inspector or other appointed employees.

VII. PENALTIES

- (a) Any person who violates the provisions of this Bylaw is liable on summary conviction to a penalty not exceeding Two Hundred (\$200.00) Dollars, and also the cost of prosecution.

- (b) Each day that such violation is caused to continue, or allowed to continue, constitutes a separate offense.
- (c) Upon conviction, the magistrate may direct that no prosecution under subsection (b) of this Section may be made, with respect to the continuance of the violation, for such period of time as he or she directs, and he or she may order the violator to remedy the violation.

VIII. SEVERABILITY

If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Bylaw.

READ A FIRST TIME THIS 20TH DAY OF JUNE,
1989.

A PUBLIC HEARING WAS HELD ON THE 24TH DAY OF JULY, 1989.

A SECOND PUBLIC HEARING
WAS HELD ON THE 28TH DAY OF AUGUST, 1989.

READ A THIRD TIME THIS 26TH DAY OF SEPTEMBER, 1989.

RECEIVED THE APPROVAL OF THE
MINISTER OF TRANSPORTATION AND
HIGHWAYS OF THE 20TH DAY OF OCTOBER, 1989.

RECEIVED THE APPROVAL OF THE
MINISTER OF MUNICIPAL AFFAIRS
PURSUANT TO SECTION 973 OF THE
MUNICIPAL ACT ON THE 28TH DAY OF FEBRUARY, 1990.

RECONSIDERED, FINALLY PASSED
AND ADOPTED BY THE REGIONAL
BOARD OF DIRECTIONS ON THE 29TH DAY OF MARCH, 1990.

CHAIRMAN

SECRETARY

TABLE OF CONTENTS

SCHEDULE 1: ZONING REGULATIONS

TABLE OF CONTENTS

DIVISION ONE: GENERAL REGULATIONS

1.1.0 PROVINCIAL STATUTES AND OTHER REGULATIONS

1.2.0 BUILDINGS PER LOT

1.3.0 SITING CALCULATIONS

1.4.0 MINIMUM SITE AREA CALCULATIONS

1.5.0 NONCONFORMITIES

1.6.0 ACCESSORY BUILDINGS AND STRUCTURES

DIVISION TWO: PERMITTED USES, PROHIBITED USES, AND ZONES

2.1.0 PERMITTED USES

2.2.0 PROHIBITED USES

2.3.0 ZONES

2.3.1 Zone Designations

2.3.2 Zone Boundaries

2.3.3 Use Permitted in Each Zone

2.3.4 Minimum Site Area for Permitted Uses

2.3.5 Uses Permitted in the Agricultural Land Reserve

2.3.6 Access to Permitted Uses

DIVISION THREE - REGULATIONS RESPECTING SITING, SIZE AND DIMENSIONS OF BUILDINGS AND STRUCTURES

3.1.0 SITING OF BUILDINGS AND STRUCTURES

3.1.1 Setback from Roads and Property Boundaries

3.1.2 Required Yards

3.1.3 Minimum Siting Distances from Zone Boundaries

3.1.4 Deleted (Byl # 0690, 2005)

3.1.5 Deleted (Byl # 0690, 2005)

3.2.0 HEIGHT RESTRICTIONS AND EXCEPTIONS

DIVISION FOUR: REGULATIONS RESPECTING THE USE OF LAND,

4.1.0 REGULATIONS RESPECTING RESIDENTIAL USES

4.1.1 One-Family Residence Use

4.1.2 Second Residence Use

TABLE OF CONTENTS

4.1.3 Accessory Residence Use

4.1.4 Boarding Use

4.1.5 Storage and Sales of Firewood

4.2.0 REGULATIONS RESPECTING HOME INDUSTRY USES

4.2.1 Home Occupation Use

4.2.2 Artisan Craft Workshop Use

4.2.3 Cottage Industry Use

4.2.4 Equipment Shop Use

4.3.0 REGULATIONS RESPECTING COMMERCIAL USES

4.3.1 Motel or Motor Hotel Use

4.3.2 Service Station Use

4.3.3 Accessory Retail Use

4.3.4 Advertising Use

4.4.0 REGULATIONS RESPECTING THE USE OF LAND, BUILDINGS AND STRUCTURES

4.4.1 Campground Use

4.4.2 Natural Camping Ground Use

4.4.3 Golf Course Use

4.5.0 REGULATIONS RESPECTING RESIDENTIAL ASSEMBLY USES

4.6.0 REGULATIONS RESPECTING FARM USES

4.6.1 Agricultural Products Sales Use

4.6.2 Animal Shelters and Kennels

4.7.0 REGULATIONS RESPECTING EXTRACTION USES

4.7.1 Extraction of Raw Materials

4.8.0 REGULATIONS RESPECTING TRANSPORTATION USES

4.8.1 Private Aircraft Landing Strip or Heliport Use

4.8.2 Commercial Heliport Use

DIVISION FIVE: SCREENING AND LANDSCAPING

5.1.0 INTERSECTIONS

5.2.0 FENCES AND LANDSCAPE SCREENS

DIVISION SIX: SUBDIVISION

6.1.0 GENERAL CONDITIONS

6.2.0 MINIMUM PARCEL SIZES

6.3.0 EXCEPTIONS TO MINIMUM PARCEL SIZES

TABLE OF CONTENTS

DIVISION SEVEN: OFF-STREET PARKING AND LOADING

7.1.0 GENERAL CONDITIONS

7.2.0 OFF-STREET PARKING SITE SPECIFICATIONS

7.3.0 OFF-STREETLOADING SITE SPECIFICATIONS

DIVISION EIGHT: DEFINITIONS

DIVISION ONE: GENERAL REGULATIONS**1.1.0 PROVINCIAL STATUTES AND OTHER REGULATIONS**

- a. Reference in this schedule to Provincial Statutes and other regulations are for information purposes only and are indicated by text enclosed in square brackets. e.g. [...] Text so bracketed does not form an integral part of this Schedule and does not constitute a regulation under this Bylaw.
- b. The information references in this Schedule to Provincial Statutes and other regulations are not necessarily complete or inclusive. Nothing in the Bylaw relieves a landowner or occupant in any way from the responsibility to comply with all applicable Provincial and Federal statutes and other regulations.

1.2.0 BUILDINGS PER LOT

Unless otherwise limited in this Bylaw [or limited by Section 734 of the Municipal Act] more than one building may be sited on a lot. No buildings shall be constructed across a lot line.

1.3.0 SITING CALCULATIONS

No area of a required setback shall provide any portion of a required setback for another land use, building or structure.

1.4.0 MINIMUM SITE AREA CALCULATIONS

Where there is more than one permitted use located on a parcel of land, the specified minimum parcel sizes are cumulative and the minimum site area for one land use shall not be counted to provide any portion of the required minimum site area for another land use on the same parcel.

1.5.0 NONCONFORMITIES

No land use, building, structure or part thereof, shall be established or constructed so as to render an existing land use, building, structure, or portion thereof non-conforming with respect to the provisions of this Bylaw or to lessen its compliance with the provisions of this Bylaw.

1.6.0 ACCESSORY BUILDINGS AND STRUCTURES

- (a) Except as provided in clause 1.6.0 (b), no accessory building or structure shall be erected on any lot unless the principal building or use to which the new building or structure is accessory, has been established or will be established simultaneously with said accessory building.
- (b) One accessory residential storage building or garage may be located on any parcel on which residential use is permitted.
- (c) Where an accessory building or structure is attached to the principal building or attached by a structure which is not part of the principal building, it shall comply in all respects with the requirements of this Bylaw applicable to the principal building.
- (d) Where an accessory building is not attached to the principal building it shall be separated from the principal building in accordance with the provisions of the B.C. Building Code, and in no case shall the separation distance be less than 1.2 m (4 ft.).

DIVISION TWO:
PERMITTED USES, PROHIBITED USES, AND ZONES

2.1.0 PERMITTED USES

- (a) All uses are prohibited except those uses expressly permitted by this Bylaw [and except those uses which are legally non-conforming pursuant to Section 970 of the Municipal Act].
- (b) In all zones, the following uses are permitted:
 - (i) roads and highways;
 - (ii) public utility;
 - (iii) civic use;
 - (iv) parks;
 - (v) accessory buildings and structures;
 - (vi) accessory advertising; and,
 - (vii) medical marihuana grow operations. [Byl # 1250, 2014]

2.2.0 PROHIBITED USES

The following uses are prohibited:

- (a) the use of an accessory building, other than a permitted accessory or second residence, for residential purposes;
- (b) the keeping of farm animals within a dwelling unit or accessory to a residential use;
- (c) the use of any front yard for off-street parking, loading, or storage where the provision of a front yard is a requirement of this Bylaw;
- (d) a use located in part or in total in a tent or trailer except as specifically permitted in this Bylaw; and
- (e) all uses located contrary to this Bylaw.

2.3.0 ZONES

2.3.1 Zone Designations

Six (6) zones are established as follows:

| <u>Zone</u> | <u>Symbol</u> |
|---------------------------------------|---------------|
| HIGHWAY COMMERCIAL | C-2 |
| RURAL | R-1 |
| RESIDENTIAL AND RECREATIONAL ASSEMBLY | L-4 |
| RURAL RESOURCE | R-4 |
| PARK | P-1 |

2.3.2 Zone Boundaries

- (a) The boundaries of the zones are shown on Schedule 2: Zoning Map of this Bylaw.
- (b) Generally, boundary lines of zones follow defined legal boundaries such as the center line of road allowances, watercourses, railway rights-of-way, lot lines, municipal boundaries and other surveyed lines. Where a zone boundary does not follow a legally defined line, and where the distances are not specifically indicated, the location of the boundary shall be determined by scaling from the Zoning Map.

2.3.3 Use Permitted in Each Zone

- (a) The uses permitted in each zone are those listed on Table I and those listed in Section 2.2.1 b.

2.3.4 Minimum Site Area for Permitted Uses

The minimum site areas for permitted uses are shown on Table II.

2.3.5 Uses Permitted in the Agricultural Land Reserve

- [(a) Notwithstanding any other provisions of this Bylaw, land designated as "Agricultural Land Reserve", pursuant to the Agricultural Land Commission Act, shall be subject to:
 - (i) the Land Commission Act;
 - (ii) regulations made under the Land Commission Act, and
 - (iii) relevant orders of the British Columbia Land Commission made under the Land Commission Act.]

[(b) Where land presently within the Agricultural Land Reserve is, pursuant to the Land Commission Act, Regulations or Order of the Commission:

- (i) excluded from the Agricultural Land Reserve,
- (ii) exempt by the Land Commission Act, or
- (iii) exempted by regulations made under the Land Commission Act or an Order of the British Columbia Land Commission.

the provisions of this Bylaw shall be binding.

2.3.6 Access to Permitted Uses

All new uses, buildings or structures having access to or from a public road are required to have a valid permit from the Ministry of Transportation and Highways authorizing such access.

TABLE 1: PERMITTED USES IN ZONES

Dash (-) means not permitted

| PERMITTED USE | | ZONE | | | | |
|---------------|-----------------------------|------|-----|-----|-----|-----|
| | | C-2 | R-1 | L-4 | R-4 | P-1 |
| 4.1.0 | RESIDENTIAL USES | | | | | |
| | One family residence | X | X | X | X | - |
| | Second Residence | X | X | X | X | - |
| | Accessory residence | X | - | X | - | X |
| | Boarding | X | X | X | X | - |
| | Firewood sales and storage | X | X | X | X | - |
| 4.2.0 | HOME INDUSTRY USES | | | | | |
| | Home occupation | X | X | X | X | - |
| | Artisan craft workshop | X | X | X | X | - |
| | cottage industry | X | X | X | X | - |
| | equipment shop | | | | | |
| 4.3.0 | COMMERCIAL USES | | | | | |
| | Service station | X | - | - | - | - |
| | Motel or motel hotel | X | - | - | - | - |
| | Restaurant | X | - | - | - | - |
| | General retail | X | - | - | - | - |
| | Accessory retail | X | X | X | X | - |
| | Accessory advertising | X | X | X | X | X |
| 4.4.0 | RECREATION USES | | | | | |
| | Campground | X | - | X | - | X |
| | Natural camping ground | - | X | X | X | - |
| | River rafting terminus | X | - | X | - | - |
| | Golf course | X | - | X | - | - |
| | Outdoor recreation | - | - | X | X | X |
| | Tourist information service | X | - | - | - | X |

DIVISION TWO

PERMITTED USES, PROHIBITED USES, AND ZONES

| | | | | | | |
|-------|--|---|---|---|---|---|
| 4.5.0 | RESIDENTIAL | | | | | |
| | ASSEMBLY USES | X | X | X | - | - |
| | Club, meeting hall | - | - | X | - | - |
| | Health care facility | - | - | X | - | - |
| | Private recreational or cultural facility | - | - | X | - | - |
| | Educational institution | - | - | X | - | - |
| | Charitable, fraternal or philanthropic institution | - | - | X | - | - |
| | Youth camp | - | - | X | - | - |
| | Fishing or hunting camp | - | - | X | - | - |
| | Vacation resort or dude ranch | - | - | X | - | - |
| | Boarding stable or riding academy | - | X | X | - | - |
| 4.6.0 | FARM USES | | | | | |
| | Farm | - | X | X | X | X |
| | Fish farm | - | X | X | X | X |
| | Agricultural products sales | - | X | X | X | X |
| | Kennel | - | X | - | X | - |
| | Animal shelter | - | X | X | X | X |
| 4.7.0 | EXTRACTION USES | | | | | |
| | Extraction of raw materials | - | X | X | X | - |
| | TRANSPORTATION USES | | | | | |
| | Private aircraft landing strip or heliport | X | - | X | X | - |
| | Commercial heliport | X | - | - | - | - |
| | OTHER USES | | | | | |
| | Cemetery | - | X | - | X | X |
| | Public utility | X | X | X | X | X |
| | Civic | X | X | X | X | X |
| | Institutional use | - | - | X | X | - |

TABLE II: MINIMUM SITE AREAS BY ZONE FOR NEW USES IN EACH ZONE

(in hectares)

Dash (-) means not permitted.

Zero (0) means no minimum.

| PERMITTED USE | ZONE | | | | |
|---------------------------------|------|-----|-----|-----|-----|
| | C-2 | R-1 | L-4 | R-4 | P-1 |
| 4.1.0 RESIDENTIAL USES | | | | | |
| One family residence | 0 | 0 | 0 | 0 | - |
| Second Residence | 2 | .4 | .4 | .4 | - |
| Accessory residence | .2 | - | .4 | - | 0 |
| Boarding | 0 | 0 | 0 | 0 | - |
| Firewood sales and storage | 0 | 0 | 0 | 0 | - |
| 4.2.0 HOME INDUSTRY USES | | | | | |
| Home occupation | .07 | .07 | .07 | .07 | - |
| Artisan craft workshop | .4 | 1 | 1 | 1 | - |
| cottage industry | .4 | 2 | 2 | 2 | - |
| equipment shop | | | | | |
| 4.3.0 COMMERCIAL USES | | | | | |
| Service station | 1 | - | - | - | - |
| Motel or motel hotel | 1 | - | - | - | - |
| Restaurant | .4 | - | - | - | - |
| General retail | .4 | - | - | - | - |
| Accessory retail | 0 | 0 | 0 | 0 | - |
| Accessory advertising | 0 | 0 | 0 | 0 | 0 |
| 4.4.0 RECREATION USES | | | | | |
| Campground | .4 | - | 1 | - | 2 |
| Natural camping ground | - | 8 | 2 | 2 | 2 |
| River rafting terminus | 1 | - | 2 | - | - |
| Golf course | 0 | - | 0 | - | - |
| Outdoor recreation | - | - | 4 | 4 | 2 |
| Tourist information service | .07 | - | - | - | 0 |

DIVISION TWO

PERMITTED USES, PROHIBITED USES, AND ZONES

| | | | | | | |
|-------|--|-----|----|----|----|---|
| 4.5.0 | RESIDENTIAL | | | | | |
| | ASSEMBLY USES | | | | | |
| | Club, meeting hall | .07 | 2 | 2 | - | - |
| | Health care facility | - | - | 8 | - | - |
| | Private recreational or cultural facility | - | - | 8 | - | - |
| | Educational institution | - | - | 8 | - | - |
| | Charitable, fraternal or philanthropic institution | - | - | 8 | - | - |
| | Youth camp | - | - | 8 | - | - |
| | Fishing or hunting camp | - | - | 4 | - | - |
| | Vacation resort or dude ranch | - | - | 8 | - | - |
| | Boarding stable or riding academy | - | 8 | 8 | - | - |
| 4.6.0 | FARM USES | | | | | |
| | Farm | - | .4 | .4 | 0 | 0 |
| | Fish farm | - | 4 | 4 | 4 | 4 |
| | Agricultural products sales | - | 0 | 0 | 0 | 0 |
| | Kennel | - | 4 | - | 4 | - |
| | Animal shelter | - | 0 | 0 | 0 | 0 |
| 4.7.0 | EXTRACTION USES | | | | | |
| | Extraction of raw materials | - | 0 | 0 | 0 | - |
| | TRANSPORTATION USES | | | | | |
| | Private aircraft landing strip or heliport | .4 | - | - | .4 | - |
| | Commercial heliport | .4 | - | - | - | - |
| | OTHER USES | | | | | |
| | Cemetery | - | 8 | - | 0 | 0 |
| | Public utility | 0 | 0 | 0 | 0 | 0 |
| | Civic | 0 | 0 | 0 | 0 | 0 |
| | Institutional use | - | - | 0 | 0 | - |

(1 hectare = 2.47 acres)

DIVISION THREE:
REGULATIONS RESPECTING SITING, SIZE AND DIMENSIONS OF BUILDINGS AND STRUCTURES

3.1.0 SITING OF BUILDINGS AND STRUCTURES

3.1.1 Setback from Roads and Property Boundaries

No buildings, structures, or parts thereof shall be constructed within the setbacks specified in Table III or within 17.6m (57.74 ft.) from the center line of a road allowance, except:

- (a) steps, eaves, chimney, cornice, bay window, antennae, utility pole, flagpole sign, underground structure, provided that, where the structure projects from a building, the maximum projection into the setback area does not exceed 1.5m (4.9 ft.);
- (b) a balcony, canopy, porch, patio or a terrace which projects beyond the face of a principal dwelling, by not more than 1.5m (4.9 ft.) provided that the projection does not have a roof;
- (c) utility building, garden shed or storage shed, less than 6 sq. m. in gross floor area, which is accessory to a residence, and provided that it is located between the principal dwelling and the rear or side lot line and is set back a minimum of 1m (3.2 ft.) from the rear or side lot line; and
- (d) a garage accessory to a residential use less than 3.6 m (12 ft.) in height, provided that it is located between the principal dwelling and the rear or side lot line and is set back a minimum of 3.0 m (9.8 ft.) from the rear or side lot line.

TABLE III
MINIMUM SETBACKS FROM LOT LINES*
(in metres)

| Zone | Front Setback | Side Setback | Rear Setback |
|---------------|---------------|--------------|--------------|
| C-2, L-4 | 7.6 | 6 | 6 |
| R-1, R-4, P-1 | 7.6 | 7.6 | 7.6 |

* See also setbacks to zone boundaries, watercourses, buildings, and special minimum siting distances specified elsewhere in Divisions Three and Four of this Bylaw.

3.1.2 Required Yards

No buildings, structures, or parts thereof shall be constructed within the required yards specified in Table IV.

TABLE IV
REQUIRED YARD SPACE

| Use | Yard | |
|-------------------------------|-------|-------|
| | Front | Rear |
| One family residence | 4.5 m | 4.5 m |
| Accessory or second residence | 4.5 m | 4.5 m |
| All other uses | None | None |

3.1.3 Minimum Siting Distances from Zone Boundaries

No buildings, structures, or parts thereof shall be constructed:

- (a) in a Residential and Recreational Assembly Use (L-4) zone closer than 30m (98.4 ft.) to the zone boundary.

3.1.4 Deleted (Byl #0690, 2006)

3.1.5 Deleted (Byl #0690, 2006)

3.2.0 HEIGHT RESTRICTIONS AND EXCEPTIONS

No buildings or structures shall exceed 12m in height with the exception of chimneys, cranes, radio and television antennae, church spires, monuments, lighting poles, stair towers, aerial tram towers, transmission towers, flagpoles, elevator shafts, and scenery lofts.

**DIVISION FOUR:
REGULATIONS RESPECTING THE USE OF
LAND, BUILDINGS AND STRUCTURES**

4.1.0 REGULATIONS RESPECTING RESIDENTIAL USES

4.1.1 One-Family Residence Use

- (a) Not more than one (1) one-family residence is permitted on a lot, except as permitted in Section 4.1.2 of this Bylaw.
- (b) A building used for a one-family residential use shall not be used for any other use except a home occupation use as permitted in Section 4.2.1 of this Bylaw.
- (c) A mobile home or a modular home may be used for one-family residential use provided that the mobile home or modular home structure:
 - (i) is placed on and anchored to a permanent foundation; and
 - (ii) complies with the provisions of the B.C. Building Code and Amendments thereto, or with the Canadian Standards Association Z240 standard in the case of a mobile home or A277 standard in the case of a modular home.

4.1.2 Second Residence Use

A second residence use is permitted on a lot provided that the second residence is:

- (i) accessory to a campground use consisting of 80 or more sites, and located not less than 15 m (50 ft.) from any other building, 9 m (30 ft.) from the boundary of any campsite, 3 m (10 ft.) from the boundary of an internal road within the campground; or
- (ii) accessory to a farm use and located on a parcel larger than 2 ha (5 ac.); or
- (iii) accessory to a historic site use and located on a parcel larger than 0.4 ha (1 ac.); or

- (iv) a personal care use and is located on a parcel larger than 0.4 ha (1 ac.); and
- (v) located in an approved mobile home which is restrained from moving but not anchored to a permanent foundation; and
- (vi) located not less than 6 m (19.7 ft.) from any one-family residential use.

4.1.3 Accessory Residence Use

One (1) accessory residence is permitted on a lot provided that the accessory residence is:

- (a) accessory to a residential assembly use, and located in a principal building such that the dwelling unit is:
 - (i) fully separated from a principal use by walls or a floor;
 - (ii) provided with an entrance separate from that of the principal use; and
 - (iii) smaller in gross residential floor area than ten percent (10%) of the gross residential and tourist accommodation floor area of the principal use; or
- (b) accessory to a commercial use and located above or behind the principal use; or
- (c) accessory to a park use; or
- (d) accessory to a farm use [subject to the prior approval of the Provincial Agricultural Land Commission where applicable] and located on a parcel larger than 16 hectares.

4.1.4 Boarding Use

- (a) Boarding use is permitted only where accessory to a one-family residential use.
- (b) Accessory boarding use shall not exceed fifty percent (50%) of the gross floor area of the single-family dwelling.

4.1.5 Storage and Sales of Firewood (The following regulation applies where storage and sale of firewood is undertaken as an accessory

retail use. This regulation does not apply to home woodsheds where no sales of firewood are undertaken).

- (a) The storage and sale of firewood is permitted where accessory to a one-family residential use, provided that:
 - (i) it is not sited within the front setback;
 - (ii) it does not involve the use of a building or structure which exceeds 30 sq. m. (320 sq. ft.);
 - (iii) the site area does not exceed ten (10%) percent of the area of the lot; and
 - (iv) it is located not less than 10 m (32.8 ft.) from all side and rear lot lines; 30 m (100 ft.) from all residential buildings; and 30 m (100 ft.) from the natural boundary of a watercourse or lake or the source of any residential water supply.

4.2.0 REGULATIONS RESPECTING HOME INDUSTRY USES

4.2.1 Home Occupation Use

- (a) A home occupation use is permitted only where accessory to a residential use.
- (b) A home occupation use is permitted only within the interior of a dwelling and shall not occupy more than thirty-three percent (33%) of the total above-ground floor area thereof; outdoor storage is not permitted accessory to or in association with a home occupation use.

4.2.2 Artisan Craft Workshop Use

- (a) An artisan craft workshop use is permitted only where accessory to a residential use.
- (b) An artisan craft workshop use is permitted only within the interior of one (1) accessory building which shall not exceed a gross floor area of 93 sq. m. (1,000 sq. ft.); outdoor storage is not permitted accessory to or in association with an artisan craft workshop use.

- (c) Where an artisan craft workshop or related structure is vented by an exhaust fan or fans, or employs any motor of a capacity of 1.5 h.p., it shall be located not less than 30 m (100 ft.) from any property line.

4.2.3 Cottage Industry Use

- (a) A cottage industry use is permitted only where accessory to a residential use.
- (b) A cottage industry use is permitted only within the interior of accessory buildings which shall not exceed three in number with an aggregate gross floor area of 140 sq. m. (1,507 sq. ft.) maximum; outdoor storage is not permitted accessory to or in association with a cottage industry use.
- (c) Office or retail use, or both, ancillary to cottage industry use, shall not exceed 46 sq. m. (500 sq. ft.).
- (d) Storage or warehousing use ancillary to cottage industry use shall not exceed 18.6 sq. m. (200 sq. ft.);
- (e) Any building used for cottage industry use shall be located not less than 40 m (130 ft.) from any side or rear lot line and 50m (165 ft.) from any front lot line.

4.2.4 Equipment Shop Use

- (a) An equipment shop use is permitted either as a principal use or where accessory to a residential use.
- (b) An equipment shop use is permitted only within the interior of one (1) building which shall not exceed a gross floor area of
 - (i) 450 sq. m. (4,844 sq. ft.) where the parcel is larger than 4 ha. (10 acres), or
 - (ii) 280 sq. m. (3,104 sq. ft.) where the parcel is smaller than 4 ha. (10 acres) and larger than 2 ha. (5 acres).
- (c) Outdoor storage is not permitted accessory to or in association with an equipment shop use except that outdoor storage of vehicles or movable construction equipment is permitted up to a maximum site area of 2000 sq. m. (0.5 ac);

- (d) Any building used for equipment shop use shall be located not less than 40 m (131 ft.) from any side or rear lot line; 50 m (165 ft.) from any front lot line; and
- (e) Equipment shop use shall be screened in accordance with the provisions of Section 5 of this Bylaw.

4.3.0 REGULATIONS RESPECTING COMMERCIAL USES

4.3.1 Motel or Motor Hotel Use

A motel or a motor hotel shall provide a minimum of 24 sq. m. (258 sq. ft.) of gross floor area per rental unit.

4.3.2 Service Station Use

The maximum site area for that portion of a lot used for the sale of trucks, farm equipment, automobiles, boats, small equipment and accessories shall be 0.4 ha.

4.3.3 Accessory Retail Use

- (a) Retail use accessory to a home industry use shall involve only the retail sale of finished products produced on the premises.
- (b) Retail use accessory to a campground or natural campground use shall:
 - (i) be permitted only at one location, building, or site within the campground;
 - (ii) where the campground has 49 campsites or less, not exceed 55 sq. m. (592 sq. ft.) in area; and,
 - (iii) where the number of camping sites exceeds 49, be limited to 55 sq. m. plus 1 sq. m. for every additional site up to a maximum of 140 sq. m. (1500 sq. ft.).
- (c) A retail use accessory to a residential assembly use shall:
 - (i) be limited to the retail sales of food, gifts, educational and religious books and supplies, and sports equipment and clothing;

- (ii) where it is carried on for a period of sixty (60) days or less per calendar year, it may occur at one or more locations or buildings, provided that the gross aggregate floor area does not exceed 325 sq. m. (3500 sq. ft.); and
- (iii) where it is carried on for a period in excess of sixty (60) days per calendar year, it shall be limited to one (1) location or building with a maximum gross floor area of 185 sq. m. (2000 sq. ft.).

4.3.4 Advertising Use

Advertising use is permitted only where accessory to a permitted principal commercial or home industry use on the same lot.

4.4.0 REGULATIONS RESPECTING THE USE OF LAND, BUILDINGS AND STRUCTURES

4.4.1 A Campground shall be permitted subject to the following conditions:

- (i) it shall conform to the requirements of the Regional District of Fraser-Cheam Campground and Holiday Park Bylaw No 1190,. 1994, and amendments thereto;
- (ii) the campground shall contain recreational camping sites but shall not contain any strata lots or any park model sites or holiday home sites;
- (iii) the campground may contain accessory buildings or structures required for the operation of the campground;
- (iv) the campground shall contain accessory leisure-time facilities related to the operation of a campground, in accordance with subsection 4.4.1(i), but excluding commercial outdoor recreation and amusement parks;
- (v) the number of recreational camping sites shall not exceed 50 sites per hectare of useable land;
- (vi) for the purpose of computing the number of recreational camping sites permitted on a lot, the term “useable land” shall include all of the lot area which can be used for camping or associated activities; it shall exclude the site for

a residence of the owner, manager or employee, land with a slope greater than 25%, land lacking adequate natural drainage of surface water, and lakes, ponds, and watercourses;

- (vii) except as specified otherwise elsewhere in this Bylaw, the minimum size of a recreational camping site shall be 130 square metres;
- (viii) the storage of recreational vehicles beyond 90 days at any recreational camping site shall be prohibited;
- (ix) unless specifically provided for elsewhere in this Bylaw, no structures, including ramadas, fences, porches, or storage sheds, shall be permitted on a recreational camping site;
- (x) at least one easily-accessible car parking space which is free of mud and graded for proper drainage, hard-surfaced or graveled and dust-free shall be provided on each recreational camping site in the campground.

4.4.2 Natural Camping Ground Use

- (a) All natural campgrounds shall comply with the provisions of the Regional District of Fraser-Cheam Campgrounds and Holiday Parks Bylaw No. 1190, 1994 and amendments thereto.
- (b) The number of camping sites for the temporary placing of tents, travel trailers, and similar portable shelters intended for recreational usage, in a natural camping ground shall not exceed five (5) per ha.
- (c) The maximum number of camping sites in a natural campground is twenty (20).

4.4.3 Golf Course Use

- (a) A building used as a clubhouse for a golf course may include a restaurant, cafe or bar provided that the purpose of such facilities is primarily to serve the users of the golfing facilities; and
- (b) A golf course use shall be sited so as to maintain a setback from a public road sufficient to provide adequate protection

for the traveling public from improperly stuck golf balls and in no case shall the setback be less than fifteen (15) metres.

4.5.0 REGULATIONS RESPECTING RESIDENTIAL ASSEMBLY USES

- (a) The maximum lot coverage of all buildings and structures on a lot used for residential assembly uses shall not exceed twenty (20%) percent.
- (b) All buildings, structures or parts thereof shall be set back from all other buildings and structures on the same lot by a distance of 0.3 m (1 ft.) for each 0.3 m (1 ft.) of height plus 3 m (10 ft.).
- (c) Office uses accessory to residential assembly uses shall not exceed 5 percent of the gross floor area of buildings and structures housing principal uses.
- (d) There shall be no outside storage of materials, equipment or structures not forming part of cultural, religious or educational displays and installations or recreational equipment located and employed on the parcel.
- (e) All buildings and structures used to shelter, confine or corral, breed, feed, store or exercise animals shall be located in accordance with the siting provisions of Section 4.6.2 of this Bylaw.

4.6.0 REGULATIONS RESPECTING FARM USES

4.6.1 Agricultural Products Sales Use

- (a) Agricultural products sales use is permitted only where accessory to a farm use.
- (b) Agricultural products sales use shall be limited to one (1) building or structure on a lot not exceeding a gross floor area of 30 sq.m. (323 sq. ft.).

4.6.2 Animal Shelters and Kennels

No animal shelter, kennel, or part thereof shall be located closer than:

- (a) 30 m (100 ft.) to a residential use; and

- (b) 30 m (100 ft.) to any source of residential water supply, or to the natural boundary of any watercourse or lake; and
- (c) 61 m (200 ft.) to the center line of any public road.

4.7.0 REGULATIONS RESPECTING EXTRACTION USES

4.7.1 Extraction of Raw Materials

[In addition to the regulations below, the extraction of gravel, sand, and stone requires approval by Provincial Ministry of Energy, Mines and Petroleum Resources. The extraction of gravel, sand or stone from a stream bed or the wetted perimeter of a watercourse also requires approval by Provincial and Federal environmental and fisheries agencies.]

- (a) The use of land for the extraction of gravel, sand, or stone is not permitted closer than 30.5 m (100 ft.) to a lot boundary unless specifically authorized by a Development Variance Permit or a Temporary Use permit issued pursuant to Part 29 of the Municipal Act.

4.8.0 REGULATIONS RESPECTING TRANSPORTATION USES

4.8.1 Private Aircraft Landing Strip or Heliport Use

[An aircraft landing strip or heliport use requires approval by the responsible Federal agency.]

- (a) The retail sale of aviation fuels or other goods is prohibited in association with a private aircraft landing strip or heliport.
- (b) A private aircraft landing strip or heliport use is limited to private use by the property owner or resort or camp owner, or his family and guests, except in emergency situations, and commercial use is prohibited.

4.8.2 Commercial Heliport Use

[A commercial heliport use must be approved and licenced by the responsible Federal agency.]

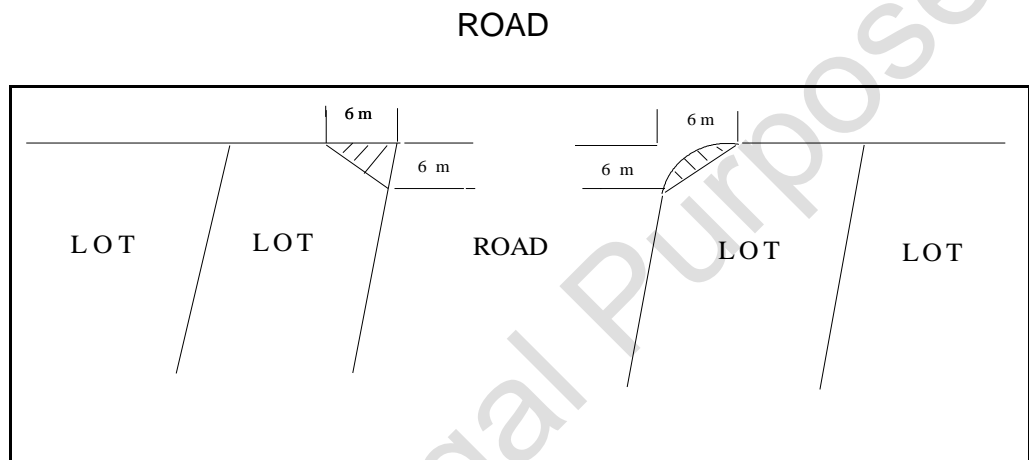
The retail sale of aviation fuels is permitted in association with a commercial heliport use [subject to the regulations of Transport Canada and the Fire Marshall's Office].

Not for Legal Purposes

DIVISION FIVE: SCREENING AND LANDSCAPING

5.1.0 INTERSECTIONS

No landscape screen or fence shall be planted or placed within the sight triangle at the intersection of any highway with any other highway. For this purpose “sight triangle” shall mean the area formed by a triangle in the angle created by the right-of-way boundaries and two points on these boundaries six metres (20 ft.) From the point of intersection, as shown in the diagram following:



NOT TO SCALE

5.2.0 FENCES AND LANDSCAPE SCREENS

- (a) Except as specified in Section 3.1.0 above, a fence or landscape screen 1.8 m, (6 ft.) or less in height may be sited on any portion of a lot.
- (b) Where a Highway Commercial (C-2) Zone abuts a Rural (R-1), Residential and Recreational Assembly (L-4), or Park (P-1) Zone, all buildings and structures used for commercial purposes shall be screened by a solid, view-obstructing row of vegetation or by a solid, view-obstructing fence, or by natural vegetation, the fencing being not less than 1.8 m (6 ft.) and not more than 2.5 m (8.2 ft.) in height.
- (c) All extraction uses involving the extraction of sand, gravel, or stone, and all equipment shop uses shall be screened from adjacent and visible highway commercial and residential uses by a solid, view-obstructing row of vegetation, or by a solid, view-obstructing fence

or by natural vegetation, the fencing being not less than 1.8 m (6 ft.) and not more than 2.5 m (8.2 ft.) in height.

Not for Legal Purposes

DIVISION SIX: SUBDIVISION**6.1.0 GENERAL CONDITIONS**

Deleted [Byl # 1309, 2015]

6.2.0 MINIMUM PARCEL SIZES

- (a) In the Rural Zone (R-1), the minimum parcel size shall be two (2) hectares.
- (b) In the Highway Commercial Zone (C-2), the minimum parcel size shall be one (1) hectare.
- (c) In the Residential and Recreational Assembly Use Zone (L-4), the minimum parcel size shall be eight (8) hectares.
- (d) In the Rural Resource Use Zone (R-4), the minimum parcel size shall be eight (8) hectares.

6.3.0 EXCEPTIONS TO MINIMUM PARCEL SIZES

Notwithstanding regulations pursuant to the Agricultural Land Commission Act regarding subdivision within the Agricultural Land Reserve, nor any other provisions of this Bylaw, the minimum parcel size shall not apply:

- (a) where the parcel being created is to be used solely for the unattended equipment necessary for the operation of:
 - (i) a community water system;
 - (ii) a community sewer system;
 - (iii) a community gas distribution system;
 - (iv) a community radio or television receiving antenna;
 - (v) a radio or television broadcasting antenna;
 - (vi) a telecommunication relay station;
 - (vii) an automatic telephone exchange;
 - (viii) an air or marine navigational aid;

- (ix) electrical substations or generating stations;
 - (x) any other similar public service or quasi-public service facility or utility; or
- (b) where the parcel is a common lot intended for use as a private road pursuant to Section 11 (1) (b) of Division 1 of Part 2 of B.C. Regulation 334/79;
- (c) to parks;
- (d) where no sewage is generated;
- (e) where the owner agrees in writing to registering a condition or covenant pursuant to Section 215 of the Land Title Act in favour of the Crown or the Regional District at the time the subdivision is registered, and provides legal assurance that the land shall not be used for the construction of buildings or structures and/or specified land uses;
- (f) where the number of new parcels in a proposed subdivision does not exceed the number of wholly separate and independent principal buildings containing dwelling units which have been legally constructed and permanently erected on the land to be subdivided, provided that:
- (i) each new parcel so created contains at least one wholly separate and independent principal building containing a dwelling unit which was legally constructed prior to the date of adoption of this bylaw and for which the owner applies to and receives from the Regional Board an Occupancy Permit pursuant to the building regulations of the Regional District; and
 - (ii) where a proposed parcel is not served by a community sewer system, the written approval of the Medical Health Officer is given; and
 - (iii) for other than parcel size, each new parcel so created meets the bylaw requirements of the Regional District for the intended use;
- (g) where the parcel of land is:

- (i) physically separated into two or more separate pieces by a utility having a right-of-way width of at least 60 m (199 ft.) across the parcel, a public road, a canal, or a railway; or,
 - (ii) divided by a river having an average width at mean annual high water of at least 30 m (100 ft.) and an average depth at mean annual high water of at least 1.5 m (5 ft.); or by some other natural feature such that access to the separate portions of the parcel is impracticable across the natural feature; and
 - (iii) lies within two separate zones defined in a zoning bylaw adopted by the Regional Board provided that the proposed subdivision creates parcels, the boundaries of which follow, so far as possible, the rights-of-way, watercourses, natural features and zoning boundaries specified in clauses (i), (ii), and (iii), and that no parcel so created is smaller in size than 2,000 sq. m. (21,525 sq. ft.) And that for other than parcel size, the new parcels meet the zoning bylaw requirements of the Regional District for the intended use; and
- (h) where the Approving Officer approves a subdivision for the residence of a relative in accordance with Section 996 of the Municipal Act.

DIVISION SEVEN: OFF-STREET PARKING AND LOADING**7.1.0 GENERAL CONDITIONS**

- (a) Off-street parking and loading spaces shall be provided in all zones in accordance with the provisions of this Bylaw.
- (b) Off-street loading, as required by this Bylaw, shall not be credited against the requirement for off-street parking, nor shall any off-street vehicle parking space be similarly credited against the calculated provision for off-street loading.
- (c) No off-street parking space or off-street loading space shall be used for any other purpose than parking, loading or unloading, as required by this Bylaw.
- (d) A building or part thereof conforming as to use but nonconforming as to required off-street parking spaces or off-street loading spaces may be occupied, but shall not be reconstructed, moved, or extended unless the required off-street parking and off-street loading spaces are provided.
- (e) All off-street parking and loading spaces shall be arranged so that all vehicular manoeuvres necessary for direct entry to or exit from a parking or loading space shall not take place on any highway right-of-way.

7.2.0 OFF-STREET PARKING SITE SPECIFICATIONS

- (a) The minimum number of off-street parking spaces required for each use shall conform to Table V and the specifications set forth in this Bylaw.
- (b) Where a building or buildings on a lot contain more than one use, the required number of off-street parking spaces shall be the sum of the requirements for each use.
- (c) Required spaces shall be provided on the same lot as the building for which they are required.
- (d) Every off-street parking space shall have at all times convenient vehicle access to a public thoroughfare.

- (e) Except in the case of off-street parking spaces required for one-family residential use:
 - (i) the width of each parking space shall be not less than 2.6 m (8.5 ft.), the height shall be not less than 2.15 m (7 ft.), and the length shall be not less than 6 m (19.7 ft.);
 - (ii) a parking space which adjoins a fence or structure greater than 0.3 m (1 ft.) in height shall be increased in width to no less than 2.9 m (9.5 ft.);
 - (iii) a parking space which adjoins a lot line common to a road allowance shall be sited 0.3 m (1 ft.) or more from such lot line;
 - (iv) a parking lot required by this Bylaw shall, subject to approval of Ministry of Transportation and Highways, have access to and egress from a street or road via not more than two driveways, each having a minimum width of, in the case of a residential use, 6.0 metres, and in the case of a commercial or industrial use, 9.0 metres, provided that one additional driveway may be added for each 460 sq. m. (495 sq. ft.) of parking area in excess of 925 sq. m. (9,957 sq. ft.);
 - (v) a parking lot required by this Bylaw shall be either hard surfaced or graveled in its entirety in order to render the lot free from mud and dust at all times; and
 - (vi) a parking lot required by this Bylaw shall be provided with curbs or other barriers to ensure access and crossing only from authorized points and to completely restrict the vehicles within the site so used.
- (f) A driveway shall be provided to permit vehicular access to parking spaces as follows:

| | | | | | |
|-----------------------------------|------|------|------|------|-----|
| Angle at which vehicle is parked: | 90° | 60° | 55° | 50° | 45° |
| Required width of driveway: | 7.6m | 5.4m | 4.9m | 4.5m | |
| 4.0m | | | | | |
- (g) Where a driveway width is less than 5.5 m (18.04 ft.), one-way traffic only shall be permitted.

**TABLE V:
REQUIRED OFF-STREET PARKING SPACES ACCORDING TO USE**

| USE | REQUIRED NUMBER OF OFF-STREET PARKING SPACES |
|---|--|
| One-family residence | 2 per dwelling unit plus 1 per boarder or lodger |
| Accessory and general retail | 1 per 18 sq. m (200 sq. ft.) subject to 3 spaces minimum |
| Artisan-Craft workshop | 1 per 35 sq. m (375 sq. ft.) of gross floor area devoted to artisan-craft workshop uses, plus 1 per 18 sq. m (200 sq. ft.) of gross floor area devoted to retail sales of product(s), plus 1 per vehicle owned, leased or operated by the owner of the workshop |
| Campground | 1 camping space |
| Church | 1 per 5 seats or part thereof |
| Coffee shop, cocktail lounge, nightclub, restaurant, licenced premises and similar uses | 1 per 3 seats provided for patron use |
| Club, lodge, community hall, dance hall, auditorium and similar places of public assembly | 1 per 4 fixed seats, or 1 per 10 sq. m (107.6 sq. ft.) of floor area used or intended to be used by the public as customers, patrons or clients, whichever requires the greatest number of spaces |
| Cottage industry | 1 space per 35 sq. m (375 sq. ft.) of gross floor area devoted to cottage industry and 2 additional employee parking spaces; all off-street parking spaces and loading facilities shall be arranged so that all vehicular manoeuvres necessary for the direct entry or exit from a parking or loading space shall take place off of the highway right-of-way |
| Drive-in café, restaurant | 15 plus 1 per 3 fixed seats or part thereof |
| Golf course | 3 per tee plus 1 per 2 employees |
| Golf driving range | 1 per tee plus 1 per 2 employees |
| Hospital, private, and nursing or rest home | 1 per 2 employees plus 1 per 3 beds or part thereof |

| | |
|------------------------|--|
| River rafting terminus | 15 plus 3 per river raft in use |
| Marina | 1 per 2 boat spaces plus 1 per 2 employees |
| Mobile home park | 2 per mobile home pad plus 1 per 4 mobile homes or part thereof for communal guest parking |
| Motel, motor hotel | 1.25 per sleeping or living unit or part thereof, plus 1 per 3 seats in café, bar, etc. |
| Service station | 1 per 2 employees regularly on duty plus 2 per service bay |

7.3.0 OFF-STREET LOADING SITE SPECIFICATIONS

- (a) Every building, structure or site used or intended to be used for a purpose which involves the receipt or delivery of goods or materials by vehicle shall be provided with off-street loading space in accordance with the following requirements:
 - (i) one (1) off-street loading space shall be provided for every 1,855 sq. m. (19,967 sq. ft.) or any part thereof, of gross floor area or site area;
 - (ii) each off-street loading space shall be no smaller in area than 35 sq. m. (376.7 sq. ft.), provided that the width of each such space shall be no less than 3 m. (9.842 ft.), and the height no less than 4.25 m. (13.94 ft.);
 - (iii) each off-street loading space shall have convenient vehicular access to a public thoroughfare; and
 - (iv) every off-street loading space required by this Bylaw, and all access and egress driveways serving such space, shall be either hard surfaced or graveled in order to render the off-street loading use free from mud and dust at all times.

DIVISION EIGHT: DEFINITIONS

All words or phrases shall have their normal or common meaning unless the context otherwise requires and in this Bylaw.

ACCESSORY ADVERTISING means the use of land, of a building exterior of a structure or thing located other than within a building, for the advertising, advancing, promoting or identifying by visible or other means of a product, service, place, or event, when such product, service, place, or event is for sale, for rent, available, held, assembled, grown, manufactured, or otherwise located on the same lot, and provided that such use complies with all bylaws of the Regional District of Fraser-Cheam.

ACCESSORY BUILDING or STRUCTURE means a building or structure the use of which is clearly incidental to that of the principal use and which is located on the same lot as that occupied by the principal use.

ACCESSORY RESIDENCE USE means a residential use accessory to a residential assembly use, a commercial use, or a park use.

ACCESSORY RETAIL USE means a use accessory to a campground use, natural campground use, residential assembly use, or home industry use involving the retail sale of products incidental to and exclusively related to the principal use on the same parcel.

ACCESSORY TO means clearly incidental to.

AGRICULTURAL PRODUCTS SALES means a use providing for the sale of agricultural products produced on the farm on which the sale is taking place.

ALLUVIAL FAN means the alluvial deposit of a watercourse where it issues from a mountain valley or gorge upon a plain or at the junction of a tributary watercourse with the main watercourse.

ALTERATION OF A BUILDING means any change in supporting members of a building except such changes as may be required for its safety, any addition to a building, any change in use from one zoning classification to another, any change in occupancy classification under the B.C. Building Code, or removal of a building from one location to another.

APPROVED COMMUNITY WATER SYSTEM means a system of waterworks which services two or more parcels, which is approved by the Ministry of Health, and which:

- (i) is owned, operated or maintained by the Regional District pursuant to the Municipal Act; or
- (ii) is owned, operated or maintained by an Improvement District under the Municipal Act; or
- (iii) is regulated under the Water Utility Act; or
- (iv) is owned, operated or maintained by a strata corporation pursuant to the Condominium Act.

ARTISAN-CRAFT WORKSHOP means an activity of a gainful nature which is carried on by an artificer who practices, cultivates or instruct in craftsmanship and/or arts; includes artists' and potters' studios, workshops for the assembly and manual repair of specialized equipment used by skilled artisans, musicians, horologists and the like, antique furniture and painting restoration and repair, glass blowing, wood or stone carving, and all other similar activities; specifically excludes automobile, trailer and bicycle workshops, yards for trade and landscape contractors, boat-building, service establishments for small appliances, office and amusement machinery and audio-visual equipment, food processing, personal service establishments, gunsmithing, locksmithing and similar pursuits, taxidermy, tanneries and pet-breeding or care facilities, laboratories and professional offices, audio-visual production services and all other related occupations and businesses.

BOARDING USE means the provision of accommodation and home life within a dwelling for a person or persons who are not members of a "family".

BUILDING means a structure wholly or partly enclosed by a roof or roofs supported by walls or columns and used or the shelter or accommodation of persons, animals, chattels, or things.

CAMPGROUND means any lot or parcel consisting of two or more recreational camping sites operated and occupied overnight or for part of the year only as temporary accommodation for campers in motor homes, tents, travel trailers or truck campers, but not in park model trailers; does not include a natural camping ground, holiday park, mobile home park, hotel, motel, motor hotel, resort, or a camp licensed under the Community Care Facilities Act of the Province of British Columbia.

CHARITABLE, FRATERNAL OR PHILANTHROPIC INSTITUTION means a facility owned by a public or private organization which is not organized for the purpose of carrying on a trade or business and no part of the net earnings of which are of the benefit of any private group or individual, and include art galleries, museums and cultural, historical or educational facilities not charging a user fee.

CIVIC USE means a use providing for public functions by municipal, provincial or federal government and, also, by a public school board, hospital board, parks board, or library board; includes offices, schools, colleges, public hospitals, community centers, libraries, museums, parks, playgrounds, public and semi-public cemeteries, jails and prisons, courts of law, exhibition grounds, public garbage dumps and incineration sites, swimming pools, freeways and waterways; excludes public storage, works yards and public utility uses, railway lines and public transportation stations.

CLUB means a group of people organized for a common purpose to pursue common goals, interests or activities and usually characterized by certain membership qualifications, payment of fees and dues, regular meetings and a constitution and bylaws; excludes those facilities providing for overnight accommodation and those groups and activities organized for profit; it shall not be an adjunct to or be operated by, or in connection with a public tavern, cafe, or other public place.

CONTROLLED ACCESS HIGHWAY means a highway designated pursuant to the Highways Act, as a “controlled access highway” for through traffic.

COTTAGE INDUSTRY USE means an activity of a gainful nature which is not defined as an offensive trade in the Health Act, R.S.B.C. Chap. 161, 1979, Section 122, which occupies a building accessory to residential and agricultural land uses, which includes ancillary retail and office facilities and which does not employ or involve more than three operators or employees, the principal of whom shall be resident on the parcel. Cottage industry use includes custom stone, textile, wood and metal working facilities, wholesale bakeries, plants processing and packing food grown or raised on the parcel, cottage wineries, cold storage facilities, frozen food lockers and ice manufacturing plants, locksmiths, gunsmiths, tinsmiths, print shops, audio visual and photographic studios, small appliances and office machinery repair, non-motorized bicycle repair shops, storage facilities for landscape contractors and all other similar activities; excludes taxidermy, abattoirs for animals in excess of 15 kilos each in live weight, tanneries, pet breeding or care facilities, automobile workshops, automobile wrecking and salvage, workshops for trade contractors, building supply and lumber yards, tire sales and rebuilding facilities, laundries and dry cleaning establishments, commercial vehicle storage, bulk propane and heating-oil storage, beverage bottling and distribution, laboratories, pinball or electronic game machine arcades, fertilizer and explosives plants and all other similar occupations.

DESIGNATED FLOOD means a flood, which may occur in any given year, of such magnitude as to equal a flood having a 200-year recurrence interval, based on a frequency analysis of unregulated historic flood records or by regional analysis where there is inadequate streamflow data available.

DESIGNATED FLOOD LEVEL means an observed or calculated water level attained by a Designated flood, which is used in the calculation of the Flood Construction Level.

DESIGNATED OFFICIAL is a Regional Water Manager of the Ministry of Environment.

DUDE RANCH means a ranch or farm, or portion thereof, operated as a vacation resort with accessory horseback riding, swimming and racquet sports facilities and similar activities; excludes amusement parks and commercial outdoor recreational facilities.

DWELLING or DWELLING UNIT means one or more rooms used for a RESIDENTIAL USE when such room or rooms together contain or provide for the installation of only one set of cooking facilities.

EDUCATIONAL INSTITUTION means a college or university authorized by provincial statute to award degrees, a vocational, trade or business school licensed by the Province; and includes accessory centres for instruction in outdoor studies, woodsmanship, wilderness survival and outdoor sports.

EQUIPMENT SHOP means a building or structure or part thereof which may be accessory to a residential use and used for the repair, maintenance or storage of vehicles which are used directly for the personal use or self-employment by an occupant of the residence located on the same parcel; specifically excludes the commercial servicing or rebuilding of vehicles or equipment, auto wrecking or other related services for public sales.

EXTRACTION means the pulling out or drawing out of primary forest, mineral, and other natural resource materials on a lot; includes only the preliminary grading, cutting, separating or crushing of such materials for shipment; includes portable sawmills; excludes all manufacturing of products from such materials and any processing not specifically included in this definition; also excludes the excavation of land as a necessary part of a construction project, the removal of unwanted stones from the surface of land undergoing cultivation, and the cleaning out or enlarging of a drainage system for the purpose of improving the drainage of lands.

FAMILY means the persons sharing a residential use, consisting of (a) two or more persons related by blood, marriage, adoption or foster parenthood, or (b) not more than three unrelated persons.

FARM USE means a use providing for the growing, rearing, producing and harvesting of primary agriculture products; includes the processing and storage of the agricultural products grown, reared, produced or harvested on an

individual farm, the storage of machinery, implements and supplies necessary to the farming use, and the repair of the machinery and implements necessary to the said use; includes the keeping of dogs, horses, cattle, sheep, swine, poultry, pigeons, doves, bees, fur-bearing animals or other livestock, the growing of fruits, mushrooms, vegetables and nursery stock, and the storage of feeds and fertilizers required for the farming use; excludes all manufacturing, processing, storage and repairs not specifically included in this definition.

FENCE means a tangible barrier, constructed to stop passage as well as to stop or obstruct view across the same.

FIRST STOREY means the lowest STOREY of a building.

FISH FARM means a use frequently established near fish-bearing rivers, streams or lakes where fish and other seafood are bred, fed, fattened and processed for commercial purposes; includes accessory storage and processing facilities limited to the slaughter, cleaning and wrapping of fish or other seafood produced on the property; excludes the slaughter, cleaning and wrapping of fish reared off the parcel and excludes all farms or other facilities for the use of the general public for which a user fee or price is charged, demanded or accepted.

FISHING CAMP means a use established near fish-bearing rivers, streams or lakes which provides for the temporary accommodation of fishermen in individual dwelling or sleeping units or tents, camper vehicles or travel trailers; includes marinas but excludes vacation resorts, amusement parks and commercial outdoor recreation.

FLANKING STREET in relation to a corner lot means the street adjacent to the side of the lot having the greatest length.

FLOOD CONSTRUCTION LEVEL means a DESIGNATED FLOOD LEVEL plus an allowance for FREEBOARD, or where a DESIGNATED FLOOD LEVEL cannot be determined, a height assessed above a NATURAL BOUNDARY or NATURAL GROUND ELEVATION as approved by the Regional Water Manager of the Ministry of Environment.

FLOODPLAIN means any area which by reason of land elevation is susceptible to flooding or erosion from any watercourse, lake, or other body of water.

FREEBOARD means a vertical distance added to a DESIGNATED FLOOD LEVEL, used to establish a FLOOD CONSTRUCTION LEVEL.

FRONT LOT LINE means the lot line or lines common to the lot and a fronting street, or where there is more than one fronting street, the lot line or lines common to either one of the fronting streets; for a panhandle-shaped lot, the lot

line which is the rear lot line of the lot adjacent the panhandle portion, shall be considered a front lot line.

GENERAL RETAIL USE means a use providing for the retail sale of general merchandise to the motoring public; excludes service station use.

GROSS FLOOR AREA means the sum of the floor areas of each storey in each building or structure on a lot, measured between the exterior walls of such buildings or structures.

HEALTH CARE FACILITY means a long-term care facility or a distinct part of a facility licensed or approved as a nursing home, infirmary unit of a home for the aged, or a governmental medical institution.

HIGHWAY COMMERCIAL USE means a commercial use located adjacent, or nearly adjacent, to routes of travel of regional significance which is intended to serve the needs of an itinerant motoring population; includes service stations, gas bars, restaurants and tourist information booths, but excludes major tourist recreation commercial uses, and local tourist commercial uses.

HISTORIC SITE means a building determined to be of historical or architectural significance and constructed before 1940.

HOLIDAY HOME SITE OR LOT means a site or a strata lot in a holiday park with a building site for one holiday home; does not include a site or strata lot for recreational camping or for park model trailers.

HOME OCCUPATION USE means a use accessory to a ONE-FAMILY RESIDENTIAL USE where the householder carries on an occupation, craft, or profession for remuneration.

HUNTING CAMP means a recreation facility located in areas where the discharge of firearms is permitted providing for the temporary accommodation of hunters in individual dwelling or sleeping units, or tents, camper vehicles or travel trailers; includes rental facilities and retail sales clearly incidental to hunting activities of a recreational nature, but excludes vacation resorts, amusement parks and commercial outdoor recreation.

INDUSTRIAL USE means a use providing for the processing, fabricating, assembling, storing, transporting, distributing, wholesaling, testing, servicing, repairing, wrecking, or salvaging of goods, materials or things; includes the operation of truck terminals, docks, railways, bulk loading and storage facilities, and incidental office and retail sales.

INSTITUTIONAL USES means major public and semi-public uses such as airports, clinics, Provincial Forests, reservoirs; includes light repairing and light

manufacturing uses, local commercial uses, residential uses, recreational uses, and rural uses, where such included uses are clearly incidental to the particular institutional use.

KENNEL means a building, structure, compound, pen, cage or run in which two or more dogs are kept for breeding purposes or in which two or more such animals are kept for any purposes.

LANDSCAPE SCREEN means a hedge of compact plant or tree material, which may be provided in combination with a decorative wooden fence, or a masonry wall.

LOT means a parcel of land occupied by or which may be occupied by a building and its accessory building or buildings and including the setbacks, yards, and other open spaces required by this Bylaw, or the land registered as a separate parcel in the Land Registry Office.

LOT COVERAGE means the horizontal area within the vertical projection of the outermost walls of the principal and accessory buildings on a lot, expressed as a percentage of the lot area.

LOT WIDTH or DEPTH means the mean horizontal distance between the side lot lines or front and rear lot lines, respectively, of any lot.

MEDICAL MARIHUANA GROW OPERATION means the cultivation, growth, storage, distribution, testing or research of marihuana for medical purposes as lawfully permitted and authorized under the applicable federal or provincial law. [Byl # 1250, 2014]

MEETING HALL means a use providing for the activities of an organization operating on a membership basis with pre-established formal membership requirements and with the intent to promote the interests of its members; includes trade associations, professional organizations, unions, and similar political and religious organizations; excludes those facilities providing for overnight accommodation.

MOBILE HOME means a structure manufactured and assembled as a unit, which is intended to be drawn or moved along a highway or road from time to time to serve as a residence for its occupants or owners, and which contains one dwelling unit with complete bathroom and cooking facilities, and plumbing and electrical connections for attachment to existing outside systems; specifically excludes any trailer not having a water closet and bath or shower cabinet.

MODULAR HOME means a structure manufactured and assembled as a unit, which is intended to serve as a residence for its occupants or owners, and which contains one dwelling unit with complete bathroom and cooking facilities, and

plumbing and electrical connections for attachment to existing outside systems; specifically excludes any such home not having a water closet and bath or shower cabinet.

MOTEL or MOTOR HOTEL USE means a TOURIST ACCOMMODATION USE contained within a group of attached or detached buildings containing housekeeping or sleeping units designed for and intended to be used temporarily by the travelling public; includes an office with public register and may include a public dining room or restaurant, and a marina.

MOTOR HOME means a vehicular unit designed to provide temporary living quarters for recreational camping or travel use built on or permanently attached to a self-propelled motor vehicle chassis or van, and which is an integral part of the completed vehicle.

NATURAL BOUNDARY means the visible high-water mark of any lake, river, stream or other body of water, where the presence and action of the water are so common and usual, and so long continued in all ordinary years as to mark upon the soil of the bed of the lake, river, stream or other body of water, a character distinct from that of the banks thereof in respect to vegetation, as well as in respect to the nature of the soil itself, and includes the edge of dormant or old side channels of any lake, river, stream, or other body of water, and marsh areas.

NATURAL CAMPING GROUND means a use of land for camping sites, on an overnight rental basis, which involves no buildings, structures or service connections; excludes commercial campgrounds and R.V. parks, sites owned or leased under the Condominium Act, and camps licensed under the Community Care Facility Act of the Province of British Columbia.

NATURAL GROUND ELEVATION means the undisturbed ground elevation prior to site preparation.

NON-CONFORMING BUILDING or USE means any building or use which does not conform with all the regulations of this Bylaw for the zone in which such building or use is located.

OFF-STREET LOADING USE means a use providing for the loading needs generated by a permitted use on the same lot.

OFF-STREET PARKING USE means a use providing parking spaces for the temporary storage of vehicles, as defined in the Motor Vehicle Act, being R.S.B.C., 1960, C.253, and Amendments thereto.

ONE-FAMILY RESIDENTIAL USE means a RESIDENTIAL USE in a detached building which is used for only one dwelling unit.

OUTDOOR RECREATION USE means a use providing for open area leisure time activities requiring specialized equipment, taking place at prescribed places, sites or fields and involves periodic public congregation; includes a drive-in theatre, outdoor facilities for musical or theatrical performances and related activities; excludes amusement parks, golf courses, display gardens and marinas.

PAD means a paved surface on which blocks, posts, runners or strip footings are placed for the purpose of supporting a mobile home or unit.

PARK MODEL SITE OR LOT means a site or a strata lot in a holiday park for the use of holiday makers as temporary accommodation for part of the year only in one park model trailer; does not include a site or strata lot for recreational camping or for holiday homes.

PARK MODEL TRAILER means a recreational unit built on a single chassis mounted on wheels, intended to be towed on a highway from time to time, designed to provide temporary living quarters for seasonal camping use, having a gross trailer area not exceeding 50 square metres, with a width greater than 2.6 metres and less than 3.8 metres in the transit mode, certified by the manufacturer as complying with CSA Z-241 Standard; does not include a mobile home or recreational vehicle.

PERSONAL CARE USE means a use involving the provision of care or assistance, for reasons of age or infirmity, of a person who resides on the same lot.

PRIVATE RECREATIONAL OR CULTURAL FACILITY means a facility operated by a non-profit organization and open only to bona fide members or guests of such non-profit organization; excludes commercial facilities and activities, or any activity undertaken for profit.

PRIVATE SCHOOL means a facility offering instruction which meets provincial requirements for primary, secondary or higher education and which does not secure the major part of its funding from any governmental agency.

PUBLIC UTILITY USE means a use providing for the essential servicing of any area of the Regional District of Fraser-Cheam with water, sewer, electrical, telephone, and similar services where such use is established by a corporation, by another governmental body, or by a company operating under the Public Utilities Act; includes sewer, water-main, and power line easements, broadcast transmission facilities, pump-houses, sub-stations, telephone exchanges and traffic controls.

RAMADA means a roofed structure without a floor, which may have lattice work or screening to a maximum height of 1.5 metres above the ground surface but which shall otherwise have no enclosing walls, intended to shelter a mobile home or a recreational vehicle from the sun or rain, which may also shelter from the sun or rain the entrance or parking area of the mobile home or recreational vehicle, and which is completely free-standing and unsupported by the mobile home or recreational vehicle; excludes porches, sunrooms, structural additions, or any structure having entry through a closeable door.

REAR LOT LINE means the lot line opposite to and most distant from the front lot line or, where the rear portion of the lot is bounded by intersecting side lot lines, it shall be the point of such intersection.

RECREATIONAL CAMPING SITE OR LOT means a site or a strata lot in a campground or a holiday park for the use of campers as temporary accommodation overnight or for part of the year only, in one motor home, tent, travel trailer or truck camper; does not include a natural camping site or a site or strata lot intended for park model trailers or for holiday homes.

RECREATIONAL VEHICLE means a vehicular unit designed as temporary living quarters for recreational camping, travel, or seasonal use that either has its own motive power or is mounted on or towed by another vehicle, with an overall length not exceeding 12.5 metres and overall width not exceeding 2.6 metres in the transit mode; includes motor homes, travel trailers and truck campers, but excludes park model trailers and mobile homes.

RESIDENTIAL ASSEMBLY USE means a use providing for the assembly, overnight or temporary accommodation of persons during the term of a defined program or activity for religious, charitable, philanthropic, cultural, recreational, educational, and health care purposes; includes a hunting and fishing camp, vacation resort, dude ranch, private recreational or cultural facility, youth camp, educational institution, charitable, fraternal or philanthropic institution, health care facility.

RESIDENTIAL USE means a use providing for the accommodation and home life of a person or persons; includes the keeping of household pets; excludes the keeping of any animals or birds for financial gain or favour or for the provision of food.

RIVER RAFTING TERMINUS means the use of land, buildings, structures and the surface of water for providing launching, landing and storage of river rafts for the purposes of providing guided river tours for public recreation and enjoyment for which a user fee or price may be charged; excludes boat rental facilities, the sale of motor fuels and lubricating oils, marinas, outdoor storage use, and commercial outdoor recreation uses.

SECOND RESIDENCE USE means a residential use located in an approved mobile home which is accessory to a principal campground or farm use, or which is a personal care use.

SERVICE STATION USE means a use providing for the retail sale of motor fuels or lubricating oils; may include the servicing or minor repair of motor vehicles and boats, and the sale of trucks, farm equipment, automobiles, boats, small equipment and accessories, and the rental of trailers, motor vehicles and boats; excludes all other sales and services.

SETBACK means a space unobstructed and open to the sky.

SIDE LOT LINE means a lot line which is perpendicular to a rear lot line and front lot line.

STRUCTURE means any construction fixed to, supported by, or sunk into land or water; includes buildings and signs; excludes fences, concrete and asphalt paving or similar surfacing of a lot.

TOURIST ACCOMMODATION USE means a use providing for the accommodation of the transient public in individual dwelling units or sleeping units, or in tents, camper vehicles, or travel trailers; may include dining facilities.

TRAVEL TRAILER means a vehicular unit, mounted on wheels, which is towed by a separate, motorized vehicle, designed to provide temporary living quarters for recreational camping or travel use, of such size and weight as not to require any special highway movement permit other than a trailer licence when towed by a motorized vehicle; includes a fifth-wheel trailer configuration, but excludes park model trailers and mobile homes.

USED FOR means constructed, reconstructed, altered, moved, extended or occupied as for the purpose of.

VACATION RESORT means a facility which is located in a natural setting away from a major highway, providing on-site recreational opportunities and overnight accommodation on large parcels of land, and which is oriented toward a specific natural feature such as a lake, waterfall, river, scenic view and the like; includes dude ranches; excludes, hunting and fishing camps, and motels, amusement parks and similar commercial uses designed to serve the travelling public.

WATERCOURSE means any natural or man-made depression with well defined banks and a bed 0.6m (2 ft.) or more below the surrounding land serving to give direction to a current of water at least six (6) months of the year, or having a drainage area of two (2) square kilometres or more upstream of the point of consideration, or as designated by the Minister of Environment.

YARD as in "front" or "rear" yard means a space, open to the sky and unobstructed other than by natural vegetation, which extends across the full width of the principal building, excluding any attached garage, and which is measured outwards from the relevant exterior wall or building projection towards the front or rear lot line respectively.

YOUTH CAMP means a use providing for the temporary accommodation of five (5) or more children under 18 years of age, wholly or partly for recreational, religious or educational purposes, for a period of, or portions of, two (2) days or more; includes both day and seasonal camps.

SCHEDULES

Figure 1 - Area of Application

Not for Legal Purposes

SCHEDULES

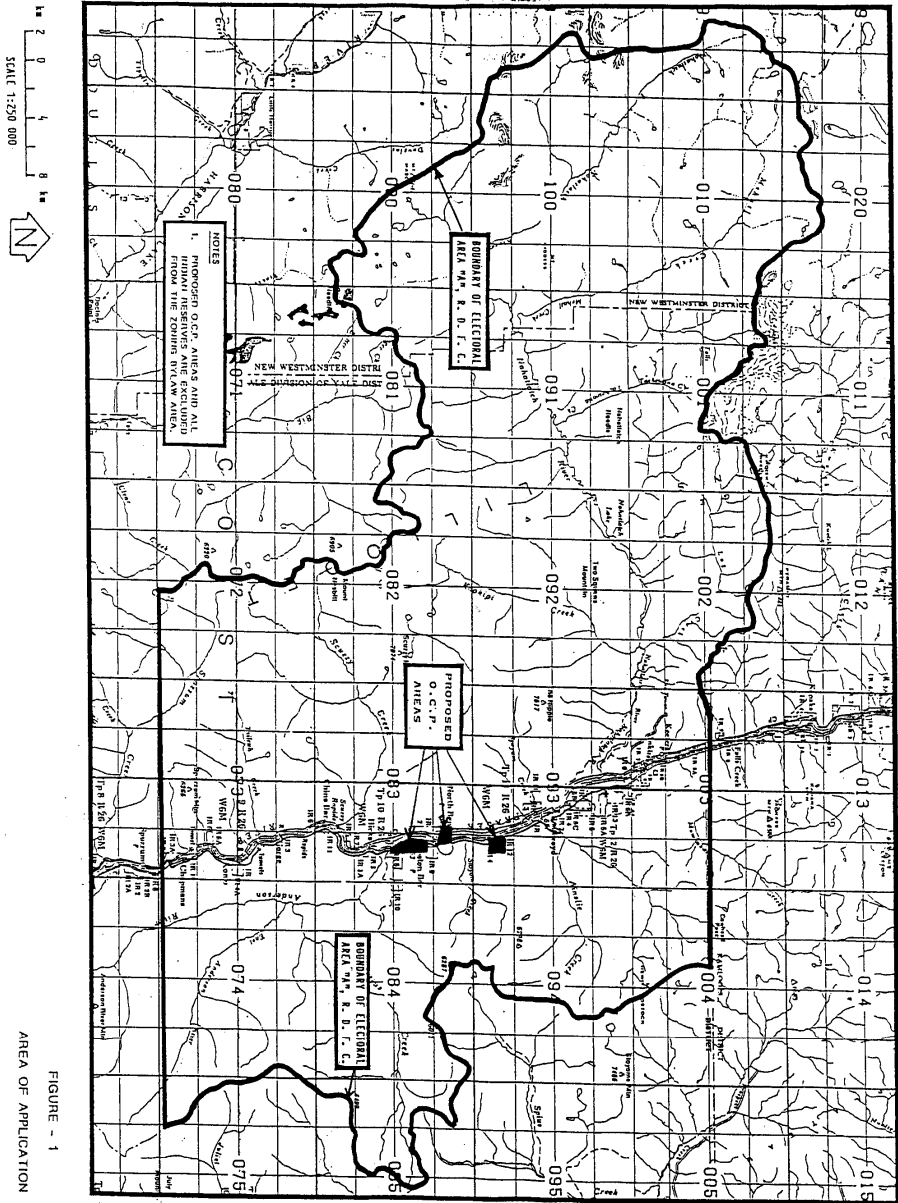


FIGURE - 1
AREA OF APPLICATION

THIS MAP IS PART OF SCHEDULE 1 OF THE ZONING BYLAW FOR THE RURAL PORTIONS OF ELECTORAL AREA "A", REGIONAL DISTRICT OF FRASER-CHEAM BYLAW NO. 823, 1989.

RECONSIDERED AND ADOPTED THIS 28TH DAY OF MARCH, 1990.

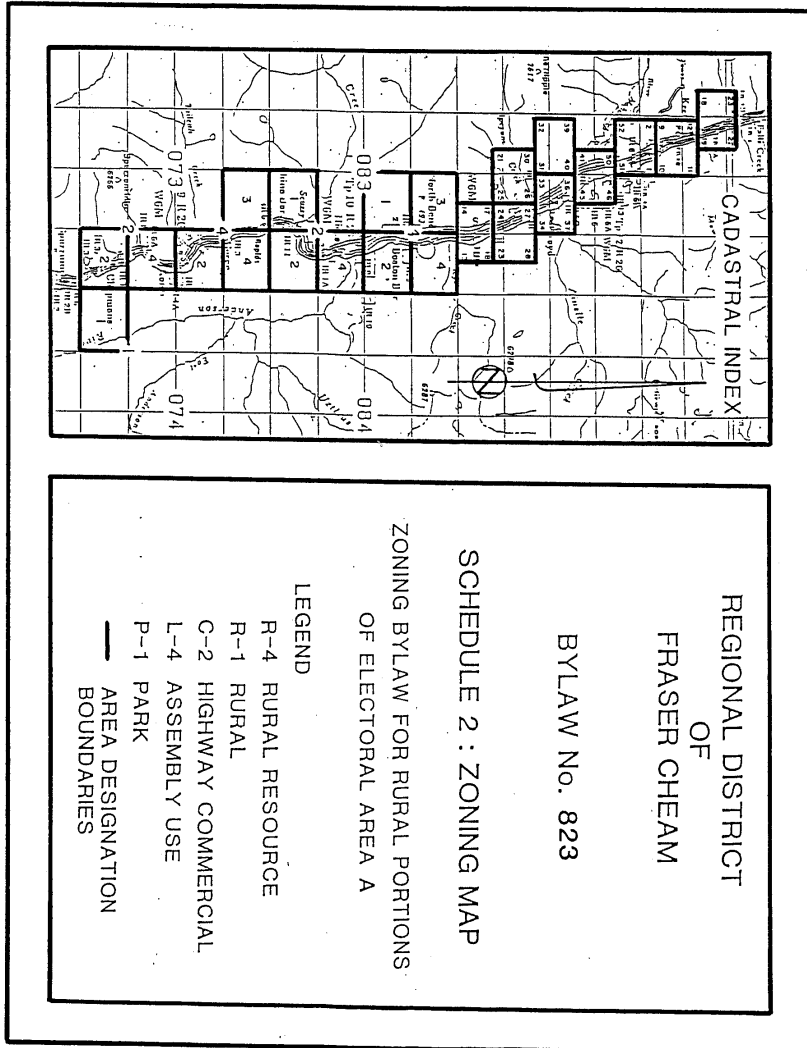
CHAIRMAN SECRETARY
R. Hamilton *J. S. Mc...*

SCHEDULES

Schedule 2 - Maps 1 through 26 (See front counter maps for current versions.)

Please request maps from the Fraser Valley Regional District Planning
Department

SCHEDULES



ZONING BYLAW FOR THE RURAL PORTIONS OF ELECTORAL AREA
"A", SCHEDULE 2
MAY 7, 1989
ADOPTED 29TH DAY OF MARCH, 1990

THIS MAP IS PART OF SCHEDULE 2 OF THE "ZONING BYLAW FOR THE RURAL PORTIONS OF ELECTORAL AREA "A", REGIONAL DISTRICT OF FRASER-CHEAM BYLAW NO. 823, 1989".

RECONSIDERED AND ADOPTED THIS 29TH DAY OF MARCH, 1990.

CHAIRMAN SECRETARY
[Signatures]