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BYLAW NO. 85

ZONING BYLAW FOR ELECTORAL AREA "C"

OF

REGIONAL DISTRICT OF FRASER-CHEAM, 1977

Fraser-Cheam Regional District
Planning Office
November 15, 1977.
REGIONAL DISTRICT OF FRASER-CHEAM
BYLAW NO. 85
A bylaw to establish zoning regulations
for Electoral Area "C"
of the Regional District of Fraser-Cheam,

WHEREAS it is intended that zoning bylaws be advanced in stages to all Electoral Areas of the Regional District;

AND WHEREAS Electoral Area "C" does not have a zoning bylaw at present;

AND WHEREAS the Regional Board of the Regional District of Fraser-Cheam considers it desirable to regulate therein the use, size, and location of buildings and other structures; the size and location of building setbacks and other open spaces in relation to buildings; and the use of land in conformity with the provisions of Division (3) of Part XXI of the Municipal Act and Amendments thereto, and in conformity with the provisions of the B.C. Land Commission Act and Amendments thereto, with a view to ensuring:

1. That conditions are created for orderly and economic development of Electoral Area "C" to enable residents of the District to live, work and pursue leisure activities effectively;

2. That there is safe and efficient movement of people and goods;

3. That the special character and type of existing developments is preserved;

4. That the development permitted in any area is the most suitable and harmonious development for that area;

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

1. That this bylaw may be cited for all purposes as the 'Zoning Bylaw for Electoral Area "C", 1977 of the Regional District of Fraser-Cheam'.

2. That this bylaw applies to lands in Electoral. Area 'C', which Electoral Area is defined in the Letters Patent for the Regional District dated September 29, 1987, and published in the British Columbia Gazette October 12, 1976; includes those lands which are in the ownership of the Federal Government of Canada, and the Province of British Columbia, with the consent of said governments, but excludes those lands in Townships 3 and 4, Range 24 and in Township 4, Range 25, W6M, which are outlined in red and cross-hatched on the map attached hereto as Schedule 'B'.

3. That this bylaw shall be numbered 85.

4. That for the purposes of this bylaw Electoral Area "C" of the Regional District of Fraser-Cheam is hereby divided into zones with the following zone designations and their short form equivalents:
The area extent of the zones so designated is shown on the map entitled 'Zoning Map of Electoral Area "C" of the Regional District of Fraser-Cheam' which, with all explanatory matter on the same, accompanies and is hereby declared to be a part of this Bylaw, provided that such plans shall bear the following certificate duly signed by the Chairman and by the Secretary-Treasurer of the Regional District:

This is the Official Zoning Map of Electoral Area "C" referred to in Bylaw No. 85 of the Regional District of Fraser-Cheam.

That the zones so created shall be subject to the detailed regulations included in the Division One to Division Twenty-Three, both inclusive, which are a part of this Bylaw.

That this Bylaw shall come into force and be binding on all persons as from the date of its adoption.

Received the approval of the Lieutenant-Governor in Council this 10th day of November, 1977.

Reconsidered and adopted this 15th day of November, 1977.

Original signed by
David N. Wey, Chairman
J. Orr, Secretary-Treasurer
I hereby certify that this is a true and correct copy of Bylaw No. 85, cited as the "Zoning bylaw for Electoral Area "C", 1977 of the Regional District of Fraser-Cheam, as taken to third reading.
Original signed by J. Orr, Secretary-Treasurer
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DIVISION ONE – DEFINITIONS

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

ACCESSORY ADVERTISING USE means use of land, of a building exterior or 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.

ACCESSORY BUILDING means a building 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 EMPLOYEE RESIDENTIAL USE means a use accessory to a FARM USE where a building is used for one dwelling unit for the accommodation of an employee or employees employed on the same farm as that on which the use occurs.

ACCESSORY ONE-FAMILY RESIDENTIAL USE means a use accessory to a MOBILE HOME PARK, to a COMMERCIAL USE, to a TOURIST ACCOMMODATION USE or to an INDUSTRIAL USE, where the building or buildings so used include one dwelling unit for the accommodation of the owner, operator, or manager.

ACCESSORY PRODUCE SALES USE means a use accessory to a FARM USE, providing for the incidental retail sale of agricultural products produced on the same farm.

ACCESSORY TO means clearly incidental to.

ACCESSORY UNENCLOSED STORAGE USE means a use accessory to a FARM USE, a COMMERCIAL USE, a SERVICE STATION USE, or to an INDUSTRIAL USE, which provides for the storage of goods or things clearly utilized by the principal use on a lot when such storage is not within a building.

AERONAUTICAL SALES AND SERVICE USE means a use which includes all services clearly incidental to aircraft and airports.

AEROPORT means the use of land, buildings or structures for the landing, maintenance, and servicing of aeroplanes; may include the sale of aeroplane motor fuels, lubricating oils and accessories, and the repair of aeroplanes; excludes all other sales and services.

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

AMUSEMENT PARK means an outdoor place with various types of machinery, structures, surfaces and permanent installations designed specifically for public recreation and enjoyment for which a user fee or price may be charged, demanded or accepted; includes exhibitions, games, displays, rides and related activities, miniature golf, golf driving ranges, outdoor ice, skateboard, roller skating rinks and other similar installations, animal farms and
zoos and facilities for water sports not involving the use of motorized vehicles or equipment; but does not include tracks, paths, stadia, pits or raceways for motorized vehicles and related devices, drive-in movie theatres, rifle ranges and similar installations involving noise-producing weaponry, outdoor facilities for musical or theatrical performances or pinball arcades and related activities.

**ANTIQUE AND/OR FLEA MARKET** means an occasional or periodic market held in an open area or structure where either an individual or group of sellers offer goods for sale to the public; does not include markets held in closed-in structures, auction or sale barns, and specifically excludes outdoor storage and uses involving sales from vehicles.

**APARTMENT, GARDEN or ROW HOUSE or TOWN HOUSE or CONDOMINIUM USE** means a RESIDENTIAL USE where the building or buildings on a lot are each used or intended to be used for three or more dwelling units, each of which has a separate ground floor access; excludes a TOURIST ACCOMMODATION USE.

**APARTMENT RESIDENTIAL USE** means a RESIDENTIAL USE where the building or buildings on a lot are each used or intended to be used for three or more dwelling units; excludes a TOURIST ACCOMMODATION USE.

**APPROVED COMMUNITY SANITARY SEWER SYSTEM** means a public or private system of underground pipes of sufficient capacity to carry domestic sewage from an area to connected treatment and disposal facilities as approved by the Pollution Control Act 1967 or the Health Act.

**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 USE** means an activity of a gainful nature which is carried on by an artificer who practices, cultivates or instructs 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, clock or watch making and repairs, 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, audiovisual production services and all other related occupations and businesses.

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 services.

AUTOMOBILE ACCESSORY means any device or thing customarily attached to or carried within a motor vehicle for the purpose of improving the mechanical operation, enhancing the appearance, or increasing the safety of such motor vehicle.

AUTOMOBILE ORIENTED COMMERCIAL USE means providing for the selling of goods and services that require direct on site automobile access.

BASEMENT means that portion of a building or mobile home between two floor levels the lower of which is placed more than two feet but less than four feet below the finished outside ground level at the nearest outside wall of the building; excludes cellar.

BACHELOR UNIT means a dwelling unit within a building where the dwelling unit has one habitable room in addition to kitchen facilities and a bathroom.

BEDROOM means any HABITABLE ROOM additional to one living area, one dining area, and a kitchen.

BED SPACE means a unit used to measure the potential number of inhabitants of a RESIDENTIAL USE. A bedroom under 100 square feet (gross) shall represent one "bed space", a bedroom exceeding 100 square feet (gross) shall represent two "bed spaces". A dwelling unit containing five or more "bed spaces" may also count one room as a den or family room. A SINGE-WIDE MOBILE or MODULAR HOME shall represent 3 "bed spaces"; a DOUBLE-WIDE MOBILE or MODULAR HOME shall represent 4 "bed spaces".

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 for 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 is for the benefit of any private group or individual.
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 centres, libraries, museums, parks, playgrounds, public and semi-public cemeteries, jails and prisons, courts of law, exhibition grounds, 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.

CONCEALED PARKING means an off-street parking use located entirely under permanent cover and normally concealed from public view by doors, walls or screens.

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 appliance 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 and businesses.

COUNTRY CLUB means a land area and buildings containing recreational facilities, clubhouse and associated accessory uses, open only to members and their guests for a membership fee.

DAY or CHILD CARE FACILITY means a private establishment which is licensed under the Provincial Child Care Facilities Regulations pursuant to the Community Care Facility Act and for which tuition fees or other forms of compensation for the care of the children are charged; excludes those facilities providing for overnight accommodation.

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.
**Division One Definitions**

**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.

**EXTENDED 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.

**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, separation, or crushing of such materials for shipment; 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.

**FAIR** means the temporary use of land, buildings, or structures for recreational amusement and educational display; includes amusement rides, carnival attractions, and minor retail sales and services clearly associated with such occasional uses.

**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 agricultural 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 MEDICAL MARIHUANA GROW OPERATION and all manufacturing, processing, storage and repairs not specifically included in this definition. [Byl # 1252, 2014]

**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.

**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 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 greater length.

FLOODPLAIN means any area, whether floodproofed or not, which by reason of land elevation, is susceptible to flooding or erosion from an adjoining watercourse, lake, or other body of water.

FLOODPROOFING means the physical and structural constructions and alterations necessary to eliminate damage from flooding or erosion in a floodplain; means the raising of the land elevation above design flood levels plus required freeboard, the construction of all buildings and structures to withstand floodwaters with all habitable floor areas located above design flood levels plus required freeboard, with design flood level plus required freeboard defined by the Ministry of the Environment of the Province of British Columbia.

FRONTING STREET in relation to a corner lot means the street adjacent to the narrower side of the lot.

GAS BAR means a building or place where only motor fuels and lubricating oils are sold or offered for sale; does not include a service station or automobile repair shop.

GENERAL STORE means a commercial establishment which offers for sale goods necessary to meet the daily needs of a local neighbourhood or travelling population; includes the sale of food, dry goods and hardware; excludes those establishments which offer for sale goods not generally purchased on a daily or weekly basis, or which contain recreation facilities such as pinball or electronic games machines and other similar installations.

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.

HABITABLE ROOM or AREA means any room or areas in a dwelling unit used for eating, sleeping, or as the living areas required in the National Building Code of Canada 1975, and Amendments thereto.

HEIGHT means the vertical distance measured from the average of highest and lowest finished ground level at a distance of 2.0 metres (6 ft.) from the perimeter of a building or structure to the highest point on such structure, exclusive of chimneys and similar fixtures but including elevator and stairway housings.

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.

HOLIDAY or SUMMER HOME means a RESIDENTIAL USE which is not designed for, used, or intended to be used for year-round residential occupancy.

HOLIDAY PARK means any lot or parcel operated and maintained for the sole purpose of providing two or more recreational camping sites or lots, park model sites or lots, or holiday home sites or lots, together with all common leisure, service and supporting...
facilities for the exclusive use of and occupancy for part of the year only by holiday-makers who are the owners or lessees of the said sites or lots; may include bare land strata lots under the Condominium Act of the Province of British Columbia, or a cooperative ownership recreational club incorporated under the Society Act of the Province of British Columbia or under similar legislation, but does not include a social club, mobile home park, motel, campground; natural camping ground or a camp licensed under the Community Care Facilities Act of the Province of British Columbia.

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

**HOTEL USE** means a TOURIST ACCOMMODATION USE contained within a building in which the transient public are provided, for a consideration with:

(a) sleeping accommodation, but not cooking facilities in any individual room or suite,
(b) an office with public register,
(c) an attendant on duty at all times, and
(d) a public dining room, or restaurant.

**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 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** mean 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.

**INTERIOR SIDE LOT LINE** means the lot line or lines, not being the front or rear lot line, common to more than one lot or to the lot and a lane or alley.

**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 purpose.

**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.
Division One

Definitions

LOT COVERAGE means the horizontal area within the vertical projections 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.

MARINA means the use of land, buildings, structures and the surface of water for providing docking, berths, and facilities for launching and storage of pleasure boats; includes boat rental facilities, the sale of motor fuels and lubricating oils, and other retail sales clearly incidental to marine activities of a recreational nature, including the sale of fish in season.

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 # 1252, 2014]

MEETING HALL FOR MEMBERSHIP ORGANIZATION means a use providing for accommodation 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.

MINI-STOREAGE FACILITY USE means a use providing for the rental of storage space within a building for the purpose of storing domestic goods and other non-offensive, non-dangerous goods, substances, articles or things; excludes warehousing and wholesaling, retailing, manufacturing and processing of any kind, automobile repairs and wrecking, and storage of any dirt, filth, refuse, debris, or any other thing which is likely to endanger public health or to become or cause a health hazard; excludes any use which is or will become an annoyance or nuisance or cause glare; nor shall anything be done which creates or causes a health, fire or explosion hazard, electrical interference or undue traffic congestion.

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.

MOBILE HOME or MODULAR HOME, DOUBLE-WIDE means a MOBILE HOME or a MODULAR HOME consisting of two or more sections, separately towable, but designed to be joined together into one integral unit.

MOBILE HOME or MODULAR HOME, SINGLE-WIDE means a MOBILE HOME or a MODULAR HOME designed to be towed in a single load.

MOBILE HOME PARK USE means a RESIDENTIAL USE of a lot on which are located two or more mobile homes.
MOBILE or MODULAR HOME SPACE means an area of land located on a lot for the installation of one mobile or modular home with permissible additions when used for a MOBILE HOME PARK USE.

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.

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.

NEIGHBOURHOOD PUBLIC HOUSE means a liquor outlet defined as a Neighbourhood Pub in the Regulations under the Liquor Control and Licensing Act.

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; a MOBILE HOME or MODULAR HOME or TRAVEL TRAILER as defined in this Bylaw shall not be considered a one-family residential use within the meaning of this definition.

OPEN DECK means a structure raised at least 200 mm above finished grade, adjacent to but not supported by or attached to a park model trailer, or adjacent to a holiday home, for the purpose of providing an outdoor recreation and amenity living area, which may be either open to the sky or roofed, and which shall have guard
railings and may have lattice work or screening to maximum height of 1.5 metres above the floor of the deck, but which shall have no enclosing walls.

**OPEN SPACE** means land free of buildings, structures, roads, main access paths or walks or parking areas and intended for the amenity or recreational use of the buildings with which it is associated, and which has a width in excess of twenty feet and is not contained within the front yard space required for any building.

**OUTDOOR RECREATION USE** means providing for extensive open air commercial recreation facilities for active physical participation and the retail sales and services clearly incidental to such facilities; does not include golf courses.

**OUTDOOR STORAGE USE** means providing for outdoor assembly of goods and materials while not in use or otherwise awaiting disposition; includes storage of building materials, machinery, contractor’s equipment and motor vehicles as defined by the Motor Vehicle Act being R.S.B.C., 1960, C.253, and Amendments thereto; excludes bulk storage of explosives, and the storage, baling or treatment of junk, iron, rags, bottles or scrap paper, and the storage of motor vehicles which have not been licensed for a period of one year.

**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 providing for the care of the sick, injured, or aged, other than the mentally ill, and other than in a public hospital; and community care facilities as defined by the Community Care Facilities Licensing Act, being Chapter 4 of the Statutes of British Columbia, 1969, and Amendments thereto.

**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 powerline easements, broadcast transmission facilities, pump-houses, substations, 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.

REGIONAL BOARD means the governing and executive body of the Regional District of
Fraser-Cheam.

RELIGIOUS USE means a use providing for worship, counselling, ceremonies, rituals
and education pertaining to a particular system of beliefs.

RESIDENTIAL FLOOR AREA means the sum of the internal private floor areas of all
dwelling units in all buildings on a lot; includes areas occupied by internal walls and partitions
within a dwelling unit; excludes balconies, common stairwells, common corridors, cellars,
concealed parking areas, and common recreation or service facilities.

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.

RETAIL BAKE SHOP means a shop where products of a bakery are sold or offered
for sale; includes incidental baking, but excludes a bakery factory primarily devoted
to producing, mixing, compounding or baking bread, biscuits, ice cream cones,
cakes, pies, buns, or any other bakery product of which flour or meal is the principal
ingredient.

RETAIL PROpane SALES FOR THE TRAVELLING PUBLIC means a use providing
for the retail sale of propane for domestic vehicles and/or recreational purposes;
does not include bulk storage of propane for distribution beyond the boundaries of
the parcel.
Division One

Definitions

SENIOR CITIZEN DWELLING UNIT means a dwelling unit within a building for APARTMENT RESIDENTIAL USE providing for the accommodation of elderly persons by a corporation wholly owned by the Province of B.C., a Municipality, or by an agency of the said Province or Municipality, or by a corporation under the provisions of the National Housing Act; or by a corporation constituted exclusively for charitable purposes; may be complemented by common social and recreational facilities.

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, the sale of automobile accessories, and the rental of trailers, and motor vehicles; excludes all other sales and services.

SETBACK means a space unobstructed and open to the sky, without restricting the generality of the foregoing and except as otherwise provided under the provisions of this Bylaw.

SETBACK, FRONT means a setback on the same lot with a building, and which extends across the full width of the lot and is measured as to depth at the least horizontal distance between the fronting street line and the furthest projection of the principal building or structure, excluding uncovered steps for a distance not exceeding 4 feet.

SETBACK, REAR means a setback on the same lot with a building, and which extends across the full width of the lot and is measured as to depth at the least horizontal distance between the rear line of the lot and the furthest projection of the principal building or structure, excluding uncovered steps for a distance not exceeding 4 feet.

SETBACK, SIDE means a setback on the same lot with a building, and which extends from the front setback to the rear setback and is measured its to width at the least horizontal distance between the side line of the lot and the furthest projection of the principal building or structure, excluding uncovered steps for a distance not exceeding 4 feet, and bay windows not more than 12 feet wide, at one floor level only, and for a distance not exceeding 2 feet.

SITE COVERAGE means the horizontal area within the vertical projections of the outermost walls of the principal and accessory buildings on a site or strata lot for holiday or summer homes or on a site or strata lot for mobile homes, expressed as a percentage of the site area.

SLEEPING UNIT means one or more rooms for the lodging of a person or persons when such unit contains no cooking facilities.

SOCIAL BUILDING means a building or structure providing for group meeting, recreational or sporting activities; includes a meeting hall for ratepayers’ associations, a place where members of a local chapter of an association hold their meetings, a meeting hall for groups providing counselling services and providing material aid; excludes those facilities providing for overnight accommodation, and those groups and activities organized primarily 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.

STATUTE shall mean a Statute of the Province of British Columbia.
**STOREY** means the space between a floor level and the ceiling directly above it, whether or not such space extends throughout the lot coverage of the building concerned, where the floor level at any point is not more than 2 feet below the highest finished ground elevation located within 10 feet of the nearest outside wall of the building, measured at right angles to such outside wall.

**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.

**TWO-FAMILY RESIDENTIAL USE** means a RESIDENTIAL USE where the building on a lot is used only for two dwelling units, each of which is occupied or intended to be occupied as the home or residence of one family.

**USE** means the purpose or function to which land, buildings or structures are put.

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

**WAREHOUSE USE** means providing for the storage of goods within a building as before distribution to retailers, or as in reserve or bond.

**WATERCOURSE** means any natural or man-made depression with well-defined banks and a bed two feet or more below the surrounding land serving to give direction to a current of water for at least six months of the year or having a drainage area of one square mile or more or as required by a designated Official of the Ministry of the Environment of the Province of British Columbia.

**WHOLESALE USE** means providing for the selling of goods relatively large quantities, within a building, as to retailers for resale to consumers.

**YARD** as in "front", "rear" and "side" yard means an open space unoccupied by any building or structure, extending at or above grade from the relevant exterior wall, window, covered portion, or similar projection of any building or structure to the front, rear, or side lot lines 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
Division One

Definitions

educational purposes, for a period of, or portions of, two days or more, and includes both day and seasonal camps.
DIVISION TWO - BASIC REGULATIONS

200 ZONE BOUNDARIES

(a) The boundary lines of zones shall be the center line of road allowances, water courses, or railways unless referenced to lot lines, municipal boundaries, or shown otherwise on the Official Zoning Map.

(b) Where a zone boundary line 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 Official Zoning Map.

201 PERMITTED USES OF LAND, BUILDINGS, AND STRUCTURES

In all zones the use of land including the surface of water, the use of buildings, structures or parts thereof, and of mobile units, shall be in accordance with the permitted uses specified in this Bylaw, and in conformity with the regulations for permitted uses specified in this Bylaw; any use contrary to this Bylaw shall be absolutely prohibited.

202 SIZE, SHAPE, AND SITING OF BUILDINGS AND STRUCTURES

The construction, reconstruction, location, moving or extension of buildings, structures or parts thereof, and of mobile units within any zone shall be in conformity with the regulations for the size, shape, and siting of buildings, structures or parts thereof, and of mobile units specified in this Bylaw.

203 OFF-STREET PARKING AND LOADING SPACES

Off-street parking spaces and off-street loading spaces shall be provided in conformity with the off-street parking space and off-street loading space requirements of this Bylaw.

204 [Deleted by Bylaw 709]

205 [Deleted by Blaw 0690]

206 ADMINISTRATION

(a) Administrative Officer: This Bylaw shall be administered by the Building Inspector, or any other official of the Regional District who may be appointed by the Regional District Board.
(b) **Permits and Licenses**: The 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 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 proper credentials.

207 **ENFORCEMENT**

(a) It is unlawful for any person to cause, suffer or permit any building, structure or part thereof, or mobile unit to be constructed, reconstructed, located, moved, extended, occupied or used in contravention of this Bylaw or otherwise to contravene or fail to comply with this Bylaw.

(b) It is unlawful for any person to prevent or obstruct, or attempt to prevent or obstruct the authorized entry of the Building Inspector or other appointed employees, at a reasonable time, authorized under Section 206 (c) of this Bylaw.

208 **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 offence.

(c) Upon conviction, the magistrate may direct that no prosecution under subsection (b) may be made, with respect to the continuance of the violation, for such period of time as he directs, and he may order the violator to remedy the violation.

209 [Deleted by Bylaw 709]
210 **BOARD OF VARIANCE**

Any appeal from a decision of the Building Inspector shall be to the Board of Variance as set forth in Part XXI of the Municipal Act.

211 **AGRICULTURAL LAND RESERVE**

(a) Notwithstanding anything in this Bylaw contained, land within the Fraser-Cheam Regional District designated as "Agricultural Land Reserve", pursuant to the 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;

   that is to say, without limiting the generality of the foregoing, where land within an Agricultural Land Reserve is also within a land zone established under this Bylaw, the Bylaw shall be binding only insofar as it is not repugnant to the Land Commission Act, Regulations, and Orders of the British Columbia Land Commission.

(b) Where land outside an Agricultural Land Reserve is zoned for an agricultural use, this Bylaw shall be binding without qualification.

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

   i) excluded from an 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.

212 **SEVERABILITY**

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

213 **EFFECTIVE DATE**

This Bylaw shall come into force and effect upon its adoption.
DIVISION THREE - GENERAL REGULATIONS

300 USES OF LAND, BUILDINGS AND STRUCTURES

1. NON-CONFORMING USE

(a) A lawful use of premises existing at the time of the adoption of this Bylaw, although such use does not conform to the provisions of this Bylaw, may be continued; but if such non-conforming use is discontinued for a period of thirty days, any future use of those premises shall, subject to the provisions of this Section, be in conformity with the provisions of this Bylaw.

(b) A lawful use of a building or structure existing at the time of the adoption of this Bylaw, although such use does not conform to the provisions of this Bylaw, may be extended throughout the building or structure, but no structural alterations except those required by Statute or by Bylaw or those allowed by the Board of Variance shall be made therein or thereto.

(c) Where any building or structure the use of which does not conform to the provisions of this Bylaw is damaged or destroyed to the extent of seventy-five percentum or more of its value above its foundations, as determined by the Building Inspector, whose decision shall be subject to review by the Board of Variance, it shall not be repaired or reconstructed, except for a conforming use in accordance with this Zoning Bylaw.

(d) A change of tenants or occupants of any premises or building or structure shall not be deemed to affect the use of the premises or building or structure within the meaning of this Section.

(e) No new or additional use shall be established so as to render any existing use on the same lot non-conforming, or to increase the degree of non-conformity on said lot.

(f) A use that was non-conforming or unlawful under Bylaw No. 85 as amended, being the 'Zoning Bylaw for Electoral Area "C", 1977', shall continue to be non-conforming or unlawful, unless it complies in every respect with the provisions of this Bylaw.

(g) On lots or parcels, in any zone, which are shown on a plan duly filed in the Land Registry Office prior to the effective date of this Bylaw, which have less than the minimum lot area required in each zone, any use allowable in such zone shall be permitted on each such lot or parcel if the method by which sewage is to be disposed of is satisfactory to the Medical Health Officer.
2. NON-CONFORMING SIZE, SHAPE OR SITING

(a) No building or part thereof, mobile home or unit, modular home or structure shall be constructed, reconstructed, located, moved, or extended so as to render any existing building or part thereof, mobile home or unit, modular home or structure on the same lot non-conforming as to required building set backs, yards or other open spaces.

(b) Where a building or part thereof, mobile home or unit, modular home or structure existing prior to the effective date of this Bylaw fails to comply with the setbacks or yard spaces required herein it shall not by reason thereof deemed to be non-conforming. However, any such building or part thereof, mobile home or unit, modular home or structure shall not be reconstructed, located, moved or added to so as to extend further into an already deficient front, rear or side setback or yard.

3. PERMITTED USES OF LAND, BUILDINGS AND STRUCTURES

Subject to further regulations of this Bylaw:

(a) A public utility use shall be permitted in all zones.

(b) An accessory use that is clearly incidental to a permitted use located on the same lot shall be permitted in all zones.

(c) A home occupation shall be permitted subject to the following conditions:

i) it shall be confined to the interior of the dwelling and it shall not occupy more than one third (1/3) of the total above-ground floor area thereof;

ii) it shall not create a nuisance by reason of sight, sound, smell or electrical interference;

iii) it shall not involve storage exterior to the dwelling of any materials used directly or indirectly in the processing or resulting from the processing of any product of such occupation or craft;

iv) it shall not utilize material or products that produce inflammable or explosive vapors, smoke or gases, under ordinary temperatures;

v) it shall not involve the retail sale of any product other than the finished product(s) produced on the premises;
Division Three

vi) it shall not involve advertising or identification signs exceeding three (3) square feet in area; and

vii) it shall not involve more than two (2) persons, the principal one of whom shall be resident in the dwelling unit.

d) An accessory employee residence shall be permitted subject to the following conditions:

i) the accommodation is to be the residence of a person directly involved in the operation of a farm unit; and

ii) the lot is classed as "Farm" by the B. C. Assessment Authority.

(e) Where permitted, other than in an RMH Zone, a mobile home or a modular home shall be subject to the following conditions:

i) it shall be placed on a foundation complying with the provisions of the National Building Code of Canada 1975, and Amendments thereto, and be protected by an approved skirting, which shall be painted, stained or otherwise rendered attractive and harmonious with the structure;

ii) it shall be anchored to a permanent foundation;

iii) the mobile home shall comply with the provisions of the National Building Code of Canada 1975, and Amendments thereto or to the Canadian Standards Association Z240 standards; and

iv) the modular home shall comply with the provisions of the National Building Code of Canada 1975, and Amendments thereto, or to the Canadian Standards Association A277 standards.

(f) One mobile home may be permitted on any parcel of land in the Regional District which is one acre or more in area and which contains not more than one (1) one-family residence, subject to the following conditions:

i) the mobile home is to be occupied by a person who is cared for or maintained by a relative who is the owner of the said parcel of land and has his dwelling thereon at the date of application for, such permission; and

ii) the person who occupies the mobile home has received certification from a physician to the effect that such care and maintenance is necessary; and
iii) the mobile home shall be subject to the requirements of Section 300 (3-e, i and iii) of this Division; and

iv) the mobile home including a permissible addition, shall be sited not less than:

- 25 feet from the right-of-way boundary of a road allowance or flanking street, or closer than 53 feet to the center line of said allowance or street, whichever is the greater distance from the road or street center line; and
- 25 feet from any side or rear lot line; and
- 20 feet from the dwelling occupied by the owner of the land, or any building accessory thereto.

v) the mobile home shall not be anchored to a permanent foundation, but shall be restrained from moving; and

vi) sanitary facilities, heating equipment, and the storage and disposal of flammable liquids, oils and compressed gas provided for the occupant of the mobile home shall be in accordance with all applicable laws and regulations; and

vii) the mobile home shall be approved for occupancy by the Building Inspector; and

viii) the mobile home shall be removed from the said parcel of land if a physician certifies that the occupant thereof no longer requires the care and maintenance of the relative, and/or the said relative ceases to own or reside on the said parcel of land; and

ix) not later than the thirty-first day of December in each year the owner of the said parcel of land shall declare to the Building Inspector that the use of the land for the above purposes is still required, or that the said mobile home has been removed from the said parcel of land.

(g) 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 300(3)(g)(i), but excluding commercial outdoor recreation and amusement parks;

v) the number of recreational camping sites shall not exceed 40 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 gravelled and dust-free shall be provided on each recreational camping site in the campground.

(h) A private aircraft landing strip shall be permitted subject to the following conditions:

i) there shall be no retail sale of aviation fuels or other goods upon the premises;

ii) it shall be used privately, by the owner or his family and guests; and

iii) the location shall receive the approval of the federal Minister of Transport.

(i) A golf course shall be permitted subject to the following conditions:
i) a building to serve as a clubhouse for the use and enjoyment of the players shall be permitted on the lot, and may include a restaurant, cafe or bar provided that the purpose of such facilities is primarily to serve the users of the golfing facilities;

ii) the retail sale of equipment and clothing necessary to golf shall be permitted, provided that such retail sales are limited to the users of the golfing facilities or their guests, and provided that the gross floor area devoted to such sales does not exceed 500 square feet in either the clubhouse or in an accessory building;

iii) where a golf course adjoins a controlled access highway screening sufficient to minimize the likelihood of golf balls striking a passing motor vehicle shall be provided between the fairways and the controlled access highway; and

iv) all access shall be to and from local or secondary roads and no direct access shall be provided to or from a controlled access highway.

(j) The extraction of raw materials shall be permitted subject to the following conditions:

i) the extraction of gravel, sand and stone from a stream bed or stream bank within any zone shall not be permitted without the written approval of the Fish and Wildlife Branch, Ministry of Recreation and Conservation of the Province of British Columbia, and the Fisheries and Marine Service, Environment Canada;

ii) the extraction of gravel, sand and stone shall not be permitted on lands within 100 feet of a zone within which such extraction is not a permitted use;

iii) such extraction shall render minimum damage to the natural environment of the site and to the general area in which the said extraction is to be conducted; and

iv) discontinuance of the extraction operation for a period in excess of 6 months, or termination of the use shall require that the owner of the land remove all debris, structures, and equipment from the site and restore the site to its former condition, as nearly as possible, within a period of 8 months from the date of such discontinuance or termination.
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(k) An assembly use:

i) shall be subject to the Regional District of Fraser-Cheam "Special Events Bylaw No. 6, December 15, 1970," and Amendments thereto; and

ii) except in the C-1 (Local Commercial) zone, shall be made accessible only by local or secondary roads and no direct access shall be provided to or from a controlled access highway.

(1) The site area for a garbage dump shall be buffered along each property line to a minimum depth of 150 feet, or as required by the Pollution Control Regulations, within which no garbage shall be deposited and no plant material, rock, soil or other substance of which land is composed shall be deposited or removed except for an access road to the location specified for garbage disposal within the site.

(m) Except in a C-1 (Local Commercial Zone) access to and from a service group use shall be restricted to local and secondary roads, and no direct access shall be provided to or from a controlled access highway.

(n) Access to and from an outdoor recreation use shall be restricted to local and secondary roads, and no direct access shall be provided to or from a controlled access highway.

(o) Residential and Recreational Assembly uses shall be permitted subject to the following conditions:

(i) Access shall be restricted to and from local and secondary roads and no direct access shall be provided to or from a controlled access highway.

(ii) Where such uses provide for the temporary accommodation of persons in tents, camper vehicles or travel trailers, such development shall comply with the requirements of the Regional District of Fraser-Cheam "Campground and Holiday Park Bylaw, No. 1190, 1994" and Sections 300(3)(g) and 2201(A) of this bylaw.

(p) A club, meeting hall for membership organization, social building or day or child care centre shall be permitted subject to the following:

(i) Access shall be restricted to and from local and secondary roads and no direct access shall be provided to or from a controlled access highway.

(ii) A manager's residential plot shall be permitted upon the same parcel provided that:
(aa) the area of the plot is 700 m² (7,535 sq. ft.);

(bb) the accommodation is to be the residence of a person directly involved in the maintenance of and surveillance over the group facility;

(cc) the building containing such accessory one family uses shall be set back 30 m (100 ft.) from the principal use;

(dd) the floor area of such one-family residence and additions thereto shall not exceed 304.8 m² (1,000 sq. ft.).

(q) Accessory outside storage of firewood for commercial purposes and sale of firewood:

In this subsection:

Outside storage of firewood for commercial purposes and sale of firewood" as accessory uses shall mean uses which are naturally and normally incidental to and exclusively related to either the permitted residential or farm use located on the same parcel therewith; for certainty it does not mean an industrial use and therefore excludes sawmills, shake mills, and similar uses related to the manufacture of products from primary forest materials.

(i) No outside storage shall be permitted in the front yard of a residential building;

(ii) The maximum gross floor area of necessary outbuildings and accessory structures shall not exceed 28 square metres (300 square feet);

(iii) The gross lot coverage of stored firewood and accessory structures shall not exceed 10%;

(iv) All outside storage shall be set back a minimum distance of:

(aa) 10 m (32.8 ft.) from all interior and exterior side, and rear lot lines;

(bb) 30 m (100 ft.) from all residential buildings;

(cc) 30 m (100 ft.) from the natural boundary of any stream, lake or other natural watercourse or source of water supply.

(r) A cottage industry use shall be permitted subject to the following conditions:
i) it shall not occupy more than three (3) separate buildings or structures, and which shall not exceed an aggregate gross floor area of 140 m² (1,500 sq. ft.);

ii) the building or portion thereof housing any ancillary office or retail use, or both, shall not exceed 46 m² (500 sq. ft);

iii) the building or portion thereof housing any storage for warehousing or wholesale purposes shall not exceed 18.6 m² (200 sq. ft.);

iv) no outside storage of materials, equipment or finished product shall be permitted;

v) subject to the conditions of Division Three, Section 302(8), no more than two (2) signs shall be permitted, provided that the combined size of which does not exceed a maximum of 4.5 m² (48 sq. ft.) in area on any one parcel;

vi) notwithstanding any other provisions of this Bylaw, any buildings or structures housing a cottage industry shall be located not less than:

- 150 m (490 ft.) from a zone boundary where such boundary corresponds with, or lies inside of, any lot line of the parcel
- 40 m (130 ft.) from any side or rear lot line
- 50 m (165 ft.) from any front lot line
- 60 m (200 ft.) from the natural boundary of a watercourse;

vii) where a cottage industry is proposed for lards within an Agricultural Land Reserve, the owner shall have received the permission of the Provincial Agricultural Land Commission pursuant to Section 20(1) of the Agricultural Land Commission Act, R.S.B.C. Chap. 9, 1979, where applicable.

(s) An ARTISAN CRAFT WORKSHOP USE shall be permitted subject to the following conditions:

(i) it shall be confined to the interior of a building and shall not involve storage exterior to the building of any materials used directly or indirectly in the processing or
resulting from the processing of any product of such occupation or craft;

(ii) a separate ancillary structure may be constructed for the purpose of spraying, glazing, firing or for other similar uses provided that such structure shall not exceed 7.43 square metres (80 sq. ft.) in area and 4 metres (13 ft.) in height, and provided that such uses comply with all statutes, regulations, covenants, licences and permits applicable to the undertaking;

(iii) Notwithstanding any other provision of this Bylaw:

   aa) where an artisan-craft workshop or related structure houses machinery [which] employs any motor of a capacity in excess of two (2.00) h.p., it shall be located not less than 30 metres (100 ft.) from any property line and not less than 60 metres (200 ft.) from any zone boundary;

   bb) where an artisan-craft workshop or related structure is vented by an exhaust fan or fans it shall be located not less than 35 metres (114 ft.) from any property line and not less than 60 metres (200 ft.) from any zone boundary.

(iv) no artisan-craft workshop or related structure shall be used for the sale of any product other than the finished product(s) produced on the premises.

(t) A mini-storage facility use shall be permitted subject to the following conditions:

   i) All mini-storage facility uses shall be completely enclosed within a building.

   ii) Where a mini-storage facility use adjoins any residential zone, a setback of 6 metres for all buildings, and solid view-obstructing screening with a minimum height of 2.0 metres, shall be provided along all those portions of the property with a common boundary with an adjoining residential zone.

   iii) Mini-storage facility uses shall have direct access via an exterior ground level entrance and each storage unit shall have a maximum interior height of 3.3 metres. No building used for mini-storage use shall exceed one storey or 4.5 metres in height whichever is less, except that where a residential use is permitted above the mini-storage facility, the portion of the building containing the residential use shall not exceed two storeys or 9 metres in height whichever is less.
iv) An individual storage unit within a mini-storage use shall be not less than 2.8 square metres (30 sq. ft.), and not more than 28 square metres (300 sq. ft.) in size.

v) The site of a mini-storage facility use shall have adequate on-site drainage works and shall not drain onto, or create a drainage hazard for an adjacent property.

vi) A garbage dumpster waste container shall be provided and shall not be located closer than 6.0 metres to an adjoining lot zoned for residential use.

vii) The following uses are specifically prohibited within a mini-storage facility: warehousing and wholesaling, retailing, manufacturing and processing of any kind, automobile repairs and wrecking, and storage of any dirt, filth, refuse, debris, or any other thing which is likely to endanger public health or to become or cause a health hazard.

viii) No part of a building housing a mini-storage use shall be located further than 100 metres from an operating fire hydrant which is connected to a community water system.

ix) All access shall be to and from a collector or arterial road.

x) Off-street parking shall be provided in accordance with the requirements of DIVISION NINETEEN of this bylaw.

4. PROHIBITED USES OF LAND, BUILDINGS, AND STRUCTURES

The following uses shall be prohibited in all zones:

(a) The use of an accessory building, other than a permitted accessory residence, for residential purposes.

(b) An accessory residential use involving the keeping of livestock, horses, poultry, or other animals not normally kept within a dwelling unit.

(c) The use of required front yard space for off-street parking and loading space specifically required by Division Nineteen and Schedule "A" of this Bylaw.

(d) A use located in part or in total in a tent or trailer except as specifically permitted in this Bylaw.

(e) A use which, through a process of manufacture, assembly or treatment, discharges or emits across lot lines:
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301 REGULATIONS FOR PERMITTED USES OF LAND, BUILDINGS, AND STRUCTURES

1. OFF-STREET PARKING AND LOADING SPACE

(a) The minimum number of off-street parking and loading spaces required for each use, and the specifications for such offstreet parking and loading spaces shall be as set forth in Division Nineteen and Schedule "A" of this Bylaw.

(b) A building or part thereof conforming as to use but non-conforming 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 offstreet loading spaces are provided.

2. ACCESSORY BUILDINGS AND USES

(a) No accessory building or structure shall be erected on any lot unless the principal building to which the accessory building is an incidental use, has been erected or will be erected simultaneously with said accessory building.

(b) Where an accessory building or structure which is not completely open on its sides, 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.

3. TEMPORARY BUILDINGS

A temporary building, structure, mobile home or unit may be used for the purposes of residing on a lot which is being developed, provided that the period of use so permitted shall not exceed the period of validity of the Building Permit for the said development. Any temporary building, structure, mobile home or unit so used shall be removed within two weeks of the expiration of the Building Permit, and the site area affected by this use shall be restored to its former condition, as nearly as possible.
302  REGULATIONS FOR THE SIZE, SHAPE, AND SITING OF BUILDINGS

1.  GENERAL REGULATIONS

   (a)  Notwithstanding any other regulations in this Bylaw, no building or part thereof, other than an animal shelter as regulated by Clause (c) of this subsection, shall be constructed, reconstructed, moved or extended, nor shall any mobile home or unit, modular home or structure be located in any zone:

   i)  nearer than 25 feet to a highway;

   ii) [Deleted by Bylaw #0690]

   (b)  [Deleted by Bylaw #0690]

   (c)  An animal shelter or part thereof used for the stabling of horses, or for the housing of livestock or other farm animals shall not be located closer than:

   i)  100 feet from any side or rear lot line;

   ii) 200 feet from a front or flanking street;

   iii) 100 feet from a residential use; and

   iv) 100 feet from the natural boundary of any stream, lake or other natural watercourse or source of water supply.

2.  PERMANENCE OF YARDS AND OTHER REQUIRED OPEN SPACES

   No space applied or necessary under this Bylaw to satisfy the setback or yard requirements in relation to any building, structure or part thereof, whether now or subsequently built, shall be counted as part of a required setback or yard in relation to any other building, structure or part thereof.

3.  BUILDINGS PER LOT

   One or more buildings may be sited on one lot, except as otherwise limited in this Bylaw.

4.  SITING EXCEPTIONS

   (a)  Where chimneys, cornices, leaders, gutters, pilasters belt courses, sills, bay windows, or other ornamental features project beyond the face of a principal building, the minimum distance to an abutting lot line as permitted elsewhere in this Bylaw may be reduced by not more
than 2 feet, provided such reduction shall apply only to the projecting feature.

(b) Where uncovered steps, eaves, sunlight control projections, canopies, balconies, or porches project beyond the face of a principal building, the minimum distance to an adjoining lot line! as permitted elsewhere in this Bylaw may be reduced by not more than 4 feet and the minimum distance to an adjoining interior side lot line as permitted elsewhere in this Bylaw may be reduced by not more than 2 feet, provided that such reduction shall apply only to the projecting feature.

(c) An underground structure may be sited in any portion of a lot provided that the top surface of such structure shall at no point extend above the average finished ground elevation.

(d) Free-standing lighting poles, warning devices, antennas, masts, utility poles, wires, flag poles, signs, and sign structures, except as otherwise limited in other Bylaws of this Regional District or in any Statute, may be sited on any portion of a lot.

(e) Where a common wall shared by two or more units within a building for a RESIDENTIAL use, a COMMERCIAL use, or an INDUSTRIAL use coincides with an interior side lot line of a lot or of a Strata lot under the Strata Titles Act, being Chapter 89 of the Statutes of British Columbia, 1974, and Amendments thereto, the minimum setbacks specified in this Bylaw with respect to that side lot line shall not apply.

5. HEIGHT EXCEPTIONS

(a) The height of buildings and structures permitted elsewhere in this Bylaw may be exceeded for industrial cranes, grain elevators, towers, tanks and bunkers, retaining walls, radio and television antennas; church spires, belfries and domes; monuments, chimney and smokestacks, flag poles, drive-in theatre screens, stadium bleachers, lighting poles, apartment elevator shafts, stair towers, and scenery lofts.

(b) In zones where residence is likely to be the main use all non-residential principal buildings and structures shall be set back from an adjoining residential parcel a distance of one (1) foot for each one (1) foot of height.

(c) Where a building or structure is elevated to meet a Flood Construction Level (FCL), as approved by the Ministry of Environment, or is elevated to meet a condition in a geotechnical report pursuant to the Municipal Act, HEIGHT shall be measured from the design FCL to the highest point on such structure, exclusive of chimneys and similar fixtures but including elevator and stairway housings. An accessory building or structure that has a floor system below the FCL, as approved by the Ministry of Environment, or is elevated to meet a
condition in a geotechnical report pursuant to the Municipal Act, shall have the HEIGHT measured from the top of the floor system to the highest point on such structure, exclusive of chimneys and similar fixtures but including elevator and stairway housings.

6. **VISIBILITY**

   (a) No person, being the owner, occupier, or lessee of any land at the intersection of any highway with any other highway in any zone shall without the consent of the Ministry of Highways and Public Works, place or permit to be placed or grow, any tree, shrub, plant, fence or other structure with horizontal dimension exceeding two (2) feet within the sight triangle above an elevation such that an eye three (3) feet above the surface elevation of one highway cannot see an object three (3) feet above the surface elevation of the other highway. Utility poles, traffic signs and highway signs shall not be considered as obstructions to the line of vision for this purpose.

   (b) For the purpose of sub-clause (a) above, "sight triangle" means the area formed by a triangle in the angle formed by the right-of-way boundaries or boundaries produced and two points on these boundaries 20 feet from the point of intersection, as shown cross hatched in the diagram following:

   ![Sight Triangle Diagram]

   ROAD

   LOT

   ROAD

   LOT

   LOT

   ROAD

   LOT

   LOT

   Not to Scale

7. **LANDSCAPE SCREENS AND WALLS**

   Subject to the provisions in Subsection 6 of this Section, and except as otherwise provided for in this Bylaw:

   (a) a landscape screen or wall 6 feet or less in height may be sited on any portion of a lot.

   (b) a landscape screen or wall 8 feet or less in height may be sited to the rear of the front face of a principal building on a lot.
8. **SIGNS**

   (a) Signs, sign boards and advertising devices shall be subject to Section 201 of the Motor Vehicle Act, being R.S.B.C., 1960, C.253, and Amendments thereto, and such Sign and Canopy Bylaw as the Regional Board may adopt.

   (b) Signs, sign boards and advertising devices which advertise or identify a business not conducted on the premises are specifically prohibited in all zones.

   (c) Notwithstanding any other regulations of this Bylaw:

      i) A permitted sign shall be neither flashing nor animated, and may be illuminated only from a concealed light source;

      ii) All signs advertising the sale of seasonal produce shall be permitted only during the period such produce is available;

      iii) Signs placed on properties offered for sale or rent, or offering lots for sale in a residential subdivision shall be limited to one for each such property or subdivision;

      iv) No sign shall project over a public right-of-way; and

      v) Signs necessary to the public welfare, including civic, institutional, public service and public utility signs, and signs incident to legal process shall be permitted in all zones.

303 **EFFLUENT DISCHARGE**

All effluent generated on any parcel of land by any use of said parcel shall be disposed of pursuant to the Pollution Control Act 1967, or Sewage Disposal Regulations made pursuant to the Health Act and Amendments thereto.

304 **HABITABLE ROOMS**

   (a) [Deleted Bylaw #0690]

   (b) No habitable room shall be in an accessory building.

305 **SUBDIVISIONS**

1. **MINIMUM PARCEL SIZE**

   (a) the minimum parcel size permitted for parcels to be created by subdivision within a zone shall be the minimum parcel size specified in
Division Three General Regulations

this bylaw for that zone, except that the minimum parcel size for strata lots defined in a bare-land strata plan pursuant to the Condominium Act:

i) in a Mobile Home Park (RMH) zone shall be equal to the minimum size of the mobile or modular home space defined in that zone; or

ii) in a Campground-Holiday Park (CHP) zone shall be equal to the minimum site area for recreational camping, or equal to the minimum site area for holiday or summer homes, as the case may be; or

(b) where no minimum parcel size is specified in this bylaw and:

i) where both an approved community water system and an approved community sanitary sewer system serve a parcel, the minimum parcel size shall not be less than the smallest parcel size specified in the zone; [Byl # 1310, 2015]

ii) where a parcel is served by either an approved community water system or an approved community sanitary sewer system, the parcel shall not be smaller than 2,000 square metres in area; or [Byl # 1310, 2015]

iii) where a parcel is served by neither an approved community water system nor an approved community sanitary sewer system, the parcel shall not be smaller than one (1) hectare in area. [Byl # 1310, 2015]

2. RESUBDIVISION

Notwithstanding the minimum parcel size requirements of this bylaw, existing parcels which are smaller than permitted in these regulations may be consolidated and resubdivided into new parcels, provided that:

(a) all parts of all new parcels are contiguous; and

(b) as many new parcels as the subdivision Approving Officer considers practicable shall meet the area requirements of this bylaw; and

(c) the degree of compliance with the area requirements of this bylaw is not lessened on any new parcel; and

(d) where a parcel is not served by an approved community sanitary sewer system, the Medical Health Officer states in writing that all on-site sewage disposal requirements pursuant to the Health Act are met.

3. EXCEPTIONS TO MINIMUM PARCEL SIZE

Consolidated Zoning Bylaw No. 85
Laidlaw/south half of Area "B"
Fraser Valley Regional District
The minimum parcel size requirements of this bylaw 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;

(b) where the parcel is a common lot intended for use as a private road pursuant to Section 11(i)(b) of Division 1 of Part 2 of B.C. Regulation 334/79;

(c) to parks;

(d) 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 adoption of any zoning bylaw for the area of the subdivision, 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 an approved community sanitary 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;

(e) 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 metres across the parcel, by a public road, by a canal, or by a railway; or

ii) divided by a river having an average width at mean annual high water of at least 30 metres and an average depth at mean annual high water of at least 1.5 metres, or by some other natural feature such that access to the separate portions of the parcel is impractical across the natural feature;

provided that the proposed subdivision creates parcels, the boundaries of which follow, so far as possible, the rights-of-way, watercourses, or natural features specified in subsections (i) or (ii) above, and that no parcel so created is smaller in area than 2,000 square metres and that, for other than parcel size, the new parcels meet the requirements of this bylaw for the intended use;

(f) where the Approving Officer approves a subdivision for the residence of an owner or relative in accordance with Section 996 of the Municipal Act; or

(g) where the parcel has been rendered inadequate in area to meet the minimum parcel size by the dedication, sale or expropriation of land from the parcel for highway widening purposes, provided that:

(a) the extent of the parcel size inadequacy on any parcel to be created by the subdivision does not exceed 10%; and

(b) the dedication, sale or expropriation was for the purpose of providing a highway right-of-way width in excess of an already-established right-of-way width of at least 20 metres; and

(c) for other than parcel size, the new parcels meet the requirements of this bylaw for the intended use.
DIVISION FOUR - AGRICULTURAL - Ag-1

"The purpose of this zone is to identify lands which by reason of soil quality, resource potential or location in a floodplain, are best suited for extensive agriculture, resource development, or outdoor recreation on parcels of 20 acres or more."

400 PERMITTED USES

(a) Farm.

(b) One-family residence, or mobile home subject to the conditions of Division Three, Section 300(3-e-i, ii, iii), or modular home subject to the conditions of Division Three, Section 300(3-e-i, ii, iv).

(c) Mobile home, subject to the conditions of Division Three, Section 300(3-f).

(d) Accessory employee residence, subject to the conditions of Division Three, Section 300(3-d).

(e) Home occupation, subject to the conditions of Division Three, Section 300(3-c).

(f) Extraction of raw materials, subject to the conditions of Division Three, Section 300(3-j).

(g) Accessory produce sales, provided that the gross floor area does not exceed 300 square feet.

(h) Civic.

(i) [Deleted]

(j) Outdoor recreation, subject to the conditions of Division Three, Section 300(3-n).

(k) Golf course, subject to the conditions of Division Three, Section 300(3-i).

(l) Fair.

(m) [Deleted]

(n) [Deleted]

(o) Private aircraft landing strip, subject to the conditions of Division Three, Section 300(3-h).

(p) All necessary outbuildings, accessory structures and uses including barns and animal shelters, subject to the conditions of Division Three, Section 302(1-c).
(q) Accessory advertising, subject to Division Three, Section 302(8), and limited to one sign of appropriate size for each street frontage upon which the lot or site abuts.

(r) Accessory outdoor storage of firewood for commercial purposes and sale of firewood [subject to Section 300(3-p)].

(s) Accessory Cottage Industry, subject to the conditions of DIVISION THREE, Section 300(3-s)."

(t) Medical marihuana grow operation. [Byl # 1252, 2014]

401 CONDITIONS OF USE

(a) [Deleted Byl # 0690, 2005]

(b) There shall be not more than one (1) one-family dwelling or mobile home or modular home on a lot except as permitted by Section 400 (c) and (d) of this Division.

402 REGULATIONS RESPECTING AREA, SHAPE, AND DIMENSIONS OF NEW PARCELS TO BE CREATED BY SUBDIVISION

Subject to the conditions of Division Three, Sections 303 and 305, the minimum parcel size shall be 8 hectares (19.77 acres)."

403 SETBACKS

(a) Highway: No building or part thereof, mobile home, or unit, modular home or structure shall be located closer than 25 feet to the right-of-way boundary of a road allowance or flanking street, or closer than 58 feet to the center line of said allowance or street, whichever is the greater distance from the road or street center line.

(b) Side and Rear: No building or part thereof, mobile home or unit, modular home or structure shall be located closer than 25 feet to any side or rear lot line.

404 OFF-STREET PARKING

Off-street parking shall be provided in accordance with the provisions of Division Nineteen and Schedule "A" of this Bylaw.
DIVISION FIVE - RURAL – R

"The purpose of this zone is to identify lands which by reason of resource potential, predominant large parcels, general arability or isolation from urban development and complete freedom from flooding or erosion, are best suited for extensive upland agriculture, forestry, outdoor recreation, or other large holding, low density rural use."

500 PERMITTED USES

(a) Farm.

(b) One-family residence, or mobile home subject to the conditions of Division Three, Section 300(3-e-i, ii, iii), or modular home subject to the conditions of Division Three, Section 300(3-e-i, ii, iv).

(c) Mobile home, subject to the conditions of Division Three, Section 300(3-f).

(d) Accessory employee residence, subject to the conditions of Division Three, Section 300(3-d).

(e) Home occupation, subject to the conditions of Division Three, Section 300(3-c).

(f) Extraction of raw materials, subject to the conditions of Division Three, Section 300(3-j).

(g) Accessory produce sales, provided that the gross floor area does not exceed 300 square feet.

(h) Civic.

(i) [deleted Byl # 582, 1984]

(j) [deleted Byl # 582, 1984]

(k) Golf course, subject to the conditions of Division Three, Section 300(3-i).

(l) [deleted Byl # 582, 1984]

(m) Kennel, subject to the conditions of Section 504, hereunder,

(n) Club, Meeting Hall for Membership Organization, Social Building, Day or Child Care Centre (subject to section 300(3)(p))."

(o) [Deleted]

(p) All necessary outbuildings, accessory structures and uses, including barns and animal shelters, subject to the conditions of Division Three, Section 302(1-c).
(q) Accessory advertising, subject to Division Three, Section 302(8), and limited to one sign of appropriate size for each street frontage upon which the lot or site abuts.

(r) Accessory outdoor storage of firewood for commercial purposes and sale of firewood [subject to Section 300(3-p)].

(s) Accessory Cottage Industry, subject to the conditions of DIVISION THREE, Section 300(3-s)."

(t) Medical marihuana grow operation. [Byl 1252, 2014]

501 CONDITION OF USE

There shall be not more than one (1) one-family residence or mobile home or modular home on a lot except as permitted by Section 500 (c) and (d) of this Division.

502 REGULATIONS RESPECTING AREA, SHAPE, AND DIMENSIONS OF NEW PARCELS TO BE CREATED BY SUBDIVISION

Subject to the conditions of Division Three, Sections 303 and 305, the minimum parcel size shall be 2 hectares (4.942 acres).

503 SETBACKS

(a) Highway: No building or part thereof, mobile home or unit, modular home or structure shall be located closer than 25 feet to the right-of-way boundary of a road allowance or flanking street, or closer than 58 feet to the center line of said allowance or street, whichever is the greater distance from the road or street center line.

(b) Side and Rear: No building or part thereof, mobile home, or unit, modular home or structure shall be located closer than 25 feet to any side or rear lot line.

504 KENNELS

(a) A kennel or other structure for the keeping of pets, guard animals or household animals, unless solidly and completely enclosed except for runs, shall be sited no closer than 175 feet to any interior lot line. Where such a use is solidly and completely enclosed including runs, it shall be sited no closer than 100 feet to any interior lot line.

(b) No person possessing a kennel or other structure for the keeping of pets, guard animals or household animals shall allow the animals to create a nuisance by any means.
505  OFF-STREET PARKING

Off-street parking shall be provided in accordance with the provisions of Division Nineteen and Schedule "A" of this Bylaw.
DIVISION SIX - URBAN RESIDENTIAL - RS-1

"The purpose of this zone is to provide areas which by reason of established small lot development, and existing or impending public water and sanitary sewer services capable of servicing the area at full development, are best suited for compact one and two-family, residential development on lots of 6,000 square feet or more."

600 PERMITTED USES

(a) One-family or two-family residence.

(b) Boarding, subject to the conditions of Section 603, hereunder.

(c) Home occupation, subject to the conditions of Division Three, Section 300(3-c).

(d) Civic.

(e) [Deleted]

(f) Club, Meeting Hall for Membership organization, Social Building, Day or Child Care Centre (subject to Section 300(3)(p).

(g) Accessory advertising, subject to Division Three, Section 302(8), and limited to one sign of appropriate size for each street frontage upon which the lot or site abuts.

601 CONDITION OF USE

There shall be not more than one (1) one-family residence or one (1) two-family residence on a lot.

602 REGULATIONS RESPECTING AREA, SHAPE, AND DIMENSIONS OF NEW PARCELS TO BE CREATED BY SUBDIVISION

Subject to the conditions of Division Three, Sections 303 and 305, the minimum parcel size shall be in conformity to the following requirements for approved community water and approved community sanitary sewer systems:

(a) Where there is both an approved community water system and an approved community sanitary sewer system to service the lot:

   i) One-family residence - 6,000 square feet.
   ii) Two-family residence - 9,000 square feet.
   iii) Non-residential uses - 10,000 square feet.

(b) Where there is an approved community water system but not an approved community sanitary sewer system to service the lot:
i) One-family residence - 12,000 square feet,
ii) Two-family residence - 18,000 square feet.
iii) Non-residential uses - 20,000 square feet.

(c) Where there is neither an approved community water system nor an approved community sanitary sewer system to service the lot:

i) One-family residence - 2 acres.
ii) Two-family residence - 2 1/2 acres.
iii) Non-residential uses - 3 acres.

603 BOARDING

The keeping of more than two (2) paying guests, boarders or lodgers, shall not be permitted. In the case that the subject building is occupied as a two-family residence, there shall be not more than one boarder or lodger in each separate dwelling unit.

604 SETBACKS

(a) Highway: No building, structure or part thereof shall be located closer than 25 feet to the right-of-way boundary of a road allowance or closer than 58 feet to the center line of said allowance whichever is the greater distance from the road center line.

(b) Side:

i) no principal building, structure or part thereof shall be located closer to any side lot line than 7 feet; and

ii) no accessory building, structure or part thereof shall be located closer to any side lot line than 3 feet.

(c) Rear:

i) no principal building, structure or part thereof shall be located closer to the rear lot line than 20 feet; and

ii) no accessory building, structure or part thereof shall be located closer to the rear lot line than 5 feet.

(d) Flanking: No building, structure or part thereof shall be located closer than 15 feet to the right-of-way boundary of a flanking street or closer than 48 feet to the center line of said street, whichever is the greater distance from the street center line.
605 HEIGHT OF BUILDINGS AND STRUCTURES

(a) The maximum height of principal buildings and structures shall not exceed 35 feet.

(b) The maximum height of accessory buildings and structures shall not exceed 5.0 m (16.4 feet). Where the pitch of a roof meets or exceeds five (5) feet rise in twelve (12) feet horizontal distance the maximum height of an accessory building shall not exceed 5.6 m (18.4 feet).

606 HEIGHT OF FENCE

No fence shall exceed four (4) feet in height within the front yard, or 6 feet in any other yard. The height of the fence shall be measured from the base of the fence or screen at that point.

607 OFF-STREET PARKING

Off-street parking shall be provided in accordance with the provisions of Division Nineteen and Schedule “A” of this Bylaw.
DIVISION SEVEN - MULTI-USE RESIDENTIAL - RS-3

In a Multi-Use Residential (RS-3) Zone all of the regulations of the Urban Residential (RS-1) Zone shall be applicable except that: modular (factory-built) homes shall be permitted.
DIVISION EIGHT - MOBILE HOME PARK - RMH

"The purpose of this zone is to encourage a high standard of mobile home park development, in appropriate locations."

800 PERMITTED USES

(a) Mobile home parks, mobile homes and modular homes.

(b) Community social and recreational facilities primarily for the use of the mobile home park residents.

(c) One (1) accessory one-family residence.

(d) Home occupation, subject to the conditions of Division Three, Section 300(3-c).

(e) All necessary accessory or service buildings and structures related to Mobile Home Parks.

801 CONDITIONS OF USE

(a) The developments in mobile home parks shall comply with the requirements of the Regional District of Fraser-Cheam "Mobile Home Parks Bylaw No. 103, 1976", and Amendments; thereto, enacted pursuant to Section 714(i) of the Municipal Act.

(b) Within a mobile home park containing 30 or more mobile or modular homes, a community social or recreational facility shall be provided primarily for the use of the mobile home park residents. The minimum gross floor area of such a facility shall be 1200 square feet and additions thereto shall be computed at the rate of 10 square feet for each mobile or modular home in excess of 30 permanently located in the mobile home park.

(c) All non-residential uses shall be subordinate to the residential use and character of the mobile home park and shall present no visible evidence of their nonresidential character from the outside of the mobile home park.

(d) There shall be no commercial sales of mobile or modular homes in a Mobile Home Park.

802 MINIMUM SITE AREA AND MOBILE HOME SPACE SIZE

(a) Subject to the conditions of Division Three, Section 300(1-g), and Section 303 the minimum area of the mobile home park site shall be 5 acres.
(b) The minimum area of a space for a single-wide mobile or modular home shall be 3,750 square feet, and the minimum area of a space for a double-wide mobile or modular home shall be 4,500 square feet.

(c) The minimum frontage of a mobile or modular home space shall be 40 feet.

803 DENSITY

The density of residential use shall not exceed 18 bed spaces per gross acre.

804 OPEN SPACE

Open space for playground or park areas shall be provided subject to the following regulations:

(a) The minimum area of required open space shall be calculated at 10 percent of the gross area of the lot.

(b) No buffer zone shall be considered as playground or park space required by this Section.

(c) Open space areas required by this Section shall contain no structures other than those required for recreational purposes.

805 SETBACKS

No mobile or modular home or part thereof, including a permissible addition, shall be located closer than:

(a) 15 feet to the front road line.

(b) 20 feet from an adjacent mobile or modular home, including a permissible addition.

(c) 15 feet to any flanking road line.

806 PLANTING AND SCREENING

(a) All areas of the mobile home park site, not occupied or intended to be occupied by mobile or modular homes and their additions, internal streets, walkways, driveways, off-street parking and other buildings and structures, shall be fully grassed or landscaped. The plans submitted shall clearly show the extent and type of all such proposed landscaping, surface treatment, fencing, screening and buffering of the mobile home park site.
(b) Where the mobile home park site adjoins or abuts a commercial or industrial zone it shall be screened by a solid, view obstructing fence not less than 6 feet and not more than 8 feet in height along that part of the boundary of the mobile home park site which adjoins or abuts the commercial or industrial zone. The fence shall be maintained in good condition at all times.

807 SIGNS

Subject to Section 201 of the Motor Vehicle Act, being R.S.B.C. 1960, C.253, and Amendments thereto, and further subject to the conditions of Division Three, Section 302(8), signs shall be permitted for the following purposes and no others:

(a) A sign indicating the name of the owner and address of a mobile or modular home on each such home space.

(b) A sign identifying a home occupation.

(c) A free-standing sign advertising the name of the mobile home park and the sale or rental of mobile or modular home spaces, limited to 40 square feet in area and located at the main entrance to the mobile home park.

(d) A sign indicating a public facility, public service or convenience establishment within the mobile home park.

(e) An entrance sign and an exit sign located at the points of vehicular access to the mobile home park, and not exceeding 2 square feet in area, each.

(f) Pedestrian and vehicular directional and regulatory signs.

808 HEIGHT

The maximum height of buildings and structures shall not exceed 25 feet.

809 OFF-STREET PARKING

(a) Off-street parking shall be provided in accordance with the provisions of Division Nineteen and Schedule "A" of this Bylaw.

(b) In addition to the requirement of Section 809(a), above, storage compounds for trucks, campers, travel trailers, snowmobiles, boats and similar possessions of the residents of the mobile home park shall be provided in the ratio of 150 square feet of land area per mobile or modular home space.
810 REGULATIONS RESPECTING AREA, SHAPE, AND DIMENSIONS OF NEW PARCELS TO BE CREATED BY SUBDIVISION

Subject to the conditions of Division Three, Sections 303 and 305, the minimum parcel size in the RMH zone shall be as follows:

a) The minimum parcel size of a parcel to be created by subdivision in the RMH zone, with the exception of individual strata-title lots to be created in a mobile home park, shall be 2 hectares (4.942 acres).

b) The minimum parcel size of a strata-title lot to be created in the RMH zone shall be the minimum mobile home space area as specified in Subsections 305.1(a)(i), 802(b) and 802(c) of this bylaw.
DIVISION NINE - LOCAL COMMERCIAL - C-1

900 PERMITTED USES OF LAND, BUILDINGS AND STRUCTURES

The following principal uses and no others are permitted:

1. Retail facilities limited to:
   a) retail bake shop or confectionery
   b) fresh fruit and vegetable market
   c) florist
   d) nursery
   e) gift and souvenir shop
   f) hobby shop
   g) antique and/or flea market
   h) delicatessen and/or fish market
   i) general store

2. Restaurant, cafe, coffee shop or ice cream parlour with a seating capacity of 48 persons maximum.

3. Personal service establishments limited to:
   a) barber or beauty shop
   b) dry cleaning shop and launderette
   c) shoe repair shop
   d) video and electronic rental and repair

4. Service station or gas bar.

5. Tourist information booth.

6. Professional office.

7. Club, meeting hall for membership organization, social building, day or child care centre (subject to Section 300(3)(p)).

8. Civic.
10. One-family residence.

The following accessory uses and no others are permitted:

1. Sports equipment, fishing tackle supply store.
2. Tobacconist.
3. Post Office.
4. Taxi office.
6. Retail propane sales for the travelling public.
7. Artisan-craft workshop (subject to Section 300(3)(s)).
8. One-family residential use.

901 DENSITY REGULATIONS

901.1 Floor/Area ratio (maximum)

N/A

901.2 Maximum Lot Coverage (maximum)

a. For all buildings and structures - 35%.

902 REGULATIONS RESPECTING THE SITING, SIZE, AND DIMENSIONS OF BUILDINGS, STRUCTURES, AND USES

902.1 Minimum Site Areas

The following minimum site areas are required for each use specified according to the level of service provided. Where a combination of uses is on the same parcel, these minimum site areas are cumulative.
### 902.2 Building Setbacks

No building, structure or part thereof shall be located closer to the boundary of the highway right-of-way or to a side or rear lot line than 0.3 metre (1.5 ft.) for every 0.3 metre (1.00 ft.) of height, except that in no case shall:

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<table>
<thead>
<tr>
<th>Uses</th>
<th>Level of Service</th>
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<tr>
<td></td>
<td>With No Approved Community Water System and No Community Sewer</td>
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<tr>
<td>Retail facilities as specified in Sec. 900(1)</td>
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<tr>
<td>Personal Service Est. as specified in Sec. 900(3)</td>
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<td>Professional office</td>
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<td>One-family residential use</td>
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<tr>
<td>Restaurant, café, coffee Shop, ice cream parlour</td>
<td>0.5 hectare</td>
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<tr>
<td>Gas bar</td>
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<tr>
<td>Service Station</td>
<td>2.0 hectares</td>
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<tr>
<td>Club, meeting hall as specified in Sec. 900(7)</td>
<td>0.5 hectare</td>
</tr>
<tr>
<td>Accessory retail propane sales</td>
<td>2.0 hectares</td>
</tr>
<tr>
<td>Accessory one-family residential use</td>
<td>2,000 sq. m.</td>
</tr>
<tr>
<td>Tourist info. booth, parking lot</td>
<td>800 sq. m.</td>
</tr>
<tr>
<td>Accessory artisan-craft workshop</td>
<td>400 sq. m.</td>
</tr>
<tr>
<td>All other accessory uses</td>
<td>No minimum</td>
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</tbody>
</table>
(i) the setback from the boundary of the highway right-of-way be less than 7.6 metres (25 ft.).
(ii) the setback from any side or rear lot line be less than 6 metres (20 ft.).

902.3 Building Dimensions

1. The building, or any portion thereof, housing general store, delicatessen store and retail bake shop uses, whether present on the parcel in combination or as an individual principal use, shall not exceed a gross floor area of 240 square metres (2,500 sq. ft.).

2. The building, or any portion thereof, housing workshops for the assembly and repair of specialized equipment and forming part of an artisan-craft workshop use shall not exceed a gross floor area of 186 square metres (2,000 sq. ft.).

3. Maximum height of buildings and structures in the C-1 zone shall not exceed two stories and shall not exceed 10 metres (32.8 ft.).

902.4 Siting and Size of Uses

1. The maximum gross area of the parcel devoted to antique and/or flea market uses shall not exceed 140 square metres (1,500 sq. ft.).

903 REGULATIONS RESPECTING THE AREA, SHAPE, AND DIMENSIONS OF NEW PARCELS CREATED BY SUBDIVISION

903.1 Minimum Parcel Size

Subject to the conditions of Division Three, Sections 303 and 305, the minimum parcel size for all parcels of land that may be created by subdivision, in the LOCAL COMMERCIAL (C-1) Zone, shall be as follows:

(i) where there is both an approved community water system and an approved community sanitary sewer system available, or provided upon subdivision, the minimum parcel size shall be 1000 square metres (10,764 sq. ft.);

(ii) where an approved community water system is available, or is provided upon subdivision, the minimum parcel size shall be 0.4 hectare (1.0 acre);

(iii) where on-site services are available, subject to section 303, the minimum parcel size shall be one (1) hectare.

903.2 Minimum Frontage
The minimum frontage for new parcels created by subdivision in the LOCAL COMMERCIAL (C-1) zone shall be 30 metres (98.4 ft.).

904 SCREENING

Where a C-1 zone adjoins or abuts a residential or mobile home park zone all buildings and structures and outdoor storage uses shall be screened by a solid, view-obstructing fence not less than 1.8 metres (5.905 ft.) and not more than 2.5 metres (8.202 ft.) in height along the boundary of the C-1 zone which adjoins or abuts any such residential or mobile home park zone.

905 SIGNS

Subject to the conditions of DIVISION THREE, Section 302(8), permitted signs and similar advertising devices in the C-1 zone shall not exceed 5 square metres (53 sq. ft.) in total on any one parcel.

906 OFF-STREET PARKING AND LOADING

1. Off-street parking shall be provided in accordance with the provisions of DIVISION NINETEEN and Schedule A of this Bylaw.

2. All off-street parking and loading spades shall be so arranged that all vehicular manoeuvres necessary for the direct entry or exit from a parking or loading space shall take place off the highway right-of-way.

3. At least one (1) off-street parking space in any parking area shall have a minimum width of 3.75 metres in order to allow sufficient access to vehicles by persons confined to wheelchairs. Such spaces shall be located as close as possible to the entrance of the use or structure and shall be reserved and designated for handicapped persons.
DIVISION TEN - HIGHWAY COMMERCIAL - C-2

1000 PERMITTED USES OF LAND, BUILDINGS AND STRUCTURES

Principal Uses Limited to:

a. Service station, including cardlock stations, retail propane and natural gas and diesel sales for the travelling public.

b. Motel or motor hotel.

c. Restaurant or coffee shop.

d. Tourist information service.

e. Campground, subject to the conditions of Section 300 (3-g).

f. Marina.

g. One-family residential use.

h. Animal hospital and animal grooming, excluding kennels.

i. Sale of nursery stock, plants, seeds, etc.

j. Auction rooms.

k. Workshops and yards for trade contractors.

l. Sales, servicing, repair and rental of trucks, farm equipment, automobiles, boats, trailers, and small equipment.

m. Bulk propane, natural gas, and heating oil storage for commercial distribution.

n. Building supply and lumber yards.

o. Mini-storage facility use [subject to Section 300(3)t].

Accessory Uses Limited to:

a. Uses accessory to a principal service station use limited to:

i) Convenience store.

ii) Sani-dump, where approved community water and sewer system is available.

iii) Commercial vehicle storage but excluding automobile wrecking and salvaging.
b. Accessory advertising.

c. One-family residential use.

d. Cottage industry, subject to the conditions of DIVISION THREE, Section 300 3(r).

e. Home occupation, subject to the conditions of DIVISION THREE, Section 300 (3-c).

1001 DENSITY REGULATIONS

1001.1 There shall be no more than one (1) one-family residence on a lot; except that, where the principal use is a "mini-storage facility use", one (1) one-family residence, and one (1) accessory one-family residence is permitted per lot.

1001.2 Floor/area ratio (maximum)

N/A

1001.3 Maximum Lot Coverage (maximum)

a. For all buildings and structures – 35%.

1002 REGULATIONS RESPECTING THE SITING, SIZE, AND DIMENSIONS OF BUILDINGS, STRUCTURES AND USES

1002.1 Minimum Site Areas:

The following minimum site areas are required for each use specified according to the level of service provided. Where a combination of uses is on the same parcel, these minimum site areas are cumulative.
1002.2 Building Setbacks:

a. For all uses excluding campgrounds:

No building, structure or part thereof shall be located closer to the boundary of the highway right-of-way or to a side or rear lot line than 0.75 m (2.5 ft.) for every 0.3 m (1.00 ft.) of height, except that in no case shall:

i) the setback from the boundary of the highway right-of-way be less than 7.6 m (25 ft.)

ii) the setback from any side or rear lot line be less than 6 m (20 ft)

b. For Campgrounds Uses:

i) no building, structure or part thereof shall be located closer than 7.6 m (25 ft.) from any interior or exterior lot line, and
ii) no building or part thereof, no structure or recreational vehicle shall be located within a campground closer than:

1. 12.5 m (41 ft.) from the centre line of any interior collector or distributor road which provides for parking on both sides;

2. 12 m (39.37 ft.) from the centre line of any other two-way interior collector, distributor road, interior minor road or cul-de-sac;

3. 10 (32.81 ft.) from the centre line of any interior one-way minor road.

c. Notwithstanding the provisions of Sections 1002 1(a) and 1003 1(b), all buildings and structures used to shelter, confine or corral, breed, feed, store or exercise animals shall be set back in accordance with the siting requirements of Section 302 (1) (b) and 302 (a) (c) of this Bylaw.

1002.3 Building Dimensions

a. Building height. No building or structure shall exceed 10 metres (32.8 ft.) or two stories in height, whichever is the lesser.

b. The building or any portion thereof, containing a convenience store retail use shall not exceed a gross floor area of 140 m² (1,500 sq. ft.).

c. The building or portion thereof, containing a motel or motor hotel use shall provide a minimum of 23 m² (247.5 sq. ft.) of gross floor area per rental unit.

1002.4 Siting and Size of Uses

a. Commercial vehicle storage, outside a building as a permitted use, shall be limited to that part of the lot surfaced with asphalt, concrete or other dust-free material and shall not exceed a total lot coverage of twenty-five percent (25%).

b. No outside commercial vehicle storage shall be permitted in the front yard of a building.
1003 REGULATIONS RESPECTING THE AREA, SHAPE, AND DIMENSIONS OF NEW PARCELS CREATED BY SUBDIVISION

1003.1 Minimum Parcel Size

Subject to the conditions of Division Three, Sections 303 and 305, the minimum parcel size for all parcels of land that may be created by subdivision, in the HIGHWAY COMMERCIAL (C-2) zone, shall be as follows:

i) where an approved community water system is available, or is provided upon subdivision, the minimum parcel size shall be 4,000 m² (.98 ac.)

ii) where there is both an approved community water system and an approved community sanitary sewer system available, or provided upon subdivision, the minimum parcel size shall be 2,000 m² (.49 ac.)

iii) where on-site services are available, subject to Section 303, the minimum parcel size shall be 2 hectares (5 ac.)

1003.2 Minimum Frontage

The minimum frontage for new parcels in the C-2 zone shall be 45 metres (147.6 ft.).

1004 SCREENING

Where a C-2 Zone adjoins or abuts a residential or mobile home park zone all buildings and structures and outdoor storage uses shall be screened by a solid, view-obstructing fence not less than 1.8 m (5.905 ft.) and not more than 2.5 m (8.202 ft.) in height along the boundary of the C-2 zone which adjoins or abuts any such residential or mobile home park zone

1005 SIGNS

Subject to the conditions of DIVISION THREE, Section 302(8), permitted signs and similar advertising devices shall not exceed 5.0 m² (53.8 sq. ft.) in area on any one parcel.

1006 OFF-STREET PARKING AND LOADING

(a) Off-street parking and loading shall be provided in accordance with the provisions of Division Nineteen and Schedule "A" of this Bylaw.

(b) All off-street parking and loading spaces shall be so arranged that all vehicular manoeuvres necessary for the direct entry to or exit from a parking or loading space shall take place off the highway right-of-way.
DIVISION ELEVEN - RESOURCE INDUSTRIAL - I-1

"The purpose of this zone is to accommodate those industrial uses necessary to the extraction, primary processing, transport and manufacture of products from primary natural resource materials, and particularly those uses which require ample space for outdoor storage and materials handling operations together with sufficient surrounding area to minimize conflict with nonindustrial uses."

1100 PERMITTED USES

(a) Log-booming ground, mine shaft, and similar uses necessary to the extraction, processing and transport of primary forest, mineral and other natural resource materials.

(b) Uses necessary to the primary manufacture of products from forest, mineral and other extracted natural resource materials, such as sawmill, pole treatment plant, gravel sorting, screening and crushing.

(c) Offices ancillary to the operation of any of the above.

(d) Accessory outdoor storage.

(e) Accessory one-family residence, located above or behind the principal use.

(f) Accessory buildings and uses, including materials handling equipment, scales and storage buildings.

(g) Accessory advertising.

(h) Farm.

(i) Medical marihuana grow operation. [Byl # 1252, 2014]

1101 SIGNS

Subject to the conditions of Division Three, Section 302(8) permitted signs and similar advertising devices shall not exceed fifty (50) square feet in total on any one site.

1102 REGULATIONS RESPECTING AREA, SHAPE, AND DIMENSIONS OF NEW PARCELS TO BE CREATED BY SUBDIVISION

Subject to the conditions of Division Three, Sections 303 and 305, the minimum parcel size shall be as follows:

a) Where there is not an approved community water system available to service the parcel, the minimum parcel size shall be 4 hectares (9.884 acres).
b) Where there is an approved community water system available to service the parcel, the minimum parcel size shall be 0.8 hectare (1.977 acres).

1103 SETBACKS

(a) **Highway:** All buildings and structures shall be set back 25 feet from the Highway right-of-way or a greater distance as may be required by the Ministry of Highways and Public Works of the Province of British Columbia.

(b) **Side and Rear:** Subject to the provisions of subparagraph (c) of this Section, no building, structure or part thereof shall be located closer than 25 feet to any side or rear lot line.

(c) Where an I-1 zone adjoins or abuts a residential or commercial zone, all buildings and structures shall be sited so that there shall be a minimum setback of 50 feet from the boundary of any such adjoining or abutting residential or commercial zone. Screening shall be required in accordance with Section 1104, hereunder.

1104 SCREENING

Where an I-1 zone adjoins or abuts a residential or commercial zone all buildings, structures, and accessory outdoor storage uses shall be screened by a solid, uniformly painted board fence not less than 6 feet and not more than 8 feet in height along the boundary of the I-1 zone which adjoins or abuts any such residential or commercial zone. No material within the I-1 zone shall be piled to a greater height than that of the fence within 25 feet of said fence. The fence shall be maintained in good condition at all times.

1105 HEIGHT

The maximum height of buildings and structures shall not exceed 50 feet.

1106 OFF-STREET PARKING AND LOADING

(a) Off-street parking and loading shall be provided in accordance with the provisions of Division Nineteen and Schedule "A" of this Bylaw.

(b) All off-street parking and loading spaces shall be so arranged that all vehicular manoeuvres necessary for the direct entry to or exit from a parking or loading space shall take place off the highway right-of-way.
DIVISION TWELVE - SERVICE INDUSTRIAL - I-2

"The purpose of this zone is to designate land that, because of location and adjacent development, is best suited for intensive light manufacturing warehousing and wholesaling functions primarily accessory to the community at large, on parcels of 10,000 square feet or more depending upon the level of services".

1200 PERMITTED USES

(a) Light manufacturing, including woodworking and metalworking shops.
(b) Workshops and yards for trade contractors.
(c) Automobile and tire workshops, including body repair and painting; tire retreading and rebuilding.
(d) Public works yard and similar public service facilities.
(e) Building supply and lumber yards.
(f) Sewage disposal plant; refuse incinerator.
(g) Cold storage plant and frozen food lockers.
(h) Warehousing and wholesaling establishments.
(i) Fuel storage and wholesale distribution.
(j) Truck terminal, cartage and delivery service.
(k) Ready mix concrete, asphalt plants; concrete products.
(l) Printing, publishing, and allied trades.
(m) Beverage bottling and distribution.
(n) Facilities to wash, service or repair motor vehicles or farm machinery.
(o) Auto wrecking and junk yard, subject to the conditions of Section 1202(b) hereunder.
(p) The treatment and baling of refuse, junk and scrap materials, provided that such treatment and baling is conducted entirely within an enclosed building.
(q) Outdoor storage, subject to the conditions of Section 1202 (b), hereunder.
(r) Veterinary clinics and establishments for the boarding of pets.
(s) Offices ancillary to the operation of any of the above uses.
(t) Coffee shop, subject to the conditions of Section .1202.(c,) hereunder.

(u) Accessory one-family residence, located above or behind the principal use.

(v) Accessory buildings and uses, including materials handling equipment, scales and storage buildings.

(w) Accessory advertising.

(x) Medical marihuana grow operation. [Byl # 1252, 2014]

1201 SIGNS

Subject to the conditions of Division Three, Section 302(8) permitted signs and similar advertising devices shall not exceed fifty (50) square feet in total on any one site.

1202 CONDITION OF USE

(a) All permitted industrial activity not contained entirely within a building shall be screened in accordance with Section 1205, hereunder.

(b) Notwithstanding the provisions of sub-clause (a) of this Section all auto wrecking, outdoor storage, and worksyards shall be completely enclosed by a solid, uniformly painted board fence, not less than 8 feet and not more than 12 feet in height. No material shall be piled to a greater height than that of the enclosing fence. The fence shall be maintained in good condition at all times.

(c) A coffee shop shall be permitted if the floor area devoted to public patronage does not exceed 750 square feet and if such shop is an accessory use.

1203 REGULATIONS RESPECTING AREA, SHAPE, AND DIMENSIONS OF NEW PARCELS TO BE CREATED BY SUBDIVISION

Subject to the conditions of Division Three, Sections 303 and 305, the minimum parcel size shall be as follows:

(a) Where there is not an approved community sanitary sewer system or an approved community water system available to service the parcel, the minimum parcel size shall be 4 hectares (9.884 acres).

(b) Where there is an approved community water system available to service the parcel, the minimum parcel size shall be 929 square metres (10,000 ft²).
1204 SETBACKS

(a) Highway: All buildings and structures shall be set back 25 feet from the highway right-of-way or a greater distance as may be required by the Ministry of Highways and Public Works of the Province of British Columbia.

(b) Side and Rear: No building, structure or part thereof shall be located closer than 25 feet to a side or rear lot line. Screening shall be required in accordance with Section 1205, hereunder.

1205 SCREENING

Where an I-2 zone adjoins or abuts a residential or commercial zone all buildings and structures shall be screened by a solid, view obstructing fence not less than 6 feet and not more than 8 feet in height along the boundary of the I-2 zone which adjoins or abuts any such residential or commercial zone. No material within the I-2 zone shall be piled to a greater height than that of the fence within 25 feet of said fence. The fence shall be maintained in good condition at all times.

1206 HEIGHT

The maximum height of buildings and structures shall not exceed forty (40) feet.

1207 OFF-STREET PARKING AND LOADING

(a) Off-street parking and loading shall be provided in accordance with the provisions of Division Nineteen and Schedule "A" of this Bylaw.

(b) All off-street parking and loading spaces shall be so arranged that all vehicular manoeuvres necessary for the direct entry to or exit from a parking or loading space shall take place off the highway right-of-way.
DIVISION THIRTEEN - PARK – P-1

"The purpose of this zone is to identify public lands that because of National, Provincial or Regional Park designation, require protection from potential sources of pollution and other causes of environmental deterioration."

1300 PERMITTED USES

(a) Civic, limited to park, playground, museum, and similar uses.

(b) Campground, subject to the conditions of Division Three, Section 300(3-g).

(c) Outdoor recreation, subject to the condition of Division Three, Section 300(3-n).

(d) Golf course, subject to the conditions of Division Three, Section 300(3-i).

(e) Staff accommodations for park personnel.

(f) Historic sites, buildings, and markers.

(g) Accessory one-family residence, located above or behind a principal use.

(h) All necessary outbuildings, accessory structures and uses subject to the conditions of Division Three, Section 302(1-b).

(i) Accessory advertising, subject to Division Three, Section 302(8).

1301 REGULATIONS RESPECTING AREA, SHAPE, AND DIMENSIONS OF NEW PARCELS TO BE CREATED BY SUBDIVISION

There shall be no subdivision of land within a P-1 zone.

1302 SETBACKS

All buildings, structures and parts thereof shall be sited so that there shall be a minimum setback of 25 feet from the right-of-way boundary of a road allowance, or a minimum setback of 58 feet from the center line of said allowance, whichever is the greater distance from the road center line.

1303 OFF-STREET PARKING

Off-street parking shall be provided in accordance with the provisions of Division Nineteen and Schedule "A" of this Bylaw.
DIVISION FOURTEEN - PARK RESERVE - P-2

"The purpose of this zone is to identify and preserve lands having potential for future park, wildlife sanctuaries, ecological reserves historic sites and similar uses, and to provide policies to help prevent irreversible damage to the recreation potential of the designated lands."

1400 PERMITTED USES

(a) Farm.

(b) One-family residence or mobile home subject to the conditions of Division Three, Section 300(3-e-i,ii,iii), or modular home subject to the conditions of Division Three, Section 300(3-e-i, ii,iv).

(c) Mobile home, subject to the conditions of Division Three, Section 300(3-f).

(d) Accessory employee residence, subject to the conditions of Division Three, Section 300 (3-d).

(e) Accessory produce sales, provided that the gross floor area does not exceed 300 square feet.

(f) Home occupation, subject to the conditions of Division Three, Section 300(3-c).

(g) [Deleted]

(h) Golf course, subject to the conditions of Division Three, Section 300(3-i).

(i) Fair.

(j) Accessory advertising, subject to the conditions of Division Three, Section 302(8), and limited to one sign of appropriate size for each street frontage upon which the lot or site abuts.

(k) All necessary outbuildings, accessory structures and uses, including barns and animal shelters, subject to the conditions of Division Three, Section 302(1-c).

(l) Accessory outdoor storage of firewood for commercial purposes and sale of firewood [subject to Section 300(3)(q)].

1401 CONDITION OF USE

There shall be not more than one (1) one-family residence or mobile or modular home on a lot except as permitted by Section 1400 (c) and (d) of this Division.
1402 REGULATIONS RESPECTING AREA, SHAPE, AND DIMENSIONS OF NEW PARCELS TO BE CREATED BY SUBDIVISION

Subject to the conditions of Division Three, Sections 303 and 305, the minimum parcel size shall be 8 hectares (19.77 acres).

1403 SETBACKS

(a) Highway: No building or part thereof, mobile home or unit, modular home or structure shall be located closer than 25 feet to the right-of-way boundary of a road allowance or flanking street, or closer than 58 feet to the center line of said allowance or street, whichever is the greater distance from the road or street center line.

(b) Side and Rear: No building or part thereof, mobile home or unit, modular home or structure shall be located closer than 25 feet to any side or rear lot line.

1404 OFF-STREET PARKING

Off-street parking shall be provided in accordance with the provisions of Division Nineteen and Schedule "A" of this Bylaw.
DIVISION FIFTEEN - LIMITED USE - L-1

"This zone designates land that has difficult site features, servicing problems or limited access, and land or water that serves as major transportation routes and waterways, and is best suited for rural uses and transportation uses in parcels of 20 acres or more."

1500 PERMITTED USES

(a) Farm

(b) One-family residence, or mobile home subject to the conditions of Division Three, Section 300(3-e-i,ii,iii), or modular home subject to the conditions of Division Three, Section 300(3-e-i,ii,iv).

(c) Mobile home, subject to the conditions of Division Three Section 300(3-f).

(d) Accessory employee residence, subject to the conditions of Division Three, Section 300(3-d).

(e) Accessory produce sales, provided that the gross floor area does not exceed 300 square feet.

(f) Home occupation, subject to the conditions of Division Three, Section 300(3-c).

(g) Civic.

(h) [Deleted]

(i) Outdoor recreation, subject to the conditions of Division Three, Section 300(3-n).

(j) [Deleted]

(k) Kennel, subject to the conditions of Division Five, Section 504.

(l) Cemetery.

(m) Extraction of raw materials, subject to the conditions of Division Three, Section 300(3-j).

(n) Private aircraft landing strip, subject to the conditions of Division Three, Section 300(3-h).

(o) Accessory advertising, subject to Division Three, Section 302(8), and limited to one sign of appropriate size for each street frontage upon which the lot or site abuts.
(p) All necessary outbuildings, accessory structures and uses, including barns and animal shelters, subject to the conditions of Division Three, Section 302(1-c).

(q) [Deleted]

(r) Accessory outdoor storage of firewood for commercial purposes and sale of firewood [subject to Section 300(3)(q)].

(s) [no record of this having been added or deleted]

(t) Accessory Cottage Industry, subject to the conditions of DIVISION THREE, Section 300(3)(r)."

(u) Medical marihuana grow operation. [Byl # 1252, 2014]

1501 CONDITION OF USE

There shall be not more than one (1) one-family residence or mobile or modular home on a lot except as permitted by Section 1500(c) and (d) of this Division.

1502 SIGNS

Signs, sign boards and advertising devices, shall be subject to the conditions of Division Three, Section 302(8).

1503 REGULATIONS RESPECTING AREA, SHAPE, AND DIMENSIONS OF NEW PARCELS TO BE CREATED BY SUBDIVISION

Subject to the conditions of Division Three, Sections 303 and 305, the minimum parcel size shall be 8 hectares (19.77 acres).

1504 SETBACKS

(a) Highway: No building or part thereof, mobile home or unit, modular home or structure shall be located closer than 25 feet to the right-of-way boundary of a road allowance or flanking street, or closer than 58 feet to the center line of said allowance or street, whichever is the greater distance from the road or street center line.

(b) Side and Rear: No building or part thereof, mobile home or unit, modular home or structure shall be located closer than 25 feet to any side or rear lot line.
1505 **OFF-STREET PARKING**

Off-street parking and loading shall be provided in accordance with the provisions of Division Nineteen and Schedule "A" of this Bylaw.
DIVISION SIXTEEN-INSTITUTIONAL - L-2

"This zone designates land that is used for, held for, or otherwise is best suited principally for major public and semi-public institutional purposes on parcels of 80 acres or more."

1600 PERMITTED USES

(a) A building, structure or use permitted in an L-1 zone.

(b) Institutional, including Provincial Forest, aeroport, watershed and other uses of similar character.

(c) Civic.

(d) [Deleted]

1601 SIGNS

Signs, sign boards and advertising devices, shall be subject to the conditions of Division Three, Section 302(8).

1602 REGULATIONS RESPECTING AREA, SHAPE, AND DIMENSIONS OF NEW PARCELS TO BE CREATED BY SUBDIVISION

Subject to the conditions of Division Three, Sections 303 and 305, the minimum parcel size shall be 32 hectares (79.07 acres).

1603 SETBACKS

(a) Highway: No building or part thereof, mobile home or unit, modular home or structure shall be located closer than 25 feet to the right-of-way boundary of a road allowance or flanking street, or closer than 58 feet to the center line of said allowance or street, whichever is the greater distance from the road or street center line.

(b) Side and Rear: No building or part thereof, structure, mobile home or unit, modular home or structure shall be located closer than 25 feet to any side or rear lot line.

1604 OFF-STREET PARKING AND LOADING

(a) Off-street parking and loading shall be provided in accordance with the provisions of Division Nineteen and Schedule "A" of this Bylaw.
(b) All off-street parking and loading spaces shall be so arranged that all vehicular manoeuvres necessary for the direct entry to or exit from a parking or loading space shall take place off the highway right-of-way.
DIVISION SEVENTEEN - AIRPORT – AP

"The purpose of this zone is to designate land that because of suitable topography and close proximity to built-up areas and major transportation routes is best suited for an airport and the services customarily associated with aircraft and airports."

1700 PERMITTED USES

(a) Airport.

(b) Aeronautical sales and service.

(c) School for flying instruction.

(d) Cafe, coffee shop, or restaurant subject to the conditions of Section 1702(b), hereunder.

(e) Accessory one-family residence, located above or behind the principal use.

(f) Accessory storage, subject to the conditions of Section 1702(a), hereunder.

(g) Accessory advertising, subject to the conditions of Section 1701, hereunder.

1701 SIGNS

Signs, sign boards and accessory advertising devices shall be:

(a) subject to the conditions of Division Three, Section 302 (8)

(b) limited to signs affixed to or painted on the exterior wall of a building; and

(c) limited to a maximum area of two hundred (200) square feet.

1702 CONDITIONS OF USE

(a) Accessory storage, exclusive of the parking of serviceable aircraft, shall be entirely within enclosed buildings.

(b) A cafe, coffee shop or restaurant shall be permitted if the gross floor area devoted to public patronage does not exceed 1,000 square feet.

1703 REGULATIONS RESPECTING AREA, SHAPE, AND DIMENSIONS OF NEW PARCELS TO BE CREATED BY SUBDIVISION

Subject to the conditions of Division Three, Sections 303 and 305, the minimum parcel size shall be 32 hectares (79.07 acres).
1704 SETBACKS

(a) **Highway:** All buildings and structures shall be set back 25 feet from the Highway right-of-way or a greater distance as may be required by the Ministry of Highways and Public Works of the Province of British Columbia.

(b) **Side and Rear:** No building, structure or part thereof shall be located closer than 25 feet to any side or rear lot line.

1705 HEIGHT

The maximum height of buildings and structures shall be as determined by Transport Canada.

1706 OFF-STREET PARKING AND LOADING

Off-Street parking and loading shall be provided in accordance with the provisions of Division Nineteen and Schedule "A" of this Bylaw.
DIVISION EIGHTEEN - RURAL AIRPORT - RAP

In a Rural-Airport (RAP) Zone all of the regulations of the Rural (R) Zone shall be applicable except that the maximum height of buildings and structures shall not exceed Eighteen (18) feet.
DIVISION NINETEEN - OFF-STREET PARKING AND LOADING

1900 CONDITIONS OF USE

(a) 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.

(b) 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.

1901 OFF-STREET PARKING SITE SPECIFICATIONS

(a) The minimum number of off-street parking spaces required for each use shall conform to Schedule "A" of 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) In cases where parking requirements for certain uses are shown specifically, the same shall apply even if the same uses are included in zones for which parking requirements are also specified.

(d) Required spaces shall be provided on the same lot as the building for which they are required, unless otherwise stipulated in this Bylaw.

(e) Every off-street parking space shall have at all times convenient vehicle access to a public thoroughfare.

(f) Except in the case of off-street parking spaces required for a one-family or a two-family residential use:

   i) the width of each parking space shall be not less than 8 feet and 6 inches, the height shall be not less than 7 feet, and the length shall be not less than 20 feet;

   ii) a parking space which adjoins a fence of structure greater than one foot in height shall be increased in width to no less than 9 feet and 6 inches;

   iii) a parking space which adjoins a lot line common to a road allowance shall be sited one foot or more from such lot line;

   iv) a parking lot required by this Bylaw may have access to and egress from a street or road via not more than two driveways of not less than 10 feet nor more than 25 feet wide each, provided that one additional...
driveway may be added for each 5,000 square feet of parking area in excess of 10,000 square feet;

v) except in the case of a one-family or a two-family residence, one mobile or modular home per lot, accessory produce sales, and parks of less than one acre, all parking spaces whether or not required under this Bylaw shall be so arranged that all vehicular manoeuvres required immediately prior to entering and immediately after leaving any parking space shall not take place on any highway right-of-way;

vi) every parking lot required by this Bylaw shall be either hard surfaced or gravelled in its entirety in order to render the lot free from mud and dust at all times; and

vii) every 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.

(g) 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: 25' 17'6" 16' 14'6" 13'

(h) Where a driveway width is less than 18 feet one-way traffic only shall be permitted.

1902 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 vehicles 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 20,000 square feet or any part thereof, of gross floor area or site area;

ii) each off-street loading space shall be no smaller in area than 375 square feet, provided that the width of each such space shall be no less than 10 feet, and the height no less than 14 feet;

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 gravelled in order to render the off-street loading use free from mud and dust at all times.
DIVISION TWENTY - LIGHT MANUFACTURING - M-1

The purpose of this zone is to identify lands which, because of location and adjacent development are best suited for clean, non-noxious, light industrial processing, warehousing and wholesale uses on parcels of 930 m$^2$ (10,010 square feet) or more depending upon the level of services.

2000 PERMITTED USES

(a) Light manufacturing, including woodworking, metalworking and machine shops.

(b) Automobile workshops, but excluding automobile wrecking and salvaging.

(c) Workshops and yards for trade contractors.

(d) Building supply and lumber yards.

(e) Tire sales and rebuilding.

(f) Cold storage plant and frozen food lockers.

(g) Auction houses, including storage and sale.

(h) Storage and sale of feed and fertilizer.

(i) Household and other small appliance sales and service establishments.

(j) Laundries and dry-cleaning establishments, but excluding laundromats, where the property is serviced by an approved community sanitary sewer system.

(k) Warehousing and wholesaling establishments.

(l) Printing, publishing and allied trades.

(m) Commercial vehicle storage.

(n) Bulk propane and heating oil storage for commercial distribution.

(o) Beverage bottling and distribution, where the property is serviced by an approved community sanitary sewer system.

(p) Offices ancillary to the operation of any of the above uses.

(q) Coffee shop, as an accessory use.

(r) Accessory outside storage.

(s) Accessory one-family residence, located above or behind the principal use.
(t) Accessory buildings and uses, including materials handling equipment, scales and storage buildings.

(u) Accessory advertising.

(v) Mini-storage facility use [subject to Section 300(3)t].

(w) Medical marihuana grow operation. [Byl # 1252, 2014]

2001 CONDITION OF USE

(a) Outside storage, other than commercial vehicle storage:

(i) Outside storage shall be permitted only as an accessory use.

(ii) Except as otherwise provided for in a Development Permit issued by the Regional District, lot coverage of stored materials and equipment shall not exceed that which is specified in Table 1:

<table>
<thead>
<tr>
<th>Parcel Size</th>
<th>On First 0.4 ha</th>
<th>0.4 – 1.0 ha</th>
<th>1.0 – 4.0 ha</th>
<th>Max. Allowable</th>
</tr>
</thead>
<tbody>
<tr>
<td>less than 0.4 ha</td>
<td>20%</td>
<td>--</td>
<td>--</td>
<td>0.08 ha (0.2 acres)</td>
</tr>
<tr>
<td>up to 1.0 ha</td>
<td>20%</td>
<td>+ 15%</td>
<td>--</td>
<td>0.17 ha (0.4 acres)</td>
</tr>
<tr>
<td>up to 4.0 ha</td>
<td>20%</td>
<td>+ 15%</td>
<td>+ 10%</td>
<td>0.47 ha (1.2 acres)</td>
</tr>
<tr>
<td>over 4.0 ha</td>
<td>--</td>
<td>up to a maximum of</td>
<td></td>
<td>0.50 ha (1.25 acres)</td>
</tr>
</tbody>
</table>

(iii) No outside storage shall be permitted in the front yard of a building.

(iv) The outside storage of salvage, scrap or junk shall not be permitted.

(b) Commercial Vehicle Storage

(i) Notwithstanding subsection (a), commercial vehicle storage, outside a building as a permitted use, shall be limited to that part of the lot surfaced with asphalt, concrete or other dust-free material and shall not exceed a total lot coverage of fifty percent (50%).

(ii) No outside commercial vehicle storage shall be permitted in the front yard of a building.

(c) Storage of Bulk Propane and Heating Oil for Commercial Distribution
Notwithstanding any other provisions of this bylaw with respect to setbacks and siting, only those structures and buildings having the approval of the Fire Commissioner, pursuant to the Fire Services Act and any amendments and regulations thereto, shall be permitted to be used for the storage of propane and/or heating oil for commercial distribution.

(d) All permitted industrial activity shall be screened in accordance with Section 2005.

(e) Nothing shall be done which is or will become an annoyance, nuisance or glare, nor shall anything be done which creates or causes a health, fire or explosion hazard or electrical interference.

(f) No use shall be permitted which produces noise or vibrations perceptible at any point on any lot line between the hours of 11:00 p.m. and 6:30 a.m.

(g) Front yards shall be landscaped or screened by natural growth or paved, and side yards required for access shall be maintained adequately drained and free of dust at all times.

(h) A coffee shop shall be permitted at one location only on any parcel and provided that the floor area devoted to public patronage does not exceed 70 m² (753 square feet) and provided that the shop is an accessory use.

(i) An accessory one-family residential use:

   (i) shall be located within the principal building housing the permitted industrial activity.

   (ii) shall be fully separated from the industrial use by walls or a floor.

   (iii) shall be provided with an entrance separate from that of the industrial use.

   (iv) shall have a minimum floor area of 70 m² (753 square feet).

(j) An office use accessory to an industry shall not exceed fifteen percent (15%) of the floor area utilized by that industry.

2002 REGULATIONS RESPECTING AREA, SHAPE, AND DIMENSIONS OF NEW PARCELS TO BE CREATED BY SUBDIVISION

Subject to the conditions of Division Three, Sections 303 and 305, the minimum parcel size shall be as specified in Table 2:

<table>
<thead>
<tr>
<th>SERVICES*</th>
<th>MINIMUM</th>
</tr>
</thead>
</table>

Consolidated Zoning Bylaw No. 85
Laidlaw/south half of Area “B”
Fraser Valley Regional District
Division Twenty Light Manufacturing – M-1

<table>
<thead>
<tr>
<th>PARCEL SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water and sewer</td>
</tr>
<tr>
<td>Water supply, no sewer</td>
</tr>
<tr>
<td>No water, no sewer</td>
</tr>
</tbody>
</table>

* In this column, the term "water" refers to an approved community water system and the term "sewer" refers to an approved community sanitary sewer system.
** Subject to approval by the Medical Health Officer

2003 MINIMUM FRONTAGE

The minimum frontage of a parcel shall be ten percent (10%) of the perimeter of that parcel or 20.12 metres (66 feet) whichever is the greater.

2004 SETBACKS

Except as otherwise provided for in a Development Permit issued by the Regional District, no building, structure or part thereof shall be located closer to a lot line than specified in Table 3:

<table>
<thead>
<tr>
<th>TABLE 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>SETBACKS FROM LOT LINES AND HIGHWAY</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LOT LINE</th>
<th>Where lot line abuts a public road or highway right-of-way</th>
<th>Where lot line abuts a residential, commercial, or campground/holiday park zone</th>
<th>Where lot line abuts any zone other than a residential, commercial or campground/holiday park zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>8 m (26 ft.)*</td>
<td>8 m (26 ft.)*</td>
<td>8 m (26 ft.)*</td>
</tr>
<tr>
<td>Interior side</td>
<td>---</td>
<td>8 m (26 ft.)</td>
<td>3 m (10 ft.)**</td>
</tr>
<tr>
<td>Exterior side***</td>
<td>8 m (26 ft.)*</td>
<td>8 m (26 ft.)*</td>
<td>8 m (26 ft.)*</td>
</tr>
<tr>
<td>Rear</td>
<td>10 m (33 ft.)*</td>
<td>15 m (49 ft.)</td>
<td>10 m (33 ft.)</td>
</tr>
</tbody>
</table>

*or a greater distance as may be required by the Ministry of Transportation and Highways.

**where no lane exists giving access to the rear yard, one side yard of a minimum width of 6 m (19.7 ft.) shall be provided.

*** "exterior" side lot line means a lot line, not being the front or rear lot line, common to the lot and a street.
2005 SCREENING

(i) Where an M-1 zone adjoins or abuts a residential, campground/holiday park or commercial zone, all buildings and structures shall be screened by a solid, view-obstructing fence or landscape hedge not less-than 1.8 m (6 feet) and not more than 2.4 m (8 feet) in height or by view-obstructing natural growth not more than 8 m (26 feet) in height along the boundary of the M-1 zone which adjoins or abuts any such residential, campground/holiday park or commercial zone. No material within the M-1 zone shall be piled against the fence or stacked to a greater height than that of the screen within 8 m (26 feet) of said screen. The fence shall be constructed of new materials and, unless constructed of aluminum, shall be painted or stained and kept painted or stained from time to time so as to maintain the wood or metal in good condition.

(ii) Where an M-1 zone adjoins or abuts any zone other than a residential, campground/holiday park or commercial zone, any outside storage area must be screened on all sides by a building, fence or natural growth.

2006 HEIGHT OF BUILDINGS

Maximum height of buildings or structures shall not exceed 10 metres (32.8 feet).

2007 SIGNS

Except as otherwise provided for in a Development Permit issued by the Regional District, and subject to the conditions of Division Three, Section 302(8), permitted signs and similar advertising devices shall not exceed 5 m² (53 sq. feet) in total on any one parcel.

2008 OFF-STREET PARKING AND LOADING

(a) Off-street parking and loading shall be provided in accordance with the provisions of Division Nineteen and Schedule "A" of this Bylaw except that the number of off-street parking spaces in the M-1 zone shall be one (1) per one (1) employee, computed on the basis of the greatest number of regular employees on a single shift, plus one (1) per 18.5 m² (199 sq. feet) of retail sales floor, plus one (1) per vehicle owned, leased or operated by the establishment.

(b) All off-street parking and loading spaces shall be so arranged that all vehicular manoeuvres necessary for the direct entry to or exit from a parking or loading space shall take place off the highway right-of-way.
DIVISION TWENTY-ONE - CAMPGROUND-HOLIDAY PARK - CHP

The purpose of this zone is to identify lands which, because of their location and physical environment, are suited for development as campgrounds, holiday parks and outdoor recreation on parcels of 1 hectare or more.

2100 PERMITTED USES

a) Campgrounds, subject to the conditions of Division Three, Section 300(3)(g).

b) Holiday Parks.

c) Golf course, subject to the conditions of Division Three, Section 300(3)(i).

d) One accessory one-family residence.

e) One accessory employee residence, subject to the conditions of Subsection 2101(a).

f) A second accessory employee residence, subject to the conditions of Subsection 2101(b).

g) Commercial retail uses clearly accessory to campgrounds and holiday parks, subject to the conditions of Subsection 2103(4)(c), including the retail sale of groceries, camping supplies and souvenirs, a cafe, or a restaurant.

h) All necessary accessory buildings and structures related to the operation of a campground or a holiday park.

i) Accessory leisure-time facilities related to the operation of a campground or holiday park but excluding commercial outdoor recreation and amusement parks.

2101 CONDITIONS OF USE

a) One accessory employee residence shall be permitted provided that:

i) the campground or holiday park consists of 80 or more sites or strata lots;

ii) the residence is to be the accommodation of a person directly involved in the operation of the campground or holiday park;

iii) the residence shall be a mobile home;

iv) the mobile home shall be placed on a foundation complying with the B.C. Building Code, shall be protected by an approved skirting, and shall be anchored to said foundation. In no case
shall the mobile home be placed on a permanent, walled foundation;

v) the site or lot for the mobile home shall meet the minimum site or lot area requirement as for an owner's or manager's residence, shown in Table 21-2.

b) A second employee residence shall be permitted provided that:

i) the campground or holiday park consists of 200 or more sites or lots;

ii) the residence is to be the accommodation of a person directly involved in the operation of the campground or holiday park;

iii) the residence is located in the building housing the accessory retail uses;

iv) the residence is fully separated from the accessory retail use by walls and/or a floor;

v) the residence is provided with an entrance separate from the entrance to the accessory retail use;

vi) the floor area of the residence shall be in accordance with Section 2103.4(d).

c) Permitted uses and structures on sites or strata lots shall be as shown in Table 21-1:

**Table 21-1**

<table>
<thead>
<tr>
<th>Type of Use or Structure:</th>
<th>Type of Site or Strata Lot</th>
<th>Recreational Camping Site or Strata Lot</th>
<th>Park Model Site or Strata Lot</th>
<th>Holiday Home Site or Strata Lot</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site or Lot in a Campground</td>
<td>Site or Lot in a Holiday Park</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recreational Vehicle</td>
<td>Permitted</td>
<td>Permitted</td>
<td>Permitted</td>
<td>Not Permitted</td>
</tr>
<tr>
<td>Park Model Trailer</td>
<td>Not Permitted</td>
<td>Not Permitted</td>
<td>Permitted</td>
<td>Not Permitted</td>
</tr>
<tr>
<td>Holiday Home</td>
<td>Not Permitted</td>
<td>Not Permitted</td>
<td>Not Permitted</td>
<td>Permitted</td>
</tr>
<tr>
<td>Ramada</td>
<td>Not Permitted</td>
<td>Permitted</td>
<td>Not Permitted</td>
<td>Not Permitted</td>
</tr>
<tr>
<td>Open Deck</td>
<td>Not Permitted</td>
<td>Not Permitted</td>
<td>Permitted</td>
<td>Permitted</td>
</tr>
</tbody>
</table>
Storage Shed | Not Permitted | Permitted | Permitted | Permitted
---|---|---|---|---
Accessory Garage or Storage | Not Permitted | Not Permitted | Not Permitted | Permitted
Mobile Home | Not Permitted\(^1\) | Not Permitted\(^1\) | Not Permitted\(^1\) | Not Permitted\(^1\)

\(^1\) Except in the case of an accessory employee residence in accordance with subsection 2101(a).

### 2102 DENSITY

a) The number of recreational camping sites or lots in a campground or a holiday park shall not exceed 40 sites per hectare of useable land.

b) The number of park model sites or lots in a holiday park shall not exceed 24 sites or lots per hectare of useable land.

c) The number of holiday home sites or lots in a holiday park shall not exceed 4.5 sites or lots per hectare of useable land except that where both an approved community water system and an approved community sanitary system are provided, the density shall not exceed 12.5 holiday home sites or lots per hectare of useable land.

d) For the purpose of computing the number of sites or strata lots permitted, 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.

e) No more than one tent, recreational vehicle, park model trailer or holiday home, as applicable and where permitted, shall be located on any recreational camping, park model, or holiday home site or strata lot.

### 2103 SITING, SIZE AND DIMENSION REGULATIONS

I. **Setbacks**

a) **General Setback Requirements:**

No building or structure or part thereof, recreational vehicle, park model trailer, or mobile or modular home shall be located closer than 8 metres from any public road or highway.
b) **Ancillary Building Setbacks:**

All ancillary buildings shall be located no closer than:

i) 9 metres from any recreational camping, park model, or holiday home site or strata lot boundary;

ii) 6 metres from any other site line or boundary;

iii) 6 metres from any internal road boundary.

c) **Recreational Camping Sites or Lots:**

i) All recreational vehicles and structures where permitted shall be located no closer than:

   a) 3 metres from a front site line or strata lot boundary or any internal roadway boundary;
   
   b) 0.9 metres from any side or rear site line or strata lot boundary;
   
   c) 3 metres from any structure or recreational vehicle on any adjacent site or lot.

ii) Any storage shed, where permitted, shall be located no closer than 4.5 metres from any internal roadway boundary.

d) **Park Model Sites or Lots:**

i) All park model trailers shall be located no closer than:

   a) 3 metres from the front or rear site line or strata lot boundary or any internal roadway boundary;
   
   b) 1 metre from the side site line or strata lot boundary;
   
   c) 6 metres from any other park model trailer.

ii) Any storage shed shall be located no closer than 4.5 metres from any internal roadway boundary.

iii) All open decks or other structures where permitted shall be located no closer than:

   a) 3 metres from the front or rear site line or strata lot boundary or any internal roadway boundary;
   
   b) 1 metre from the side site line or strata lot boundary;
Division Twenty-One

Campground-Holiday Park - CHP

c) 5 metres from a any park model trailer or structure on any adjacent site or strata lot.

e) **Holiday Home Sites or Strata Lots:**

All holiday homes, buildings or structures, mobile or modular homes shall be located no closer than:

i) 6 metres from the front or rear site line or strata lot boundary;

ii) 3 metres from the side site line or strata lot boundary.

2. **Site Area Regulations**

a) The minimum overall site area for the uses permitted in this Division shall be 1 hectare.

b) The minimum area for sites or strata lots shall be as shown in Table 21-2.

**TABLE 21-2**

<table>
<thead>
<tr>
<th>Type of Use</th>
<th>Site or Strata Lot Services</th>
<th>Minimum Area of Site or Strata Lot</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recreational Camping</td>
<td>water and sewer on each site or shared</td>
<td>130 m²</td>
</tr>
<tr>
<td>Park Model Trailer</td>
<td>water and sewer</td>
<td>250 m²</td>
</tr>
<tr>
<td>Holiday Home</td>
<td>water and sewer</td>
<td>560 m²</td>
</tr>
<tr>
<td></td>
<td>water only</td>
<td>2000 m²</td>
</tr>
<tr>
<td>Owner’s or Manager’s</td>
<td>water and sewer</td>
<td>560 m²</td>
</tr>
<tr>
<td>Residence</td>
<td>water only</td>
<td>2000 m²</td>
</tr>
</tbody>
</table>

**Note:** In Table 21-2, the term "water" means a connection to an approved community water system (for strata title holiday parks), or an approved water system (for holiday park cooperatives or for campgrounds), and the term "sewer" means a connection to an approved community sanitary sewer system. "Shared" means the service is provided at a common location(s) but individual site or lot hookups are not provided.
3. **Maximum Site Coverage**

The maximum site coverage for holiday home sites or lots shall be as follows:

a) where a connection to both a water and sewer system is provided the maximum site or lot coverage shall not exceed 45%; or

b) where a connection to only a water system is provided the maximum site or lot coverage shall not exceed 20%.

4. **Building Dimension Regulations**

a) The maximum height of buildings and structures shall be 9.1 metres.

b) Where permitted, a storage shed shall have a floor area of not less than 2.8 square metres and not more than 6.0 square metres, and shall not exceed a height of 2.4 metres.

c) Accessory retailing of food, camping supplies and souvenirs shall:

   i) be permitted at only one location, building or site within any campground or holiday park;

   ii) not exceed the maximum floor area shown in Table 21-3.

<table>
<thead>
<tr>
<th>Number of Sites or Strata Lots</th>
<th>Maximum Retail Floor Area (square metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>up to 50 sites or strata lots</td>
<td>55 m²</td>
</tr>
<tr>
<td>more than 50 sites or strata lots</td>
<td>55 m² + 1 m² per site or lot in excess of 50, up to a maximum area of 110 m²</td>
</tr>
</tbody>
</table>

d) A second accessory employee residence, where permitted, shall not exceed a floor area of 92 square metres.

2104 **REGULATIONS RESPECTING AREA, SHAPE, AND DIMENSIONS OF NEW PARCELS TO BE CREATED BY SUBDIVISION**

Subject to the conditions of Division Three, Sections 303 and 305, the minimum parcel size in the CHP zone shall be as follows:
a) The minimum parcel size of a parcel to be created by subdivision in the CHP zone, with the exception of individual strata-title lots to be created in a holiday park, shall be 1 hectare.

b) The minimum parcel size of a strata-title lot to be created in a holiday park in the CHP zone shall be the minimum site or strata lot area shown in Table 21-2.

2105 **SIGNS**

Subject to the conditions of Division Three, Section 302(8), one identifying sign to a maximum height of 1.8 metres above ground and to a maximum area of 3 square metres may be located at the principal entrance of a campground, holiday park, golf course, or outdoor recreation site.

2106 **OFF-STREET PARKING**

a) Off-street parking for all uses, including campgrounds, holiday parks, accessory retail use, accessory residential use, golf courses and outdoor recreation use shall be provided in accordance with the provisions of Division Nineteen and Schedule "A" of this Bylaw.

b) Easily-accessible car parking space or spaces, free of mud and graded for proper drainage, hard-surfaced or gravelled and dust-free, shall be provided as follows:

i) on each site or strata lot for recreational camping or for park models there shall be a minimum of one parking space;

ii) on each site or strata lot for holiday homes there shall be a minimum of two parking spaces;

iii) the parking spaces referred to in 2106(b)(i) and (ii), above, shall be located entirely upon the site or strata lot served by the parking spaces;

iv) for every three recreational camping sites or lots, or park model sites or lots, one additional guest parking space shall be provided. Guest parking spaces may be located in common areas in a holiday park and/or within widened internal road right of ways in areas reserved for guest parking;

v) on each residential site or lot for an owner, manager, or employee residence one parking space shall be provided for the residence plus two additional parking spaces for visitors and guests.
DIVISION TWENTY-TWO
RESIDENTIAL AND RECREATIONAL ASSEMBLY USE (L-4)

This zone designates land in areas of attractive natural assets with difficult site features or limited access, which by reason of its location away from the main centres of permanent settlement is best suited to low density group recreation and seasonal or temporary residence on large parcels.

2200 PERMITTED USES
All uses in this division are subject to the General Regulations of Section 300(3)(o).

(A) Principal uses limited to:
1. Private recreational or cultural facility.
2. Charitable, fraternal or philanthropic institution.
3. Educational institution.
4. Dude ranch.
5. Fishing or hunting camp.
6. Youth camp.
7. Private school.
8. Campground, excluding a holiday park (subject to Section 300(3)(g)).
10. Golf course (subject to Section 300(3)(i)).
11. Extended health care facility.
12. Farm.

(B) Accessory uses limited to:
1. Religious use.
2. Boarding stable or riding academy (subject to) Section 2201(B)(1)).
3. One-family residence (subject to Section 2201(B)(3)).
4. Retail use (subject to Section 2201(B)(7)).
5. Employee residential (subject to Section 2201(B)(4)).
6. Outdoor recreation strictly limited to those activities which are accessory to the principal uses listed in Section 2200(A); excludes amusement parks and commercial outdoor recreation.

7. Museums, art galleries, and related cultural, historical or educational facilities but excluding those facilities for which a user fee is charged, demanded or accepted.

2201 CONDITIONS OF USE

(A) CAMPGROUNDS

1. An owner's or manager's residential plot shall be permitted within a campground provided that the area of the plot is 700 m² (7,535 sq. ft.).

2. Accessory employee residences for campgrounds:

   (a) Where a campground consists of 80 or more existing sites, one accessory employee residence shall be permitted provided that:

      (i) the accommodation is to be the residence of a person directly involved in the operation of the campground;

      (ii) the residence shall be a pre-manufactured home assembled off-site, and shall be placed on a foundation complying with the provisions of the National Building Code of Canada and amendments thereto, shall be protected by an approved skirting, and shall be anchored to said foundation. In no case shall the home be placed on a permanent, walled foundation;

      (iii) the minimum site area of such accessory employee residential plot shall be 700 m² (7,535 sq. ft.);

      (iv) the following building setbacks are observed:

         - not less than 3 m (10 ft.) from the boundary of an internal road right-of-way

         - not less than 9 m (30 ft.) from the boundary of any camping space

         - not less than 15 m (50 ft.) from any other building;

   (b) Where a campground consists of 200 or more existing sites, a second employee residence shall be permitted provided that the residence:
(i) is the accommodation of a person directly involved in the operation of the campground;

(ii) is located in the building housing accessory retail uses;

(iii) is fully separated from accessory retail uses by walls or a floor;

(iv) is provided with an entrance separate from that of the accessory retail use;

(v) shall have a maximum floor area of 74 m² (800 sq. ft.).

3. Accessory retailing of food, camping supplies and souvenirs shall:

   (a) be permitted at one location, building or site only within any campground;

   (b) not exceed the maximum permitted floor area as follows:

<table>
<thead>
<tr>
<th>Number of Sites</th>
<th>Maximum Accessory Retail Floor Area</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>ft.²</td>
</tr>
<tr>
<td>49 sites or less</td>
<td>592</td>
</tr>
<tr>
<td>50 sites or more</td>
<td>592 + 10.7 sq. ft./ space</td>
</tr>
</tbody>
</table>

(B) ALL PRINCIPAL AND ACCESSORY USES OTHER THAN CAMPGROUNDS

1. All buildings and structures used to shelter, confine or corral, breed, feed, store or exercise animals shall be set back in accordance with the siting requirements of Section 302(1)(c) of this Bylaw.

2. 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 upon that parcel.

3. An accessory one-family residential use:
(a) shall be located within a principal building housing permitted recreational or assembly uses;

(b) shall be fully separated from a principal use by walls or a floor;

(c) shall be provided with an entrance separate from that of the principal use.

4. Accessory employee residences:

The gross residential floor area for accessory employee residence shall not exceed 10% of the gross residential capacity of dormitory or other permanent structures for residential or tourist accommodation use on the parcel for which occupancy permits have been issued.

5. An accessory office use shall not exceed five percent (5%) of the gross floor area of buildings and structures housing principal uses within the zone.

6. Industrial use shall not be permitted.

7. Accessory retailing of food, gifts, educational, religious and sports equipment, supplies and books, shall be:

- permitted at one location, building or site only

- shall not exceed a maximum retail floor area of 140 m² (1,500 sq. ft.).

2204 HEIGHT

The maximum height of buildings and structures shall not exceed 10 m (33 ft.) or three (3) storeys, whichever is the lesser.

2205 MAXIMUM SITE COVERAGE

The maximum site coverage for buildings and structures shall be 20%.

2206 SETBACKS

(A) No building or structure in the Residential and Recreational Assembly Use zone shall be sited within 30 m (100 ft.) of the zone boundary.

(B) No building, structure or part thereof shall be located closer than:
(1) 7.6 m (25 ft.) from the highway right-of-way;
(2) 6.6 m (20 ft.) from any side lot line;
(3) 7.6 m (25 ft.) from any rear lot line.

(C) All buildings, structures or parts thereof shall be set back from all other buildings and structures on the same parcel a distance of 0.3 m (1 ft.) for each 0.3 m (1 ft.) of height plus 3 m (10 ft.).

2207 **SIGNS**

Except as otherwise provided for in a Development Permit issued by the Regional District, and subject to the conditions of DIVISION THREE, section 302(8), permitted signs shall not exceed 3 m² (32.3 sq. ft.) in area on any one parcel.

2208 **OFF-STREET PARKING**

1. Off-street parking shall be provided in accordance with the provisions of DIVISION NINETEEN and Schedule A of this Bylaw.

2. All off-street parking and loading spaces shall be so arranged that all vehicular manoeuvres necessary for the direct entry or exit from a parking or loading space shall take place off the highway right-of-way.

2209 **REGULATIONS RESPECTING AREA SHAPE AND DIMENSIONS OF NEW PARCELS TO BE CREATED BY SUBDIVISION**

Subject to the conditions of Division Three, Sections 303 and 305, the minimum parcel size shall be 8 hectares (19.77 acres).
DIVISION TWENTY-THREE
NEIGHBOURHOOD PUBLIC HOUSE (C-5)

2300 PERMITTED USES

Principal Uses limited to:

1. Neighbourhood public house
2. Civic
3. One-family residence

Accessory Uses limited to:

1. One-family residence
2. Beer or wine store
3. Snack bar and food sales
4. Advertising signs

2301 CONDITIONS OF USE

1. A one-family residential use shall not be located in front of a commercial use.

2. There shall be no more than one (1) one family residence on a lot.

3. The level of servicing and minimum site areas required for each permitted use shall be as follows:

<table>
<thead>
<tr>
<th></th>
<th>With Approved Community Sewer And Water</th>
<th>With Approved Community Water</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighbourhood Pub</td>
<td>.4 ha (1 ac.)</td>
<td>.6 ha (1.5 ac.)</td>
</tr>
<tr>
<td>Civic</td>
<td>.4 ha (1 ac.)</td>
<td>.6 ha (1.5 ac.)</td>
</tr>
<tr>
<td>Residential</td>
<td>.1 ha (.2 ac.)</td>
<td>.2 ha (1.5 ac.)</td>
</tr>
</tbody>
</table>

Note: These minimum site areas are not cumulative where a combination of the above uses is on the same site.

2302 SETBACKS

1. No building, structure or part thereof shall be located closer to the boundary of the highway right-of-way or to a side or rear lot line than 0.75 m (2.5 feet) for every 0.3 m (1.00 ft.) of height, except that in no case shall:

   i) the setback from the boundary of the highway right-of-way be less than 7.6 m (25 ft.),
ii) the setback from any side or rear lot line be less than 6 m (20 ft.)

2303 HEIGHT

The maximum height of buildings and structures shall not exceed 7.6 m (25 ft.) or two (2) storeys, whichever is the lesser.

2304 MINIMUM PARCEL SIZE

Subject to the conditions of Division Three, Sections 303 and 305, the minimum parcel size in the Neighbourhood Public House (C-5) zone shall be as follows:

a) where an approved community water system is available, or is provided upon subdivision, the minimum parcel size shall be .6 hectare (1.5 ac.)

b) where there is both an approved community water system and an approved community sanitary sewer system available, or provided upon subdivision, the minimum parcel size shall be 0.4 hectare (1 acre).

2305 MAXIMUM SITE COVERAGE

The maximum site coverage for buildings and structures shall be 25%.

2306 SCREENING

Where a C-5 Zone adjoins or abuts a residential or mobile home park zone all buildings and structures shall be screened by a solid, view obstructing fence not less than 1.8 m (5.905 ft.) and not more than 2.5 m (8.202 ft.) in height along the boundary of the C-5 zone which adjoins or abuts any such residential or mobile home park zone.

2307 SIGNS

Signs and advertising devices shall be subject to the conditions of DIVISION THREE, section 302(8).

2308 OFF-STREET PARKING AND LOADING

a) off-street parking and loading shall be provided in accordance with the provisions of DIVISION NINETEEN and Schedule "A" of this Bylaw.
(a) The width of a parking stall shall be not less than 8 feet and 6 inches, the height shall be not less than 7 feet, and the length not less than 20 feet.

(b) Where a parking stall adjoins a fence or other structure greater than one foot in height the width shall be increased to not less than 9 feet and 6 inches.

(c) Where a parking stall is 90 degrees to the driveway the driveway shall be not less than 25 feet in width.

(d) Where a parking stall is 45 degrees to the driveway the driveway width shall be not less than 13 feet; where the stall is 50 degrees to the driveway the driveway width shall be not less than 14 feet and 6 inches; where the stall is 55 degrees to the driveway the driveway width shall be not less than 16 feet; where the stall is 60 degrees to the driveway the driveway width shall be not less than 17 feet and 6 inches.

(e) Where the driveway provided is less than 18 feet in width one-way traffic only shall be permitted.
**Schedule "A"**

REQUIRED OFF-STREET PARKING SPACES ACCORDING TO USE

<table>
<thead>
<tr>
<th>USE</th>
<th>REQUIRED NUMBER OF OFF-STREET PARKING SPACES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory produce sales</td>
<td>4 per sales clerk, subject to 6 spaces minimum</td>
</tr>
<tr>
<td>Airport, bus or railroad depot, freight terminal</td>
<td>1 per 200 square feet gross floor area or part thereof</td>
</tr>
<tr>
<td>Artisan-craft workshop</td>
<td>1 per 35 square metres (375 sq. ft.) of gross floor area devoted to artisan-craft workshop uses, plus 1 per 18 square metres (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.</td>
</tr>
<tr>
<td>Bank</td>
<td>1 per 200 square feet gross floor area or part thereof</td>
</tr>
<tr>
<td>Bowling alley, billiard or pool hall, curling rink</td>
<td>3 per alley or billiard table, or ice sheet</td>
</tr>
<tr>
<td>Campground/overnight trailers</td>
<td>1 per space</td>
</tr>
<tr>
<td>Church</td>
<td>1 per 5 seats or part thereof</td>
</tr>
<tr>
<td>Coffee shop, cocktail lounge, nightclub, restaurant, licenced premises and similar uses</td>
<td>1 per 3 seats provided for patron use</td>
</tr>
<tr>
<td>Club, lodge, community hall, dance hall, auditorium, public library and similar places of public assembly</td>
<td>1 per 4 fixed seats, or 1 per 100 square feet of floor area used or intended to be used by the public as customers, patrons or clients, whichever required the greatest number of spaces</td>
</tr>
<tr>
<td>Cottage industry</td>
<td>(1) space per 35 m$^2$ (375 sq. ft.) of gross floor area devoted to cottage industry and two (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.</td>
</tr>
<tr>
<td>Drive-in cafe, restaurant</td>
<td>15, plus 1 per 3 fixed seats or part thereof</td>
</tr>
<tr>
<td>Funeral parlour</td>
<td>1 per 4 seats in chapel</td>
</tr>
<tr>
<td>Golf course</td>
<td>3 per tee plus 1 per 2 employees</td>
</tr>
<tr>
<td>Golf driving range</td>
<td>1 per tee plus 1 per 2 employees</td>
</tr>
</tbody>
</table>

Consolidated Zoning Bylaw No. 85
Laidlaw/south half of Area "B"
Fraser Valley Regional District
## Schedule "A"

<table>
<thead>
<tr>
<th>USE</th>
<th>REQUIRED NUMBER OF OFF-STREET PARKING SPACES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hospital, public</td>
<td>1 per 2 employees plus 1 per 5 beds or part thereof</td>
</tr>
<tr>
<td>Hospital, private, and nursing or rest home</td>
<td>1 per 2 employees plus 1 per 3 beds or part thereof</td>
</tr>
<tr>
<td>Hotel, boarding house</td>
<td>1 per 2 sleeping rooms plus 1 per 3 seats in cafe, bar, etc.</td>
</tr>
<tr>
<td>Industrial zone</td>
<td>1 per 2 employees, computed on the basis of the greatest number of regular employees on a single shift, plus 1 per 200 square feet of retail sales floor, plus 1 per vehicle owned, leased or operated by the establishment</td>
</tr>
<tr>
<td>Laundromat</td>
<td>1 per 3 washing machines</td>
</tr>
<tr>
<td>Marina</td>
<td>1 per 2 boat spaces plus 1 per 2 employees</td>
</tr>
<tr>
<td>Mini-storage facility use</td>
<td>1 per 15 storage units or part thereof, in addition to any commercial vehicle storage</td>
</tr>
<tr>
<td>Mobile home park</td>
<td>2 per mobile home pad plus 1 per 4 mobile homes or part thereof, for communal guest parking</td>
</tr>
<tr>
<td>Motel, motor hotel</td>
<td>1.25 per sleeping or living unit or part thereof, plus 1 per 3 seats in cafe, bar, etc.</td>
</tr>
<tr>
<td>Neighbourhood public house</td>
<td>3 per 4 seats or portion thereof</td>
</tr>
<tr>
<td>Offices, medical or dental, and clinics</td>
<td>5 per doctor or dentist</td>
</tr>
<tr>
<td>Offices, multi-tenant</td>
<td>1 per 300 square feet gross floor area or part thereof</td>
</tr>
<tr>
<td>Recreation centre</td>
<td>1 per 105 square feet ice area plus 1 per 45 square feet of pool water surface plus 1 per 4 player capacity other sports</td>
</tr>
<tr>
<td>Residential: One- or two-family residence, mobile or modular home on individual lot</td>
<td>2 per dwelling unit plus 1 per boarder or lodger</td>
</tr>
<tr>
<td>Apartment building, garden apartment, condominium apartment, row house, town house</td>
<td>1 ½ spaces per dwelling unit</td>
</tr>
<tr>
<td>Retail store, supermarket, other retail and personal service</td>
<td>4 per 500 square feet retail floor area or part thereof</td>
</tr>
</tbody>
</table>
### Schedule "A"

<table>
<thead>
<tr>
<th>USE</th>
<th>REQUIRED NUMBER OF OFF-STREET PARKING SPACES</th>
</tr>
</thead>
<tbody>
<tr>
<td>establishment</td>
<td></td>
</tr>
<tr>
<td>School, elementary</td>
<td>1 per employee plus 1 per 5 fixed seats in an auditorium or other place of public assembly</td>
</tr>
<tr>
<td>School, secondary</td>
<td>1 per employee plus 1 per 10 students plus 1 per 5 fixed seats in an auditorium or other places of public assembly</td>
</tr>
<tr>
<td>Service station</td>
<td>1 per 2 employees regularly on duty plus 2 per service bay</td>
</tr>
<tr>
<td>Shopping center</td>
<td>6 per 1075 square feet gross leasable area or part thereof</td>
</tr>
<tr>
<td>Skating, roller rink</td>
<td>1 per 200 square feet gross floor area or part thereof</td>
</tr>
<tr>
<td>Swimming pool, public</td>
<td>1 per 45 square feet pool water surface</td>
</tr>
<tr>
<td>Taxi office</td>
<td>1 per taxi customarily operating from the office plus 1 per office employee</td>
</tr>
<tr>
<td>Theatre, not drive-in</td>
<td>1 per 4 seats or portion thereof</td>
</tr>
<tr>
<td>Theatre, drive-in</td>
<td>1 per 2 employees</td>
</tr>
</tbody>
</table>