<table>
<thead>
<tr>
<th>Amending Bylaw No.</th>
<th>Type of Amendment</th>
<th>Summary of Amendment</th>
<th>Date of Adoption</th>
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<tr>
<td>RDFC 267</td>
<td>✓</td>
<td>Exclusion of Hemlock Valley</td>
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<td>328</td>
<td>✓</td>
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<td>1981 08 18</td>
</tr>
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<td>319</td>
<td>✓</td>
<td>Campground/Holiday Park Regulations</td>
<td>1981 12 15</td>
</tr>
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<td>374</td>
<td>✓</td>
<td>Define Approved Community Water System</td>
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<td>410</td>
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<td>Morris Valley – L-1 to CHP</td>
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<td>387</td>
<td>✓</td>
<td>Hemlock Valley-Restricted Occupancy (L-3)</td>
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<td>434</td>
<td>✓</td>
<td>Campground/Holiday Park Regulations</td>
<td>1983 04 19</td>
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<td>423</td>
<td>✓</td>
<td>Application Fees Amendment</td>
<td>1984 05 15</td>
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<td>522</td>
<td>✓</td>
<td>Amendment to RST Zone Parcel Size</td>
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</tr>
<tr>
<td>482</td>
<td>✓</td>
<td>Storage and Sale of Firewood</td>
<td>1984 08 21</td>
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<tr>
<td>535</td>
<td>✓</td>
<td>Residential &amp; Recreational Assembly Use (L-4)</td>
<td>1984 11 20</td>
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<td>✓</td>
<td>Res &amp; Recr Assembly Use (L-4), Farm Use</td>
<td>1984 11 20</td>
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<td>536</td>
<td>✓</td>
<td>Camp Chehalis – R and L-1 to L-4</td>
<td>1985 03 19</td>
</tr>
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<td>585</td>
<td>✓</td>
<td>Parcel Size - Rural Zone</td>
<td>1985 04 16</td>
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<td>541</td>
<td>✓</td>
<td>Marguerite Island to CHP</td>
<td>1985 11 20</td>
</tr>
<tr>
<td>607</td>
<td>✓</td>
<td>Development Permit Area 1-F</td>
<td>1985 11 20</td>
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<tr>
<td>684</td>
<td>✓</td>
<td>Weaver Creek – CHP to Rural</td>
<td>1987 05 20</td>
</tr>
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<td>711</td>
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<td>Delete Development Permit Areas section 205 and bylaw amendment section 210</td>
<td>1987 05 20</td>
</tr>
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<td>814</td>
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<td>Harrison Mills - Beer &amp; wine store</td>
<td>1989 12 19</td>
</tr>
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<td>1124</td>
<td>✓</td>
<td>Country Inn added to L-4</td>
<td>1993 11 23</td>
</tr>
<tr>
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<td>✓</td>
<td>Subdivision (parcel sizes)</td>
<td>1994 08 03</td>
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<tr>
<td>1197</td>
<td>✓</td>
<td>Campground Holiday Park Regs</td>
<td>1995 12 05</td>
</tr>
<tr>
<td>FVRD 0084</td>
<td>✓</td>
<td>Hemlock Zoning (Div. 15-RST-2)</td>
<td>1996 12 17</td>
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<tr>
<td>0019</td>
<td>✓</td>
<td>Pretty’s Golf Course L-1 to R</td>
<td>1997 05 27</td>
</tr>
<tr>
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<td>1998 10 27</td>
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<td>012</td>
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<td>Morris Valley Developments L-1 to PRD-1</td>
<td>1998 12 15</td>
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<td>✓</td>
<td>Morris Valley Developments (PRD Designation)</td>
<td>1998 12 15</td>
</tr>
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<td>0381</td>
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<td>Harrison Bay Estates (PRD-1)</td>
<td>2002 02 26</td>
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<td>0557</td>
<td>✓</td>
<td>New C-1 zone – Silver Dollar</td>
<td>2003 09 16</td>
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<td>0570</td>
<td>✓</td>
<td>Accessory Caretaker Residence - Bruce</td>
<td>2003 09 16</td>
</tr>
<tr>
<td>0690</td>
<td>✓</td>
<td>Floodplain Regulations Appeals</td>
<td>2006 10 31</td>
</tr>
<tr>
<td>0993</td>
<td>✓</td>
<td>RST-2 (replaced) RST-3, RST-4, RST-5, C-1 (new)</td>
<td>2011 08 10</td>
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<tr>
<td>1254</td>
<td>✓</td>
<td>Medical Marihuana Regulations</td>
<td>2014 04 23</td>
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### RECORD OF AMENDMENTS TO
ZONING BYLAW NO. 100, 1979
[formerly Electoral Area "F", now Electoral Area "C"]

<table>
<thead>
<tr>
<th>Amendment No.</th>
<th>Action</th>
<th>Description</th>
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<tbody>
<tr>
<td>1275</td>
<td>✓</td>
<td>Institutional (L-2) to Resource Industrial (I-1)</td>
<td>2015 01 27</td>
</tr>
<tr>
<td>1313</td>
<td>✓</td>
<td>Minimum Parcel Size Clarification for Full Serviced Parcels</td>
<td>2015 04 28</td>
</tr>
<tr>
<td>1154</td>
<td>✓</td>
<td>Rural (R) to Residential and Recreational Assembly Use (L-4) and Residential and Recreational Assembly Use (L-4) to Rural (R)</td>
<td>2015 05 26</td>
</tr>
</tbody>
</table>
BYLAW NO. 100

ZONING BYLAW FOR [former] ELECTORAL AREA "F"

[now portion of Electoral Area "C"]

OF

REGIONAL DISTRICT OF FRASER-CHEAM, 1979

CONSOLIDATED

Fraser-Cheam Regional District
Planning Department
<table>
<thead>
<tr>
<th>DIVISION</th>
<th>ZONING CATEGORY</th>
<th>INDEX</th>
</tr>
</thead>
<tbody>
<tr>
<td>ONE</td>
<td>Definitions</td>
<td></td>
</tr>
<tr>
<td>TWO</td>
<td>Basic Regulations</td>
<td></td>
</tr>
<tr>
<td>THREE</td>
<td>General Regulations</td>
<td></td>
</tr>
<tr>
<td>FOUR</td>
<td>Agricultural</td>
<td>Ag-1</td>
</tr>
<tr>
<td>FIVE</td>
<td>Rural</td>
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</tr>
<tr>
<td>SIX</td>
<td>Resort Residential</td>
<td>RST</td>
</tr>
<tr>
<td>SEVEN</td>
<td>Highway Commercial</td>
<td>C-2</td>
</tr>
<tr>
<td>EIGHT</td>
<td>Resource Industrial</td>
<td>I-1</td>
</tr>
<tr>
<td>NINE</td>
<td>Park</td>
<td>P-1</td>
</tr>
<tr>
<td>TEN</td>
<td>Limited Use</td>
<td>L-1</td>
</tr>
<tr>
<td>ELEVEN</td>
<td>Institutional</td>
<td>L-2</td>
</tr>
<tr>
<td>TWELVE</td>
<td>Off-Street Parking &amp; Loading</td>
<td></td>
</tr>
<tr>
<td>THIRTEEN</td>
<td>Campground-Holiday Park</td>
<td>CHP</td>
</tr>
<tr>
<td>FOURTEEN</td>
<td>Restricted Occupancy</td>
<td>L-3</td>
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<tr>
<td>FIFTEEN</td>
<td>Resort Residential-2</td>
<td>RST-2</td>
</tr>
<tr>
<td>SIXTEEN</td>
<td>Residential and Recreational Assembly Use</td>
<td>L-4</td>
</tr>
<tr>
<td>SEVENTEEN</td>
<td>Private Resort Residential Development</td>
<td>PRD-1</td>
</tr>
<tr>
<td>EIGHTEEN</td>
<td>Local Commercial</td>
<td>C-1</td>
</tr>
<tr>
<td>NINETEEN</td>
<td>Resort Residential-3</td>
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</tr>
<tr>
<td>TWENTY ONE</td>
<td>Resort Residential-5</td>
<td>RST-5</td>
</tr>
<tr>
<td>TWENTY TWO</td>
<td>Alpine Resort Commercial</td>
<td>C-3</td>
</tr>
</tbody>
</table>

Fraser Valley Regional District
Consolidated Zoning Bylaw No. 100
Morris Valley-Harrison Mills, portion Area “C”
Schedule "A"

Schedule "B" deleted [Byl # 0690, 2005]
REGIONAL DISTRICT OF FRASER-CHEAM

BY-LAW NO. 100

A by-law to establish zoning regulations for Electoral Area "F" of the Regional District of Fraser-Cheam

WHEREAS it is intended that zoning by-laws be advanced in stages to all Electoral Areas of the Regional District;
AND WHEREAS Electoral Area "F" does not have a zoning by-law 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 set backs 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 "F" 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 by-law may be cited for all purposes as the "Zoning By-law for Electoral Area "F", 1978 of the Regional District of Fraser-Cheam".
2. That this by-law shall include lands that are in the ownership of the Federal Government of Canada, and the Province of British Columbia, with the consent of said governments.
3. That this by-law shall be numbered 100.
4. That for the purposes of this by-law Electoral Area "F" of the Regional District of Fraser-Cheam is hereby divided into zones with the following zone designations and their short form equivalents:

<table>
<thead>
<tr>
<th>SHORT FORM</th>
<th>ZONE DESIGNATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ag-I</td>
<td>Agricultural</td>
</tr>
<tr>
<td>R</td>
<td>Rural</td>
</tr>
<tr>
<td>RST</td>
<td>Resort Residential</td>
</tr>
<tr>
<td>C-1</td>
<td>Local Commercial</td>
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<tr>
<td>C-2</td>
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<td>P-1</td>
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<td>L-1</td>
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</tr>
<tr>
<td>L-2</td>
<td>Institutional</td>
</tr>
<tr>
<td>CHP</td>
<td>Campground-Holiday Park [Byl # 319, 1981]</td>
</tr>
<tr>
<td>L-3</td>
<td>Restricted Occupancy [Byl # 387, 1982]</td>
</tr>
</tbody>
</table>
RST-2 Resort Residential [Byl # 0084, 1996]
L-4 Residential and Recreational Assembly Use [Byl # 535, 1984]
PRD-1 Private Resort Residential Development [Byl # 0013, 1998]

The area extent of the zones so designated is shown on the map entitled, "Zoning Map of Electoral Area "F" 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 By-law; 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 "F" referred to in By-law No. 100 of the Regional District of Fraser-Cheam.

That the zones so created shall be subject to the detailed regulations included in the Divisions One to Division Sixteen both inclusive, which are a part of this By-law.

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

READ A FIRST TIME THIS 21st DAY OF February, 1979
A PUBLIC HEARING WAS HELD ON 12th DAY OF March, 1979
READ A SECOND TIME THIS 21st DAY OF MARCH 1979
READ A THIRD TIME THIS 21st DAY OF March, 1979
RECEIVED THE APPROVAL OF THE MINISTER OF MUNICIPAL AFFAIRS
THIS 16th DAY OF July 1979.
RECONSIDERED AND ADOPTED THIS 15th DAY OF August 1979.

[Fred H. Bryant] [James Orr]
Chairman Secretary-Treasurer
DIVISION ONE
DEFINITIONS

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

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 CARETAKER RESIDENCE means the use of a dwelling unit for the accommodation of an employee or employees employed on the same parcel as the principal dwelling.

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.

ALPINE SKI LODGE means a building or buildings within which there are located several activities related to the operation of a ski resort. These activities may include: administrative offices, changing areas and lockers, ski equipment rentals and sales, ski schools, ticket sales, eating and drinking establishments, common areas and other activities incidental to the operation of a ski resort; excludes overnight accommodation use. [Byl # 0993, 2010]

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.

AMENITY AREA means an outdoor or indoor space on a parcel designed for shared or private recreation or enjoyment; includes landscaped open spaces, child play areas, courtyards, patios, sun decks, balconies, terraces, swimming pools, saunas, exercise areas, storage areas, craft and game rooms, and meeting rooms. [Byl # 0993, 2010]

AMENITY AREA -COMMON means an amenity area designed for use on a shared basis by occupants of more than one dwelling unit in the building and where a common access is provided to the amenity space. [Byl # 0993, 2010]
Division One

Definitions

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; excludes a TOURIST ACCOMMODATION USE.

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. [Byl # 535, 1984]

APARTMENT Residential USE means a RESIDENTIAL USE where the building or buildings on a lot consists of not less than three (3) and not more than sixty (60) dwelling units in total; and where access is gained from a common interior entrance. [Byl # 0993, 2010]

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. [Byl #1197, 1994]
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, horologists and the like, antique furniture and painting, restoration and repair, glass blowing, wood or stone carving, and all other similar activities; specifically excludes automobile, trailer and bicycle workshops, yards for trade and landscape contractors, boat building, service establishments for small appliances, office and amusement machinery and audio-visual equipment, food processing, personal service establishments, gunsmithing, locksmithing and similar pursuits, taxidermy, tanneries and pet-breeding or care facilities, laboratories and professional offices, audio-visual production services and all other related occupations and businesses.

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. [Byl #535, 1984]

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 tire 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 0.6 m (1.968 feet) but less than 1.2 m (3.937 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.
BED AND BREAKFAST means a home occupation within a single family dwelling wherein not more than three rooms are rented and meals are served to overnight guests for commercial purposes; excludes boarding use, rooming house, assembly use, rest home, group home and institutional uses, hotel or motel. [Byl # 0084, 1996]

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 9.25 m² (99.56 square feet) (gross) shall represent one "bed space"; a bedroom exceeding 9.25 m² (99.56 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 SINGLE-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. [Byl # 1197, 1994]

CHARITABLE, FRATERNAL OR PHILANTHROPIC INSTITUTION means a facility owned by a public or private organization which is not organized for the purpose of carrying on a trade or business and no part of the net earnings of which are for the benefit of any private group or individual. [Byl # 535, 1984]
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.

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. [Byl # 535, 1984]

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

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.

COUNTRY INN means a public lodging or housing establishment in a rural setting offering and providing accommodation and such additional services and attention as are necessarily incidental to the use (such as restaurant, meeting and reception rooms, and recreational facilities). [Byl # 1124, 1993]

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. [Byl # 535, 1984]
**DUPLEX** means a RESIDENTIAL USE where the building on the lot consists of two (2) dwelling units connected by a common wall or by an adjoining ceiling/floor system occupied or intended to be occupied as a residence. [Byl # 0993, 2010]

**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 status 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. [Byl # 535, 1984]

**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 # 1254, 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. [Byl # 535, 1984]

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 any 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.

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 1977 and
Amendments thereto.

HEIGHT means the greatest vertical distance from any point on the finished ground elevation at
the base of a structure to the highest point on such structure directly above such point 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. [Byl # 1197, 1994]

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. [Byl # 1197, 1994]
HOLIDAY, SUMMER OR SEASONAL HOME means a residential use which is not designed for, used for, or intended to be used for year-round residential occupancy and which excludes recreational vehicles, travel trailers, park model trailers, mobile homes and tents. [Byl # 0084, 1996]

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

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 recreational 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. [Byl # 535, 1984]

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; excludes MEDICAL MARIHUANA GROW OPERATION. [Byl # 1254, 2014]

INSTITUTIONAL USES means major public and semi-public uses such as airports, clinics, Provincial Forests, reservoirs, includes light repairing and light manufacturing uses, local commercial uses, residential uses, recreational uses, and rural uses, where such included uses are clearly incidental to the particular institutional use.
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 set backs, yards, and other open spaces required by this By-law, or the land registered as a separate parcel in the Land Registry Office.

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

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

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 # 1254, 2014]

MEDIUM DENSITY MULTI-FAMILY means a RESIDENTIAL USE with not less than three (3) or more than six (6) dwelling units, in which the each dwelling unit is connected by a common wall or by an adjoining ceiling/floor system and where access is gained from individual exterior entrances. [Byl # 993, 2010]
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. [Byl # 535, 1984]

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 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.
Division One

Definitions

**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 traveling 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. [Byl # 1197, 1994]

**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.

**NON-CONFORMING BUILDING or USE** means any building or use which does not conform with all the regulations of this By-law 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 By-law 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. [Byl # 1197, 1994]

**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 6 m (19.68 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 tile storage, bailing 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. [Byl # 1197, 1994]

**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. [Byl # 1197, 1994]
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 RESORT RESIDENTIAL DEVELOPMENT means a bare land strata title subdivision pursuant to the Condominium Act, consisting of five or more one-family residential strata lots or holiday, summer or seasonal home strata lots, and containing associated resort and recreational amenity facilities for the use of the residents of the development, which is planned and developed as a whole in a single development operation or in planned phases according to a unified design theme, and which contains no other land. [Byl # 0013, 1998]

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. [Byl # 535, 1984]

PUBLIC UTILITY USE means a use providing for the essential servicing of any area of the Regional District of Fraser-Cheam with water, sewer, electrical, telephone, and similar services where such use is established by a Corporation, by another governmental body, or by a company operating under the Public Utilities Act; includes sewer, water-main, and power line easements, garbage dumps, 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. [Byl # 1197, 1994]
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. [Byl # 1197, 1994]

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. [Byl # 1197, 1994]

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

RELIGIOUS USE means a use providing for worship, counseling, ceremonies, rituals and education pertaining to a particular system of beliefs. [Byl # 535, 1984]

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 area, 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 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.

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 By-law.

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 1.2 m (3.937 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 1.2 m (3.937 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 as 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 1.2 m (3.937 feet) and bay windows.
not more than 3.6 m (11.81 feet) wide, at one floor level only, and for a distance not exceeding 0.6 m (1.968 feet).

**SKI RESORT PARKING FACILITY** means a parking lot associated with a ski resort use for the temporary storage of vehicles by day visitors and located in close proximity to the Alpine Ski Lodge and other amenities; strictly prohibits overnight camping. [Byl # 0993, 2010]

**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 counseling 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. [Byl # 535, 1984]

**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 0.6 m (1.968 feet) below the highest finished ground elevation located within 3 m (9.842 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.

**TEMPORARY TOURIST ACCOMMODATION** means a temporary rental accommodation for the traveling public not exceeding thirty (30) consecutive days by an individual or group and provides for accommodation in a dwelling unit; shall not include a Hotel, Motel, accessory boarding, or bed and breakfast accommodations. [Byl # 0993, 2010]
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. [Byl # 1197, 1994]

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 0.6 m (1.968 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 260 ha (1.004 square miles) 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 in 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 line respectively.

YOUTH CAMP means a use providing for the temporary accommodation of five (5) or more children under 18 years of age, wholly or partly for recreational, religious or educational purposes, for a period of, or portions of, two days or more and includes both day and seasonal camps. [Byl # 535, 1984]
DIVISION TWO
BASIC REGULATIONS

200 ZONE BOUNDARIES
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.

201 METRIC MEASURE
Metric units are used for all measurements in the By-law. The approximate equivalent of those units in currently used units of Canada measure (feet, acres, etc.) are shown in brackets following each metric measurement and such bracketed figures are included for convenience only and do not form part of this By-law.

202 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 By-law, and in conformity with the regulations for permitted uses specified in this By-law; any use contrary to this By-law shall be absolutely prohibited.

203 SIZE, SHAPE, AND SITING OF BUILDINGS AND STRUCTURES
The construction, reconstruction, location, moving or extension of buildings, or parts thereof, and 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 mobile units specified in this By-law.

204 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 By-law.

205 DEVELOPMENT PERMITS (Deleted Byl # 711, 1986)
206  **FLOODPLAIN**
Deleted [Byl # 0690, 2006]

207  **ADMINISTRATION**
   (a)  **Administrative Officer:** This By-law 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 By-law.
   
   (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 By-law 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.

208  **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 By-law or otherwise to contravene or fail to comply with this By-law.
   
   (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 207 (c) of this By-law.

209  **PENALTIES**
   (a)  Any person who violates the provisions of this By-law 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.

210 **BY-LAW AMENDMENTS** [Deleted Byl # 711, 1986]

211 **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.

212 **AGRICULTURAL LAND RESERVE**

(a) Notwithstanding anything in this By-law 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 By-law the By-law 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 By-law 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 By-law shall be binding.
213 **SEVERABILITY**
If any section, subsection, sentence, clause, or phrase of this By-law 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 By-law.

214 **EFFECTIVE DATE**
This By-law 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 By-law, although such use does not conform to the provisions of this By-law, may be continued; but if such nonconforming 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 By-law.
   (b) A lawful use of a building or structure existing at the time of the adoption of this By-law, although such use does not conform to the provisions of this By-law, may be extended throughout the building or structure, but no structural alterations except those required by Statute or by By-law 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 By-law is damaged or destroyed to the extent of seventy-five percent 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 By-law.
   (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 By-law No. 100 as amended, being the ‘Zoning By-law for Electoral Area "F", 1979 ', shall continue to be non-conforming or unlawful, unless it complies in every respect with the provisions of this By-law.
   (g) On lots or parcels, in any zone, which are show on a plan duly filed in the Land Registry Office prior to the effective date of this By-law, 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 setbacks, 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 By-law fails to comply with the setbacks or yard spaces required herein, it shall not by reason thereof be deemed to be nonconforming. However, any such building or part thereof, mobile home or unit, modular home or structure shall not be reconstructed, altered, 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 By-law:
   (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 materials 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;

(vi) it shall not involve advertising or identification signs 0.3 (3.229 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 1977, 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 1977, 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 1977, 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 4000 m$^2$ (43,060 square feet) 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:

- 7.6 m (24.93 feet) from the right-of-way boundary of a road allowance or flanking street, or closer than 17.6 m (57.74 feet) to the center line of said allowance or street, whichever is the greater distance from the road or street center line; and

- 7.6 m (24.93 feet) from any side or rear lot line; and

- 6 m (19.68 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 purpose 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:
Division Three

General Regulations

(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 graveled and dust-free shall be provided on each recreational camping site in the campground. (Section (g) replaced by Byl # 1197, 1995)
(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 50 m² (538.2 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 30.5 m (100.0 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 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.

(k) An assembly use

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

(ii) except in a 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.

(l) The site area for a garbage dump shall be buffered along each property line to a minimum depth of 45.75 m (150 ft.) or as required by the Pollution Control Regulations, within which: a) no garbage shall be deposited; b) no plant material, rock, soil, or other substance of which land is composed shall be deposited or, except as required by clause (c), none shall be removed except for an access road to the location specified for garbage disposal within the site; and c) the inner perimeter shall be cleared down to mineral soil for a horizontal distance of 7.6 m (24.93 ft.) as a fire-guard.

(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 or from an outdoor recreation use shall be restricted to local or secondary roads, and no direct access shall be provided to or from a controlled access highway.
(o) **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. (Deleted Byl # 319, 1981; replaced Byl # 482, 1983)

(p) **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 "Campground and Holiday Park Bylaw No. 1190, 1994" (Byl #
1197, 1995) and Sections 300 (3) (g) and 1601(A) of this bylaw.
(Byl # 535, 1984)

(q) A club, meeting hall for membership organizations, 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 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.). (Bylaw
535, 1984)

(r) A bed and breakfast use shall be permitted subject to the following
conditions:
(i) The bed and breakfast use shall be located within, and be
accessory to a single family residential use.

(ii) The number of rooms used for bed and breakfast use shall be
limited to one (1) less than the total number of bed rooms in the
single family residence building and shall not exceed three (3)
rooms in total.

(iii) The single family residence building within which a bed and
breakfast use is located shall not be simultaneously used for the
keeping of roomers or boarders.

(iv) No cooking facilities or other facilities for the keeping of food shall
be provided for within the bedrooms intended for the said
operation.

(v) The bed and breakfast establishment shall be operated by a
person or persons whose ordinary and principal residence is
within such single family dwelling building.

(vi) The length of stay for a bed and breakfast guest shall not exceed
twenty (20) consecutive days.
(vii) No more than one (1) non-illuminated identification sign shall be permitted, pursuant to section 302.8, provided that the sign does not exceed 0.28 square metres (3 square feet) in area.

(viii) One (1) off street parking space per guest room shall be provided. Except in RST-2 and RST-3 zones, no parking space shall be provided in the front yard. In an RST-2 and RS-3 zone, parking may be provided in the front yard provided that no parking space blocks access to or from an entrance to a residential building, and no parking space shall be located within 1.5 metres (5.0 feet) of a property boundary. (Bylaw No. 0993)

(ix) Except in a RST-2 and RST-3 zones, a bed and breakfast use shall not be permitted on a lot of less than 2000 square metres (0.49 acres). In a RST-2 or RST-3 zone, a bed and breakfast use shall be permitted on a lot of smaller size, to a minimum of 600 square metres (0.15 acres). (Bylaw No. 0993)

(x) Where a bed and breakfast use is proposed for lands within the Agricultural Land Reserve, the use shall comply with the Agricultural Land Commission Act, and all regulations and orders of the Commission.

(xi) Where the property on which the bed and breakfast use is to be located is not served by an approved community sewer system, the method by which sewage is to be disposed of shall be approved by the Medical Health Officer.

(xii) A bed and breakfast use shall be established and maintained in accordance with all applicable regulations and requirements of the BC Building Code 1992, the BC Fire Code and all other pertinent health and safety regulations, and all subsequent amendments and revisions thereof. (Sec. (r) added Byl # 0094, 1996)

(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 m² (80 sq. ft.) in area and 4 m (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 employing any motor of a capacity in excess of two (2.00) h.p., it shall be located not less than 30 m (100 ft.) from any property line and not less than 60 m (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 m (114 ft.) from any property line and not less than 60 m (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;

(v) Access to and from a Local Commercial use shall be restricted to local and secondary roads, and no direct access shall be provided to or from a controlled access freeway.

(t) ACCESSORY CARETAKER RESIDENCE use shall be permitted subject to the following conditions:
   (i) there shall be only one accessory caretaker residence per parcel;
   (ii) it shall be a completely self contained dwelling unit;
(iii) it shall be located within the principal dwelling or an attached building;
(iv) it shall not be permitted where there is more than one dwelling on the property;
(v) it shall only be permitted on a parcel equal to or greater than 35 hectares in size;
(vi) it shall be a maximum of 95 square metres in size;
(vii) the accessory caretaker residence unit shall meet all requirements of the British Columbia Building Code 1998 and Amendments thereof and all other Bylaws of the Regional District.

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 Twelve and Schedule "A" of this By-law.
   
   (d) A use located in part or in total in a tent or trailer except as specifically permitted in this By-law.
   
   (e) A use which, through a process of manufacture, assembly or treatment, discharges or emits across lot lines an unreasonable amount of any of the following:
      
      (i) odorous, toxic, or noxious matter, smoke or vapors;
      
      (ii) heat, glare, or radiation;
      
      (iii) recurrently generated ground vibration; and
      
      (iv) noise.
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 off-street parking and loading spaces shall be as set forth in Division Twelve and Schedule "A" of this By-law.
   (b) A building or part thereof conforming as to use but nonconforming as to required off-street parking spaces or off-street loading spaces may be occupied, but shall not be reconstructed, moved, or extended unless the required off-street parking and off-street loading spaces are provided.

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 By-law 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 By-law 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 other structure be located in any zone:
      (i) nearer than 7.6 m (24.93 feet) to a highway;
      (ii) deleted [Byl # 0690, 2006]
   (b) deleted [Byl # 0690, 2006]
   (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) 30.5 m (100.0 feet) from any side or rear lot line;
      (ii) 61 m (200.1 feet) from a front or flanking street;
      (iii) 30.5 m (100.0 feet) from a residential use; and
      (iv) 30.5 m (100.0 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 By-law 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 By-law.

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 By-law may be reduced by not more than 0.6
m (1.968 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 in this By-law may
be reduced by not more than 1.2 m (3.937 feet) and the minimum
distance to an adjoining interior side lot line as permitted elsewhere in
this By-law may be reduced by not more than 0.6 m (1.968 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 By-laws 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
By-law with respect to that side lot line shall not apply.

5. HEIGHT EXCEPTIONS

(a) The height of buildings and structures permitted elsewhere in this By-law
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 0.3 m (1 foot) for each 0.3 m (1 foot) of
height.
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 Minister of Highways, place or permit to be placed or grow, any tree, shrub, plant, fence or other structure with horizontal dimension exceeding 0.6 m (1.968 feet) within the sight triangle above an elevation such that an eye 0.9 m (2.952 feet) above the surface elevation of one highway cannot see an object 0.9 m (2.952 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 boundary or boundaries produced and two points on these boundaries 6 m (19.68 feet) from the point of intersection, as shown cross hatched in the diagram following:

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NOT TO SCALE
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7. **LANDSCAPE SCREENS AND WALLS**

Subject to the provisions in Subsection 6 of this Section, and except as otherwise provided for in this By-law:
(a) a landscape screen or wall 1.8 m (5.905 feet) or less in height may be sited on any portion of a lot.
(b) a landscape screen or wall 2.5 m (8.202 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 By-law 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 By-law:
   (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 [Byl # 0690, 2006]
(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
   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, 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 # 1313, 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 # 1313, 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 (1) hectare in area. [Byl #
          1313, 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 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

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(l)(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 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. (Sec. 305 Subdivisions added by Byl # 1180, 1993)
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 8 hectares 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 30 m² (322.9 square feet).
(h) Civic.
(i) Deleted [Byl # 535, 1984]
(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 [Byl # 535, 1984]
(n) Deleted [Byl # 381, 1981]
(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) (o)]. [Byl # 482, 1983]

(s) Medical marihuana grow operation [Byl # 1254, 2014]

401 CONDITIONS OF USE

(a) All buildings and structures used or intended to be used for human habitation or occupation shall be protected by suitable floodproofing, as defined by the Ministry of the Environment, of the Province of British Columbia.

(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). [By # 1180, 1994]

403 SETBACKS

(a) Highway: No building or part thereof, mobile home or unit, modular home or other structure shall be located closer than 7.6 m (24.93 feet) to the right-of-way boundary of a road allowance or flanking street, or closer than 17.6 m (57.74 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 other structure shall be located closer than 7.6 m (24.93 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 Twelve and Schedule "A" of this By-law.
SIGNS

Except as otherwise provided for in a Development Permit issued by the Regional district, permitted signs and similar advertising devices shall not exceed 5m² (53 sq. ft.) in total on any one street frontage upon which the lot or site abuts. [Byl # 381, 1981]
"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." (remainder of sentence deleted by Bylaw 585, 1984)

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 30 m² (322.9 square feet).
(h) Civic.
(i) Deleted [Byl # 535, 1984]
(j) Deleted [Byl # 585, 1984]
(k) Golf course, subject to the conditions of Division Three, Section 300(3-i).
(l) Deleted [Byl # 585, 1984]
(m) Kennel, subject to the conditions of Section 504, hereunder.
(n) Club, Meeting Hall for Membership Organization(s), Social Building, Day or Child Care Centre (subject to Section 300 (3) (q). [Byl # 535, 1984]
(o) Deleted [Byl # 381, 1981]
(p) All necessary outbuildings, accessory structures and uses, including barns and animal shelters, subject to the conditions of Division Three, Section 302(1-c).
Division Five

(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) (o)]. [Byl # 482, 1983]

(s) Accessory caretaker residence

(t) Medical marihuana grow operation [Byl # 1254, 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). (Sec. 502 Deleted by Byl # 585, 1984 - replaced by Byl # 1180)

503 SETBACKS

(a) Highway: No building or part thereof, mobile home or unit, modular home or other structure shall be located closer than 7.6 m (24.93 feet) to the right-of-way boundary of a road allowance or flanking street, or closer than 17.6 m (57.74 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 other structure shall be located closer than 7.6 m (24.93 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 53.5 m (175.5 feet) to any interior lot line. Where such a use is
solidly and completely enclosed including runs, it shall be sited no closer than 30.5 m (100.0 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 Twelve and Schedule "A" of this By-law.
DIVISION SIX
RESORT RESIDENTIAL - RST

"The purpose of this zone is to identify land which, by reason of existing or potential subdivision for private holiday or summer residential use, requires protection by policies that encourage maintenance of the recreational character of the land."

600 PERMITTED USES
(a) One-family residence.
(b) Holiday or summer home.
(c) Home occupation, subject to the conditions of Division Three, Section 300(3-c).

601 CONDITIONS OF USE
(a) There shall be not more than one (1) dwelling unit on a lot.
(b) The method by which domestic sewage may be disposed of shall be as approved by the Medical Health Officer, or by the Pollution Control Branch if within the jurisdiction of the Branch.

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 as follows:
(a) Where there is neither an approved community water system nor an approved community sewer system available to service the parcel, the minimum parcel size shall be 1 hectare (2.471 acres).
(b) Where there is an approved community water system available to service the parcel, the minimum parcel size shall be 0.4 hectare (1 acre).
(c) Notwithstanding subsections 602(a) and (b), these minimum parcel sizes may be varied for subdivision purposes provided that the total area of the land included in the parcel to be subdivided, divided by the number of parcels to be created, is not less than the equivalent minimum parcel size permitted in subsections 602(a) and (b). [Byl # 1180, 1994]
603 **SETBACKS**

(a) **Highway**: No building or part thereof, mobile home or unit, modular home or other structure shall be located closer than 7.6 m (24.93 feet) to the right-of-way boundary of a road allowance or flanking street, or closer than 17.6 m (57.74 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 other structure shall be located closer than 7.6 m (24.93 feet) to any side or rear lot line.

604 **HEIGHT**

The maximum height of buildings and structures shall not exceed 7.6 m (24.93 feet).

605 **OFF-STREET PARKING**

Off-street parking shall be provided in accordance with the provisions of Division Twelve and Schedule "A" of this By-law.
"The purpose of this zone is to provide areas, frequently associated with major scenic features or recreational facilities and adjacent, or nearly so to routes of travel, for the location of commercial uses catering to the comfort and convenience of the motoring public."

700 PERMITTED USES

(a) Service station.
(b) Motel or motor hotel.
(c) Restaurant, coffee shop. [Byl # 814, 1989]
(d) Tourist information service.
(e) Campground, subject to the conditions of Division Three, Section 300(3-g).
(f) Marina.
(g) Accessory one-family residence, located above or behind the principal use.
(h) Accessory advertising.
(i) Accessory beer and wine store, limited to motel and motor hotel uses (subject to approval of the appropriate Provincial agencies). [Byl # 814, 1989]

701 SIGNS

Subject to the conditions of Division Three, Section 302(8) permitted signs and similar advertising devices shall not exceed 5 m² (53.82 square feet) in total on any one site.

702 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 1,855 square metres (19,967 ft²). [Byl # 1180, 1994]

703 FLOOR AREA

A motel or motor hotel shall provide a minimum of 24 m² (258.3 square feet) of gross floor area per rental unit.
SETBACKS
(a) **Highway:** All buildings and structures shall be set back 7.6 m (24.93 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:** No building, structure or part thereof shall be located closer to any side lot line than 6 m (19.68 feet). Screening shall be required in accordance with Section 705, hereunder.
(c) **Rear:** No accessory building, structure or part thereof shall be located closer to the rear lot line than 6 m (19.68 feet), provided that the principal building also shall be set back 6 m (19.68 feet) if the adjoining rear lot is zoned residential or if there is no rear access to the lot. Screening shall be required in accordance with Section 705, hereunder.

SCREENING
Where a C-2 zone adjoins or abuts a residential zone all buildings and structures shall be screened by a solid, view obstructing fence not less than 1.8 m (5.905 feet) and not more than 2.5 m (8.202 feet) in height along the boundary of the C-2 zone which adjoins or abuts any such residential zone. The fence shall be maintained in good condition at all times.

HEIGHT
The maximum height of buildings and structures shall not exceed 7.75 m (25.43 feet) or 2 storeys, whichever is the lesser.

OFF-STREET PARKING AND LOADING
(a) Off-street parking and loading shall be provided in accordance with the provisions of Division Twelve and Schedule "A" of this By-law.
(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.
"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 non-industrial uses."

**DIVISION EIGHT RESOURCE INDUSTRIAL - I-1**

800 **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.

801 **SIGNS**

Subject to the conditions of Division Three, Section 302(8) permitted signs and similar advertising devices shall not exceed 5 m² (53.82 square feet) in total on any one site.

802 **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). [Byl # 1180, 1994]

803 SETBACKS

(a) **Highway:** All buildings and structures shall be set back 7.6 m (24.93 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 7.6 m (24.93 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 15.25 m (50.03 feet) from the boundary of any such adjoining or abutting residential or commercial zone. Screening shall be required in accordance with Section 804, hereunder.

804 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 1.8 m (5.905 feet) and not more than 2.5 m (8.202 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 7.6 m (24.93 feet) of said fence. The fence shall be maintained in good condition at all times.

805 HEIGHT

The maximum height of buildings and structures shall not exceed 15.25 m (50.03 feet).

806 OFF-STREET PARKING AND LOADING

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

900 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 conditions 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-c).
(i) Accessory advertising, subject to Division Three, Section 302(8).

901 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. [Byl # 1180, 1994]

902 SETBACKS
All buildings, structures and parts thereof shall be sited so that there will be a minimum setback of 7.6 m (24.93 feet) from the right-of-way boundary of a road allowance, or a minimum setback of 17.6 m (57.74 feet) from the center line of said allowance, whichever is the greater distance from the road center line.

903 OFF-STREET PARKING
Off-street parking shall be provided in accordance with the provisions of Division Twelve and Schedule "A" of this By-law.
DIVISION TEN
LIMITED USE - L-1

"This zone designates land that has difficult site features, servicing problems or limited access, or which may be partly in a flood plain, 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 8 hectares or more."

1000 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 30 m² (322.9 square feet).
(f) Home occupation, subject to the conditions of Division Three, Section 300(3-c).
(g) Civic.
(h) Deleted [Byl # 535, 1984]
(i) Outdoor recreation, subject to the conditions of Division Three, Section 300(3-n).
(j) Deleted [Byl # 381, 1981]
(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 lending strip, subject to the conditions of Division Three, Section 300(3-h).
(o) Deleted [Byl # 381, 1981]
(p) 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.
(q) All necessary outbuildings, accessory structures and uses, including barns and animal shelters, subject to the conditions of Division Three, Section 302 (1-c).

(r) Accessory outdoor storage of firewood for commercial purposes and sale of firewood [subject to Section 300(3)(o)]. [Byl # 482, 1984]

1001 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 (c) and (d) of this Division.

1002 SIGNS
Except is otherwise provided for in a Development Permit issued by the Regional District, permitted signs and similar advertising devices shall not exceed $5m^2$ (53 sq. ft.) in total on any one street frontage upon which the lot or site abuts. [Byl # 381, 1981]

1003 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). [Byl # 1180, 1994]

1004 SETBACKS
(a) Highway: No building or part thereof, mobile home or unit, modular home or other structure shall be located closer than 7.6 m (24.93 feet) to the right-of-way boundary of a road allowance or flanking street, or closer than 17.6 m (57.74 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 other structure shall be located closer than 7.6 m (24.93 feet) to any side or rear lot line.

1005 OFF-STREET PARKING
Off-street parking and loading shall be provided in accordance with the provisions of Division Twelve and Schedule "A" of this By-law
DIVISION ELEVEN
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 32 hectares or more."

1100 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 [Byl # 535, 1984]

1101 SIGNS
Signs, sign boards and advertising devices, shall be subject to the conditions of Division Three, Section 302(8).

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 32 hectares (79.07 acres). [Byl # 1180, 1994]

1103 SETBACKS
(a) Highway: No building or part thereof, mobile home or unit, modular home or other structure shall be located closer than 7.6 m (24.93 feet) to the right-of-way boundary of a road allowance or flanking street, or closer than 17.6 m (57.74 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 other structure shall be located closer than 7.6 m (24.93 feet) to any side or rear lot line.
1104 OFF-STREET PARKING AND LOADING

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

(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
OFF-STREET PARKING AND LOADING

1200 CONDITIONS OF USE

(a) Off-street loading, as required by this By-law, 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 By-law.

1201 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 By-law.

(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 By-law.

(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 2.6 m (8.530 feet),
the height shall be not less than 2.15 m (7.054 feet), and the length shall be not less thin 6 m (19.68 feet).

(ii) a parking space which adjoins a fence or structure greater than 0.3 m (0.9842 feet) in height shall be increased in width to no less than 2.9 m (9.514 feet);

(iii) a parking space which adjoins a lot line common to a road allowance shall be sited 0.3 m (0.9842 feet) or more from such lot line,
(iv) a parking lot required by this By-law may have access to and egress from a street or road via not more than two driveways of not less than 3 m (9.842 feet) nor more than 7.6 m (24.93 feet) wide each, provided that one additional driveway may be added for each 460 m² (4,951 square feet) of parking area in excess of 925 m² (9,957 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 4,000 m² (43,060 square feet), all parking spaces whether or not required under this By-law 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 By-law shall be either hard surfaced or graveled in its entirety in order to render the lot free from mud and dust at all times; and

(vii) every parking lot required by this By-law 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:

<table>
<thead>
<tr>
<th>Angle at which vehicle is parked:</th>
<th>90°</th>
<th>60°</th>
<th>55°</th>
<th>50°</th>
<th>45°</th>
</tr>
</thead>
<tbody>
<tr>
<td>Required width of driveway:</td>
<td>7.6 m</td>
<td>5.4 m</td>
<td>4.9 m</td>
<td>4.5 m</td>
<td>4 m</td>
</tr>
</tbody>
</table>

(h) Where a driveway width is less than 5.5 m (18.04 feet) one-way traffic only shall be permitted.

1202 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 1,855 m² (19,967 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 35 m² (376.7 square feet), provided that the width of each such space shall be
Division Twelve

Off-Street Parking and Loading

no less than 3 m (9.842 feet), and the height no less than 4.25 m (13.94 feet);

(iii) each off-street loading space shall have convenient vehicular access to a public thoroughfare; and

every off-street loading space required by this By-law, and all access and egress driveways serving such space shall be either hard surfaced or graveled in order to render the off-street loading use free from mud and dust at all times.
DIVISION THIRTEEN
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 one hectare or more."

1300 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 1301(a).
(f) A second accessory employee residence, subject to the conditions of Subsection 1301(b).
(g) Commercial retail uses clearly accessory to campgrounds and holiday parks, subject to the conditions of Subsection 1303(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.

1301 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 13-2.

(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;
(ii) 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 1303.4(d).

(c) Permitted uses and structures on sites or strata lots shall be as shown in Table 13-1:

<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 Site or Lot in a Campground</th>
<th>Park Model Site or Strata Lot Site or Lot in a Holiday Park</th>
<th>Holiday Home Site or Strata Lot</th>
</tr>
</thead>
<tbody>
<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>
<tr>
<td>Storage Shed</td>
<td>Not Permitted</td>
<td>Permitted</td>
<td>Permitted</td>
<td>Permitted</td>
</tr>
<tr>
<td>Accessory Garage or Storage</td>
<td>Not Permitted</td>
<td>Not Permitted</td>
<td>Not Permitted</td>
<td>Permitted</td>
</tr>
</tbody>
</table>
1302  **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.

1303  **SITING. SIZE AND DIMENSION REGULATIONS**

1. **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;
       c. 5 metres from 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 one hectare.
   (b) The minimum area for sites or strata lots shall be as shown in Table 13-2.

<table>
<thead>
<tr>
<th>Table 13-2</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Type of Use</strong></td>
</tr>
<tr>
<td>Recreational Camping</td>
</tr>
<tr>
<td>Park Model Trailer</td>
</tr>
<tr>
<td>Holiday Home</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Owner's or Manager's Residence</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

Note: In Table 13-2, 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 13-3.

<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.

1304 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 one 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 13-2.

1305 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.

1306 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 Twelve 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 graveled 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 1306(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. (Section 13 replaced Byl # 1197, 1995)
"The purpose of this zone is to identify lands which because of their location in areas of confirmed natural hazard are unsuited to residential uses."

1400 PERMITTED USES
(a) Farm (subject to Subsection 1401(a)),
(b) Market gardens (subject to Subsection 1401(a)),
(c) Golf courses (subject to Subsection 1401(f)),
(d) Park,
(e) Golf driving range,
(f) Tennis court,
(g) Frozen food lockers,
(h) Kennels (subject to Subsection 1402(c)),
(i) Fish farm,
(j) Silviculture,
(k) Riding academy (subject to Subsection 1402(b)),
(l) Private aircraft landing strip,
(m) Storage yards for coke, coal, wood or sawdust,
(n) Weather recording stations,
(o) Carwash,
(p) Log booming, sorting and accessory debris disposal uses,
(q) Sawmill,
(r) Gravel sorting, screening and crushing (subject to Subsection 1401(b)).

1401 CONDITIONS OF USE
(a) There shall be no residential use.
(b) The extraction of raw materials shall not be permitted.
(c) There shall be no storage of junk, scrap and salvage.
(d) All permitted outside storage shall be screened in accordance with Subsection 1405.
(e) One (1) building for accessory storage or administration purposes shall be permitted but shall not exceed 12 m² (130 sq. ft.) in area.
(f) A golf course shall be permitted but one accessory building only shall be allowed for storage and administration, subject to Subsections 1401(a) and 1401(e). The provisions of Subsection 300(3)(i) shall not apply.

(g) There shall be no accessory retail, restaurant, coffee shop, assembly or service group uses.

1402 SETBACKS

(a) For all uses other than stables and kennels:
   (i) **Highway:** No building or part thereof, or structure, shall be located closer than 7.6 m (25 ft.) to the right-of-way boundary of a road allowance or flanking street, or closer than 17.7 m (58 ft.) to the centre line of said allowance or street, whichever is the greater distance from the road or street centre line;
   
   (ii) **Side:** No building or part thereof, or structure, shall be located closer than 3 m (10 ft.) to any side lot line;
   
   (iii) **Rear:** No building or part thereof, or structure, shall be located closer than 6 m (20 ft.) to any rear lot line.

(b) **Stables:**

All setbacks shall be as specified in Subsection 302 (I) (c).

(c) **Kennels:**

A kennel, unless solidly and completely enclosed except for runs, shall be sited no closer than 53 m (175 ft.) to any interior lot line. Where such a use is solidly and completely enclosed including runs, it shall be sited no closer than 7.6 m (25 ft.) to any interior lot line.

1403 SIGNS

One identification sign to a maximum height of 1.8 m (5.905 ft.) above ground and to a maximum area of 3 m² (32-29 sq. ft.) may be located on each street frontage upon which the lot or site abuts.

1404 HEIGHT

Except as otherwise provided for in Sub-section 302(5), the maximum height of buildings and structures shall be 4 m (13 ft.).
1405 **SCREENING**

All outside storage shall be screened by a solid view-obstructing fence or landscape hedge not less than 2.4 m (8 ft.) in height or by a view-obstructing natural growth not less than 2.4 m (8 ft.) and not more than 8 m (26 ft.) in height.

1406 **OFF-STREET PARKING AND LOADING**

(a) Off-street parking and loading shall be provided in accordance with the provisions of Division Twelve 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. [Byl # 387, 1982]

1407 **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 16 hectares (39.54 acres). [Byl # 1180, 1994]
"The purpose of this zone is to provide regulations for one residential building containing no more than one dwelling unit for development in a resort recreation community."

1500 PERMITTED USES
(a) One-family residence.
(b) Home occupation, subject to the conditions of DIVISION THREE, Section 300.3(c).
(c) A bed and breakfast, subject to the conditions of DIVISION THREE, Section 300.3(r).
(d) Temporary tourist accommodation.

1501 CONDITIONS OF USE
(a) There shall be no more than one (1) dwelling unit on a lot.
(b) All permitted uses shall be connected to an approved community water system and approved community sanitary sewer system.

1502 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 Resort Residential-2 (RST-2) shall be as follows:
(a) Where there is neither an approved community water system nor an approved community sanitary sewer to service the lot, the minimum parcel size shall be 1.0 ha.
(b) Where there is an approved community water system and a community sanitary sewer system the minimum parcel size shall be 0.07 hectares (0.17 acres).

1503 MAXIMUM SITE COVERAGE
The maximum lot coverage for all buildings and structures shall be 35%.
1504 **SETBACKS**

(a) **Highway:** No building or part thereof, shall be located closer than 6.0 metres (19.68 feet) to the right-of-way boundary of any road allowance.

(b) **Side:** No building, structure or part thereof shall be located closer to any side lot line than 3.5 metres (11.48 feet).

(c) **Rear:** No building, structure or part thereof, shall be located closer to the rear lot line than 5.0 metres (16.4 feet).

1505 **HEIGHT**

The maximum height of buildings and structures shall not exceed 12.00 metres (39.37 feet) or two storeys, whichever is the lesser.

1506 **OFF-STREET PARKING**

Off-street parking shall be provided for two (2) automobiles in accordance with the provisions of Division Twelve and Schedule “A” of this bylaw. (Bylaw 0084, 1996)

[Division Fifteen replaced Bylaw # 0993, 2010]
DIVISION SIXTEEN

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."

It shall be unlawful to alter, repair, erect, construct, locate, maintain or reconstruct, or cause to be altered, repaired, erected, constructed, located, maintained or reconstructed, any building or to occupy or use any building or land within the boundaries of the zone referred to, defined, designated or described in this Bylaw as a Residential and Recreational Assembly Use (L-4) zone save and except for the uses listed hereunder. However, notwithstanding any other provisions of this Bylaw, all lands within the Agricultural Land Reserve except those exempted under Section 19 of the Agricultural Land Commission Act or a General Order of the Commission, are subject to the provisions of the Agricultural Land Commission Act, Regulations thereto, and Orders of the Commission (thereby not permitting the development of new non-farm uses unless approved by the Provincial Agricultural Land Commission. [Byl # 562, 1984]

PERMITTED USES

All uses in this division are subject to the General Regulations of Section 300 (3) (p).

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.
Division Sixteen

Residential and Recreational Assembly Use – L-4

12. Farm, subject to Section 1601(B)(8). [Byl # 562, 1984]
13. Country Inn. [Byl # 1124, 1993]

B Accessory uses limited to:
1. Religious use.
2. Boarding stable or riding academy (subject to Section 1601(B)(1)).
3. One-family residence (subject to Section 1601(B)(3)).
4. Retail use (subject to Section 1601(B)(7)).
5. Employee residential (subject to Section 1601(B)(4)).
6. Outdoor recreation strictly limited to those activities which are accessory to the principal uses listed in Section 1600(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.

1601 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 premanufactured 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’s 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./site in excess of 50 up to an overall maximum of 1500 sq. ft.</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.).

8. Farm uses shall be permitted only on land within the Agricultural Land Reserve of the Regional District of Fraser-Cheam. [Byl # 562, 1984]

C. Country Inn

1. The minimum site area shall be 2 ha (5 acres).

2. An owner's, manager's or caretaker's residence shall be permitted within the lot provided that the area of the plot is 700 m² (7,535 sq. ft.).

3. Off-street parking shall be in accordance with Division Twelve of Zoning Bylaw No. 100, 1979 for Electoral Area "F". [Byl # 1124, 1993]

1602 HEIGHT

The maximum height of buildings and structures shall not exceed 10 m (33 ft.) or three (3) storeys, whichever is the lesser.
1603 **MAXIMUM SITE COVERAGE**

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

1604 **SETBACKS**

A. No building or structure in the Residential and Recreational Assembly zone shall be sited within 30 m (100 ft.) of any lot line. [Byl # 0217, 1998]

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 m (20 ft.) from any side lot line;
   3. 7.6 m (25 ft.) from any rear lot line.

C. (Deleted Byl # 0217, 1998).

1605 **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.

1606 **OFF-STREET PARKING**

A. Off-street parking shall be provided in accordance with the provisions of DIVISION TWELVE 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 or exit from a parking or loading space shall take place off the highway right-of-way. (entire section added by Bylaw 535, 1984)

1607 **REGULATIONS RESPECTING AREA, SHAPE, AND DIMENSIONS OF NEW PARCELS TO BE CREATED BY SUBDIVISION**

A. Subject to the conditions of Division Three, Sections 303 and 305, the minimum parcel size shall be 8 hectares (19.77 acres) [Bylaw #1180, 1994]

B. Notwithstanding 1607 (A), Subject to the conditions of Division Three, Sections 303 and 305, the minimum parcel size shall be 2 hectares (4.94 acres) for the creation of new parcels from subdivision of the lands legally described as:
DISTRICT LOT 542 GROUP 1 EXCEPT: PART SHOWN ON HIGHWAY PLAN 67884, NEW WESTMINSTER DISTRICT. Parcel Identifier: 008-779-889 [Bylaw #1154, 2014]
"The purpose of this zone is to designate land in areas of attractive natural assets, which, by reason of their setting and the feasibility of providing sewer, water and other services to the lands, are suitable for the development of bare-land strata subdivisions with a full range of resort or recreational amenities for the use of the property owners, but which, because of their setting or location, are not appropriate for conventional urban housing development over the long-term."

1700 PERMITTED USES

(a) Private resort residential development.

(b) Home occupation, subject to the conditions of Division Three, Section 300.3(c).

(c) Keeping of horses, subject to the site area requirements of Subsection 1703.3 and the setback requirements of subsection 302.1(c).

1701 CONDITIONS OF USE

(a) All strata lots for use as a one-family residence or a holiday, summer or seasonal home shall be served by an approved community water system and community sanitary sewer system.

(b) Common amenity and recreational facilities, of a minimum land area as set out in Subsection 1703.3, shall be provided for the exclusive use of residents of the private resort residential development and their guests.

(c) Common amenity and recreation facilities may include clubhouses or recreation buildings, outdoor recreation facilities such as tennis courts, swimming pools, picnic sites, trails, and boat launches, storage areas for the use of residents, open space park areas, natural habitat areas, and special features such as entrance gates, fountains, ponds and gardens.

(d) Common amenity and recreational facilities do not include required buffer areas, roads, or utility buildings.

(e) No recreational vehicles or park model trailers shall be occupied on lands within the private resort residential development.
1702 **DENSITY REGULATIONS**

(a) The gross density of the development shall not exceed 12 strata lots per gross hectare of area of the parcel being subdivided for the development.

(b) There shall be not more than one dwelling unit on any individual strata lot.

(c) The maximum lot coverage on a strata lot shall not exceed 40% of the gross lot area.

1703 **REGULATIONS RESPECTING THE SITING, SIZE AND DIMENSIONS OF BUILDINGS, STRUCTURES AND USES**

1. **Strata Lot Setbacks**

   No part of any building or structure on a strata lot shall be located closer than:

   (a) 6.0 metres from a front strata lot line.

   (b) 4.5 metres from a flanking road strata lot line.

   (c) 2.1 metres from an interior side strata lot line.

   (d) 7.6 metres from any rear strata lot line.

2. **Amenity and Common Building Setbacks**

   No part of any amenity or common building or structure located on common lands shall be located closer than:

   (a) 9.0 metres from the strata lot boundary of any one-family residence or holiday, summer or seasonal home strata lot.

   (b) In the case of an entrance gate or fountain structure, 6.0 metres from the strata lot boundary of any one-family residence or holiday, summer or seasonal home strata lot.

   (c) 7.6 metres from any other lot line or strata lot line.

   (d) 16.5 metres from the centreline of any common access road within the development.

3. **Site Area Regulations**

   (a) The minimum area of common amenity and recreation area within the private resort residential development, as set out in Subsections 1701(c) and (d), shall be 10% of the gross area of the parcel subdivided for the development.
(b) The minimum site area of a strata lot or common area where horses are to be kept shall be 8000 square metres.

4. **Building Dimensions**
   (a) The maximum height of a one-family residence or a holiday, summer or seasonal home shall be 10.0 metres.
   (b) The minimum width of a one-family residence or a holiday, summer or seasonal home shall be 6.0 metres.
   (c) The minimum gross floor area of a one-family residence or a holiday, summer or seasonal home shall be 80 square metres.
   (d) The maximum height of accessory buildings and structures on a strata lot shall be 5.0 metres.
   (e) The maximum gross floor area of accessory buildings and structures on a strata lot shall be 45 square metres.
   (f) The maximum height of amenity buildings located on common land shall be 12.0 metres.

5. **Access Routes**
   The minimum width of common land access routes shall be 15.0 metres.

1704 **SCREENING AND BUFFERING**

1. **Buffer Areas**
   All private resort residential developments shall have adjacent to all public highways bordering the development a buffer area of a minimum width of 7.6 metres, within which no strata lot boundaries, parking, common facilities, or surface works shall be located. No roads shall be permitted within the buffer area with the exception of those roads which cross the buffer area as close to right angles as practicable.

2. **Fencing**
   No fence shall exceed 1.2 metres in height within the front yard or 2.0 metres in height in any other yard of any strata lot.
3. **Landscaping and Screening**
   Any area of common land used for outdoor storage, community septic disposal or garbage pickup sites shall be landscaped or screened in order to mask and separate such areas from all strata lots in the development, from any public roads, and from any property adjacent to the private resort residential development.

1705 **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 for new parcels to be created by subdivision or bare-land strata plan shall be as follows:

(a) Where both an approved community water system and a community sanitary sewer system serve a strata lot, the minimum parcel size for the strata lot shall be 575 square metres.

(b) The minimum overall parcel size for a parcel to be subdivided by a bare-land strata plan in the Private Resort Residential Development zone shall be 5.0 hectares.

1706 **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 3.0 square metres may be located at the principal entrance of a private resort residential development.

1707 **OFF-STREET PARKING**

(a) Off-street parking for all uses shall be provided in accordance with the provisions of Division Twelve and Schedule “A” of this Bylaw.

(b) On each strata lot for a one-family residence or for a holiday, summer or seasonal home there shall be a minimum of two parking spaces.

(c) The parking spaces referred to in the above subsections shall be located entirely upon the strata lot served by the parking spaces. [Byl # 0013, 1998]
DIVISION EIGHTEEN

LOCAL COMMERCIAL (C-1)

The purpose of this zone is to designate lands in areas with good road access and proximity to the local population to provide a commercial use which will serve the day-to-day needs of residents.

1800 PERMITTED USES

(a) Retail facilities limited to:
   i) retail bake shop or confectionary
   ii) fresh fruit and vegetable market
   iii) florist
   iv) nursery
   v) gift and souvenir shop
   vi) hobby shop
   vii) antique and/or flea market
   viii) delicatessen and/or fish market
   ix) general store

(b) Restaurant, café, coffee shop or ice cream parlour with a seating capacity of 48 persons maximum.

(c) Personal service establishments limited to:
   i) barber or beauty shop
   ii) dry cleaning shop
   iii) shoe repair shop

(d) Service station use or gas bar

(e) Tourist information booth

(f) Bank

(g) Professional office

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

(i) Civic

(j) Parking lot

(k) One-family residence

(l) Accessory uses limited to;
   i) Sports equipment, fishing tackle supply store
   ii) Tobacconist
   iii) Post office
iv) Taxi office
v) Newsagent
vi) Retail propane sales for the travelling public
vii) Artisan-craft workshop (subject to Section 300 (3-s)

1801 DENSITY

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

1802 REGULATIONS RESPECTING THE SITING, SIZE AND DIMENSIONS OF THE BUILDINGS, STRUCTURES AND USES

1. 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 0.75 m (2.5 ft) for every 0.3m (1.00 ft.) of height, except that in no case shall:

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

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

2. Maximum Site Coverage

The maximum site coverage for buildings and structures in the C-1 zone shall be 20%.

3. Building Dimension Regulations

(a) Maximum height of buildings and structures in the C-1 zone shall not exceed 10 m (32.8 ft).

(b) The building, or any portion thereof, housing general store, delicatessen store and retail bake shop uses whether present on the parcel in combination or an individual principal use, shall not exceed a gross floor area of 140 m2 (1,500 sq. ft.).

(c) The maximum gross area of the parcel devoted to antique and/or flea market uses shall not exceed 140 m2 (1,500 sq. ft.).

(d) The building, or any portion thereof, housing workshop 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 m2 (2,000 sq. ft.).
1803 **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 $5 \text{ m}^2$ (53 sq. ft.) in total on any one parcel.

1804 **OFF-STREET PARKING**

1. Off-street parking shall be provided in accordance with the provisions of DIVISION TWELVE 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.

1805 **REGULATIONS RESPECTING AREA, SHAPE AND DIMENSIONS OF NEW PARCELS TO BE CREATED BY SUBDIVISION**

Subject to the conditions of DIVISION THREE, SECTION 303 and 305, the minimum parcel size in the Local Commercial (C-1) zone shall be as follows:

1. where there is no approved community water system, the minimum parcel size shall be 1.0 hectares (2.47 acres).

2. where an approved community water system is available, or is provided upon subdivision, the minimum parcel size shall be 0.19 hectares (0.47 acres)."
DIVISION NINETEEN
RESORT RESIDENTIAL-3 RST-3

"The purpose of this zone is to provide regulations for one residential building containing no more than two dwelling units located in a resort recreation community."

1900 PERMITTED USES
(a) One-family residence.
(b) Duplex.
(c) Home occupation, subject to the conditions of DIVISION THREE, Section 300.3(c).
(d) A bed and breakfast, subject to the conditions of DIVISION THREE, Section 300.3(r).
(e) Temporary tourist accommodation.

1901 CONDITIONS OF USE
(a) There shall be no more than two (2) dwelling units on a lot.
(b) All permitted uses shall be connected to an approved community water system and approved community sanitary sewer system.

1902 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 Resort Residential-3 (RST-3) shall be as follows:
(a) Where there is neither an approved community water system nor an approved community sanitary sewer to service the lot, the minimum parcel size shall be 1.0 ha.
(b) Where there is an approved community water system and a community sanitary sewer system the minimum parcel size shall be 0.082 hectares (0.20 acres).

1903 MAXIMUM SITE COVERAGE
The maximum lot coverage for all buildings and structures shall be 35%.
1904 **SETBACKS**
(a) **Highway:** No building or part thereof, shall be located closer than 6.0 metres (19.68 feet) to the right-of-way boundary of any road allowance.
(b) **Side:** No building, structure or part thereof shall be located closer to any side lot line than 3.5 metres (11.48 feet).
(c) **Rear:** No building, structure or part thereof, shall be located closer to the rear lot line than 5.0 metres (16.4 feet).

1905 **HEIGHT**
The maximum height of buildings and structures shall not exceed 12.00 metres (39.37 feet) or two storeys, whichever is lesser.

1906 **OFF-STREET PARKING**
Off-street parking shall be provided for two (2) automobiles in accordance with the provisions of Division Twelve and Schedule "A" of this bylaw.
(Byl # No. 0993, 2010)
"The purpose of this zone is to provide regulations for a residential building containing not less than two (2) and no more than six (6) dwelling units in a resort recreation community."

2000 PERMITTED USES
(a) Duplex.
(b) Medium density multi-family.
(c) Temporary tourist accommodation.

2001 CONDITIONS OF USE
(a) There shall be no more than six (6) dwelling units on a lot.
(b) All permitted uses shall be connected to an approved community water system and approved community sanitary sewer system.

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 in the Resort Residential Medium Density Multi-Family-4 (RST-4) shall be as follows:
(a) Where there is neither an approved community water system nor an approved community sanitary sewer to service the lot, the minimum parcel size shall be 2.0 ha.
(b) Where there is an approved community water system and a community sanitary sewer system the minimum parcel size shall be 0.1 hectares (0.24 acres).

2003 MAXIMUM SITE COVERAGE
The maximum lot coverage for all buildings and structures shall be 35%.
2004 **SETBACKS**

(a) **Highway:** No building or part thereof, shall be located closer than 6.0 metres (19.68 feet) to the right-of-way boundary of any road allowance.

(b) **Side:** No building, structure or part thereof shall be located closer to any side lot line than 3.5 metres (11.48 feet).

(c) **Rear:** No building, structure or part thereof, shall be located closer to the rear lot line than 5.0 metres (16.4 feet).

(d) All buildings located on the same lot, unless connected by a common wall, shall be located no closer than 7 metres (22.96 feet) clear to sky.

2005 **HEIGHT**

The maximum height of buildings and structures shall not exceed 14.00 metres (45.93 feet) or three storeys, whichever is lesser.

2006 **OFF-STREET PARKING**

Off-street parking shall be provided for two (2) automobiles per dwelling unit in accordance with the provisions of Division Twelve and Schedule "A" of this bylaw. [Byl # 0993, 2010]
"The purpose of this zone is to identify land which is suitable for high density multi-family development and provide regulations for a residential building(s) permitting a maximum of sixty (60) dwelling units per lot for a resort recreation community."

2100 PERMITTED USES
(a) Apartment residential use.
(b) Medium density multi-family.
(c) Temporary tourist accommodation.

2101 CONDITIONS OF USE
(a) All permitted uses shall be connected to an approved community water system and approved community sanitary sewer system.

2102 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 Resort Residential High Density Multi-Family-5 (RST-5) shall be as follows:
(a) Where there is neither an approved community water system nor an approved community sanitary sewer to service the lot, the minimum parcel size shall be 2.0 ha.
(b) Where there is an approved community water system and a community sanitary sewer system the minimum parcel size shall be 0.5 hectares (1.23 acres).

2103 AMENITY AREAS
Common amenity areas must be provided for apartment residential use buildings. The common amenity area must be no less than 200 square metres for each parcel.
2104 **MAXIMUM SITE COVERAGE**
The maximum lot coverage for all buildings and structures shall be 35%.

2105 **DENSITY**
The number of dwelling units per lot for a multi-family use shall not exceed 1 for every 112 square metres of parcel area, up to a maximum of 60 dwelling units.

2106 **DWELLING UNIT SIZE**
Each dwelling unit shall have a minimum gross floor area of no less than 40 square metres (430.57 square feet) and a maximum gross floor area of no greater than 100 square metres (1076.42 square feet).

2107 **SETBACKS**
(a) **Highway:** No building or part thereof, shall be located closer than 7.6 metres (24.93 feet) to the right-of-way boundary of any road allowance.
(b) **Side:** No building, structure or part thereof shall be located closer to any side lot line than 7.6 metres (24.93 feet).
(c) **Rear:** No building, structure or part thereof, shall be located closer to the rear lot line than 7.6 metres (24.93 feet).
(d) All buildings located on the same lot, unless connected by a common wall, shall be located no closer than 7.6 metres (24.93 feet), clear to sky.

2108 **HEIGHT**
The maximum height of buildings and structures shall not exceed 18.00 metres (59.05 feet) or four storeys, whichever is lesser.

2109 **OFF-STREET PARKING**
Off-street parking shall be provided for two (2) automobiles per dwelling unit in accordance with the provisions of Division Twelve and Schedule "A" of this bylaw. [Byl # 0993, 2010]
DIVISION TWENTY TWO
ALPINE RESORT COMMERCIAL C-3

"The purpose of this zone is to designate lands located in a ski resort for use as ski lodge oriented toward day visitors and providing a variety of services including lift ticket sales, equipment rentals, food and beverage services and common areas."

2200 PERMITTED USES
Alpine Ski Lodge
Ski Resort Parking Facility

2201 CONDITIONS OF USE
All permitted uses shall be connected to an approved community water system and approved community sanitary sewer system; excludes Ski Resort Parking Facility.

2202 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 Alpine Resort Commercial zone (C-3) shall be as follows:
(a) Where there is an approved community water system and a community sanitary sewer system there shall be 0.2 hectares (0.49 acres).
(b) No parcel shall be created unless served by an approved community water system and a community sanitary sewer system.

2203 SETBACKS
(a) Highway: No building or part thereof, shall be located closer than 7.6 metres to the right-of-way boundary of any road allowance.
(b) Side: No building or part thereof, shall be located closer to any side lot line than 7.6 metres.
(c) Rear: No building or part thereof, shall be located closer to the rear lot line than 7.6 metres.
LOT COVERAGE
The maximum site coverage for all buildings and structures in the C-3 zone shall be:
(a) Where parking is provided on-site 35%
(b) Where parking is provided off-site 50%

HEIGHT
The maximum height of buildings and structures shall not exceed 14.00 metres (45.93 ft) or three storeys, whichever is lesser.

SIGNS
Subject to the conditions of Division Three, Section 302(8), permitted signs and similar advertising devices in the C-3 zone shall not exceed 5 square metres (53 sq. ft) in total on any parcel.

LANDSCAPING AND SCREENING
Where a C-3 zone adjoins or abuts a residential zone all buildings and structures shall be screened by a solid, view obstructing fence or landscape screen not less than 1.8 metres (5.905 feet) and not more than 2.5 metres (8.202 feet) in height along the boundary of the C-3 zone which adjoins or abuts any such residential zone.

OFF-STREET PARKING
(a) Off-street parking shall be provided in accordance with the provisions of Division Twelve and Schedule "A" of this bylaw.
(b) All off-street parking and loading spaces shall be 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.
(c) Off-street parking spaces required by this bylaw within the C-3 zone may be provided and maintained off the site on which the development is located or proposed, provided the parcel containing the off-site parking is located within 200 metres of the parcel containing the development. [Byl # 0993, 2010]
SCHEDULE "A"

REQUIRED OFF-STREET PARKING SPACES ACCORDING TO USE

(a) The width of a parking stall shall be not less than 2.6 m (8.530 feet), the height shall be not less than 2.15 m (7.054 feet), and the length not less than 6 m (19.68 feet).

(b) Where a parking stall adjoins a fence or other structure greater than 0.3 m (0.9842 feet) in height the width shall be increased to not less than 2.9 m (9.514 feet).

(c) Where a parking stall is 90 degrees to the driveway the driveway shall be not less than 7.6 m (24.93 feet) in width.
Schedule “A”

(d) Where a parking stall is 45 degrees to the driveway the driveway width shall be not less than 4 m (13.12 feet); where the stall is 50 degrees to the driveway the driveway width shall be not less than 4.5 m (14.76 feet); where the stall is 55 degrees to the driveway the driveway width shall be not less than 4.9 m (16.07 feet); where the stall is 60 degrees to the driveway the driveway width shall be not less than 5.4 m (17.71 feet).

(e) Where the driveway provided is less than 5.5 m (18.04 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 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 20 m² (215.3 square feet) gross floor area or part thereof</td>
</tr>
<tr>
<td>Artisan-craft workshop</td>
<td>1 per 35 m² (375 sq.ft.) of gross floor area devoted to artisan-craft workshop uses, plus 1 per 18 m² (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 20 m² (215.3 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 10 m² (107.6 square feet) of floor area used or intended to be used by the public as customers, patrons or clients, whichever requires the greatest number of spaces.</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>
<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 20 m² (215.3 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>
</tbody>
</table>
**Schedule “A”**

<table>
<thead>
<tr>
<th>USE</th>
<th></th>
</tr>
</thead>
<tbody>
<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 30 m$^2$ (322.9 square feet) gross floor area or part thereof.</td>
</tr>
<tr>
<td>Recreation centre</td>
<td>1 per 10 m$^2$ (107.6 square feet) ice area plus 1 per 4 m$^2$ (43.05 square feet) pool water surface plus 1 per 4 player capacity other sports.</td>
</tr>
<tr>
<td>Residential:</td>
<td></td>
</tr>
<tr>
<td>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>2 spaces per dwelling unit.</td>
</tr>
<tr>
<td>Retail store, supermarket other retail and personal service establishment</td>
<td>4 per 50 m$^2$ (438.2 square feet) retail floor area or part thereof.</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 place 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 100 m$^2$ (1076 square feet) gross leasable area or part thereof.</td>
</tr>
<tr>
<td>Skating, roller rink</td>
<td>1 per 20 m$^2$ (215.3 square feet) gross floor area or part thereof.</td>
</tr>
<tr>
<td>Swimming pool, public</td>
<td>1 per 4 m$^2$ (43.05 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>
Schedule “B”

SCHEDULE "B" (Map)
deleted by Byl # 0690, 2006
Schedule C

FRASER VALLEY REGIONAL DISTRICT
Zoning Amendment Map Schedule 0993-C

LEGEND

Area to be excluded from the provisions of divisions 15 00(d), 19 00(e), 20 00(c), 21 00(c), hereto referred to as Schedule 'C'

THIS IS MAP 10 of 10 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 0993-A ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 0993, 2010.

Chair/Vice-Chair

Corporate Officer/Deputy

206817-1