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CONSOLIDATED

BY-LAW NO. 66

ZONING BYLAW FOR ELECTORAL AREA ".E"
OF
FRASER-CHEAM REGIONAL DISTRICT, 1976

NOT FOR LEGAL PURPOSES - CONSOLIDATED FOR CONVENIENCE ONLY!
BYLAW NO. 66

A bylaw to establish zoning regulations
for Electoral Area "E"
of the Regional District of Fraser-Cheam.

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

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

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

1. That conditions are created for orderly and economic development of Electoral Area "E" 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 areas is the most suitable and harmonious development for that area;

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

1. That this bylaw may be cited for all purposes as the 'Zoning Bylaw for Electoral Area "E", 1976 of the Regional District of Fraser-Cheam'.
READ A FIRST TIME THIS 21st day of October, 1975.

READ A SECOND TIME THIS 16th day of December, 1975.

READ A THIRD TIME THIS 23rd day of March, 1976.

Received the approval of the Lieutenant-Governor in Council this 3rd day of June, 1976.
Reconsidered and adopted this 22nd day of June, 1976.

________________________________________
Chairman

________________________________________
Secretary-Treasurer

I hereby certify that this is a true and correct copy of Bylaw No. 66 cited as the 'Zoning Bylaw for Electoral Area "E", 1976 of the Regional District of Fraser-Cheam.

________________________________________
Secretary-Treasurer
SCHEDULE A

ZONING REGULATIONS FOR ELECTORAL AREA "E"

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DIVISION ONE - DEFINITIONS

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

ACCESSORY ADVERTISING USE means use of land, of a building exterior or of a structure or thing located other than within a building, for the advertising, advancing, promoting or identifying by visible or other means of a product, service, place, or event, when such product, service, place or event is for sale, for rent, available, held, assembled, grown, manufactured, or otherwise located on the same lot.

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

ACCESSORY EMPLOYEE RESIDENTIAL USE means a use accessory to a FARM USE, CAMPGROUND USE, OR HOLIDAY PARK USE where a building is used for one dwelling unit for the accommodation of an employee or employees employed on the same lot 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 lot.

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.

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

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

DEFINITIONS

AMENITY AREA means an outdoor or indoor space on a parcel designed for shared or private recreation or enjoyment; includes landscaped open space, child play areas, courtyards, patios, sun decks, balconies, terraces, swimming pools, saunas, exercise areas, storage areas, craft and games rooms, and meeting rooms. *Bylaw 0893, 2008*

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 #0893, 2008]

AMENITY AREA – PRIVATE means an amenity area designed for the exclusive use of the occupants of a specific dwelling unit, where a degree of visual privacy is provided for the occupants and the amenity area is located within, or immediately adjacent to, the dwelling unit. [Byl #0893, 2008]

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.

ANIMAL UNITS means the number of animals making up an Animal Unit as set out in Schedule "C-l" of this bylaw.

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

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

APARTMENT RESIDENTIAL USE means a RESIDENTIAL USE where the building or buildings on a lot are each used, or intended to be used for three or more dwelling units, two or more of which have a common entrance from the ground level; excludes a TOURIST ACCOMMODATION USE.

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

**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 #1196, 1995]

**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 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, education and health-care services.

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

**AUTOMOBILE RECYCLING** means the use of any building or land for the wrecking, salvaging, or dismantling of vehicles or of vehicle parts, frames, materials, components, or bodies, or where vehicles not in operable condition or used parts of vehicles are stored; includes the sale of vehicle parts or restored vehicles. [Byl #0737, 2006]
BASEMENT means that portion of a building or mobile home between two floor levels the lower of which is placed more than two feet but less than four feet below the finished outside ground level at the nearest outside wall of the building; excludes cellar.

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

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 #1233, 1995]

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

BED SPACE means a unit used to measure the potential number of inhabitants of a RESIDENTIAL USE. A bedroom under 100 square feet (gross) shall represent one "bed space", a bedroom exceeding 100 square feet (gross) shall represent two "bed spaces". A dwelling unit containing not fewer than five "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 #1196, 1995]

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.

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

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

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

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

**DAY or CHILD CARE FACILITY** means a private establishment which is licensed under the Provincial Child Care Facilities Regulations pursuant to the Community Care Facilities Licensing 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.

**DISPLAY GARDEN** means a garden, greenhouse, or other place in which flowers, herbs, shrubs, or trees are cultivated or grown for public display or exhibition and may also include a cultural, artistic or aesthetic display or production, to which a fee or price may be charged, demanded or accepted.

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

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

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

**EXTENDED CARE FACILITY** means a long-term care facility or a distinct part of a facility licensed or approved as a nursing home, infirmary unit of a home for the aged, or a governmental medical institution.
EXTRACTION means the pulling out or drawing out of primary forest, mineral, and other natural resource materials on a lot; includes only the preliminary grading, cutting, separation, or crushing of such materials for shipment; excludes all manufacturing of products from such materials and any processing not specifically included in this definition; also excludes the excavation of land as a necessary part of a construction project, the removal of unwanted stones from the surface of land undergoing cultivation, and the cleaning out or enlarging of a drainage system for the purpose of improving the drainage of lands.

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-bearining 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 #1256, 2014]

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

FIRST STOREY means the lowest STOREY of a building.

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

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

FLOODPLAIN means a lowland area, whether floodproofed or not, which, by reason of land elevation, is susceptible to flooding or erosion from an adjoining watercourse, lake, or other body of water and pertains to the areas shown In Schedule "B" of this Bylaw.

FLOODPROOFING means the physical and structural construction 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, the design flood level plus required freeboard defined by the Water Resources Branch of the Provincial Department of the Environment, and as established for the Regional District of Fraser-Cheam in Schedule "B" of this Bylaw.

**FLOOR AREA RATIO** means the figure obtained when the area of all the floors of the building on a site, excluding those areas which are used for parking within the outermost, walls of a building or underground and are ancillary to the principal use, is divided by the area of the site. The area of the floor of the building shall be measured to the inside edge of the exterior walls and shall not include balconies, canopies, terraces, and loft spaces. In the event that parking is a principal use of the site, those areas which are used for parking within the outermost walls of a building or underground and is a principal use of the site shall be counted in the calculation of the floor area ratio.

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

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

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

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

**HABITABLE ROOM or AREA** means any room or area in a dwelling unit used for eating, sleeping, or as the living areas required in the National Building Code.

**HEIGHT** means the vertical distance measured from the average of highest and lowest finished ground level at a distance of 2.0 metres from the perimeter of the building or structure to the highest point on such structure, exclusive of chimneys and similar fixtures but including elevator and stairway housings. [Byl #1071, 1992]

**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 #1196, 1995]

**HOLIDAY OR SUMMER HOME** means a RESIDENTIAL USE which is not designed for, used, or intended to be used for year-round residential occupancy.
HOliday Park means any lot or parcel operated and maintained for the sole purpose of providing two or more recreational camping sites or lots, park model sites or lots, or holiday home sites or lots, together with all common leisure, service and supporting facilities for the exclusive use of and occupancy for part of the year only by holiday-makers who are the owners or lessees of the said sites or lots; may include bare land strata lots under the Condominium Act of the Province of British Columbia, or a cooperative ownership recreational club incorporated under the Society Act of the Province of British Columbia or under similar legislation, but does not include a social club, mobile home park, motel, campground, natural camping ground or a camp licensed under the Community Care Facilities Act of the Province of British Columbia. [Byl #1196, 1995]

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

Industrial Use means a use providing for the processing, fabricating, assembling, storing, transporting, distributing, wholesaling, testing, servicing, repairing, wrecking, or salvaging of goods, materials or things; includes the operation of truck terminals, docks, railways, bulk loading and storage facilities, and incidental office and retail sales; excludes Medical Marihuana Grow Operation. [Byl #1256, 2015]

Institutional Uses mean major public and semi-public uses such as airports, clinics, Provincial Forests, reservoirs; includes light repairing and light manufacturing uses, local commercial uses, residential uses, recreational uses, and rural uses, where such included uses are clearly incidental to the particular institutional use.

Intensive Swine Operation means an operation where swine are bred, fed or fattened for commercial purposes enclosed in an Intensive Swine Pen; includes clean up facilities and other ancillary facilities directly associated with the breeding, feeding or
fattening; of swine and facilities for the storage and processing of manure or animal feed; but excludes all operation involving fewer than three (3) Animal Units per lot.

**INTENSIVE SWINE PEN** means the building or structures within which the animals in an Intensive Swine Operation are confined for the purpose of breeding, feeding or fattening.

**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, campground, pen, cage or property in which two or more animals are kept for breeding purposes or in which more than two animals are kept for any purpose.

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

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

**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 #1256, 2014]

**MEETING HALL FOR MEMBERSHIP ORGANIZATION** means a use providing for accommodation of an organization operating on a membership basis with pre-established formal membership requirements and with the intent to promote the interests of its members; includes trade associations, professional organizations, unions, and similar political and religious organizations; excludes those facilities providing for overnight accommodation.
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 trailer not having a water closet and bath or shower cabinet.

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

MOTOR HOME means a vehicular unit designed to provide temporary living quarters for recreational camping or travel use built on or permanently attached to a self-propelled motor vehicle chassis or van, and which is an integral part of the completed vehicle. [Byl #1196, 1995]

MULTI-FAMILY RESORT RESIDENTIAL USE means a RESIDENTIAL USE together with accessory common and private amenity facilities, where up to two buildings each consists of three or more dwelling units, which are occupied or intended to be occupied as the home or residence of one family per dwelling unit. [Byl #0893, 2008]

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

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

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

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

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

ONE-FAMILY RESIDENTIAL USE means a RESIDENTIAL USE in a detached building which is used for only one dwelling unit; a MOBILE HOME or Modular Home or TRAVEL TRAILER as defined in this Bylaw shall not be considered a one-family residential use within the meaning of this definition.

OPEN DECK means a structure raised at least 200 mm above finished grade, adjacent to but not supported by or attached to a park model trailer, or adjacent to a holiday home, for the purpose of providing an outdoor recreation and amenity living area, which may be either open to the sky or roofed, and which shall have guard railings and may have lattice work or screening to maximum height of 1.5 metres above the floor of the deck, but which shall have no enclosing walls. [Byl #1196, 1995]

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

OPERATIONS SITE means that portion of a lot that is used for an Intensive Swine Operation within which are sited all Intensive Swine Pens and any other buildings, or structures required to treat and store manure, to mill and store feed or to house any other plant or facilities required for that Operation.

OUTDOOR RECREATION USE means a use providing for open area leisure time activities requiring specialized equipment, taking place at prescribed places, sites or fields and involves periodic public congregation; includes a drive-in theatre, outdoor facilities for musical or theatrical performances and related activities; excludes amusement parks, golf courses, display gardens and marinas.
**OUTDOOR STORAGE USE** means providing for outdoor assembly of goods and materials while not in use or otherwise awaiting disposition; includes storage of building materials, machinery, contractor’s equipment and motor vehicles as defined by the Motor Vehicle Act being R.S.B.C., 1960, C.253, and Amendments thereto; excludes bulk storage of explosives, and the storage, baling or treatment of junk, iron, rags, bottles or scrap paper, and the storage of motor vehicles which have not been licensed for a period of one year.

**PARK MODEL SITE OR LOT** means a site or a strata lot in a holiday park for the use of holiday makers as temporary accommodation for part of the year only in one park model trailer; does not include a site or strata lot for recreational camping or for holiday homes. [Byl #1196, 1995]

**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 #1196, 1995]

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

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

**PRIVATE 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 #1099, 2011]

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

**PUBLIC UTILITY USE** means a use providing for the essential servicing of any area of the Regional District of Fraser-Cheam with water, sewer, electrical, telephone, and similar services where such use is established by a Corporation, by another governmental body, or by a company operating under the Public Utilities Act; includes sewer, water-main, and power line easements, broadcast transmission facilities, pump-houses, 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 #1196, 1995]

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 #1196, 1995]

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 #1196, 1995]

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.

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

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

RETAIL BAKE SHOP means a shop where products of a bakery are sold or offered for sale; includes Incidental baking, but excludes a bakery factory primarily devoted to producing, mixing, compounding or baking bread, biscuits, ice-cream cones, cakes, pies, buns, or any other bakery product of which flour or meal is the principal ingredient.
RETAIL PROPANE SALES FOR THE TRAVELLING PUBLIC means a use providing for the retail sale of propane for domestic vehicles and or recreational purposes; does not include bulk storage of propane for distribution beyond the boundaries of the parcel.

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

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.

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

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

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

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

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

SETBACK, SIDE means a setback on the same lot with a building, and which extends from the front setback to the rear setback and is measured 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 4 feet.
feet, and bay windows not more than 12 feet wide, one floor level only, and for a distance not exceeding 2 feet.

**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.

**STATUTE** shall mean 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 through the lot coverage of the building concerned, where the floor level at any point is not more than 2 feet below the highest finished ground elevation located within 10 feet of the nearest outside wall of the building, measured at right angles to such outside wall.

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

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

**TRAVEL TRAILER** means a vehicular unit, mounted on wheels, which is towed by a separate, motorized vehicle, designed to provide temporary living quarters for recreational camping or travel use, of such size and weight as not to require any special highway movement permit other than a trailer licence when towed by a motorized vehicle; includes a fifth-wheel trailer configuration, but excludes park model trailers and mobile homes. [Byl #1196, 1995]

**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 or 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 serving to give direction to a flow of water for at least six months of the year or as defined by a designated Water Resources or Fish and Wildlife Official.

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 lines, respectively.

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

2.1 PROVINCIAL STATUTES AND OTHER REGULATIONS

1. References in this schedule to Provincial Statutes and other regulations are for information purposes only and are indicated by text enclosed in square brackets e.g. [...] Text so bracketed does not form an integral part of this schedule and does not constitute a regulation under this bylaw.

2. The information references in this Schedule to Provincial Statutes and other regulations are not necessarily complete or inclusive. Nothing in the Bylaw relieves a landowner or occupant in any way from the responsibility to comply with all applicable Provincial and Federal statutes and other regulations.

2.2 ZONE BOUNDARIES

1. The boundary lines of zones shall be the centre line of road allowances, water courses, or railways unless referenced to lot lines, municipal boundaries, or shown otherwise on Schedule D - Zoning Maps for Electoral Area "E".

2. Where a zone boundary line does not follow a legally defined line, and where the distances are not specifically indicated, the location of the boundary shall be determined by scaling from Schedule D - Zoning Maps for Electoral Area "E".

2.3 ADMINISTRATION

1. Administrative Officer: This Bylaw shall be administered by the Director of Planning, or any other official of the Regional District who may be appointed by the Regional District Board.

2. Permits and Licenses: The Chief Building Inspector shall not issue any permit for a building, structure or use which violates any of the provisions of this Bylaw.

3. Inspection: The Chief Building Inspector, or any other official of the Regional District who may be appointed by the Regional District Board, is hereby authorized to enter, at all reasonable times, upon any property or premises to ascertain whether the provisions of this Bylaw are being obeyed.

2.4 ENFORCEMENT
1. It is unlawful for any person to cause, suffer or permit any building or structure to be constructed, reconstructed, altered, moved, extended, occupied or used in contravention of this Bylaw or otherwise to contravene or fail to comply with this Bylaw.

2. 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 2.3.3 of this Bylaw.

2.5 PENALTIES

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

2. Each day that such violation is caused to continue, or allowed to continue, constitutes a separate offence.

3. 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.

2.6 NON-CONFORMING USES

Provisions pertaining to non-conforming uses are contained in Section 970 of the Municipal Act.

2.7 BOARD OF VARIANCE APPEALS

Any appeal from a decision of the Building Inspector shall be to the Board of Variance as set forth in Section 962 of the Municipal Act.

2.8 FLOODPLAIN

Deleted by Bylaw 0690, 2006

2.9 AGRICULTURAL LAND RESERVE

1. Notwithstanding anything in this Bylaw contained, land within the Fraser-Cheam Regional District designated as "Agricultural Land Reserve", pursuant to the Land Commission Act, shall be subject to:

   a) The Land Commission Act,
   b) Regulations made under the Land Commission Act, and
c) Relevant orders of the Provincial Land Commission made under the Land Commission Act;

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

2. Where land outside an Agricultural Land Reserve is zoned for agricultural use, this bylaw shall be binding without qualification.

3. Where land presently within an Agricultural Land Reserve is pursuant to the Act, regulations or order of the Commission:

   a) excluded from an Agricultural Land Reserve,
   b) exempt by the Land Commission Act, or
   c) exempted by regulations made under the Land Commission Act or an order of the Provincial Land Commission,

the provisions of this Bylaw shall be binding.

2.10 SEVERABILITY

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

2.11 EFFECTIVE DATE

This Bylaw shall come into force and effect upon its adoption.

2.12 UNITS OF MEASUREMENT

Metric units are used for all measurements in this Bylaw. The approximate equivalent of those units in currently used units of Canada measure (feet, inches, etc.) may be shown in brackets following each metric measurement, and such bracketed figures are included for convenience only and do not form part of this Bylaw.
DIVISION THREE - GENERAL REGULATIONS

3.1 GENERAL REGULATIONS FOR USES OF LAND, BUILDINGS AND STRUCTURES

3.1.1 USES PERMITTED IN ALL ZONES

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

b) In all zones the following uses are permitted:

i) roads and highways;
ii) public utility;
iii) civic use;
iv) parks;
v) an accessory use that is clearly incidental to a permitted use located on the same lot; and,
vi) accessory advertising.

3.1.2 RESIDENTIAL USES

a) accessory employee residence

The following use regulations apply to accessory employee residence uses:

i) where the employee residence is accessory to a FARM use, the accommodation is to be the residence of a person directly involved in the operation of a farm unit; and the lot is classed as "Farm" by the B.C. Assessment Authority.

ii) where the employee residence is accessory to a CAMPGROUND or HOLIDAY PARK USE:

aa) consisting of 80 or more existing sites, one accessory employee residence is permitted provided that the accommodation is to be the residence of a person directly involved in the operation of the campground or holiday park;

bb) consisting of 200 or more existing sites, one additional employee residence is permitted provided
that the residence: is the accommodation of a person directly involved in the operation of the campground or holiday park; is located in a building housing an accessory retail use; is fully separated from the accessory retail use by walls or a floor; and is provided with an entrance separate from that of the accessory retail use.

b) mobile home or a modular home

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, 1970, 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 or modular home shall comply with the provisions of the National Building Code, 1985, and Amendments thereto, or to the Canadian Standards Association Z240 or A277 standards

c) personal care use

A personal care use is subject to the following use regulations:

i) it shall be located on a parcel on which not more than one (1) one-family residential use is located, and which is larger than 0.4 hectares (one acre) in size; and

ii) it shall provide for the care of a person who is cared for or maintained by the owner of the said parcel of land, and the person receiving care shall provide certification from a physician to the effect that such care and maintenance is necessary; and,

iii) it shall be located in a mobile home which is sited not less than 14.6 metres (48 feet) from the centre line of
any road allowance or flanking street and not less than 7.6 metres (25 feet) from any side or rear lot line, and not less than 4.6 metres (15 feet) from a (1) one-family residence located on the same parcel, or any building accessory thereto; and

iv) it 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

v) it shall be supported, not later than the thirty-first day of December in each year, by a letter signed by the owner of the parcel of land stating that the personal care use is still required, or that the said mobile home has been removed from the said parcel of land; and,

vi) it shall be in compliance with all Provincial Ministry of Health and other pertinent regulations.

d) storage and sale of firewood

Accessory outside storage of firewood for commercial purposes and sale of firewood shall be permitted subject to the following conditions:

i) 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;

ii) no outside storage shall be permitted in the front yard of a residential building;

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

iv) the gross lot coverage of stored firewood and accessory structures shall not exceed 10%;
v) all outside storage shall be set back a minimum distance or:

   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.

e) mobile home park use

A mobile home park use shall be permitted subject to the following conditions:

i) The developments in mobile home parks shall comply with the requirements of the Province of British Columbia Mobile Home Parks Regulations, 1967, and Amendments thereto, enacted pursuant to the Health Act.

ii) Within a mobile home park containing 30 or more mobile or modular homes a community social or recreational facility shall be provided primarily for the use of the mobile home park residents. The minimum gross floor area of such a facility shall be 111.5 square metres (1200 square feet), and additions thereto shall be computed at the rate of .9 square metres (10 square feet) for each mobile or modular home in excess of 30 permanently located in the mobile home park.

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

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

v) Open space for playground or park areas shall be provided subject to the following regulations:
aa) The minimum area of required open space shall be calculated at 10 percent of the gross area of the lot.

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

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

3.1.3 HOME OCCUPATION AND HOME INDUSTRIES USES

a) home occupation use

A home occupation use shall be permitted subject to the following conditions:

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

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

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

iv) it shall not utilize material or products that produce inflammable or explosive vapours, smoke or gases, under 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 exceeding 0.27 square metres (3 square feet) in area; and

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

b) artisan craft workshop

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 m$^2$ (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) not withstanding 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 (5) produced on the premises;

c) **bed and breakfast**

A Bed and Breakfast use shall be permitted subject to the following conditions:

1. The bed and breakfast use shall be located within, and be accessory to a single family residential use.

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

3. 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.
4. No cooking facilities or other facilities for the keeping of food shall be provided for within the bedrooms intended for the said operation.

5. 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.

6. The length of stay for a bed and breakfast guest shall not exceed twenty-one (21) consecutive days. [Byl # 0772]

7. No more than one (1) non-illuminated identification sign shall be permitted, pursuant to section 3.3.9, provided that the sign does not exceed 0.28 square metres (3 square feet) in area.

8. One (1) off-street parking space per guest room shall be provided. No parking space shall be provided in the front yard.

9. A bed and breakfast use shall not be permitted on a lot less than 1700 square metres (0.42 acres). [Byl 0772]

10. 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.

11. Where the property on which a 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.

12. A bed and breakfast use shall be established and maintained in accordance with all applicable regulations and requirements of the current BC Building and Fire Codes, and all other pertinent health and safety regulations, and all subsequent amendments and revisions thereof. [Byl #0772, 2006]

3.1.4 COMMERCIAL USES

-N\A-

3.1.5 RECREATION USES
a) **amusement park**

An amusement park use shall be permitted subject to the following conditions:

i) It shall conform with all regulations made pursuant to the Health Act, Waste Management Act, Fire Services Act, Factory Act, and all amendments thereto as the case may be;

ii) It shall be licensed under the Trade Licence Act;

iii) No amusement park shall be established or extended unless two separate highway access permits are approved by the authority having jurisdiction.

b) **campground**

A Campground shall be permitted subject to the following conditions:

i) It shall conform to the requirements of the Regional District of Fraser-Cheam Campground and Holiday Park Bylaw No. 1190, 1994, and amendments thereto;

ii) The campground shall contain recreational camping sites but shall not contain any strata lots or any park model sites or holiday home sites;

iii) The campground may contain accessory buildings or structures required for the operation of the campground;

iv) The campground shall contain accessory leisure-time facilities related to the operation of a campground, in accordance with subsection 3.1.5(b)(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. [Byl #1196, 1995]

c) holiday park

N/A - [Byl #1196, 1995]

d) golf course

A golf course use 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; and

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 46.5 square metres (500 square feet) in either the clubhouse or in an accessory building.
3.1.6 RESIDENTIAL ASSEMBLY USES

a) assembly use

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

b) residential and recreational assembly

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

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

ii) Where such uses provide for the temporary accommodation of persons in tents, camper vehicles or travel trailers, such development shall comply with the requirements of the Regional District of Fraser-Cheam "Campground and Holiday Park Bylaw No. 1190, 1994" and Section 3.1.5(b) and Division Nineteen of this bylaw. [Byl #1196, 1995]

c) A club, meeting hall, social building or day or child care centre

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:

e) outdoor recreation

Outdoor recreation use shall be permitted subject to the following condition:

i) it shall comply with the provisions of the Regional District of Fraser-Cheam Special Events Bylaw No. 6, December 15, 1970, and amendments thereto.
aa) The area of the plot is 700 m$^2$ (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 m$^2$ (1,000 sq. ft.)

d) rafting and river expedition terminus

A rafting and river expedition terminus use shall be permitted subject to the following conditions:

i) It shall not occupy more than two (2) separate buildings or structures, and which shall not exceed an aggregate gross floor area of 230 m$^2$ (2475 sq. ft.);

ii) No outside storage of river rafts, rafting equipment or materials shall be permitted;

iii) Maintenance and repair activities shall be limited to equipment directly involved in the rafting and river expedition use established on the parcel;

iv) It terminus shall be permitted only where the terminus is sited so as to adjoin and have direct immediate access to and egress from the river, stream, or other body of water where the rafting use is undertaken; and

v) It shall comply in all respects with all applicable Federal and Provincial statutes, safety regulations and requirements, and licensing requirements, and shall be provided with washroom and changing room facilities adequate for the scale of the operation and approvable by, and maintained in a manner to the satisfaction of the Medical Health Officer.

3.1.7 FARM USES

a) intensive swine operation

An intensive swine operation use shall be allowed in any zone where it is specifically included as a permitted farm use and shall be subject to the following conditions:
3.1.8 EXTRACTION AND INDUSTRIAL USES

Notwithstanding any regulation in this bylaw, any mineral or mining management activity relating to the exploration or production of minerals, sand, gravel, coal or quarries that is classified a "mineral" under the Mineral Tenure Act or a "mine" under the Mines Act shall not be restricted by any terms or conditions of this bylaw so long as the Ministry of Energy, Mines and Petroleum Resources manages the activities and land for that purpose.

a) extraction of raw materials

The extraction of raw materials use 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 Water Management, BC Environment, Lower Mainland Region;

ii) [extraction uses shall setback from property boundaries as required by the Health. Safety and Reclamation Code for...]

i) That it shall conform with the regulations with respect to lot coverage, size, shape and siting of buildings and structures as specified within the conditions of use for that zone and with the provisions of Schedules C-1, C-2, and C-3.

ii) That it complies with the provision of the Pollution Control Act, the Health Act, amendments thereto, and all regulations pursuant thereto, and all other Provincial statutes and regulations as applicable.

iii) An intensive swine operation which was in existence at the time of adoption of this bylaw, but which does not meet the conditions of this bylaw, may be expanded provided that:

aa) The expansion may be established at another site on the same parcel;

bb) The new site and all structures thereon meet all the requirements of this bylaw; and further,

cc) The combined total number of animal units in the existing operation and in the new operation shall not exceed the total animal units permitted under this bylaw for that parcel.
Mines in British Columbia, as administered by the Ministry of Energy, Mines and Petroleum Resources.;

iii) such extraction shall not render permanent damage to the natural environment of the site and to the general area in which the said extraction is to be conducted; and

iv) extraction sites shall be reclaimed to the standards and under the restoration procedures required by the Inspector of Mines, and the Ministry of Energy Mines and Petroleum Resources.

v) where the land is in the Provincial Agricultural Land Reserve, the extraction of gravel, sand and stone shall be permitted only where a Soil Removal Permit, issued pursuant to the Soil Conservation Act, R.S.B.C., 1979, Ch. 391, and amendments thereto, has been obtained; and, permission for such non-farm use has been granted by the Provincial Agricultural Land Commission; and, permission to extract subsurface materials has been granted by the Ministry of Energy, Mines and Petroleum Resources.

b) automobile recycling

Automobile recycling shall be permitted subject to the following conditions:

i) On-site retail sales to the general public of salvaged parts shall be restricted to occasional, incidental sales. Such sales or activities shall be confined to a building and shall not be permitted in outdoor storage areas.

ii) Notwithstanding section (i), the accessory retail sale of restored automobiles or other vehicles may be permitted, provided that no more than five (5) such vehicles may be stored and retailed on the lot at any time.

iii) All salvage and recycling activities shall be carried out in a manner that will not result in environmental damage.

iv) The use shall involve no activities which result in discharge across any lot line odours, toxic or noxious material, smoke, heat, glare, radiation, recurrent ground vibration, noise, dust or debris. [Byl #0737, 2006]
3.1.9 TRANSPORTATION USES

a) private aircraft landing strip

A private aircraft landing strip use 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.

3.1.10 PUBLIC AND CIVIC USES

a) The site area for a garbage dump use shall be buffered along each property line to a minimum depth of 45.7 metres (150 feet), within which no garbage shall be deposited and no plant material, rock, soil or other substance of which land is composed shall be deposited or removed except for an access road to the location specified for garbage disposal within the site.

3.2 PROHIBITED USES OF LAND BUILDINGS AND STRUCTURES

1. 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 a zone referred to, defined, designated or described in this Bylaw which is contrary to the permitted uses specified in that zone.

2. 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) The keeping of livestock, horses, poultry, or other such animals within a dwelling unit or accessory to a residential use.

c) The use of a required front yard space for off-street parking, loading or storage.
d) A use located in part or in total in a tent or trailer except as specifically permitted in this Bylaw.

e) All uses located contrary to this Bylaw.

3.3 GENERAL REGULATIONS FOR THE SITING, SIZE, AND DIMENSIONS OF BUILDINGS, STRUCTURES, AND USES

3.3.1 GENERAL REGULATIONS

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

i) the building or part thereof, or mobile home modular home or structure, is located nearer than 4.6 metres (15 feet) to a highway;

ii) deleted [Byl #0690, 2006]

b) 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 metres (100 feet) from any side or rear lot line;

ii) 60 metres (200 feet) from a front or flanking street;

iii) 30 metres (100 feet) from a residential use; and

iv) 30 metres (100 feet) from the natural boundary of any stream, lake or other natural watercourse or source of water supply.

c) No residential building or part thereof, no mobile home or unit or modular home shall be located in any zone closer than 30.5 m (100 ft.) from an animal shelter or any part thereof or from any intensive swine operation site or part thereof.

3.3.2 PERMANENCE OF YARDS AND OTHER REQUIRED OPEN SPACES

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

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

3.3.4 SITING CALCULATIONS AND EXCEPTIONS

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

a) Where chimneys, cornices, leaders, gutters, pilasters, belt courses; sills, bay windows, or ornamental features project beyond the face of a principal building, the minimum distance to an abutting lot line as permitted elsewhere in this Bylaw may be reduced by not more than 0.6 metres (2 feet), provided such reduction shall apply only to the projecting feature.

b) Where uncovered steps, eaves, sunlight control projections, canopies, balconies, or porches project beyond the face of a principal building, the minimum distance to an adjoining lot line as permitted elsewhere in this Bylaw may be reduced by not more than 1.2 metres (4 feet) and the minimum distance to an adjoining interior side lot line as permitted elsewhere in this Bylaw may be reduced by not more than 0.6 metres (2 feet), provided that such reduction shall apply only to the projecting feature.

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

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

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

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

3.3.6 HEIGHT EXCEPTIONS

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

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

c) Where the building or structure is elevated to meet a Flood Construction Level (FCL), as approved by the Ministry of Environment, or is elevated to meet a condition in a geotechnical report pursuant to the Municipal Act, HEIGHT shall be measured from the design FCL to the highest point on such structure, exclusive of chimneys and similar fixtures but including elevator and stairway housings. An accessory building or structure that has a floor system below the FCL, as approved by the Ministry of Environment, or is elevated to meet a condition in a geotechnical report pursuant to the Municipal Act, shall have the HEIGHT measured from the top of the floor system to the highest point on such structure, exclusive of chimneys and similar fixtures but including elevator and stairway housings. [Byl #1071, 1992]

3.3.7 VISIBILITY

There shall be no obstruction to the line of vision in any zone, between the heights of 0.9 metres (3 feet) and 3.0 metres (10 feet) above the established grade of streets within an area bounded by the centre lines of intersecting or intercepting streets, and a line joining a point on each of the centre lines 24.3 metres (80 feet) from their intersection, except that utility poles, traffic signs and highway signs shall not be considered as obstructions for this purpose.
3.3.8 LANDSCAPE SCREENS AND WALLS

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

a) a landscape screen or wall 1.8 metres (6 feet) or less in height may be sited on any portion of a lot;

b) a landscape screen or wall 2.4 metres (8 feet) or less in height may be sited to the rear of the front face of a principal building on lot.

3.3.9 SIGNS

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

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

c) Notwithstanding any other regulations of this Bylaw:

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

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

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

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

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

3.4 EFFLUENT DISCHARGE

All effluent generated on any parcel of land by any use of said parcel shall be disposed of on the site, or to the satisfaction of the Medical Health Officer, and the Regional Manager, Environmental Protection, BC Environment, Lower Mainland Region.
3.5 HABITABLE ROOMS

1. Deleted [Byl #0690, 2006]

2. No habitable room shall be in an accessory building.

3.6 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, or equal to the minimum site area for holiday or summer homes, as the case may be; or

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

      i) where both an approved community water system and an approved community sanitary sewer system serve a parcel, the minimum parcel size shall not be less than the smallest parcel size specified in the zone; [Byl # 1315, 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 # 1315, 2015]

      iii) where a parcel is served by neither an approved community water system nor an approved community sanitary sewer system, the parcel shall not be smaller than one (1) hectare. [Byl # 1315, 2015]
2. RE-SUBDIVISION

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

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

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

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

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

3. EXCEPTIONS TO MINIMUM PARCEL SIZE

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(1)(b) of Division 1 of Part 2 of B.C. Regulation 334179;

c) to parks;
d) where the number of new parcels in a proposed subdivision does not exceed the number of wholly separate and independent principal buildings containing dwelling units which have been legally constructed and permanently erected on the land to be subdivided, provided that

i) each new parcel so created contains at least one wholly separate and independent principal building containing a dwelling unit which was legally constructed prior to the adoption of any zoning bylaw for the area of the subdivision, and for which the owner applies to and receives from the Regional Board an Occupancy Permit pursuant to the building regulations of the Regional District; and

ii) where a proposed parcel is not served by an approved community sanitary sewer system, the written approval of the Medical Health Officer is given; and

iii) for other than parcel size, each new parcel so created meets the bylaw requirements of the Regional District for the intended use;

e) where the parcel of land is:

i) physically separated into two or more separate pieces by a utility having a right-of-way width of at least 60 metres across the parcel, by a public road, by a canal, or by a railway; or

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

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

f) where the Approving Officer approves a subdivision for the residence of an owner or relative in accordance with Section 996 of the Municipal Act; or
g) where the parcel has been rendered inadequate in area to meet the minimum parcel size by the dedication, sale or expropriation of land from the parcel for highway widening purposes, provided that:

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

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

c) for other than parcel size, the new parcels meet the requirements of this bylaw for the intended use. [Byl #1179, 1994]
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 (20 acres) or more.

4.1 PERMITTED USES OF LAND, BUILDINGS AND STRUCTURES

All uses in this Division are subject to Division Three - General Regulations. The following uses and no others are permitted:

1. Farm but excluding an intensive swine operation.
2. One-family residence or mobile home or modular home.
3. Accessory personal care use.
4. Accessory employee residence use.
5. Home occupation.
7. Accessory produce sales, provided that the gross floor area does not exceed 46.5 sq. metres (500 square feet).
8. Civic.
10. Golf Course.
11. Private aircraft landing strip.
12. All necessary accessory outbuildings, structures and uses including barns and animal shelters.
13. Accessory advertising, limited to one sign not exceeding 0.27 square metres (3 square feet) in area for each street frontage upon which the lot or site abuts.
14. Accessory outdoor storage of firewood for commercial purposes and sale of firewood.
15. bed and breakfast use, pursuant to section 3.1.3(c) [Byl #1233, 1995]

4.2 DENSITY REGULATIONS

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 4.1.3 and 4.1.4 of this Division.

4.3 SITING, SIZE AND DIMENSIONS REGULATIONS

1. SETBACKS

   a) Highway: No part of any building, structure, mobile home, modular home or structure, shall be located closer than 4.6 metres (15 feet) to the right-of-way boundary of a road allowance or flanking street, or closer than 14.6 metres (48 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 part of any building, structure, mobile home, modular home or structure, shall be located closer than 7.6 metres (25 feet) to any side or rear lot line.

2. **SITE AREA REGULATIONS**

   - N/A -

3. **BUILDING DIMENSION REGULATIONS**

   - N/A -

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

Subject to the conditions of Division Three, Section 3.4 and Section 3.6, the minimum parcel size shall be 8 hectares (20 acres). [Byl #1179, 1994]
DIVISION FIVE - RURAL-AGRICULTURE - R-Ag

The purpose of this zone is to identify lands which, because of their location, physical environment and agricultural capability, are predominantly included in the Provincial Agricultural Land Reserve, are best suited to agricultural and low-density rural uses on parcels of 4 hectares (10 acres) and which require protection from land uses incompatible in the long term with farming activities.

5.1 PERMITTED USES OF LAND, BUILDINGS, AND STRUCTURES

All uses in this Division are subject to Division Three - General Regulations. The following uses and no others are permitted:

1. Farm, including an Intensive Swine Operation, subject to Schedules C-1, C-2 and C-3;
2. One-family residence or mobile home or modular home;
3. Accessory personal care use;
4. Accessory employee residence use;
5. Home occupation;
6. Extraction of raw materials;
7. Accessory produce sales, provided that the gross floor area does not exceed 47 m² (510 sq. ft.);
8. Civic;
9. Kennel, subject to the conditions of subsection 5.3.2(d) hereunder;
10. All necessary accessory outbuildings, structures and uses, including barns and animal shelters, subject to the conditions of Division Three, Section 3.3.1(b) and Schedules C-1, C-2 and C-3;
11. Accessory advertising, and limited to one sign not exceeding 0.27 square metres (3 square feet) for each street frontage upon which the lot or site abuts.
12. Accessory outdoor storage of firewood for commercial purposes and sale of firewood.
13. Bed and breakfast use. pursuant to section 3.1.3(c). [Byl #1233, 1995]

5.2 DENSITY REGULATIONS

There shall be not more than one (1) one-family residence or mobile home or modular home on a lot except as permitted by subsections 5.1.3 and 5.1.4 of this Division.

5.3 SITING, SIZE AND DIMENSIONS REGULATIONS

1. OPERATIONS SITE FOR INTENSIVE SWINE OPERATIONS:
a) the maximum lot coverage for the operations site in an intensive swine operation and the setback requirements of any buildings, structures and excavations used to:

i) accommodate, shelter or enclose swine, and/or

ii) treat and stores manure, and/or

iii) mill and store feed shall be in accordance with Schedules C-1, C-2 and C-3 except that, in determining the maximum lot coverage and the setbacks for any building of that operation, the maximum number of animal units allowed in that operation shall be reduced by the animal units of those other animals elsewhere on the parcel in accordance with Schedule "C-1".

b) All buildings or structures sheltering swine, all facilities for storing or milling feed for the swine living on the parcel and all buildings or structures containing storage, handling and/or treatment facilities for swine manure shall be located within the operations site, the size and location of which is determined using Schedules C-1, C-2 and C-3.

c) The shape of the operations site for any parcel may be rectangular rather than square provided that:

i) the total area of the operations site is in accordance with Schedules C-1, C-2 and C-3;

ii) all parts of the operations site are contiguous; and

iii) a rectangular operations site is deemed to have two centres of operation, both of which comply with all setback provisions of this bylaw. The position of such centres shall be located in accordance with Schedule C-3.

.2 SETBACKS

a) Highway: No part of any building, structure, mobile home, modular home or structure, shall be located closer than 7.62m (25 ft.) to the right-of-way boundary of a road allowance or flanking street or closer than 17.69 (58 ft.) to the centre line of said allowance or street, whichever is the greater distance from the road or street centre line.

b) Side and Rear: No part of any building, structure, mobile home, modular home or structure, shall be located closer than 7.62m (25 ft.) to any side or rear lot line.

c) Notwithstanding subsections 502.2 (a) and (b) of this Division, all buildings or structures accommodating swine and swine manure
shall not be less than 31m (100 ft.) from any well, stream or watercourse.

d) Notwithstanding subsections 502.2 (a) and (b) of this Division, 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 35m (115 ft.) to any interior lot line where such a use is solidly and completely enclosed including runs, it shall be sited no closer than 7.62m (25 ft.) to any interior lot line.

.3 MINIMUM SITE AREA

-N/A-

.4 LOT COVERAGE

The maximum lot coverage of all buildings and structures used for a kennel operation shall not exceed 10%.

.5 BUILDING DIMENSIONS REGULATIONS

The maximum height of buildings and structures shall not exceed 10.0 m (32.8 feet) with the exception of:

(a) Silos;
(b) Barns used either in whole or in part for the storage of hay and feedstuffs, but not exceeding a maximum height of 12.0 m (40 feet). [Byl #1071, 1992]

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

Subject to the conditions of Division Three, Section 3.4 and Section 3.6, the minimum parcel size for new lots to be created by subdivision is 4 hectares (10 acres). [Byl #1179, 1994]

5.5 SIGNS

Subject to the conditions of Division Three, Section 3.3.9, permitted signs and similar advertising devices shall not exceed 5 square metres (53.8 square feet) in total for one site on each street frontage upon which the lot or site abuts.
DIVISION SIX - RURAL - R

The purpose of this zone is to identify lands which by reason or 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 on parcels of 4 hectares (10 acres) or more.

6.1 PERMITTED USES OF LAND, BUILDINGS, AND STRUCTURES

All uses in this Division are subject to Division Three General Regulations. The following uses and no others are permitted:

.1 Farm ... but excluding an intensive swine operation.
.2 One-family residence or mobile home or modular home.
.3 Accessory personal care use.
.4 Accessory employee residence use.
.5 Home occupation.
.6 Extraction of raw materials.
.7 Accessory produce sales, provided that the gross floor area does not exceed 46.5 square metres (500 square feet)
.8 Civic.
.9 Golf Course.
.10 Kennel, subject to the conditions of Section 6.3.1(c), hereunder
.11 Club, Meeting Hall for Membership Organization, Social Building, Day or Child Care Centre.
.12 All necessary outbuildings, accessory structures and uses, including barns and animal shelters, subject to the conditions of Division Three, Section 3.3.1(b).
.13 Accessory advertising, and limited to one sign not exceeding 0.27 square metres (3 square feet) for each street frontage upon which the lot or site abuts.
.14 Accessory outdoor storage of firewood for commercial purposes and sale of firewood.
.15 Bed and breakfast use, pursuant to section 3.1.3(c). [Byl #1233, 1995]

6.2 DENSITY REGULATIONS

There shall be not more than one (1) one-family residence or mobile home or modular home on a lot except as permitted by subsections 6.1.3 and 6.1.4 of this Division.

6.3 SITING, SIZE AND DIMENSIONS REGULATIONS
.1 SETBACKS

a) **Highway:** No part of any building, structure, mobile home, modular home or structure, shall be located closer than 4.6 metres (15 feet) to the right-of-way boundary of a road allowance or flanking street, or closer than 14.6 metres (48 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 part of any building, structure, mobile home, modular home or structure, shall be located closer than 7.6 metres (25 feet) to any side or rear lot line.

c) Notwithstanding subsections 6.3.1 (a) and (b) of this Division, 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 53.3 metres (175 feet) to any interior lot line. Where such a use is solidly and completely enclosed including runs, it shall be sited no closer than 6 metres (20 feet) to any interior lot line.

.2 SITE AREA REGULATIONS

-N/A-

.3 BUILDING DIMENSION REGULATIONS

The maximum height of all buildings and structures, with exception to agricultural barns and outbuildings, shall not exceed 10.0 metres (32.8 feet). [Byl #1071, 1992]

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

Subject to the conditions of Division Three, Section 3.4 and Section 3.6, the minimum parcel size area shall be 4 hectares (10 acres). [Byl #1179, 1994]
DIVISION SEVEN - COUNTRY RESIDENTIAL - CR

The purpose of this zone is to identify land which by reason of adequate drainage, sufficient supply of potable water, adequate sewage disposal system, assurance from flooding or erosion and soil instability, and convenient access to community educational and commercial services, is best suited for rural living on lots of 1 hectare (2 1/2 acres) or more.

7.1 PERMITTED USES OF LAND, BUILDINGS, AND STRUCTURES

All uses in this Division are subject to Division Three - General Regulations. The following uses and no others are permitted:

.1 Farm, excluding the raising of pigs, foxes, mink, chickens and the growing of mushrooms, any of which is for commercial purposes.
.2 One-family residence or mobile home or modular home.
.3 Accessory personal care use.
.4 Accessory employee residence.
.5 Home occupation.
.6 Accessory produce sales, provided that the gross floor area does not exceed 46.5 square metres (500 square feet)
.7 Civic, limited to school, park, playground, library or museum.
.8 Church
.9 All necessary accessory outbuildings, structures and uses, including barns and animal shelters subject to Division Three, Section 3.3.1(b).
.10 Accessory advertising, limited to one sign not exceeding 0.27 square metres (3 square feet) for each street frontage upon which the lot or site abuts.
.11 Bed and breakfast use. [Byl #0772, 2006]

7.2 DENSITY REGULATIONS

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 7.1.2 and 7.1.3 of this Division.

7.3 SITING, SIZE AND DIMENSIONS REGULATIONS

.1 SETBACKS

a) Highway: No part of any building, structure, mobile home, modular home or structure, shall be located closer than 4.6 metres (15 feet) to the right-of-way boundary of a road allowance or flanking street, or closer than 14.6 metres (48 feet) to the center line of said allowance or street, whichever is the greater distance from the road or street center line.
b) **Side:** No part of any building, structure, mobile home, modular home or structure, shall be located closer to any side lot line than 3 metres (10 feet).

c) **Rear:** No part of any building, structure, mobile home, modular home or structure, shall be located closer to the rear lot line than 7.6 metres (25 feet).

.2 **SITE AREA REGULATIONS**

-N/A-

.3 **BUILDING DIMENSION REGULATIONS**

The maximum height of all buildings and structures, with exception to agricultural barns and outbuildings, shall not exceed 10.0 metres (32.8 feet). [Byl #1071, 1992]

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

Subject to the conditions of Division Three, Section 3.4 and Section 3.6, the minimum parcel size shall be one (1) ha (2.471 acres) except that where an approved community water system is provided upon subdivision the minimum parcel size shall be 0.5 ha (1.235 acres). [Byl #1179, 1994]
DIVISION EIGHT – URBAN RESIDENTIAL – RS-1

The purpose of this zone is to provide areas which by reason of established small lot development, and existing or impending public water and sanitary sewer services capable of servicing the area at full development, are best suited for compact one-family residential development on lots of 557 square metres (6,000 square feet) or more.

8.1 PERMITTED USES OF LAND, BUILDINGS, AND STRUCTURES

All uses in this Division are subject to Division Three – General Regulations. The following uses and no others are permitted:

.1 One-family residence.
.2 Boarding, involving the keeping of not more than two (2) paying guests, boarders or lodgers.
.3 Home occupation.
.4 Civic.
.5 Accessory advertising, and limited to one sign not exceeding 0.27 square metres (3 square feet) for each street frontage upon which the lot or site abuts.
.6 Bed and breakfast use. [Byl #0772, 2006]

8.2 DENSITY REGULATIONS

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

8.3 SITING, SIZE AND DIMENSIONS REGULATIONS

.1 SETBACKS

a) Highway:

i) No part of any building, or structure shall be located closer than 4.6 metres (15 feet) to the right-of-way boundary of a road allowance, or closer than 14.6m (48 feet) to the centre line of said road allowance, whichever is the greater distance from the road centre line. [Byl #0860, 2009]

ii) Notwithstanding 8.3.1 a) i), those parcels within Lindell Beach Centre Line Setback Exemption Area, as shown on Schedule D – Zoning Maps, are excluded from Division 8.3.1 a)1) requirements for setbacks from the centre line of a road allowance.[Byl #0860, 2009]
b) **Side:**
   i) no part of any principal building, or structure shall be located closer to any side lot line than 2.1 metres (7 feet); and  
   ii) no part of any accessory building, or structure shall be located closer to any side lot line than 1 metre (3.2 feet)

c) **Rear:**
   i) no part of any principal building, or structure shall be located closer to the rear lot line than 6 metres (20 feet); and  
   ii) no part of any accessory building, or structure shall be located closer to the rear lot line than 1.5 metres (5 feet)

d) **Flanking:**
   i) No part of any building, or structure shall be located closer than 4.6 metres (15 feet) to the right-of-way boundary of flanking street or closer than 13.1 metres (43 feet) to the centre line of said street, whichever is the greater distance from the street centre line. [Byl #0860, 2009]
   
   ii) Notwithstanding 8.3.1 d) i), those parcels within the Lindell Beach Centre Line Setback Exemption Area, as shown on Schedule D – Zoning Maps, are excluded from Division 8.3.1 d) i) requirements for setbacks from the centre line of a flanking street. [Byl #0860, 2009]

**SITE AREA REGULATIONS**

-N/A-

**BUILDING DIMENSION REGULATIONS**

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

b) notwithstanding section 8.3.3(a), any building site having a natural grade of 25% or greater, or proposing to have habitable floor area below grade, shall not exceed a height of 10.0 m (32.8 feet).

c) the maximum height of accessory buildings and structures shall not exceed 5.0 metres (16.4 feet). [Byl #1071, 1992]
8.4 REGULATIONS RESPECTING AREA, SHAPE, AND DIMENSIONS OF NEW PARCELS TO BE CREATED BY SUBDIVISION

Subject to the conditions of Division Three, Section 3.4 and Section 3.6, the minimum parcel size shall be in conformity to the following requirements for approved community water system and approved community sanitary sewer systems.

.1 where there is both an approved community water system and an approved community sanitary sewer system to service the lot:

- - One family residence – 557 sq. metres (6,000 square feet).
- - Non-residential uses – 929 sq. metres (10,000 square feet)

.2 where there is an approved community water system but not an approved community sanitary sewer system to service the lot:

- - All residential and non-residential uses – 1858 sq. metres (20,000 square feet.)

.3 **where there is neither an approved community water system nor an approved community sanitary sewer system to service the lot:**

9. **All residential and non-residential: 1.2 hectares (3 acres).** [Byl #1179, 1994]
DIVISION NINE – MULTI USE RESIDENTIAL – RS-2

The purpose of this zone is to provide opportunity for the establishment of mobile homes, as well as conventional homes, on individually owned lots of 1858 square metres (20,000 square feet) or more which are serviced or will be serviced by a public water system.

9.1 PERMITTED USES OF LAND, BUILDINGS AND STRUCTURES

All uses in this Division are subject to Division Three – General Regulations. The following uses and no others are permitted:

.1 One-family residence, or mobile home or modular home.
.2 Accessory Personal care use.
.3 Boarding, involving the keeping of not more than two (2) paying guests, boarders or lodgers.
.4 Home occupation.
.5 Civic.
.6 The keeping of farm animals for the sole use of the resident, subject to compliance with pertinent regulations.
.7 Accessory advertising, and limited to one sign not exceeding 0.27 square metres (3 square feet) in area for each street frontage upon which the lot or site abuts.
.8 Bed and breakfast use. [Byl #0772, 2006]

9.2 DENSITY REGULATIONS

There shall not be more than one (1) one-family residence or one (1) mobile or modular home on a lot except as permitted by Section 9.1.2 of this Division.

9.3 SITING, SIZE AND DIMENSIONS REGULATIONS

.1 SETBACKS

a) Highway: No part of any building, structure, mobile home, modular home or structure, shall be located closer than 4.6 metres (15 feet) to the right-of-way boundary of a road allowance or closer than 14.6 metres (48 feet) to the center line of said allowance, whichever is the greater distance from the road center line.

b) Side:
   i) no part of any principal building, structure, mobile home, modular home or structure, shall be located closer to any side lot line than 1.5 metres (5 feet) ; and
   ii) no part of any accessory building or structure shall be located closer to any side lot line than 1 metre (3.2 feet)
c) Rear:
   i) no part of any principal building, structure, mobile home
      modular home or structure, shall be located closer to the
      rear lot line than 6 metres (20 feet); and
   ii) no part of any accessory building or structure shall be located
       closer to the rear lot line than 1.5 metres (5 feet).

d) Flanking: No part of any building, structure, mobile home,
   modular home or structure, shall be located closer than 4.6 metres
   (15 feet) to the right-of-way boundary of a flanking street, or closer
   than 13.1 metres (43 feet) to the center line of said street,
   whichever is the greater distance from the street center line.

.2 SITE AREA REGULATIONS

  - N/A -

.3 BUILDING DIMENSION REGULATIONS

The maximum height of principal buildings and structures shall not exceed
10 metres (32.8 feet). [Byl #1071, 1992].

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

Subject to the conditions of Division Three, Section 3.4 and Section 3.6. the
minimum parcel size in the Multi-Use Residential Zone shall be as follows:

   .1 where there is an approved community water system to service the lot:
      - All residential and non-residential uses - 0.2 hectares;
   .2 where there is neither an approved community water system nor an
      approved community sanitary sewer system to service the lot:
      - All residential and non-residential uses - 2 hectares.

[Byl #1179, 1994]
The purpose of this zone is to encourage a high standard of mobile home park development, in appropriate locations.

10.1 PERMITTED USES OF LAND, BUILDINGS, AND STRUCTURES

All uses in this Division are subject to Division Three - General Regulations. The following uses and no others are permitted:

.1 Mobile home parks, mobile homes and modular homes.
.2 Community social and recreational facilities primarily for the use of the mobile home park residents.
.3 One (1) accessory one-family residence
.4 Home occupation,
.5 All necessary accessory or service buildings and structures related to Mobile Home Parks.

10.2 DENSITY

The density of residential use shall not exceed 32 bed spaces per gross hectare.

10.3 SITING, SIZE AND DIMENSIONS REGULATIONS

.1 SETBACKS

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

a) 4.6 metres (15 feet) to the front road line;
b) 6 metres (20 feet) from an adjacent mobile or modular home, including a permissible addition; and

.2 SITE AREA REGULATIONS

a) The minimum site area of a space or lot for a single-wide mobile or modular home shall be 348 square metres (3,750 square feet), and the minimum site area of a space or lot for a double-wide mobile or modular home shall be 418 square metres (4,500 square feet)
b) The minimum frontage of a mobile or modular home lot shall be 12.1 metres (40 feet)
c) The minimum overall site area of a mobile home park shall be 2 hectares (5 acres). [Byl #1179, 1994]
.3 BUILDING DIMENSION REGULATIONS

The maximum height of buildings and structures shall not exceed 7.6 metres (25 feet)

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

Subject to the conditions of Division Three, Section 3.4 and Section 3.6, the minimum parcel size in the RMH zone shall be as follows:

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

.2 The minimum parcel size of a strata-title lot to be created in the RMH zone shall be the minimum mobile or modular home space area as specified in Subsections 3.6.1(a)(i), 10.3.2(a) and 10.3.2(b) of this bylaw. [Byl #1179, 1994]

10.5 SCREENING

.1 All areas of the mobile home park site, not occupied or intended to be occupied by mobile or modular homes and their additions, internal streets, walkways, driveways, off-street parking and other buildings and structures, shall be fully grassed or landscaped. The plans submitted in application for a building permit shall clearly show the extent and type of all such proposed landscaping, surface treatment, fencing, screening and buffering of the mobile home park site.

.2 Where the mobile home park site adjoins or abuts a commercial or industrial zone it shall be screened by a solid, view obstructing fence not less than 1.8 metres (6 feet) and not more than 2.4 metres (8 feet) in height along that part of the boundary of the mobile home park site which adjoins or abuts the commercial or industrial zone. The fence shall be maintained in good condition at all times.

10.6 SIGNS

Subject to Section 201 of the Motor Vehicle Act, being R.S.B.C., 1960, C.253, and Amendments thereto, and further subject to the conditions of Division Three, Section 3.3.9, signs shall be permitted for the following purposes and no others:

.1 A sign indicating the name of the owner and address of a mobile or modular home on each such home lot.
.2 A sign identifying a home occupation.
.3 A free-standing sign advertising the name of the mobile home park and the sale or rental of mobile or modular home lots, limited to 3.7 square metres (40 square feet) in area and located at the main entrance to the mobile home park.
.4 A sign indicating a public facility, public service or convenience establishment within the mobile home park.
.5 An entrance sign and an exit sign located at the points of vehicular access to the mobile home park, and not exceeding .18 square metres (2 square feet) in area each.
.6 Pedestrian and vehicular directional and regulatory signs.
DIVISION ELEVEN - LOCAL COMMERCIAL - C-1

11.1 PERMITTED USES OF LAND, BUILDINGS, AND STRUCTURES

All uses in this Division are subject to Division Three General Regulations. The following uses and no others are permitted:

.1 Principal uses limited to:

a) Retail facilities limited to:
   i) retail bake shop or confectionery
   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, cafe, 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 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 3.1.6(c)]

i) Civic.

j) Parking lot.

k) One-family residence.

.2 Accessory uses limited to:

a) Sports equipment, fishing tackle supply store.

b) Tobacconist.

c) Post office.

d) Taxi office.

e) Newsagent.

f) Retail propane sales for the traveling public.
11.2 DENSITY

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

11.3 SITING, SIZE AND DIMENSIONS REGULATIONS

.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 0.3 m (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.), and the setback from the centre line of the highway right-of-way be less than 14.6 metres (48 feet),

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

.2 MINIMUM SITE AREA

a) The building, or any portion thereof, housing general store, delicatessen store and retail bake shop uses, whether present on the parcel in combination or as an individual principal use, shall not exceed a gross floor area of 140 m$^2$ (1,500 sq.ft.).

b) The maximum gross area of the parcel devoted to antique and/or flea market uses shall not exceed 140 m$^2$ (1,500 sq.ft.).

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

.3 MAXIMUM SITE COVERAGE

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

.4 BUILDING DIMENSION REGULATIONS

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

g) Artisan-craft workshop.
h) One-family residential use.
11.4 REGULATIONS RESPECTING AREA, SHAPE, AND DIMENSIONS OF NEW PARCELS TO BE CREATED BY SUBDIVISION

Subject to the conditions of Division Three, Section 3.4 and Section 3.6 the minimum parcel size in the Local Commercial (C-1) zone shall be as follows:

.1 where there is neither an approved community water system nor an approved community sanitary sewer system, and subject to the conditions of DIVISION THREE, Section 3.4, the minimum parcel size shall be 2.0 hectares (5 ac.).

.2 where an approved community water system is available, or is provided upon subdivision, the minimum parcel size shall be 0.2 hectares (0.5 ac.).

.3 where there is both an approved community water system and an approved community sanitary sewer system available, or provided upon subdivision, there shall be no minimum parcel size [Byl #1179, 1994]

11.5 SIGNS

Subject to the conditions of DIVISION THREE, Section 3.3.9 permitted signs and similar advertising devices in the C-1 zone shall not exceed 5 m² (53 sq. ft.) in total on any one parcel.
DIVISION TWELVE - HIGHWAY COMMERCIAL - C-2

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.

12.1 PERMITTED USES OF LAND, BUILDINGS, AND STRUCTURES

All uses in this Division are subject to Division Three - General Regulations. The following uses and no others are permitted:

.1 Service station.
.2 Motel or motor hotel.
.3 Drive-in restaurant, coffee shop.
.4 Tourist information service.
.5 Accessory one-family residence located above or behind the principal use.
.6 Advertising signs.
.7 Campground.

12.2 DENSITY

-N/A-

12.3 SITING, SIZE AND DIMENSIONS REGULATIONS

.1 SETBACKS

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

i) the setback from the boundary of the highway right-of-way be less than 7.6 m (25 ft.), and the setback from the centre line of the highway right-of-way be less than 14.6 metres (48 feet),

ii) the setback from any side or rear lot line be less than 6 m (20 ft.). Screening shall be required in accordance with Section 1204, hereunder.

b) Rear: No part of any accessory building or structure shall be located closer to the rear lot line than 20 feet, provided that the principal building also shall be set back 20 feet if the adjoining rear
lot is zoned CR, RS-1, RS-2 or RMH, or if there is no rear access to the lot. Screening shall be required in accordance with Section 12.5, hereunder.

.2 SITE AREA REGULATIONS

-N/A-

.3 BUILDING DIMENSION REGULATIONS

a) A motel or motor hotel shall provide a minimum of 22.2 square metres (240 square feet) of gross floor area per rental unit.

b) The maximum height of buildings and structures shall not exceed 7.6 metres (25 feet) or 2 storeys, whichever is the lesser.

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

Subject to the conditions of Division Three, Section 3.4 and Section 3.6, the minimum parcel size shall be 2024 square metres (0.5 acre). [Byl #1179, 1994]

12.5 SCREENING

Where a C-2 zone adjoins or abuts a CR, RS-1, RS-2 or RMH zone all buildings and structures shall be screened by a solid, view obstructing fence not less than 1.8 metres (6 feet) and not more than 2.4 metres (8 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.

12.6 SIGNS

Signs, sign boards and advertising devices shall be subject to the conditions of Division Three, Section 3.3.9.
DIVISION THIRTEEN - TOURIST RECREATION COMMERCIAL (C-3)

13.1 PERMITTED USES OF LAND, BUILDINGS, AND STRUCTURES

All uses in this Division are subject to Division Three General Regulations. No outside storage of materials, equipment or structures not forming part of the permanent displays, installations or recreational equipment located and employed upon the parcel is permitted. The following uses and no others are permitted:

.1 Motor or motor hotel
.2 Display garden
.3 Amusement park, on parcels of 4 hectares (10 acres) or more.
.4 Campground.
.5 Golf course.
.6 Marina
.7 Accessory uses, limited:
   a) gift or souvenir shop
   b) art gallery
   c) museum
   d) unlicensed restaurant, with a seating capacity of fewer than 50 persons
   e) tourist information service
   f) retail sales, related only to motels, display gardens, amusement parks, golf courses and marinas,
   g) retail sales related to campgrounds, subject to Section 13.3.3(b)
   h) one-family residence
   i) employee residence use, limited to campground operations, subject to the conditions of Division Three, Section 3.1.2 (a)(ii)
   j) advertising, subject to the conditions of Section 13.5
   k) office, strictly for administration and supervision purposes

13.2 DENSITY
   -N/A-

13.3 SITING, SIZE AND DIMENSIONS REGULATIONS

.1 SITING

   a) One-family residential use as a use accessory to all principal uses except campgrounds:
      i) shall be located within a principal building housing permitted commercial uses
ii) shall be fully separated from the commercial use by walls or a floor
iii) shall be provided with an entrance separate from that of the commercial use

b) **An accessory office use** shall not exceed fifteen percent (15%) of the floor area of buildings and structures devoted to a permitted principal use

### .2 SETBACKS

a) No building or structure in the Tourist Recreation Commercial zone shall be sited within 30 m (100 ft.) of the zone boundary.

b) **For all uses except amusement parks and campgrounds:**
No building, structure or part thereof shall be located closer than:

i) 7.6 m (25 ft.) from the Highway right-of-way
ii) 6m (20 ft.) from any side lot line
iii) 7.6m (25 ft.) from any rear lot line

c) **For amusement parks:**
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 0.75m (2.5 ft.) for every 0.3m (1.00 ft.) of height, except that

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

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

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

ii) 12m (39.37 ft.) from the centre line of any other two-way interior collector, distributor road, interior minor road or cul-de-sac;
iii) 10m (32.81 ft.) from the centre line of any interior one-way minor road.

e) Notwithstanding the provisions of Sections 13.3.2(a) and (b), all buildings and structures used to shelter, confine or corral, breed, feed, store or exercise animals shall be set back in accordance with the siting requirements of Sections 3.3.1(b) and (c) of this Bylaw.

.3 SITE AREA REGULATIONS

a) 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.).

b) Accessory retailing of food, camping supplies and souvenirs shall:
   i) be permitted at one location, building or site only within any campground
   ii) not exceed the maximum permitted floor area as follows:

<table>
<thead>
<tr>
<th>Number of Sites</th>
<th>Maximum Accessory Retail Floor Area</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>ft.²</td>
</tr>
<tr>
<td>49 sites or less</td>
<td>592</td>
</tr>
<tr>
<td>50 sites or more</td>
<td>592 + 10.7 sq. ft./space in excess of 50 up to an overall maximum of 1500 sq. ft.</td>
</tr>
</tbody>
</table>

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

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

.4 BUILDING DIMENSION REGULATIONS

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

b) The floor area ratio shall not exceed a factor of 0.35.

c) The maximum permitted floor area of an accessory employee residence shall be 74 m² (800 sq. ft.)
13.4 REGULATIONS RESPECTING AREA, SHAPE, AND DIMENSIONS OF NEW PARCELS TO BE CREATED BY SUBDIVISION

Subject to the conditions of Division Three, Section 3.4 and Section 3.6, the minimum parcel size shall be as follows:

.1 Where there is both an approved community water system and an approved community sanitary sewer system to service the lot:
   -- all permitted uses - 2 hectares (5 acres).

.2 Where there is an approved community water system but not an approved community sanitary sewer system to service the lot:
   -- all permitted uses - 4 hectares (10 acres). [Byl #1179, 1994]

13.5 SIGNS

Subject to the conditions of Division Three, Section 3.3.9, permitted signs shall not exceed 3 m² (32.3 sq. ft.) in area on any one parcel.
DIVISION FOURTEEN - NEIGHBOURHOOD PUBLIC HOUSE (C-5)

14.1 PERMITTED USES OF LAND, BUILDINGS, AND STRUCTURES

All uses in this Division are subject to Division Three General Regulations. The following uses and no others are permitted:

.1 Principal uses limited to:
   a) Neighbourhood public house
   b) Civic
   c) One-family residence

.2 Accessory uses limited to:
   a) One-family residence
   b) Beer or wine store
   c) Snackbar and food sales
   d) Advertising signs

14.2 DENSITY

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

14.3 SITING, SIZE AND DIMENSIONS REGULATIONS

.1 SETBACKS

   a) 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 0.75m (2.5 feet) for every 0.3m (1.00 ft.) of height, except that in no case shall:
      i) the setback from the boundary of the highway right-of-way be less than 7.6m (25 ft.),
      ii) the setback from any side or rear lot line be less than 6m (20 ft.)

   b) Notwithstanding 14.3(a), a one-family residential use shall not be located closer to the boundary of the highway right-of-way than a building containing a neighbourhood public house, beer or wine store or snackbar and food sales use.
.2 SITE COVERAGE

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

.3 SITE AREA REGULATIONS

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

<table>
<thead>
<tr>
<th>Use</th>
<th>With Approved Community Sewer and Water</th>
<th>With Approved Community Water</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighbourhood Pub</td>
<td>.4 ha (1 acre)</td>
<td>.6 ha (1.5 acre)</td>
</tr>
<tr>
<td>Civic</td>
<td>.4 ha (1 acre)</td>
<td>.6 ha (1.5 acre)</td>
</tr>
<tr>
<td>Residential</td>
<td>.1 ha (.2 acre)</td>
<td>.2 ha (.5 acre)</td>
</tr>
</tbody>
</table>

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

.4 BUILDING DIMENSION REGULATIONS

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

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

.1 Subject to the conditions of Division Three, Section 3.4 and Section 3.6, the minimum parcel size in the Neighbourhood Public House (C-5) zone shall be as follows:

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

b) where there is both an approved community water system and an approved community sanitary sewer system available, or provided upon subdivision, the minimum parcel size shall be 0.4 hectare (1 ac). [Byl #1179, 1994]

14.5 SCREENING

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

Signs and advertising devices shall be subject to the conditions of DIVISION THREE, Section 3.3.9.
DIVISION FIFTEEN - RESOURCE INDUSTRIAL - I-1

The purpose of this zone is to accommodate those industrial uses necessary to the extraction, 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.

15.1 PERMITTED USES OF LAND, BUILDINGS, AND STRUCTURES

All uses in this Division are subject to Division Three General Regulations. The following uses and no others are permitted:

.1 Log booming ground, mine shaft, and similar uses necessary to the extraction, processing and transport of primary forest, mineral and other natural resource materials.
.2 Sawmill, pole treatment plant, and similar uses necessary to the manufacture of products from primary forest, mineral and other extracted natural resource materials.
.3 Offices ancillary to the operation of any of the above.
.4 Accessory outdoor storage.
.5 Accessory one-family residence, located above or behind the principal use.
.6 Accessory buildings and uses, including materials handling equipment, scales and storage buildings.
.7 Accessory advertising.

15.2 DENSITY

-N/A-

15.3 SITING, SIZE AND DIMENSIONS REGULATIONS

.1 SETBACKS

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

i) the setback from the boundary of the highway right-of-way be less than 7.6m (25 ft.),
ii) the setback to the centre line of the highway right-of-way be less than 14.6 metres (48 feet).
b) **Side and Rear:** Subject to the provisions of subparagraph (c) of this Section, no part of any building or structure shall be located closer than 25 feet to any side or rear lot line.

c) Where an I-1 zone adjoins or abuts a residential or commercial zone, all buildings and structures shall be sited so that there shall be a minimum setback of 50 feet from the boundary of any such adjoining or abutting residential or commercial zone. Screening shall be required in accordance with Section 15.6, hereunder.

### .2 SITE AREA REGULATIONS

-N/A-

### .3 BUILDING DIMENSION REGULATIONS

The maximum height of buildings and structures shall not exceed 15.2 metres (50 feet).

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

Subject to the conditions of Division Three, Section 3.4 and Section 3.6:

1. Where there is not an approved community water system available to service the lot, the minimum parcel size shall be 4 hectares (10 acres).

2. Where there is an approved community water system available to service the lot, the minimum parcel size shall be 0.8 hectares (2 acres). [Byl #1179, 1994]

### 15.5 SIGNS

Signs, sign boards and advertising devices shall be subject to the conditions of Division Three, Section 3.3.9.

### 15.6 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 metres (6 feet) and not more than 2.4 metres (8 feet) in height along the boundary of the I-1 zone which adjoins or abuts any such residential or commercial zone. No material within the I-1 zone shall be piled to a greater height than that of the fence. The fence shall be maintained in good condition at all times.
DIVISION SIXTEEN - LIMITED USE - L-1

This zone designates land that has difficult site features, servicing problems or limited access, and land or water that serves as major transportation routes and waterways, and is best suited for rural uses and transportation uses in parcels of 8 hectares (20 acres) or more.

16.1 PERMITTED USES OF LAND, BUILDINGS, AND STRUCTURES

All uses in this Division are subject to Division Three General Regulations. The following uses and no others are permitted:

.1 Farm .... but excluding an intensive swine operation.
.2 One-family residence or mobile home or modular home.
.3 Accessory Personal Care use.
.4 Accessory employee residence.
.5 Accessory produce sales, provided that the gross floor area does not exceed 46.5 square metres (500 square feet).
.6 Home occupation.
.7 Civic.
.8 Outdoor recreation.
.9 Kennel.
.10 Cemetery.
.11 Extraction of raw materials.
.12 Private aircraft landing strip.
.13 Accessory advertising, and limited to one sign not exceeding 0.27 square metres (3 square feet) in area each street frontage upon which the lot or site abuts.
.14 All necessary accessory outbuildings, structures and uses, including barns and animal shelters.
.15 Accessory outdoor storage of firewood for commercial purposes and sale of firewood.

16.2 DENSITY

There shall be not more than one (1) one-family residence or mobile or modular home on a lot except as permitted by Section 16.1.3 and 16.1.4 of this Division.

16.3 SITING, SIZE AND DIMENSIONS REGULATIONS

.1 SETBACKS

a) Highway: No part of any building, structure, mobile home, modular home or structure, shall be located closer than 4.6 metres (15 feet) to the right-of-way boundary of a road allowance or flanking street, or
closer than 14.6 metres (48 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 part of any building, structure, mobile home, modular home or structure, shall be located closer than 7.6 metres (25 feet) to any side or rear lot line.

c) **Notwithstanding subsections 16.3.1 (a) and (b) of this Division,** 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 53.3 metres (175 feet) to any interior lot line. Where such a use is solidly and completely enclosed including runs, it shall be sited no closer than 7.6 metres (25 feet) to any interior lot line.

.2 SITE AREA REGULATIONS

-N/A-

.3 BUILDING DIMENSION REGULATIONS

-N/A-

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

Subject to the conditions of Division Three, Section 3.4 and Section 3.6, the minimum parcel size shall be 8 hectares (20 acres). [Byl #1179, 1994]

16.5 SIGNS

Signs, sign boards and advertising devices, shall be subject to the conditions of Division Three, Section 3.3.9.
DIVISION SEVENTEEN - INSTITUTIONAL - L-2

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

17.1 PERMITTED USES OF LAND, BUILDINGS, AND STRUCTURES

All uses in this Division are subject to Division Three General Regulations. The following uses and no others are permitted:

.1 A building, structure or use permitted in an L-1 zone.
.2 Institutional, including Provincial Forest, aeroport, watershed and other uses of similar character.
.3 Civic.
.4 Extraction of raw materials.

17.2 DENSITY

-N/A-

17.3 SITING, SIZE AND DIMENSIONS REGULATIONS

.1 SETBACKS

   a) **Highway:** No part of any building, structure, mobile home, modular home or structure, shall be located closer than 4.6 metres (15 feet) to the right-of-way boundary of a road allowance or flanking street, or closer than 14.6 metres (48 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 part of any building, structure, mobile home, modular home or structure, shall be located closer than 7.6 metres (25 feet) to any side or rear lot line.

.2 SITE AREA REGULATIONS

-N/A-

.3 BUILDING DIMENSION REGULATIONS

-N/A-
17.4 REGULATIONS RESPECTING AREA, SHAPE AND DIMENSIONS OF NEW PARCELS TO BE CREATED BY SUBDIVISION

Subject to the conditions of Division Three, Section 3.4 and Section 3.6, the minimum parcel size shall be 32.4 hectares (80 acres). [Byl #1179, 1994]

17.5 SIGNS

Signs, sign boards, and advertising devices, shall be subject to the conditions of Division Three, Section 3.3.9.
DIVISION EIGHTEEN - CAMPGROUND-HOLIDAY PARK (CHP)

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

18.1 PERMITTED USES

a) Campgrounds.
b) Holiday Parks.
c) Golf course.
d) One accessory one-family residence.
e) One accessory employee residence, subject to the conditions of Subsection 18.2(a).
f) A second accessory employee residence, subject to the conditions of Subsection 18.2(b).
g) Commercial retail uses clearly accessory to campgrounds and holiday parks, subject to the conditions of Subsection 18.4.4, 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.

18.2 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 18-2.
b) A second employee residence shall be permitted provided that:

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

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

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

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

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

vi) the floor area of the residence shall be in accordance with Section 18.4.4(d).

c) Permitted uses and structures on sites or strata lots shall be as shown in Table 18-1:

<table>
<thead>
<tr>
<th>Type of Use or Structure</th>
<th>Type of Site or Strata. Lot</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Recreational Camping Site or Strata Lot</td>
</tr>
<tr>
<td>Site or Lot in a Campground</td>
<td>Site or Lot in a Holiday Park</td>
</tr>
<tr>
<td>Recreational Vehicle</td>
<td>Permitted</td>
</tr>
<tr>
<td>Park Model Trailer</td>
<td>Not Permitted</td>
</tr>
<tr>
<td>Holiday Home</td>
<td>Not Permitted</td>
</tr>
<tr>
<td>Ramada</td>
<td>Not Permitted</td>
</tr>
<tr>
<td>Open Deck</td>
<td>Not Permitted</td>
</tr>
<tr>
<td>Storage Shed</td>
<td>Not Permitted</td>
</tr>
</tbody>
</table>
18.3 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.

18.4 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 1 hectare.

b) The minimum area for sites or strata lots shall be as shown in Table 18-2.

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

**Note:** In Table 18-2, 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:
DIVISION EIGHTEEN  CAMPGROUND-HOLIDAY PARK - CHP

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 18-3.

<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.

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

Subject to the conditions of Division Three, Sections 3.4 and 3.6, the minimum parcel size in the CHP zone shall be as follows:

a)  The minimum parcel size of a parcel to be created by subdivision in the CHP zone, with the exception of individual strata-title lots to be created in a holiday park, shall be 1 hectare.
b) The minimum parcel size of a strata-title lot to be created in a holiday park in the CHP zone shall be the minimum site or strata lot area shown in Table 18-2.

18.6 SIGNS

Subject to the conditions of Division Three, Section 3.3.9, 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.

18.7 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 Regional District of Fraser-Cheam Electoral Area "E" Parking Bylaw No. 1072, 1992, and amendments thereto.

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 18.7(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. [Byl #1196, 1995]
DIVISION NINETEEN - 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 centers of permanent settlement is best suited to low density group recreation and seasonal or temporary residence on large parcels.

19.1 PERMITTED USES OF LAND, BUILDINGS, AND STRUCTURES

All uses in this Division are subject to Division Three - General Regulations. No outside storage of materials, equipment or structures which do not form part of cultural, religious or educational displays and installations or recreational equipment located and employed upon that parcel is permitted. The following uses and no others are permitted:

.1 Principal uses limited to:

a) Private recreational or cultural facility.

b) Charitable, fraternal or philanthropic institution.

c) Educational institution.

d) Dude Ranch, subject to section 19.1.3. [Byl #1126, 1993]

e) Fishing or hunting camp.

f) Youth camp.

g) Private school.

h) Campground, excluding a holiday park.

i) Country club.

j) Golf course.

k) Extended health care facility.

l) Rafting and river expedition terminus.

m) Farm, but excluding an intensive swine operation. [Byl #1126, 1993]

.2 Accessory uses limited to:

a) Religious use.

b) Boarding stable or riding academy.

c) One-family residential use, provided that the accessory residence is located within a principal building housing a permitted recreational or assembly use; fully separated from a principal use by walls or a floor; and provided with an entrance separate from that of the principal use.

d) Retail use.

e) Employee residence use, subject to Division Three, section 3.1.2(a)(ii).
f) Outdoor recreation; excludes amusement parks and commercial outdoor recreation and other uses not accessory to a principal permitted use in this zone.

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

h) Dude Ranch, subject to section 19.1.3 [Byl #1126, 1993]

.3 DUDE RANCH USE RELATIVE TO THE AGRICULTURAL LAND RESERVE

Dude Ranch shall be permitted as a principal use in this zone only on lands outside of the Agricultural Land Reserve (ALR). Within the ALR, Dude Ranch shall be permitted in this zone as an accessory use to the principal farm use. [Byl #1126, 1993]

19.2 DENSITY

Notwithstanding Section 3.1.5(b), the density of camping sites for the temporary placing of tents, travel trailers and similar portable shelters intended for recreational usage in this zone shall not exceed 15 per hectare (2.47 acres) of usable land contained in the parcel.

19.3 SITING, SIZE AND DIMENSIONS REGULATIONS

.1 SETBACKS

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

b) No building, structure or part thereof shall be located closer than:

i) 7.6m (25 ft.) from the highway right-of-way;
ii) 6m (20 ft.) from any side lot line;
iii) 7.6m (25 ft.) from any rear lot line.

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

d) 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 3.3.1(b) of this bylaw.
.2 SITE AREA REGULATIONS

a) Subject to DIVISION THREE, SECTION 3.4, the minimum site area for each permitted use shall be as follows:

<table>
<thead>
<tr>
<th>PERMITTED USES (pursuant to Section 19.1)</th>
<th>SITE AREA REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campground</td>
<td>1 hectare</td>
</tr>
<tr>
<td>One-family and employee residence</td>
<td></td>
</tr>
<tr>
<td>Fishing and hunting camp</td>
<td></td>
</tr>
<tr>
<td>River and rafting terminus</td>
<td></td>
</tr>
<tr>
<td>Golf Course, Dude Ranch</td>
<td>4 hectares</td>
</tr>
<tr>
<td>All other permitted used</td>
<td>8 hectares</td>
</tr>
</tbody>
</table>

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

b) The minimum site area for an accessory employee residence use shall be 700 sq. metres (7535 sq. ft.).

c) The minimum site area for an owner's or manager's residential plot, within a campground, is 700 m² (7,535 sq. ft.).

.3 BUILDING DIMENSION REGULATIONS

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

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

ii) 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>feet²</td>
</tr>
<tr>
<td>49 sites or less</td>
<td>592</td>
</tr>
<tr>
<td>50 sites or more</td>
<td>592 + 10.7 sq. Ft./space in excess of 50 up to an overall maximum of 1500 sq. ft.</td>
</tr>
</tbody>
</table>
b) 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.

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

d) Accessory retailing of food, gifts, educational, religious and sports equipment, supplies and books, shall be:
   i) permitted at one location, building or site only
   ii) shall not exceed a maximum retail floor area of 140 m² (1,500 sq.ft.).

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

f) The maximum floor area of an accessory employee residence shall be 74 sq. metres (800 sq. ft.).

g) 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.

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

Subject to Division Three, Section 3.4 and Section 3.6, the minimum parcel size shall be 8 hectares (19.77 acres).

19.5 SIGNS

Except as otherwise provided for in a Development Permit issued by the Regional District, and subject to the conditions of Division Three, Section 3.3.9, permitted signs shall not exceed 3 m² (32.3 sq. ft.) in area on any one parcel.
DIVISION TWENTY - PARK – P-I

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.

20.1 PERMITTED USES OF LAND, BUILDINGS, AND STRUCTURES

All uses in this Division are subject to Division Three - General Regulations. The following uses and no others are permitted:

.1 Civic, limited to park, playground, museum, and similar uses.
.2 Campground, subject to the conditions of Division Three, Section 3.1.5(b).
.3 Outdoor recreation.
.4 Golf course.
.5 Staff accommodations for park personnel.
.6 Historic sites, buildings, and markers.
.7 Accessory personal care use located above or behind a principal use.
.8 All necessary accessory outbuildings, structures and uses.
.9 Accessory advertising.

20.2 DENSITY

-N/A-

20.3 SITING, SIZE AND DIMENSIONS REGULATIONS

.1 SETBACKS

All buildings and structures shall be sited so that there shall be a minimum setback of 4.6 metres (15 feet) from the right-of-way boundary of a road allowance, or a minimum setback of 14.6 metres (48 feet) from the center line of said allowance, whichever is the greater distance from the road center line.

.2 SITE AREA REGULATIONS

-N/A-

.3 BUILDING DIMENSION REGULATIONS

-N/A-
20.4 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.
DIVISION TWENTY-ONE - PARK RESERVE - P-2

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

21.1 PERMITTED USES OF LAND, BUILDINGS, AND STRUCTURES

All uses in this Division are subject to Division Three - General Regulations. The following uses and no others are permitted:

.1 Farm .... but excluding an intensive swine operation
.2 One-family residence or mobile home or modular home
.3 Accessory personal care use
.4 Accessory employee residence
.5 Accessory produce sales, provided that the gross floor area does not exceed 46.5 square metres (500 square feet)
.6 Home occupation
.7 Golf course
.8 Accessory advertising, and limited to one sign not exceeding 0.27 square metres for each street frontage upon which the lot or site abuts.
.9 All necessary accessory outbuildings, structures and uses, including barns and animal shelters.

21.2 DENSITY

There shall be not more than one (1) one-family residence or mobile or modular home on a lot except as permitted by Section 21.1.3 and 21.1.4 of this Division.

21.3 SITING, SIZE AND DIMENSIONS REGULATIONS

.1 SETBACKS

a) Highway: No part of any building, structure, mobile home, modular home or structure, shall be located closer than 4.6 metres (15 feet) to the right-of-way boundary of a road allowance or flanking street, or closer than 14.6 metres (48 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 part of any building, structure, mobile home, modular home or structure, shall be located closer than 7.6 metres (25 feet) to any side or rear lot line.
.2 SITE AREA REGULATIONS
-N/A-

.3 BUILDING DIMENSION REGULATIONS
-N/A-

21.4 REGULATIONS RESPECTING AREA, SHAPE AND DIMENSION OF NEW PARCELS TO BE CREATED BY SUBDIVISION

Subject to the conditions of Division Three, Section 3.4 and Section 3.6, the minimum parcel size shall be 8 hectares (20 acres). [Byl #1179, 1994]
DIVISION TWENTY-TWO – AUTOMOTIVE RECYCLING - I-3

The purpose of this zone is to provide for automobile and vehicle recycling and salvaging activities to be carried out in an orderly manner, at appropriate locations.

22.1 PERMITTED USE OF LAND, BUILDINGS, AND STRUCTURES

All uses in this Division are subject to Division Three, General Regulations. The following uses and no others are permitted:

.1 Automobile recycling
.2 Accessory office and sales
.3 Accessory buildings and uses, including materials handling equipment, scales and storage buildings
.4 Accessory advertising

22.2 DENSITY

Not applicable.

22.3 SITING, SIZE AND DIMENSIONS REGULATIONS

.1 SETBACK

No building, structure or part thereof shall be located closer than 15 metres (50 feet) from any lot line.

.2 SITE AREA REGULATIONS

Not applicable

.3 BUILDING DIMENSION REGULATIONS

The height of buildings and structures shall not exceed 11 metres (36 feet)

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

Subject to the conditions of Division Three, Section 3.4 and Section 3.6, the minimum parcel size shall be 4 hectares (10 acres).

22.5 SIGNS

Subject to the conditions of Division Three, Section 3.3.9, permitted signs and similar advertising devices on the parcel shall not exceed 15 square metres (161 square feet) in total area.
22.6 SCREENING

All automobile recycling and accessory uses shall be screened by a solid, uniformly painted board fence not less and 1.8 metres (6 feet) and not more than 2.4 metres (8 feet) in height continuous around the boundary of the area zoned I-3. No material within the I-3 zone shall be piled to a greater height than that of the fence. The fence shall be maintained in good conditions at all times. [Byl #0737, 2006]
DIVISION TWENTY-THREE – PRIVATE RESORT RESIDENTIAL DEVELOPMENT – PRD-2

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 approved community sewer, water and other services to the lands, are suitable for the development of a multi-family resort residential use which offers unique resort or outdoor recreational amenities for the use of the property owners.

23.1 PERMITTED USES OF LAND, BUILDINGS, AND STRUCTURES

All uses in this Division are subject to Division Three, General Regulations. The following uses and no others are permitted:

1. Multi-family resort residential use
2. All necessary accessory or service buildings and structures related to the multi-family resort residential use

23.2 CONDITIONS OF USE

All permitted uses shall be connected to an approved community water system and approved sanitary sewer system.

23.3 DENSITY

The number of dwelling units per lot for a multi-family resort residential use shall not exceed one for every 140 square metres of parcel area, up to a maximum of 25 dwelling units.

23.4 LOT COVERAGE

The maximum lot coverage for all buildings and structures in a multi-family resort residential use shall not exceed 30% of the overall lot area.

23.5 SITING, SIZE AND DIMENSIONS REGULATIONS

.1 SETBACKS

(a) Highway:

   i) no principal building or part thereof, shall be located closer than 7.60 metres (24.93 feet) to the right-of-way boundary of any road allowance or closer than 17.60 metres (57.74 feet) to the centre line of any highway.

   ii)
ii) no accessory building, structure or part thereof shall be located closer to the right-of-way boundary of any road allowance than 4.6 metres (14.76 feet).

(b) Side:

i) no principal building, structure or part thereof shall be located closer to any side lot line than 2.10 metres (6.89 feet); and

ii) no accessory building, structure or part thereof shall be located closer to any side lot line than 0.90 metres (2.95 feet).

(c) Rear:

i) no principal building, structure or part thereof shall be located closer to the rear lot line than 6.0 metres (19.68 feet); and

ii) no accessory building, structure or part thereof shall be located closer to the rear lot line than 1.50 metres (4.92 feet).

.2 BUILDING HEIGHT REGULATIONS

i) The maximum height of a multi-family resort residential building shall be 15 metres.

ii) The maximum height of accessory buildings shall be 5 metres.

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

Subject to the conditions of Division Three, Section 3.4 and Section 3.6, the minimum parcel size shall be 2 hectares (5 acres) for all new parcels created by subdivision.

23.7 SIGNS

Subject to the conditions of Division Three, Section 3.3.9, 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 multi-family resort residential development.
23.8 AMENITY AREA

.1 Common amenity areas must be provided for multi-family resort residential buildings. The common amenity area must be no less than 200 square metres for each parcel.

.2 Private amenity areas of no less than 5 square metres shall be provided for each dwelling unit.

[Byl # 0893, 2008]
DIVISION TWENTY-FOUR – PRIVATE RESORT RESIDENTIAL DEVELOPMENT – PRD-1

The purpose of this zone is to designate land greater than 4 hectares in area, 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.

2400 PERMITTED USES

All uses in this Division are subject to Division Three, General Regulations. The following uses and not others are permitted:

a. Private Resort Residential Development
b. Home Occupation
c. One (1) Accessory Employee Residence, subject to the conditions of Subsection 2401 (g).

2401 CONDITIONS OF USE

a. All strata lots shall be served by an approved community water system and approved community sanitary sewer system.

b. The maximum lot coverage on a strata lot shall not exceed 45% of the gross lot area.

c. Common amenity and recreation facilities, of a minimum indoor area and land area as set out in Subsection 2403.5, shall be provided for the exclusive use of residents of the private resort residential development and their guests.

d. 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, community gardens and community garden buildings.

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

f. No recreational vehicles or park model trailers shall be occupied on lands within the private resort residential development.

g. One accessory employee residence shall be permitted provided that:
   i. the bare-land strata subdivision consists of 80 or more strata lots;
   ii. the residence is to be the accommodation of a person directly involved in the operation and maintenance of the common lands and amenity and recreation facilities of the strata;
iii. the residence is located on common lands.

2402 DENSITY REGULATIONS

a. The number of dwelling units within a private resort residential development shall not exceed 12.5 dwelling units per hectare of useable land. For the purpose of computing the number of dwelling units permitted, the term “useable land” shall include all of the lot area which can be used for private resort residential uses and 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, sensitive habitat and lakes, ponds, and watercourses.

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

2403 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. 4.0 metres from a front strata lot line
   b. 3.5 metres from a flanking road strata lot line
   c. 2.0 metres from an interior side strata lot line
   d. 7.6 metres from any rear strata lot line

2. Garages
   Notwithstanding 2403 1., a garage, whether attached to a one-family residence or a holiday, summer or seasonal home or accessory employee residence or detached, shall be located no closer than:
   a. 6.0 metres from a front strata lot line
   b. 3.5 metres from a flanking road strata lot line
   c. 4.0 metres from a rear strata lot line

3. Porch and Verandas
   Notwithstanding 2403 1., a porch or veranda attached to a one-family residence or a holiday, summer or seasonal home or accessory employee residence, shall be located no closer than:
   a. 2.0 metres from a front strata lot line
   b. 2.0 metres from a flanking road strata lot line
   c. 3.0 metres from a rear strata lot line

4. Amenity and Common Building Setbacks
   Amenity or common buildings or structures shall only be located on common land. 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. Notwithstanding 2403 4. a), b) and c), amenity or common buildings less than 20 square metres gross floor area may be sited no closer than 2 meters from any strata lot line.

5. Site Area Regulations
a. The minimum area of common amenity and recreation area within the private resort residential development, as set out in Subsections 2401(c) and (d), shall be 20% of the gross area of the parcel subdivided for the development. The minimum area of indoor common amenity and recreation areas shall be 2m² per strata lot.
b. The minimum site area of a strata lot or common area where common amenity and recreation facilities may be constructed shall be greater than 500 square meters.

6. Building Dimensions
a. The maximum height of a one-family residence or a holiday, summer or seasonal home or Accessory Employee Residence shall be 10.0 metres.
b. The minimum width of a one-family residence or a holiday, summer or seasonal home or Accessory Employee Residence shall be 6.0 metres.
c. The minimum gross floor area of a one-family residence or a holiday, summer or seasonal home or Accessory Employee Residence 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.

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

2404 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.

2405 **REGULATIONS RESPECTING AREA, SHAPE AND DIMENSIONS OF NEW PARCELS TO BE CREATED BY SUBDIVISION**

Subject to the conditions of Division Three, Sections 303 and Section 305, the minimum parcel size for new parcels to be created by a 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 370 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 4.0 hectares.

2406 **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.

2407 **OFF-STREET PARKING**

Off-street parking for all uses shall be provided in accordance with the provisions of Regional District of Fraser-Cheam Electoral Area "E" Parking Bylaw No. 1072, 1992, and amendments thereto.”

[Byl #1099, 2011]
Deleted [Byl #0690, 2006]
### SCHEDULE C - INTENSIVE AGRICULTURE REGULATIONS

**SCHEDULE C-1 - Electoral Area "E"**
Bylaws 66 and 286

**INTENSIVE SWINE OPERATIONS**

**TABLE OF EQUIVALENTS**

<table>
<thead>
<tr>
<th>Total Number of Animals Making Up One Animal Unit</th>
<th>Equivalent</th>
</tr>
</thead>
<tbody>
<tr>
<td>4 boars, or gilts, or sows plus litter to weaning or any combination thereof not exceeding 4</td>
<td>4 swine weaning to 1 year</td>
</tr>
<tr>
<td>4</td>
<td>dairy cow (plus calf)</td>
</tr>
<tr>
<td>1</td>
<td>beef cow (plus calf)</td>
</tr>
<tr>
<td>1</td>
<td>bull</td>
</tr>
<tr>
<td>2.5 beef feeders (gain 181-340 kg - 400-750 lbs.)</td>
<td>1.67 beef feeders (gain 181-499 kg - 400-1100 lbs.)</td>
</tr>
<tr>
<td>10</td>
<td>veal calves (up to 136 kg - 300 lbs.)</td>
</tr>
<tr>
<td>1 horse (mare and foal, or stallion or gelding or donkey or mule or hinny)</td>
<td></td>
</tr>
<tr>
<td>4 sheep (plus lambs) or goats (plus kids)</td>
<td></td>
</tr>
<tr>
<td>12 feeder lambs</td>
<td></td>
</tr>
<tr>
<td>125 laying chicken hens</td>
<td></td>
</tr>
<tr>
<td>250 broiler chickens, roasters or pullets</td>
<td></td>
</tr>
<tr>
<td>100 turkeys (heavy)</td>
<td></td>
</tr>
<tr>
<td>200 turkeys (light)</td>
<td></td>
</tr>
<tr>
<td>125 geese or ducks</td>
<td></td>
</tr>
<tr>
<td>40 rabbits (bucks, or does plus progeny to weaning, or growers)</td>
<td></td>
</tr>
</tbody>
</table>
80 mink (males, or females plus progeny to weaning, or growers)
EXAMPLE ANIMAL UNIT CALCULATIONS
FOR SWINE PRODUCTION SYSTEMS

1. **Swine:**

   100 sow weaner operation (piglets are removed from the premises for growing elsewhere).

   Number of animals
   - 100 breeding females (sows and bred gilts)
   - 15 open gilts
   - 5 sows to be replaced
   - 6 boars
   - 126 total mature breeding stock

   320 weaner pigs in barns at any one time (weaner pigs are pigs 9 weeks of age and less, and weighing less than 40 lbs.)

   Calculating of animal units - 126 mature pigs divided by 4 pigs/animal unit
   = 32 animal units.

   **NOTE:** Weaner pigs are included as part of the 100 breeding females in animal unit calculation

2. **Swine:**

   Feeder hogs from a 100 sow operation (weaner pigs brought in from elsewhere and grown to slaughter weight).

   Number of animals - 530 grower-finisher pigs (ranging in weight from 40 to 220 lbs., and between 9 and 24 weeks of age; an operation of this size will market 1840 finished pigs per year).

   Calculation of animal units - 530 grower-finisher pigs divided by 4.0 pigs/animal unit
   = 132 animal units.

3. **Swine:**

   100 sow farrow-to-finish operation (pigs are grown to slaughter weight on the same farm where they were born.

   Number of animals (from above) - 126 total mature breeding stock
320 weaner pigs
530 grower-finisher pigs
976 total pigs on farm at any one time

Calculation of Animal Units (from above) - 126 mature pigs = 32 animal units.
530 grower-finisher pigs = 132 animal units.
Total = 164 animal units
### SCHEDULE C-3

#### A. TABLE I MAXIMUM LOT COVERAGE FOR ALL INTENSIVE SWINE OPERATIONS

<table>
<thead>
<tr>
<th>LOT SHAPE&lt;sup&gt;1&lt;/sup&gt;</th>
<th>MAXIMUM % LOT COVERAGE&lt;sup&gt;2&lt;/sup&gt;</th>
</tr>
</thead>
<tbody>
<tr>
<td>1:1</td>
<td>10</td>
</tr>
<tr>
<td>1:1.24</td>
<td>9</td>
</tr>
<tr>
<td>1:1.50</td>
<td>8.4</td>
</tr>
<tr>
<td>1:1.75</td>
<td>7.9</td>
</tr>
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<td><strong>4.5</strong></td>
</tr>
<tr>
<td>1:4.50</td>
<td>4.2</td>
</tr>
</tbody>
</table>
(1) The figures in this column indicate the ratio between the shortest lot line length and the longest lot line length for the parcel, excluding panhandles.

(2) The figures in this column indicate the area of the largest operation site permitted on the lot expressed as a percentage of the total area of the lot.
### TABLE II: Setbacks, size of operations site and maximum number of animal units for all intensive swine operations

MINIMUM SETBACK DISTANCES FROM THE CENTRE OF THE OPERATIONS SITE ARE EXPRESSED IN METRES

<table>
<thead>
<tr>
<th>Maximum allowable size of operations site (sq. metres)</th>
<th>Maximum number of Animal Units allowed on a parcel</th>
<th>Lot Line</th>
<th>Road Allowance</th>
<th>Distance to Zone Boundary</th>
</tr>
</thead>
<tbody>
<tr>
<td>196</td>
<td>10</td>
<td>38</td>
<td>68</td>
<td>132</td>
</tr>
<tr>
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### Schedule C

#### Intensive Agriculture Regulations

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1. The number of animal units means the number of animal units excluding weaners to 8 weeks of age or 19 kg.
C. CENTRES OF THE OPERATIONS SITE:

RECTANGULAR PARCELS

Subject to the provisions of SUBSECTION 5.3.1(c) (iii) of this Bylaw, two centres shall be defined for rectangular parcels as shown below:

```
\[ \text{\textbf{L}} \]
\[ \text{L} \text{ X} \text{ L} \text{ X} \text{ L} \]

(\text{where } \text{L} = \frac{3}{4} \text{ the length of the shorter lot line})
```
D. **Example: SITING INTENSIVE SWINE OPERATION**

**INFORMATION GIVEN**
- Parcel = 8 hectares approx.
- Dimensions = 201 m x 402 m
- Proposed intensive swine operation = 300 A.U.'s.
- 60 goats already on the parcel.

1. Examine maximum permissible lot coverage. Refer to Table 1, Schedule C-3.
   
   a) Ratio between shortest lot line and longest lot line = 1:2 → maximum lot coverage = 7.4%.
   b) Total area of lot = 201 m x 402 m = 80802 m²
   c) Maximum permissible area of operations site = 7.4% of 80802 m² = 5979.3 m².

2. Calculate maximum number of animal units allowed on parcel. Refer to Table 2, Schedule C-3.

   Maximum permissible area of operations site = 5979.3 m²
   □ Maximum # of animal units allowed in parcel = 302.

3. Examine total number of animal units, existing or proposed.

   - Proposed intensive swine operation = 300
   - 60 goats already on parcel = 15
   
   315 A.U.'s


   □ Maximum permissible operation size = 302
   □ 15
   
   287

   □ Largest swine operation permissible = 287 A.U.'s.

5. Refer to Table 2 to discover Lot, Road and Zone setback distances.

   In this case:

   MINIMUM ) Lot line = 71 m.
   SETBACK ) Road Allowance = 111 m.
   DISTANCES ) Zone boundary = 401 m.
SCHEDULE D - ZONING MAPS FOR ELECTORAL AREA "E" (map folio)

FOR ORIGINAL (SIGNED)

COPIES OF MAP SCHEDULES

PAGES 1-22 REFER TO ADMIN VAULT.

(SCALE 1: 5 000)