

# FVRD Zoning Bylaw No. 1638, 2021

## RECORD OF AMENDMENTS

AMENDING BYLAW	TYPE OF AMENDMENT		SUMMARY OF AMENDMENT	DATE OF ADOPTION
	Text	Map		
<b>FVRD 1638, 2021</b>			Base Bylaw	2022 10 27
1431, 2017		✓	53002 Bunker Rd RR-1 to GC	2022 11 24
1681, 2022	✓	✓	54370 Bridal Falls Rd to GI	2023 01 26
1539, 2019		✓	11882 Sylvester Rd RR-2 to RR-1	2023 05 18
1692, 2023	✓		Allows accessory dwelling units/secondary suites	2023 09 28
1691, 2023	✓	✓	Correct mapping, site specific uses and minor housekeeping	2023 10 26
1640, 2021		✓	10228 Stave Lake Rd, R-3 to R-2	2024 01 25
1723, 2023	✓		Implement cannabis regulations	2024 04 25
1648, 2022		✓	PID 014-560-879, 007-850-425 & 014-560-453 Park 2 (P-2) to Rural 5 (R-5)	2025 07 24
1799, 2025	✓		Tourist Accommodation	2025 10 23
1728, 2024	✓		Small Scale Multi-Unit Housing	2025 12 11
1652, 2022		✓	13088 Sylvester Rd, R-3 to R-2	
1807, 2025	✓		Farm Uses	2026 01 29
1835, 2026	✓		Revision & Consolidation	2026 05 28

**THIS BYLAW HAS BEEN CONSOLIDATED FOR CONVENIENCE ONLY**

**AND SHOULD NOT BE USED FOR LEGAL PURPOSES.**

COPIES OF THE ORIGINAL BYLAWS CAN BE REQUESTED AT [INFO@FVRD.CA](mailto:INFO@FVRD.CA)

**FRASER VALLEY REGIONAL DISTRICT  
BYLAW NO. 1835, 2026**

**A bylaw to adopt a revised and consolidated Regional Zoning Bylaw No. 1638, 2021**

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**WHEREAS** *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021* was adopted on October 27, 2022;

**AND WHEREAS** *Fraser Valley Regional District Bylaw Revision Authorization Bylaw No. 1367, 2016* was adopted on March 22, 2016 pursuant to BC Regulation 367/2003. This bylaw authorizes the Fraser Valley Regional District Board of Directors ("the Board") to adopt any revised bylaw, if the revisions are for the purposes described in BC Reg. 367/2003, as if all requirements respecting its adoption had been met, including but not limited to consultation, notification, public hearings, approvals, and consents.

**AND WHEREAS** *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021*, as amended, has been revised and consolidated, and the Corporate Officer has certified that this bylaw has been revised in accordance with Bylaw No. 1367, 2016.

**THEREFORE** the Board enacts as follows:

**1) CITATION**

This bylaw may be cited as the *Fraser Valley Regional District Zoning Bylaw Revision and Consolidation Bylaw No. 1835, 2026*.

**2) ENACTMENTS**

- a) That *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021* be revised by:
- i. consolidating all amending bylaws and incorporating them into the base bylaw;
  - ii. Deleting Section 1.1 of Schedule A and replacing it with the following:

"1.1 Application

This bylaw applies to the lands within the Electoral Areas of the Fraser Valley Regional District shown on Schedule C – Electoral Areas.

The boundaries of each zone are shown on Schedule D – Zoning Map.

Schedule B – Areas of Inapplicability identifies lands to which this Bylaw does not apply."

- iii. That the name of Schedule B is amended from "Areas of Applicability" to "Areas of Inapplicability"
- b) That revised and consolidated *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021* be adopted as attached hereto as Schedule A, forming an integral part of this bylaw.

**3) EFFECTIVE DATE**

The date on which this bylaw revision comes into force is the date of adoption of this bylaw. The effects of the revised bylaw with respect to provisions of all previous bylaws regarding the adoption and amendment of *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021* are to be applied pursuant to BC Reg 367/2003.

**4) SEVERABILITY**

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

**5) READINGS AND ADOPTION**

REVISED BYLAW CERTIFIED BY CORPORATE OFFICER THIS	27 <sup>th</sup>	day of	May, 2026
READ A FIRST TIME THIS	28 <sup>th</sup>	day of	May, 2026
READ A SECOND TIME THIS	28 <sup>th</sup>	day of	May, 2026
READ A THIRD TIME THIS	28 <sup>th</sup>	day of	May, 2026
ADOPTED THIS	28 <sup>th</sup>	day of	May, 2026

\_\_\_\_\_  
Chair/Vice-Chair

\_\_\_\_\_  
Corporate Officer/Deputy

**6) CERTIFICATION**

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Zoning Bylaw Revision and Consolidation Bylaw No. 1835, 2026* as adopted by the Fraser Valley Regional District Board on May 28, 2026

Dated at Chilliwack, BC on May 29, 2026

\_\_\_\_\_  
Corporate Officer/Deputy

**FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1835, 2026**  
**Schedule A – Revised and Consolidated**  
**Fraser Valley Regional District Zoning Bylaw No. 1638, 2021**

**FRASER VALLEY REGIONAL DISTRICT**  
**BYLAW NO. 1638, 2021**

**A Bylaw to Establish Zoning Regulations for the Electoral Areas of the**  
**Fraser Valley Regional District**

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**WHEREAS** the Board of Directors of the Fraser Valley Regional District (“the Board”) has deemed it advisable to adopt *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021*.

**THEREFORE** the Board enacts as follows:

**1) CITATION**

This bylaw may be cited as *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021*.

**2) SCHEDULES**

The following schedules attached hereto form an integral part of this bylaw:

- Schedule A – Zoning Regulation
- Schedule B – Areas of Applicability
- Schedule C – Electoral Areas
- Schedule D – Zoning Map
- Schedule E - Hemlock Valley

**3) SEVERABILITY**

If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.

**4) REPEAL**

*The following Bylaws and any amendments thereto are hereby repealed:*

*Bylaw No. 66: ‘Zoning Bylaw for Electoral Area “E”, 1976 of the Regional District of Fraser-Cheam’;*

*Bylaw No. 75: ‘Zoning Bylaw for Electoral Area “D”, 1976 of the Regional District of Fraser-Cheam’;*

*Bylaw No. 85: ‘Zoning Bylaw for Electoral Area “C”, 1977 of the Regional District of Fraser-Cheam’;*

*Bylaw No. 90: “Zoning Bylaw for the Community Plan Areas of Electoral Area “B” of the Regional District of Fraser-Cheam”;*

*Bylaw No. 100: “Zoning By-law for Electoral Area “F”, 1978 of the Regional District of Fraser-Cheam”;*

*Bylaw No. 500-1992: “Sumas Mountain Rural Land Use By-law No. 500-1992”;*

*Bylaw 559-1992: "Dewdney-Alouette Regional District Land Use and Subdivision Regulation Bylaw No. 559-1992";*

*Bylaw No. 801: "Zoning Bylaw for the Community Plan Areas of Electoral Area "B", of the Regional District of Fraser-Cheam";*

*Bylaw No. 823: "Zoning Bylaw for the Rural Portions of Electoral Area "A", Regional District of Fraser-Cheam Bylaw No. 823, 1989";*

*Bylaw No. 1072: "Regional District of Fraser-Cheam Electoral Area 'E' Parking Bylaw No. 1072, 1992".*

**5) READINGS AND ADOPTION**

READ A FIRST TIME THIS	28 <sup>th</sup> day of April 2022
READ A SECOND TIME THIS	26 <sup>th</sup> day of May 2022
PUBLIC HEARING WAS HELD THIS	15 <sup>th</sup> day of June 2022
RE-READ A SECOND TIME THIS	28 <sup>th</sup> day of July 2022
SECOND PUBLIC HEARING WAS HELD THIS	24 <sup>th</sup> day of August 2022
READ A THIRD TIME THIS	22 <sup>nd</sup> day of September 2022
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE THIS	28 <sup>th</sup> day of September 2022
ADOPTED THIS	27 <sup>th</sup> day of October 2022

**I hereby certify that *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021* has been revised and consolidated in accordance with *Fraser Valley Regional District Bylaw Revision Authorization Bylaw No. 1367, 2016*.**

**Dated at Chilliwack, BC on May 27, 2026**

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**Corporate Officer/Deputy**

**FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1683, 2021**  
**Schedule A – Zoning Regulation**

**PART 1: APPLICATION**

**1.1 Application**

This Bylaw applies to the lands within the Electoral Areas of the Fraser Valley Regional District shown on Schedule C – Electoral Areas.

The boundaries of each zone are shown on Schedule D – Zoning Map.

Schedule B – Areas of Inapplicability identifies lands to which this Bylaw does not apply

**PART 2: ADMINISTRATION**

**2.1 Bylaw Administration**

The *Designated Official* is authorized to administer this Bylaw and, at all reasonable times, to access any *lot, building or structure* to determine conformance with the regulations of this Bylaw;

No person shall prevent or obstruct, or attempt to prevent or obstruct, the *Designated Official* from accessing any *lot, building or structure*, to determine conformance with the regulations of this Bylaw.

The Director of Planning and Development is delegated the authority to determine the *average grade* of a *building or structure* in the case of any uncertainty in the application of the definition of that term to any particular *building or structure*, having regard to the purpose of the grade datum in the calculation of building height.

The Director of Planning and Development is delegated the authority to determine, in the case of a non-rectangular lot, which of the lot lines is a front, rear, interior side or exterior side lot line, having regard to the effect of that designation in the measurement of setbacks of buildings and structures from the lot lines and the amenity of abutting public and private areas.

**2.2 Zone Regulations**

In each *zone*, the list of Permitted Uses states the *principal uses* and *accessory uses* permitted in the zone;

In each *zone*, the Table of Development Regulations states the regulations that apply to development in the *zone*;

In each *zone*, the Table of Subdivision Regulations states the regulations that apply to *subdivision* in the *zone*;

In each table in this Bylaw, the 'subject' column states the matter to be regulated and the 'requirement or regulation' column states the requirement that applies to each regulation;

In each *zone*, any *use, building, structure* or *subdivision* that does not conform to the Table of Development Regulations and Table of Subdivision Regulations or any other table is prohibited;

A *use* listed under Site-Specific Uses is only permitted or prohibited on the specific *lots* identified in that section.

All *uses* must conform to the regulations of this Bylaw.

### **2.3 Measurements and Calculations**

All measurements in this Bylaw are stated in the International System of Units (Metric);

Where the calculation of permitted *density* results in a fraction, the number of *dwelling units* or *gross floor area* permitted shall be the whole number calculated;

The calculation of *floor area ratio* shall be rounded to two (2) decimal places.

### **2.4 If More Than One (1) Regulation Applies**

Where this Bylaw states both general regulations and specific regulations that could apply to a situation, the most specific regulation shall apply;

Where this Bylaw does not state regulations specific to a situation but there are general regulations that could apply to the situation, the general regulation shall apply;

Where this Bylaw states more than one (1) regulation that could apply to a situation, the most specific regulation shall apply.

### **2.5 Violation**

No person may violate any regulation of this Bylaw.

### **2.6 Enforcement and Penalties**

Each person who violates any regulation of this Bylaw is liable on summary conviction to the penalties stated in the *Offence Act*;

Each day that a person causes or allows a violation of this Bylaw to continue constitutes a separate offence;

This Bylaw may be enforced by means of a Bylaw Notice under the *Fraser Valley Regional District Offence Notice Enforcement Bylaw No. 1415, 2017*, or by means of municipal ticket information.

Not for Legal Purposes

## 3.1

## PART 3: DEFINED TERMS

**Accessory Building or Structure****Definition**

Means a *building or structure* with a *use and size* that is incidental, subordinate, and exclusively devoted to a *permitted use* on that *lot*.

**Accessory Dwelling Unit****Definition**

Means a detached *Dwelling Unit* for *Residential Use* that is accessory to a principal *Single Detached Dwelling Unit* on the same *lot*, where both *dwelling units* constitute a single, undivided, real estate entity.

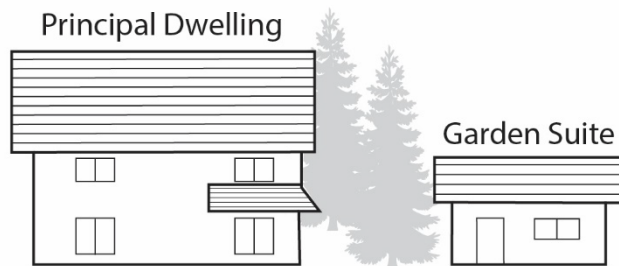
Excludes *Accessory Employee Residential, Accessory Personal Care Residential, Bed and Breakfast, Temporary Tourist Accommodation* and *Tourist Accommodation*.

Examples include Coach House and Garden Suite. [Byl#1692, 2023]

Coach House illustration



Garden Suite illustration



### Accessory Employee Residential

#### Definition

Means a *Residential Use* that is accessory to a non-*Residential Use* that is located on the same *lot* for the accommodation of employees or owners of that non-*Residential use*.

### Accessory Personal Care Residential

#### Definition

Means the *residential use* of a manufactured home by a person who provides personal care or assistance, by reason of age or infirmity, to one or more persons residing in a *principal dwelling unit* on the same *lot*.

or

Means the *residential use* of a manufactured home by a person who receives, personal care or assistance by reason of age or infirmity, from one or more persons residing in a *principal dwelling unit* on the same *lot*.

### Accessory Retail

#### Definition

Means the sale or trade of consumer goods that are incidental, subordinate, and exclusively devoted to a permitted *use* that is located on the same *lot*.

### Accessory Use

#### Definition

Means a *use* on a *lot* that is incidental and subordinate, to a *principal use* that is located on the same *lot*.

### Advertising

#### Definition

Means the promotion or identification of an event, place, service or product produced or located on the same *lot*.

### **Agricultural Market**

#### **Definition**

Means a *use accessory* to a *Farm, Intensive Farm*, or use that involves the sale of mainly agricultural products that are produced on that *lot* or are produced on other *lots* within the Regional District that together are managed as part of the same farm operation. [Byl#1807, 2025]

### **Airport**

#### **Definition**

Means the *use* of land, *buildings*, and *structures* for the landing, departure, maintenance, manufacture and minor servicing of aircraft.

Includes *Accessory Retail*.

### **Alcoholic Beverage Service**

#### **Definition**

Means the provision of liquor service authorized by a liquor-primary licence under the *Liquor Control and Licensing Act*.

Includes sales of liquor for consumption off the premises.

### **Alpine Ski Lodge**

#### **Definition**

Means the operation of a ski resort.

Includes:

- Accessory Retail*;
- Administrative offices;
- Assembly areas;
- Changing areas and lockers;
- Food Service*;
- Ski schools.

Excludes all overnight accommodation.

### **Amusement Park**

**Definition**

Means the provision of amusements and exhibitions within permanent *buildings* or *structures*.

Includes electrical and mechanical rides, and associated *Food Service*.

**Antique or Flea Market**

**Definition**

Means a periodic market held in an open area or unenclosed *structure* where goods are offered for sale to the public.

Excludes auction or sale barns, enclosed markets, *Outdoor Storage*, and sales from vehicles.

**Apartment Residential**

**Definition**

Means the *Residential Use* of a building containing at least (3) *dwelling units*. [Byl#1692, 2023]

Excludes *Accessory Dwelling Unit*, *Secondary Suite*, *Temporary Tourist Accommodation*, and *Tourist Accommodation*.

**Artisan-Craft Workshop**

**Definition**

Means a *use* of an *accessory building* by a resident of a *lot* for craftsmanship or arts for commercial purposes.

**Assembly**

**Definition**

Means the assembly of persons for religious, charitable, philanthropic, cultural, private recreational, or educational purposes.

Includes places of worship, day care, nurseries, *schools*, and youth centres and overnight accommodation.

**Bed and Breakfast**

**Definition**

Means a commercial *use* accessory to a *Residential Use* where a room or rooms within a *dwelling unit* are rented and meals are served to overnight guests.

Excludes *Assembly, Boarding, Tourist Accommodation, and Temporary Tourist Accommodation.*

### **Below Grade Structure**

#### **Definition**

Means a detached *structure* entirely located below *grade*.

### **Boarding**

#### **Definition**

Means the residential accommodation in a dwelling unit of not more than four (4) persons unrelated to the residents of that *dwelling unit*.

Excludes *Bed and Breakfast* and *Temporary Tourist Accommodation*.

### **Building**

#### **Definition**

Means a *structure* with a roof supported by columns or walls.

### **Building Bylaw**

#### **Definition**

Means Fraser Valley Regional District Building Bylaw No. 1188, 2013.

### **Building Official**

#### **Definition**

Mean the building officials designated or appointed by the Board of Directors of Fraser Valley Regional District to administer the Building Code and the *Building Bylaw*.

### **Campground**

#### **Definition**

Means the *use* of a *lot* where more than two (2) *camping lots* are commercially operated for the temporary accommodation of campers in *recreational vehicles* or tents.

Excludes a *Natural Camping Ground, Holiday Park, Manufactured Home Park, Tourist Accommodation, and Temporary Tourist Accommodation.*

### **Camping Lot**

#### **Definition**

Means a site in a *Campground* or a site or lot in a Holiday Park for the temporary accommodation of campers in *recreational vehicles* or tents.

## **Cannabis**

### **Definition**

Means cannabis as defined in the *Cannabis Act (Canada)*.

## **Cannabis Dispensary**

### **Definition**

Means a business or service used for dispensing, selling or distributing *cannabis* or any product or thing containing *cannabis*, for any purpose including medical use.

## **Cemetery**

### **Definition**

Means the *use* of land or *buildings* or *structures* for interment of human remains. Interment includes disposition by burial of human remains or cremated remains, entombment of human remains, or inurnment of cremated remains.

## **Civic Use**

### **Definition**

Means the *use* of land or buildings for government functions and government services.

Excludes Commercial *uses*.

## **Commercial Mushroom Composting**

### **Definition**

Means the production of mushroom compost for sale.

Includes all *buildings*, *structures*, retention and detention ponds, and surface areas for the composting facility.

## **Commercial Vehicle**

### **Definition**

Means a commercially licenced *vehicle* over 5,000 kg in weight.

Excludes passenger buses.

## **Commercial Vehicle Parking**

**Definition**

Means the parking of *commercial vehicles*.

**Commercial Vehicle Repair**

**Definition**

Means the repair of *commercial vehicles*.

**Common Amenity and Recreation Facilities**

**Definition**

Means a *building, structure or open space* providing for recreational, or social opportunities;

Excludes:

Buffer areas;

*Strata access routes*.

**Community Care**

**Definition**

Means the care, supervision, social or educational training, or physical or mental rehabilitative therapy of more than three (3) persons with or without charge.

Includes a long-term care facility or part of a care facility licensed under the *Community Care and Assisted Living Act* as a nursing home or hospital.

**Community Sanitary Sewer System –**

**Definition**

Means a sewage management system, serving more than one (1) lot, that is owned, operated, and maintained by the *Regional District, Strata Corporation, or Improvement District*.

Must be established and operated under the *Public Health Act, Environmental Management Act, or other provincial legislation*.

**Community Water System**

**Definition**

Means a water supply system serving more than one lot that is owned, operated and maintained by:

the *Regional District*;

or

A water utility holding a Certificate of Public Convenience and Necessity under the *Water Sustainability Act* with no outstanding compliance orders under the *Drinking Water Protection Act* at the date of application for *subdivision*;

or

a Strata Corporation under the *Strata Property Act* with no outstanding compliance orders under the *Drinking Water Protection Act* at the date of application for *subdivision*.

## **Cooking Facility**

### **Definition**

Means any area in a *building* that is equipped with any of the following:

Any equipment, device or appliance used to heat or cook food;

Services for energy supply to any equipment, device or appliance used to heat or cook food;

Services for plumbing associated with food preparation or cleaning;

Services for ventilation associated with any equipment, device or appliance used to heat or cook food;

Food storage and preparation areas such as pantries, cupboards, cabinets and counter tops.

## **Cottage Industry**

### **Definition**

Means the conduct on a *lot* by a resident of the *lot* of a profession or occupation for commercial purposes.

## **Density**

### **Definition**

Means a measurement of development intensity on a *lot*.

## **Designated Official**

### **Definition**

Means a *Building Official* or any other official appointed by the Regional Board to administer this Bylaw.

## **Display Garden**

### **Definition**

Means the commercial cultivation of plants, shrubs and trees for public display and exhibition.

Includes cultural, artistic, or aesthetic displays and production.

### **Domestic Household Pet**

#### **Definition**

Means small domesticated animals kept for pleasure rather than utility such as dogs or cats weighting no more than 80 kilograms.

Excludes livestock.

### **Duplex**

#### **Definition**

Means the *Residential Use* of a building that contains two (2) separate *dwelling units* that share a common wall or floor system. [Byl#1692, 2023]

Excludes *Secondary Suite*.

### **Dwelling Unit**

#### **Definition**

Means one (1) or more adjoining rooms in a building that together contain or provide for the installation of:

A separate entrance from the exterior of the building;

One (1) or more sleeping areas;

One (1) or more washrooms;

A single (1) *Cooking facility*.

### **Equipment Shop**

#### **Definition**

Means the *use* of a lot by a resident for maintenance or storage of *vehicles* for personal enjoyment or commercial purposes.

Excludes all *vehicle* retail sales, or wrecking of *vehicles*.

### **Farm**

#### **Definition**

Means the use of land, *buildings* and *structures* for the production of agricultural products and *livestock*.

May include the following:

Storage and processing of agricultural products produced on that *lot*;

Storage and repair of equipment necessary to farming on that *lot*;

Storage of feeds and fertilizers necessary to farming on that *lot*.

Excludes *Intensive Farm*, *Intensive Swine Operation*, *Micro Cannabis Production facility*, *Standard Cannabis Production Facility* [Byl#1723, 2023] [Byl#1807, 2025]

## **Fence**

### **Definition**

Means a barrier used to restrict passage or provide *screening*.

Excludes retaining walls.

## **Film Production Facility**

### **Definition**

Means the *use* of land, *buildings*, or *structures* for the production of films or, television programs.

May include temporary employee accommodation provided in *buildings*, *recreational vehicles*, or trailers.

Excludes the chemical processing of films, sale or distribution of film.

Excludes *kennel uses*.

## **Flood Construction Level**

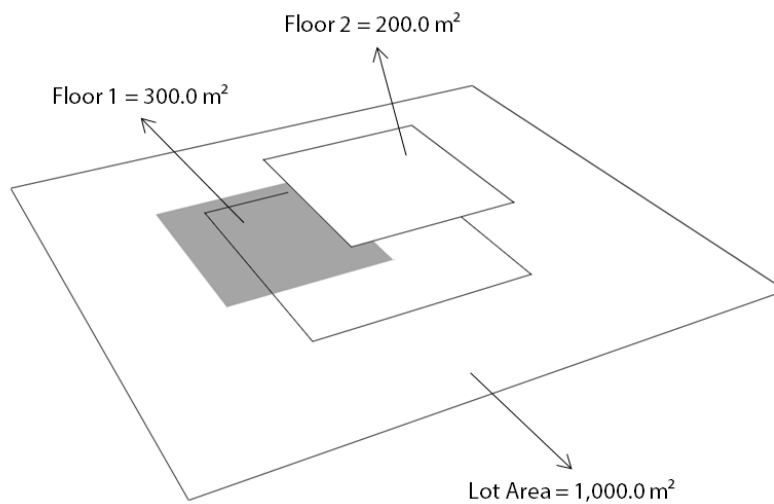
### **Definition**

Means the minimum geodetic elevation of a *building* or *structure* required to reduce potential flood damage as specified in the *Fraser Valley Regional District Floodplain Management Bylaw 1669, 2022*, or in a *lot-specific* flood hazard assessment.

## **Floor Area Ratio**

### **Definition**

Means the figure obtained by dividing the total *gross floor area* of all *buildings* on a *lot* by the *lot area*.

**Sample Calculation**

Floor 1 = 300.0 m<sup>2</sup>  
 Floor 2 = 200.0 m<sup>2</sup>

Gross Floor Area = 500.0 m<sup>2</sup>

Lot Area = 1,000.0 m<sup>2</sup>

Floor Area Ratio = 500.0 m<sup>2</sup> / 1,000.0 m<sup>2</sup>

**Floor Area Ratio = 0.50**

**Food Service****Definition**

Means the sale of food or beverages.

Includes restaurants with a food primary licence issued under the *Liquor Control and Licensing Act*, takeout food service, and food stand.

Excludes *Alcoholic Beverage Service*.

**Frontage****Definition**

Means the lot line adjacent to a *highway* or *strata access route*.

**Gas Station****Definition**

Means the use of land, *buildings* and *structures* for the sale of motor fuels and lubricating oils.

Excludes a *Service Station* or *vehicle* repair shop.

**General Commercial****Definition**

Means retail sales, trade, or business services.

Includes:

Convenience stores;  
*Gas Stations*;  
General stores;  
*Antique or Flea Market*;  
Personal service establishments.

Excludes:

*Alcoholic Beverage Service*;  
*Commercial Vehicle Parking*;  
Manufacturing industries;  
*Wholesale Trade*.

### **General Industrial**

#### **Definition**

Means the processing, fabricating, assembling, storing, transporting, distributing, wholesaling, testing, servicing, repairing, wrecking, or salvaging of goods and materials.

Includes the operation of *Commercial Vehicle* terminals, docks, railways, bulk loading and storage facilities, and accessory office and *accessory retail*.

Excludes gravel processing, *heavy industrial*, and resource extraction.

### **Golf Course**

#### **Definition**

Means a *use* providing for the playing of golf.

May include one (1) *accessory food service*.

May include an *accessory retail* pro shop.

### **Grade**

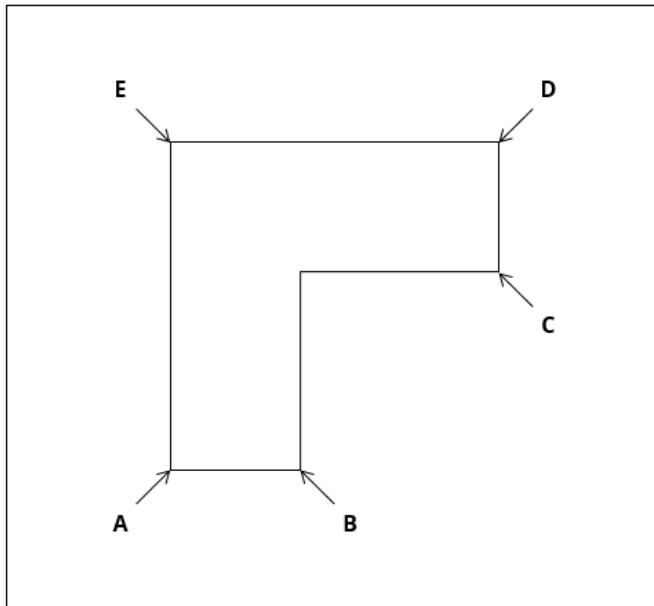
#### **Definition**

Means the final geodetic elevation of the ground surface of a point on a *lot* after development.

### **Average Grade**

#### **Definition**

Means the average *grade* of the outermost exterior corners of a *building* or *structure*.



### Sample Calculation

#### Grades

A = 19.0 m                      D = 19.2 m  
 B = 17.5 m                      E = 19.3 m  
 C = 17.5 m

#### Average Grade

$(19.0 + 17.5 + 17.5 + 19.2 + 19.3) / 5$

**Average Grade = 18.5 m**

## Gravel Processing

### Definition

Means the *use* of machinery or equipment to wash, screen, crush, or size sand or gravel deposits extracted onsite.

Includes temporary onsite storage of processed material.

Excludes the manufacture of concrete or asphalt products.

## Gross Floor Area

### Definition

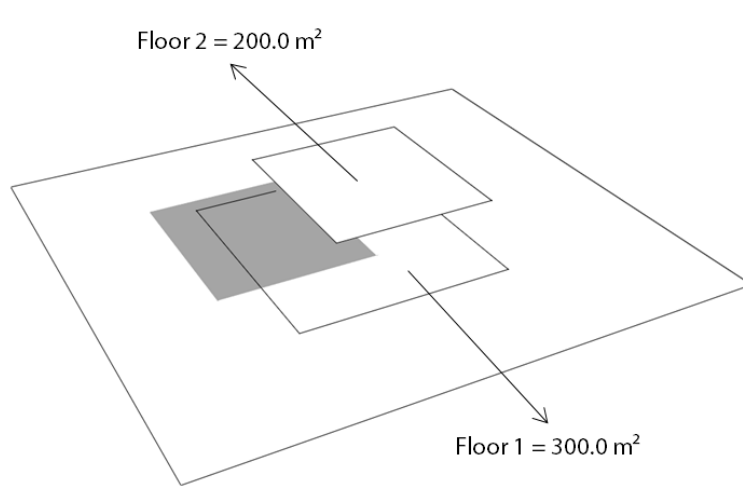
Means the total area of all floors within the exterior walls of a *building* or *structure*.

Does not incl

Unenclosed balconies and decks;

Common stairwells;

Enclosed parking areas attached to a dwelling unit.

**Sample Calculation**

Floor 1 = 300.0 m<sup>2</sup>  
 Floor 2 = 200.0 m<sup>2</sup>

**Gross Floor Area = 500.0 m<sup>2</sup>**

**Height****Definition**

For a *Building or Structure*, means;

The vertical distance from the *average grade* to the level of the highest point of a *building or structure*.

Or

Where a *building or structure* must be elevated to achieve a *flood construction level*, the vertical distance from the *flood construction level* to the level of the highest point of a *building or structure*.

For *Screening*, means:

The vertical distance from *grade* to the highest point of *screening* measured at any point along its length.

For a *Fence*, means:

The vertical distance from the base to the top of a *fence* measured at any point along its length.

**Hazard Land Management****Definition**

Means the *use of land* for works, facilities, and activities to manage flooding, snow avalanche, rockfall, landslide, and other natural hazards.

Includes associated activities such as the removal or deposit of soil, silviculture, conservation, and research.

**Heavy Industrial**

**Definition**

Means any of the following:

- Abattoirs and meat processing;
- Brick kilns;
- Cargo handling and wharf facilities;
- Concrete and asphalt plants;
- Forestry product milling;
- Metal manufacture and foundries;
- Processing and manufacturing of industrial chemicals and fertilizers;
- Repair of heavy machinery;
- Wrecking and salvaging yards.

**Highway**

**Definition**

Means a public right-of-way.

Includes *strata access routes* when determining minimum *setback, frontage or lot line*.

**Controlled Access Highway**

**Definition**

Means a *highway* designated a "controlled access highway" under the *Transportation Act*.

**Strata Access Route**

**Definition**

Means those portions of the common property in a bare land strata plan intended to provide vehicular access to the strata *lots*.

**Highway Commercial**

**Definition**

Means a Commercial *Use* serving the travelling public.

Includes:

- Food Service;*
- Gas Stations;*
- Service Stations.*

Excludes:

- Commercial Vehicle Parking;*
- Commercial Vehicle Repair;*
- Outdoor Recreation;*
- Temporary Tourist Accommodation;*
- Tourist Accommodation.*

## **Holiday Home**

### **Definition**

Means a *dwelling unit* that is not intended, or used for year-round residential occupancy.

## **Holiday Home Lot**

### **Definition**

Means a site or *lot* within a *Holiday Park* for the placement of a *Holiday Home*.

## **Holiday Cottage**

### **Definition**

Means a *dwelling unit* providing temporary accommodation for seasonal camping on a *lot*.

May only be one (1) of the following:

*A park model trailer* no greater than 50.0 m<sup>2</sup> in interior floor area;

or,

*A park model trailer* attached to a *modular home* and together no greater than 82 m<sup>2</sup> in interior floor area.

*A Holiday Cottage* must:

be sited on a foundation that is easily removable such as pier-blocks, wood cribbing or blocks, or a combination thereof; and

be anchored to a non-permanent foundation in compliance with the *British Columbia Building Code*.

*A Holiday Cottage* must not:

be structurally altered after placement;

have any attached additions; or

be sited on a permanent foundation or on a foundation with a basement excavation.

## **Holiday Park**

### **Definition**

Means the provision of seasonal temporary accommodation on two (2) or more *camping lots, park model trailer lots, or holiday home lots*.

Includes *Accessory Retail*, amenities, and service facilities for those accommodated in the Holiday Park.

Excludes:

*Campground;*

*Manufactured Home Park;*

*Natural Camping Ground;*

*Temporary Tourist Accommodation;*

*Tourist Accommodation;*

Social club, or camp licensed under the *Community Care Facilities Act*.

## **Holiday Park Lot**

### **Definition**

Means a site or *lot* within a *Holiday Park*.

No more than one (1) of the following are permitted to be placed at any one time on a *Holiday Park Lot*:

*Recreational Vehicle;*

*Tent;*

*Park Model Trailer;*

*Holiday Home.*

## **Home Occupation**

### **Definition**

Means a commercial *use* that is customarily incidental and accessory to a residential use where the resident of a *lot* conducts an occupation, craft, or profession.

Excludes a *Kennel, Outdoor Storage* and *Temporary Tourist Accommodation*.

## **Institutional**

### **Definition**

Means the use of land, *buildings*, or *structures* for caregiving, cultural, historical, charitable, educational, health, religious, or welfare purposes.

## **Intensive Farm**

### **Definition**

Means farming of any of the following:

Poultry (more than 2,000 birds);

Fur-bearing animals;

Mushrooms; [Byl#1807, 2025]

## **Intensive Swine Operation**

### **Definition**

Means the farming of more than three (3) swine.

Includes the storage or processing of swine manure. [Byl#1807, 2025]

## **Junk Yard**

### **Definition**

Means a use of land for the storage or keeping of scrap, salvage, waste, and other discarded materials.

## **Kennel**

### **Definition**

Means a *use* where more than four (4) domestic animals are kept, boarded, bred, or trained on land or within a *building* or *structure*.

## **Livestock**

### **Definition**

Means any animal kept or dealt with for use or profit.

Excludes *domestic household pets*.

## **Log Storage**

### **Definition**

Means the *use* of a water area for the open air storage of log booms.

## Lot

### Definition

Means land designated as a separate and distinct parcel on a legal subdivision plan or registered in the Land Title Office.

Includes sites within a:

*Manufactured Home Park;*

*Holiday Park.*

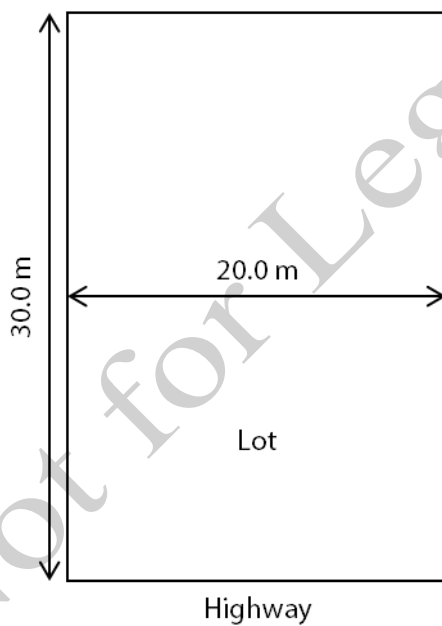
Excludes limited common property in a strata plan.

## Lot Area

### Definition

Means the area within the *lot lines* of a *lot*.

Excludes the area of a *panhandle*.



### Sample Calculation

Lot Width = 20.0 m

Lot Depth = 30.0 m

Lot Area = Lot Width × Lot Depth

Lot Area = 20.0 m × 30.0 m

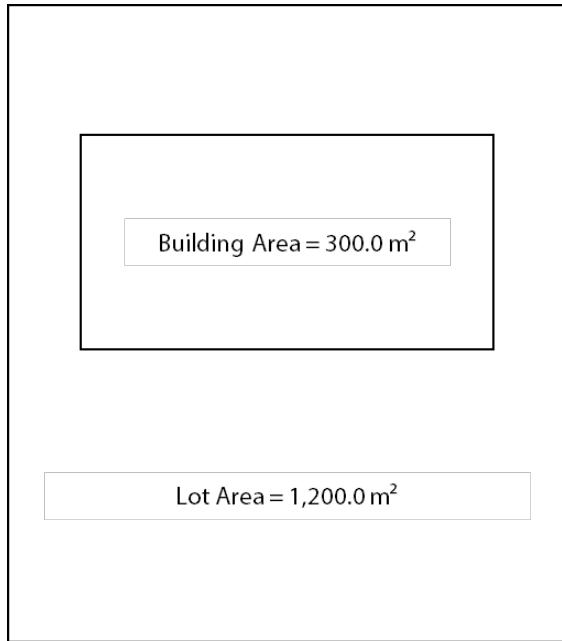
Lot Area = 600.0 m<sup>2</sup>

## Lot Coverage

### Definition

Means the area within the outermost supports of all *buildings* and *structures* on a *lot*.

Is expressed as a percentage of the *lot area* to two (2) decimal places.



**Sample Calculation**

Lot Area = 1,200.0 m<sup>2</sup>  
 Building Area = 300.0 m<sup>2</sup>

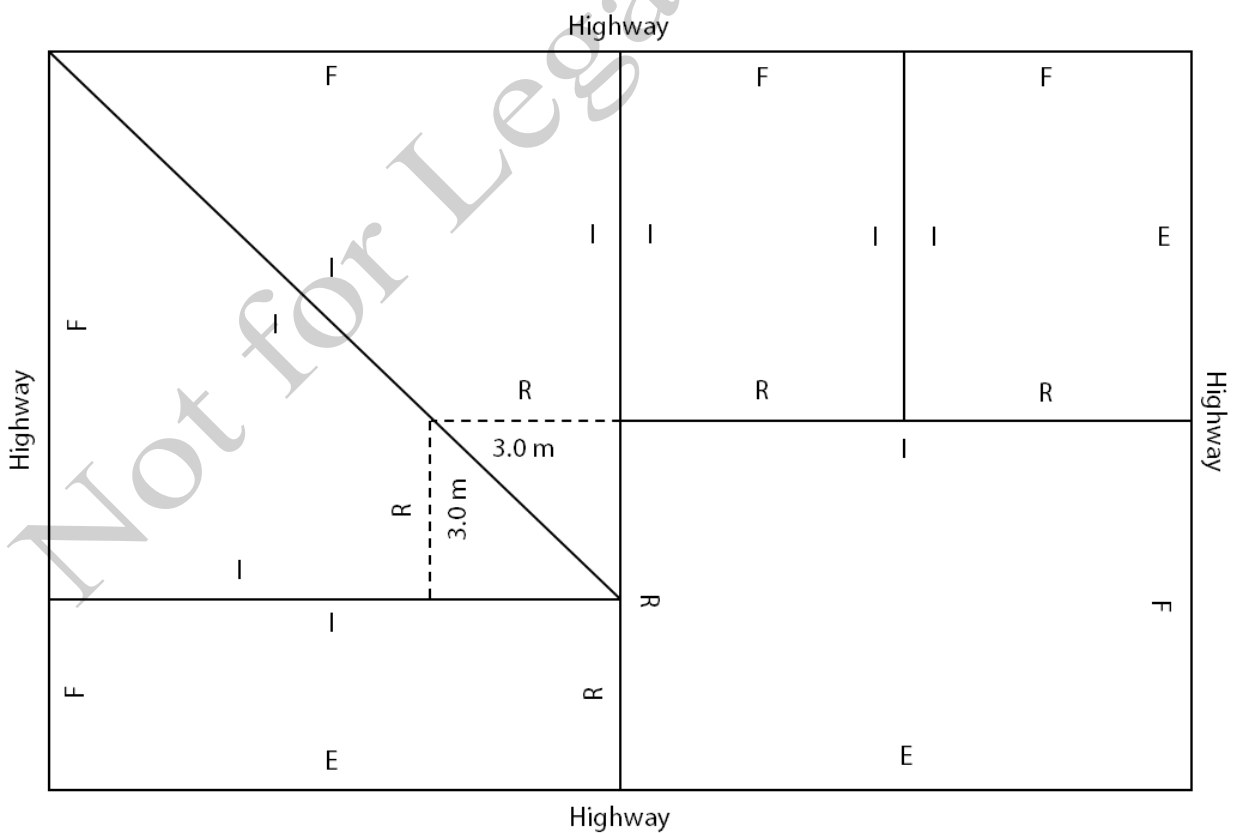
Lot Coverage = (Building Area ÷ Lot Area) × 100  
 Lot Coverage = (300.0 m<sup>2</sup> ÷ 1,200.0 m<sup>2</sup>) × 100

Lot Coverage = 25.0%

**Lot Line**

**Definition**

Means the legally defined boundaries of any lot.



**Lot Line - Front**

**Definition**

Means the *lot line* adjacent to a *highway* or *strata access route*.

In relation to a corner *lot*, it is the *lot line* with the least *frontage*.

If a *lot* has more than one *frontage*, and the *frontages* are of equal length, then any *frontage* may be the *front lot line*, provided it is opposite and not connected to a *rear lot line*.

Is limited to one (1) *front lot line* per *lot* and all other *lot lines* adjacent to a *highway* or *strata access route* are *exterior-side lot lines*.

**Lot Line – Exterior-Side****Definition**

In relation to a corner *lot*, it is the *lot line* with the greatest *frontage*.

**Lot Line – Interior-Side****Definition**

Means a *lot line* that is common to more than one (1) *lot* or to the *lot* and a *highway* with a right of way width that is less than 16 m.

**Lot Line – Rear****Definition**

Means the *lot line* opposite to the *front lot line*.

or

Means a line 3.0 m in length that is parallel to the *front lot line* in the case of a triangular *lot*.

**Manufactured Home****Definition**

Means a *dwelling unit* built in a factory environment.

Must be occupied in a place other than its place of manufacture.

Must be constructed to the CAN/CSA A277 (*modular home*) or CAN/CSA Z 240 MH (*mobile home*) standard.

**Manufactured Home – Double-Wide****Definition**

Means a *manufactured home* composed of two or more sections.

Must be greater than 6.0 m in width when assembled and ready for occupancy.

### **Manufactured Home – Single-Wide**

#### **Definition**

Means a *manufactured home* composed of one section.

Must be 6.0 m in width or less when assembled and ready for occupancy.

### **Manufactured Home Park**

#### **Definition**

Means the use of land for the placing and *residential use* of more than (3) *manufactured homes*.

### **Marina**

#### **Definition**

Means a *use* providing for the moorage of pleasure boats.

Includes boat rental and *Accessory Retail*.

### **Medium Density Multi-Family**

#### **Definition**

Means the *Residential Use* of a *principal building* containing at least three (3) and no more than six (6) *dwelling units* that share a common wall or floor system. [Byl#1692, 2023]

Excludes *Secondary Suite*.

### **Micro Cannabis Production Facility**

#### **Definition**

Means a small-scale business or service licensed by Health Canada as a micro-cannabis facility

for growing, cultivating, germinating, producing, storing, warehousing, packaging or wholesale distribution of any product or thing containing *cannabis*. [Byl#1723, 2023]

### **Mini-Storage Facility**

#### **Definition**

Means the rental of space within a *building* for the storage of household goods or articles.

Excludes all *Accessory Retail, Vehicle Recycling, Wholesale Trade*, or manufacturing and processing of any kind.

### **Mobile Home**

#### **Definition**

Means a *manufactured home* constructed to the CAN/CSA Z240 MH standard.

### **Moorage**

#### **Definition**

Means temporary storage or parking of watercraft on the surface of water or at an adjacent upland site.

Excludes *Residential Use* of watercraft.

### **Modular Home**

#### **Definition**

Means a *manufactured home* constructed to the CAN/CSA A277 standard and assembled on a permanent foundation.

### **Multi-Family Resort Residential**

#### **Definition**

Means the *Residential Use* of up to two (2) *principal buildings* each containing three (3) or more *dwelling units* together with common and private amenity facilities.

### **Natural Camping Ground**

#### **Definition**

Means a *commercial use* of land for overnight camping in tents or recreational vehicles on camping sites on a rental basis.

Excludes *Campgrounds, Manufactured Home Parks, Holiday Parks*, and camps licensed under the *Community Care and Assisted Living Act*.

### **Open Deck**

#### **Definition**

Means a *structure* raised above the adjacent *grade* to provide outdoor living area and recreation space.

### **Open Space**

**Definition**

Means private open land intended to provide amenity and recreational opportunities.

Within a bare land strata title *subdivision* under the *Strata Property Act* it is common property.

**Outdoor Recreation**

**Definition**

Means the *use* of land for open-air, non-motorized, commercial recreation facilities.

Includes *Accessory Retail* and *Outdoor Storage*.

Excludes *Golf Course* and overnight accommodation.

**Outdoor Storage**

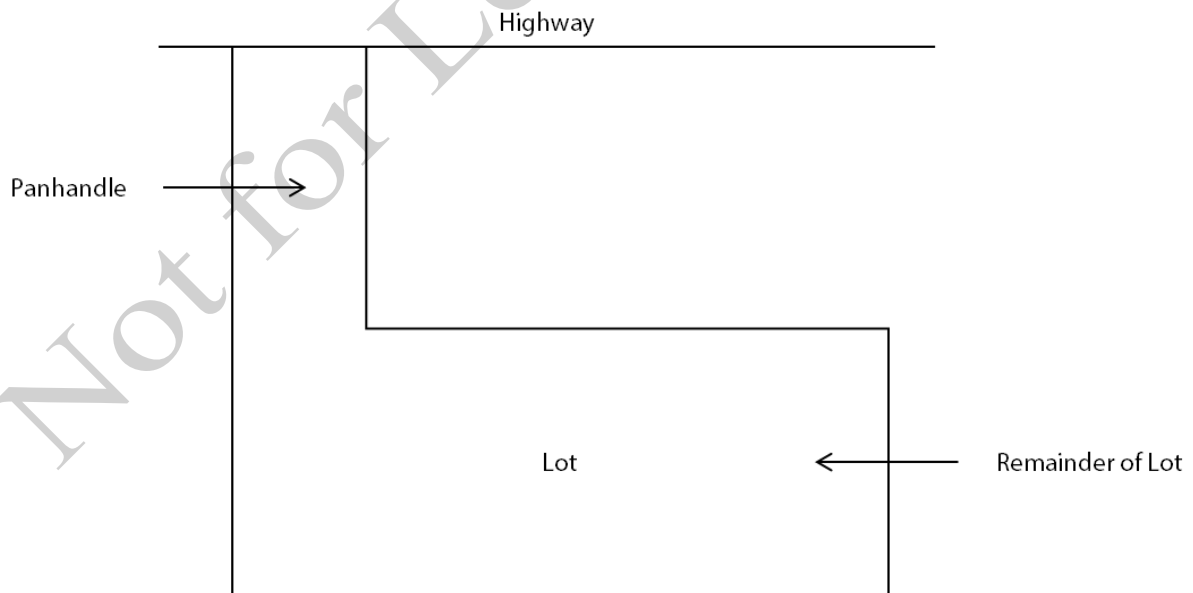
**Definition**

Means the *use* of an open-air area where material is kept.

**Panhandle**

**Definition**

Means part of a *lot* used only for access from a *highway* to the remainder of that *lot*.



**Parking Lot**

**Definition**

Means the use of a *lot*, or a portion of a *lot*, for the temporary parking of *vehicles*.

May be a *principal use*; or

an *accessory use* to a *use* located on the same lot; or

an *accessory use* to a *use* located on an adjoining lot.

Excludes *Commercial Vehicle Parking* and overnight accommodation.

### **Park Model Trailer Lot**

#### **Definition**

Means a site or *lot* within a *Holiday Park* for the placement of a *Park Model Trailer*.

### **Park Model Trailer**

#### **Definition**

Means a *vehicle* built on a single chassis mounted on wheels that is intended to provide temporary accommodation for seasonal camping.

Interior floor area must not exceed 50.0 m<sup>2</sup>.

Must be certified to the CSA Z-241 standard.

Must not be used for a *Residential use*.

Excludes *mobile homes, modular homes, and recreational vehicles*.

### **Pet Cemetery**

#### **Definition**

Means the *use* of land or *buildings* or *structures* for interment of *Domestic Household Pet* remains.

May include *accessory buildings* or *structures* necessary for operation of the *Pet Cemetery*.

Excludes disposition by burial of human remains or cremated remains, entombment of human remains, or inurnment of cremated human remains.

### **Pet Disposal**

#### **Definition**

Means the *use* of a building or a part of a building for the purpose of disposing of *Domestic Household Pet* remains by alkaline hydrolysis, together with any appliances and other equipment incidental to that purpose.

Excludes all incineration based cremation processes.

### **Principal Building**

#### **Definition**

Means any *building* or structure that accommodates a *principal use*.

### **Principal Use**

#### **Definition**

Means the main *use* of land, *buildings*, or *structures*.

### **Private Residential Development**

#### **Definition**

Means a *Residential Use* of four (4) or more *lots*, *common amenity and recreation facilities* and *open space* that is planned and developed as a single whole or in phases according to a unified design theme.

### **Private Resort**

#### **Definition**

Means a *use* that provides non-commercial recreational or holiday activities to members of recreational groups or organizations.

Includes member use of camping sites, *seasonal cabins*, clubhouses, country clubs, dining halls, and other recreational activities.

Excludes *Outdoor Recreation*, *Temporary Tourist Accommodation*, and *Tourist Accommodation*.

### **Private Holiday Resort**

#### **Definition**

Means a *use* providing temporary accommodation for seasonal camping containing a mix of *lots* providing for the placement of *recreational vehicles* or *holiday cottages* that is planned and developed as a single whole or in phases according to a unified design theme.

Includes *common amenity and recreation facilities* and *open space*.

Excludes *Residential*, *Temporary Tourist Accommodation*, and *Tourist Accommodation*.

**Produce Sales****Definition**

Means the sale of agricultural products produced by a farm operation on the same *lot*, accessory to a Farm use.

**Public Utility****Definition**

Means a *use* providing for servicing of the community with water, sewer, electrical, telecommunications, or other utilities or services by a government or non-governmental entity.

**Ramada****Definition**

Means an unenclosed roofed *structure* without a floor that is intended to shelter a *mobile home* or *recreational vehicle*.

Is freestanding and unsupported by the *mobile home* or *recreational vehicle*.

May include *screening* to a maximum *height* of 1.5 m but no walls.

Excludes; porches, sunrooms, additions, or any *structure* accessed through a door.

**Recreational Entertainment Facility****Definition**

Means a Commercial *Use* that provides patrons with opportunities to engage in physical, cultural or social activities.

Includes; bowling alleys, skating and curling rinks, recreation clubs, health clubs, and dance studios, theatres, performance facilities, and production and rehearsal studios.

**Recreational Vehicle****Definition**

Means a *vehicle* designed or used for temporary accommodation during travel or recreation, and does not include *park model trailers*.

**Regional District**

**Definition**

Means the Fraser Valley Regional District.

**Residential**

**Definition**

Means a use of a *dwelling unit* as the permanent domicile of a person or household;  
[Byl#1692, 2023]

Excludes the commercial boarding or keeping of animals.

Excludes *Accessory Dwelling Unit* and *Secondary Suite* except where expressly permitted.

Excludes *Temporary Tourist Accommodation* in a *dwelling unit* except where expressly permitted.

**Resource Extraction**

**Definition**

Means the removal of naturally-occurring materials such as timber or ground water, from land and such preparation of materials as is required for practical shipment.

Excludes:

The manufacturing of products from such materials;

The excavation of land as part of a construction project;

The removal of stones from land under cultivation;

The installation, modification or maintenance of a drainage system.

**Resource Industrial**

**Definition**

Means an industrial *use* related to *resource extraction*.

Includes log booming, sawmills, pole treatment plants, industrial works yards, industrial storage yards, preliminary gravel sorting and screening and similar related industries.

Excludes *gravel processing* other than sorting and screening.

**River Rafting Terminus**

**Definition**

Means a commercial *use* providing river rafting tours for public recreation and enjoyment.

Includes the launching, landing, repair, and storage of river rafts.

Excludes boat rental facilities, the sale of fuel or oils, *Marina*, *Outdoor Storage*, and *Outdoor Recreation*.

**School****Definition**

Means a facility offering instruction that meets provincial requirements for primary, secondary, or higher education.

**Screening****Definition**

Means the concealment of a *building*, *structure*, or *use* from adjoining *lots* and *highways*.

A fence or wall is permitted on all *lots* to a maximum *height* of 2.0 m and 2.4 m to the rear of the front face of the *principal building* unless otherwise specified in this Bylaw.

Where required, must be provided before a *use* is carried out.

Where required, must consist of a:

Hedge;

*Fence*; or

Wall.

May have breaks for pedestrian or *vehicle* access.

**Seasonal Cabin****Definition**

Means a *building* or *structure* within a *Private Resort* for the seasonal recreational accommodation of a member of that resort.

*Gross floor area* must not exceed 90.0 m<sup>2</sup>.

Must not be occupied by any particular individual for more than 120 days per calendar year.

May include *cooking facilities*.

Excludes *Residential Use*.

## Secondary Suite

### Definition

Means a *Residential Use* within a self-contained *Dwelling Unit* that is accessory to, and within, a principal *Single Detached Dwelling*, where both *dwelling units* constitute a single, undivided, real estate entity. [Byl#1692, 2023]

*Excludes Apartment Residential, Bed and Breakfast, Boarding, Duplex, Home Occupation, Medium Density Multi-Family and Temporary Tourist Accommodation.*

## Service Station

### Definition

Means a *use* providing for the sale of motor fuels or lubricating oils and the servicing or minor repair of *vehicles*.

Includes the following:

The rental of trailers and *vehicles*;

The sale of *vehicle* accessories.

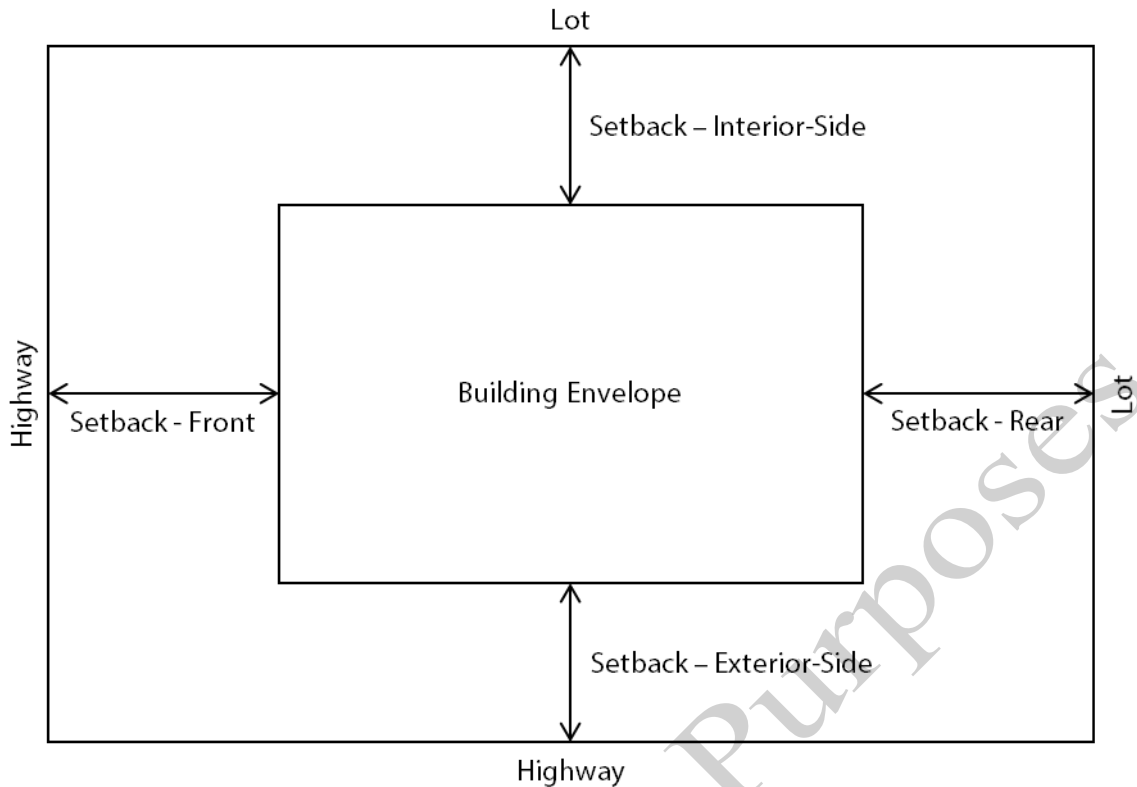
Excludes all sales, rentals and services related to *commercial vehicles*.

Excludes all other sales, rentals and services.

## Setback

### Definition

Means the required distance between the furthest projection of a *building* or *structure* on a *lot* and a *lot line* or other specified feature, or in *zones* that permit the occupancy of a *recreational vehicle* or *park model trailer*, between any part of the vehicle or trailer and a *lot line* or other specified feature.



**Setback – Front**

**Definition**

Means a *setback* from the *front lot line*.

**Setback – Exterior-Side**

**Definition**

Means a *setback* from the *exterior-side lot line*.

**Setback – Interior-Side**

**Definition**

Means a *setback* from the *interior-side lot line*.

**Setback – Rear**

**Definition**

Means a *setback* from the *rear lot line*.

**Single Detached Dwelling**

**Definition**

Means a detached *building* that contains one (1) principal *dwelling unit*. [Byl#1692, 2023]

Excludes *park model trailers*.

## Site Area

### Definition

Means the area within the *lot lines* of a *lot* required to conduct a permitted *Use*.

## Sleeping Unit

### Definition

Means one or more adjoining rooms for overnight accommodation that do not include a *cooking facility*.

## Standard Cannabis Production Facility

### Definition

Means a large-scale business or service licensed by Health Canada as a standard cannabis facility for growing, cultivating, germinating, producing, storing, warehousing, packaging or wholesale distribution of any product or thing containing *cannabis*. [Byl#1723, 2023]

## Storage Shed

### Definition

Means a detached *accessory building*.

## Strata access route –see Highway-Strata

## Structure

### Definition

Means any construction fixed to, supported by, or sunk into land or water.

Includes *buildings, fences, and signage*.

Excludes *lot surfacing or paving*.

## Subdivision

### Definition

Means the division of land into two (2) or more *lots* including the adjustment of boundaries between existing *lots*;

Or the consolidation of two (2) or more *lots* into a single *lot*.

### **Temporary Commercial Amusement**

#### **Definition**

Means a time-limited circus, carnival, fair, special exhibition, or similar *use*.

### **Temporary Tourist Accommodation**

#### **Definition**

Means the commercial *use* of a *dwelling unit* for temporary accommodation of the travelling public.

Excludes *Boarding, Bed and Breakfast, Tourist Accommodation*.

### **Tourist Accommodation**

#### **Definition**

Means a commercial *use* providing for the temporary accommodation of the travelling public.

Excludes a *Campground, Natural Camping Ground, and Holiday Park*.

### **Tourist Accommodation Unit**

#### **Definition**

Means one (1) or more adjoining rooms for overnight accommodation of the travelling public that together contain or provide for the installation of:

One (1) or more sleeping areas;

One (1) or more washrooms;

Up to one (1) cooking facility. [Byl#1799, 2025]

### **Use**

#### **Definition**

Means the purpose or function of a *building, structure, or land*.

Includes *principal uses* and *accessory uses*.

### **Useable Land**

#### **Definition**

Means the area of a *lot* which can be used for a Permitted *Use* or to calculate permitted *density*.

Excludes the following:

Lakes, ponds, and watercourses;

The area of a *lot* with slope greater than 25% for a minimum horizontal distance of 10 m;

The area of a *lot* used for *Accessory Employee Residential Use*.

## **Vacation Resort**

### **Definition**

Means a *use* providing recreational opportunities and overnight accommodation on a large *lot*.

Excludes an *Amusement Park*, *Highway Commercial*, *Temporary Tourist Accommodation*, or other *Commercial Uses* designed to serve the travelling public.

## **Vehicle**

### **Definition**

Has the same meaning as *vehicle* in the *Motor Vehicle Act*.

Excludes *park model trailers*, *mobile homes*, and *modular homes*.

## **Vehicle Recycling**

### **Definition**

Means the wrecking, salvaging, or dismantling of *vehicles* or *vehicle* components and the sale of vehicle parts.

## **Wholesale Trade**

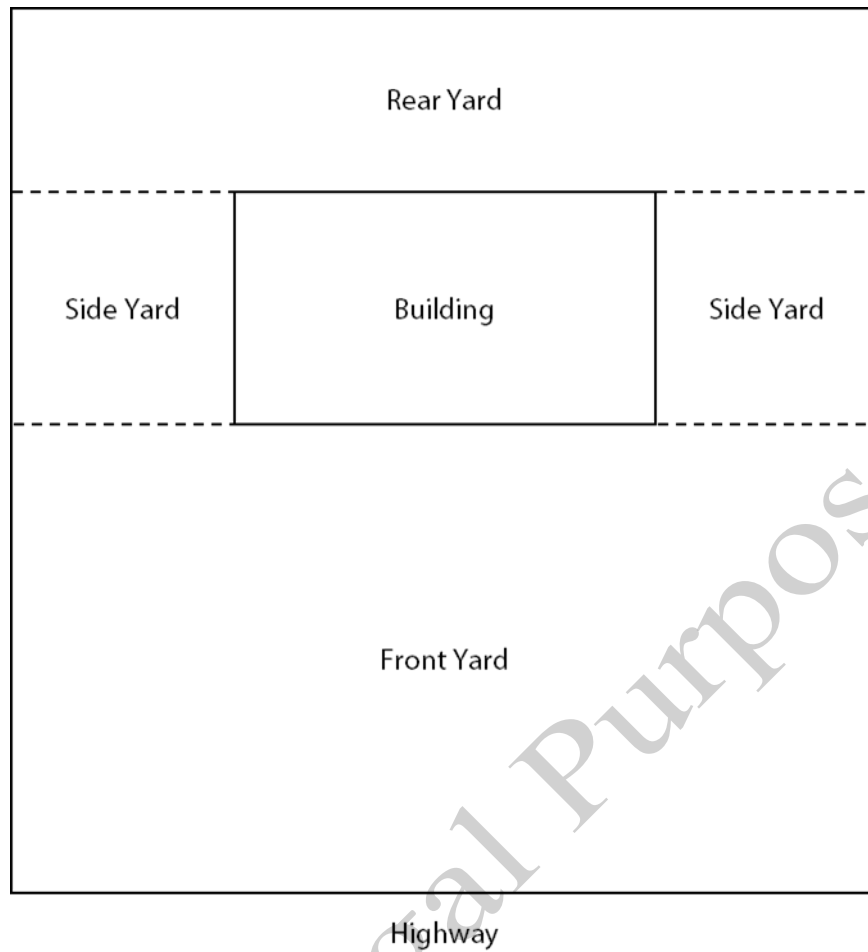
### **Definition**

Means the *use* of a building for the storage, distribution, trade and sale of goods in large quantities for sale by the purchaser.

## **Yard**

### **Definition**

Means an area on a *lot* created by the *setback* of the *principal building*.



**Yard – Front**

**Definition**

Means a *yard* that extends along the full width of the *front lot line*.

**Yard – Rear**

**Definition**

Means a *yard* that extends along the full width of the *rear lot line*.

**Yard – Side**

**Definition**

Means a *yard* that extends from the *front yard* to the *rear yard* along the *exterior side lot line* or *interior-side lot line*.

**Zone**

**Definition**

Means a *zone* established in this Bylaw.

*Not for Legal Purposes*

## 4.1

### PART 4: REGULATIONS

Where a use is permitted in a zone, the following conditions apply unless otherwise specified in this Bylaw.

#### Accessory Building or Structure

##### Regulation

Must be erected after or concurrently with a *principal building* on that *lot*.

Must conform to all regulations of this Bylaw that apply to the *principal building* if attached to the *principal building*.

#### Accessory Dwelling Unit

Must not exceed a *gross floor area* of:

95 m<sup>2</sup> with a *lot area* larger than or equal to 0.5 ha;

125 m<sup>2</sup> with a *lot area* larger than or equal to 1.0 ha.

Must have the same *highway access* as the principal *Residential Use*;

Must share the same driveway access as the principal *Residential Use*;

Must have a maximum *setback* of 30 m between the principal *dwelling unit* and *Accessory Dwelling Unit*;

Requires the following minimum levels of service:

Subject	Requirement
Minimum servicing for <i>lots</i> greater than or equal to 0.5 ha	<i>Community Water System</i>
Minimum servicing for <i>lots</i> greater than or equal to 1.0 ha	<i>Onsite water and Onsite sewer</i>

Is subject to the requirements of the *Agricultural Land Commission Act* and *Agricultural Land Reserve Regulations* within the *Agricultural Land Reserve*. [Byl#1692, 2023]

#### Accessory Employee Residential

##### Regulation

Must be located in a *building* or *structure* that contains no other *uses* unless otherwise specified in this Bylaw.

Is permitted accessory to a *Farm, Intensive Farm* or *Intensive Swine Operation use* only on *lots* classified as farm under the *Assessment Act*.

Requires the following if accessory to an *Assembly Use*:

Must not exceed a *gross floor area* of 304.8 m<sup>2</sup>;

Minimum *site area* of 700.0 m<sup>2</sup>;

Minimum separation from the *Assembly Use* of 30.0 m. [Byl#1807, 2025]

### **Accessory Personal Care Residential**

#### **Regulation**

Must be located in a *mobile home* that is restrained from moving but not anchored to a permanent foundation.

Must be located on a *lot* with a minimum *lot area* of 0.4 ha.

### **Agricultural Market**

#### **Regulation**

Must not exceed a *Gross Floor area* of 225 m<sup>2</sup>.

May include the sale of the following non-agricultural products:

Snacks and drinks;

Souvenirs;

Handicrafts;

Gardening materials or supplies.

Non-agricultural products sales must not exceed a floor area of 75 m<sup>2</sup>.

Must be *setback a minimum* of 20.0 m from any *lot line*.

### **Apartment Residential**

#### **Regulation**

Must include a *Common Amenity and Recreation Facility* with minimum area of 200.0 m<sup>2</sup> for each *building*.

Must provide a common entrance at ground level for at least (2) *dwelling units*.

### Artisan-Craft Workshop

#### Regulation

Must be accessory to a *Residential Use* on the same *lot*.

Must be conducted within one (1) *building or structure* that is separate from the *dwelling unit*.

*Buildings or structures* for operation of machinery exceeding two (2) horsepower must conform to the following minimum *setbacks*:

Regulation	Requirement
<i>Setback – All Lot Lines</i>	30.0 m
<i>Setback – Zone Boundary</i>	60.0 m

*Buildings or structures* vented by exhaust fans must conform to the following minimum *setbacks*:

Regulation	Requirement
<i>Setback – All Lot Lines</i>	30.0 m
<i>Setback – Zone Boundary</i>	60.0 m

May include *Accessory Retail* limited to the products produced or assembled on the *lot*.

May include one (1) *accessory building or structure* with maximum *gross floor area* of 7.43 m<sup>2</sup> and *height* of 4.0 m for the purpose of spraying, glazing, firing or for other similar uses.

Must not involve *Outdoor Storage*.

### Bed and Breakfast

#### Regulation

Must be located within a *dwelling unit*.

Must be located on a *lot* with a minimum *lot area* of 600.0 m<sup>2</sup>.

Must not exceed three (3) rented rooms.

Must not exceed twenty one (21) consecutive days of accommodation by an individual or group.

Must be operated by a resident of the *dwelling unit*.

Must not include *cooking facilities* or food storage in the room or rooms being rented.

May include one (1) non-illuminated sign for *Advertising* with maximum area of 3.0 m<sup>2</sup>.

## **Campground**

### **Regulation**

Must conform to the *Regional District of Fraser-Cheam Campground and Holiday Park Bylaw No. 1190, 1994*.

May include *accessory buildings or structures* required for operation of the *campground*.

May Include associated leisure facilities but not *Amusement Parks* or *Outdoor Recreation*.

Must not exceed a *density* of 40 *camping lots* per ha of *useable land*.

Must have a minimum area of 130.0 m<sup>2</sup> per *camping lot* unless otherwise specified in this Bylaw.

The storage of unoccupied *recreational vehicles* on a *camping lot* must not exceed 90 days in duration.

No *structures* are permitted on *camping lots* unless otherwise specified in this Bylaw.

Must have at least one (1) graded, dust- and mud-free vehicle parking space on each *camping lot*.

## **Cottage Industry**

### **Regulation**

Must be accessory to a *Residential Use* on the same *lot*.

Must be conducted within a *building* separate from the *dwelling unit*.

Must not exceed one (1) cottage industry per *lot*.

Must be located within an *accessory building or structure* with a maximum *gross floor area* of 140.0 m<sup>2</sup>.

May include an accessory office and *Accessory Retail* use with maximum aggregate *gross floor area* of 50.0 m<sup>2</sup>.

May include accessory indoor storage with maximum *gross floor area* of 18.6 m<sup>2</sup>.

May include *Accessory Retail* of products produced on the *lot*.

May include *Accessory Retail* of products not produced on the *lot* if customers do not enter the *lot*.

May include two (2) advertising signs with maximum aggregate area of 4.5 m<sup>2</sup> per *lot*.

Minimum *setbacks* for all *buildings* and *structures*:

Regulation	Requirement
<i>Setback – Front</i>	50.0 m
<i>Setback – Exterior-Side</i>	40.0 m
<i>Setback – Interior-Side</i>	40.0 m
<i>Setback – Rear</i>	40.0 m

Must not employ more than two (2) persons in addition to the resident.

Must not involve *Outdoor Storage*.

## Equipment Shop

### Regulation

Must be accessory to a *Residential Use* on the same *lot*.

Must be conducted within one (1) *building* separate from the *dwelling unit*.

Is not permitted on a *lot* with a *lot area* less than 2.0 ha.

Must not exceed a *gross floor area* of:

450.0 m<sup>2</sup> with a *lot area* larger than 4.0 ha;

280.0 m<sup>2</sup> with a *lot area* larger than 2.0 ha and smaller than or equal to 4.0 ha.

May involve *Outdoor Storage* of *vehicles* and moveable equipment to a maximum area of 2,000.0 m<sup>2</sup>.

Minimum *setbacks* for all *buildings* and *structures*:

Regulation	Requirement
<i>Setback – Front</i>	50.0 m
<i>Setback – Exterior-Side</i>	40.0 m
<i>Setback – Interior-Side</i>	40.0 m
<i>Setback – Rear</i>	40.0 m

## Farm

### Regulation

Livestock production must be located on a lot with a minimum *lot area* of 1.0 ha.

Minimum *setbacks* for all *buildings* and *structures* not associated with the keeping of *livestock*:

Regulation	Requirement
<i>Setback – Residential Use</i>	3.0 m
<i>Setback – Well or Watercourse</i>	12.0 m

Minimum *setbacks* for all *buildings* and *structures* associated with the keeping of *livestock* except swine or fur-bearing animals:

Regulation	Requirement
<i>Setback – Front</i>	30.0 m [Byl#1807, 2025]
<i>Setback – Exterior-Side</i>	30.0 m [Byl#1807, 2025]
<i>Setback – Interior-Side</i>	30.0 m
<i>Setback – Rear</i>	30.0 m
<i>Setback – Residential Use</i>	30.0 m
<i>Setback – Watercourses and Wells</i>	30.0 m

Minimum *setbacks* for all *buildings* and *structures* associated with the storage of manure:

Regulation	Requirement
<i>Setback – Front</i>	60.0 m 80.0 m – swine manure
<i>Setback – Exterior-Side</i>	60.0 m
<i>Setback – Interior-Side</i>	30.0 m 50.0 m – swine manure
<i>Setback – Rear</i>	30.0 m
<i>Setback – Residential Use</i>	30.0 m
<i>Setback – Watercourses and Wells</i>	30.0 m

[Byl#1807, 2025]

## Film Production Facility

### Regulation

Production activity must be undertaken on a permanent or ongoing basis on the *lot*.

Must have physical facilities other than temporary sets to be used in film production.

May include:

Filming within sound stages, indoor arenas, or similar *buildings* or *structures*, or outdoor filming;

Training, or keeping of horses or other herbivorous hooved animals used for film production purposes;  
The use of other animals for film production purposes;

Facilities where meals, conferences, seminars, or training courses associated with film production are delivered;

Facilities that are accessory to a *Film Production Facility*.

## Golf Course

### Regulation

May include *accessory buildings or structures* necessary for operation of the golf course.

An *accessory retail pro shop* must not exceed a *gross floor area* of 50.0 m<sup>2</sup>.

Requires *screening* sufficient to protect the public from errant golf shots where the golf course adjoins a *highway*.

## Height Exemptions

### Regulation

*Height Exemptions:*

REGULATION		REQUIREMENT
<i>Use or zone</i>	<i>Building or Structure</i>	<i>Part of a Building or Structure exempt from maximum Height</i>
<i>Residential</i>	<i>Single Detached Dwelling</i>	Chimneys and similar features. Communication equipment. Mechanical equipment.
<i>Multi-Family Residential</i>	<i>Principal</i>	Chimneys and similar features. Communication equipment.

		Mechanical equipment. Elevator equipment. Stairs.
<i>Farm</i>	<i>Principal</i>	All
<i>Intensive Farm</i>	<i>Principal</i>	All [Byl#1807, 2025]
<i>Intensive Swine Operation</i>	<i>Principal</i>	All [Byl#1807, 2025]
<i>Civic use</i>	<i>Principal</i>	All
<i>Public Utilities</i>	<i>Principal</i>	All
All other non-residential uses	<i>Principal</i>	Chimneys and similar features. Communication equipment. Mechanical equipment. Elevator equipment. Stairs.
<i>Assembly</i>	<i>Principal</i>	Religious symbols.
All zones	<i>Accessory</i>	Flag Poles. Retaining Walls. Utility and lighting poles. Communication equipment.

[Byl#1807, 2025]

## Home Occupation

### Regulation

Must be located within a *dwelling unit*.

Must not exceed a *gross floor area* of 50.0 m<sup>2</sup> or 33% of the *dwelling unit*, whichever is greater.

Must not employ more than two (2) persons who are not residents of the *lot*.

Must not involve the storage or use of any flammable or explosive materials.

May include *Advertising* signage with a maximum area of 1.0 m<sup>2</sup>.

May include *Accessory Retail* limited to the products produced or assembled on the *lot*.

## Intensive Farm

### Regulation

Permitted only on lands within the Agricultural Land Reserve (ALR).

Minimum *setbacks* for all *buildings* and *structures* associated with the keeping of Poultry, or Mushrooms:

Regulation	Requirement
<i>Setback – Front</i>	30.0 m
<i>Setback – Exterior-Side</i>	30.0 m
<i>Setback – Interior-Side</i>	30.0 m
<i>Setback – Rear</i>	30.0 m
<i>Setback – Residential Use</i>	30.0 m
<i>Setback – Watercourses and Wells</i>	30.0 m

Minimum *setbacks* for all *buildings* and *structures* associated with the storage of manure:

Regulation	Requirement
<i>Setback – Front</i>	60.0 m
<i>Setback – Exterior-Side</i>	60.0 m
<i>Setback – Interior-Side</i>	30.0 m
<i>Setback – Rear</i>	30.0 m
<i>Setback – Residential Use</i>	30.0 m
<i>Setback – Watercourses and Wells</i>	30.0 m

[Byl#1807, 2025]

### Intensive Swine Operation

#### Regulation

Permitted only on lands within the Agricultural Land Reserve (ALR).

Minimum *setbacks* for all *buildings* and *structures* associated with the keeping of fur-bearing animals or swine:

Regulation	Requirement
<i>Setback – Front</i>	80.0 m
<i>Setback – Exterior-Side</i>	80.0 m
<i>Setback – Interior-Side</i>	50.0 m
<i>Setback – Rear</i>	50.0 m
<i>Setback – Residential Use</i>	30.0 m
<i>Setback – Watercourses and Wells</i>	30.0 m

Minimum *setbacks* for all *buildings* and *structures* associated with the storage of manure:

Regulation	Requirement
<i>Setback – Front</i>	80.0 m
<i>Setback – Exterior-Side</i>	60.0 m

<i>Setback – Interior-Side</i>	50.0 m
<i>Setback – Rear</i>	30.0 m
<i>Setback – Residential Use</i>	30.0 m
<i>Setback – Watercourses and Wells</i>	30.0 m

[Byl#1807, 2025]

## Kennel

### Regulation

Must be located on a *lot* with a minimum *lot area* of 2.0 ha.

Must be *setback* a minimum of 30.0 m from any *lot line* if enclosed with walls.

Must be *setback* a minimum of 50.0 m from any *lot line* if not enclosed with walls.

Must not exceed a *lot coverage* of 10%.

Must not exceed fifty (50) domestic animals at one time.

## Medium Density Multi-Family Residential

### Regulation

Must have individual exterior access for each *dwelling unit*.

## Micro Cannabis Production Facility

### Regulation

Must be located on a *lot* with a minimum *lot area* of 4.0 ha.

Must not exceed a *gross floor area* of 600 m<sup>2</sup>.

Minimum *setbacks* for all *buildings and structures*:

Regulation	Requirement
<i>Setback – Front</i>	60.0 m
<i>Setback – Exterior-Side</i>	60.0 m
<i>Setback – Interior-Side</i>	30.0 m
<i>Setback – Rear</i>	30.0 m
<i>Setback – Residential Use</i>	30.0 m
<i>Setback – Watercourses and Wells</i>	30.0 m

Is subject to the requirements of the *Agricultural Land Commission Act* and *Agricultural Land Reserve Regulations* within the Agricultural Land Reserve. [Byl#1723, 2023]

## Natural Camping Ground

**Regulation**

Must not include *buildings, structures, or service connections*.

Must conform to the *Regional District of Fraser-Cheam Campground and Holiday Park Bylaw No. 1190, 1994*.

**Open Deck****Regulation**

Must be raised at least 200.0 mm above the adjacent *grade*.

May have a roof.

May have *screening* to a maximum *height* of 1.5 m above the deck.

Must not be enclosed by walls, or windows.

Must not be attached to a *recreational vehicle or park model trailer*.

**Open Space****Regulation**

Must be free of *buildings, structures, highways, strata access routes* and parking areas.

Must be greater than 6.0m in each dimension.

Must not be located within any required setback or buffer areas.

**Outdoor Storage****Regulation**

Must be associated with a *principal use*.

Must be located on the same *lot* as the *principal use* or on adjoining *lots*.

**Pet Cemetery****Regulation**

Minimum *setbacks* for all *buildings and structures* and the use of land associated with the interment of *Domestic Household Pet* remains:

Regulation	Requirement
<i>Setback – Front</i>	30 m

<i>Setback – Exterior-Side</i>	30 m
<i>Setback – Interior-Side</i>	30 m
<i>Setback – Rear</i>	30 m
<i>Setback – Residential Use</i>	30 m
<i>Setback – Watercourses and Wells</i>	30 m

## Pet Disposal

### Regulation

Minimum *setbacks* for all *buildings* and *structures* and the use of land associated with the disposal of *Domestic Household Pet* remains:

Regulation	Requirement
<i>Setback – Front</i>	30 m
<i>Setback – Exterior-Side</i>	30 m
<i>Setback – Interior-Side</i>	30 m
<i>Setback – Rear</i>	30 m
<i>Setback – Residential Use</i>	30 m
<i>Setback – Watercourses and Wells</i>	30 m

## Produce Sales

### Regulation

May include one (1) *accessory building* or *structure* with maximum *gross floor area* of 80.0 m<sup>2</sup>.

May include *Advertising* signage

## River Rafting Terminus

### Regulation

Must not exceed two (2) *structures*.

Must not exceed a *gross floor area* of 230.0 m<sup>2</sup>.

Must include washroom and changing room facilities.

## Storage Shed

### Regulation

Must not exceed a *gross floor area* of 20.0m<sup>2</sup>.

Must not exceed a *height* of 3.0m.

## Temporary Commercial Amusement

**Regulation**

Must not exceed two (2) weeks in duration.

Must not exceed two (2) occurrences on the same *lot* per year.

**Temporary Tourist Accommodation**

**Regulation**

Must not exceed thirty (30) consecutive days of accommodation for any individual or group.

**Tourist Accommodation**

**Regulation**

Must be contained within one or more detached buildings containing one or more *tourist accommodation units* designed for and intended to be occupied temporarily by the travelling public.

Must not be used for *Residential Use*.

May include dining facilities, an office, *accessory retail*, and amenities and service facilities for those accommodated on the *lot*. [Byl#1799, 2025]

**Vehicle Recycling**

**Regulation**

May include the storage of inoperable *vehicles* or *vehicle* components.

May include *Accessory Retail* of restored *vehicles* or *vehicle* components within a *building*.

Must not exceed five (5) operable *vehicles* stored on the *lot* at one time.

## PART 5: GENERAL REGULATIONS

### 5.1 Permitted in All Zones

The following *uses, buildings and structures* are permitted in all zones:

*Accessory buildings or structures*

*Civic uses*

*Highways*

*Public Utilities*

### 5.2 Temporary Buildings and Structures

A temporary *building, structure, or manufactured home* may be used for *Residential Use* on a *lot* where a building official has issued a building permit for the construction, repair or alteration of a principal building or structure in accordance with the Building Bylaw.

The period of *use* must not exceed the period of validity of the building permit issued for the *principal building or structure*. Or the completion of the building permit, whichever comes first.

The temporary *building, structure, or manufactured home* must be removed within two (2) weeks of the expiration of the building permit issued for the *principal building or structure*.

### 5.3 Size, Shape, and Siting of Buildings

Unless otherwise specified in this Bylaw, one (1) or more *buildings* may be located on a *lot*;

Where two or more *setbacks* are specified for a *use, building or structure*, the greater *setback* applies unless specifically stated otherwise;

Despite any other regulation of this Bylaw, all *buildings and structures* require a minimum *setback* of 4.5 m from the right-of-way of any public *highway*;

For a feature that does not constitute any part of the *gross floor area* of a *principal building*, the minimum *setbacks* required in this Bylaw for a *principal building* are reduced by the following distances:

Regulation	Requirement
Feature	Maximum Setback Reduction

	Setback – Front	Setback – Exterior-Side	Setback – Interior Side	Setback – Rear
Decorative Façade Feature	0.6 m	0.6 m	0.6 m	0.6 m
Eaves and eave support posts	1.2 m	1.2 m	0.6 m	1.2 m
Open Stairs	1.2 m	1.2 m	0.6 m	1.2 m
Porches	1.2 m	1.2 m	0.6 m	1.2 m

Despite other requirements in this Bylaw, the following minimum *setbacks* are permitted for the following *buildings* and *structures*:

Regulation	Requirement			
Building or Structure	Minimum Setback			
	Setback – Front	Setback – Exterior-Side	Setback – Interior Side	Setback – Rear
Flag Pole	0.0 m	0.0 m	0.0 m	0.0 m
Screening	0.0 m	0.0 m	0.0 m	0.0 m
Signage	0.0 m	0.0 m	0.0 m	0.0 m
Storage Shed	4.8 m	4.8 m	1.0 m	1.0 m
Swimming Pool (above <i>grade</i> or below <i>grade</i> )	4.8 m	4.8 m	1.0 m	1.0 m
Below <i>grade</i> structure (excluding swimming pools)	0.0 m	0.0 m	0.0 m	0.0 m
Retaining Wall less than 2.4m in height.	0.0 m	0.0 m	0.0 m	0.0 m

#### 5.4 Minimum Site Area Exceptions

The minimum *site area* requirements of this Bylaw do not apply to the following:

Where a *lot* has been rendered inadequate in area to meet the minimum *site area* requirement due to widening of a *highway*; provided that

The *site area* of the *lot* is at least 90% of the required *site area*;

The *highway* was an existing right-of-way with a minimum width of 20.0 m prior to widening;

The *lot* conforms to all other requirements of the *Regional District* for the intended *use*.

## 5.5 Advertising Signage

Unless otherwise specified in this Bylaw, one (1) double sided *advertising* sign with a maximum area of 0.3m<sup>2</sup> may be located on a *lot*;

Sign area limits specified in this bylaw apply to each side of the sign and not to total sign area;

May only promote or identify an event, place, service or product produced or located on the same *lot*;

May be illuminated from a concealed light source but must not be flashing or animated;

Signage on a *lot* offered for sale or rent is limited to one (1) per *lot*;

Signage offering multiple *lots* for sale in a residential *subdivision* is limited to one (1) per *subdivision*;

Signage must not project over a *highway*.

## 5.6 Screening

Unless otherwise stated in this Bylaw:

*Screening* with maximum *height* of 2.0 m is permitted on all *lots*;

*Screening* with maximum *height* of 2.4 m is permitted behind the *front yard* on all *lots*;

*Screening* consisting of a Hedge or vegetation may exceed 2.4m in *height*;

Breaks in *screening* are permitted for pedestrian and *vehicle* access;

Where a *use* requires *screening*, the *screening* must be installed before the *use* is undertaken;

Required *screening* must have minimum *height* of 2.0 m and maximum *height* of 2.4 m unless otherwise stated in this bylaw;

Required *screening* must be maintained in good condition at all times;

Required *screening* must consist of either one or more of the following:

Hedge; or

Fence; or

Wall.

*Screening* is required to conceal the following *uses* along all *lot lines* adjoining a *Residential Use*:

*Assembly;*

*Commercial;*

*Campground;*

*Industrial;*

*Resource Extraction;*

*Equipment Shops;*

*Outdoor Storage;*

*Outdoor Recreation;*

*Micro Cannabis Production Facility;* [Byl#1723, 2023]

*Mini-Storage Facilities;*

*Standard Cannabis Production Facility;* [Byl#1723, 2023]

*Tourist Accommodation.*

*Screening* is required to conceal the following *uses* along all *lot lines* adjoining a *Commercial Use*:

*Industrial;*

*Resource Extraction;*

*Equipment Shops;*

*Standard Cannabis Production Facility* [Byl#1723, 2023]

*Screening* or a continuous, natural vegetated buffer of no less than 20m in width, is required to conceal *Film Production Facility* along all *lot lines*.

*Screening* is required to conceal *Industrial uses* from the following *highways*:

Hodgkin Road;

Lougheed Highway;

Malcolm Road;

River Road South;

Shook Road;

Stave Lake Road;

Sylvester Road.

## 5.7 Prohibited in All Zones

All *use* of land must conform to the permitted uses specified in the *zone* that applies to that land;

The following are prohibited in all *zones*:

The *use* of an *accessory building or structure* for *Residential Use, Temporary Tourist Accommodation* or overnight accommodation;

The keeping of a non-domestic carnivorous animal weighing more than 24.0 kg;

The keeping of a venomous reptile regardless of size;

The keeping of *livestock* in a *dwelling unit*;

The *use* of a *front yard* for required Off-Street Parking or Off-Street Loading;

A *use* located in part or whole within a tent or *recreational vehicle* or *park model trailer* except if specifically permitted in this Bylaw.

## 5.8 Subdivisions

All new *lots* created by *subdivision* must meet the minimum *lot area* required by the Subdivision Regulations of each *zone*.

A *subdivision* may create *lots* with more than one (1) *zone* designation provided that;

Within each new *lot*, all portions of each *zone* designation meet the minimum *lot area* required by the Subdivision Regulations of the *zone*.

*Subdivision* must not render an existing *use, building, or structure* as nonconforming to this Bylaw.

All new *lots* created by *subdivision* must meet the minimum servicing requirement or regulation of each *zone*.

Where required, all new *lots* created by *subdivision* must be connected to a *community sewer system*.

Where required, all new *lots* created by *subdivision* must be connected to a *community water system*.

## 5.9 Minimum Lot Area Exceptions

The minimum *lot area* requirements of this Bylaw do not apply to the following:

Where adjoining *lots* are consolidated;

Where the *lot* created is a common lot intended for use as a private highway pursuant to the regulations under the Land Title Act;

Where the *lot* created is solely for the use or operation of the following and the owner grants to the Regional District a covenant under s. 219 of the Land Title Act limiting the *use* of the *lot* accordingly:

*Community Sanitary Sewer System;*

*Community Water System;*

*Public Utilities;*

*Civic uses;*

Air or Marine Navigational Aid;

Communications System;

Community Gas Distribution System;

Electrical Substations or Generating Stations.

Boundary Adjustments that adhere to Boundary Adjustment provisions in *Fraser Valley Regional District Subdivision and Development Servicing Bylaw No. 1391, 2015*.

Where a *lot* existing at the time of adoption of this Bylaw is being subdivided into not more than two lots with one *lot* entirely on each side of:

a railway;

a *highway* existing at the time of adoption of this bylaw with a minimum right-of-way width of 20m;

a *public utility* with a minimum right-of-way width of 30.0 m;

a watercourse with an average width of 30m and a depth of 1.5m at the mean annual high water.

#### **5.10 Zone Boundaries**

*Zone* boundaries follow:

As shown on Schedule D – Zoning Map;

*Lot lines;*

Municipal boundaries;

Railways;

The centre line of *highways;*

The centre line of Watercourses;

Where a *zone* boundary does not follow a legally defined line and where the distances are not specifically indicated, the location of the boundary shall be determined by scaling from Schedule D.

Not for Legal Purposes

## PART 6: OFF-STREET PARKING AND LOADING REGULATIONS

### 6.1 General Regulations

#### Off-Street Parking

Means a *use* providing parking spaces for the temporary storage of *vehicles*.

Excludes *Commercial Vehicle Parking* and overnight accommodation in vehicles.

Required spaces must be provided on the same *lot* as the *use* for which they are required, unless otherwise stated in this Bylaw.

Space required for Off-Street Loading cannot satisfy space required for Off-Street Parking and vice versa;

Space required for Off-Street Loading or Off-Street Parking must not be used for any purpose other than parking, loading, or unloading;

All space for Off-Street Loading or Off-Street Parking must have convenient access to a *highway*.

### 6.2 Calculation Rules

Where a *lot* contains more than one (1) *use*, the required number of Off-Street Loading or Off-Street Parking spaces must be the sum of the requirements for each *use*.

Where the calculation of permitted Required Off-Street Parking Spaces results in a fraction, the number of Off-Street Parking Spaces required shall be the whole number calculated.

### 6.3 Layout and Design Regulations

The following regulations apply to all Off-Street Parking spaces except those for *Single Detached Dwellings, Duplexes, Home Occupation, Produce Sales*, and parks:

Regulation	Requirement
Curb and Gutter	A concrete curb or gutter must be constructed to ensure vehicles access a parking lot from authorized routes
Driveway	The maximum number of permitted driveways is two (2); The minimum width of a driveway is 3.0 m and the maximum is 7.6 m;

Maneuvering Area	Vehicular maneuvers required to enter or exit a parking space must not occur on a <i>highway</i> right-of-way
Minimum <i>Setback – Front</i>	0.3 m
Minimum <i>Setback – Exterior-Side</i>	0.3 m
Surfacing and Marking	Spaces must be either hard surfaced or gravelled; Spaces must be clear of mud and dust at all times; Spaces must be clearly marked.

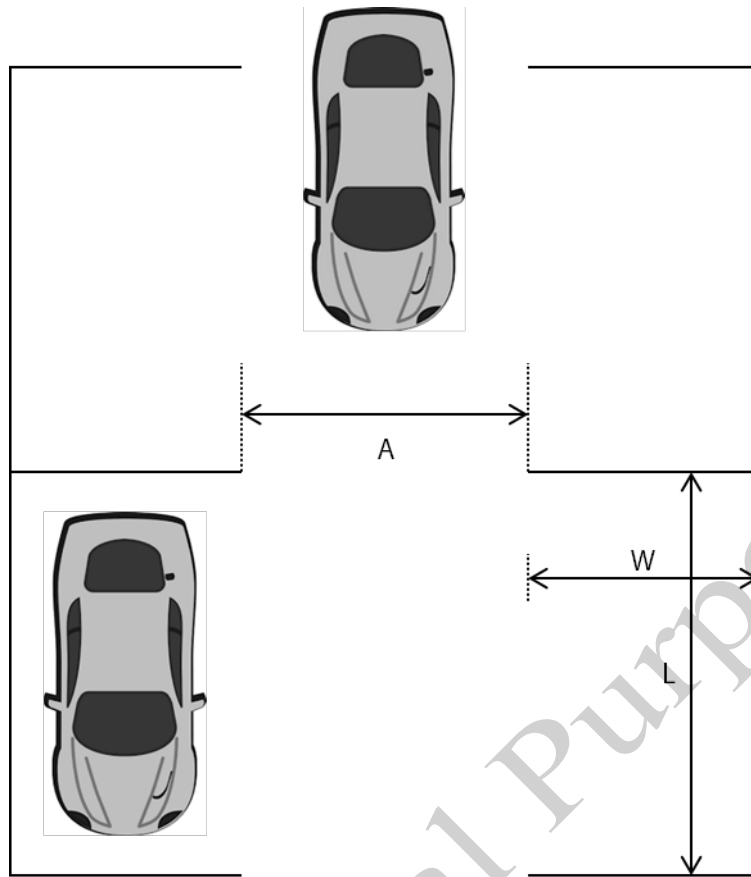
Parking spaces and areas must meet the following dimensions:

Parking Angle (°)	Width of Parking Space (W)	Length of Parking Space (L)	Driveway or Maneuvering Aisle Width (A)	Height or Vertical Clearance
90°	2.6 m	6.0 m	7.6 m	2.15 m
60°	2.6 m	6.0 m	5.5 m	2.15 m
55°	2.6 m	6.0 m	4.9 m	2.15 m
50°	2.6 m	6.0 m	4.5 m	2.15 m
45°	2.6 m	6.0 m	4.0 m	2.15 m
0°	2.6 m	7.3 m	3.5 m	2.15 m

Where the width of a driveway or maneuvering aisle is 5.5 m or less, only one-way traffic is permitted;

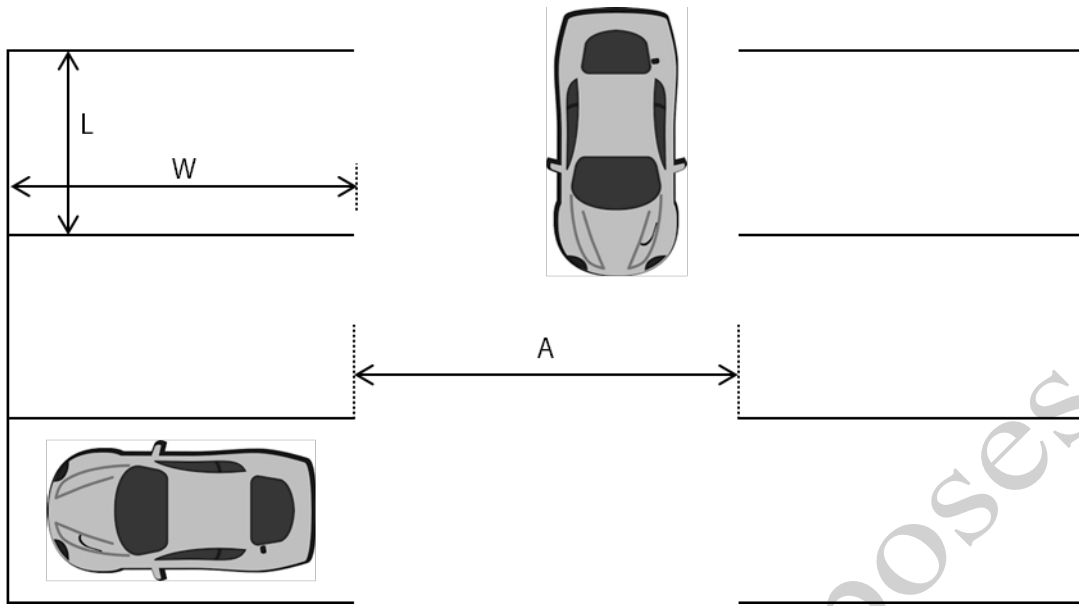
The following diagrams illustrate parking space dimension requirements:

### Parallel Parking (0°)

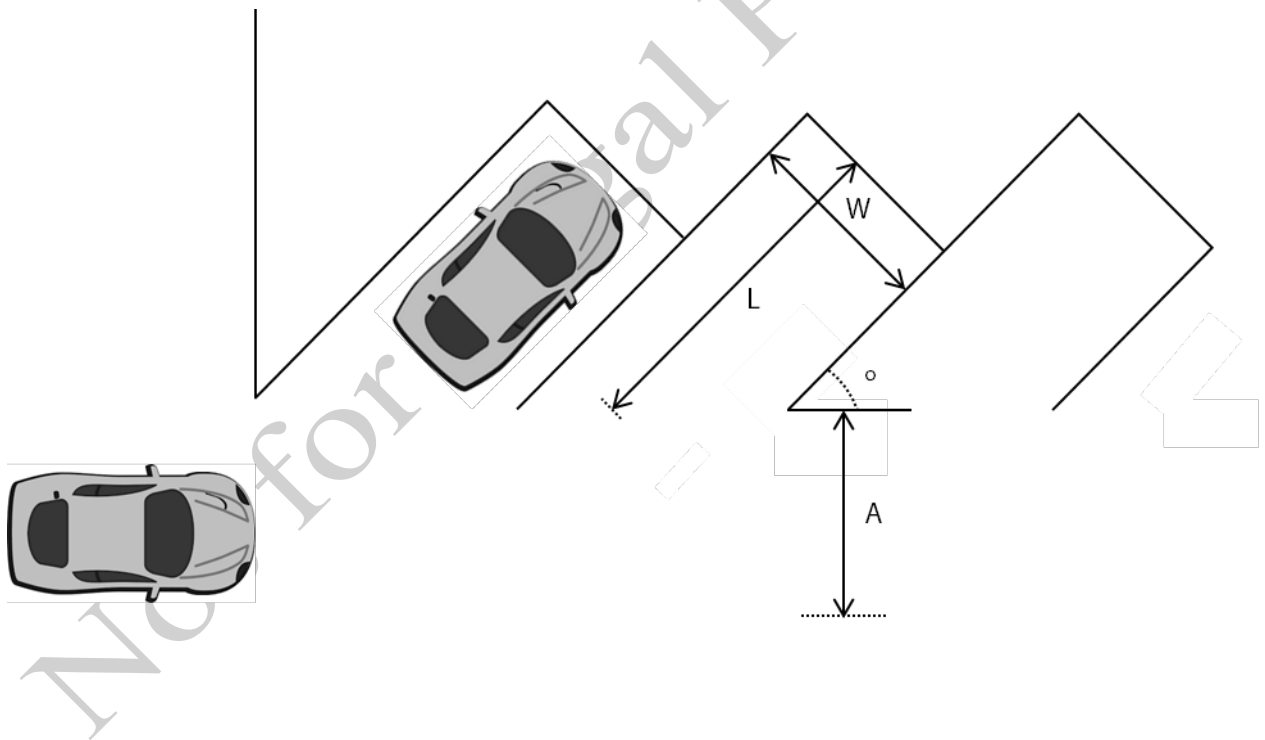


Not for Legal Purposes

**90° Parking**



**Angle Parking**



**6.4 Parking for Persons with Disabilities**

All *Apartment Residential, Civic Use, Commercial, and Non-Residential Uses* must designate one (1) space or 4% of the required Off-Street Parking space, whichever is greater, for persons with physical disabilities;

Each space reserved for persons with physical disabilities must be:

At least 3.7 m in width;

Located as close as possible to the *building* entrance or *use*;

Clearly identified as such.

## 6.5 Required Off-Street Parking Spaces According to Use

Principle Use	Requirement
<i>Residential</i>	2 spaces per <i>Dwelling Unit</i>
<i>Alcoholic Beverage Service, Food Service</i>	1 space per 20.0 m <sup>2</sup> of gross floor area plus 1 space per 3 seats
<i>Campground, Holiday Park</i>	1 space per <i>lot</i> or site ; plus 1 space per 3 lots or sites to be provided in a visitor parking lot
<i>Cemetery, Pet Cemetery</i>	10 spaces
<i>Commercial Mushroom Composting</i>	1 space per 2 employees based on the greatest number of regular employees on a single shift; plus 1 space per 20.0 m <sup>2</sup> of gross floor area for retail; plus 1 space per vehicle belonging to the establishment
<i>Film Production Facility</i>	1 space per 2 employees plus 1 space per 10.0 m <sup>2</sup> of gross floor area plus 1.25 spaces per sleeping unit
<i>General Commercial, Highway Commercial</i>	2 spaces per 35.0 m <sup>2</sup> of <i>gross floor area</i>
<i>General Industrial, Heavy Industrial, Resource Extraction, Standard Cannabis Production Facility</i> [Byl#1723, 2023]	2 spaces per 200.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Golf Course</i>	3 spaces per tee; plus 1 space per 2 employees
<i>Golf Course driving range</i>	1 space per tee; plus 1 space per 2 employees
<i>Laundromat</i>	1 space per 3 laundry machines
<i>Manufactured Home Park</i>	2 spaces per <i>manufactured home lot</i> ; plus 1 space per 4 manufactured homes to be provided in a visitor parking lot
<i>Marina</i>	1 space per 2 boat berths; plus 1 space per 2 employees
<i>Mini-Storage Facility</i>	1 space per 15 storage units
Neighbourhood grocery or retail	4 spaces or 1 space per 15.0 m <sup>2</sup> of <i>gross floor area</i> for retail (whichever is greater)
Offices, dental or medical, and clinics	3 spaces per 100 m <sup>2</sup> of <i>gross floor area</i>
Offices, multi-tenant	1 space per 30.0 m <sup>2</sup> of <i>gross floor area</i>

<i>Outdoor Recreation</i>	10 spaces or 1 space per 3 customer capacity (whichever is greater)
<i>Place of Worship</i>	1 space per 5 seats
<i>Private Holiday Resort</i>	1 space per <i>lot</i> plus 1 guest space per lot
<i>River Rafting Terminus</i>	20 spaces
<i>Service Station</i>	1 space per 2 employees; plus 2 spaces per service bay
<i>Tourist Accommodation</i>	1.25 spaces per <i>Tourist Accommodation Unit</i> plus 1 space per 3 seats in an associated <i>Food Service Use</i> [Byl#1799, 2025]
<b>Accessory Use</b>	<b>Requirement</b>
<i>Accessory Dwelling Unit</i> [Byl#1692, 2023]	2 spaces
<i>Secondary Suite</i> [Byl#1692, 2023]	2 spaces which may be tandem
<i>Residential</i>	1 space per <i>Dwelling Unit</i>
<i>Accessory Retail</i>	1 space per 20.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Agricultural Market</i>	1 space per 20.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Bed and Breakfast</i>	1 space per guest room
<i>Boarding</i>	1 space per boarder
<i>Cottage Industry, Artisan-Craft Workshop, Equipment Shop</i>	1 space per 20.0 m <sup>2</sup> of <i>gross floor area</i> ; plus 1 space per 20.0 m <sup>2</sup> of <i>gross floor area</i> for retail
<i>Home Occupation</i>	1 space per non-resident employee; plus 1 space
<i>Produce Sales</i>	3 spaces per 20.0 m <sup>2</sup> of area

## 6.6 Off-Street Loading Space Regulations

### Off-Street Loading

Means a *use* providing for the loading needs generated by a Permitted Use on the same *lot*.

All *uses* involving the receipt or delivery of goods or materials by vehicles must be provided with Off-Street Loading space subject to the following requirements:

One (1) space is required per 1,855.0 m<sup>2</sup> of *gross floor area* or *site area* in the case of a use not involving a building;

Each Off-Street Loading space and all vehicle access must be hard surfaced or gravelled in order to render the *Off-Street Loading* free from mud or dust at all times;

Each Off-Street Loading space requires a minimum area of 35.0 m<sup>2</sup> and minimum width of 3.0 m and minimum vertical clearance of 4.25 m;

Each Off-Street Loading space requires convenient vehicle access to a public *highway*.

## PART 7: RURAL ZONES

### 7.1

RURAL 1	R-1
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#### Intent

The Rural 1 (R-1) zone is for rural *Residential Uses* on *lots* at least 2.0 ha in *lot area*.

#### 7.1.1 Permitted Uses

The following *principal uses* are permitted:

- Residential;*
- Farm;*
- Golf Course;*
- Intensive Farm* (excluding Electoral Area D); [Byl#1807, 2025]
- Intensive Swine Operation* (excluding Electoral Area D); [Byl#1807, 2025]
- Kennel* (excluding Electoral Area D);
- Resource Extraction* (excluding Electoral Area D);
- Micro Cannabis Production Facility* (excluding Electoral Area D). [Byl#1723, 2023]

The following *accessory uses* are permitted:

- Accessory Dwelling Unit* [Byl#1728, 2024]
- Accessory Employee Residential;*
- Accessory Personal Care Residential;*
- Boarding;*
- Artisan-Craft Workshop;*
- Home Occupation;*
- Produce Sales;*
- Secondary Suite* [Byl#1728, 2024]

#### 7.1.2 Site-Specific Uses

The use of *Intensive Swine Operation* is prohibited on the following parcels:

LOT 1, PLAN KAP37153, DISTRICT LOT 65, YALE DIV OF YALE LAND DISTRICT,  
EXCEPT  
PLAN 40782, PID: 004-837-789; and

LOT 2, PLAN KAP37153, DISTRICT LOT 65, YALE DIV OF YALE LAND DISTRICT,  
PID: 004-837-801; and

LOT 3, PLAN KAP37153, DISTRICT LOT 65, YALE DIV OF YALE LAND DISTRICT,  
EXCEPT  
PLAN KAP37927, PID: 004-837-827; and

LOT4, PLAN KAP37153, DISTRICT LOT 65, YALE DIV OF YALE LAND DISTRICT,  
MANUFACTURED HOME REG.# 34113, PID: 004-837-835; and

LOT 5, PLAN KAP37153, DISTRICT LOT 65, YALE DIV OF YALE LAND DISTRICT,  
PID: 004-837-851; and

LOT 6, PLAN KAP37153, DISTRICT LOT 65, YALE DIV OF YALE LAND DISTRICT,  
PID: 004-837-886; and

LOT 7, PLAN KAP37153, DISTRICT LOT 65, YALE DIV OF YALE LAND DISTRICT,  
PID: 004-837-908; and

LOT 8, PLAN KAP37153, DISTRICT LOT 65, YALE DIV OF YALE LAND DISTRICT,  
PID: 004-837-916; and

LOT 9, PLAN KAP37153, DISTRICT LOT 65, YALE DIV OF YALE LAND DISTRICT,  
PID: 004-837-932; and

LOT 10, PLAN KAP37153, DISTRICT LOT 65, YALE DIV OF YALE LAND DISTRICT,  
EXCEPT  
PLAN KAP46329, PID: 004-837-983; and

LOT 11, PLAN KAP37153, DISTRICT LOT 65, YALE DIV OF YALE LAND DISTRICT,  
PID: 004-838-033

[Byl#1807, 2025]

### 7.1.3 Development Regulations

Subject	Requirement or Regulation
Maximum Density - Residential	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density - Accessory Employee Residential;	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite	One (1) dwelling unit per lot [Byl#1692, 2023]
Minimum Setback – Front	7.6 m
Minimum Setback – Exterior-Side	7.6 m
Minimum Setback – Interior-Side	7.6 m
Minimum Setback – Rear	7.6 m
Maximum Height	9.0 m

### 7.1.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum <i>Lot Area</i>	2.0 ha

### 7.1.5 Conditions of Use

#### *Advertising:*

The maximum area of permitted *Advertising* signage is 3.0 m<sup>2</sup> per *lot*.

Not for Legal Purposes

## 7.2

RURAL 2	R-2
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### Intent

The Rural 2 (R-2) zone is for rural *Residential Use* on lots at least 2.0 ha in *lot area*.

### 7.2.1 Permitted Uses

The following *principal uses* are permitted:

*Residential;*

*Farm;*

*Micro Cannabis Production Facility* (excluding Electoral Area F). [Byl#1723, 2023]

The following *accessory uses* are permitted:

*Accessory Dwelling Unit* [Byl#1728, 2024]

*Accessory Personal Care Residential;*

*Boarding;*

*Cottage Industry;*

*Home Occupation;*

*Kennel;*

*Produce Sales;*

*Secondary Suite* [Byl#1728, 2024]

### 7.2.2 Site-Specific Uses

None.

### 7.2.3 Development Regulations

Subject	Requirement or Regulation
Maximum Density - Residential	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite	One (1) dwelling unit per lot [Byl#1692, 2023]
Minimum Setback – Front	6.0 m
Minimum Setback – Exterior-Side	6.0 m
Minimum Setback – Interior-Side	1.5 m
Minimum Setback – Rear	6.0 m

Maximum <i>Height</i>	11.0 m 9.0 m – <i>Accessory Dwelling Unit</i> [Byl#1692, 2023]
Maximum <i>Lot Coverage</i>	30%

#### 7.2.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum <i>Lot Area</i>	2.0 ha

#### 7.2.5 Conditions of Use

None.

Not for Legal Purposes

### 7.3

#### RURAL 3

#### R-3

#### Intent

The Rural 3 (R-3) zone is for rural *Residential Use* on lots at least 4.0 ha in *lot area*.

#### 7.3.1 Permitted Uses

The following *principal uses* are permitted:

*Residential*;

*Farm*;

*Institutional* (excluding Electoral Areas C, F, and G);

*Intensive Farm* (Electoral Areas D, E, and H only); [Byl#1807, 2025]

*Golf Course* (excluding Electoral Areas C, F, and G);

*Resource Extraction* (excluding Electoral Areas C, F, and G);

*Micro Cannabis Production Facility* (excluding Electoral Areas D, E, H and F).  
[Byl#1723, 2023]

The following *accessory uses* are permitted:

*Accessory Dwelling Unit* [Byl#1728, 2024]

*Accessory Employee Residential*;

*Accessory Personal Care Residential*;

*Bed and Breakfast* (excluding Electoral Areas C, F, and G);

*Boarding*;

*Cottage Industry* (excluding Electoral Area D);

*Home Occupation*;

*Kennel*;

*Outdoor Storage*;

*Produce Sales*;

*Secondary Suite* [Byl#1728, 2024]

#### 7.3.2 Site-Specific Uses

None.

#### 7.3.3 Development Regulations

Subject	Requirement or Regulation
Maximum Density - Residential	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite	One (1) dwelling unit per lot [Byl#1692, 2023]
Maximum Density – Accessory Employee Residential	One (1) dwelling unit in a single detached dwelling on a lot with a lot area greater than 7.5 ha; or Two (2) dwelling units in single detached dwellings on a lot with a lot area greater than 15.0 ha
Minimum Setback – Front	4.6 m
Minimum Setback – Exterior-Side	4.6 m
Minimum Setback – Interior-Side	1.5 m
Minimum Setback – Rear	6.0 m
Maximum Height	11.0 m 9.0 m – Accessory Dwelling Unit [Byl#1692, 2023] None – Farm Use
Maximum Lot Coverage	30% - Electoral Areas C,F and G

### 7.3.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum Lot Area	4.0 ha

### 7.3.5 Conditions of Use

*Accessory Employee Residential:*

Must be accessory to a *Farm* or *Intensive Farm*. [Byl#1807, 2025]

**7.4**

<b>RURAL 4</b>	<b>R-4</b>
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**Intent**

The Rural 4 (R-4) zone is for rural *Residential Use* on lots at least 8.0 ha in lot area.

**7.4.1 Permitted Uses**

The following *principal uses* are permitted:

- Residential;*
- Farm;*
- Resource Extraction;*
- Micro Cannabis Production Facility* (excluding Electoral Area F). [Byl#1723, 2023]

The following *accessory uses* are permitted:

- Accessory Dwelling Unit* [Byl#1728, 2024]
- Accessory Personal Care Residential;*
- Accessory Employee Residential;*
- Boarding;*
- Cottage Industry;*
- Home Occupation;*
- Kennel;*
- Outdoor Storage;*
- Produce Sales;*
- Secondary Suite* [Byl#1728, 2024]

**7.4.2 Site-Specific Uses**

None.

**7.4.3 Development Regulations**

Subject	Requirement or Regulation
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Maximum Density - Residential	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite	One (1) dwelling unit per lot [Byl#1692, 2023]
Maximum Density – Accessory Employee Residential	One (1) dwelling unit in a single detached dwelling on a lot with a lot area greater than 7.5 ha; or Two (2) dwelling units in single detached dwellings on a lot with a lot area greater than 15.0 ha
Minimum Setback – Front	6.0 m
Minimum Setback – Exterior-Side	6.0 m
Minimum Setback – Interior-Side	1.5 m
Minimum Setback – Rear	6.0 m
Maximum Height	11.0 m 9.0 m – Accessory Dwelling Unit [Byl#1692, 2023]
Maximum Lot Coverage	30%

#### 7.4.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum Lot Area	8.0 ha

#### 7.4.5 Conditions of Use

*Accessory Employee Residential:*

Must be accessory to a Farm.

## 7.5

RURAL 5	R-5
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### Intent

The Rural 5 (R-5) zone is for rural *Residential Use, Farming, Resource Extraction, and Outdoor Recreation* on lots at least 8.0 ha in lot area. [Byl#1807, 2025]

### 7.5.1 Permitted Uses

The following *principal uses* are permitted:

- Residential;*
- Farm;*
- Cemetery;*
- Intensive Farm;* [Byl#1807, 2025]
- Intensive Swine Operation;* [Byl#1807, 2025]
- Kennel;*
- Natural Camping Ground;*
- Outdoor Recreation;*
- Resource Extraction;*
- Micro Cannabis Production Facility.* [Byl#1723, 2023]

The following *accessory uses* are permitted:

- Accessory Dwelling Unit* [Byl#1728, 2024]
- Accessory Employee Residential;*
- Accessory Personal Care Residential;*
- Artisan-Craft Workshop;*
- Boarding;*
- Cottage Industry;*
- Equipment Shop;*
- Home Occupation;*
- Produce Sales;*
- Secondary Suite* [Byl#1728, 2024]

### 7.5.2 Site-Specific Uses

None.

### 7.5.3 Development Regulations

Subject	Requirement or Regulation
Maximum Density - Residential	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite	One (1) dwelling unit per lot [Byl#1692, 2023]
Maximum Density – Accessory Employee Residential	One (1) dwelling unit in a single detached dwelling on a lot with a lot area greater than 2.0 ha
Maximum Density – Natural Campground	Five (5) camping sites per ha. Maximum twenty (20) camping sites per lot.
Minimum Setback – Front	7.6 m
Minimum Setback – Exterior-Side	7.6 m
Minimum Setback – Interior-Side	7.6 m
Minimum Setback – Rear	7.6 m
Maximum Height	12.0 m 9.0 m – Accessory Dwelling Unit [Byl#1692, 2023]
Minimum Site Area	0.07 ha - Artisan-Craft Workshop 1.0 ha – Cottage Industry 2.0 ha – Equipment Shop 2.0 ha – Natural Camping Ground 4.0 ha – Outdoor Recreation 4.0 ha – Kennel

### 7.5.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum Lot Area	8.0 ha

### 7.5.5 Conditions of Use

*Accessory Employee Residential:*

Must be accessory to a *Farm, Intensive Farm, or Intensive Swine Operation*. [Byl#1807, 2025]

**7.6**

RURAL 6	R-6
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**Intent**

The Rural 6 (R-6) zone is for *Resource Extraction* on large lots.

**7.6.1 Permitted Uses**

The following *principal uses* are permitted:

*Resource Extraction;*

*Log Storage;*

*Moorage;*

*Micro Cannabis Production Facility* (excluding Electoral Area F). [Byl#1723, 2023]

The following *accessory uses* are permitted:

None.

**7.6.2 Site-Specific Uses**

None.

**7.6.3 Development Regulations**

Subject	Requirement or Regulation
Minimum <i>Setback – Front</i>	6.0 m
Minimum <i>Setback – Exterior-Side</i>	6.0 m
Minimum <i>Setback – Interior-Side</i>	1.5 m
Minimum <i>Setback – Rear</i>	6.0 m
Maximum <i>Height</i>	11.0 m

**7.6.4 Subdivision Regulations**

Subject	Requirement or Regulation
Minimum <i>Lot Area</i>	16.0 ha

**7.6.5 Conditions of Use**

None

**7.7****RURAL 7****R-7****Intent**

The Rural 7 (R-7) zone is for rural *Residential Use, Farm Use, and Resource Extraction, on lots at least 2.0 ha in lot area.*

**7.7.1 Permitted Uses**

The following *principal uses* are permitted:

- Residential;*
- Resource Extraction;*
- Farm;*
- Assembly;*
- Intensive Farm; [Byl#1807, 2025]*
- Intensive Swine Operation; [Byl#1807, 2025]*
- Micro Cannabis Production Facility. [Byl#1723, 2023]*
- Natural Camping Ground (Electoral Area A only)*
- Cemetery (Electoral Area A only)*

The following *accessory uses* are permitted:

- Accessory Dwelling Unit [Byl#1728, 2024]*
- Accessory Personal Care Residential;*
- Accessory Employee Residential;*
- Accessory Retail;*
- Artisan-Craft Workshop;*
- Boarding;*
- Cottage Industry;*
- Equipment Shop;*
- Home Occupation;*
- Kennel;*
- Outdoor Storage;*
- Produce Sales;*
- Secondary Suite [Byl#1728, 2024]*

### 7.7.2 Site-Specific Uses

None.

### 7.7.3 Development Regulations

Subject	Requirement or Regulation
Maximum Density - Residential	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite	One (1) dwelling unit per lot [Byl#1692, 2023]
Maximum Density - Accessory Employee Residential	One (1) dwelling unit in a single detached dwelling per lot
Minimum Setback – Front	7.6 m 50.0 m – Cottage Industry 50.0 m – Equipment Shop
Minimum Setback – Exterior-Side	7.6 m 40.0 m – Cottage Industry 40.0 m – Equipment Shop
Minimum Setback – Interior-Side	7.6 m 40.0 m – Cottage Industry 40.0 m – Equipment Shop
Minimum Setback – Rear	7.6 m 40.0 m – Cottage Industry 40.0 m – Equipment Shop
Maximum Height	12.0 m 9.0 m – Accessory Dwelling Unit [Byl#1692, 2023]
Maximum Lot Coverage	20% - Assembly Use
Minimum Site Area	0.07 ha - Artisan-Craft Workshop 1.0 ha - Cottage Industry 2.0 ha - Equipment Shop 2.0 ha - Accessory Employee Residential 2.0 ha - Assembly Use 4.0 ha - Kennel

### 7.7.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum Lot Area	2.0 ha

### 7.7.5 Conditions of Use

*Accessory Employee Residential:*

Must be accessory to a *Farm, Intensive Farm, or Intensive Swine Operation*. [Byl#1807, 2025]

Not for Legal Purposes

**7.8**

RURAL RECREATION	REC
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**Intent**

The Rural Recreation (REC) zone is for *Residential Use, Farm, and Outdoor Recreation* on large *lots*.

**7.8.1 Permitted Uses**

The following *principal uses* are permitted:

*Residential;*

*Farm;*

*Intensive Farm;* [Byl#1807, 2025]

*Intensive Swine Operation;* [Byl#1807, 2025]

*Outdoor Recreation;*

*Tourist Accommodation;*

*Vacation Resort.*

The following *accessory uses* are permitted:

*Accessory Dwelling Unit* [Byl#1728, 2024]

*Accessory Personal Care Residential;*

*Accessory Employee Residential;*

*Bed and Breakfast;*

*Artisan-Craft Workshop;*

*Home Occupation;*

*Produce Sales;*

*Secondary Suite* [Byl#1728, 2024]

**7.8.2 Site-Specific Uses**

None.

### 7.8.3 Development Regulations

Subject	Requirement or Regulation
Maximum Density - Residential	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite	One (1) dwelling unit per lot [Byl#1692, 2023]
Maximum Density - Accessory Employee Residential	One (1) dwelling unit in a single detached dwelling per lot
Minimum Setback – Front	7.6 m
Minimum Setback – Exterior-Side	7.6 m
Minimum Setback – Interior-Side	7.6 m
Minimum Setback – Rear	7.6 m
Maximum Height	10.0 m 9.0 m – Accessory Dwelling Unit [Byl#1692, 2023] 6.1 m – accessory building or structure
Maximum Gross Floor Area	28.0 m <sup>2</sup> – Tourist Accommodation within a cabin

### 7.8.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum Lot Area	4.0 ha

### 7.8.5 Conditions of Use

*Screening:*

Screening is required where the REC zone adjoins a Residential zone.

## 7.9

RURAL RESOURCE	RR
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### Intent

The Rural Resource (RR) zone is intended for *Residential Use, Farm, and Resource Extraction* on lots 32 ha or larger.

### 7.9.1 Permitted Uses

The following *principal uses* are permitted:

*Residential;*

*Farm;*

*Intensive Farm;* [Byl#1807, 2025]

*Intensive Swine Operation* (excluding Electoral Areas D, E and H); [Byl#1807, 2025]

*Outdoor Recreation;*

*Assembly* (Electoral Area B only);

*Kennel;*

*Cemetery;*

*Resource Extraction;*

*Micro Cannabis Production Facility* (Electoral Area B only); [Byl#1723, 2023]

*Airport.*

The following *accessory uses* are permitted:

*Accessory Dwelling Unit* [Byl#1728, 2024]

*Accessory Personal Care Residential;*

*Accessory Employee Residential;*

*Cottage Industry;*

*Home Occupation;*

*Produce Sales;*

*Secondary Suite* [Byl#1728, 2024]

### 7.9.2 Site-Specific Uses

None.

### 7.9.3 Development Regulations

<b>Subject</b>	<b>Requirement or Regulation</b>
Maximum <i>Density - Residential</i>	One (1) <i>dwelling unit in a single detached dwelling per lot</i>
Maximum <i>Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite</i>	One (1) <i>dwelling unit per lot [Byl#1692, 2023]</i>
Maximum <i>Density - Accessory Employee Residential</i>	One (1) <i>dwelling unit in a single detached dwelling per lot</i>
Minimum <i>Setback – Front</i>	4.6 m
Minimum <i>Setback – Exterior-Side</i>	7.6 m
Minimum <i>Setback – Interior-Side</i>	7.6 m
Minimum <i>Setback – Rear</i>	7.6 m
Maximum <i>Height</i>	9.0 m – <i>Accessory Dwelling Unit [Byl#1692, 2023]</i>

#### **7.9.4 Subdivision Regulations**

<b>Subject</b>	<b>Requirement or Regulation</b>
Minimum <i>Lot Area</i>	32.0 ha

#### **7.9.5 Conditions of Use**

None

## **PART 8: AGRICULTURAL ZONES**

### **8.1**

<b>AGRICULTURAL 1</b>	<b>AG-1</b>
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**Intent**

The Agricultural 1 (AG-1) zone is for *Farm* and *Residential Use* on lots at least 4.0 ha in lot area.

**8.1.1 Permitted Uses**

The following *principal uses* are permitted:

- Farm;*
- Residential;*
- Intensive Farm; [Byl#1807, 2025]*
- Intensive Swine Operation; [Byl#1807, 2025]*
- Kennel;*
- Resource Extraction.*

The following *accessory uses* are permitted:

- Accessory Dwelling Unit [Byl#1728, 2024]*
- Accessory Personal Care Residential;*
- Accessory Employee Residential;*
- Bed and Breakfast;*
- Home Occupation;*
- Outdoor Storage;*
- Produce Sales;*
- Secondary Suite [Byl#1728, 2024]*

**8.1.2 Site-Specific Uses**

None.

**8.1.3 Development Regulations**

Subject	Requirement or Regulation
Maximum Density - Residential	One (1) dwelling unit in a single detached dwelling per lot

Maximum Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite	One (1) dwelling unit per lot [Byl#1692, 2023]
Maximum Density - Accessory Employee Residential	One (1) dwelling unit in a single detached dwelling per lot
Minimum Setback – Front	7.6 m
Minimum Setback – Exterior-Side	7.6 m
Minimum Setback – Interior-Side	7.6 m
Minimum Setback – Rear	7.6 m
Maximum Height	10.0 m 9.0 m – Accessory Dwelling Unit [Byl#1692, 2023]

#### 8.1.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum Lot Area	4.0 ha

#### 8.1.5 Conditions of Use

*Advertising:*

The maximum area of permitted Advertising signage is 5.0 m<sup>2</sup> per highway adjoining a lot.

*Accessory Employee Residential:*

Must be accessory to a Farm, Intensive Farm, or Intensive Farm Operation. [Byl#1807, 2025]

**8.2**

AGRICULTURAL 2	AG-2
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**Intent**

The Agricultural 2 (AG-2) zone is for *Farm Use* and *Residential Use* on lots at least 4.0 ha in lot area.

**8.2.1 Permitted Uses**

The following *principal uses* are permitted:

*Residential;*

*Farm;*

*Intensive Farm;* [Byl#1807, 2025]

*Intensive Swine Operation;* [Byl#1807, 2025]

*Kennel;*

*Micro Cannabis Production Facility* (excluding Electoral Area F). [Byl#1723, 2023]

The following *accessory uses* are permitted:

*Accessory Dwelling Unit* [Byl#1728, 2024]

*Accessory Personal Care Residential;*

*Accessory Employee Residential;*

*Boarding;*

*Cottage Industry;*

*Home Occupation;*

*Outdoor Storage;*

*Produce Sales;*

*Secondary Suite* [Byl#1728, 2024]

**8.2.2 Site-Specific Uses**

None.

**8.2.3 Development Regulations**

Subject	Requirement or Regulation
Maximum Density - Residential	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite	One (1) dwelling unit per lot [Byl#1692, 2023]
Maximum Density – Accessory Employee Residential	One (1) dwelling unit in a single detached dwelling on a lot with a lot area greater than 7.5 ha; or Two (2) dwelling units in single detached dwellings on a lot with a lot area greater than 15.0 ha
Minimum Setback – Front	6.0 m
Minimum Setback – Exterior-Side	6.0 m
Minimum Setback – Interior-Side	1.5 m
Minimum Setback – Rear	6.0 m
Maximum Height	11.0 m 9.0 m – Accessory Dwelling Unit [Byl#1692, 2023]
Maximum Lot Coverage	40% (excluding greenhouses) 60% (including greenhouses)

#### 8.2.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum Lot Area	4.0 ha

#### 8.2.5 Conditions of Use

*Accessory Employee Residential:*

Must be accessory to a *Farm, Intensive Farm, or Intensive Swine Operation*. [Byl#1807, 2025]

### 8.3

#### AGRICULTURAL 3

#### AG-3

##### Intent

The Agricultural 3 (AG-3) zone is for *Farm, Residential Use, Resource Extraction*, and recreation on *lots* at least 8.0 ha in *lot area*.

##### 8.3.1 Permitted Uses

The following *principal uses* are permitted:

*Farm;*

*Residential;*

*Intensive Farm;* [Byl#1807, 2025]

*Intensive Swine Operation;* [Byl#1807, 2025]

*Resource Extraction;*

*Outdoor Recreation;*

*Temporary Commercial Amusement* (Electoral Areas C and B only)

*Golf Course;*

*Micro Cannabis Production Facility* (excluding Electoral Area D). [Byl#1723, 2023]

The following *accessory uses* are permitted:

*Accessory Dwelling Unit* [Byl#1728, 2024]

*Accessory Personal Care Residential;*

*Accessory Employee Residential;*

*Bed and Breakfast;*

*Cottage Industry;*

*Home Occupation;*

*Produce Sales;*

*Secondary Suite* [Byl#1728, 2024]

##### 8.3.2 Site-Specific Uses

None.

##### 8.3.3 Development Regulations

<b>Subject</b>	<b>Requirement or Regulation</b>
Maximum <i>Density - Residential</i>	One (1) <i>dwelling unit in a single detached dwelling per lot</i>
Maximum <i>Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite</i>	One (1) <i>dwelling unit per lot [Byl#1692, 2023]</i>
Maximum <i>Density - Accessory Employee Residential</i>	One (1) <i>dwelling unit in a single detached dwelling per lot</i>
Minimum <i>Setback – Front</i>	7.6 m
Minimum <i>Setback – Exterior-Side</i>	7.6 m
Minimum <i>Setback – Interior-Side</i>	7.6 m
Minimum <i>Setback – Rear</i>	7.6 m
Maximum <i>Gross Floor Area</i>	30.0 m <sup>2</sup> - <i>Produce Sales</i>
Maximum <i>Height</i>	10.0 m – <i>Residential</i> 9.0 m – <i>Accessory Dwelling Unit [Byl#1692, 2023]</i>

#### 8.3.4 Subdivision Regulations

<b>Subject</b>	<b>Requirement or Regulation</b>
Minimum <i>Lot Area</i>	8.0 ha

#### 8.3.5 Conditions of Use

None.

## 8.4

AGRICULTURAL 4	AG-4
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### Intent

The Agricultural 4 (AG-4) zone is for *Farm Use* and *Residential Use* on lots at least 16.0 ha in lot area.

#### 8.4.1 Permitted Uses

The following principal uses are permitted:

*Farm;*

*Residential;*

*Intensive Farm;* [Byl#1807, 2025]

*Intensive Swine Operation;* [Byl#1807, 2025]

*Kennel;*

*Micro Cannabis Production Facility* (excluding Electoral Area F). [Byl#1723, 2023]

The following accessory uses are permitted:

*Accessory Dwelling Unit* [Byl#1728, 2024]

*Accessory Personal Care Residential;*

*Accessory Employee Residential;*

*Boarding;*

*Home Occupation;*

*Cottage Industry;*

*Agricultural Market;*

*Outdoor Storage;*

*Produce Sales;*

*Secondary Suite* [Byl#1728, 2024]

#### 8.4.2 Site-Specific Uses

None.

#### 8.4.3 Development Regulations

<b>Subject</b>	<b>Requirement or Regulation</b>
Maximum <i>Density - Residential</i>	One (1) <i>dwelling unit</i> in a <i>single detached dwelling</i> per lot
Maximum <i>Density - Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite</i>	One (1) <i>dwelling unit</i> per lot [Byl#1692, 2023]
Maximum <i>Density - Accessory Employee Residential</i>	One (1) <i>dwelling unit</i> in a <i>single detached dwelling</i> on a lot with a lot area greater than 7.5 ha; or Two (2) <i>dwelling units</i> in <i>single detached dwellings</i> on a lot with a lot area greater than 15.0 ha
Minimum <i>Setback - Front</i>	6.0 m
Minimum <i>Setback - Exterior-Side</i>	6.0 m
Minimum <i>Setback - Interior-Side</i>	1.5 m
Minimum <i>Setback - Rear</i>	6.0 m
Maximum <i>Lot Coverage</i>	40% (excluding greenhouses) 60% (including greenhouses)
Maximum <i>Height</i>	11.0 m 9.0 m – <i>Accessory Dwelling Unit</i> [Byl#1692, 2023]

#### 8.4.4 Subdivision Regulations

<b>Subject</b>	<b>Requirement or Regulation</b>
Minimum <i>Lot Area</i>	16.0 ha

#### 8.4.5 Conditions of Use

None.

**8.5.**

AGRICULTURAL 5	AG-5
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**Intent**

The Agricultural 5 (AG-5) zone is for *Farm, Residential Use*, and recreation on *lots* at least 8.0 ha in *lot area*.

**8.5.1 Permitted Uses**

The following *principal uses* are permitted:

- Farm;*
- Residential;*
- Golf Course;*
- Intensive Farm; [Byl#1807, 2025]*
- Kennel;*
- Outdoor Recreation;*
- Resource Extraction.*

The following *accessory uses* are permitted:

- Accessory Dwelling Unit [Byl#1728, 2024]*
- Accessory Personal Care Residential;*
- Accessory Employee Residential;*
- Bed and Breakfast;*
- Home Occupation;*
- Outdoor Storage;*
- Produce Sales;*
- Secondary Suite [Byl#1728, 2024]*

**8.5.2 Site-Specific Uses**

None.

**8.5.3 Development Regulations**

Subject	Requirement or Regulation
Maximum Density - Residential	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite	One (1) dwelling unit per lot [Byl#1692, 2023]
Maximum Density - Accessory Employee Residential	One (1) dwelling unit in a single detached dwelling per lot
Minimum Setback – Front	4.6 m
Minimum Setback – Exterior-Side	4.6 m
Minimum Setback – Interior-Side	7.6 m
Minimum Setback – Rear	7.6 m
Maximum Gross Floor Area	46.5 m <sup>2</sup> Produce Sales
Maximum Height	9.0 m – Accessory Dwelling Unit [Byl#1692, 2023]

#### 8.5.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum Lot Area	8.0 ha

#### 8.5.5 Conditions of Use

##### Advertising:

The maximum area of permitted Advertising signage is 0.27m<sup>2</sup> per highway adjoining a lot.

## PART 9: RESIDENTIAL ZONES

### 9.1

#### ALPINE RESIDENTIAL 1

#### ALP-1

#### Intent

The Alpine Residential 1 (ALP-1) zone is for seasonal or year-round *Residential Use*.

#### 9.1.1 Permitted Uses

The following *principal uses* are permitted:

*Residential;*

*Holiday Home.*

The following *accessory uses* are permitted:

*Home Occupation;*

*Secondary Suite.* [Byl#1728, 2024]

#### 9.1.2 Site-Specific Uses

None.

#### 9.1.3 Development Regulations

Subject	Requirement or Regulation
Maximum Density – Residential, Holiday Home	One (1) dwelling unit or Holiday Home in a single detached dwelling per lot
Maximum Density – Secondary Suite	One (1) dwelling unit per lot [Byl#1728, 2024]
Minimum Setback – Front	7.6 m
Minimum Setback – Exterior-Side	7.6 m
Minimum Setback – Interior-Side	7.6 m
Minimum Setback – Rear	7.6 m
Maximum Height	7.6 m

#### 9.1.4 Subdivision Regulations

Subject	Regulation or Requirement
Minimum Lot Area	0.4 ha

#### 9.1.5 Conditions of Use

None.

## 9.2

### ALPINE RESIDENTIAL 2

### ALP-2

#### Intent

The Alpine Residential 2 (ALP-2) zone is for seasonal or year-round *Residential Use*.

#### 9.2.1 Permitted Uses

The following *principal uses* are permitted:

*Residential;*

*Holiday Home;*

*Temporary Tourist Accommodation.*

The following *accessory uses* are permitted:

*Bed and Breakfast;*

*Home Occupation;*

*Secondary Suite.* [Byl#1728, 2024]

#### 9.2.2 Site-Specific Uses

None.

#### 9.2.3 Development Regulations

Subject	Requirement or Regulation
Maximum Density – Residential, Holiday Home	One (1) dwelling unit or Holiday Home in a single detached dwelling per lot
Maximum Density – Secondary Suite	One (1) dwelling unit per lot [Byl#1728, 2024]
Minimum Setback – Front	6.0 m
Minimum Setback – Exterior-Side	6.0 m
Minimum Setback – Interior-Side	3.5 m
Minimum Setback – Rear	5.0 m
Maximum Height	12.0 m
Maximum Lot Coverage	35%

#### 9.2.4 Subdivision Regulations

Subject	Regulation or Requirement
Minimum Lot Area	700 m <sup>2</sup>
Minimum Servicing	lots less than 1 ha - community sanitary sewer system and community water system

**9.2.5 Conditions of Use**

*Temporary Tourist Accommodation;*

Is not permitted in those area shown on Schedule E – Hemlock Valley

Not for Legal Purposes

**9.3****ALPINE RESIDENTIAL 3****ALP-3****Intent**

The Alpine Residential 3 (ALP-3) zone is for seasonal or year-round *Residential Use* and *Temporary Tourist Accommodation*.

**9.3.1 Permitted Uses**

The following *principal uses* are permitted:

*Residential;*

*Duplex;*

*Temporary Tourist Accommodation.*

The following *accessory uses* are permitted:

*Bed and Breakfast;*

*Home Occupation;*

*Secondary Suite.* [Byl#1728, 2024]

**9.3.2 Site-Specific Uses**

None.

**9.3.3 Development Regulations**

<b>Subject</b>	<b>Requirement or Regulation</b>
Maximum <i>Density</i>	One (1) <i>dwelling unit</i> in a <i>single detached dwelling</i> per lot or Two (2) <i>dwelling units</i> in a <i>Duplex</i> per lot
Maximum <i>Density – Secondary Suite</i>	One (1) <i>dwelling unit</i> per lot [Byl#1728, 2024]
Minimum <i>Setback – Front</i>	6.0 m
Minimum <i>Setback – Exterior-Side</i>	6.0 m
Minimum <i>Setback – Interior-Side</i>	3.5 m
Minimum <i>Setback – Rear</i>	5.0 m
Maximum <i>Height</i>	12.0 m
Maximum <i>Lot Coverage</i>	35%

**9.3.4 Subdivision Regulations**

Subject	Regulation or Requirement
Minimum <i>Lot Area</i>	820 m <sup>2</sup>
Minimum Servicing	<i>lots less than 1.0ha - community sanitary sewer system and community water system</i>

### 9.3.5 Conditions of Use

*Temporary Tourist Accommodation;*

Is not permitted in those area shown on Schedule E – Hemlock Valley

Not for Legal Purposes

**9.4****ALPINE RESIDENTIAL 4****ALP-4****Intent**

The Alpine Residential 4 (ALP-4) zone is for multi-family *Residential Use* and *Temporary Tourist Accommodation*.

**9.4.1 Permitted Uses**

The following *principal uses* are permitted:

- Duplex;*
- Medium Density Multi-Family Residential;*
- Temporary Tourist Accommodation.*

The following *accessory uses* are permitted:

None.

**9.4.2 Site-Specific Uses**

None.

**9.4.3 Development Regulations**

Subject	Requirement or Regulation
Maximum <i>Density</i>	Two (2) <i>dwelling units</i> in one (1) <i>Duplex</i> per lot or Six (6) <i>dwelling units</i> per lot in a single <i>building - Medium Density Multi-Family Residential</i>
Minimum <i>Setback – Front</i>	6.0 m
Minimum <i>Setback – Exterior-Side</i>	6.0 m
Minimum <i>Setback – Interior-Side</i>	3.5 m
Minimum <i>Setback – Rear</i>	5.0 m
Minimum <i>Setback – Between Buildings</i>	7.0 m
Maximum <i>Height</i>	14.0 m
Maximum <i>Lot Coverage</i>	35%

**9.4.4 Subdivision Regulations**

Subject	Regulation or Requirement
Minimum <i>Lot Area</i>	1000 m <sup>2</sup>

Minimum Servicing	<i>lots less than 2.0ha – community sanitary sewer system and community water system</i>
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**9.4.5 Conditions of Use**

*Temporary Tourist Accommodation;*

Is not permitted in those area shown on Schedule E – Hemlock Valley

*Not for Legal Purposes*

**9.5****ALPINE RESIDENTIAL 5****ALP-5****Intent**

The Alpine Residential 5 (ALP-5) zone is for multi-family *Residential Use* and *Temporary Tourist Accommodation*.

**9.5.1 Permitted Uses**

The following *principal uses* are permitted:

- Apartment Residential;*
- Medium Density Multi-Family Residential;*
- Temporary Tourist Accommodation.*

The following *accessory uses* are permitted:

None.

**9.5.2 Site-Specific Uses**

None.

**9.5.3 Development Regulations**

<b>Subject</b>	<b>Requirement or Regulation</b>
Maximum <i>Density</i>	One (1) <i>dwelling unit</i> per 112.0 m <sup>2</sup> of lot area to a maximum of 60 <i>dwelling units</i>
Minimum <i>Setback – Front</i>	7.6 m
Minimum <i>Setback – Exterior-Side</i>	7.6 m
Minimum <i>Setback – Interior-Side</i>	7.6 m
Minimum <i>Setback – Rear</i>	7.6 m
Minimum <i>Setback – Between Buildings</i>	7.6 m
Maximum <i>Height</i>	18.0 m
Maximum <i>Lot Coverage</i>	35%
Minimum <i>Gross Floor Area</i>	40.0 m <sup>2</sup> per <i>dwelling unit</i>
Maximum <i>Gross Floor Area</i>	100.0 m <sup>2</sup> per <i>dwelling unit</i>
Minimum <i>Servicing – principal uses</i>	<i>community sanitary sewer system and community water system</i>

**9.5.4 Subdivision Regulations**

<b>Subject</b>	<b>Regulation or Requirement</b>
Minimum <i>Lot Area</i>	0.5 ha

Minimum Servicing	<i>lots less than 2.0 ha - community sanitary sewer system and community water system</i>
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**9.5.5 Conditions of Use**

*Temporary Tourist Accommodation;*

Is not permitted in those area shown on Schedule E – Hemlock Valley

*Not for Legal Purposes*

**9.6**

MANUFACTURED HOME PARK	MHP
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**Intent**

The Manufactured Home Park (MHP) zone is intended for *Manufactured Home Parks*.

**9.6.1 Permitted Uses**

The following *principal uses* are permitted:

- Manufactured Home Park;*
- Residential use of manufactured homes.*

The following *accessory uses* are permitted:

- Accessory Employee Residential;*
- Home Occupation.*

**9.6.2 Site-Specific Uses**

None.

**9.6.3 Development Regulations**

Subject	Requirement or Regulation
Maximum Density	Twenty (20) <i>manufactured homes</i> per ha
Maximum Density - Accessory Employee Residential	One (1) <i>dwelling unit</i> in a <i>single detached dwelling</i> per <i>manufacture home park</i>
Minimum Site Area	2.0 ha – <i>Manufactured Home Park</i> 348.0 m <sup>2</sup> - <i>single-wide manufactured home site</i> 418.0 m <sup>2</sup> - <i>double-wide manufactured home site</i>
Minimum <i>manufactured home site width</i>	12.0 m
Minimum <i>Setback – Front</i>	4.6 m
Minimum <i>Setback – Between Manufactured Homes</i>	6.0 m
Minimum <i>Setback – Exterior-Side</i>	4.6 m
Maximum <i>Height</i>	7.6 m

**9.6.4 Subdivision Regulations**

Subject	Requirement or Regulation
Minimum <i>Lot Area</i>	348.0m <sup>2</sup>

### 9.6.5 Conditions of Use

#### *Manufactured Home Park:*

Requires *Common Amenity and Recreation Facilities* with a *gross floor area* of at least 111.5 m<sup>2</sup> plus 0.9 m<sup>2</sup> for each *manufactured home* in excess of 30, to provide social or recreational opportunities to residents, if including thirty (30) or more *manufactured homes*;

Must not involve the commercial sale of *manufactured homes*;

#### *Open Space:*

At least 1000m<sup>2</sup> per ha must be reserved for *open space*;

Must not contain *buildings* or *structures* other than playgrounds;

#### Signs are permitted for the following:

Indicating the name of a *Manufactured Home Park* and the sale of *lots* to a maximum area of 3.7 m<sup>2</sup> at the main entrance.

Indicating the name of the occupant and address of a *manufactured home* on each *lot*;

Indicating *Common Amenity and Recreation Facilities* services within the *Manufactured Home Park*;

Indicating the vehicular entrance and exit of the *Manufactured Home Park*;

Providing pedestrian and vehicular directional and regulatory information;

#### Landscaping:

Is required for all areas of a *Manufactured Home Park* not occupied as a *manufactured home site* or by an *accessory residential dwelling unit*, or used as a required off-street parking area or *common amenity and recreation facility*;

## 9.7

PRIVATE RESIDENTIAL DEVELOPMENT 1	PRD-1
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### Intent

The Private Residential Development 1 (PRD-1) zone is for *Private Residential Developments* that offer private resort or outdoor recreational amenities.

### 9.7.1 Permitted Uses

The following *principal uses* are permitted:

*Private Residential Development.*

The following *accessory uses* are permitted:

*Secondary Suite.* [Byl#1728, 2024]

### 9.7.2 Site-Specific Uses

None.

### 9.7.3 Development Regulations

Subject	Requirement or Regulation
Maximum <i>Density</i>	One (1) <i>dwelling unit</i> in a <i>single detached dwelling</i> per lot
Maximum <i>Density</i>	One (1) <i>dwelling unit</i> per 0.4 ha
Maximum <i>Density – Secondary Suite</i>	One (1) <i>dwelling unit</i> per lot [Byl#1728, 2024]
Minimum <i>Site Area</i>	2.0 ha – <i>Private Residential Development</i>
Minimum <i>Setback – Front</i>	6.0 m
Minimum <i>Setback – Exterior-Side</i>	4.6 m
Minimum <i>Setback – Interior-Side</i>	2.1 m
Minimum <i>Setback – Rear</i>	7.6 m
Minimum <i>Setback – Between Buildings</i>	4.2 m
Maximum <i>Gross Floor Area</i>	45.0 m <sup>2</sup> - <i>accessory buildings or structures</i> per lot
Maximum <i>Height</i>	10.0 m – <i>principal buildings</i> 5.0 m – <i>accessory buildings or structures</i>

### 9.7.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum <i>Lot Area</i>	no minimum
Minimum <i>Servicing</i>	<i>lots</i> equal to or greater than 2000m <sup>2</sup> - <i>community water system</i>

	<i>lots less than 2000m<sup>2</sup> - community sanitary sewer system and community water system</i>
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### 9.7.5 Conditions of Use

#### *Screening:*

All areas for storage, garbage disposal, or septic disposal require landscaping sufficient to screen the areas from *dwelling units* within and all *lots* that adjoin the *Private Residential Development*;

A buffer area with a minimum width of 6.0 m must adjoin all boundaries of a *Private Residential Development*;

No development or *use* is permitted within the buffer area except *highways* or driveways that cross at right angles as nearly as practicable;

The maximum *height* of a *fence* is 1.2 m within a *front yard* and 2.0 m elsewhere in the *Private Residential Development*;

#### *Open Space:*

At least 1000m<sup>2</sup> per ha of the *Private Residential Development* must be *open space*;

#### *Signage:*

Is not permitted within the PRD-1 zone.

**9.8****PRIVATE RESIDENTIAL DEVELOPMENT 2****PRD-2****Intent**

The Private Residential Development 2 (PRD-2) zone is for *Private Residential Developments* that offer private resort or outdoor recreational amenities.

**9.8.1 Permitted Uses**

The following *principal uses* are permitted:

*Private Residential Development.*

The following *accessory uses* are permitted:

*Home Occupation;*

*Secondary Suite.* [Byl#1728, 2024]

**9.8.2 Site-Specific Uses**

None.

**9.8.3 Development Regulations**

Subject	Requirement or Regulation
Maximum <i>Density</i>	One (1) <i>dwelling unit</i> in a <i>single detached dwelling</i> per <i>lot</i>
Maximum <i>Density – Secondary Suite</i>	One (1) <i>dwelling unit</i> per <i>lot</i> [Byl#1728, 2024]
Minimum <i>Setback – Front</i>	6.0 m
Minimum <i>Setback – Exterior-Side</i>	4.5 m
Minimum <i>Setback – Interior-Side</i>	2.1 m
Minimum <i>Setback – Rear</i>	7.6 m
Maximum <i>Height</i>	10.0 m – <i>principal building</i> 5.0 m – <i>accessory buildings or structures</i> 12.0 m – <i>amenity buildings or structures</i>
Minimum <i>Gross Floor Area</i>	80.0 m <sup>2</sup> – <i>principal building</i>
Maximum <i>Gross Floor Area</i>	45.0 m <sup>2</sup> – <i>accessory building</i>
Maximum <i>Lot Coverage</i>	40%

**9.8.4 Subdivision Regulations**

Subject	Requirement or Regulation
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Minimum Lot Area	575.0 m <sup>2</sup>
Minimum Servicing	Community sanitary sewer system and community water system

### 9.8.5 Conditions of Use

Amenity buildings and structures require the following minimum setbacks:

9.0 m from any lot line;

6.0 m from any lot line if the structure is an entrance gate or fountain;

Common Amenity and Recreation Facilities:

Are required, with a minimum area of 1000m<sup>2</sup> per ha of the Private Residential Development;

Dwelling Units:

Require a minimum width of 6.0 m;

Screening:

A buffer area with a minimum width of 7.6 m must adjoin all boundaries of a Private Residential Development;

No development or use is permitted within the buffer area except driveways that cross at right angles as nearly as practicable;

The maximum height of a fence is 1.2 m within a front yard and 2.0 m elsewhere in the Private Residential Development;

All areas for storage, garbage disposal, or community sanitary sewer systems require landscaping sufficient to screen the areas from dwelling units within and all lots that adjoin the Private Residential Development;

Signage:

One (1) sign with a maximum height of 1.8 m and maximum area of 3.0 m<sup>2</sup> is permitted at the main entrance of the Private Residential Development.

**9.9****PRIVATE RESIDENTIAL DEVELOPMENT 3****PRD-3****Intent**

The Private Residential Development 3 (PRD-3) zone is for *Private Residential Developments* that offer private resort or outdoor recreational amenities.

**9.9.1 Permitted Uses**

The following *principal uses* are permitted:

*Private Residential Development.*

The following *accessory uses* are permitted:

*Accessory Employee Residential;*

*Home Occupation;*

*Secondary Suite.* [Byl#1728, 2024]

**9.9.2 Site-Specific Uses**

None.

**9.9.3 Development Regulations**

<b>Subject</b>	<b>Requirement or Regulation</b>
Maximum Density - Residential	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density - Accessory Employee Residential	One (1) dwelling unit in a single detached dwelling
Maximum Density - Secondary Suite	One (1) dwelling unit per lot [Byl#1728, 2024]
Minimum Site Area	4.0 ha - Private Residential Development
Minimum Setback - Front	4.0 m - dwelling unit 6.0 m - garages 2.0 m - porches and verandas
Minimum Setback - Interior-Side	2.0 m - dwelling unit
Minimum Setback - Rear	7.6 m - dwelling unit 4.0 m - garages 3.0 m - porches and verandas
Minimum Setback - Exterior-Side	3.5 m - dwelling unit 3.5 m - garages 2.0 m - porches and verandas
Maximum Height	10.0 m - dwelling unit 5.0 m - accessory buildings or structures

	12.0 m – amenity <i>buildings or structures</i>
Minimum <i>Gross Floor Area</i>	80.0 m <sup>2</sup> - <i>dwelling unit</i>
Maximum <i>Gross Floor Area</i>	45.0 m <sup>2</sup> - <i>accessory building or structures</i>
Maximum <i>Lot Coverage</i>	45%

#### 9.9.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum <i>Lot Area</i>	370.0 m <sup>2</sup>
Minimum Servicing	<i>Community sanitary sewer system and community water system</i>

#### 9.9.5 Conditions of Use

##### *Common Amenity and Recreation Facilities:*

Must be provided for the exclusive use of residents of the *Private Residential Development* and their guests;

Must be a minimum area of 2000m<sup>2</sup> per ha of the *Private Residential Development*

Must include a minimum indoor area of 2.0 m<sup>2</sup> per lot;

May Include:

Clubhouses or recreation *buildings*;

Outdoor recreation facilities;

Storage areas;

Special feature *structures*;

*Open space*;

Excludes buffer areas and utility *buildings*;

Common amenity *Buildings and Structures* require the following minimum setbacks:

9.0 m from any *lot line*;

6.0 m from any *lot line* if the *structure* is an entrance gate or fountain;

2.0 m from any *lot line* if the *building or structure* is less than 20.0 m<sup>2</sup> in *gross floor area*;

##### *Dwelling Units:*

Require a minimum width of 6.0 m;

*Accessory Employee Residential:*

Is limited to one (1) *dwelling unit* a *single detached dwelling* within a *Private Residential Development*;

Is only permitted within a *Private Residential Development* with at least 80 *dwelling units*;

Must be accessory to the operation of the *Common Amenity and Recreation Facilities* of the *Private Residential Development*;

*Screening:*

A buffer area with a minimum width of 7.6 m must adjoin all boundaries of a *Private Residential Development*;

No development or *use* is permitted within the buffer area except driveways that cross at right angles as nearly as practicable;

The maximum *height* of a *fence* is 1.2 m within a *front yard* and 2.0 m elsewhere in the *Private Residential Development*;

All areas for storage, garbage disposal, or *community sanitary sewer systems* require landscaping sufficient to screen the areas from *dwelling units* within and all *lots* that adjoin the *Private Residential Development*;

*Signage:*

One (1) sign with a maximum *height* of 1.8 m and maximum area of 3.0 m<sup>2</sup> is permitted at the main entrance of the *Private Residential Development*.

**9.10****PRIVATE RESIDENTIAL DEVELOPMENT 4****PRD-4****Intent**

The Private Residential Development 4 (PRD-4) zone is for *Multi-Family Resort Residential Use* that offers private resort or outdoor recreational amenities.

**9.10.1 Permitted Uses**

The following *principal uses* are permitted:

*Multi-Family Resort Residential.*

The following *accessory uses* are permitted:

*Secondary Suite.* [Byl#1728, 2024]

**9.10.2 Site-Specific Uses**

None.

**9.10.3 Development Regulations**

<b>Subject</b>	<b>Requirement or Regulation</b>
Maximum <i>Density</i>	One (1) <i>dwelling unit</i> per 140.0 m <sup>2</sup> of <i>lot area</i> to a maximum of 25 <i>dwelling units</i> per <i>lot</i>
Maximum <i>Density – Secondary Suite</i>	One (1) <i>dwelling unit</i> per <i>lot</i> [Byl#1728, 2024]
Minimum <i>Setback – Front</i>	7.6 m – <i>principal building</i> 4.6 m – <i>accessory buildings or structures</i>
Minimum <i>Setback – Exterior-Side</i>	7.6 m – <i>principal building</i> 4.6 m – <i>accessory buildings or structures</i>
Minimum <i>Setback – Interior-Side</i>	2.1 m – <i>principal building</i> 0.9 m – <i>accessory buildings or structures</i>
Minimum <i>Setback – Rear</i>	6.0 m – <i>principal building</i> 1.5 m – <i>accessory buildings or structures</i>
Maximum <i>Height</i>	15.0 m – <i>principal building</i> 5.0 m – <i>accessory buildings or structures</i>
Minimum <i>Gross Floor Area</i>	80.0 m <sup>2</sup> - <i>principal building</i>
Maximum <i>Gross Floor Area</i>	45.0 m <sup>2</sup> per <i>lot</i> - <i>accessory buildings or structures</i>
Maximum <i>Lot Coverage</i>	30%

**9.10.4 Subdivision Regulations**

Subject	Requirement or Regulation
Minimum <i>Lot Area</i>	2.0 ha
Minimum Servicing	<i>Community sanitary sewer system and community water system</i>

### 9.10.5 Conditions of Use

Common Amenity Areas:

Must be provided for *Multi-Family Resort Residential buildings*;

Require a minimum area of 200.0 m<sup>2</sup>;

Private Amenity Areas:

Must be provided for each *dwelling unit*;

Require a minimum area of 5.0 m<sup>2</sup> for each *dwelling unit*;

Signage:

One (1) sign with a maximum *height* of 1.8 m and maximum area of 3.0 m<sup>2</sup> is permitted at the main entrance of a *Multi-Family Resort Residential* development.

**9.11****RESIDENTIAL AND RECREATIONAL ASSEMBLY****RRA****Intent**

The Residential and Recreational Assembly (RRA) zone is for a range of *Residential, Tourist Accommodation*, and recreational uses.

**9.11.1 Permitted Uses**

The following *principal uses* are permitted:

*Assembly;*

*Campground;*

*Community Care;*

*Farm* (excluding Electoral Area D; Permitted only on lands designated Agricultural Land Reserve (ALR) in Electoral Area C); [Byl#1807, 2025]

*Golf Course;*

*Institutional;*

*Intensive Farm* (excluding Electoral Area D); [Byl#1807, 2025]

*Intensive Swine Operation* (excluding Electoral Areas D, E and H); [Byl#1807, 2025]

*Micro Cannabis Production Facility* (Electoral Area A only); [Byl#1723,2023]

*Natural Camping Ground;*

*Outdoor Recreation;*

*Residential;*

*Resource Extraction* (Electoral Area A only);

*River Rafting Terminus;*

*Tourist Accommodation;*

*Vacation Resort.*

The following *accessory uses* are permitted:

*Accessory Employee Residential;*

*Accessory Retail;*

*Artisan-Craft Workshop;*

*Boarding;*

*Cottage Industry;*

*Equipment Shop;*

*Home Occupation;*  
*Outdoor Storage;*  
*Produce Sales;*  
*Secondary Suite. [Byl#1728, 2024]*

### 9.11.2 Site-Specific Uses

None.

### 9.11.3 Development Regulations

Subject	Requirement or Regulation
Maximum Density - Residential	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density - Accessory Employee Residential	One (1) dwelling unit within a principal building per lot
Maximum Density – Camping Sites	15 camping sites per ha
Maximum Density – Secondary Suite	One (1) dwelling unit per lot [Byl#1728, 2024]
Minimum Setback – Front	7.6 m
Minimum Setback – Exterior-Side	7.6 m
Minimum Setback – Interior-Side	6.0m
Minimum Setback – Rear	7.6 m
Minimum Setback – Between Buildings	3.0 m
Maximum Height	12.0 m
Maximum Lot Coverage	20%
Minimum Site Area	0.07 ha - Artisan-Craft Workshop 0.4 ha – Accessory Employee Residential, Farm 1.0 ha – Cottage Industry, Campground 2.0 ha – Tourist Accommodation, Equipment Shop, Natural Camping Ground, River Rafting Terminus, Assembly, Institutional 4.0 ha – Outdoor Recreation, Golf Course 8.0 ha – Community Care, Vacation Resort

### 9.11.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum Lot Area	8.0 ha

### 9.11.5 Conditions of Use

*Accessory Employee Residential:*

Must be located within a *principal building*;

Must be separated from the *principal use* by a floor or walls;

Must have a separate entrance from the *principal use*;

Must not exceed a *gross floor area* of 74.0 m<sup>2</sup>;

Requires a minimum *site area* of 700.0 m<sup>2</sup> when accessory to a *Campground*

*Vacation Resort:*

Must not be located within the Agricultural Land Reserve;

*Outdoor Storage:*

May only involve storage of equipment or material used on the *lot*;

*Accessory Office Space:*

Must not exceed 5% of the *gross floor area* of the *principal use*;

*Accessory Retail:*

Is permitted at one (1) location on a *lot*;

Must not exceed a *gross floor area* of 140.0 m<sup>2</sup>;

*Screening:*

The maximum *height* of a *fence* is 1.8 m;

*Signage:*

Must not exceed 3.0 m<sup>2</sup> in area per *lot*.

**9.12**

RESORT RESIDENTIAL-1	RST-1
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**Intent**

The Resort Residential 1 (RST-1) zone is for *Residential Use*.

**9.12.1 Permitted Uses**

The following *principal uses* are permitted:

*Residential.*

The following *accessory uses* are permitted:

*Home Occupation;*

*Secondary Suite.* [Byl#1728, 2024]

**9.12.2 Site-Specific Uses**

None.

**9.12.3 Development Regulations**

Subject	Requirement or Regulation
Maximum Density – Residential	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density – Secondary Suite	One (1) dwelling unit per lot [Byl#1728, 2024]
Minimum Setback – Front	6.0 m
Minimum Setback – Exterior-Side	6.0 m
Minimum Setback – Interior-Side	1.5 m
Minimum Setback – Rear	6.0 m
Maximum Height	11.0 m
Maximum Lot Coverage	40%

**9.12.4 Subdivision Regulations**

Subject	Requirement or Regulation
Minimum Lot Area	2.0 ha

**9.12.5 Conditions of Use**

None.

**9.13**

<b>RESORT RESIDENTIAL 2</b>	<b>RST-2</b>
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**Intent**

The Resort Residential (RST-2) zone is for *Residential Use*.

**9.13.1 Permitted Uses**

The following *principal uses* are permitted:

*Holiday Home;*

*Residential;*

The following *accessory uses* are permitted:

*Home Occupation;*

*Secondary Suite.* [Byl#1728, 2024]

**9.13.2 Site-Specific Uses**

None.

**9.13.3 Development Regulations**

<b>Subject</b>	<b>Requirement or Regulation</b>
Maximum Density – Residential	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density – Holiday Home	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density – Secondary Suite	One (1) dwelling unit per lot [Byl#1728, 2024]
Minimum Setback – Front	6.0 m
Minimum Setback – Exterior-Side	6.0 m
Minimum Setback – Interior-Side	1.5 m
Minimum Setback – Rear	6.0 m
Maximum Height	11.0 m
Maximum Lot Coverage	40%

**9.13.4 Subdivision Regulations**

<b>Subject</b>	<b>Requirement or Regulation</b>
Minimum Lot Area	2.0 ha

**9.13.5 Conditions of Use**

None.

*Not for Legal Purposes*

**9.14**

<b>RURAL RESIDENTIAL 1</b>	<b>RR-1</b>
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**Intent**

The Rural Residential 1 (RR-1) zone is for *Farm, Institutional, and Residential Use* on lots that are serviced by a *community water system*.

**9.14.1 Permitted Uses**

The following *principal uses* are permitted:

- Farm;*
- Institutional* (excluding Electoral Areas C, F, and G);
- Residential;*

The following *accessory uses* are permitted:

- Accessory Dwelling Unit* [Byl#1728, 2024]
- Accessory Personal Care Residential;*
- Accessory Employee Residential* (excluding Electoral Areas C, F, and G);
- Artisan-Craft Workshop* (Electoral Area D only);
- Bed and Breakfast* (Electoral Areas E and H only);
- Boarding* (excluding Electoral Areas D);
- Home Occupation;*
- Produce Sales;*
- Secondary Suite* [Byl#1728, 2024]

**9.14.2 Site-Specific Uses**

None.

**9.14.3 Development Regulations**

<b>Subject</b>	<b>Requirement or Regulation</b>
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Maximum Density - Residential	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite	One (1) dwelling unit per lot [Byl#1692, 2023]
Maximum Density - Accessory Employee Residential	One (1) dwelling unit in a single detached dwelling per lot
Minimum Setback – Front	4.6 m
Minimum Setback – Exterior-Side	4.6 m
Minimum Setback – Interior-Side	1.5 m
Minimum Setback – Rear	6.0 m
Maximum Height	11.0 m 9.0 m – Accessory Dwelling Unit [Byl#1692, 2023]
Maximum Lot Coverage	40%

#### 9.14.4 Subdivision Regulations

##### Electoral Areas A and B

Subject	Requirement or Regulation
Minimum Lot Area	0.4 ha

##### Electoral Areas C, F and G

Subject	Requirement or Regulation
Minimum Lot Area	0.5 ha
Minimum Servicing	community water system

##### Electoral Area D

Subject	Requirement or Regulation
Minimum Lot Area	0.4 ha

##### Electoral Area E and H

Subject	Requirement or Regulation
Minimum Lot Area	0.5 ha

#### 9.14.5 Conditions of Use

Farm:

In Electoral Area C, F, G, the farming of *livestock* is only permitted on a *lot area* greater than 1.0 ha to a maximum *density* of four (4) *livestock* per ha.

*Accessory Employee Residential:*

Must be accessory to a *Farm*.

Not for Legal Purposes

**9.15**

<b>RURAL RESIDENTIAL 2</b>	<b>RR-2</b>
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**Intent**

The Rural Residential 2 (RR-2) zone is for *Farm, Institutional, and Residential Use*.

**9.15.1 Permitted Uses**

The following *principal uses* are permitted:

*Farm;*

*Institutional* (excluding Electoral Area C, F, and G);

*Residential.*

The following *accessory uses* are permitted:

*Accessory Dwelling Unit* [Byl#1728, 2024]

*Accessory Personal Care Residential;*

*Accessory Employee Residential;*

*Artisan-Craft Workshop;*

*Boarding;*

*Home Occupation;*

*Produce Sales;*

*Secondary Suite* [Byl#1728, 2024]

**9.15.2 Site-Specific Uses**

None.

**9.15.3 Development Regulations**

<b>Subject</b>	<b>Requirement or Regulation</b>
Maximum Density - Residential	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite	One (1) dwelling unit per lot [Byl#1692, 2023]
Maximum Density - Accessory Employee Residential	One (1) dwelling unit in a single detached dwelling per lot
Minimum Setback – Front	6.0 m
Minimum Setback – Exterior-Side	6.0 m

Minimum <i>Setback – Interior-Side</i>	1.5 m
Minimum <i>Setback – Rear</i>	6.0 m
Maximum <i>Height</i>	11.0 m 9.0 m – <i>Accessory Dwelling Unit</i> [Byl#1692, 2023]
Minimum <i>Site Area</i>	0.2 ha – <i>Artisan-Craft Workshop</i> 0.4 ha – <i>Farm</i> 0.25 ha – <i>Accessory Employee Residential</i>
Maximum <i>Lot Coverage</i>	40%

#### 9.15.4 Subdivision Regulations

##### Electoral Areas C, F, and G:

Subject	Requirement or Regulation
Minimum <i>Lot Area</i>	1.0 ha

##### All other Electoral Areas:

Subject	Requirement or Regulation
Minimum <i>Lot Area</i>	0.4 ha

#### 9.15.5 Conditions of Use

*Accessory Employee Residential:*

Must be accessory to a *Farm*.

*Farm:*

In Electoral Area C, F, G, the farming of *livestock* is only permitted on a *lot area* greater than 1.0 ha to a maximum *density* of four (4) *livestock* per ha.

**9.16**

SUBURBAN RESIDENTIAL 1	SBR-1
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**Intent**

The Suburban Residential 1 (SBR-1) zone is for *Residential Use* on lots at least 0.2 ha in lot area.

**9.16.1 Permitted Uses**

The following *principal uses* are permitted:

*Residential.*

The following *accessory uses* are permitted:

*Accessory Dwelling Unit* [Byl#1728, 2024]

*Boarding;*

*Home Occupation;*

*Secondary Suite* [Byl#1728, 2024]

**9.16.2 Site-Specific Uses**

None.

**9.16.3 Development Regulations**

Regulation	Requirement
Maximum Density – Residential	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density – Accessory Dwelling Unit, Secondary Suite	One (1) dwelling unit per lot [Byl#1692, 2023]
Minimum Setback – Front	7.6 m
Minimum Setback – Exterior-Side	7.6 m
Minimum Setback – Interior-Side	2.1 m – principal building 0.9 m – accessory buildings or structures
Minimum Setback – Rear	7.6 m – principal building 3.0 m – accessory buildings or structures
Maximum Height	10.0 m – principal building 9.0 m – Accessory Dwelling Unit [Byl#1692, 2023] 5.0 m – accessory buildings or structures

**9.16.4 Subdivision Regulations**

Subject	Requirement or Regulation
Minimum <i>Lot Area</i>	0.2 ha

### 9.16.5 Conditions of Use

*Fence:*

The maximum *height* of a *fence* is 1.2 m within the *front yard* and 2.0 m in any other *yard*.

*Boarding:*

The maximum number of permitted boarders is two (2).

Not for Legal Purposes

**9.17**

<b>SUBURBAN RESIDENTIAL 2</b>	<b>SBR-2</b>
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**Intent**

The Suburban Residential 2 (SBR-2) zone is for *Residential Use* on lots at least 0.11 ha in lot area with servicing.

**9.17.1 Permitted Uses**

The following *principal uses* are permitted:

*Residential;*

The following *accessory uses* are permitted:

*Accessory Dwelling Unit* [Byl#1728, 2024]

*Boarding;*

*Home Occupation;*

*Farm;*

*Secondary Suite* [Byl#1728, 2024]

**9.17.2 Site-Specific Uses**

None.

**9.17.3 Development Regulations**

Subject	Requirement or Regulation
Maximum Density – Residential	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density – Accessory Dwelling Unit, Secondary Suite	One (1) dwelling unit per lot [Byl#1692, 2023]
Minimum Setback – Front	7.6 m
Minimum Setback – Exterior-Side	4.5 m
Minimum Setback – Interior-Side	2.1 m – principal building 0.9 m – accessory buildings or structures
Minimum Setback – Rear	7.6 m – principal building 3.0 m – accessory buildings or structures
Maximum Height	10.0 m – principal building 9.0 m – Accessory Dwelling Unit [Byl#1692, 2023] 5.0 m – accessory buildings or structures
Maximum Lot Coverage	25%

Maximum <i>Gross Floor Area</i>	45.0 m <sup>2</sup> - <i>accessory buildings or structures</i>
Minimum <i>Site Area</i>	0.4047 ha - <i>Farm</i>

#### 9.17.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum <i>Lot Area</i>	1100 m <sup>2</sup>

#### 9.17.5 Conditions of Use

*Farm:*

Is limited to the keeping of farm animals for the sole *use* of the resident of a *lot*.

*Boarding:*

The maximum number of permitted boarders is two (2).

Not for Legal Purposes

**9.18**

SUBURBAN RESIDENTIAL 3	SBR-3
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**Intent**

The Suburban Residential 3 (SBR-3) zone is for *Residential Use* on fully serviced *lots* at least 800.0 m<sup>2</sup> in *lot area*.

**9.18.1 Permitted Uses**

The following *principal uses* are permitted:

*Residential;*

The following *accessory uses* are permitted:

*Accessory Dwelling Unit* [Byl#1728, 2024]

*Boarding;*

*Home Occupation;*

*Secondary Suite* [Byl#1728, 2024]

**9.18.2 Site-Specific Uses**

None.

**9.18.3 Development Regulations**

Subject	Requirement or Regulation
Maximum Density - Residential	One (1) <i>dwelling unit</i> in a <i>single detached dwelling</i> per lot
Maximum Density – Accessory Dwelling Unit, Secondary Suite	One (1) <i>dwelling unit</i> per lot [Byl#1692, 2023]
Minimum Setback – Front	7.6 m
Minimum Setback – Exterior-Side	4.5 m
Minimum Setback – Interior-Side	2.1 m – <i>principal building</i> 0.9 m – <i>accessory buildings or structures</i>
Minimum Setback – Rear	7.6 m – <i>principal building</i> 3.0 m – <i>accessory buildings or structures</i>
Maximum Height	10.0 m – <i>principal building</i> 9.0 m – <i>Accessory Dwelling Unit</i> [Byl#1692, 2023] 5.0 m – <i>accessory buildings or structures</i>
Maximum Lot Coverage	40%
Maximum Gross Floor Area	45.0 m <sup>2</sup> - <i>accessory buildings or structures</i>
Minimum Gross Floor Area	120.0 m <sup>2</sup> - <i>Residential Use</i>

Minimum Building Envelope	All lots must have a minimum building envelope of no less than 12m by 15m within the required setbacks.
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#### 9.18.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum <i>Lot Area</i>	800.0 m <sup>2</sup>
Minimum Servicing	<i>community sanitary sewer system and community water system</i>

#### 9.18.5 Conditions of Use

*Advertising:*

The maximum area of permitted *Advertising* signage is 0.25 m<sup>2</sup> per lot.

*Fence:*

The maximum *height* of a *fence* is 1.2 m within the *front yard* and 2.0 m in any other *yard*.

*Boarding:*

The maximum number of permitted boarders is two (2).

Not for Legal Purposes

**9.19**

<b>URBAN RESIDENTIAL 1</b>	<b>UR-1</b>
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**Intent**

The Urban Residential 1 (UR-1) zone is for *Residential Use* on fully serviced *lots* at least 557.0 m<sup>2</sup> in *lot area* or *lots* without full servicing that are at least 1.2 ha in *lot area*.

**9.19.1 Permitted Uses**

The following *principal uses* are permitted:

*Residential;*

*Duplex* (Electoral Area B only).

The following *accessory uses* are permitted:

*Accessory Dwelling Unit* [Byl#1728, 2024]

*Bed and Breakfast;*

*Boarding;*

*Home Occupation;*

*Secondary Suite* [Byl#1728, 2024]

**9.19.2 Site-Specific Uses**

None.

**9.19.3 Development Regulations**

Subject	Requirement or Regulation
Maximum Density – Residential, Duplex	One (1) dwelling unit in a single detached dwelling per lot or Two (2) dwelling units in a duplex per lot
Maximum Density – Accessory Dwelling Unit, Secondary Suite	One (1) dwelling unit per lot [Byl#1692, 2023]
Minimum Setback – Front	4.6 m
Minimum Setback – Exterior-Side	4.6 m
Minimum Setback – Interior-Side	2.1 m – principal building 1.0 m – accessory buildings or structures
Minimum Setback – Rear	6.0 m – principal building 1.5 m – accessory buildings or structures
Maximum Height	7.75 m – principal building (Electoral Areas E, and H)

	10.75 m – <i>principal building</i> (All other Electoral Areas) 9.0 m – <i>Accessory Dwelling Unit</i> [Byl#1692, 2023] 5.0 m – <i>accessory buildings or structures</i>
Maximum <i>Lot Coverage</i>	40%

#### 9.19.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum <i>Lot Area</i>	557 m <sup>2</sup>
Minimum Servicing	<i>lots less than 1858 m<sup>2</sup> - community sanitary sewer system and community water system</i> <i>lots less than 1.2 ha - community water system</i>

#### 9.19.5 Conditions of Use

*Boarding:*

The maximum number of permitted boarders per *dwelling unit* is two (2).

**9.20**

<b>URBAN RESIDENTIAL 2</b>	<b>UR-2</b>
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**Intent**

The Urban Residential 2 (UR-2) zone is for *Residential Use* on fully serviced *lots* at least 0.2 ha in *lot area* or *lots* without full servicing that are at least 2.0 ha in *lot area*.

**9.20.1 Permitted Uses**

The following *principal uses* are permitted:

*Residential;*

The following *accessory uses* are permitted:

*Accessory Dwelling Unit* [Byl#1728, 2024]

*Accessory Personal Care Residential;*

*Bed and Breakfast;*

*Boarding;*

*Farm;*

*Home Occupation;*

*Secondary Suite* [Byl#1728, 2024]

**9.20.2 Site-Specific Uses**

None.

**9.20.3 Development Regulations**

<b>Subject</b>	<b>Requirement or Regulation</b>
Maximum Density - Residential	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite	One (1) dwelling unit per lot [Byl#1692, 2023]
Minimum Setback – Front	4.6 m
Minimum Setback – Exterior-Side	4.6 m
Minimum Setback – Interior-Side	1.5 m – principal building 1.0 m – accessory buildings or structures
Minimum Setback – Rear	6.0 m – principal building 1.5 m – accessory buildings or structures

Maximum <i>Height</i>	10.0 m – <i>principal building</i> 9.0 m – <i>Accessory Dwelling Unit</i> [Byl#1692, 2023] 5.0 m – <i>accessory buildings or structures</i>
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#### 9.20.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum <i>Lot Area</i>	0.2 ha
Minimum Servicing for lots less than 2.0 ha	<i>community water system</i>

#### 9.20.5 Conditions of Use

*Farm:*

Is limited to the keeping of farm animals for the sole *use* of the resident of a *lot*.

*Boarding:*

The maximum number of permitted boarders is two (2).

Not for Legal Purposes

**9.21**

<b>URBAN RESIDENTIAL 3</b>	<b>UR-3</b>
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**Intent**

The Urban Residential 3 (UR-3) zone is for *Residential Use in Single Detached Dwellings, Duplexes, or Manufactured Home Parks.*

**9.21.1 Permitted Uses**

The following *principal uses* are permitted:

- Residential;*
- Duplex;*
- Manufactured Home Park;*

The following *accessory uses* are permitted:

- Accessory Dwelling Unit [Byl#1728, 2024]*
- Accessory Personal Care Residential;*
- Boarding;*
- Home Occupation;*
- Secondary Suite [Byl#1728, 2024]*

**9.21.2 Site-Specific Uses**

None.

**9.21.3 Development Regulations**

Subject	Requirement or Regulation
Maximum Density – Residential, Duplex	One (1) dwelling unit in a single detached dwelling per lot or Two (2) dwelling units in a duplex per lot
Maximum Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite	One (1) dwelling unit per lot [Byl#1692, 2023]
Maximum Density – Manufactured Home Park	One (1) Mobile Home or Modular Home per lot in a manufactured home park
Minimum Setback – Front	4.6 m
Minimum Setback – Exterior-Side	4.5 m
Minimum Setback – Interior-Side	1.5 m – principal building 0.9 m – accessory buildings or structures

Minimum <i>Setback – Rear</i>	6.0 m – <i>principal building</i> 1.5 m – <i>accessory buildings or structures</i>
Minimum Separation – Between <i>Manufactured Homes</i>	6.0 m
Maximum <i>Height</i>	10.75 m 9.0 m – <i>Accessory Dwelling Unit</i> [Byl#1692, 2023]

#### 9.21.4 Subdivision Regulations

Where a *Single Detached Dwelling* is the *principal use*:

Subject	Requirement or Regulation
Minimum <i>Lot Area</i>	460m <sup>2</sup>
Minimum Servicing	<i>lots less than 695m<sup>2</sup> - community sanitary sewer system and community water system</i> <i>lots less than 0.8 ha - community water system</i>

Where a *Duplex* is the *principal use*:

Subject	Requirement or Regulation
Minimum <i>Lot Area</i>	695m <sup>2</sup>
Minimum Servicing	<i>lots less than 925m<sup>2</sup> - community sanitary sewer system and community water system</i> <i>lots less than 1 ha - community water system</i>

Where a *Manufactured Home Park* is the *principal use*:

Subject	Requirement or Regulation
Minimum <i>Lot Area</i>	0.8ha
Minimum Servicing	<i>community sanitary sewer system and community water system</i>

#### 9.21.5 Conditions of Use

*Boarding*:

Is limited to two (2) boarders per *lot*;

Is limited to one (1) boarder per *dwelling unit* in a *Duplex*.

**PART 10: COMMERCIAL ZONES**

**10.1**

<b>ALPINE SKI LODGE</b>	<b>ASL</b>
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**Intent**

The Alpine Ski Lodge (ASL) zone is for an *Alpine Ski Lodge*.

**10.1.1 Permitted Uses**

The following principal uses are permitted:

- Alpine Ski Lodge;*
- Parking Lot.*

The following accessory uses are permitted:

None.

**10.1.2 Site-Specific Uses**

None.

**10.1.3 Development Regulations**

Subject	Requirement or Regulation
Minimum <i>Setback – Front</i>	7.6 m
Minimum <i>Setback – Exterior-Side</i>	7.6 m
Minimum <i>Setback – Interior-Side</i>	7.6 m
Minimum <i>Setback – Rear</i>	7.6 m
Maximum <i>Height</i>	14.0 m
Maximum <i>Lot Coverage</i>	50%
Minimum <i>Servicing</i>	<i>community sanitary sewer system and community water system – Alpine Ski Lodge</i>

**10.1.4 Subdivision Regulations**

Subject	Requirement or Regulation
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Minimum <i>Lot Area</i>	0.2 ha
Minimum Servicing	<i>community sanitary sewer system and community water system</i>

### 10.1.5 Conditions of Use

*Advertising:*

The maximum area of permitted *Advertising* signage is 5.0 m<sup>2</sup> per *lot*;

*Off-Street Parking:*

Must be located within 200.0 m of an *Alpine Ski Lodge* if not located on the same *lot*.

*Screening*

Must be provided along all *lot lines* that adjoin a *Residential Use*;

Not for Legal Purposes

**10.2**

<b>COMMERCIAL 1</b>	<b>C-1</b>
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**Intent**

The Commercial 1 (C-1) zone is for *General Commercial Use*.

**10.2.1 Permitted Uses**

The following principal uses are permitted:

*General Commercial;*  
*Food Service;*  
*Assembly;*  
*Institutional;*  
*Recreational Entertainment Facility;*  
*Service Station;*  
*Temporary Commercial Amusement;*  
*Tourist Accommodation;*  
*Parking Lot;*  
*Residential.*

The following accessory uses are permitted:

*Artisan-Craft Workshop;*  
*Secondary Suite.* [Byl#1728, 2024]

**10.2.2 Site-Specific Uses**

None.

**10.2.3 Development Regulations**

<b>Subject</b>	<b>Requirement or Regulation</b>
Maximum Density - Residential	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density – Secondary Suite	One (1) dwelling unit per lot [Byl#1728, 2024]
Minimum Setback – Front	7.6 m
Minimum Setback – Exterior-Side	7.6 m
Minimum Setback – Interior-Side	3.0 m
Minimum Setback – Rear	6.0 m
Maximum Gross Floor Area	140.0 m <sup>2</sup> - General Commercial

	186.0 m <sup>2</sup> - <i>Artisan-Craft Workshop</i>
Maximum <i>Height</i>	11.0 m
Maximum <i>Lot Coverage</i>	35%

#### 10.2.4 Subdivision Regulations

##### Electoral Areas E and H

Subject	Requirement or Regulation
Minimum <i>Lot Area</i>	No minimum

##### All other Electoral Areas

Subject	Requirement or Regulation
Minimum <i>Lot Area</i>	0.19 ha

#### 10.2.5 Conditions of Use

##### *Advertising:*

The maximum area of permitted *Advertising* signage is 5.0 m<sup>2</sup> per lot;

##### *Food Service:*

Is limited to a seating capacity of 48 persons;

Permitted Uses except *Temporary Commercial Amusement* and *Parking Lot*:

Must be principally conducted within an enclosed *building* or *structure*.

##### *Screening:*

A uniform *fence* in good condition is required for *screening* where the C-1 zone adjoins a *Residential* zone;

The *fence* must be between 1.8 m and 2.4 m in *height*;

**10.3**

<b>COMMERCIAL 2</b>	<b>C-2</b>
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**Intent**

The Commercial 2 (C-2) zone is for *Alcoholic Beverage Service, Food Service, and General Commercial*.

**10.3.1 Permitted Uses**

The following principal uses are permitted:

*Food Service;*

*General Commercial;*

*Residential;*

*Parking Lot.*

The following accessory uses are permitted:

*Outdoor Storage;*

*Secondary Suite.* [Byl#1728, 2024]

**10.3.2 Site-Specific Uses**

*Alcoholic Beverage Service* is permitted at:

3696 Columbia Valley Road, PARCEL A SECTION 30 TOWNSHIP 25 NEW WESTMINSTER DISTRICT REFERENCE PLAN 71279 PID 003-493-474, and 8793 River Road South, PARCEL "A" (REFERENCE PLAN 1498) NORTH WEST QUARTER SECTION 29 TOWNSHIP 20 NEW WESTMINSTER DISTRICT, PID 013-418-670

**10.3.3 Development Regulations**

<b>Subject</b>	<b>Requirement or Regulation</b>
Maximum Density - Residential	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density – Secondary Suite	One (1) dwelling unit per lot [Byl#1728, 2024]
Minimum Setback – Front	6.0 m
Minimum Setback – Exterior-Side	6.0 m
Minimum Setback – Interior-Side	1.5 m 0.0 m – <i>Alcoholic Beverage Service, Food Service, and General Commercial</i> adjoining a <i>Commercial Use or Industrial Use</i>
Minimum Setback – Rear	6.0 m

Maximum <i>Height</i>	11.0 m
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#### 10.3.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum <i>Lot Area</i>	0.5 ha

#### 10.3.5 Conditions of Use

*Screening:*

A uniform *fence* in good condition is required for *screening* where the C-2 zone adjoins a Residential zone;

The *fence* must be between 1.8 m and 2.4 m in *height*;

Not for Legal Purposes

**10.4**

GATEWAY COMMERCIAL	GC
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**Intent**

The Gateway Commercial (GC) zone is for *General Commercial, Highway Commercial, Tourist Accommodation*, and *accessory uses* to serve the travelling public and day-to-day needs of the local community. The GC zone is located on major transportation routes and permitted uses are compatible with surrounding land uses.

**10.4.1 Permitted Uses**

The following principal uses are permitted:

- General Commercial;*
- Highway Commercial;*
- Tourist Accommodation.*

The following accessory uses are permitted:

- Accessory Employee Residential.*

**10.4.2 Site-Specific Uses**

None.

**10.4.3 Development Regulations**

Regulation	Requirement
Maximum Density - Accessory Employee Residential	One (1) dwelling unit within a principal building per lot
Minimum Setback – Front	6.0 m
Minimum Setback – Exterior-Side	6.0 m
Minimum Setback – Interior-Side	6.0 m
Minimum Setback – Rear	6.0 m
Maximum Floor Area Ratio	0.35
Minimum Gross Floor Area	70.0 m <sup>2</sup> - Accessory Employee Residential 23.0 m <sup>2</sup> per unit – Tourist Accommodation
Maximum Height	10.0 m 14.0 m - Tourist Accommodation
Maximum Lot Coverage	30%
Minimum Servicing	Community sanitary sewer system

**10.4.4 Subdivision Regulations**

Subject	Requirement or Regulation
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Minimum Lot Area	0.5 ha
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#### 10.4.5 Conditions of Use

*Accessory Employee Residential:*

Must be located within a *principal building*;

Must be separated from the *principal use* by walls or a floor;

Requires a separate entrance from the *principal use*;

*Advertising:*

The maximum area of permitted *Advertising* signage is 5.0 m<sup>2</sup> per lot;

Permitted Uses:

Require connection to a *community water system*.

Not for Legal Purposes

**10.5**

<b>HIGHWAY COMMERCIAL 1</b>	<b>HC-1</b>
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**Intent**

The Highway Commercial 1 (HC-1) zone is for *Highway Commercial* and *Tourist Accommodation*.

**10.5.1 Permitted Uses**

The following *principal uses* are permitted:

*Highway Commercial;*

*Tourist Accommodation;*

*Marina;*

*Campground.*

The following *accessory uses* are permitted:

*Accessory Employee Residential;*

*Alcoholic Beverage Service.*

**10.5.2 Site-Specific Uses**

None.

**10.5.3 Development Regulations**

Subject	Requirement or Regulation
Maximum Density - Accessory Employee Residential	One (1) dwelling unit in a single detached dwelling per lot; or One (1) dwelling unit within a principal building per lot
Minimum Setback – Front	7.6 m
Minimum Setback – Exterior-Side	7.6 m
Minimum Setback – Interior-Side	6.0 m
Minimum Setback – Rear	6.0 m
Minimum Gross Floor Area	22.2 m <sup>2</sup> per unit – <i>Tourist Accommodation</i>
Maximum Height	7.75 m

**10.5.4 Subdivision Regulations**

Subject	Requirement or Regulation
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Minimum Lot Area	0.1855 ha
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### 10.5.5 Conditions of Use

*Advertising:*

The maximum area of permitted *Advertising* signage is 5.0 m<sup>2</sup> per lot;

*Alcoholic Beverage Service:*

Must be accessory to *Tourist Accommodation*.

Not for Legal Purposes

**10.6**

<b>HIGHWAY COMMERCIAL 2</b>	<b>HC-2</b>
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**Intent**

The Highway Commercial 2 (HC-2) zone is for *Highway Commercial* and *Tourist Accommodation*.

**10.6.1 Permitted Uses**

The following *principal uses* are permitted:

- Highway Commercial;*
- Tourist Accommodation;*
- Marina;*
- Campground;*
- Outdoor Storage;*
- General Commercial;*
- Mini-Storage Facility;*
- Residential.*

The following *accessory uses* are permitted:

- Accessory Employee Residential;*
- Commercial Vehicle Parking;*
- Cottage Industry;*
- Home Occupation;*
- Sani-station/dump;*
- Secondary Suite.* [Byl#1728, 2024]

**10.6.2 Site-Specific Uses**

None.

**10.6.3 Development Regulations**

Subject	Requirement or Regulation
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Maximum Density - Residential	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density - Accessory Employee Residential	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density – Secondary Suite	One (1) dwelling unit per lot [Byl#1728, 2024]
Minimum Setback – Front	7.6 m
Minimum Setback – Exterior-Side	6.0 m 7.6 m - Campground
Minimum Setback – Interior-Side	6.0 m 7.6 m – Campground
Minimum Setback – Rear	6.0 m
Minimum Gross Floor Area	23.0 m <sup>2</sup> per unit – Tourist Accommodation
Maximum Gross Floor Area	140.0 m <sup>2</sup> – General Commercial
Maximum Height	10.0 m 4.5 m – Mini-Storage Facility 9.0 m – Accessory Employee Residential
Maximum Lot Coverage	35%
Minimum Site Area (no community sanitary sewer system and with no community water system and)	0.5 ha – Accessory Employee Residential, Residential Use 0.5 ha – Food Service 0.5 ha – All Other Permitted Uses
Minimum Site Area (with community water system and no community sanitary sewer system)	0.2 ha – Accessory Employee Residential, Residential Use 0.2 ha – Food Service 0.4 ha – All Other Permitted Uses
Minimum Site Area (with community sanitary sewer system and community water system)	800.0 m <sup>2</sup> – Accessory Employee Residential, Residential Use 800.0 m <sup>2</sup> – Tourist Information Service 0.1 ha – Food Service 0.1 ha – Sani-station/dump 0.2 ha – All Other Permitted Uses 0.4 ha – Campground
Minimum Frontage	45.0 m

#### 10.6.4 Subdivision Regulations

Subject	Regulation or Requirement
Minimum Lot Area	0.2 ha
Minimum Servicing	lots less than 0.4 ha - community sanitary sewer system and community water system lots less than 2.0 ha - community water system

#### 10.6.5 Conditions of Use

Campground:

All *buildings* and *structures* require a minimum *setback* of 10.0 m from the centre line of any *highway* or *driveway* within the *Campground*;

*Commercial Vehicle Parking:*

Is limited to the paved area of a *lot*;

Is limited to a *lot coverage* of 25%;

Is not permitted in the *front yard* of a *lot*;

*Mini-Storage Facility:*

Must be enclosed within a *building*;

Must be located not less than 100.0 m from an operating fire hydrant that is connected to a *community water system*;

Requires a minimum *setback* of 6.0 m and *screening* with minimum *height* of 2.0 m where adjoining a residential zone;

Requires a minimum area of 2.8 m<sup>2</sup> and maximum area of 28.0 m<sup>2</sup> for an individual storage unit;

Require a garbage waste container with a minimum *setback* of 6.0 m from a residential zone;

Requires all access to and from a *highway*.

*Advertising:*

The maximum area of permitted *Advertising* signage is 5.0 m<sup>2</sup> per *lot*;

**10.7**

HIGHWAY COMMERCIAL 3	HC-3
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**Intent**

The Highway Commercial 3 (HC-3) is for Commercial, *Tourist Accommodation*, and recreational *uses*.

**10.7.1 Permitted Uses**

The following *principal uses* are permitted:

*General Commercial*;

*Highway Commercial;*  
*Tourist Accommodation;*  
*Residential;*  
*Campground;*  
*River Rafting Terminus;*  
*Golf Course;*  
*Micro Cannabis Production Facility (excluding Electoral Area B), [Byl#1723, 2023]*  
*Institutional.*

The following *accessory uses* are permitted:

*Accessory Personal Care Residential;*  
*Accessory Employee Residential;*  
*Accessory Retail;*  
*Artisan-Craft Workshop;*  
*Boarding;*  
*Cottage Industry;*  
*Equipment Shop;*  
*Home Occupation;*  
*Secondary Suite. [Byl#1728, 2024]*

### 10.7.2 Site-Specific Uses

None.

### 10.7.3 Development Regulations

Subject	Requirement or Regulation
Maximum Density - Residential	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density - Accessory Personal Care Residential	One (1) dwelling unit in a manufactured home per lot
Maximum Density - Accessory Employee Residential	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density – Secondary Suite	One (1) dwelling unit per lot [Byl#1728, 2024]
Minimum Setback – Front	7.6 m
Minimum Setback – Exterior-Side	7.6 m
Minimum Setback – Interior-Side	6.0 m
Minimum Setback – Rear	6.0 m
Maximum Height	12.0 m

<p>Minimum Site Area</p>	<p>0.07 ha <i>Artisan-Craft Workshop</i>                  0.07 ha <i>Institutional</i>                  0.2 ha <i>Accessory Employee Residential</i>                  0.4 ha <i>Accessory Personal Care Residential</i>                  0.4 ha <i>Cottage Industry</i>;                  0.4 ha <i>Equipment Shop</i>                  0.4 ha <i>Food Service</i>                  0.4 ha <i>Campground</i>                  1.0 ha <i>Gas Station</i>                  1.0 ha <i>Tourist Accommodation</i>                  1.0 ha <i>River Rafting Terminus</i></p>
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**10.7.4 Subdivision Regulations**

Subject	Requirement or Regulation
Minimum Lot Area	1.0 ha

**10.7.5 Conditions of Use**

None.

**10.8**

<b>TOURIST COMMERCIAL</b>	<b>TC</b>
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**Intent**

The Tourist Commercial (TC) zone is for Commercial and *Tourist Accommodation uses*.

**10.8.1 Permitted Uses**

The following *principal uses* are permitted:

- Food Service;*
- Gas Station;*
- General Commercial;*
- Artisan-Craft Workshop;*
- Tourist Accommodation;*
- Display Garden;*
- Amusement Park;*
- Campground;*

*Golf Course;*

*Marina Use.*

The following *accessory uses* are permitted:

*Accessory Employee Residential;*

*Accessory Retail;*

### 10.8.2 Site-Specific Uses

None.

### 10.8.3 Development Regulations

Subject	Requirement or Regulation
Maximum Density - Accessory Employee Residential	One (1) <i>dwelling unit</i> within a <i>principal building</i> per lot
Minimum Setback – Front	7.6 m 0.75 m for every 0.3 m of <i>height</i> of any building or structure with a minimum of 7.6 m – <i>Amusement Park</i>
Minimum Setback – Exterior-Side	7.6 m 0.75 m for every 0.3 m of <i>height</i> of any building or structure with a minimum of 6.0 m – <i>Amusement Park</i>
Minimum Setback – Interior-Side	6.0 m 0.75 m for every 0.3 m of <i>height</i> of any building or structure with a minimum of 6.0 m – <i>Amusement Park</i>
Minimum Setback – Rear	6.0 m 0.75 m for every 0.3 m of <i>height</i> of any building or structure with a minimum of 6.0 m – <i>Amusement Park</i>
Maximum Floor Area Ratio	0.35
Maximum Gross Floor Area	140.0 m <sup>2</sup> - <i>Accessory Retail</i> 186.0 m <sup>2</sup> - <i>Artisan-Craft Workshop</i>
Minimum Gross Floor Area	70.0 m <sup>2</sup> - <i>Accessory Employee Residential</i>

Maximum <i>Height</i>	10.0 m
Maximum <i>Lot Coverage</i>	25%
Minimum <i>Lot Area</i>	4.0 ha – <i>Amusement Park</i>

#### 10.8.4 Subdivision Regulations

Subject	Regulation or Requirement
Minimum <i>Lot Area</i>	2.0 ha
Minimum Servicing for <i>lots</i> less than 4.0 ha	<i>community sanitary sewer system and community water system</i>

#### 10.8.5 Conditions of Use

*Accessory Employee Residential:*

Must be located within a *principal building*;

Must be separated from the *principal use* by walls or a floor;

Requires a separate entrance from the *principal use*;

*Food Service:*

Must not exceed a seating capacity of 48 persons.

*Advertising:*

The maximum area of permitted *Advertising* signage is 5.0m<sup>2</sup> per *lot*.

## PART 11: INDUSTRIAL ZONES

### 11.1

VEHICLE RECYCLING	VR
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#### Intent

The Vehicle Recycling (VR) zone is for *Vehicle Recycling* that is carried out in an orderly manner at appropriate locations.

#### 11.1.1 Permitted Uses

The following *principal uses* are permitted:

*Vehicle Recycling.*

The following *accessory uses* are permitted:

*Accessory Employee Residential;*

*Accessory Retail;*

*Outdoor Storage.*

#### 11.1.2 Site-Specific Uses

None.

#### 11.1.3 Development Regulations

Subject	Requirement or Regulation
Maximum Density - Accessory Employee Residential	One (1) dwelling unit in a single detached dwelling per lot
Minimum Setback – Front	15.0 m
Minimum Setback – Exterior-Side	15.0 m
Minimum Setback – Interior-Side	15.0 m
Minimum Setback – Rear	15.0 m
Maximum Height	11.0 m

#### 11.1.4 Subdivision Regulations

Subject	Requirement or Regulation
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Minimum Lot Area	4.0 ha
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### 11.1.5 Conditions of Use

*Advertising:*

The maximum area of permitted *Advertising* signage is 15.0 m<sup>2</sup> per lot;

*Screening:*

A *fence* must be continuous around the entire VR zone;

The *fence* must be between 2.0 m and 2.4 m in *height*;

The *fence* must be solid, painted and constructed of wood;

Material must not be piled to a greater *height* than the *height* of the portion of the *fence* that is nearest to the material.

Not for Legal Purposes

**11.2**

GENERAL INDUSTRIAL	GI
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**Intent**

The General Industrial (GI) zone is for *General Industrial uses* that are carried out in an orderly manner at appropriate locations.

**11.2.1 Permitted Uses**

The following *principal uses* are permitted:

*General Industrial;*

*Residential;*

*Resource Extraction;*

*Standard Cannabis Production Facility.* [Byl#1723, 2023]

The following *accessory uses* are permitted:

*Accessory Retail;*

*Outdoor Storage;*

*Secondary Suite.* [Byl#1728, 2024]

**11.2.2 Site-Specific Uses**

Only the use of forest products processing, *Accessory Employee Residential*, and *General Industrial* with the exception of *Commercial Vehicle* terminals is permitted at 54370 Bridal Falls Road, PID 001-589-237 PARCEL C (PLAN WITH FEE DEPOSITED 19197E) DISTRICT LOT 446 GROUP 2 NEW WESTMINSTER DISTRICT EXCEPT PORTIONS IN STATUTORY RIGHT OF WAY PLANS 22189,50736 AND 76173 AND PLAN EPP56518.

**11.2.3 Development Regulations**

Subject	Requirement or Regulation
Maximum Density - Residential	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density - Secondary Suite	One (1) dwelling unit per lot [Byl#1728, 2024]
Minimum Setback - Front	6.0 m - Residential 15.0 m
Minimum Setback - Exterior-Side	6.0 m - Residential 15.0 m
Minimum Setback - Interior-Side	1.5 m - Residential 15.0 m

Minimum <i>Setback – Rear</i>	6.0 m - <i>Residential</i> 15.0 m
Minimum <i>Setback – Residential Use</i>	12.0 m
Maximum <i>Height</i>	11.0 m

#### 11.2.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum <i>Lot Area</i>	1.0 ha
Minimum <i>Lot Area</i>	8.0 ha for PID 001-589-237

#### 11.2.5 Conditions of Use

*Screening:*

Must be provided along all *lot lines* that adjoin another *lot* or *highway*.

Not for Legal Purposes

**11.3**

<b>HEAVY INDUSTRIAL</b>	<b>HI</b>
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**Intent**

The Heavy Industrial (HI) zone is for *General Industrial* and *Heavy Industrial use* carried out in an orderly manner at appropriate locations.

**11.3.1 Permitted Uses**

The following *principal uses* are permitted:

*General Industrial;*

*Heavy Industrial;*

*Residential;*

*Resource Extraction;*

*Standard Cannabis Production Facility.* [Byl#1723, 2023]

The following *accessory uses* are permitted:

*Accessory Retail;*

*Outdoor Storage;*

*Secondary Suite.* [Byl#1728, 2024]

**11.3.2 Site-Specific Uses**

None.

**11.3.3 Development Regulations**

Subject	Requirement or Regulation
Maximum Density - Residential	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density – Secondary Suite	One (1) dwelling unit per lot [Byl#1728, 2024]
Minimum Setback – Front	6.0 m - Residential 15.0 m
Minimum Setback – Exterior-Side	6.0 m - Residential 15.0 m
Minimum Setback – Interior-Side	1.5 m - Residential 15.0 m
Minimum Setback – Rear	6.0 m - Residential 15.0 m
Minimum Setback – Residential Use	12.0 m

Maximum <i>Height</i>	11.0 m
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#### 11.3.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum <i>Lot Area</i>	1.0 ha

#### 11.3.5 Conditions of Use

*Screening:*

Must be provided along all *lot lines* that adjoin another *lot* or *highway*.

Not for Legal Purposes

**11.4**

<b>RESOURCE INDUSTRIAL 1</b>	<b>RI-1</b>
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**Intent**

The Resource Industrial 1 (RI-1) zone is for *Farm use* and *Resource Extraction*.

**11.4.1 Permitted Uses**

The following *principal uses* are permitted:

*Farm;*

*Intensive Farm;* [Byl#1807, 2025]

*Intensive Swine Operation;* [Byl#1807, 2025]

*Resource Extraction;*

*Resource Industrial;*

*Standard Cannabis Production Facility.* [Byl#1723, 2023]

The following *accessory uses* are permitted:

*Accessory Employee Residential;*

*Produce Sales.*

**11.4.2 Site-Specific Uses**

*Commercial Mushroom Composting*, is permitted at 59600 Lougheed Highway, LOT 1 DISTRICT LOT 58 GROUP 1 YALE DIVISION YALE DISTRICT PLAN 67189 PID 002-120-020

*Pet Cemetery and Pet Disposal*, is permitted at 59710 Lougheed highway, LOT 2 DISTRICT LOT 58 GROUP 1 YALE DIVISION YALE DISTRICT PLAN 67189 (PID 002-119-803)

**11.4.3 Development Regulations**

Subject	Requirement or Regulation
Maximum Density - Accessory Employee Residential	One (1) dwelling unit in a single detached dwelling per lot
Minimum Setback – Front	7.6 m
Minimum Setback – Exterior-Side	7.6 m
Minimum Setback – Interior-Side	7.6 m
Minimum Setback – Rear	7.6 m
Maximum Height	7.6 m

Minimum <i>Site Area</i>	10.0 ha - <i>Commercial Mushroom Composting</i> 4.0 ha - <i>Resource Industrial</i>
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#### 11.4.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum <i>Lot Area</i>	4.0 ha

#### 11.4.5 Conditions of Use

None.

Not for Legal Purposes

**11.5**

<b>RESOURCE INDUSTRIAL 2</b>	<b>RI-2</b>
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**Intent**

The Resource Industrial 2 (RI-2) zone is for *Resource Extraction* including *Gravel Processing* and *Log Storage*.

**11.5.1 Permitted Uses**

The following *principal uses* are permitted:

- Resource Extraction;*
- Farm;*
- Gravel Processing;*
- Intensive Farm; [Byl#1807, 2025]*
- Intensive Swine Operation; [Byl#1807, 2025]*
- Resource Industrial;*
- Log Storage.*

The following *accessory uses* are permitted:

- Accessory Employee Residential;*
- Outdoor Storage.*

**11.5.2 Site-Specific Uses**

None.

**11.5.3 Development Regulations**

<b>Subject</b>	<b>Requirement or Regulation</b>
Maximum Density - Accessory Employee Residential	One (1) dwelling unit in a single detached dwelling per lot
Minimum Setback – Front	7.6 m
Minimum Setback – Exterior-Side	7.6 m
Minimum Setback – Interior-Side	7.6 m
Minimum Setback – Rear	7.6 m
Minimum Setback – Residential Zone or Commercial Zone	15.2 m
Maximum Height	15.2m

**11.5.4 Subdivision Regulations**

Subject	Regulation or Requirement
Minimum <i>Lot Area</i>	0.8 ha
Minimum Servicing for <i>lots</i> less than 4.0ha	<i>community water system</i>

### 11.5.5 Conditions of Use

#### *Advertising:*

The maximum area of permitted *Advertising* signage is 5.0 m<sup>2</sup> per *lot*.

#### *Screening:*

A uniform *fence* in good condition is required for *screening* where the RI-2 zone adjoins a *Residential* or *Commercial* zone;

The *fence* must be between 2.0 m and 2.4 m in *height*;

Material stored outdoors must not be piled to a greater *height* than the *fence*.

Not for Legal Purposes

**11.6**

SERVICE INDUSTRIAL	SI
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**Intent**

The Service Industrial (SI) zone is for *General Industrial, Heavy Industrial, and Vehicle Recycling uses* that serve the public.

**11.6.1 Permitted Uses**

The following *principal uses* are permitted:

*General Industrial;*  
*Heavy Industrial;*  
*Vehicle Recycling;*  
*Junk Yard;*  
*Commercial Vehicle Parking;*  
*Commercial Vehicle Repair;*  
*Kennel;*  
*Outdoor Storage;*  
*Wholesale Trade.*

The following *accessory uses* are permitted:

*Accessory Employee Residential;*  
*Food Service.*

**11.6.2 Site-Specific Uses**

None.

**11.6.3 Development Regulations**

Subject	Requirement or Regulation
Maximum Density - Accessory Employee Residential	One (1) <i>dwelling unit</i> in a <i>single detached dwelling</i> per lot
Minimum Setback – Front	7.6 m
Minimum Setback – Exterior-Side	7.6 m
Minimum Setback – Interior-Side	7.6 m
Minimum Setback – Rear	7.6 m
Maximum Height	12.0 m

#### 11.6.4 Subdivision Regulations

Subject	Requirement or Requirement
Minimum <i>Lot Area</i>	925m <sup>2</sup>
Minimum Servicing for <i>lots</i> less than 4.0ha	<i>community water system</i>

#### 11.6.5 Conditions of Use

*Advertising:*

The maximum area of permitted *Advertising* signage is 7.4 m<sup>2</sup> per *lot*;

*Food Service:*

Is limited to a *gross floor area* of 70.0 m<sup>2</sup> for seating and service;

*Screening:*

A uniform *fence* in good condition is required for *screening* where the SI zone adjoins a *Residential* or *Commercial zone*;

The *fence* must be between 2.0 m and 2.5 m in *height* for all *uses* except *Vehicle Recycling, Junk Yard, and Outdoor Storage*;

The *fence* must be between 2.5 m and 3.75 m in *height* for *Vehicle Recycling, Junk Yard, and Outdoor Storage*;

Material stored outdoors must not be piled to a greater *height* than the *fence*.

**PART 12: RECREATIONAL ZONES**

**12.1**

<b>CAMPGROUND HOLIDAY PARK</b>	<b>CHP</b>
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**Intent**

The Campground Holiday Park (CHP) zone is for lands which, because of their location and physical environment, are suited for development as *Campgrounds* or *Holiday Parks*.

**12.1.1 Permitted Uses**

The following *principal uses* are permitted:

- Campground;*
- Holiday Park;*
- Golf Course.*

The following *accessory uses* are permitted:

- Accessory Employee Residential;*
- Accessory Retail.*

**12.1.2 Site-Specific Uses**

"A maximum of Twenty (20) recreational camping sites may accommodate the placement of One (1) Park Model Trailer per site, located at PID 009-844-961 Legal Description: LOT "D" EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 29771 AND SECONDLY: PART SUBDIVIDED BY PLAN 47315 AND THIRDLY: PART SUBDIVIDED BY PLAN 65584; SECTION 5 TOWNSHIP 3 RANGE 28 WEST OF THE SIXTH MERIDIAN YALE DIVISION YALE DISTRICT PLAN 13641."

"  
None.

**12.1.3 Development Regulations**

***Campground:***

Subject	Requirement or Regulation
Maximum Density - <i>campground</i>	One (1) <i>Recreational Vehicle</i> per <i>camping lot</i> ; or One (1) <i>Tent</i> per <i>camping lot</i> ;  40 <i>camping lots</i> per ha of <i>useable land</i> ;
Maximum Density - <i>Accessory Employee Residential</i>	One (1) <i>dwelling unit</i> per <i>campground</i> – <i>Accessory Employee Residential</i> ; or Two (2) <i>dwelling units</i> per <i>campground</i> with a minimum of 80 <i>camping lots</i> – <i>Accessory Employee Residential</i> ; or Three (3) <i>dwelling units</i> per <i>campground</i> with a minimum of 200 <i>camping lots</i> – <i>Accessory Employee Residential</i> .
Minimum Site Area	1.0 ha – <i>Campground</i>  0.2 ha – <i>Accessory Employee Residential</i> with <i>community sanitary sewer system</i>  560.0 m <sup>2</sup> - <i>Accessory Employee Residential</i> with <i>community sanitary sewer system</i> and <i>community water system</i>  130.0 m <sup>2</sup> - <i>Camping lot</i>
Maximum Gross Floor Area	110.0 m <sup>2</sup> - <i>Accessory Retail</i>
Maximum Height	9.1 m
Minimum Setback – <i>Front</i>	3.0 m
Minimum Setback – <i>Exterior-Side</i>	3.0 m
Minimum Setback – <i>Interior-Side</i>	0.9 m
Minimum Setback – <i>Rear</i>	0.9 m
Minimum Setback – <i>public highway</i>	8.0 m

**Holiday Park:**

Subject	Requirement or Regulation
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Maximum Density –Holiday Park	<p>One (1) <i>Recreational Vehicle</i> per holiday park lot; or</p> <p>One (1) <i>Tent</i> per holiday park lot; or</p> <p>One (1) <i>park model trailer</i> per holiday park lot; or</p> <p>One (1) <i>holiday home</i> per holiday park lot.</p> <p>40 <i>camping lots</i> per ha of useable land.</p> <p>24 <i>park model trailer lots</i> per ha of useable land.</p> <p>4.5 <i>holiday home lots</i> per ha of useable land; or 12.5 <i>holiday home lots</i> per ha of useable land with <i>community sanitary sewer system and community water system</i>.</p>
Maximum Density - Accessory Employee Residential	<p>One (1) <i>dwelling unit</i> per holiday park – <i>Accessory Employee Residential</i>; or</p> <p>Two (2) <i>dwelling units</i> per holiday park with a minimum of 80 <i>holiday park lots</i>– <i>Accessory Employee Residential</i>; or</p> <p>Three (3) <i>dwelling units</i> per holiday park with a minimum of 200 <i>holiday park lots</i> – <i>Accessory Employee Residential</i>.</p>
Minimum Site Area	1.0 ha – <i>holiday park</i>
Minimum site area (with community water system)	0.2 ha – <i>holiday home lot and Accessory Employee Residential</i> 130.0 m <sup>2</sup> - <i>camping lot</i>
Minimum site area (with community sanitary sewer system and community water system)	130.0 m <sup>2</sup> - <i>camping lot</i> 250.0 m <sup>2</sup> - <i>park model trailer lot</i> 560.0 m <sup>2</sup> - <i>holiday home lot</i> 560.0 m <sup>2</sup> - <i>Accessory Employee Residential</i>
Maximum Gross Floor Area	110.0 m <sup>2</sup> - <i>Accessory Retail</i> 6.0 m <sup>2</sup> - <i>storage shed</i>
Maximum Height	9.1 m 2.4 m <i>storage shed</i>
Maximum Lot Coverage	45% (with <i>community sanitary sewer system and community water system</i> ) 20% (with <i>community water system</i> )
<b>Setbacks for camping lots</b>	

Minimum Setback – Front	3.0 m – <i>Recreational Vehicle, Ramada</i> 4.5 m - <i>storage shed</i>
Minimum Setback – Exterior-Side	3.0 m - <i>Recreational Vehicle, Ramada</i> 4.5 m - <i>storage shed</i>
Minimum Setback – Interior-Side	0.9 m
Minimum Setback – Rear	0.9 m
Minimum Setback – public highway	8.0 m
<b>Setbacks for Park Model trailer lots</b>	
Minimum Setback – Front	3.0 m - <i>Park Model Trailer</i> 3.0 m – <i>Open Deck</i> 4.5 m - <i>storage shed</i>
Minimum Setback – Exterior-Side	3.0 m - <i>Park Model Trailer</i> 3.0 m – <i>Open Deck</i> 4.5 m - <i>storage shed</i>
Minimum Setback – Interior-Side	1.0 m - <i>Park Model Trailer</i> 1.0 m – <i>Open Deck</i>
Minimum Setback – Rear	3.0 m - <i>Park Model Trailer</i> 3.0 m – <i>Open Deck</i>
Minimum Setback – any other park model trailer	6.0 m - <i>Park Model Trailer</i>
Minimum Setback – to any park model trailer or structure on an adjacent lot	5.0 m – <i>open deck</i>
Minimum Setback – public highway	8.0 m
<b>Setbacks for Holiday Home lot</b>	
Minimum Setback – Front	6.0 m
Minimum Setback – Exterior-Side	6.0 m
Minimum Setback – Interior-Side	3.0 m
Minimum Setback – Rear	6.0 m
Minimum Setback – public highway	8.0 m
Minimum Setback – public highway	8.0 m

#### 12.1.4 Subdivision Regulations

##### **Campground:**

*Subdivision of a Campground is not permitted.*

**Holiday Park:**

Subject	Requirement or Regulation
Minimum Lot Area	130.0 m <sup>2</sup>

**12.1.5 Conditions of Use**

The following table illustrates the *uses* or *structures* that are permitted on each type of *lot*:

Subject Type of Use or Structure	Regulation or Requirement			
	Camping Lot		Park Model Trailer Lot	Holiday Home Lot
	in a Campground	in a Holiday Park		
<i>Recreational Vehicle</i>	Permitted	Permitted	Permitted	Not Permitted
<i>Park Model Trailer</i>	Not Permitted	Not Permitted	Permitted	Not Permitted
<i>Holiday Home</i>	Not Permitted	Not Permitted	Not Permitted	Permitted
<i>Ramada</i>	Not Permitted	Permitted	Not Permitted	Not Permitted
<i>Open Deck</i>	Not Permitted	Not Permitted	Permitted	Permitted
<i>Garage</i>	Not Permitted	Not Permitted	Not Permitted	Permitted
<i>Storage Shed</i>	Not Permitted	Permitted	Permitted	Permitted

*Accessory Employee Residential:*

Must be the residence of a person employed in the operation of the *Campground* or *Holiday Park*;

Must be a *mobile home*;

Must be anchored to a non-permanent foundation in compliance with the British Columbia Building Code;

Within a *Campground* or *Holiday Park* with at least 200 *lots* a third *Accessory Employee Residential dwelling unit* is permitted:

Must be located in a *building* used for *Accessory Retail*;

Must be separated from the *Accessory Retail* use by walls or a floor;

Must have a separate entrance from the *Accessory Retail* use;

Must not exceed a *gross floor area* of 92.0 m<sup>2</sup>;

Off-Street Parking and Off-Street Loading:

Must be accessible, graded for drainage, surfaced or gravelled, and dust-free;

One (1) space is required on each *camping lot* and *park model trailer lot*;

Two (2) spaces are required on each *holiday home lot*;

Must be located entirely on the *lot* served by the space;

One (1) guest parking space is required for every three (3) *lots*;

Guest parking may be located in common areas or within widened internal access routes;

One (1) space plus two (2) spaces for guests are required on each site for *Accessory Employee Residential*;

Signage:

One (1) sign with a maximum *height* of 1.8 m and maximum area of 3.0 m<sup>2</sup> is permitted at the main entrance of a *Campground*, *Holiday Park*, or *Golf Course*.

*Accessory Buildings or Structures*:

Must be *setback* 9.0m from any *camping lot* and *park model trailer lot* or *holiday home lot*;

Must be *setback* 6.0m from any internal access routes, *highway* or any other *lot line*.

Must be *setback* 8.0m from a public *highway*.

*Not for Legal Purposes*

**12.2**

<b>OUTDOOR RECREATION</b>	<b>OR</b>
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**Intent**

The Outdoor Recreation (OR) zone is for *Residential Use* and *Outdoor Recreation* on lots at least 0.5 ha in *lot area*.

**12.2.1 Permitted Uses**

The following *principal uses* are permitted:

*Residential;*

*Golf Course;*

*Outdoor Recreation.*

The following *accessory uses* are permitted:

*Secondary Suite.* [Byl#1728, 2024]

**12.2.2 Site-Specific Uses**

None.

**12.2.3 Development Regulations**

<b>Subject</b>	<b>Requirement or Regulation</b>
<i>Maximum Density - Residential</i>	One (1) <i>dwelling unit</i> in a <i>single detached dwelling</i> per lot
<i>Maximum Density - Secondary Suite</i>	One (1) <i>dwelling unit</i> per lot [Byl#1728, 2024]
<i>Minimum Setback - Front</i>	6.0m
<i>Minimum Setback - Exterior-Side</i>	6.0m
<i>Minimum Setback - Interior-Side</i>	1.5m
<i>Minimum Setback - Rear</i>	6.0m
<i>Maximum Height</i>	11.0 m

**12.2.4 Subdivision Regulations**

<b>Subject</b>	<b>Requirement or Regulation</b>
<i>Minimum Lot Area</i>	0.5 ha

**12.2.5 Conditions of Use**

None.

*Not for Legal Purposes*

**12.3**

<b>PARK 1</b>	<b>P-1</b>
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**Intent**

The Park 1 (P-1) zone identifies lands that require protection from potential sources of pollution and other causes of environmental deterioration due to National, Provincial, or Regional Park designation.

**12.3.1 Permitted Uses**

The following *principal uses* are permitted:

*Campground;*

*Outdoor Recreation;*

*Golf Course;*

The following *accessory uses* are permitted:

*Accessory Employee Residential;*

**12.3.2 Site-Specific Uses**

None.

**12.3.3 Development Regulations**

<b>Subject</b>	<b>Requirement or Regulation</b>
<i>Maximum Density - Accessory Employee Residential</i>	<i>One (1) dwelling unit in a single detached dwelling per lot</i>
<i>Minimum Setback – Front</i>	4.6 m
<i>Minimum Setback – Exterior-Side</i>	4.6 m

**12.3.4 Subdivision Regulations**

*Subdivision* is not permitted.

**12.3.5 Conditions of Use**

None.

**12.4**

PARK 2	P-2
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**Intent**

The Park 2 (P-2) zone is for lands that are identified with potential for future park use. Recreational and agricultural uses are permitted to limit damage to the recreational potential of designated lands

**12.4.1 Permitted Uses**

The following *principal uses* are permitted:

*Outdoor Recreation;*

*Campground;*

*Farm;*

*Intensive Farm;* [Byl#1807, 2025]

*Intensive Swine Operation;* [Byl#1807, 2025]

*Micro Cannabis Production Facility* (Electoral Area A only); [Byl#1723, 2023]

*Cemetery.*

The following *accessory uses* are permitted:

*Accessory Employee Residential;*

*Home Occupation;*

*Produce Sales.*

**12.4.2 Site-Specific Uses**

None.

**12.4.3 Development Regulations**

Subject	Requirement or Regulation
Maximum Density - Accessory Employee Residential	One (1) dwelling unit in a single detached dwelling per lot
Minimum Setback – all lot lines	7.6 m
Maximum Height	12.0 m
Minimum Site Area	2.0 ha - Outdoor Recreation 2.0 ha - Campground
Maximum Gross Floor Area	30.0 m <sup>2</sup> - Produce Sales

**12.4.4 Subdivision Regulations**

*Subdivision* is not permitted.

**12.4.5 Conditions of Use**

None.

Not for Legal Purposes

**12.5**

PARK RESERVE	PR
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**Intent**

The Park Reserve (PR) zone identifies and preserves lands with potential for future parks, ecological reserves, historic sites, wildlife sanctuaries, and similar *uses*, and provides regulations to help prevent irreversible damage to the recreational potential of these lands.

**12.5.1 Permitted Uses**

The following *principal uses* are permitted:

*Residential;*

*Farm;*

*Golf Course;*

*Intensive Farm;* [Byl#1807, 2025]

*Intensive Swine Operation;* [Byl#1807, 2025]

*Outdoor Recreation;*

*Temporary Commercial Amusement* (Electoral Area B only).

The following *accessory uses* are permitted:

*Accessory Personal Care Residential;*

*Accessory Employee Residential;*

*Home Occupation;*

*Produce Sales;*

*Secondary Suite.* [Byl#1728, 2024]

**12.5.2 Site-Specific Uses**

None.

### 12.5.3 Development Regulations

Subject	Requirement or Regulation
Maximum Density - Residential	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density - Accessory Personal Care Residential	One (1) dwelling unit in a manufactured home per lot
Maximum Density - Accessory Employee Residential	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density - Secondary Suite	One (1) dwelling unit per lot [Byl#1728, 2024]
Minimum Setback - Front	4.6 m
Minimum Setback - Exterior-Side	4.6 m
Minimum Setback - Interior-Side	7.6 m
Minimum Setback - Rear	7.6 m
Maximum - Height	11.0 m
Maximum - Gross Floor Area	46.5 m <sup>2</sup> Produce Sales

### 12.5.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum Lot Area	8.0 ha

### 12.5.5 Conditions of Use

*Accessory Employee Residential:*

Must be accessory to a *Farm*.

*Advertising:*

Limited to one (1) sign per adjoining *highway*;

Maximum size of each sign is 0.3m<sup>2</sup>

**12.6**

PRIVATE RESORT	PRE
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**Intent**

The Private Resort (PRE) zone is for non-commercial seasonal and recreational *uses* on a single *lot* by members of the *Private Resort*, including camping or occupation of *seasonal cabins*.

**12.6.1 Permitted Uses**

The following *principal uses* are permitted:

*Private Resort*;  
*Residential*.

The following *accessory uses* are permitted:

*Accessory Employee Residential*;  
*Outdoor Storage*;  
*Secondary Suite*. [Byl#1728, 2024]

**12.6.2 Site-Specific Uses**

None.

**12.6.3 Development Regulations**

Subject	Requirement or Regulation
Maximum <i>Density - Residential</i>	One (1) <i>dwelling unit</i> in a <i>single detached dwelling</i> per <i>lot</i>
Maximum <i>Density - Accessory Employee Residential</i>	One (1) <i>dwelling unit</i> in a <i>single detached dwelling</i> per <i>lot</i>
Maximum <i>Density – Recreational Camping Sites</i>	30 recreational camping sites per 1.0 ha
Maximum <i>Density – Seasonal Cabins</i>	15 <i>seasonal cabins</i> per 1.0 ha
Maximum <i>Density – Secondary Suite</i>	One (1) <i>dwelling unit</i> per <i>lot</i> [Byl#1728, 2024]
Minimum <i>Setback – Front</i>	6.0 m
Minimum <i>Setback – Exterior-Side</i>	6.0 m
Minimum <i>Setback – Interior-Side</i>	3.0 m 1.5 m – <i>accessory buildings or structures</i> with <i>height</i> less than 4.5 m
Minimum <i>Setback – Rear</i>	6.0 m

	1.5 m – <i>accessory buildings or structures</i> with height less than 4.5 m
Maximum Height	11.0 m

#### 12.6.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum Lot Area	8.0 ha

#### 12.6.5 Conditions of Use

##### *Accessory Employee Residential:*

Is only permitted within a clubhouse, lodge, or similar common *building*;

Must not exceed a *gross floor area* of 120.0 m<sup>2</sup>.

##### Camping Areas:

Camping is only permitted in *recreational vehicles* and tents in designated camping areas within the *Private Resort*;

The following *buildings* and *structures* are permitted in designated camping areas:

##### *Common Amenity and Recreation Facilities:*

Washrooms;

Uncovered patios (meaning a *structure* raised less than 200.0 mm above *grade*);

Covered decks (must be *setback* a minimum of 5.5 m from all *buildings*, *recreational vehicles*, and *structures* (except uncovered patios) on adjacent camping sites);

Covered patios (must be *setback* a minimum of 5.5 m from all *buildings*, *recreational vehicles*, and *structures* (except uncovered patios) on adjacent camping sites);

*Ramadas* (must be *setback* a minimum of 5.5 m from all *buildings*, *recreational vehicles*, and *structures* (except uncovered patios) on adjacent camping sites);

Must not be occupied by an individual member for more than 120 days per calendar year;

Excludes camping in *park model trailers*.

*Density:*

No more than one (1) *recreational vehicle* is permitted on a recreational camping site;

Is calculated based on the total *lot area* zoned PRE.

Prohibited Uses:

*Tourist Accommodation*, commercial camping, and commercial resort activities for the general or travelling public are not permitted in the *Private Resort*.

*Open Space:*

At least 20% of *lot area* must be reserved for *Open Space*;

Must not be used for camping or *seasonal cabins*.

*Recreational Vehicle Storage:*

Unoccupied *recreational vehicles* may be stored on a camping site within the *Private Resort* year-round.

*Screening:*

Must be provided along all *lot lines* that adjoin another *lot* or *highway*.

Not for Legal Purposes

**12.7**

TOURIST CAMPGROUND 1	TCG-1
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**Intent**

The Tourist Campground 1 (TCG-1) zone is for *Residential Use, Campground and Tourist Accommodation* on lots at least 0.5 ha in lot area.

**12.7.1 Permitted Uses**

The following *principal uses* are permitted:

- Residential;*
- Campground;*
- Tourist Accommodation.*

The following *accessory uses* are permitted:

- Outdoor Storage;*
- Food Service;*
- Accessory Retail;*
- Secondary Suite. [Byl#1728, 2024]*

**12.7.2 Site-Specific Uses**

None.

**12.7.3 Development Regulations**

Subject	Requirement or Regulation
Maximum Density - Residential	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density – Secondary Suite	One (1) dwelling unit per lot [Byl#1728, 2024]
Minimum Setback – Front	6.0 m
Minimum Setback – Exterior-Side	6.0 m
Minimum Setback – Interior-Side	1.5 m
Minimum Setback – Rear	6.0 m
Maximum Height	11.0 m

**12.7.4 Subdivision Regulations**

Subject	Requirement or Regulation
Minimum Lot Area	0.5 ha

### **12.7.5 Conditions of Use**

*Campground:*

Must conform to the provisions of the “Dewdney-Alouette Regional District Campground Regulations for Electoral Areas B, C, D, and E By-law No. 384-1984”.

*Tourist Accommodation:*

Must be contained within a *dwelling unit or sleeping unit*. [Byl#1799, 2025]

Not for Legal Purposes

**12.8**

TOURIST CAMPGROUND 2	TCG-2
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**Intent**

The Tourist Campground 2 (TCG-2) zone is for *Residential Use*, and *Campgrounds*, on lots at least 0.5 ha in *lot area*.

**12.8.1 Permitted Uses**

The following *principal uses* are permitted:

*Residential;*  
*Campground.*

The following *accessory uses* are permitted:

*Accessory Retail;*  
*Secondary Suite.* [Byl#1728, 2024]

**12.8.2 Site-Specific Uses**

None.

**12.8.3 Development Regulations**

Subject	Requirement or Regulation
Maximum Density - Residential	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density - Secondary Suite	One (1) dwelling unit per lot [Byl#1728, 2024]
Minimum Setback - Front	6.0 m
Minimum Setback - Exterior-Side	6.0 m
Minimum Setback - Interior-Side	1.5 m
Minimum Setback - Rear	6.0 m
Maximum Height	11.0 m

**12.8.4 Subdivision Regulations**

Subject	Requirement or Regulation
Minimum Lot Area	0.5 ha

**12.8.5 Conditions of Use**

*Campground:*

Must conform to the provisions of the “Dewdney-Alouette Regional District Campground Regulations for Electoral Areas B, C, D, and E By-law No. 384-1984”.

*Not for Legal Purposes*

## PART 13: CIVIC ZONES

### 13.1

CIVIC ASSEMBLY	CA
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#### Intent

The Civic Assembly (CA) zone is for *Assembly* and *Outdoor Recreation*.

#### 13.1.1 Permitted Uses

The following *principal uses* are permitted:

- Assembly;*
- Outdoor Recreation;*
- Residential.*

The following *accessory uses* are permitted:

- Outdoor Storage;*
- Secondary Suite.* [Byl#1728, 2024]

#### 13.1.2 Site-Specific Uses

*Cemetery*, is permitted and limited to one (1) burial plot, at 10789 North Deroche Road PID 007-331-525 LOT 5 SECTION 7 TOWNSHIP 24 NEW WESTMINSTER DISTRICT PLAN 3146

#### 13.1.3 Development Regulations

Subject	Requirement or Regulation
Maximum <i>Density - Residential</i>	One (1) <i>dwelling unit</i> in a <i>single detached dwelling</i> per lot
Maximum <i>Density - Secondary Suite</i>	One (1) <i>dwelling unit</i> per lot [Byl#1728, 2024]
Minimum <i>Setback - Front</i>	6.0 m
Minimum <i>Setback - Exterior-Side</i>	6.0 m
Minimum <i>Setback - Interior-Side</i>	6.0 m
Minimum <i>Setback - Rear</i>	6.0 m
Minimum <i>Setback - All Lot Lines</i>	3.0 m – <i>accessory buildings or structures</i>
Maximum <i>Height</i>	11.0 m

#### 13.1.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum <i>Lot Area</i>	0.5 ha

### 13.1.5 Conditions of Use

*Screening:*

*Screening* is required where the CA zone adjoins a *Residential* zone.

Not for Legal Purposes

**13.2**

CIVIC INSTITUTIONAL	CIV
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**Intent**

The Civic Institutional (CIV) zone is for *Residential* uses, with certain site-specific *Community Care uses*.

**13.2.1 Permitted Uses**

The following *principal use* is permitted:

*Residential;*

The following *accessory uses* are permitted:

*Outdoor Storage;*

*Secondary Suite.* [Byl#1728, 2024]

**13.2.2 Site-Specific Uses**

None.

**13.2.3 Development Regulations**

Subject	Requirement or Regulation
Maximum Density - Residential	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density – Secondary Suite	One (1) dwelling unit per lot [Byl#1728, 2024]
Minimum Setback – Front	6.0 m
Minimum Setback – Exterior-Side	6.0 m
Minimum Setback – Interior-Side	3.0 m 1.5 m – maximum lot area less than 0.5 ha
Minimum Setback – Rear	6.0 m
Maximum Height	11.0 m

**13.2.4 Subdivision Regulations**

Subject	Requirement or Regulation
Minimum Lot Area	1.0 ha

**13.2.5 Conditions of Use**

None.

## PART 14: SPECIAL ZONES

### 14.1

CEMETERIES	CEM
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#### Intent

The Cemeteries (CEM) zone is for *Cemeteries*.

#### 14.1.1 Permitted Uses

The following *principal uses* are permitted:

*Cemetery;*  
*Residential.*

The following *accessory uses* are permitted:

*Outdoor Storage;*  
*Secondary Suite.* [Byl#1728, 2024]

#### 14.1.2 Site-Specific Uses

None.

#### 14.1.3 Development Regulations

Subject	Requirement or Regulation
Maximum <i>Density - Residential</i>	One (1) <i>dwelling unit</i> in a <i>single detached dwelling</i> per lot
Maximum <i>Density - Secondary Suite</i>	One (1) <i>dwelling unit</i> per lot [Byl#1728, 2024]
Minimum <i>Setback - Front</i>	6.0 m
Minimum <i>Setback - Exterior-Side</i>	6.0 m
Minimum <i>Setback - Interior-Side</i>	6.0 m
Minimum <i>Setback - Rear</i>	6.0 m
Maximum <i>Height</i>	11.0 m

#### 14.1.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum <i>Lot Area</i>	1.0 ha

#### 14.1.5 Conditions of Use

*Screening:*

Must be provided along all *lot lines*.

Not for Legal Purposes

**14.2**

FILM PRODUCTION	FP
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**Intent**

The Film Production (FP) zone is for *Film Production Facilities* and associated *accessory uses*.

**14.2.1 Permitted Uses**

The following *principal uses* are permitted:

*Film Production Facility;*

*Residential;*

*Farm.*

The following *accessory uses* are permitted:

*Accessory Personal Care Residential;*

*Boarding;*

*Cottage Industry;*

*Home Occupation;*

*Outdoor Storage;*

*Produce Sales;*

*Secondary Suite.* [Byl#1728, 2024]

**14.2.2 Site-Specific Uses**

None.

**14.2.3 Development Regulations**

Subject	Requirement or Regulation
Maximum Density - Residential	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density - Accessory Personal Care Residential	One (1) dwelling unit in a manufactured home per lot
Maximum Density – Secondary Suite	One (1) dwelling unit per lot [Byl#1728, 2024]
Minimum Setback – Front	6.0 m
Minimum Setback – Exterior-Side	6.0 m
Minimum Setback – Interior-Side	1.5 m
Minimum Setback – Rear	6.0 m
Minimum Setback – Residential Use	3.0 m – Farm Use

Maximum <i>Gross Floor Area</i>	2,000.0 m <sup>2</sup> - <i>Film Production Facility</i>
Maximum <i>Height</i>	11.0 m
Maximum <i>Lot Coverage</i>	7% or 4,500.0 m <sup>2</sup> (whichever is lesser)

#### 14.2.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum <i>Lot Area</i>	8.0 ha

#### 14.2.5 Conditions of Use

Lighting equipment used outdoors for a *Film Production Facility* must be sited to prevent lighting from being directed onto any adjoining lot.

Not for Legal Purposes

**14.3**

<b>LIMITED USE</b>	<b>LU</b>
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**Intent**

The Limited Use (LU) zone is for *Farm Use* and *Residential Use* on lots at least 8.0 ha in lot area.

**14.3.1 Permitted Uses**

The following *principal uses* are permitted:

- Residential;*
- Farm;*
- Intensive Farm* (excluding Electoral Areas D, E and H); [Byl#1807, 2025]
- Intensive Swine Operation* (excluding Electoral Areas D, E and H); [Byl#1807, 2025]
- Outdoor Recreation;*
- Kennel;*
- Cemetery;*
- Resource Extraction;*
- Micro Cannabis Production Facility (Electoral Area B only).* [Byl#1723, 2023]

The following *accessory uses* are permitted:

- Accessory Personal Care Residential;*
- Accessory Employee Residential;*
- Cottage Industry;*
- Home Occupation;*
- Produce Sales;*
- Secondary Suite.* [Byl#1728, 2024]

**14.3.2 Site-Specific Uses**

None.

**14.3.3 Development Regulations**

<b>Subject</b>	<b>Requirement or Regulation</b>
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Maximum Density - Residential	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density - Accessory Personal Care Residential	One (1) dwelling unit in a manufactured home per lot
Maximum Density - Accessory Employee Residential	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density – Secondary Suite	One (1) dwelling unit per lot [Byl#1728, 2024]
Minimum Setback – Front	4.6 m
Minimum Setback – Exterior-Side	7.6 m
Minimum Setback – Interior-Side	4.6 m
Minimum Setback – Rear	7.6 m
Maximum Height	10.0 m None – Farm

#### 14.3.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum Lot Area	8.0 ha

#### 14.3.5 Conditions of Use

*Advertising:*

The maximum area of permitted Advertising signage is 5.0 m<sup>2</sup> per highway adjoining a lot.

**14.4**

<b>COMPREHENSIVE DEVELOPMENT 1</b>	<b>CD-1</b>
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**Intent**

The Comprehensive Development 1 (CD-1) zone is for *Private Holiday Resort* developments that offer private *common amenity and recreation facilities and open space*.

**14.4.1 Permitted Uses**

The following *principal uses* are permitted:

*Private Holiday Resort.*

The following *accessory uses* are permitted:

*Accessory Employee Residential.*

**14.4.2 Site-Specific Uses**

None.

**14.4.3 Development Regulations**

Subject	Requirement or Regulation
Maximum <i>Density</i>	28 lots per ha
Maximum <i>Density- Holiday Cottage or Recreational Vehicle</i>	One (1) <i>Holiday Cottage or Recreational Vehicle</i> per lot
Minimum <i>lot area</i>	130.0 m <sup>2</sup> – <i>Recreational Vehicle</i> 222.0 m <sup>2</sup> – <i>Holiday Cottage</i>
Minimum <i>Setback – Front</i>	2.5m – <i>Recreational Vehicle</i> 2.5m – <i>Holiday Cottage</i> 2.5m – <i>storage shed</i> 2.5m – <i>Open Deck, Enclosed Deck</i> 2.5m – <i>Ramada</i>
Minimum <i>Setback – Exterior-Side</i>	2.5m – <i>Recreational Vehicle</i> 2.5m – <i>Holiday Cottage</i> 2.5m – <i>storage shed</i> 2.5m – <i>Open Deck, Enclosed Deck</i> 2.5m – <i>Ramada</i>
Minimum <i>Setback – Interior-Side</i>	1.5m – <i>Recreational Vehicle</i> 1.5m – <i>Holiday Cottage</i> 0.0m – <i>storage shed</i> 1.5m – <i>Open Deck, Enclosed Deck</i>

	1.5m - <i>Ramada</i>
Minimum <i>Setback – Rear</i>	1.5m – <i>Recreational Vehicle</i> 1.5m – <i>Holiday Cottage</i> 0.0m – <i>storage shed</i> 1.5m – <i>Open Deck, Enclosed Deck</i> 1.5m - <i>Ramada</i>
Maximum <i>lot coverage</i>	50%
Maximum <i>Height</i>	10.0 m 3.0 m - <i>storage shed</i>
Maximum <i>Gross Floor Area</i>	9.3m <sup>2</sup> - <i>storage shed</i>

#### 14.4.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum <i>Lot Area</i>	130 m <sup>2</sup>
Minimum Servicing	<i>community sanitary sewer system and community water system</i>

#### 14.4.5 Conditions of Use

##### *Setbacks:*

Setback reductions in Section 5.3 do not apply in this zone.

##### *Buildings or Structures:*

Must not be attached to a *Recreational Vehicle*;

In addition to a *Recreational Vehicle*, only the following *Buildings or Structures* are permitted on a *lot* less than 222m<sup>2</sup>:

*Ramada,*

*Storage shed.*

In addition to a *Recreational Vehicle* or *Holiday Cottage*, only the following *Buildings or Structures* are permitted on a *lot* greater than or equal to 222m<sup>2</sup>:

*Ramada,*

*Storage shed,*

*Open Deck,*

*Enclosed Deck.*

##### *Ramadas:*

Are not permitted on any *lot* with a *Holiday Cottage*.

### Enclosed Deck

In this zone, Enclosed Deck means: an *Open Deck* enclosed with single pane safety glass panels mounted on a railing system that allows for the glass panels to be opened to provide ventilation.

Enclosed Decks shall be permitted provided that:

- i. The Enclosed Deck is constructed on a *lot* where a *Holiday Cottage* has been placed;
- ii. The Enclosed Decks shall not be constructed on any *lot* where a *Recreational Vehicle* is placed;
- iii. The Enclosed Deck must not be used as habitable space; and
- iv. Enclosed Deck floor area must not exceed 20 square metres on a *lot*.

### *Accessory Employee Residential:*

Is limited to one (1) *dwelling unit* in a *single detached dwelling* within a *Private Holiday Resort*;

Must be accessory to the operation and maintenance of;

Common property;

*Common Amenity and Recreation Facilities*;

Must be located on common property.

May be located in a *building or structure* that also contains *Common Amenity, Recreation Facilities* or utility uses.

### *Lot Coverage:*

In this zone, *lot coverage* also includes *Holiday Cottages, storage shed, Open Decks, Enclosed Decks Ramadas*, and similar structures and the area within the outer dimensions of a *Recreational Vehicle*.

### *Common Amenity and Recreation Facilities:*

Must be provided for the exclusive use of residents of the *Private Holiday Resorts* and their guests;

Require a minimum *Open Space* area of 8,000m<sup>2</sup>

Require a minimum indoor area of 1,000m<sup>2</sup>;

Includes:

Clubhouses or recreation *buildings*;

Outdoor recreation areas;

Storage areas;

Special feature structures;

Natural habitat areas

Excludes: buffer areas, *strata access routes*, and *utility buildings*;

*Screening:*

Must be provided around the perimeter of a *Private Holiday Resort*;

Not for Legal Purposes

**14.5**

RESTRICTED USE	RU
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**Intent**

The Restricted (RU) zone is for the management of geologic hazards and does not permit human residence or accommodation.

**14.5.1 Permitted Uses**

The following *principal uses* are permitted:

*Hazard Land Management;*  
*Farm.*

The following *accessory uses* are permitted:

*Outdoor Storage.*

**14.5.2 Site-Specific Uses**

None.

**14.5.3 Development Regulations**

None.

**14.5.4 Subdivision Regulations**

Subject	Requirement or Regulation
Minimum <i>Lot Area</i>	16.0 ha

**14.5.5 Conditions of Use**

No *residential use* or overnight accommodation of any kind including accommodation in a tent or *recreational vehicle* is permitted.