

FVRD Zoning Bylaw No. 1638, 2021

RECORD OF AMENDMENTS

AMENDING BYLAW	TYPE OF AMENDMENT		SUMMARY OF AMENDMENT	DATE OF ADOPTION
	Text	Map		
FVRD 1638, 2021			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

Not For Legal Purpose

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

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

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The following Bylaws and any amendments thereto are hereby repealed: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 th day of April 2022
READ A SECOND TIME THIS	26 th day of May 2022
PUBLIC HEARING WAS HELD THIS	15 th day of June 2022
RE-READ A SECOND TIME THIS	28 th day of July 2022
SECOND PUBLIC HEARING WAS HELD THIS	24 th day of August 2022
READ A THIRD TIME THIS	22 nd day of September 2022
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE THIS	28 th day of September 2022
ADOPTED THIS	27 th day of October 2022
_____	_____
Chair/Vice-Chair	Corporate Officer/Deputy

6) CERTIFICATION

I hereby certify that this is a true and correct copy of *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021* as adopted by the Board of Directors of the Fraser Valley Regional District on the 27th day of October 2022.

Dated at Chilliwack, B.C. this 28th day of October, 2022.

Corporate Officer/Deputy

Not For Legal Purposes

FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1691, 2022
Schedule A – Zoning Regulation [Byl #1691,2023]

PART 1: APPLICATION

1.1 Application

This Bylaw applies to the areas shown on Schedule B – Areas of Applicability.

The boundaries of the Fraser Valley Regional District are shown on Schedule C – Electoral Areas.

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

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* or *Intensive Agriculture* 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.

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

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

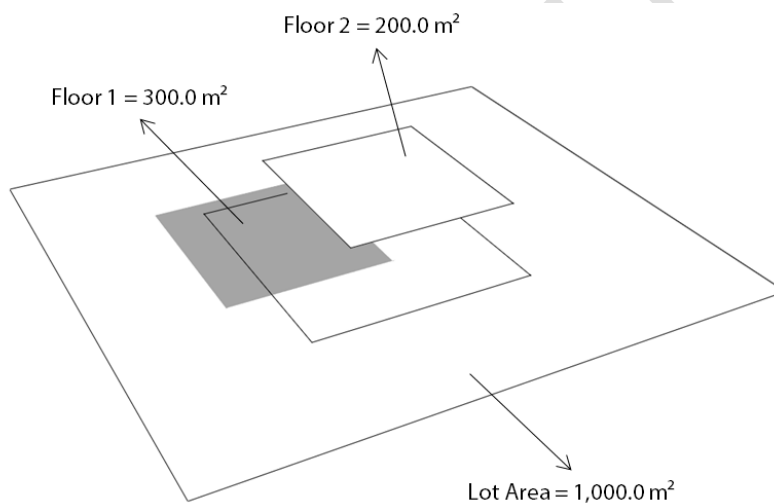
Definition

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 m²
Floor 2 = 200.0 m²

Gross Floor Area = 500.0 m²

Lot Area = 1,000.0 m²

Floor Area Ratio = 500.0 m² / 1,000.0 m²

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

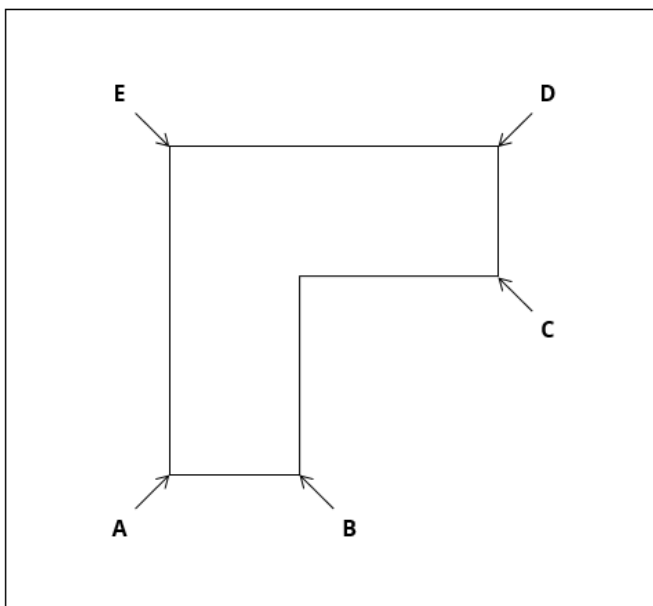
Definition

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

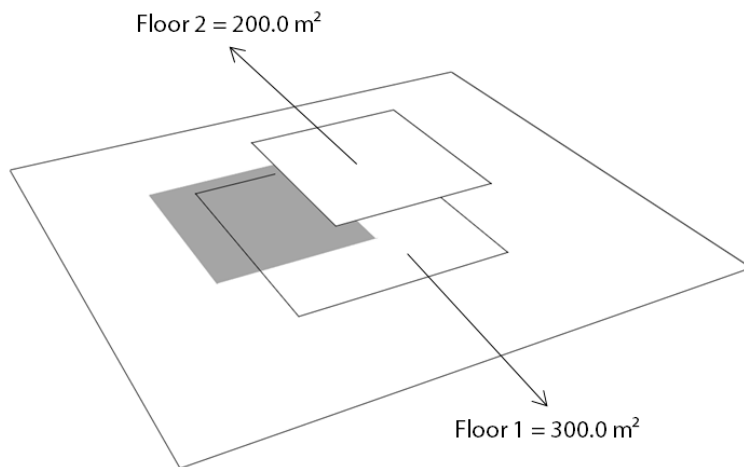
Means the total area of all floors within the exterior walls of a *building* or *structure*.

Does not incl

Unenclosed balconies and decks;

Common stairwells;

Enclosed parking areas attached to a dwelling unit.



Sample Calculation

Floor 1 = 300.0 m²

Floor 2 = 200.0 m²

Gross Floor Area = 500.0 m²

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 m² in interior floor area;

or,

A park model trailer attached to a *modular home* and together no greater than 82 m² 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 Agriculture

Definition

Means farming of any of the following:

Poultry (more than 2000 birds);

Fur-bearing animals;

Mushrooms;

Swine (more than 10).

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.

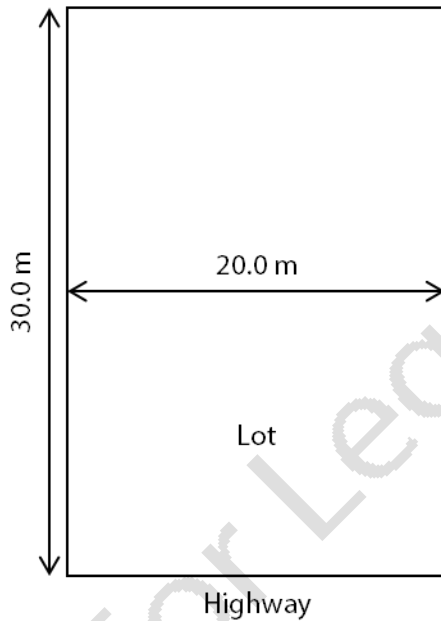
Excludes limited common property in a strata plan.

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

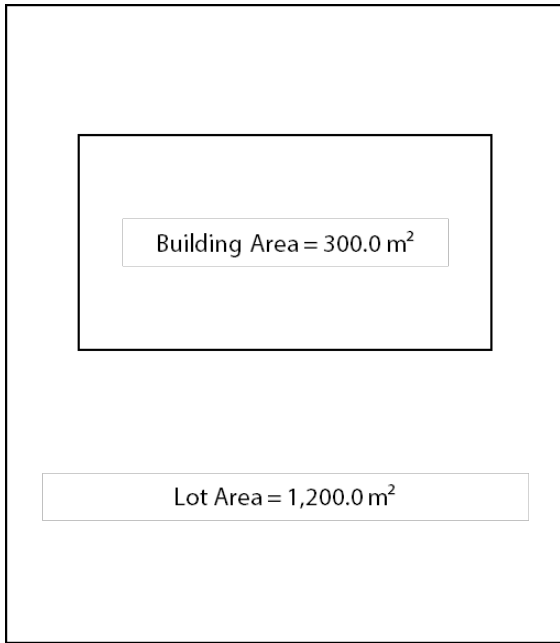
Lot Area = 600.0 m²

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 m²
Building Area = 300.0 m²

Lot Coverage = (Building Area ÷ Lot Area) × 100
Lot Coverage = (300.0 m² ÷ 1,200.0 m²) × 100

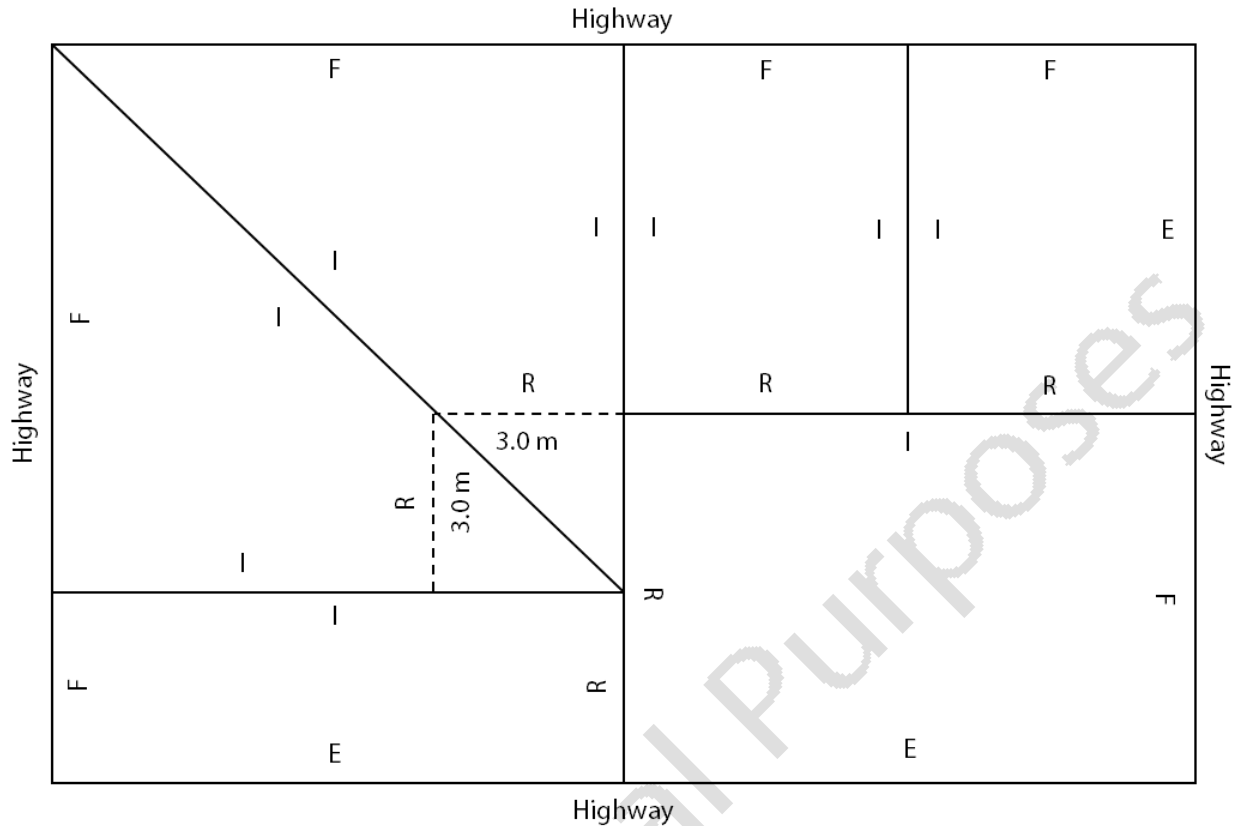
Lot Coverage = 25.0%

Lot Line

Definition

Means the legally defined boundaries of any *lot*.

Not For Legal Purposes



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

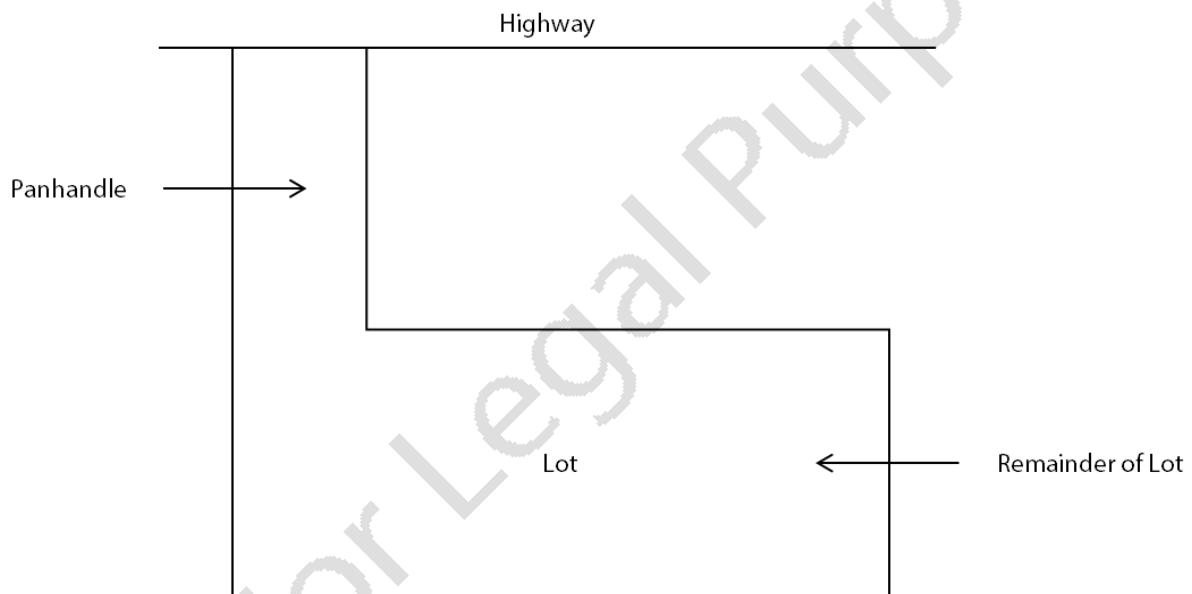
Definition

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 m².

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 m².

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.

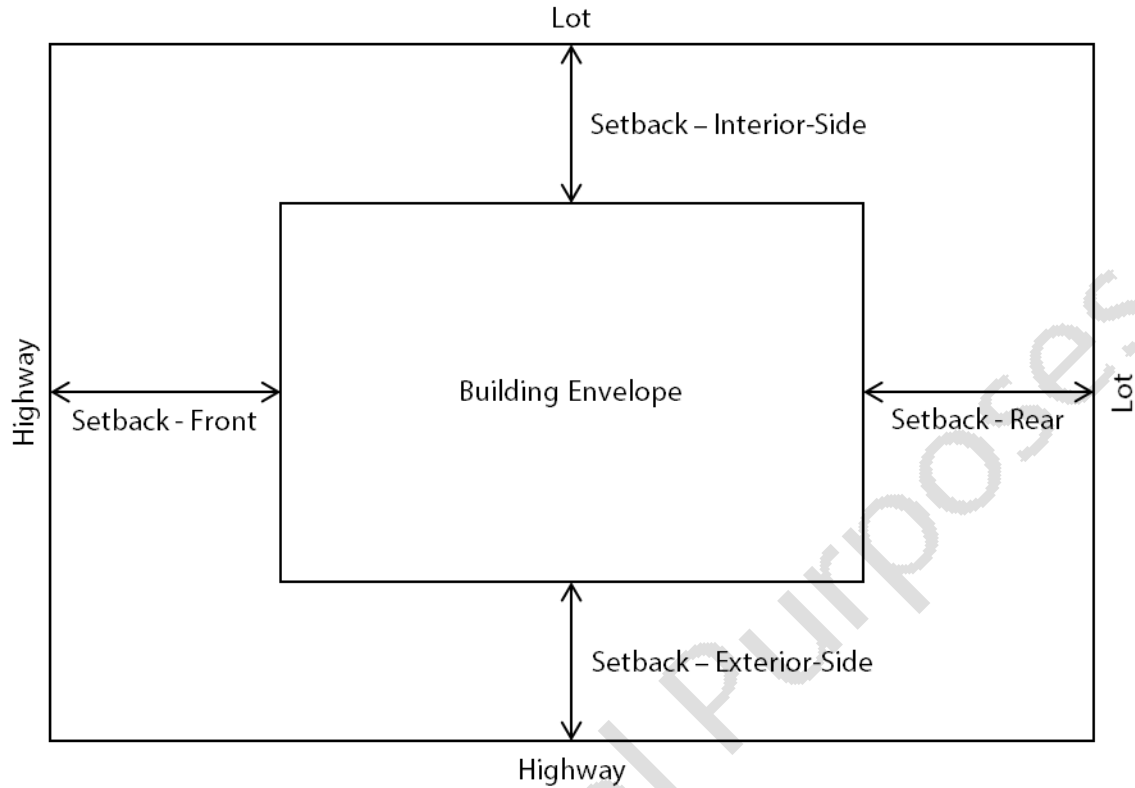
Excludes all sales, rentals and services related to *commercial vehicles*.

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*.

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

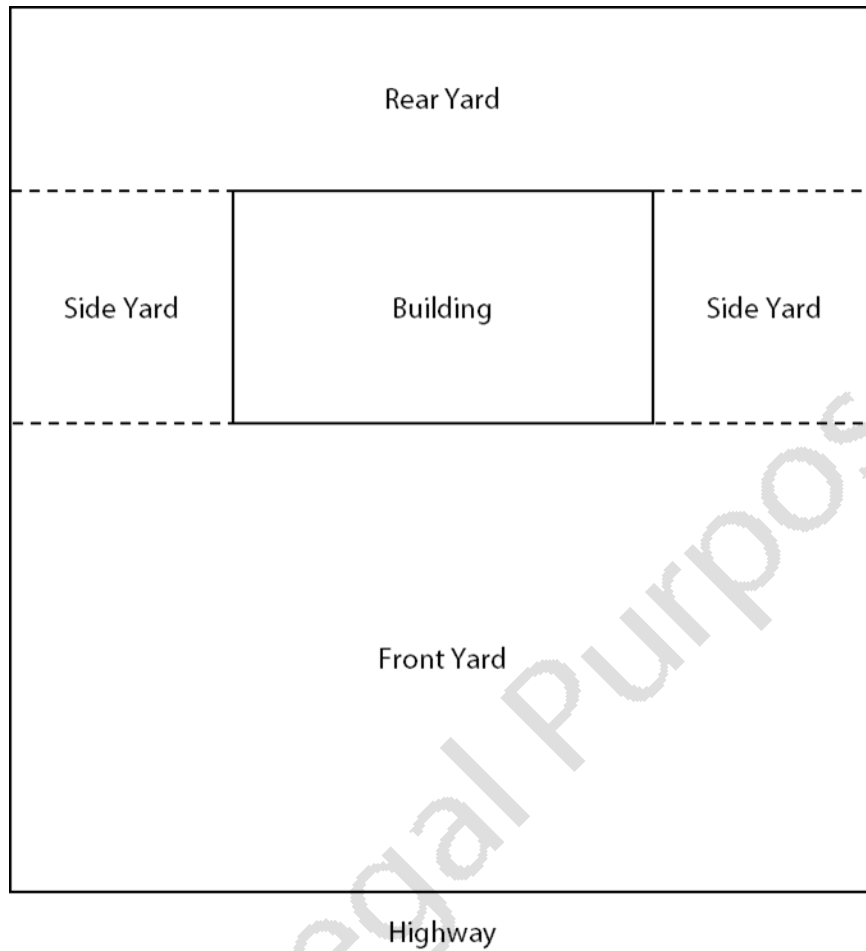
Definition

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 m² with a *lot area* larger than or equal to 0.5 ha;

125 m² 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	Onsite water and Onsite sewer

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* or *Intensive Agriculture use* only on *lots* classified as farm land under the *Assessment Act*.

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

Must not exceed a *gross floor area* of 304.8 m²;

Minimum *site area* of 700.0 m²;

Minimum separation from the *Assembly Use* of 30.0 m.

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 m².

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 m².

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 m² 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 m² 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 m².

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 m².

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 m² 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 m².

May include an accessory office and *Accessory Retail* use with maximum aggregate *gross floor area* of 50.0 m².

May include accessory indoor storage with maximum *gross floor area* of 18.6 m².

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 m² 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 m² with a *lot area* larger than 4.0 ha;

280.0 m² 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 m².

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>	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

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

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 hoofed 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 m².

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 Agriculture</i>	<i>Principal</i>	All
<i>Civic use</i>	<i>Principal</i>	All
<i>Public Utilities</i>	<i>Principal</i>	All
<i>All other non-residential uses</i>	<i>Principal</i>	Chimneys and similar features. Communication equipment. Mechanical equipment. Elevator equipment. Stairs.
<i>Assembly</i>	<i>Principal</i>	Religious symbols
<i>All zones</i>	<i>Accessory</i>	Flag Poles. Retaining Walls. Utility and lighting poles. Communication equipment.

Home Occupation

Regulation

Must be located within a *dwelling unit*.

Must not exceed a *gross floor area* of 50.0 m² 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 m².

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

Intensive Agriculture

Regulation

Is only permitted within the Agricultural Land Reserve.

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

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

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

Regulation	Requirement
<i>Setback – Front</i>	80 m
<i>Setback – Exterior-Side</i>	80 m
<i>Setback – Interior-Side</i>	50 m
<i>Setback – Rear</i>	50 m
<i>Setback – Residential Use</i>	30 m
<i>Setback – Watercourses and Wells</i>	30 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

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 m².

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 m².

May include *Advertising* signage

River Rafting Terminus

Regulation

Must not exceed two (2) *structures*.

Must not exceed a *gross floor area* of 230.0 m².

Must include washroom and changing room facilities.

Secondary Suite

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	Onsite water and Onsite sewer

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

Storage Shed

Regulation

Must not exceed a *gross floor area* of 20.0m².

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 *dwelling units* or *sleeping units* designed for and intended to be occupied temporarily by the travelling public.

May include; dining facilities, an office, *Accessory Retail*, and amenities and service facilities for those accommodated on the *lot*.

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.

Not For Legal Purposes

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 0.3m² 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.

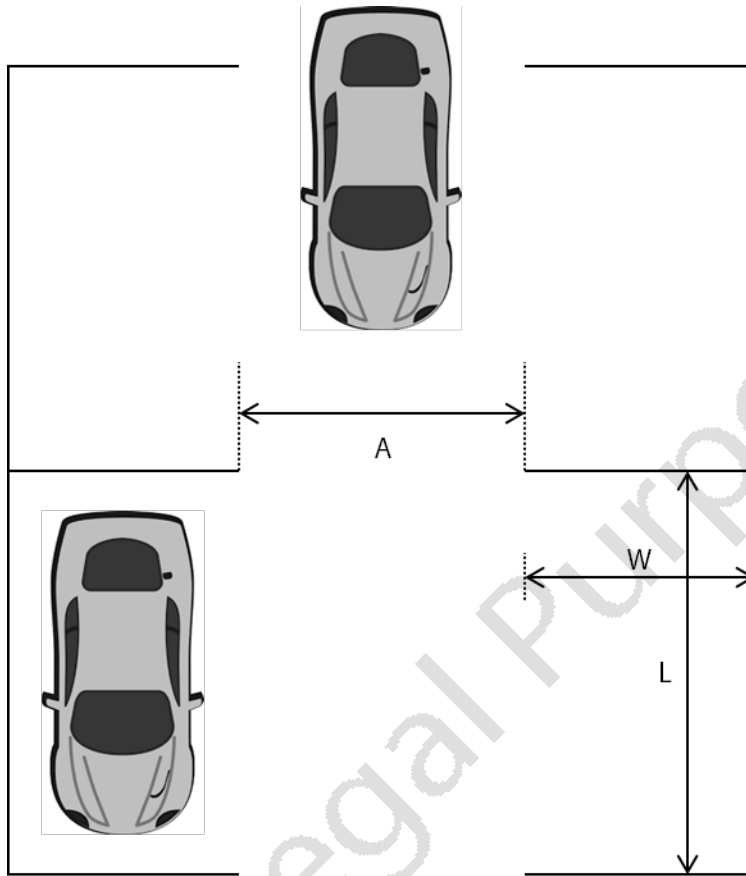
Parking spaces and areas must meet the following dimensions:

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

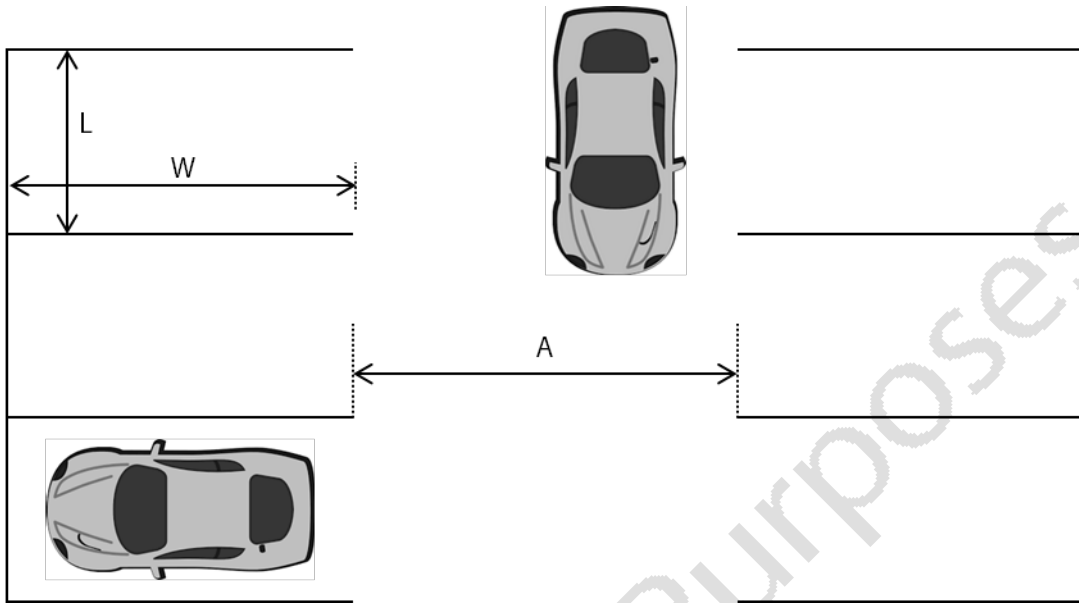
Where the width of a driveway or maneuvering aisle is 5.5 m or less, only one-way traffic is permitted;

The following diagrams illustrate parking space dimension requirements:

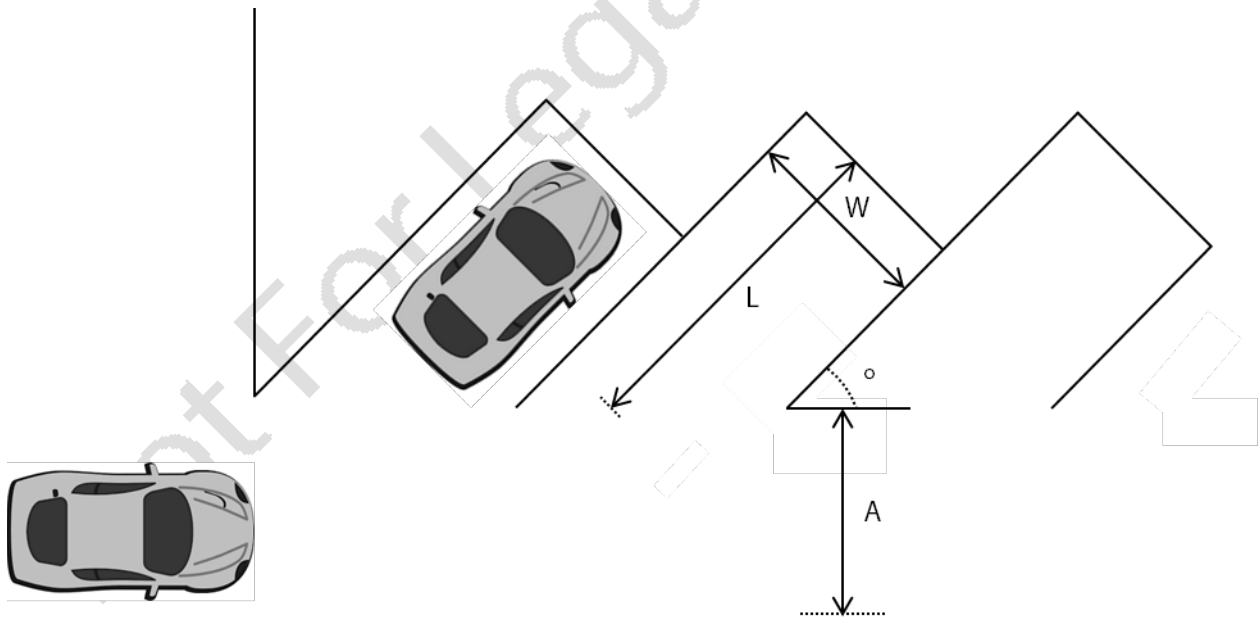
Parallel Parking (0°)



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 ² of gross floor area plus 1 space per 3 seats
<i>Campground, Holiday Park</i>	1 space per <i>lot</i> or <i>site</i> ; plus 1 space per 3 <i>lots</i> or <i>sites</i> 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 ² 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 ² of gross floor area plus 1.25 spaces per sleeping unit
<i>General Commercial, Highway Commercial</i>	2 spaces per 35.0 m ² 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 ² 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
Laundromat	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 ² of <i>gross floor area</i> for retail (whichever is greater)
Offices, dental or medical, and clinics	3 spaces per 100 m ² of <i>gross floor area</i>
Offices, multi-tenant	1 space per 30.0 m ² of <i>gross floor area</i>
<i>Outdoor Recreation</i>	10 spaces or 1 space per 3 customer capacity (whichever is greater)
Place of Worship	1 space per 5 seats
<i>Private Holiday Resort</i>	1 space per <i>lot</i> plus 1 guest space per <i>lot</i>
<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>dwelling unit</i> or <i>sleeping unit</i> plus 1 space per 3 seats in an associated <i>Food Service Use</i>
Accessory Use	Requirement
<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 ² of <i>gross floor area</i>
<i>Agricultural Market</i>	1 space per 20.0 m ² 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 ² of <i>gross floor area</i> ; plus 1 space per 20.0 m ² 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 ² 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 m² 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 m² 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*.

Not For Legal Purposes

PART 7: RURAL ZONES

7.1

RURAL 1

R-1

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 Agriculture (excluding Electoral Area D);

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 (excluding Electoral Areas E and F); [Byl#1692, 2023]

Accessory Employee Residential;

Accessory Personal Care Residential;

Boarding;

Artisan-Craft Workshop;

Home Occupation;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F). [Byl#1692, 2023]

7.1.2 Site-Specific Uses

None.

7.1.3 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 <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 – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite</i>	One (1) <i>dwelling unit</i> per <i>lot</i> [Byl#1692, 2023]
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>	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 m² per *lot*.

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 (excluding Electoral Areas E and F); [Byl#1692, 2023]

Accessory Personal Care Residential;

Boarding;

Cottage Industry;

Home Occupation;

Kennel;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F). [Byl#1692, 2023]

7.2.2 Site-Specific Uses

None.

7.2.3 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 Dwelling Unit, Accessory Personal Care Residential, Secondary Suite</i>	One (1) <i>dwelling unit</i> per <i>lot</i> [Byl#1692, 2023]

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 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);

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, H and F). [Byl#1723, 2023]

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F); [Byl#1692, 2023]

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 (excluding Electoral Areas E and F). [Byl#1692, 2023]

7.3.2 Site-Specific Uses

None.

7.3.3 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 Dwelling Unit, Accessory Personal Care Residential, Secondary Suite</i>	One (1) <i>dwelling unit</i> per <i>lot</i> [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 <i>lot</i> with a <i>lot area</i> greater than 7.5 ha; or Two (2) <i>dwelling units</i> in <i>single detached dwellings</i> on a <i>lot</i> with a <i>lot area</i> greater than 15.0 ha
Minimum <i>Setback – Front</i>	4.6 m
Minimum <i>Setback – Exterior-Side</i>	4.6 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] None – <i>Farm Use</i>
Maximum <i>Lot Coverage</i>	30% - Electoral Areas C,F and G

7.3.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum <i>Lot Area</i>	4.0 ha

7.3.5 Conditions of Use

Accessory Employee Residential:

Must be accessory to a *Farm*.

7.4

RURAL 4

R-4

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 (excluding Electoral Areas E and F); [Byl#1692, 2023]

Accessory Personal Care Residential;

Accessory Employee Residential;

Boarding;

Cottage Industry;

Home Occupation;

Kennel;

Outdoor Storage;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F). [Byl#1692, 2023]

7.4.2 Site-Specific Uses

None.

7.4.3 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	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

Intent

The Rural 5 (R-5) zone is for rural *Residential Use, Farm, Resource Extraction, and Outdoor Recreation* on lots at least 8.0 ha in lot area.

7.5.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

Farm;

Cemetery;

Kennel;

Natural Camping Ground;

Outdoor Recreation;

Resource Extraction;

Micro Cannabis Production Facility. [Byl#1723, 2023]

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F); [Byl#1692, 2023]

Accessory Employee Residential;

Accessory Personal Care Residential;

Artisan-Craft Workshop;

Boarding;

Cottage Industry;

Equipment Shop;

Home Occupation;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F). [Byl#1692, 2023]

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 Personal Care Residential	One (1) dwelling unit in a manufactured home on a lot with a lot area greater than 0.4 ha
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.

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;

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 (excluding Electoral Areas E and F); [Byl#1692, 2023]

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 (excluding Electoral Areas E and F). [Byl#1692, 2023]

7.7.2 Site-Specific Uses

None.

7.7.3 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 – 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> per lot
Minimum <i>Setback – Front</i>	7.6 m 50.0 m – <i>Cottage Industry</i> 50.0 m – <i>Equipment Shop</i>
Minimum <i>Setback – Exterior-Side</i>	7.6 m 40.0 m – <i>Cottage Industry</i> 40.0 m – <i>Equipment Shop</i>
Minimum <i>Setback – Interior-Side</i>	7.6 m 40.0 m – <i>Cottage Industry</i> 40.0 m – <i>Equipment Shop</i>
Minimum <i>Setback – Rear</i>	7.6 m 40.0 m – <i>Cottage Industry</i> 40.0 m – <i>Equipment Shop</i>
Maximum <i>Height</i>	12.0 m 9.0 m – <i>Accessory Dwelling Unit</i> [Byl#1692, 2023]
Maximum <i>Lot Coverage</i>	20% - <i>Assembly Use</i>
Minimum <i>Site Area</i>	0.07 ha - <i>Artisan-Craft Workshop</i> 1.0 ha - <i>Cottage Industry</i> 2.0 ha - <i>Equipment Shop</i> 2.0 ha - <i>Accessory Employee Residential</i> 2.0 ha - <i>Assembly Use</i> 4.0 ha - <i>Kennel</i>

7.7.4 Subdivision Regulations

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

7.7.5 Conditions of Use

Accessory Employee Residential:

Must be accessory to a *Farm*.

Not For Legal Purposes

7.8

RURAL RECREATION

REC

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;

Outdoor Recreation;

Tourist Accommodation;

Vacation Resort.

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F); [Byl#1692, 2023]

Accessory Personal Care Residential;

Accessory Employee Residential;

Bed and Breakfast;

Artisan-Craft Workshop;

Home Occupation;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F). [Byl#1692, 2023]

7.8.2 Site-Specific Uses

None.

7.8.3 Development Regulations

Subject	Requirement or Regulation
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</i> [Byl#1692, 2023]
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>Height</i>	10.0 m 9.0 m – <i>Accessory Dwelling Unit</i> [Byl#1692, 2023] 6.1 m – <i>accessory building or structure</i>
Maximum <i>Gross Floor Area</i>	28.0 m ² – <i>Tourist Accommodation</i> within a cabin

7.8.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum <i>Lot Area</i>	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 Agriculture (excluding Electoral Areas D, E and H);

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 (excluding Electoral Areas E and F); [Byl#1692, 2023]

Accessory Personal Care Residential;

Accessory Employee Residential;

Cottage Industry;

Home Occupation;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F). [Byl#1692, 2023]

7.9.2 Site-Specific Uses

None.

7.9.3 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 Dwelling Unit, Accessory Personal Care Residential, Secondary Suite</i>	One (1) <i>dwelling unit</i> per <i>lot</i> [Byl#1692, 2023]
Maximum <i>Density - Accessory Employee Residential</i>	One (1) <i>dwelling unit</i> in a <i>single detached dwelling</i> per <i>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</i> [Byl#1692, 2023]

7.9.4 Subdivision Regulations

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

7.9.5 Conditions of Use

None

PART 8: AGRICULTURAL ZONES

8.1

AGRICULTURAL 1

AG-1

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 Agriculture;*
- Kennel;*
- Resource Extraction.*

The following *accessory uses* are permitted:

- Accessory Dwelling Unit* (excluding Electoral Areas E and F); [Byl#1692, 2023]
- Accessory Personal Care Residential;*
- Accessory Employee Residential;*
- Bed and Breakfast;*
- Home Occupation;*
- Outdoor Storage;*
- Produce Sales;*
- Secondary Suite* (excluding Electoral Areas E and F). [Byl#1692, 2023]

8.1.2 Site-Specific Uses

None.

8.1.3 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 <i>lot</i>
Maximum <i>Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite</i>	One (1) <i>dwelling unit</i> per <i>lot</i> [Byl#1692, 2023]
Maximum <i>Density - Accessory Employee Residential</i>	One (1) <i>dwelling unit</i> in a <i>single detached dwelling</i> per <i>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>Height</i>	10.0 m 9.0 m – <i>Accessory Dwelling Unit</i> [Byl#1692, 2023]

8.1.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum <i>Lot Area</i>	4.0 ha

8.1.5 Conditions of Use

Advertising:

The maximum area of permitted *Advertising* signage is 5.0 m² per *highway* adjoining a *lot*.

Accessory Employee Residential:

Must be accessory to a *Farm* or *Intensive Agriculture*.

8.2

AGRICULTURAL 2

AG-2

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 Agriculture;

Kennel;

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

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F); [Byl#1692, 2023]

Accessory Personal Care Residential;

Accessory Employee Residential;

Boarding;

Cottage Industry;

Home Occupation;

Outdoor Storage;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F). [Byl#1692, 2023]

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* or *Intensive Agriculture*.

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 Agriculture;

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 (excluding Electoral Areas E and F); [Byl#1692, 2023]

Accessory Personal Care Residential;

Accessory Employee Residential;

Bed and Breakfast;

Cottage Industry;

Home Occupation;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F). [Byl#1692, 2023]

8.3.2 Site-Specific Uses

None.

8.3.3 Development Regulations

Subject	Requirement or Regulation
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</i> [Byl#1692, 2023]
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 ² - <i>Produce Sales</i>
Maximum <i>Height</i>	10.0 m – <i>Residential</i> 9.0 m – <i>Accessory Dwelling Unit</i> [Byl#1692, 2023]

8.3.4 Subdivision Regulations

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

8.3.5 Conditions of Use

None.

8.4

AGRICULTURAL 4

AG-4

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 Agriculture;

Kennel;

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

The following accessory uses are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F); [Byl#1692, 2023]

Accessory Personal Care Residential;

Accessory Employee Residential;

Boarding;

Home Occupation;

Cottage Industry;

Agricultural Market;

Outdoor Storage;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F). [Byl#1692, 2023]

8.4.2 Site-Specific Uses

None.

8.4.3 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 Dwelling Unit, Accessory Personal Care Residential, Secondary Suite</i>	One (1) <i>dwelling unit</i> per <i>lot</i> [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 <i>lot</i> with a <i>lot area</i> greater than 7.5 ha; or Two (2) <i>dwelling units</i> in <i>single detached dwellings</i> on a <i>lot</i> with a <i>lot area</i> 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

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

8.4.5 Conditions of Use

None.

8.5.

AGRICULTURAL 5

AG-5

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;

Kennel;

Outdoor Recreation;

Resource Extraction.

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F); [Byl#1692, 2023]

Accessory Personal Care Residential;

Accessory Employee Residential;

Bed and Breakfast;

Home Occupation;

Outdoor Storage;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F). [Byl#1692, 2023]

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 ² 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 0.27m² 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.

9.1.2 Site-Specific Uses

None.

9.1.3 Development Regulations

Subject	Requirement or Regulation
Maximum <i>Density – Residential, Holiday Home</i>	One (1) <i>dwelling unit</i> or <i>Holiday Home</i> in a single detached dwelling per lot
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>	7.6 m

9.1.4 Subdivision Regulations

Subject	Regulation or Requirement
Minimum <i>Lot Area</i>	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.

9.2.2 Site-Specific Uses

None.

9.2.3 Development Regulations

Subject	Requirement or Regulation
Maximum <i>Density – Residential, Holiday Home</i>	One (1) <i>dwelling unit</i> or <i>Holiday Home</i> in a <i>single detached dwelling</i> per lot
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%

9.2.4 Subdivision Regulations

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

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.

9.3.2 Site-Specific Uses

None.

9.3.3 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 or Two (2) <i>dwelling units</i> in a <i>Duplex</i> per lot
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 ²
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</i> - <i>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 ²
Minimum Servicing	<i>lots less than 2.0ha – community sanitary sewer system and community water system</i>

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
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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

Subject	Requirement or Regulation
Maximum <i>Density</i>	One (1) <i>dwelling unit</i> per 112.0 m ² of <i>lot area</i> 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 ² per <i>dwelling unit</i>
Maximum <i>Gross Floor Area</i>	100.0 m ² per <i>dwelling unit</i>
Minimum <i>Servicing – principal uses</i>	<i>community sanitary sewer system</i> and <i>community water system</i>

9.5.4 Subdivision Regulations

Subject	Regulation or Requirement
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>

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 <i>Density</i>	Twenty (20) <i>manufactured homes</i> per ha
Maximum <i>Density - Accessory Employee Residential</i>	One (1) <i>dwelling unit</i> in a <i>single detached dwelling</i> per <i>manufacture home park</i>
Minimum <i>Site Area</i>	2.0 ha – <i>Manufactured Home Park</i> 348.0 m ² - <i>single-wide manufactured home site</i> 418.0 m ² - <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 Lot Area	348.0m ²

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 m² plus 0.9 m² 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 1000m² 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 m² 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

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:

None.

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 <i>lot</i>
Maximum <i>Density</i>	One (1) <i>dwelling unit</i> per 0.4 ha
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 ² - <i>accessory buildings or structures</i> per <i>lot</i>
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 Lot Area	no minimum
Minimum Servicing	<i>lots equal to or greater than 2000m² - community water system</i> <i>lots less than 2000m² - community sanitary sewer system and community water system</i>

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 1000m² 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.

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>
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 ² - <i>principal building</i>
Maximum <i>Gross Floor Area</i>	45.0 m ² - <i>accessory building</i>
Maximum <i>Lot Coverage</i>	40%

9.8.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum Lot Area	575.0 m ²
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 1000m² 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 m² 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.

9.9.2 Site-Specific Uses

None.

9.9.3 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 - Accessory Employee Residential</i>	One (1) <i>dwelling unit</i> in a <i>single detached dwelling</i>
Minimum <i>Site Area</i>	4.0 ha – <i>Private Residential Development</i>
Minimum <i>Setback – Front</i>	4.0 m – <i>dwelling unit</i> 6.0 m – <i>garages</i> 2.0 m – <i>porches and verandas</i>
Minimum <i>Setback – Interior-Side</i>	2.0 m – <i>dwelling unit</i>
Minimum <i>Setback – Rear</i>	7.6 m – <i>dwelling unit</i> 4.0 m – <i>garages</i> 3.0 m – <i>porches and verandas</i>
Minimum <i>Setback – Exterior-Side</i>	3.5 m – <i>dwelling unit</i> 3.5 m – <i>garages</i> 2.0 m – <i>porches and verandas</i>

Maximum <i>Height</i>	10.0 m – <i>dwelling unit</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 ² - <i>dwelling unit</i>
Maximum <i>Gross Floor Area</i>	45.0 m ² - <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 ²
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 2000m² per ha of the *Private Residential Development*

Must include a minimum indoor area of 2.0 m² 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 m² 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 m² 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:

None.

9.10.2 Site-Specific Uses

None.

9.10.3 Development Regulations

Subject	Requirement or Regulation
Maximum <i>Density</i>	One (1) <i>dwelling unit</i> per 140.0 m ² of lot area to a maximum of 25 <i>dwelling units</i> per lot
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 ² - <i>principal building</i>
Maximum <i>Gross Floor Area</i>	45.0 m ² per lot - <i>accessory buildings or structures</i>
Maximum <i>Lot Coverage</i>	30%

9.10.4 Subdivision Regulations

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

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 m²;

Private Amenity Areas:

Must be provided for each *dwelling unit*;

Require a minimum area of 5.0 m² for each *dwelling unit*;

Signage:

One (1) sign with a maximum *height* of 1.8 m and maximum area of 3.0 m² 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;*
- Golf Course;*
- Institutional;*
- 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.

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
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 m²;

Requires a minimum *site area* of 700.0 m² 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 m²;

Farm:

Is only permitted within the Agricultural Land Reserve;

Screening:

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

Signage:

Must not exceed 3.0 m² 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.

9.12.2 Site-Specific Uses

None.

9.12.3 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>
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
Maximum <i>Lot Coverage</i>	40%

9.12.4 Subdivision Regulations

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

9.12.5 Conditions of Use

None.

9.13

RESORT RESIDENTIAL 2	RST-2
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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.

9.13.2 Site-Specific Uses

None.

9.13.3 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 – Holiday Home</i>	One (1) <i>dwelling unit</i> in a <i>single detached dwelling</i> per <i>lot</i>
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
Maximum <i>Lot Coverage</i>	40%

9.13.4 Subdivision Regulations

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

9.13.5 Conditions of Use

None.

Not For Legal Purposes

9.14

RURAL RESIDENTIAL 1

RR-1

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 (excluding Electoral Areas E and F); [Byl#1692, 2023]

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 (excluding Electoral Areas E and F). [Byl#1692, 2023]

9.14.2 Site-Specific Uses

None.

9.14.3 Development Regulations

Subject	Requirement or Regulation
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>	4.6 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 [Byl#1692, 2023]</i>
Maximum <i>Lot Coverage</i>	40%

9.14.4 Subdivision Regulations

Electoral Areas A and B

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

Electoral Areas C, F and G

Subject	Requirement or Regulation
Minimum <i>Lot Area</i>	0.5 ha
Minimum <i>Servicing</i>	<i>community water system</i>

Electoral Area D

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

Electoral Area E and H

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

RURAL RESIDENTIAL 2

RR-2

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 (excluding Electoral Areas E and F); [Byl#1692, 2023]

Accessory Personal Care Residential;

Accessory Employee Residential;

Artisan-Craft Workshop;

Boarding;

Home Occupation;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F). [Byl#1692, 2023]

9.15.2 Site-Specific Uses

None.

9.15.3 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 – 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 in a single detached dwelling per lot</i>
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 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 (excluding Electoral Areas E and F); [Byl#1692, 2023]

Boarding;

Home Occupation;

Secondary Suite (excluding Electoral Areas E and F). [Byl#1692, 2023]

9.16.2 Site-Specific Uses

None.

9.16.3 Development Regulations

Regulation	Requirement
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, Secondary Suite</i>	One (1) <i>dwelling unit</i> per lot [Byl#1692, 2023]
Minimum <i>Setback – Front</i>	7.6 m
Minimum <i>Setback – Exterior-Side</i>	7.6 m
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>	7.6 m – <i>principal building</i> 3.0 m – <i>accessory buildings or structures</i>
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>

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

SUBURBAN RESIDENTIAL 2

SBR-2

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 (excluding Electoral Areas E and F); [Byl#1692, 2023]

Boarding;

Home Occupation;

Farm;

Secondary Suite (excluding Electoral Areas E and F). [Byl#1692, 2023]

9.17.2 Site-Specific Uses

None.

9.17.3 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 Dwelling Unit, Secondary Suite</i>	One (1) <i>dwelling unit</i> per <i>lot</i> [Byl#1692, 2023]
Minimum <i>Setback – Front</i>	7.6 m
Minimum <i>Setback – Exterior-Side</i>	4.5 m
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>	7.6 m – <i>principal building</i> 3.0 m – <i>accessory buildings or structures</i>

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>
Maximum <i>Lot Coverage</i>	25%
Maximum <i>Gross Floor Area</i>	45.0 m ² - <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 ²

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 m² in *lot area*.

9.18.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F); [Byl#1692, 2023]

Boarding;

Home Occupation;

Secondary Suite (excluding Electoral Areas E and F). [Byl#1692, 2023]

9.18.2 Site-Specific Uses

None.

9.18.3 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 Dwelling Unit, Secondary Suite</i>	One (1) <i>dwelling unit</i> per <i>lot</i> [Byl#1692, 2023]
Minimum <i>Setback - Front</i>	7.6 m
Minimum <i>Setback - Exterior-Side</i>	4.5 m
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>	7.6 m – <i>principal building</i> 3.0 m – <i>accessory buildings or structures</i>
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>

Maximum <i>Lot Coverage</i>	40%
Maximum <i>Gross Floor Area</i>	45.0 m ² - <i>accessory buildings or structures</i>
Minimum <i>Gross Floor Area</i>	120.0 m ² - <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.

9.18.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum <i>Lot Area</i>	800.0 m ²
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 m² 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).

9.19

URBAN RESIDENTIAL 1	UR-1
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Intent

The Urban Residential 1 (UR-1) zone is for *Residential Use* on fully serviced *lots* at least 557.0 m² 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 (excluding Electoral Areas E and F); [Byl#1692, 2023]

Bed and Breakfast;

Boarding;

Home Occupation;

Secondary Suite (excluding Electoral Areas E and F). [Byl#1692, 2023]

9.19.2 Site-Specific Uses

None.

9.19.3 Development Regulations

Subject	Requirement or Regulation
Maximum Density – Residential, Duplex	One (1) <i>dwelling unit</i> in a <i>single detached dwelling</i> per <i>lot</i> or <i>Two (2) dwelling units</i> in a <i>duplex</i> per <i>lot</i>
Maximum Density – Accessory Dwelling Unit, Secondary Suite	One (1) <i>dwelling unit</i> per <i>lot</i> [Byl#1692, 2023]
Minimum Setback – Front	4.6 m
Minimum Setback – Exterior-Side	4.6 m
Minimum Setback – Interior-Side	2.1 m – <i>principal building</i> 1.0 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>	7.75 m – <i>principal building</i> (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 ²
Minimum Servicing	<i>lots less than 1858 m² - 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

URBAN RESIDENTIAL 2

UR-2

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 (excluding Electoral Areas E and F); [Byl#1692, 2023]

Accessory Personal Care Residential;

Bed and Breakfast;

Boarding;

Farm;

Home Occupation;

Secondary Suite (excluding Electoral Areas E and F). [Byl#1692, 2023]

9.20.2 Site-Specific Uses

None.

9.20.3 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	4.6 m
Minimum Setback – Exterior-Side	4.6 m

Minimum <i>Setback – Interior-Side</i>	1.5 m – <i>principal building</i> 1.0 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>	10.0 m – <i>principal building</i> 9.0 m – <i>Accessory Dwelling Unit [Byl#1692, 2023]</i> 5.0 m – <i>accessory buildings or structures</i>

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).

9.21

URBAN RESIDENTIAL 3

UR-3

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 (excluding Electoral Areas E and F); [Byl#1692, 2023]

Accessory Personal Care Residential;

Boarding;

Home Occupation;

Secondary Suite (excluding Electoral Areas E and F). [Byl#1692, 2023]

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 – <i>principal building</i> 0.9 m – <i>accessory buildings or structures</i>
Minimum Setback – Rear	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 Height	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 Lot Area	460m ²
Minimum Servicing	<i>lots less than 695m² - 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 Lot Area	695m ²
Minimum Servicing	<i>lots less than 925m² - 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 Lot Area	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

ALPINE SKI LODGE

ASL

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 Servicing	<i>community sanitary sewer system and community water system – Alpine Ski Lodge</i>

10.1.4 Subdivision Regulations

Subject	Requirement or Regulation
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 m² 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

COMMERCIAL 1

C-1

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

10.2.2 Site-Specific Uses

None.

10.2.3 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>
Minimum <i>Setback – Front</i>	7.6 m
Minimum <i>Setback – Exterior-Side</i>	7.6 m

Minimum <i>Setback – Interior-Side</i>	3.0 m
Minimum <i>Setback – Rear</i>	6.0 m
Maximum <i>Gross Floor Area</i>	140.0 m ² - <i>General Commercial</i> 186.0 m ² - <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 m² 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

COMMERCIAL 2	C-2
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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.

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

Subject	Requirement or Regulation
Maximum Density - 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 Setback – Interior-Side	1.5 m 0.0 m – <i>Alcoholic Beverage Service, Food Service, and General Commercial</i> adjoining a Commercial Use or Industrial Use

Minimum <i>Setback – Rear</i>	6.0 m
Maximum <i>Height</i>	11.0 m

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 <i>Density - Accessory Employee Residential</i>	One (1) <i>dwelling unit</i> within a <i>principal building</i> per lot
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>Floor Area Ratio</i>	0.35
Minimum <i>Gross Floor Area</i>	70.0 m ² - <i>Accessory Employee Residential</i> 23.0 m ² per unit – <i>Tourist Accommodation</i>
Maximum <i>Height</i>	10.0 m 14.0 m - <i>Tourist Accommodation</i>
Maximum <i>Lot Coverage</i>	30%
Minimum <i>Servicing</i>	<i>Community sanitary sewer system</i>

10.4.4 Subdivision Regulations

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

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 m² per *lot*;

Permitted Uses:

Require connection to a *community water system*.

10.5

HIGHWAY COMMERCIAL 1	HC-1
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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) <i>dwelling unit</i> in a <i>single detached dwelling</i> per lot; or One (1) <i>dwelling unit</i> within a <i>principal building</i> 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 ² per unit – <i>Tourist Accommodation</i>
Maximum Height	7.75 m

10.5.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum <i>Lot Area</i>	0.1855 ha

10.5.5 Conditions of Use

Advertising:

The maximum area of permitted *Advertising* signage is 5.0 m² per *lot*;

Alcoholic Beverage Service:

Must be accessory to *Tourist Accommodation*.

Not For Legal Purposes

10.6

HIGHWAY COMMERCIAL 2

HC-2

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.

10.6.2 Site-Specific Uses

None.

10.6.3 Development Regulations

Subject	Requirement or Regulation
Maximum <i>Density - Residential</i>	One (1) <i>dwelling unit in a single detached dwelling per lot</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>	6.0 m 7.6 m - <i>Campground</i>
Minimum <i>Setback – Interior-Side</i>	6.0 m 7.6 m - <i>Campground</i>
Minimum <i>Setback – Rear</i>	6.0 m
Minimum <i>Gross Floor Area</i>	23.0 m ² per unit – <i>Tourist Accommodation</i>
Maximum <i>Gross Floor Area</i>	140.0 m ² – <i>General Commercial</i>
Maximum <i>Height</i>	10.0 m 4.5 m – <i>Mini-Storage Facility</i> 9.0 m – <i>Accessory Employee Residential</i>
Maximum <i>Lot Coverage</i>	35%
Minimum <i>Site Area</i> (no <i>community sanitary sewer system</i> and with no <i>community water system</i> and)	0.5 ha – <i>Accessory Employee Residential, Residential Use</i> 0.5 ha – <i>Food Service</i> 0.5 ha – <i>All Other Permitted Uses</i>
Minimum <i>Site Area</i> (with <i>community water system</i> and no <i>community sanitary sewer system</i>)	0.2 ha – <i>Accessory Employee Residential, Residential Use</i> 0.2 ha – <i>Food Service</i> 0.4 ha – <i>All Other Permitted Uses</i>
Minimum <i>Site Area</i> (with <i>community sanitary sewer system</i> and <i>community water system</i>)	800.0 m ² – <i>Accessory Employee Residential, Residential Use</i> 800.0 m ² – <i>Tourist Information Service</i> 0.1 ha – <i>Food Service</i> 0.1 ha – <i>Sani-station/dump</i> 0.2 ha – <i>All Other Permitted Uses</i> 0.4 ha – <i>Campground</i>
Minimum <i>Frontage</i>	45.0 m

10.6.4 Subdivision Regulations

Subject	Regulation or Requirement
Minimum <i>Lot Area</i>	0.2 ha
Minimum <i>Servicing</i>	<i>lots less than 0.4 ha - community sanitary sewer system and community water system</i> <i>lots less than 2.0 ha - community water system</i>

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 m² and maximum area of 28.0 m² 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 m² per *lot*;

10.7

HIGHWAY COMMERCIAL 3

HC-3

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.

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
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
Minimum Site Area	0.07 ha Artisan-Craft Workshop 0.07 ha Institutional 0.2 ha Accessory Employee Residential 0.4 ha Accessory Personal Care Residential 0.4 ha Cottage Industry; 0.4 ha Equipment Shop 0.4 ha Food Service 0.4 ha Campground 1.0 ha Gas Station 1.0 ha Tourist Accommodation 1.0 ha River Rafting Terminus

10.7.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum Lot Area	1.0 ha

10.7.5 Conditions of Use

None.

10.8

TOURIST COMMERCIAL

TC

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) dwelling unit within a principal building per lot
Minimum Setback – Front	7.6 m 0.75 m for every 0.3 m of height of any building or structure with a minimum of 7.6 m – Amusement Park
Minimum Setback – Exterior-Side	7.6 m 0.75 m for every 0.3 m of height of any building or structure with a minimum of 6.0 m – Amusement Park
Minimum Setback – Interior-Side	6.0 m 0.75 m for every 0.3 m of height of any building or structure with a minimum of 6.0 m – Amusement Park
Minimum Setback – Rear	6.0 m 0.75 m for every 0.3 m of height of any building or structure with a minimum of 6.0 m – Amusement Park
Maximum Floor Area Ratio	0.35
Maximum Gross Floor Area	140.0 m ² - Accessory Retail 186.0 m ² - Artisan-Craft Workshop
Minimum Gross Floor Area	70.0 m ² - Accessory Employee Residential
Maximum Height	10.0 m
Maximum Lot Coverage	25%
Minimum Lot Area	4.0 ha – Amusement Park

10.8.4 Subdivision Regulations

Subject	Regulation or Requirement
Minimum Lot Area	2.0 ha
Minimum Servicing for lots less than 4.0 ha	community sanitary sewer system and community water system

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 5.0m² per lot.

Not For Legal Purposes

PART 11: INDUSTRIAL ZONES

11.1

VEHICLE RECYCLING

VR

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
Minimum <i>Lot Area</i>	4.0 ha

11.1.5 Conditions of Use

Advertising:

The maximum area of permitted *Advertising* signage is 15.0 m² 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.

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 <i>Density - Residential</i>	One (1) <i>dwelling unit</i> in a <i>single detached dwelling</i> per lot
Minimum <i>Setback – Front</i>	6.0 m - <i>Residential</i> 15.0 m
Minimum <i>Setback – Exterior-Side</i>	6.0 m - <i>Residential</i> 15.0 m

Minimum <i>Setback – Interior-Side</i>	1.5 m - <i>Residential</i> 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*.

11.3

HEAVY INDUSTRIAL	HI
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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.*

11.3.2 Site-Specific Uses

None.

11.3.3 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>
Minimum <i>Setback – Front</i>	6.0 m - <i>Residential</i> 15.0 m
Minimum <i>Setback – Exterior-Side</i>	6.0 m - <i>Residential</i> 15.0 m
Minimum <i>Setback – Interior-Side</i>	1.5 m - <i>Residential</i> 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

11.3.4 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 Purpose

11.4

RESOURCE INDUSTRIAL 1	RI-1
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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;

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 <i>Density - Accessory Employee Residential</i>	One (1) <i>dwelling unit</i> in a <i>single detached dwelling</i> per lot
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>	7.6 m
Minimum <i>Site Area</i>	10.0 ha - <i>Commercial Mushroom Composting</i> 4.0 ha - <i>Resource Industrial</i>

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

RESOURCE INDUSTRIAL 2	RI-2
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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;*
- Gravel Processing;*
- Resource Industrial;*
- Farm;*
- 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

Subject	Requirement or Regulation
Maximum <i>Density - Accessory Employee Residential</i>	One (1) <i>dwelling unit</i> in a <i>single detached dwelling</i> per lot
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 – Residential Zone or Commercial Zone</i>	15.2 m
Maximum <i>Height</i>	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 m² 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*.

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 <i>Density - Accessory Employee Residential</i>	One (1) <i>dwelling unit</i> in a <i>single detached dwelling</i> per lot
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>	12.0 m

11.6.4 Subdivision Regulations

Subject	Requirement or Requirement
Minimum <i>Lot Area</i>	925m ²
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 m² per *lot*;

Food Service:

Is limited to a *gross floor area* of 70.0 m² 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

CAMPGROUND HOLIDAY PARK

CHP

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 useable land;
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 ² - <i>Accessory Employee Residential</i> with <i>community sanitary sewer system and community water system</i> 130.0 m ² - <i>Camping lot</i>
Maximum Gross Floor Area	110.0 m ² - <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
Maximum <i>Density –Holiday Park</i>	<p>One (1) <i>Recreational Vehicle</i> per holiday park lot; or One (1) <i>Tent</i> per holiday park lot; or One (1) <i>park model trailer</i> per holiday park lot; or 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 <i>Density - Accessory Employee Residential</i>	<p>One (1) <i>dwelling unit</i> per holiday park – <i>Accessory Employee Residential</i>; or 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 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 <i>Site Area</i>	1.0 ha – <i>holiday park</i>
Minimum <i>site area</i> (with <i>community water system</i>)	<p>0.2 ha – <i>holiday home lot</i> and <i>Accessory Employee Residential</i> 130.0 m² - <i>camping lot</i></p>
Minimum <i>site area</i> (with <i>community sanitary sewer system and community water system</i>)	<p>130.0 m² - <i>camping lot</i> 250.0 m² - <i>park model trailer lot</i> 560.0 m² - <i>holiday home lot</i> 560.0 m² - <i>Accessory Employee Residential</i></p>
Maximum <i>Gross Floor Area</i>	<p>110.0 m² - <i>Accessory Retail</i> 6.0 m² - <i>storage shed</i></p>
Maximum <i>Height</i>	9.1 m

	2.4 m <i>storage shed</i>
Maximum <i>Lot Coverage</i>	45% (with <i>community sanitary sewer system and community water system</i>) 20% (with <i>community water system</i>)
Setbacks for camping lots	
Minimum <i>Setback – Front</i>	3.0 m – <i>Recreational Vehicle, Ramada</i> 4.5 m - <i>storage shed</i>
Minimum <i>Setback – Exterior-Side</i>	3.0 m - <i>Recreational Vehicle, Ramada</i> 4.5 m - <i>storage shed</i>
Minimum <i>Setback – Interior-Side</i>	0.9 m
Minimum <i>Setback – Rear</i>	0.9 m
Minimum <i>Setback – public highway</i>	8.0 m
Setbacks for Park Model trailer lots	
Minimum <i>Setback – Front</i>	3.0 m - <i>Park Model Trailer</i> 3.0 m – <i>Open Deck</i> 4.5 m - <i>storage shed</i>
Minimum <i>Setback – Exterior-Side</i>	3.0 m - <i>Park Model Trailer</i> 3.0 m – <i>Open Deck</i> 4.5 m - <i>storage shed</i>
Minimum <i>Setback – Interior-Side</i>	1.0 m - <i>Park Model Trailer</i> 1.0 m – <i>Open Deck</i>
Minimum <i>Setback – Rear</i>	3.0 m - <i>Park Model Trailer</i> 3.0 m – <i>Open Deck</i>
Minimum <i>Setback – any other park model trailer</i>	6.0 m - <i>Park Model Trailer</i>
Minimum <i>Setback – to any park model trailer or structure on an adjacent lot</i>	5.0 m – <i>open deck</i>
Minimum <i>Setback – public highway</i>	8.0 m
Setbacks for Holiday Home lot	
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

Minimum <i>Setback – Rear</i>	6.0 m
Minimum <i>Setback – public highway</i>	8.0 m
Minimum <i>Setback – public highway</i>	8.0 m

12.1.4 Subdivision Regulations

Campground:

Subdivision of a Campground is not permitted.

Holiday Park:

Subject	Requirement or Regulation
Minimum <i>Lot Area</i>	130.0 m ²

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
Garage	Not Permitted	Not Permitted	Not Permitted	Permitted
Storage Shed	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 m²;

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 m² 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

OUTDOOR RECREATION	OR
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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:

None.

12.2.2 Site-Specific Uses

None.

12.2.3 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>
Minimum <i>Setback – Front</i>	6.0m
Minimum <i>Setback – Exterior-Side</i>	6.0m
Minimum <i>Setback – Interior-Side</i>	1.5m
Minimum <i>Setback – Rear</i>	6.0m
Maximum <i>Height</i>	11.0 m

12.2.4 Subdivision Regulations

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

12.2.5 Conditions of Use

None.

Not For Legal Purposes

12.3

PARK 1	P-1
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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

Subject	Requirement or Regulation
Maximum <i>Density - Accessory Employee Residential</i>	One (1) <i>dwelling unit</i> in a <i>single detached dwelling</i> per <i>lot</i>
Minimum <i>Setback – Front</i>	4.6 m
Minimum <i>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;

Farm;

Campground;

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 <i>Density - Accessory Employee Residential</i>	One (1) <i>dwelling unit in a single detached dwelling per lot</i>
Minimum <i>Setback – all lot lines</i>	7.6 m
Maximum <i>Height</i>	12.0 m
Minimum <i>Site Area</i>	2.0 ha - <i>Outdoor Recreation</i> 2.0 ha - <i>Campground</i>
Maximum <i>Gross Floor Area</i>	30.0 m ² - <i>Produce Sales</i>

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;

Outdoor Recreation;

Golf Course;

Temporary Commercial Amusement (Electoral Area B only).

The following *accessory uses* are permitted:

Accessory Personal Care Residential;

Accessory Employee Residential;

Home Occupation;

Produce Sales.

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
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 ² 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 0.3m²

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.

12.6.2 Site-Specific Uses

None.

12.6.3 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 – Seasonal Cabins	15 seasonal cabins per 1.0 ha
Maximum Density – Recreational Camping Sites	30 recreational camping sites per 1.0 ha
Minimum Setback – Front	6.0 m
Minimum Setback – Exterior-Side	6.0 m
Minimum Setback – Interior-Side	3.0 m 1.5 m – accessory buildings or structures with height less than 4.5 m

Minimum <i>Setback – Rear</i>	6.0 m 1.5 m – <i>accessory buildings or structures with height less than 4.5 m</i>
Maximum <i>Height</i>	11.0 m

12.6.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum <i>Lot Area</i>	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 m².

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*.

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.*

12.7.2 Site-Specific Uses

None.

12.7.3 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
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

12.7.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum <i>Lot Area</i>	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".

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.

12.8.2 Site-Specific Uses

None.

12.8.3 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>
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

12.8.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum <i>Lot Area</i>	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.*

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 <i>lot</i>
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.

13.2.2 Site-Specific Uses

None.

13.2.3 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>
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 – maximum <i>lot area</i> less than 0.5 ha
Minimum <i>Setback - Rear</i>	6.0 m
Maximum <i>Height</i>	11.0 m

13.2.4 Subdivision Regulations

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

13.2.5 Conditions of Use

None.

PART 14: SPECIAL ZONES

14.1

CEMETERIES

CEM

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.

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 <i>lot</i>
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:

Boarding;

Cottage Industry;

Home Occupation;

Outdoor Storage;

Produce Sales;

Accessory Personal Care Residential.

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
Minimum Setback – Front	6.0 m
Minimum Setback – Exterior-Side	6.0 m
Minimum Setback – Interior-Side	1.5 m

Minimum <i>Setback – Rear</i>	6.0 m
Minimum <i>Setback – Residential Use</i>	3.0 m – <i>Farm Use</i>
Maximum <i>Gross Floor Area</i>	2,000.0 m ² - <i>Film Production Facility</i>
Maximum <i>Height</i>	11.0 m
Maximum <i>Lot Coverage</i>	7% or 4,500.0 m ² (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

LIMITED USE	LU
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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 Agriculture (excluding Electoral Areas D, E and H);

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.

14.3.2 Site-Specific Uses

None.

14.3.3 Development Regulations

Subject	Requirement or Regulation
Maximum Density - Residential	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density - Accessory 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
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 m² per highway adjoining a lot.

14.4

COMPREHENSIVE DEVELOPMENT 1	CD-1
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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 <i>lots</i> per ha
Maximum <i>Density- Holiday Cottage or Recreational Vehicle</i>	One (1) <i>Holiday Cottage or Recreational Vehicle</i> per <i>lot</i>
Minimum <i>lot area</i>	130.0 m ² – <i>Recreational Vehicle</i> 222.0 m ² – <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 ² – <i>storage shed</i>

14.4.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum <i>Lot Area</i>	130 m ²
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 222m²:

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 222m²:

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 8,000m²

Require a minimum indoor area of 1,000m²;

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*;

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

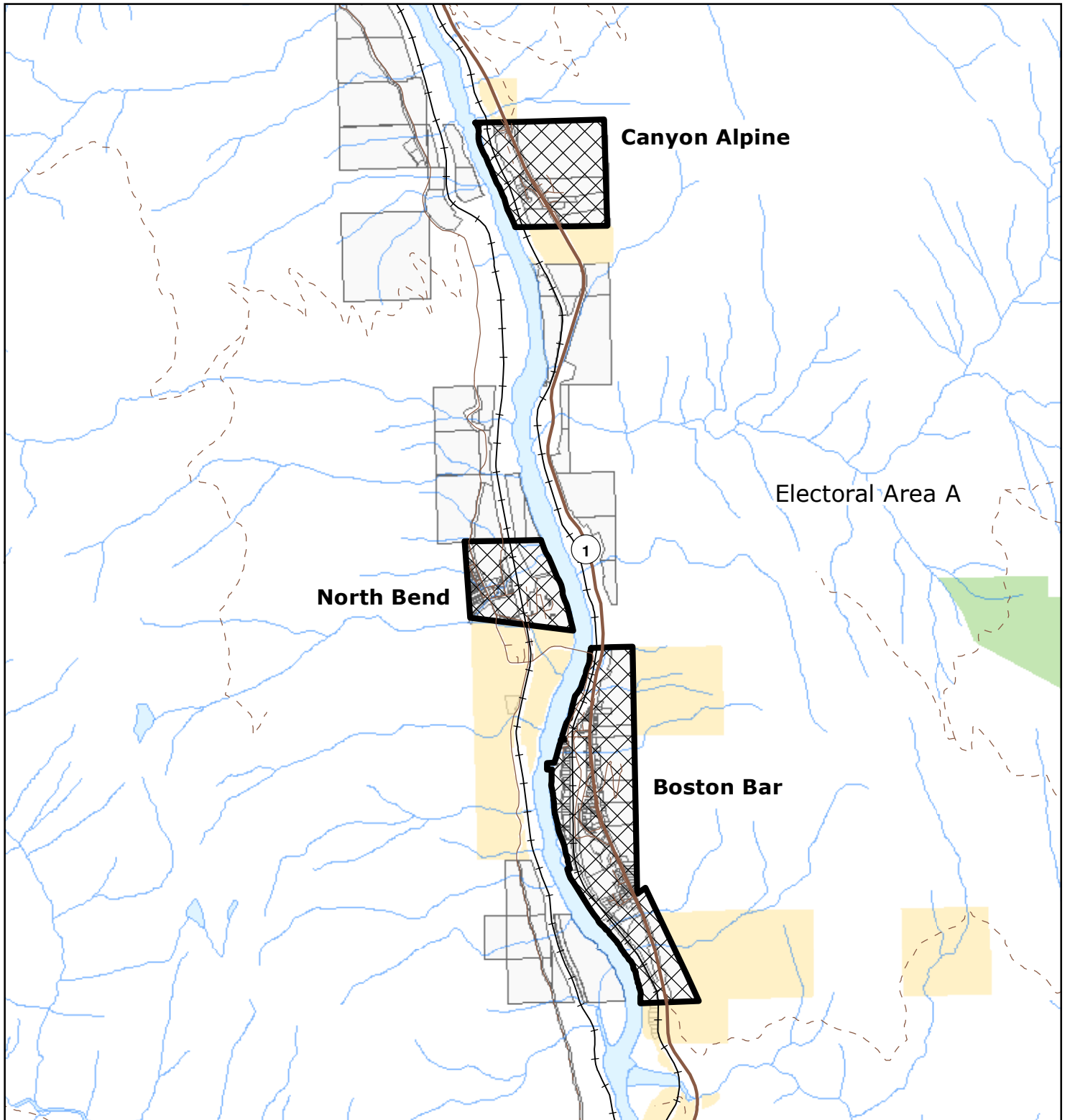
None.

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.



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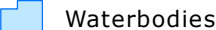
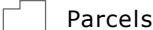






Schedule B - Areas of Applicability

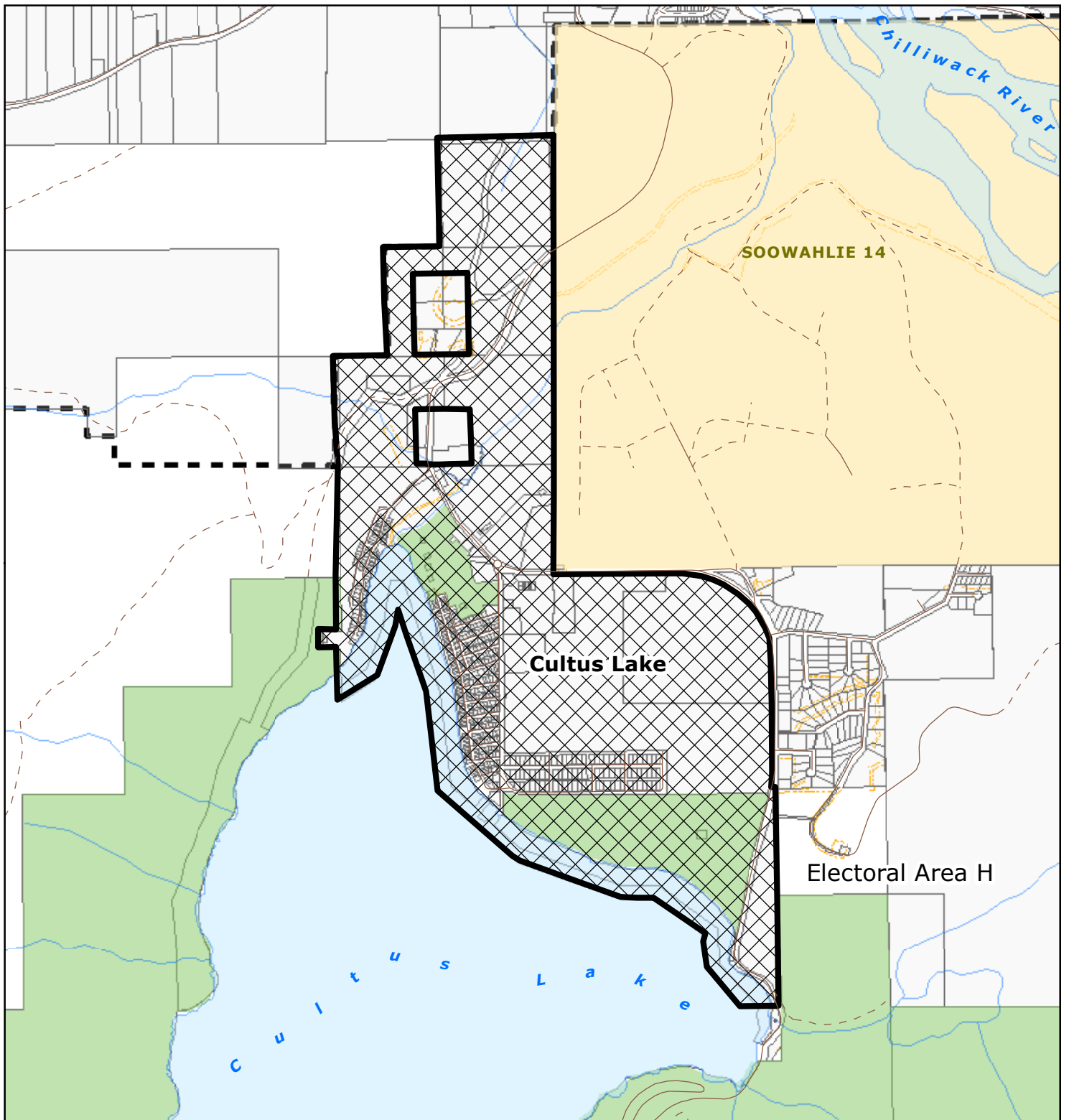
THIS IS MAP 1 of 3 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-B ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021



Scale
1:50,000

Date Created:
June 2023

-  Roads
-  Railroads
-  Waterbodies
-  Parcels
-  Area Excluded From Bylaw
-  Unpaved Roads
-  Streams
-  First Nations
-  Parks
-  Jurisdictions



FVRD Zoning Bylaw 1638, 2021

Schedule B - Areas of Applicability

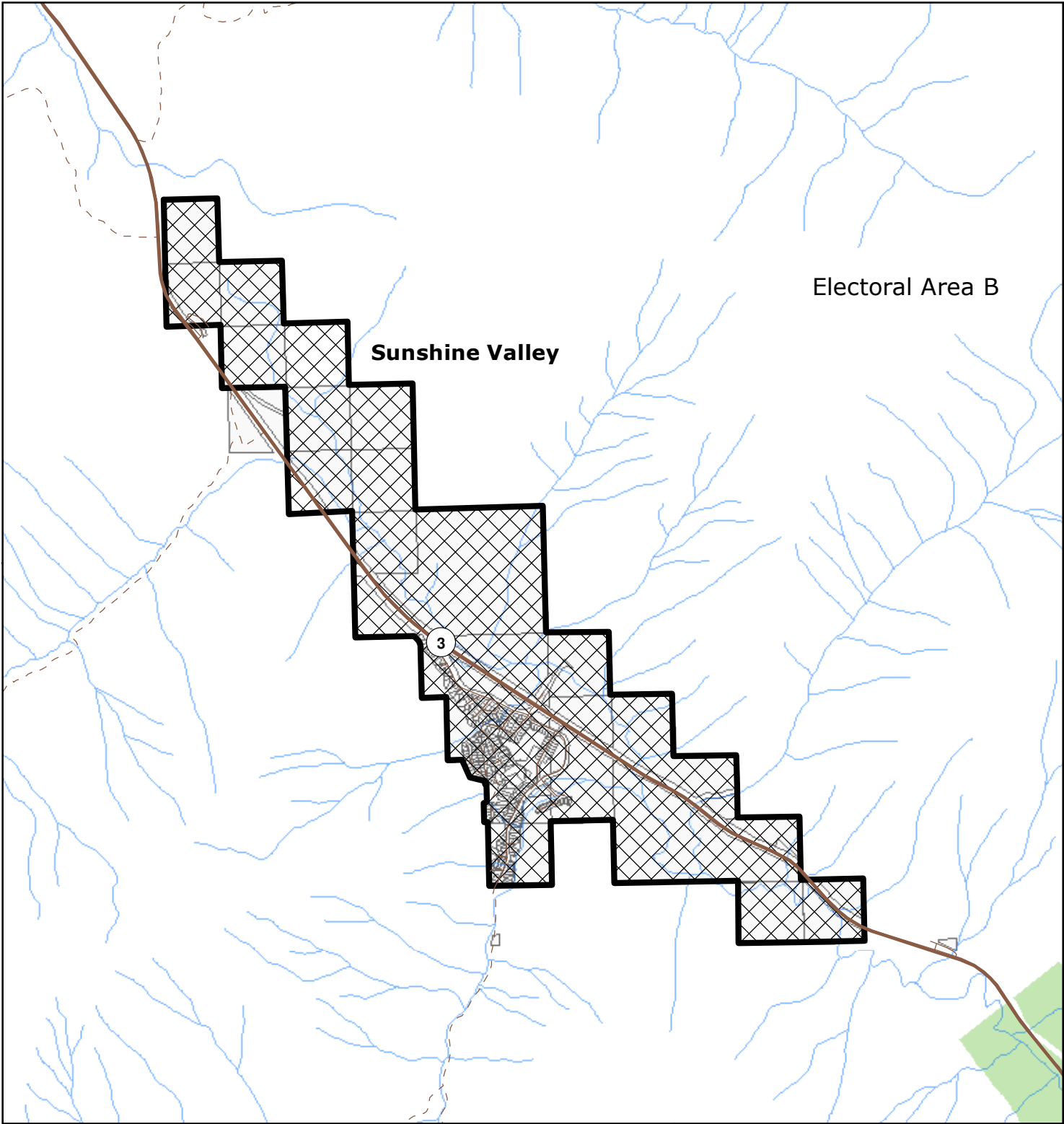
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 SCHEDULE 1638-B ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY
 REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021





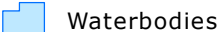
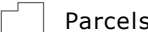








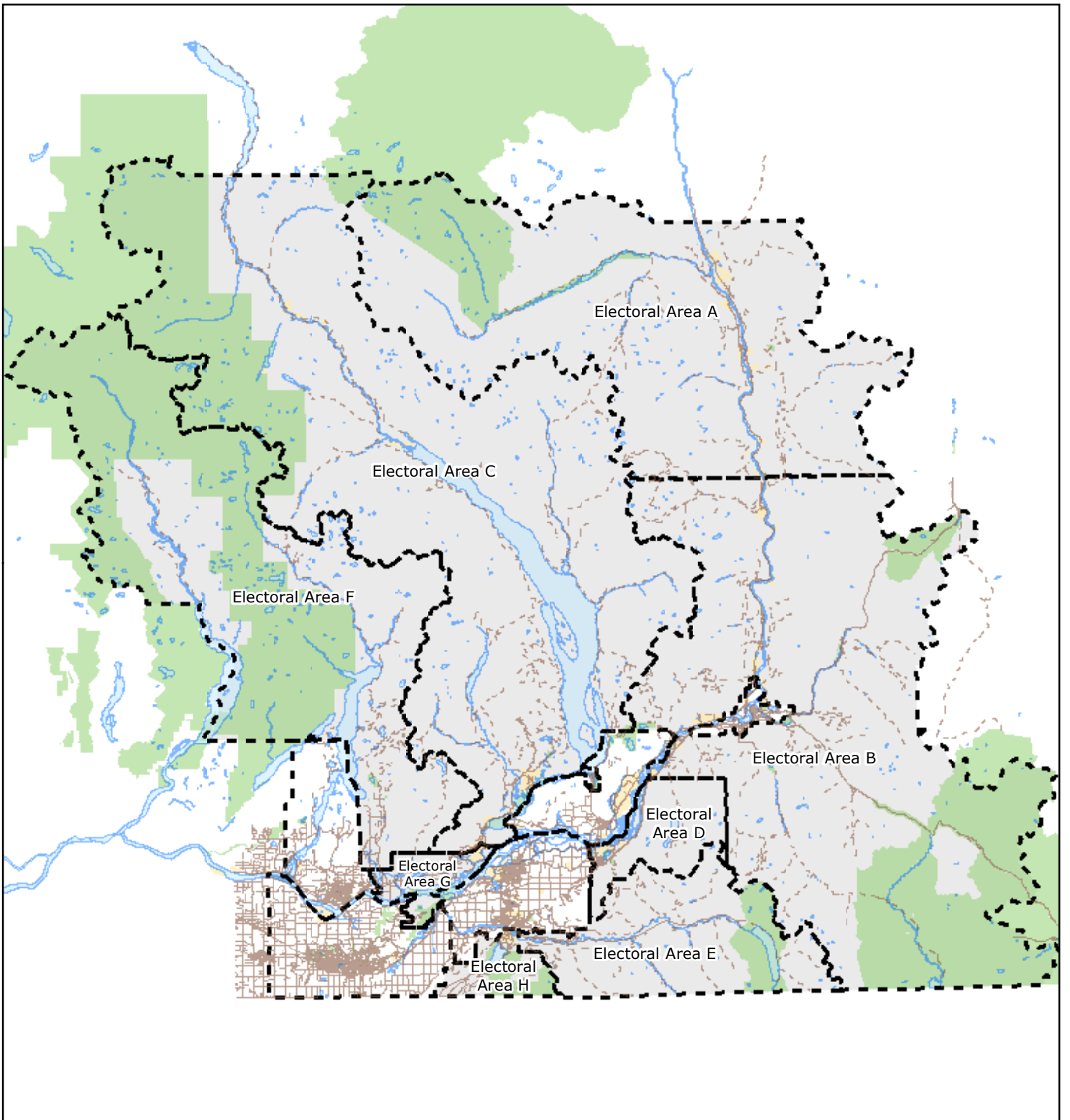
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Date Created:
 June 2023

- Roads
- Railroads
- Waterbodies
- Parcels
- Area Excluded From Bylaw
- Unpaved Roads
- Streams
- First Nations
- Parks
- Jurisdictions



FVRD Zoning Bylaw 1638, 2021			 Fraser Valley Regional District
Schedule B - Areas of Applicability			
THIS IS MAP 2 of 3 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-B ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021		Scale 1:35,000	Date Created: June 2023
 Roads	 Railroads	 Waterbodies	 Parcels
 Unpaved Roads	 Streams	 First Nations	 Parks
		 Area Excluded From Bylaw	 Jurisdictions



FVRD Zoning Bylaw 1638, 2021

Schedule C - Electoral Areas

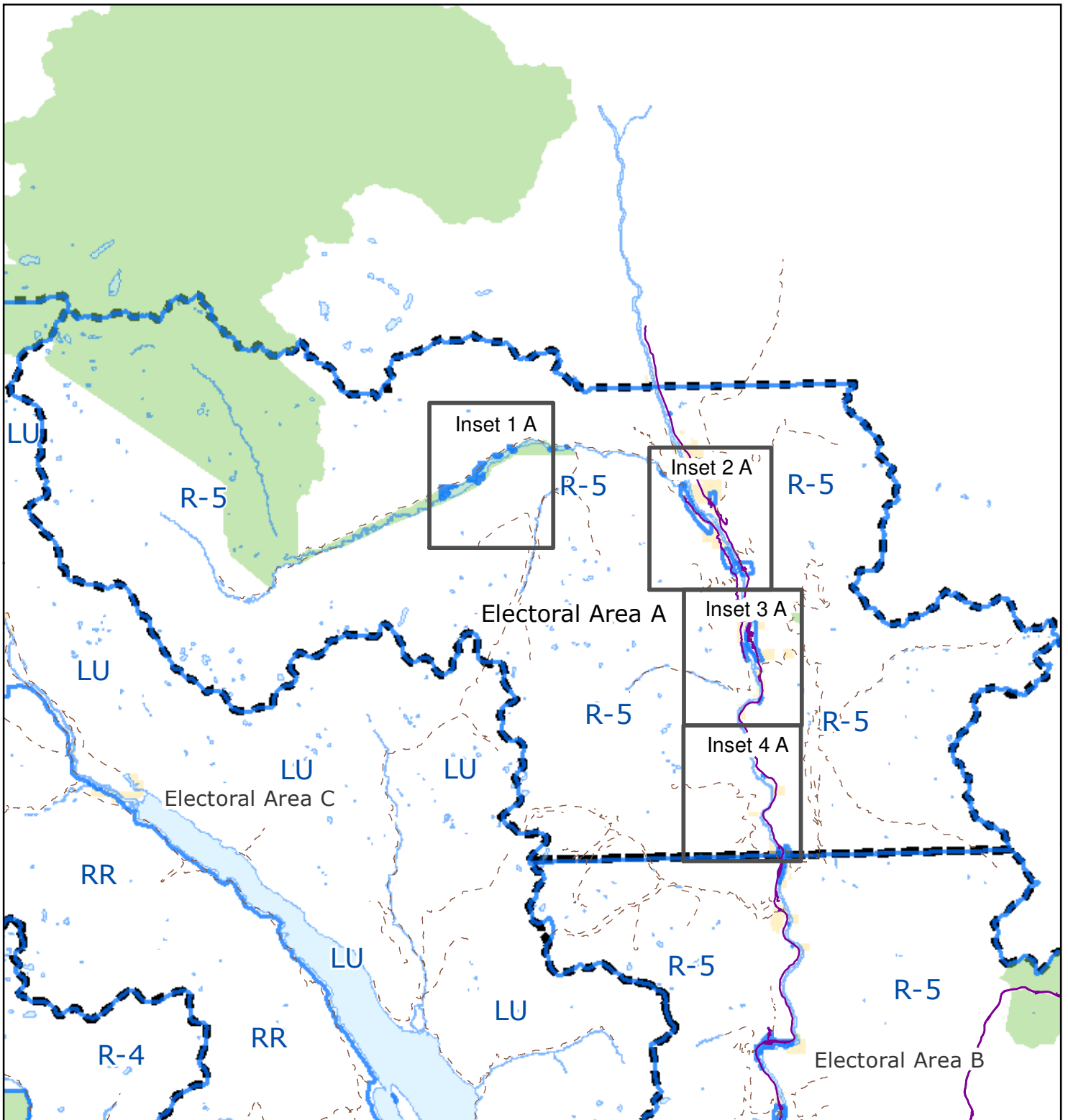
THIS IS MAP 1 of 1 CONSTITUTING ZONING AMENDMENT MAP
 SCHEDULE 1638-C ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY
 REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021



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Date Created:
 June 2023

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| Roads | Railways | Waterbodies | Parcels | Electoral Areas |
| Unpaved Roads | Streams | First Nations | Parks | Municipal Boundaries |



FVRD Zoning Bylaw 1638, 2021


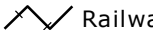

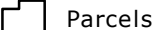





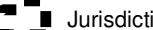
Schedule D

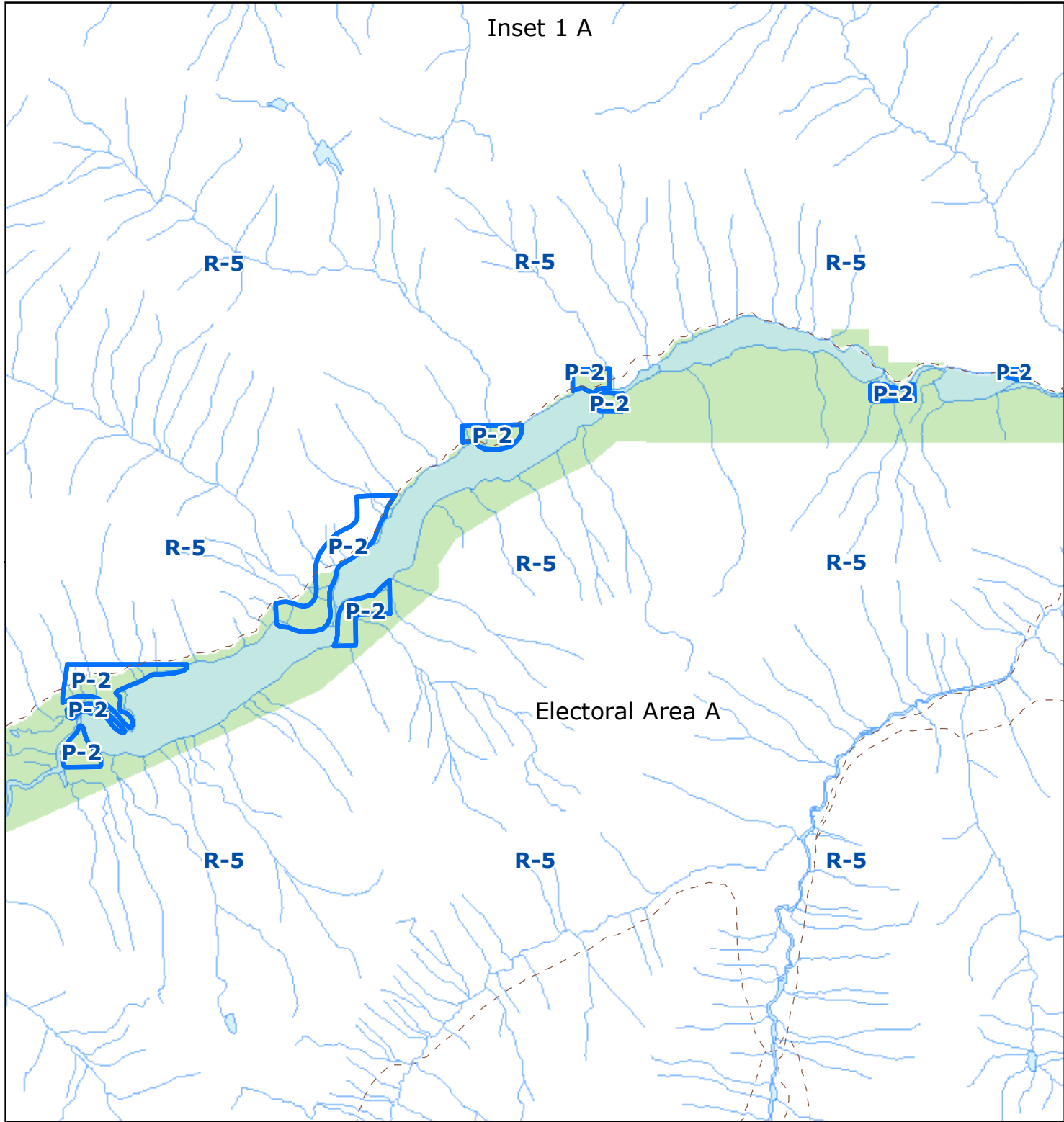
THIS IS MAP 1 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021



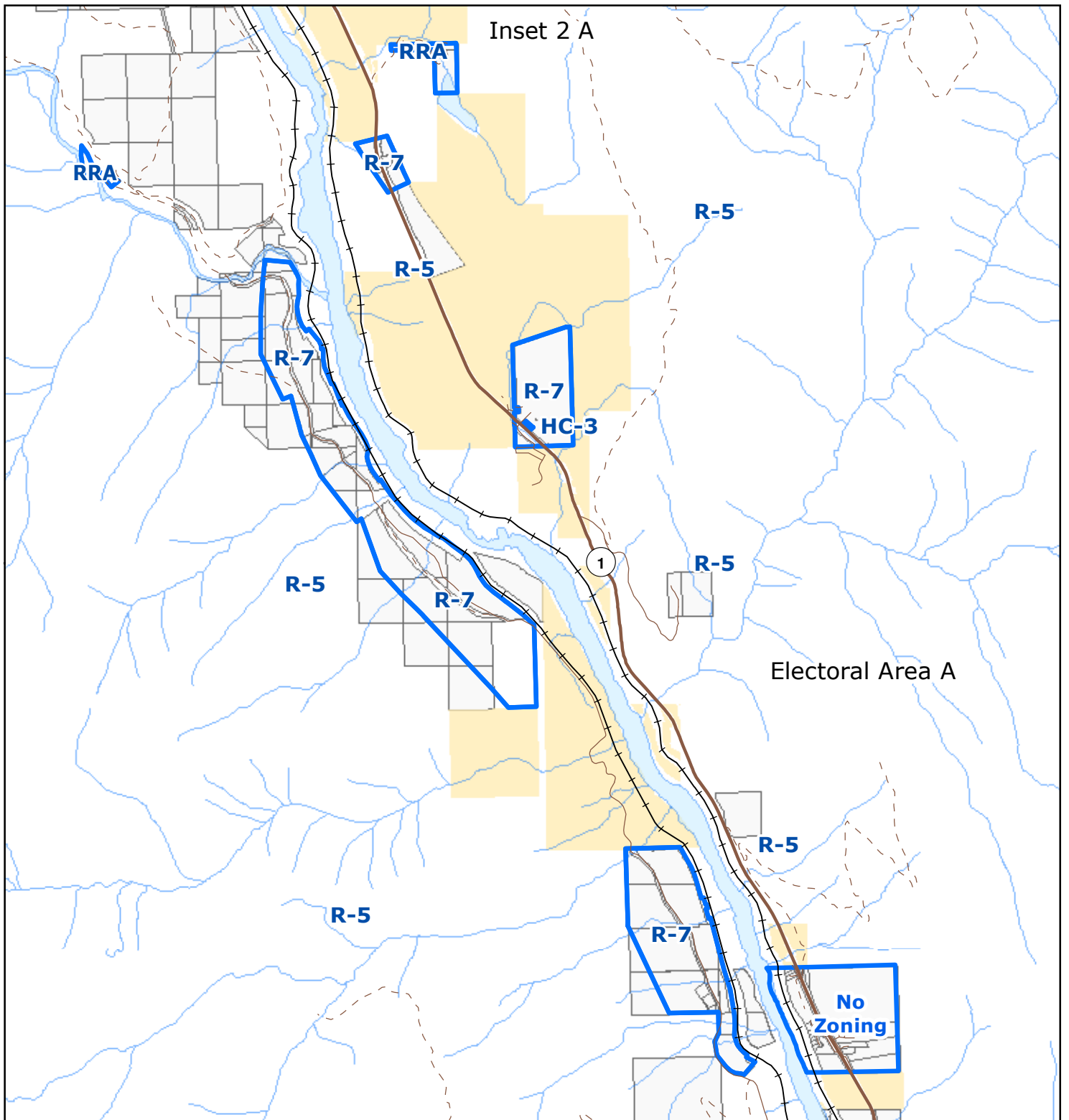
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Date Created:
June 2023

-  Roads
-  Railways
-  Waterbodies
-  Parcels
-  Updated Zoning
-  Unpaved Roads
-  Streams
-  First Nations
-  Parks
-  Jurisdictions



FVRD Zoning Bylaw 1638, 2021			 Fraser Valley Regional District
Schedule D			
THIS IS MAP 2 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021		Scale 1:60,000	Date Created: June 2023
Roads	Railroads	Waterbodies	Parcels
Unpaved Roads	Streams	First Nations	Parks
		Updated Zoning	Jurisdictions



FVRD Zoning Bylaw 1638, 2021

Schedule D

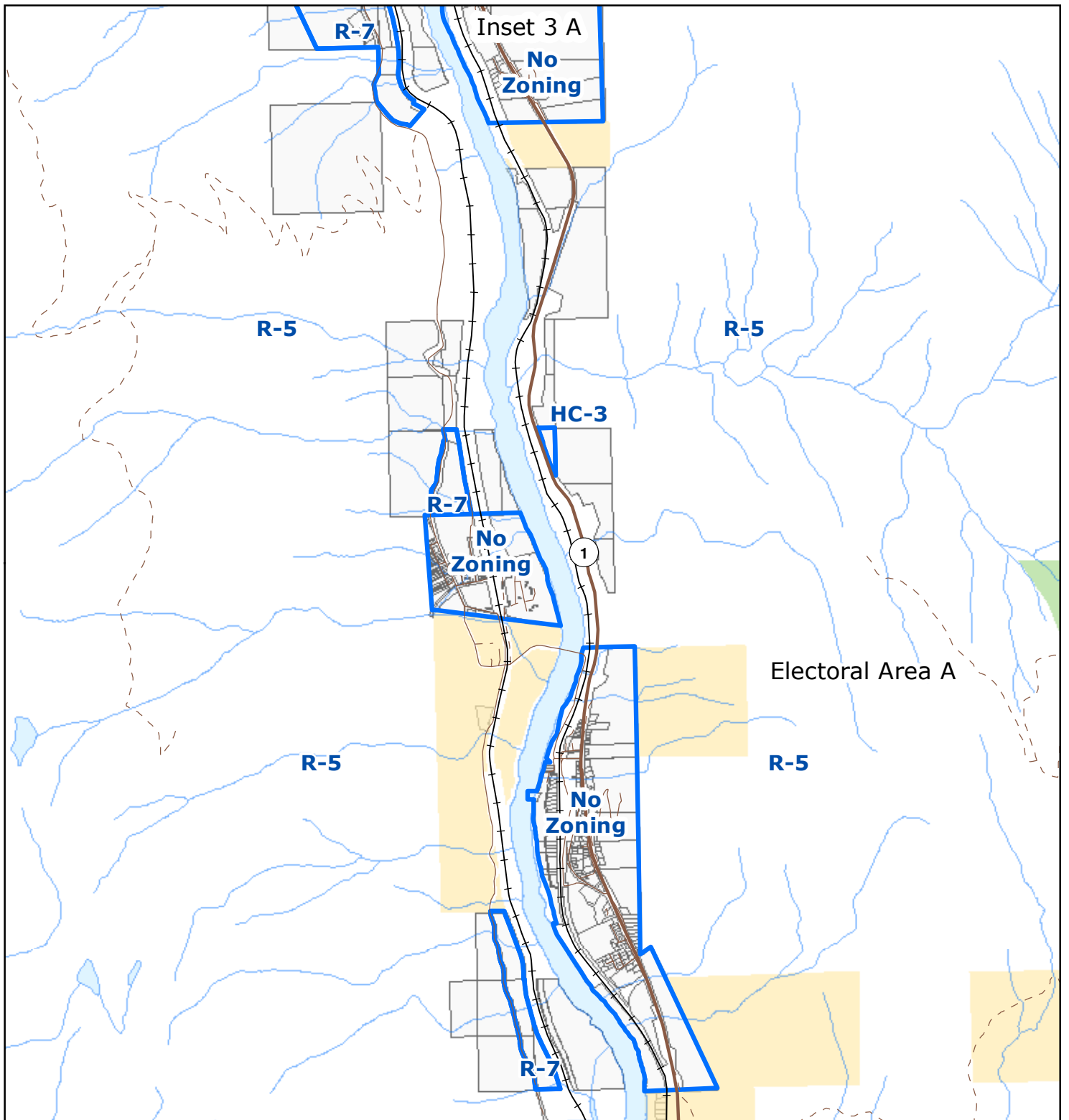
THIS IS MAP 3 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021



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1:50,000

Date Created:
June 2023

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| Roads | Railroads | Waterbodies | Parcels | Updated Zoning |
| Unpaved Roads | Streams | First Nations | Parks | Jurisdictions |



FVRD Zoning Bylaw 1638, 2021

Schedule D

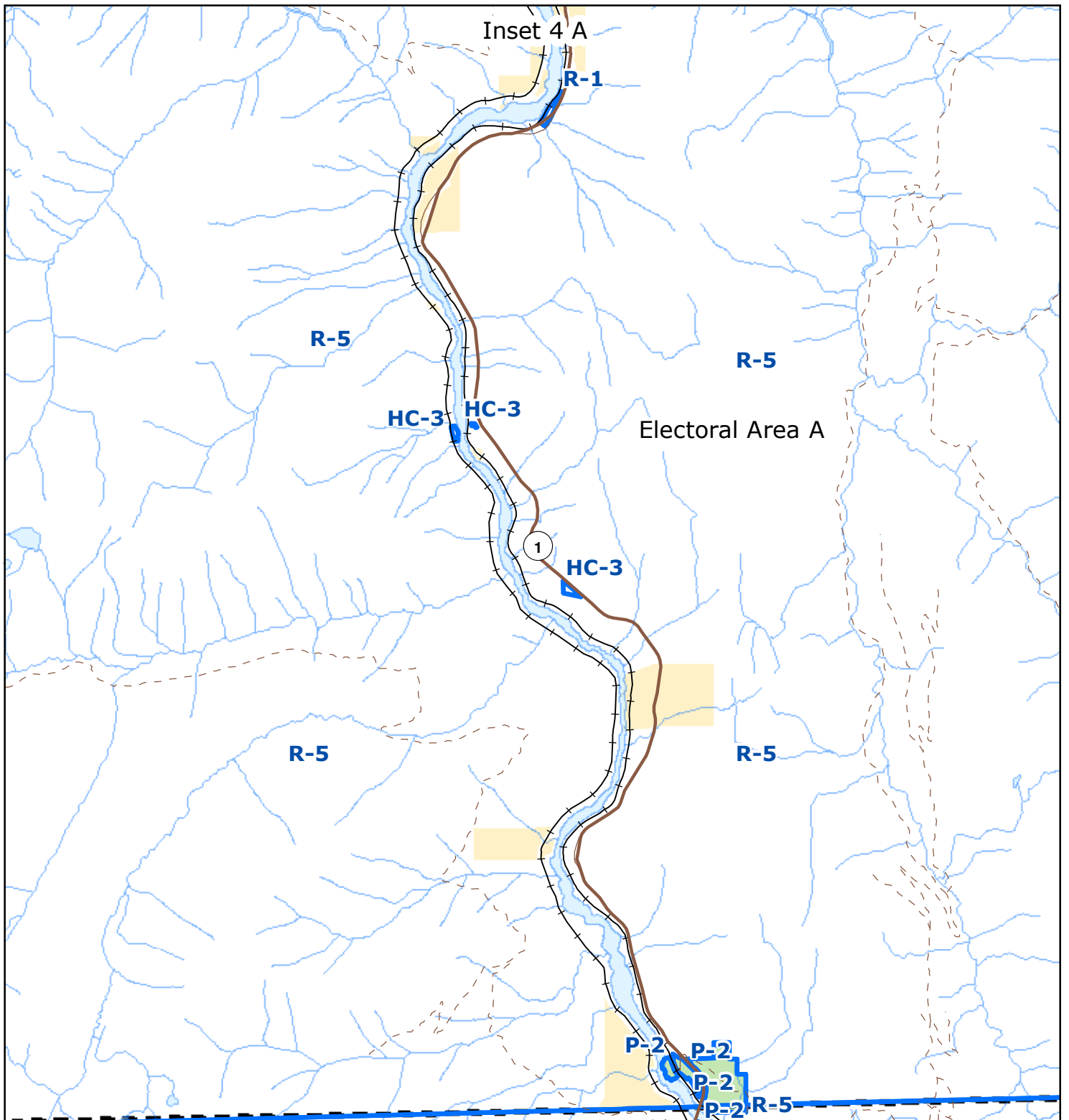
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1:40,000

Date Created:
June 2023

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|---------------|-----------|---------------|---------|----------------|
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| Unpaved Roads | Streams | First Nations | Parks | Jurisdictions |



FVRD Zoning Bylaw 1638, 2021

Schedule D

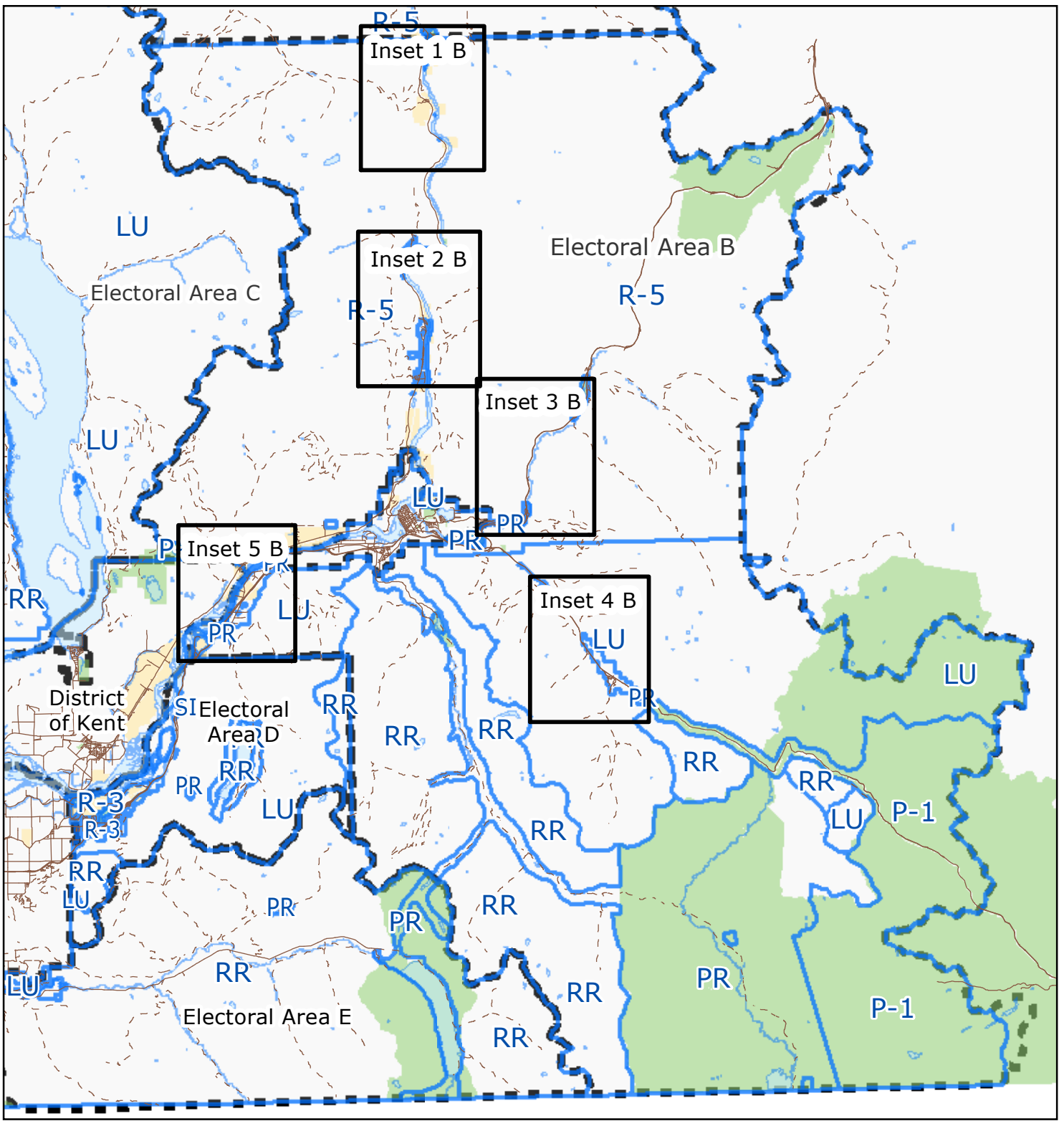
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









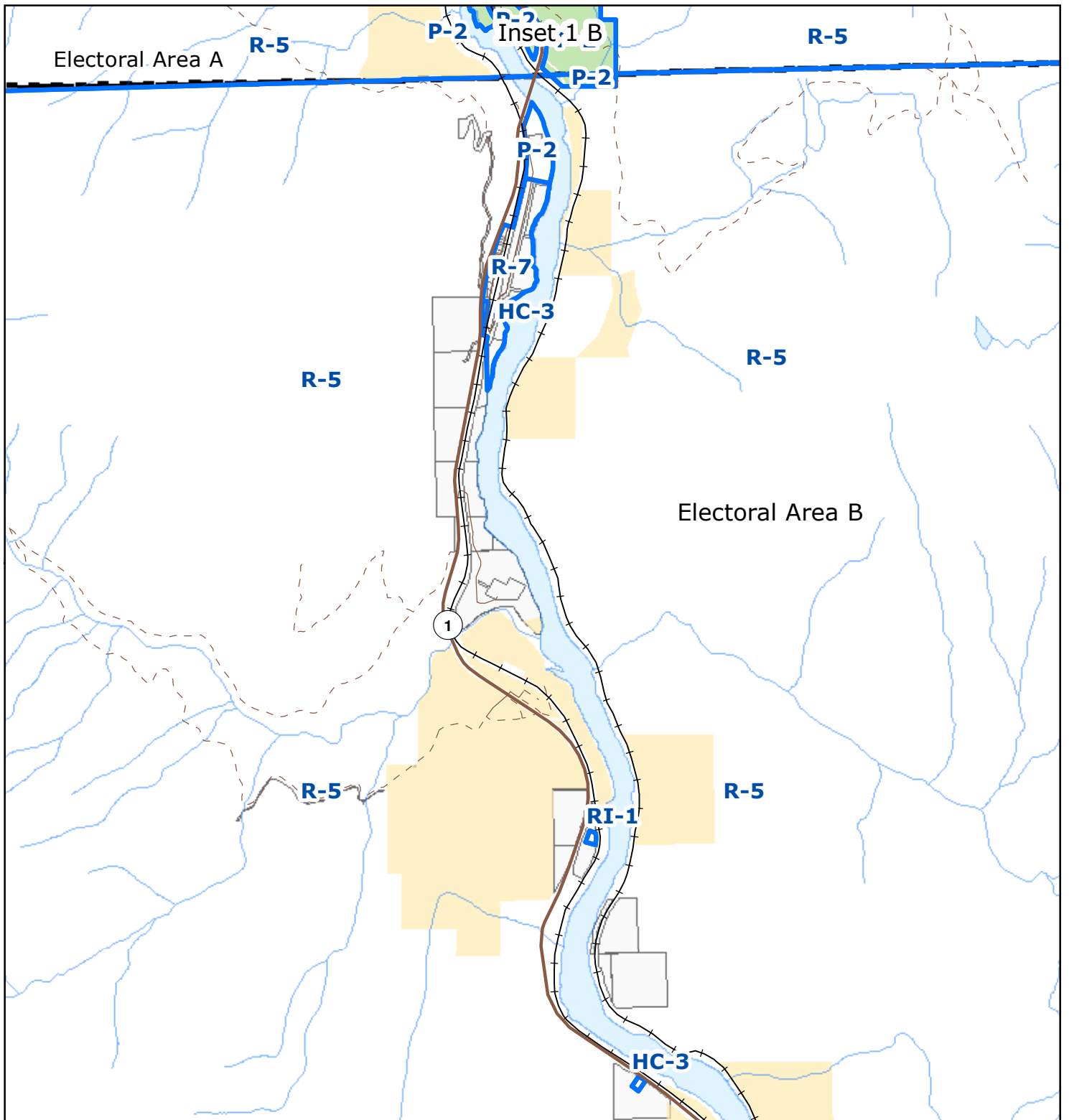
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Date Created:
June 2023

- Roads
- Railroads
- Waterbodies
- Parcels
- Updated Zoning
- Unpaved Roads
- Streams
- First Nations
- Parks
- Jurisdictions



FVRD Zoning Bylaw 1638, 2021				
Schedule D				
THIS IS MAP 6 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021		Scale 1:400,000	Date Created: June 2023	
 Roads  Unpaved Roads	 Railways  Streams	 Waterbodies  First Nations	 Parcels  Parks	 Updated Zoning  Jurisdictions



FVRD Zoning Bylaw 1638, 2021







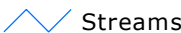



Schedule D

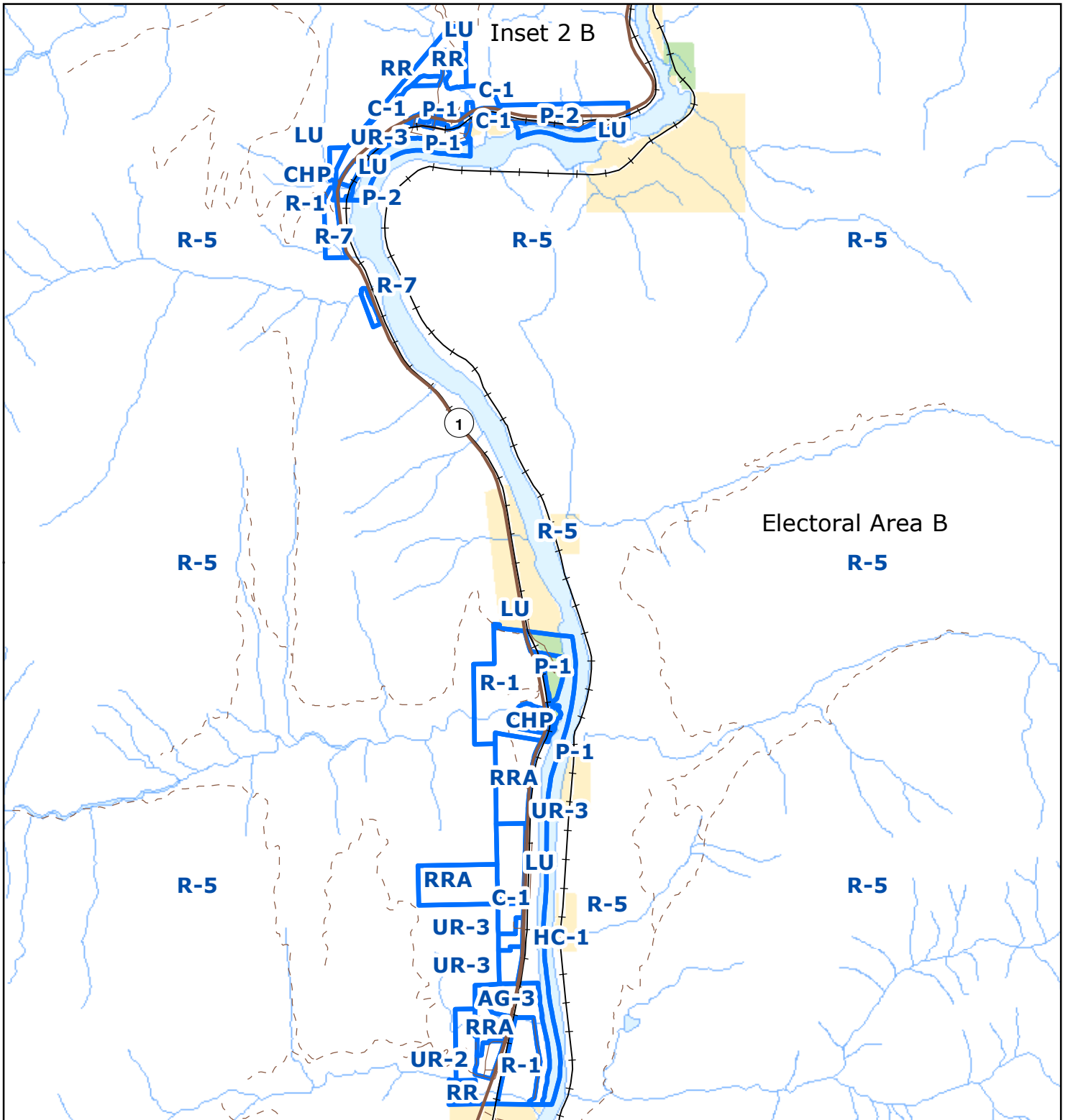
THIS IS MAP 7 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021





Scale
1:40,000

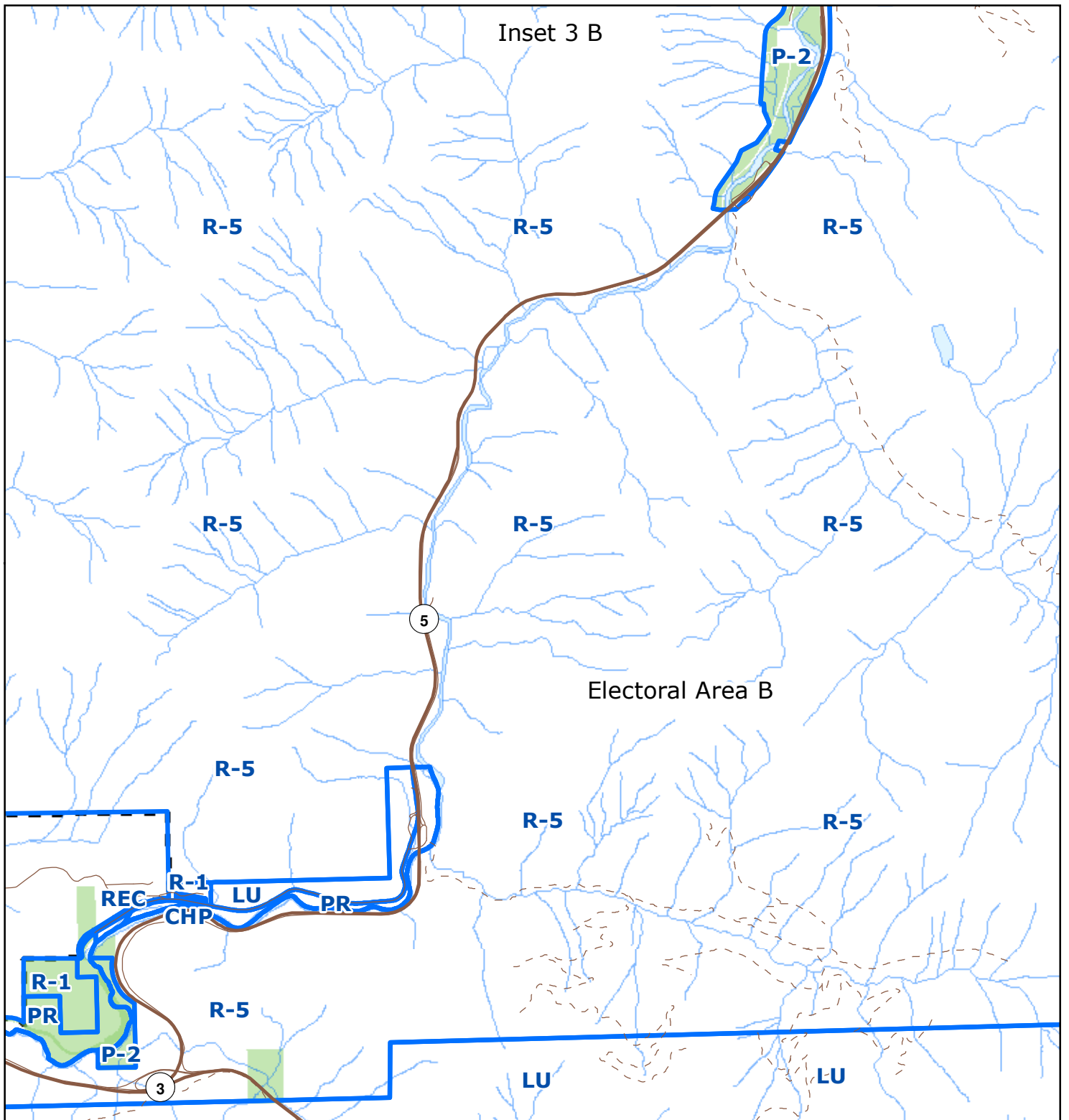
Date Created:
June 2023

-  Roads
-  Railroads
-  Waterbodies
-  Parcels
-  Updated Zoning
-  Unpaved Roads
-  Streams
-  First Nations
-  Parks
-  Jurisdictions



FVRD Zoning Bylaw 1638, 2021			
Schedule D			
THIS IS MAP 8 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021		Scale 1:55,000	Date Created: June 2023





FVRD Zoning Bylaw 1638, 2021

Schedule D

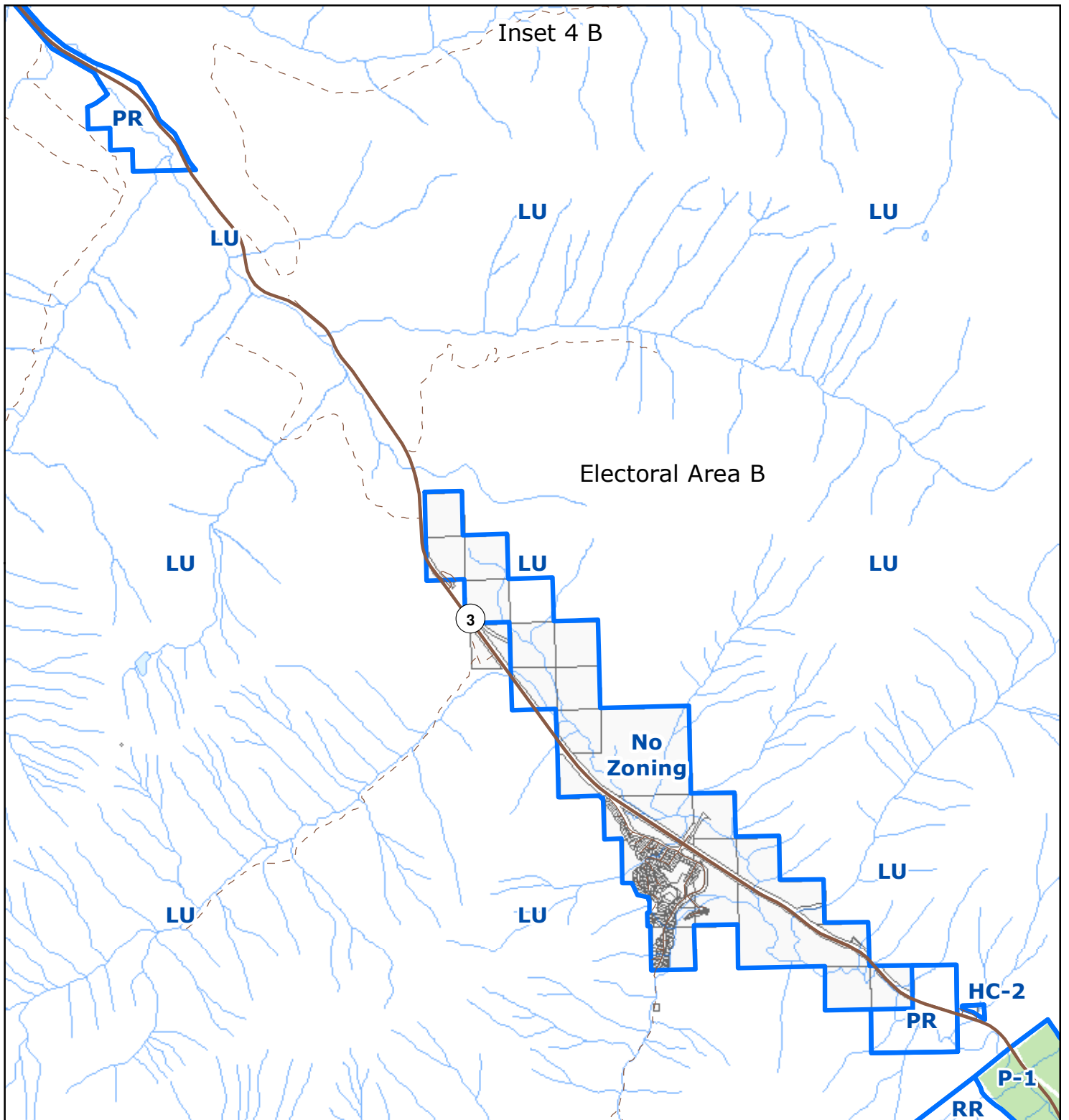
THIS IS MAP 9 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021



Scale
1:60,000

Date Created:
June 2023

- Roads
- Railroads
- Waterbodies
- Parcels
- Updated Zoning
- Unpaved Roads
- Streams
- First Nations
- Parks
- Jurisdictions



FVRD Zoning Bylaw 1638, 2021

Schedule D

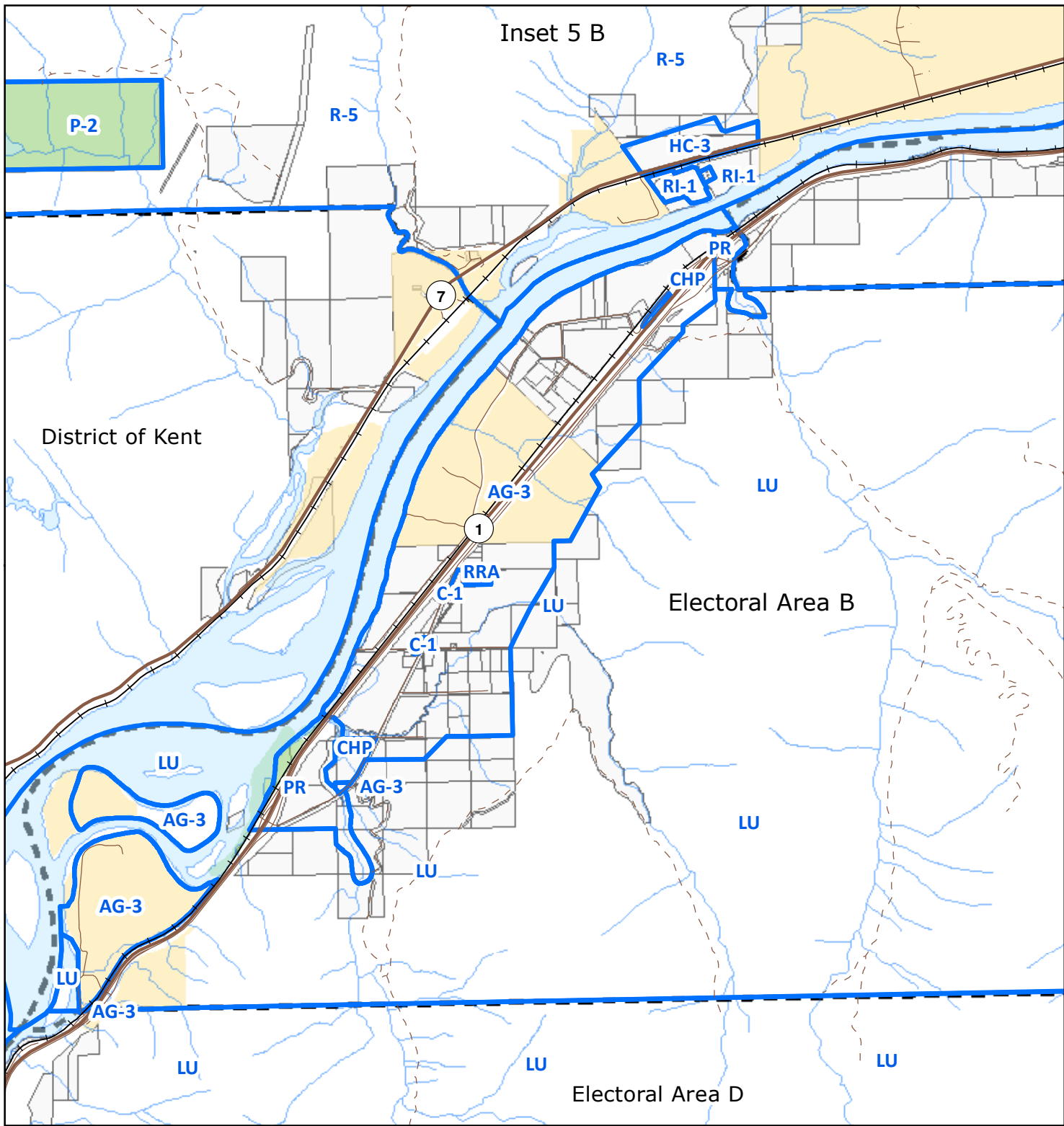
THIS IS MAP 10 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021















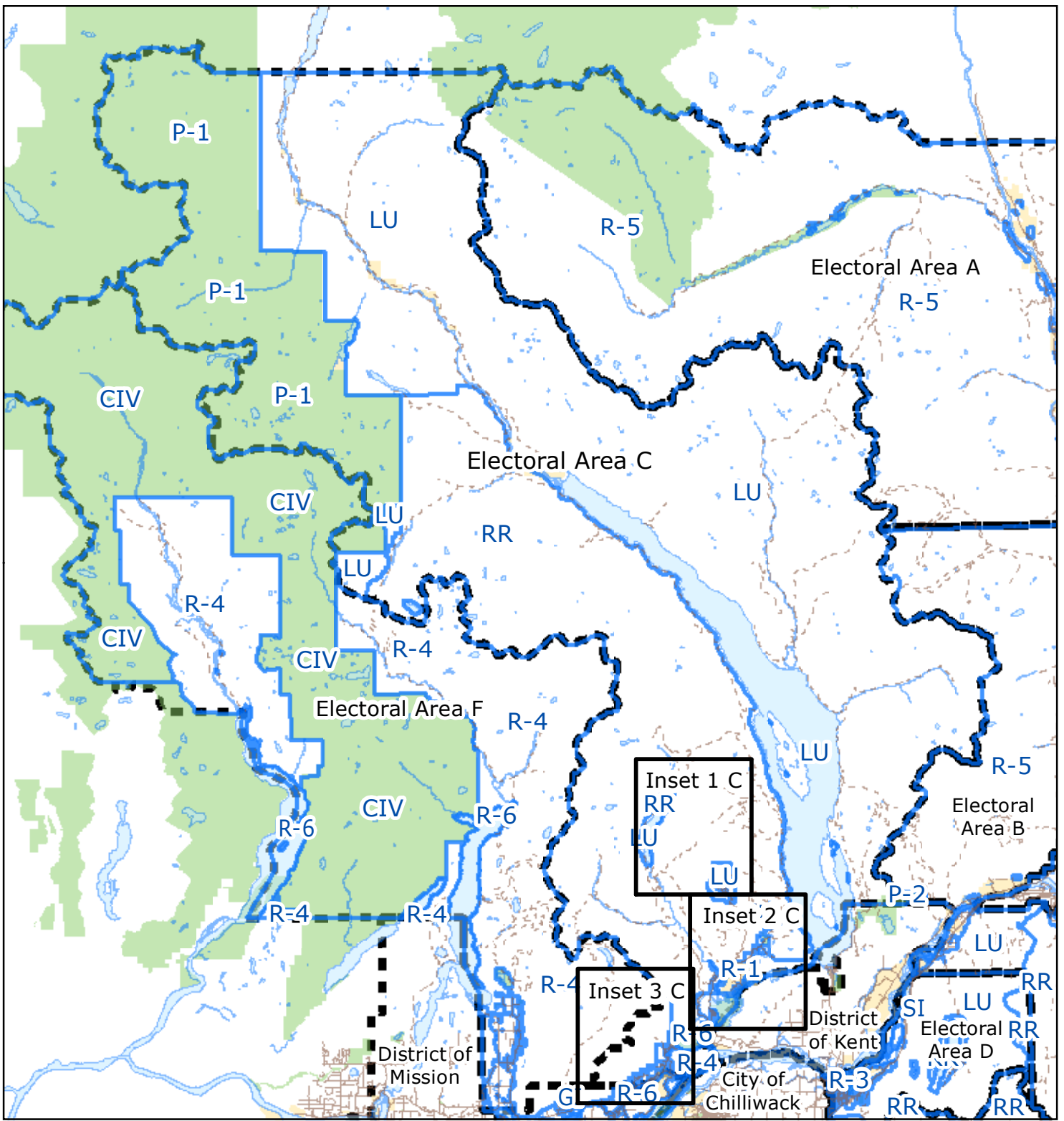
Scale
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Date Created:
June 2023

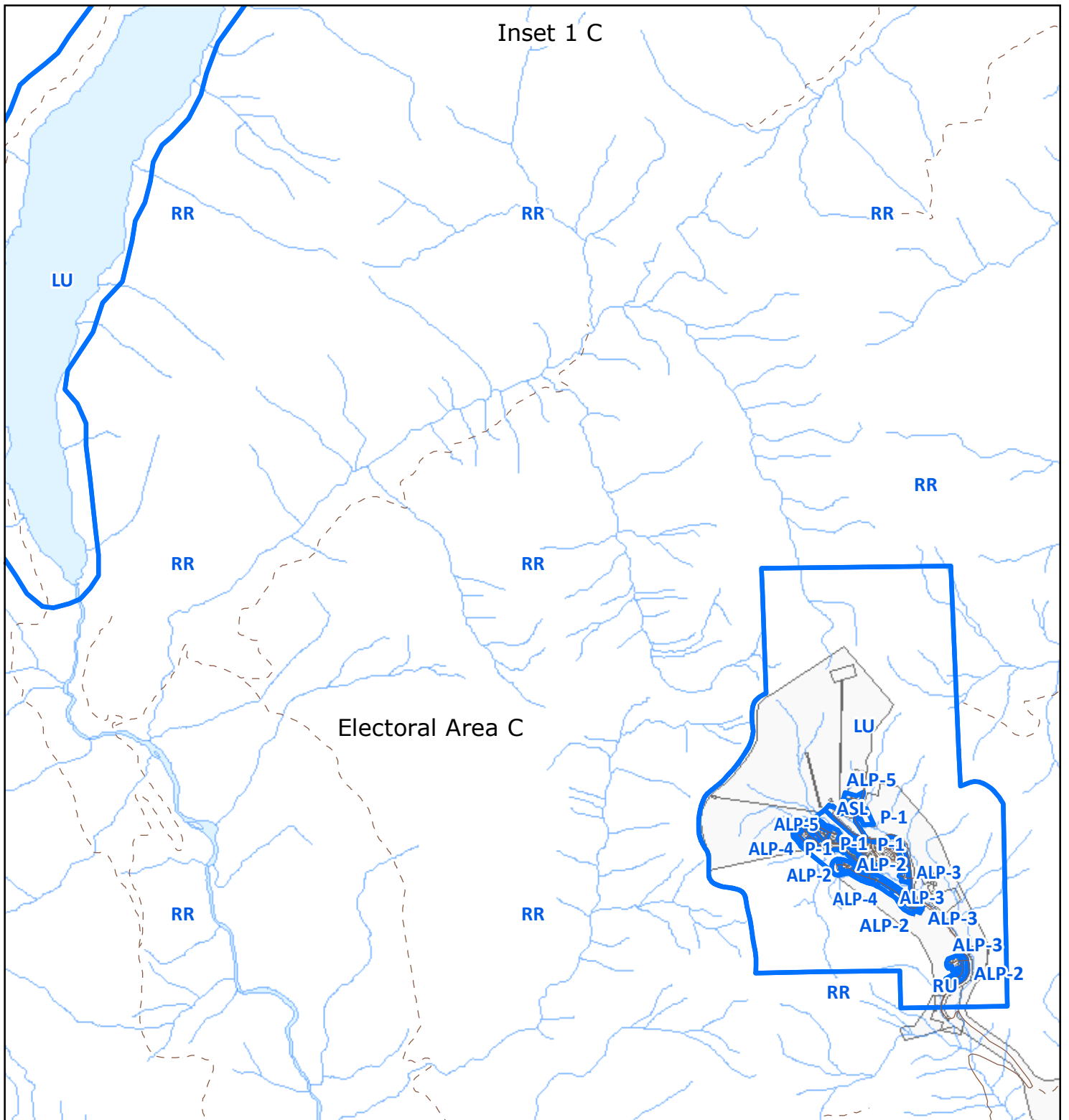
- | | | | | |
|---------------|-----------|---------------|---------|----------------|
| Roads | Railroads | Waterbodies | Parcels | Updated Zoning |
| Unpaved Roads | Streams | First Nations | Parks | Jurisdictions |



FVRD Zoning Bylaw 1638, 2021			
Schedule D			
THIS IS MAP 11 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021		Scale 1:50,000	Date Created: June 2023
 Roads  Unpaved Roads	 Railroads  Streams	 Waterbodies  First Nations	 Parcels  Parks  Updated Zoning  Jurisdictions



FVRD Zoning Bylaw 1638, 2021			
Schedule D			
THIS IS MAP 12 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021		Scale 1:550,000	Date Created: June 2023
Roads Unpaved Roads	Railways Streams	Waterbodies First Nations	Parcels Parks Updated Zoning Jurisdictions



FVRD Zoning Bylaw 1638, 2021

Schedule D

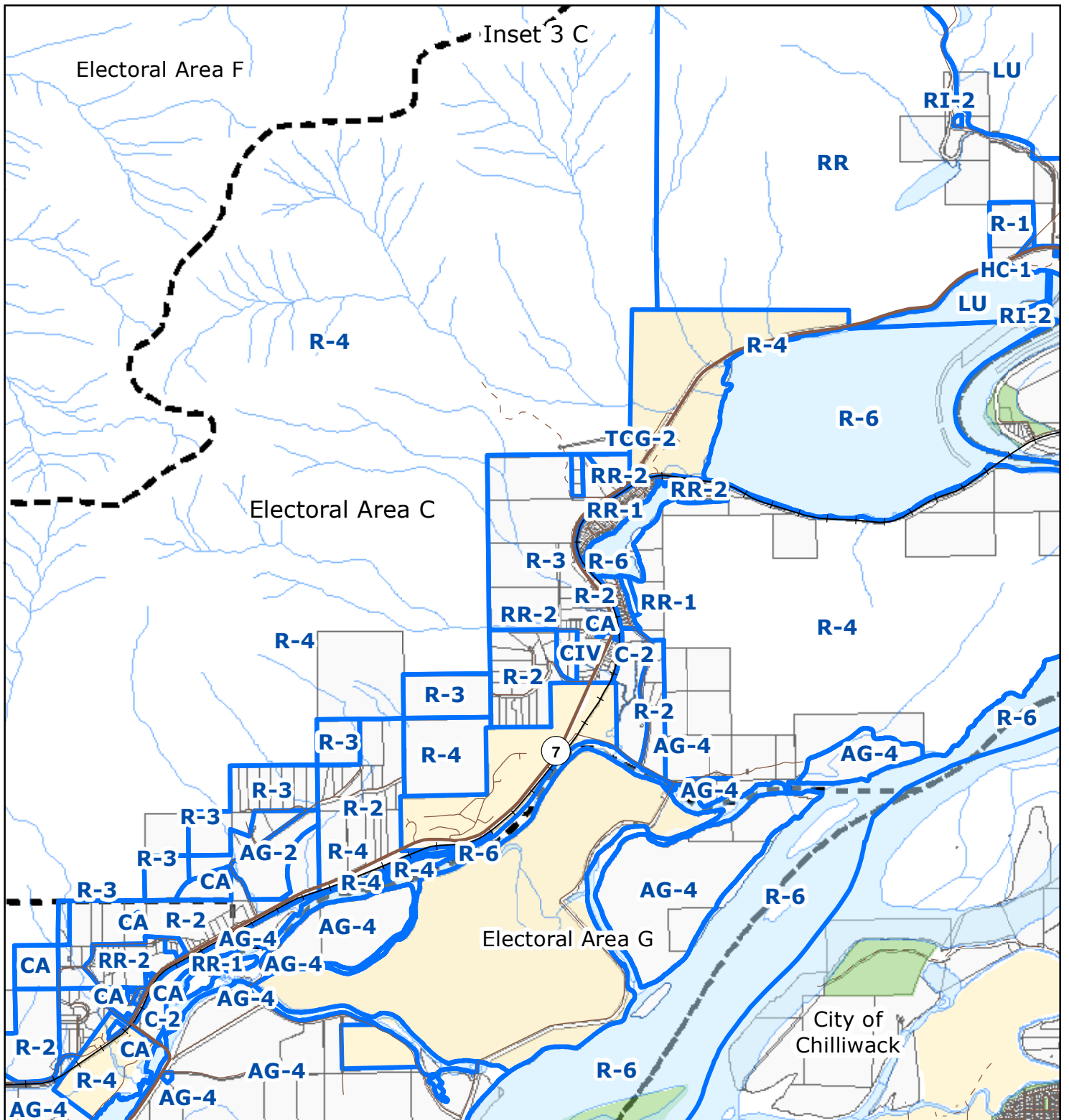
THIS IS MAP 13 OF 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021



Scale
1:50,000

Date Created:
June 2023

- | | | | | |
|---------------|-----------|---------------|---------|----------------|
| Roads | Railroads | Waterbodies | Parcels | Updated Zoning |
| Unpaved Roads | Streams | First Nations | Parks | Jurisdictions |



FVRD Zoning Bylaw 1638, 2021

Schedule D

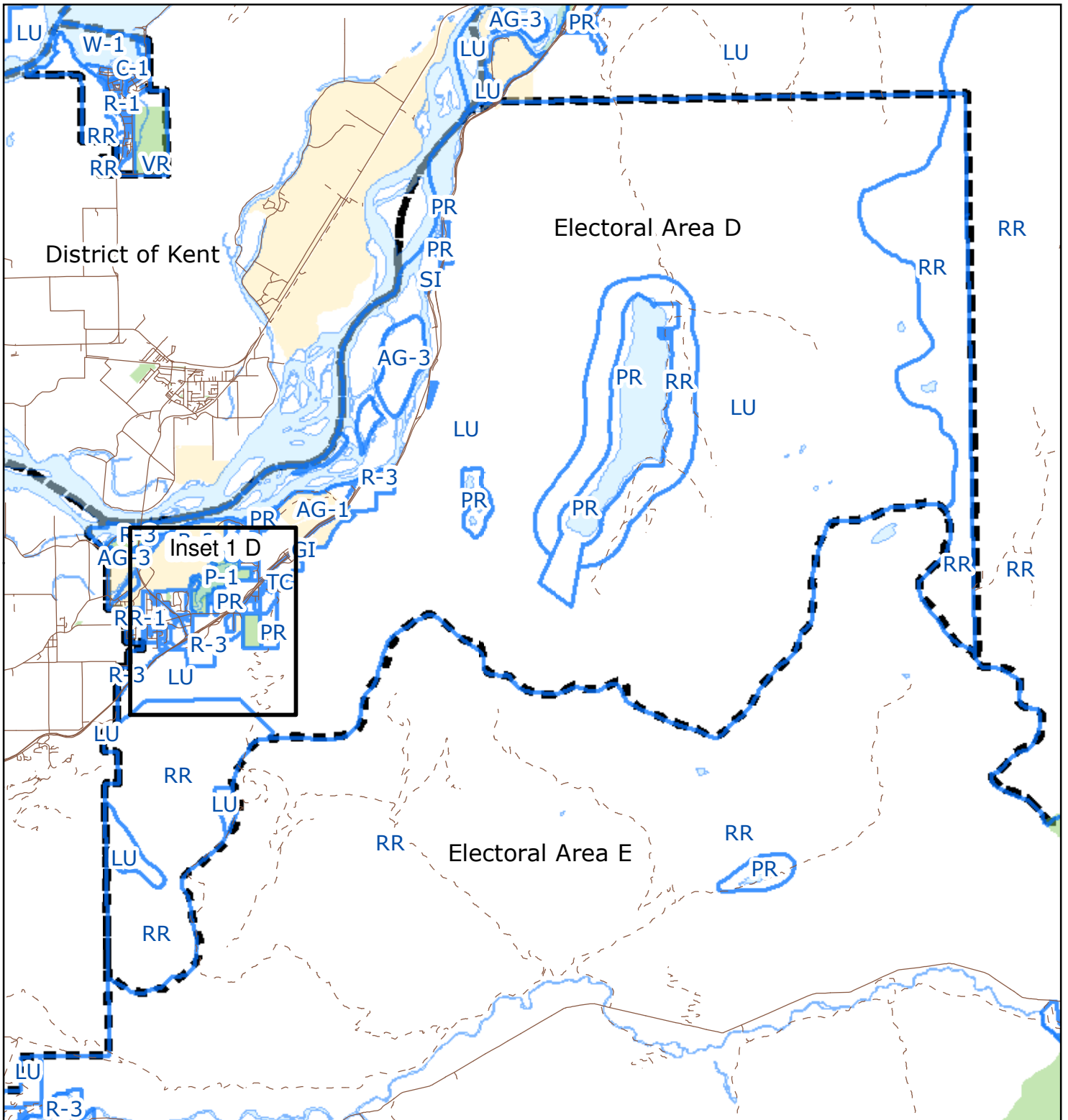
THIS IS MAP 15 OF 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021















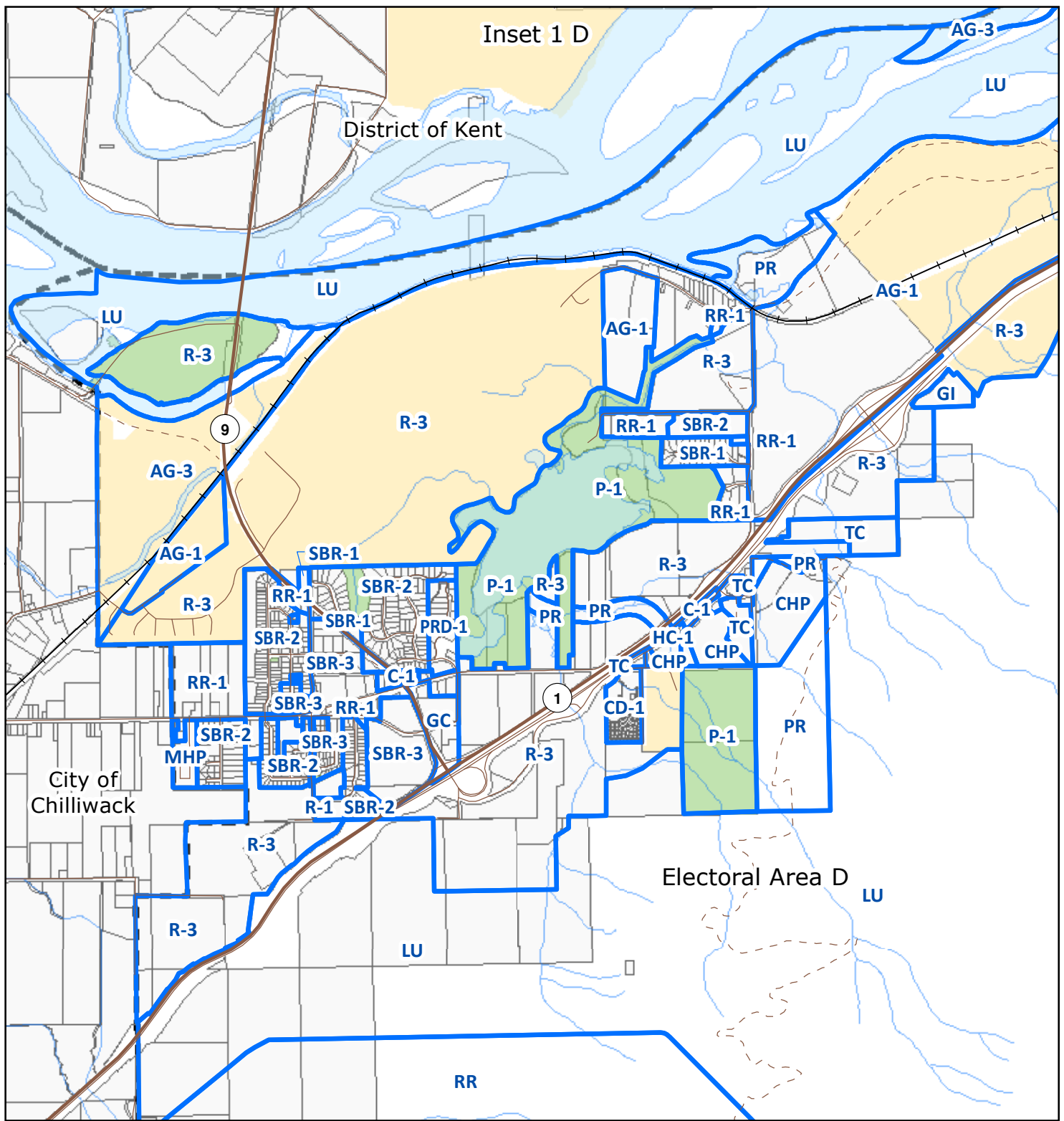
Scale
1:50,000

Date Created:
June 2023

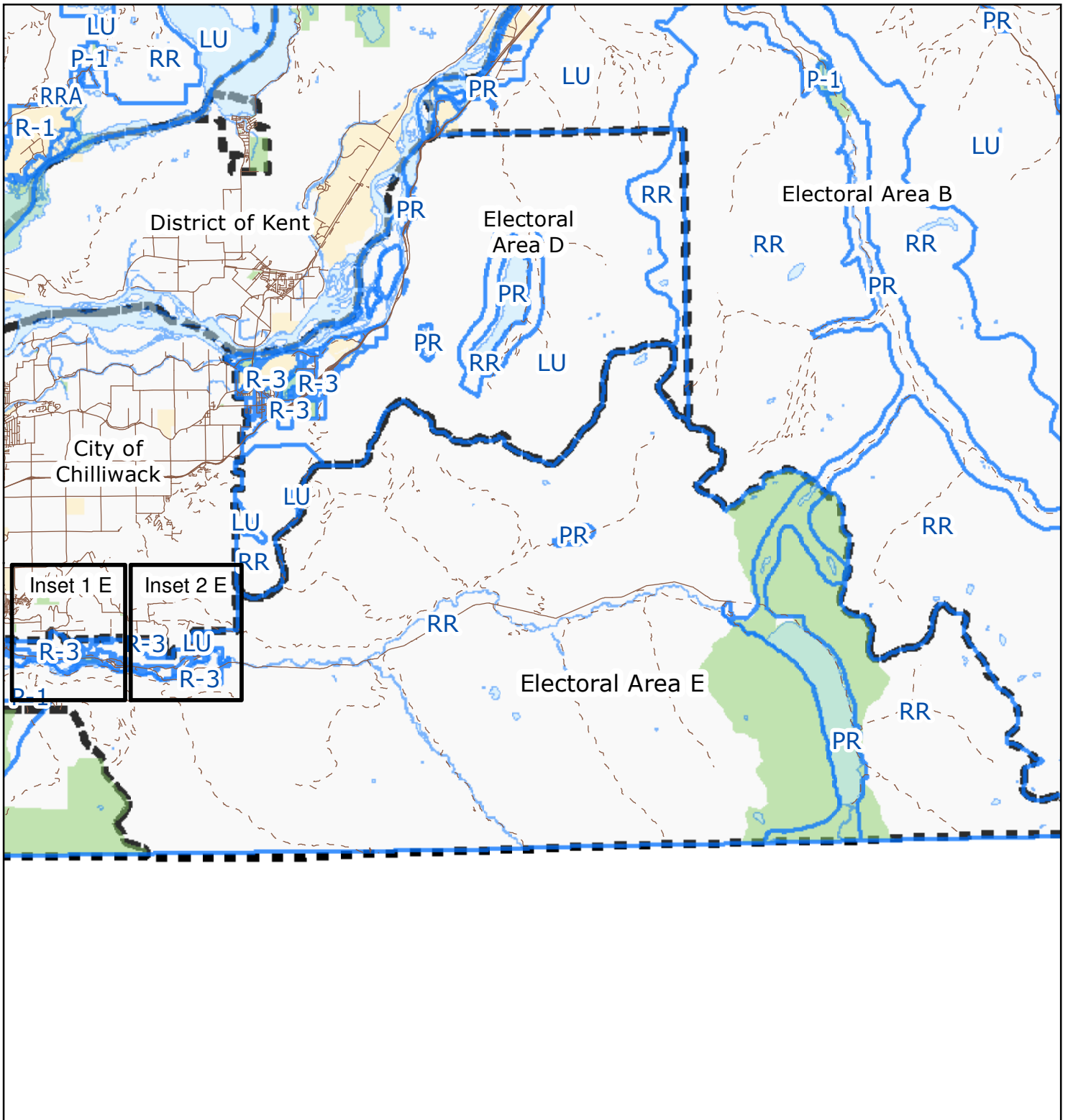
- Roads
- Railroads
- Waterbodies
- Parcels
- Updated Zoning
- Unpaved Roads
- Streams
- First Nations
- Parks
- Jurisdictions





FVRD Zoning Bylaw 1638, 2021			
Schedule D			
THIS IS MAP 16 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021		Scale 1:130,000	Date Created: June 2023
 Roads	 Railways	 Waterbodies	 Parcels
 Unpaved Roads	 Streams	 First Nations	 Parks
		 Updated Zoning	 Jurisdictions

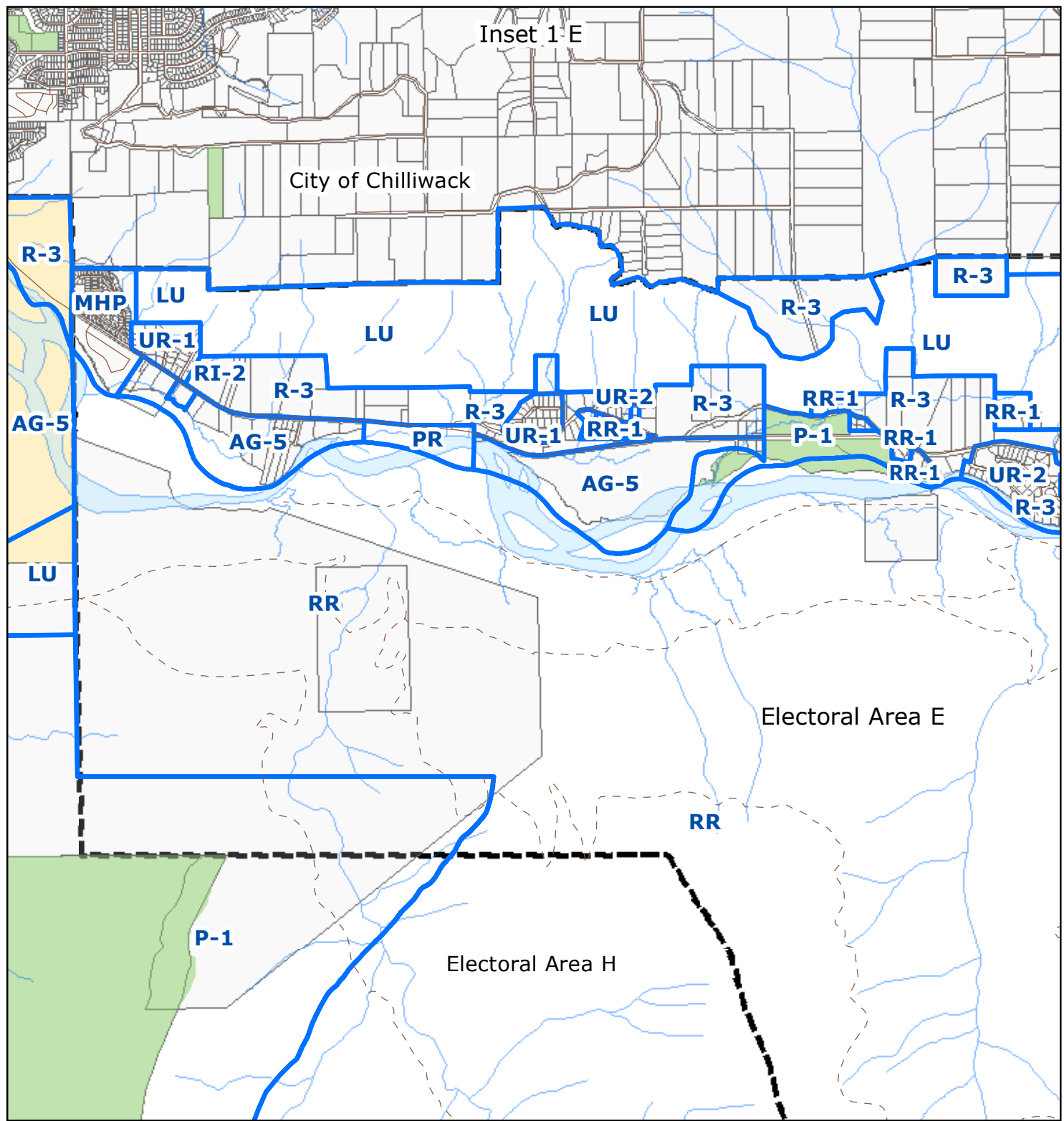


FVRD Zoning Bylaw 1638, 2021			
Schedule D			
THIS IS MAP 17 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021		Scale 1:30,000	Date Created: June 2023
Roads Unpaved Roads	Railroads Streams	Waterbodies First Nations	Parcels Parks Updated Zoning Jurisdictions



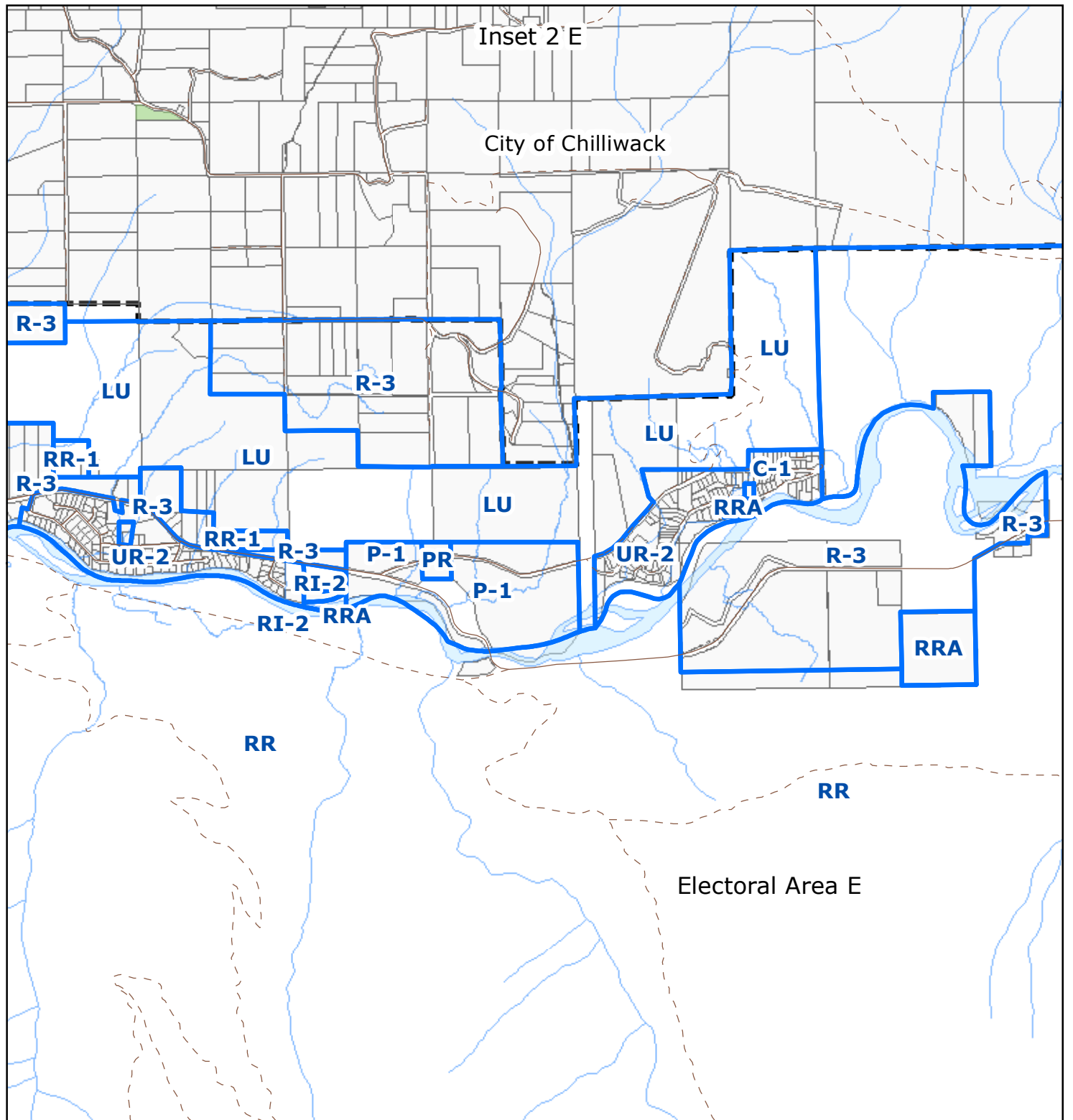
FVRD Zoning Bylaw 1638, 2021			 Fraser Valley Regional District
Schedule D			
THIS IS MAP 18 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021		Scale 1:250,000	Date Created: June 2023





FVRD Zoning Bylaw 1638, 2021			
Schedule D			
THIS IS MAP 19 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021		Scale 1:30,000	Date Created: June 2023

- Roads
 Railroads
 Waterbodies
 Parcels
 Updated Zoning
- Unpaved Roads
 Streams
 First Nations
 Parks
 Jurisdictions



FVRD Zoning Bylaw 1638, 2021

Schedule D

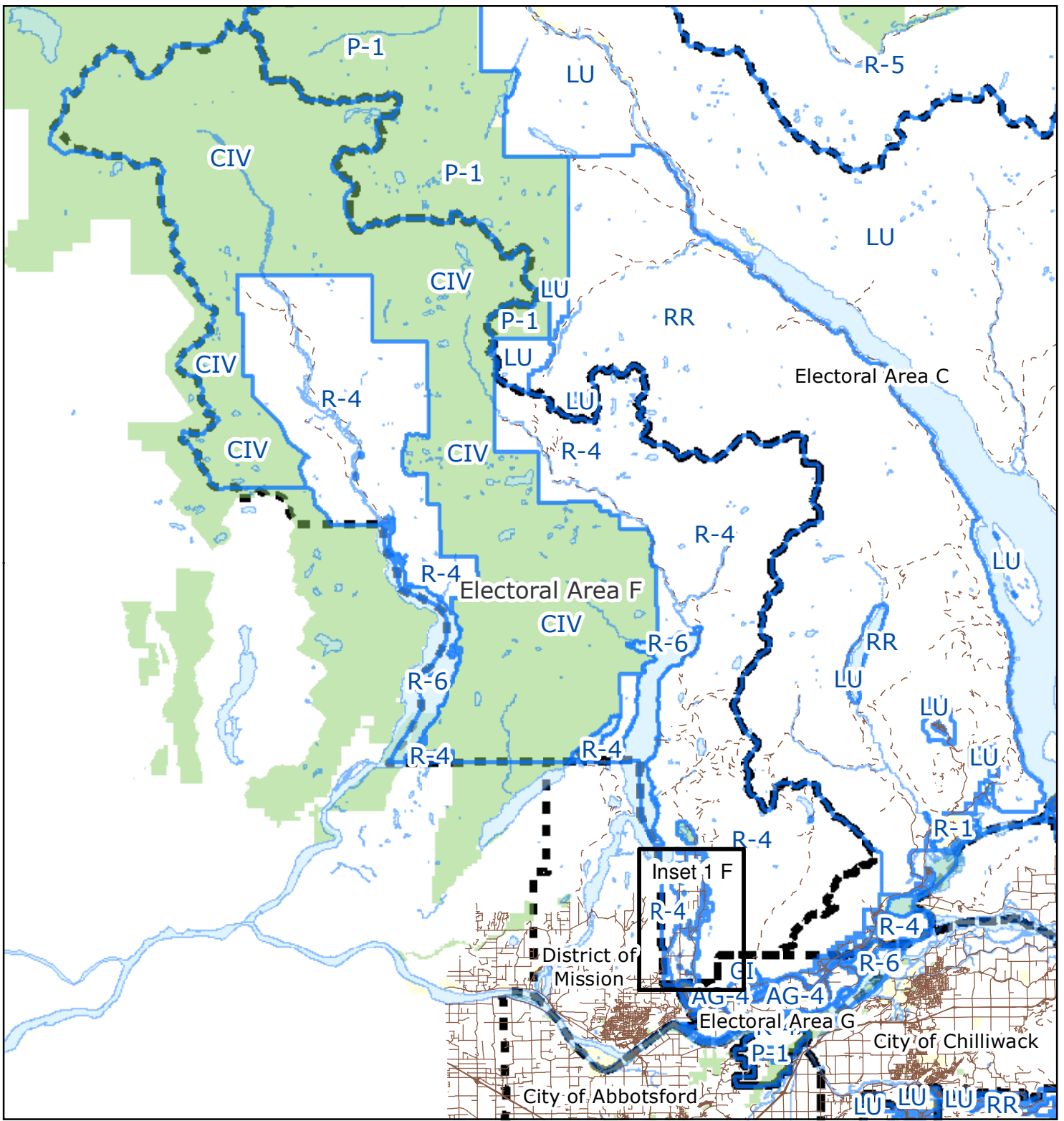
THIS IS MAP 20 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021





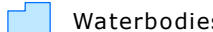
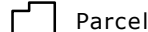





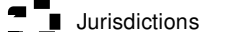


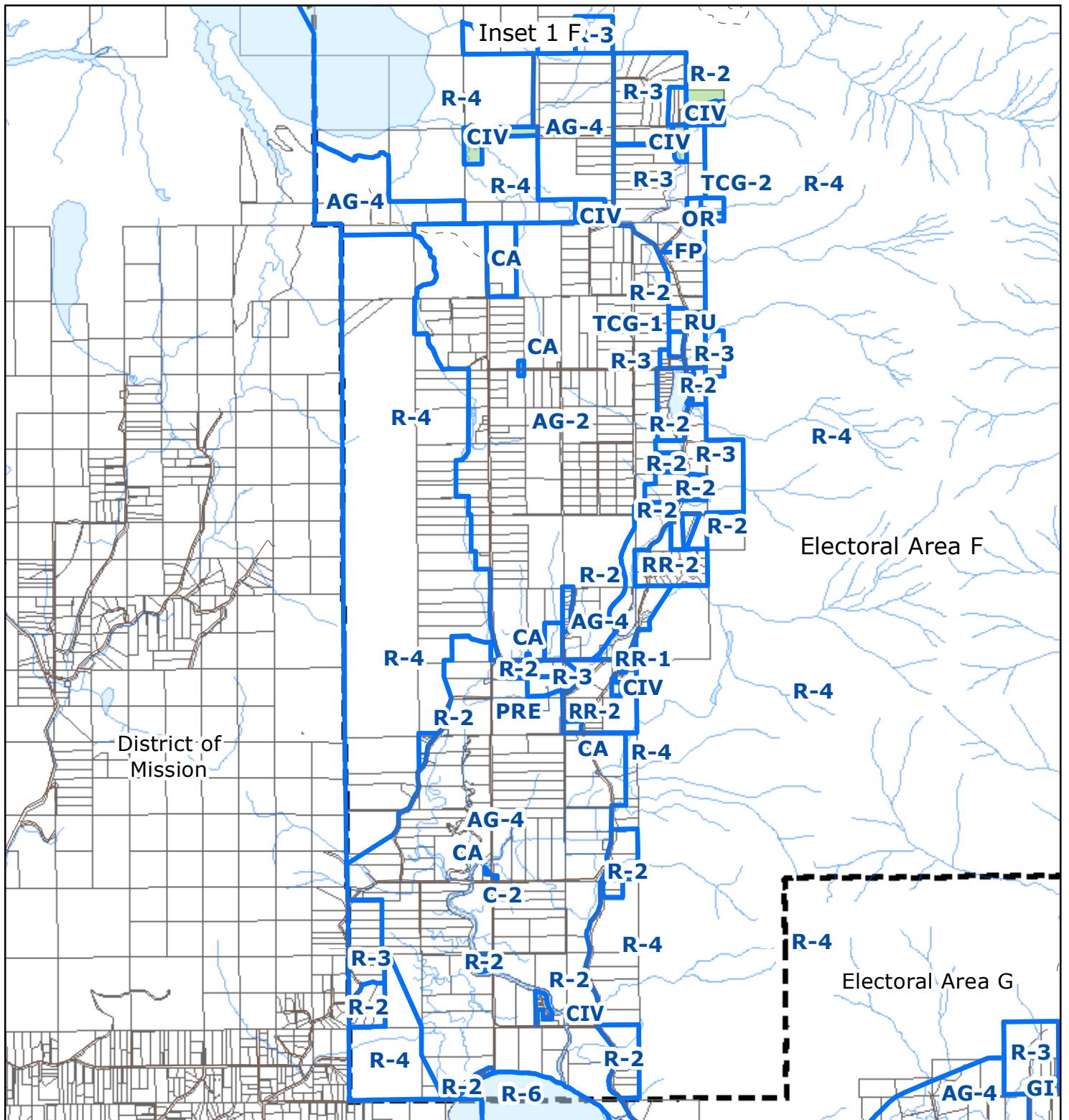
Scale
1:30,000

Date Created:
June 2023

- Roads
- Railroads
- Waterbodies
- Parcels
- Updated Zoning
- Unpaved Roads
- Streams
- First Nations
- Parks
- Jurisdictions



FVRD Zoning Bylaw 1638, 2021			
Schedule D			
THIS IS MAP 24 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021		Scale 1:475,000	Date Created: June 2023
 Roads	 Railways	 Waterbodies	 Parcels
 Unpaved Roads	 Streams	 First Nations	 Parks
		 Updated Zoning	 Jurisdictions



FVRD Zoning Bylaw 1638, 2021

Schedule D

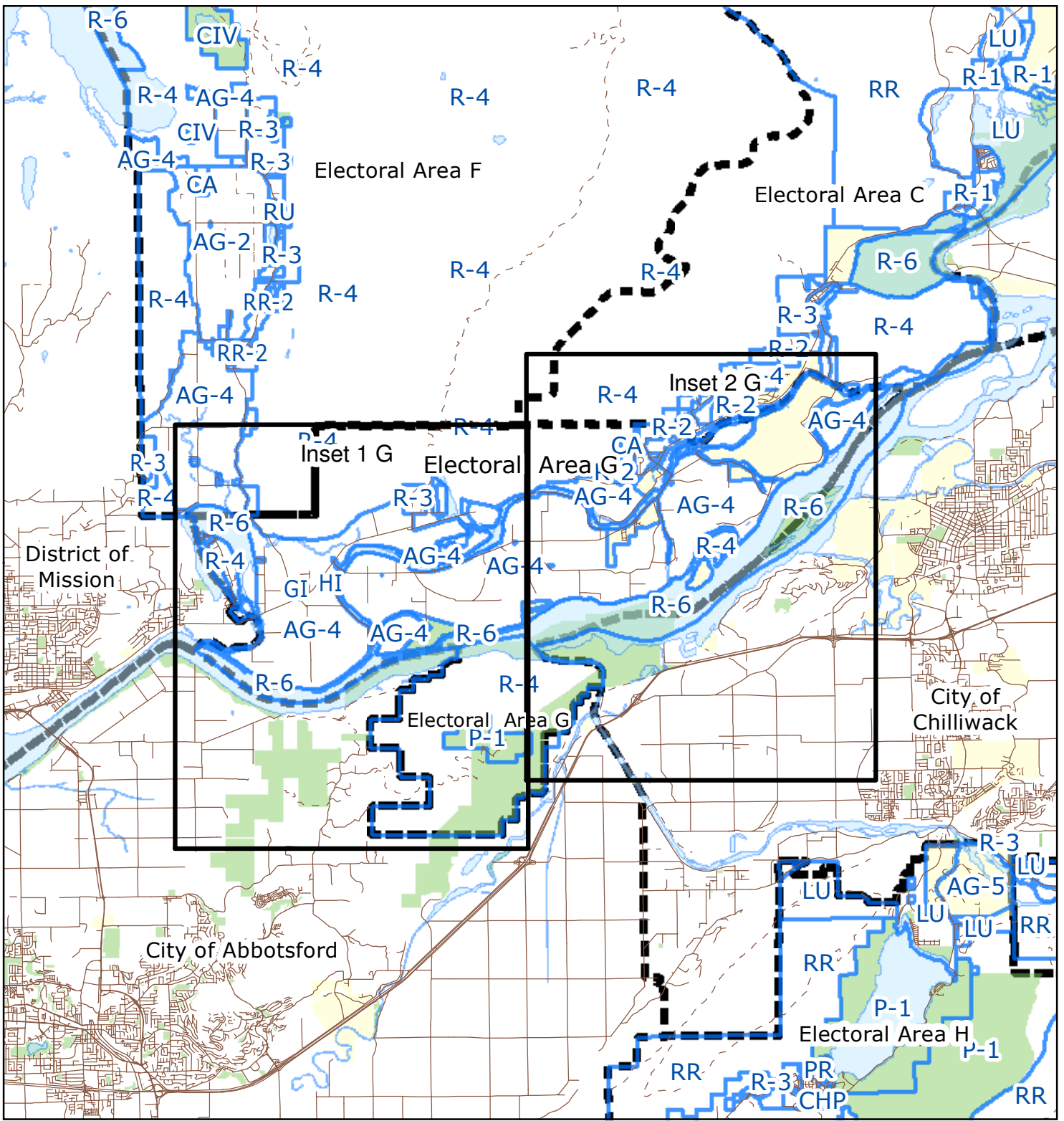
THIS IS MAP 25 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021





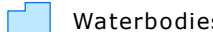
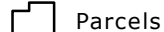


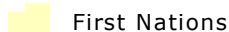





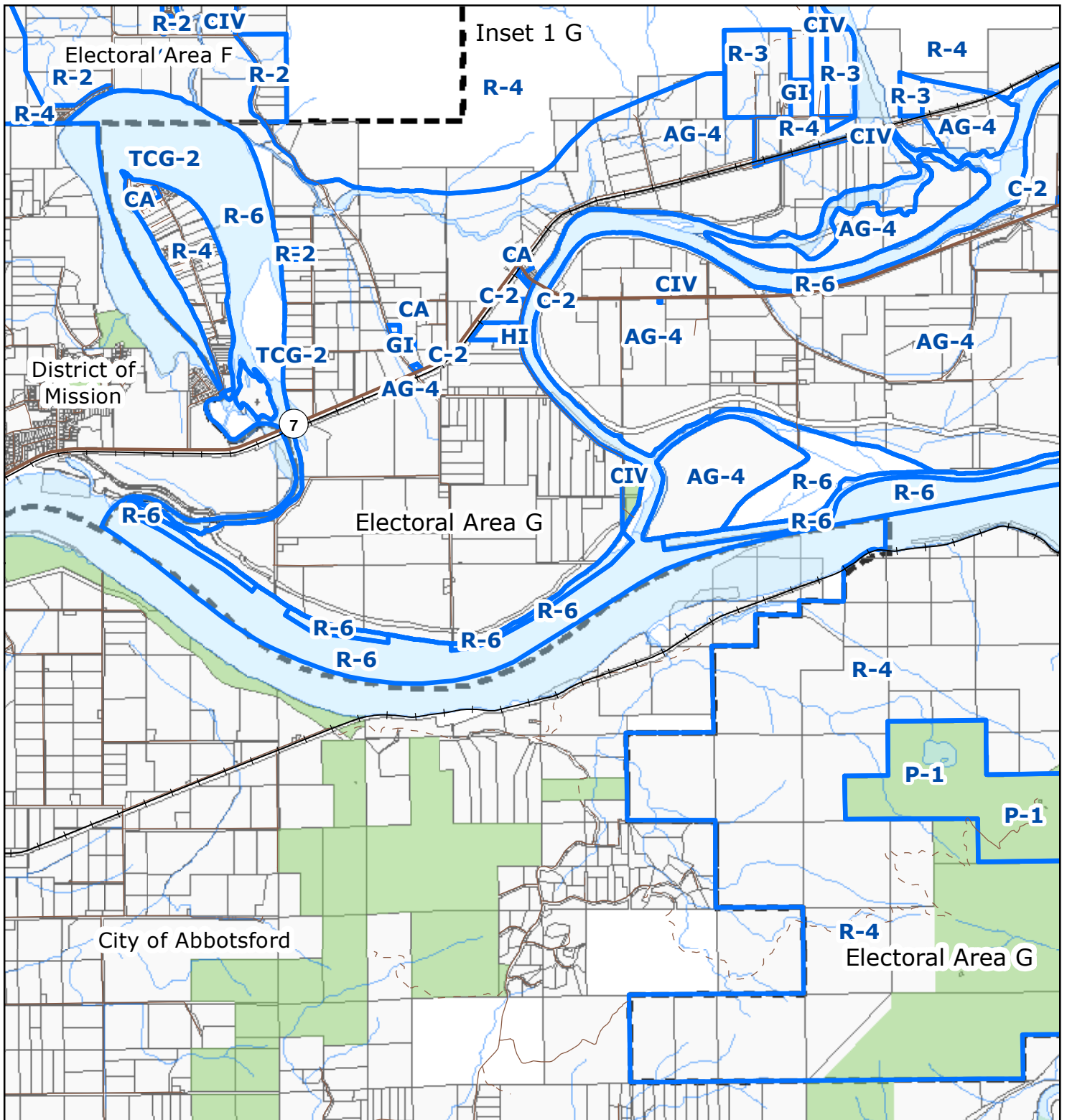
Scale
1:60,000

Date Created:
May 2024

- Roads
- Railroads
- Waterbodies
- Parcels
- Updated Zoning
- Unpaved Roads
- Streams
- First Nations
- Parks
- Jurisdictions



FVRD Zoning Bylaw 1638, 2021			 Fraser Valley Regional District
Schedule D			
THIS IS MAP 26 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021		Scale 1:150,000	Date Created: June 2023
 Roads	 Railways	 Waterbodies	 Parcels
 Unpaved Roads	 Streams	 First Nations	 Parks
		 Updated Zoning	 Jurisdictions



FVRD Zoning Bylaw 1638, 2021

Schedule D

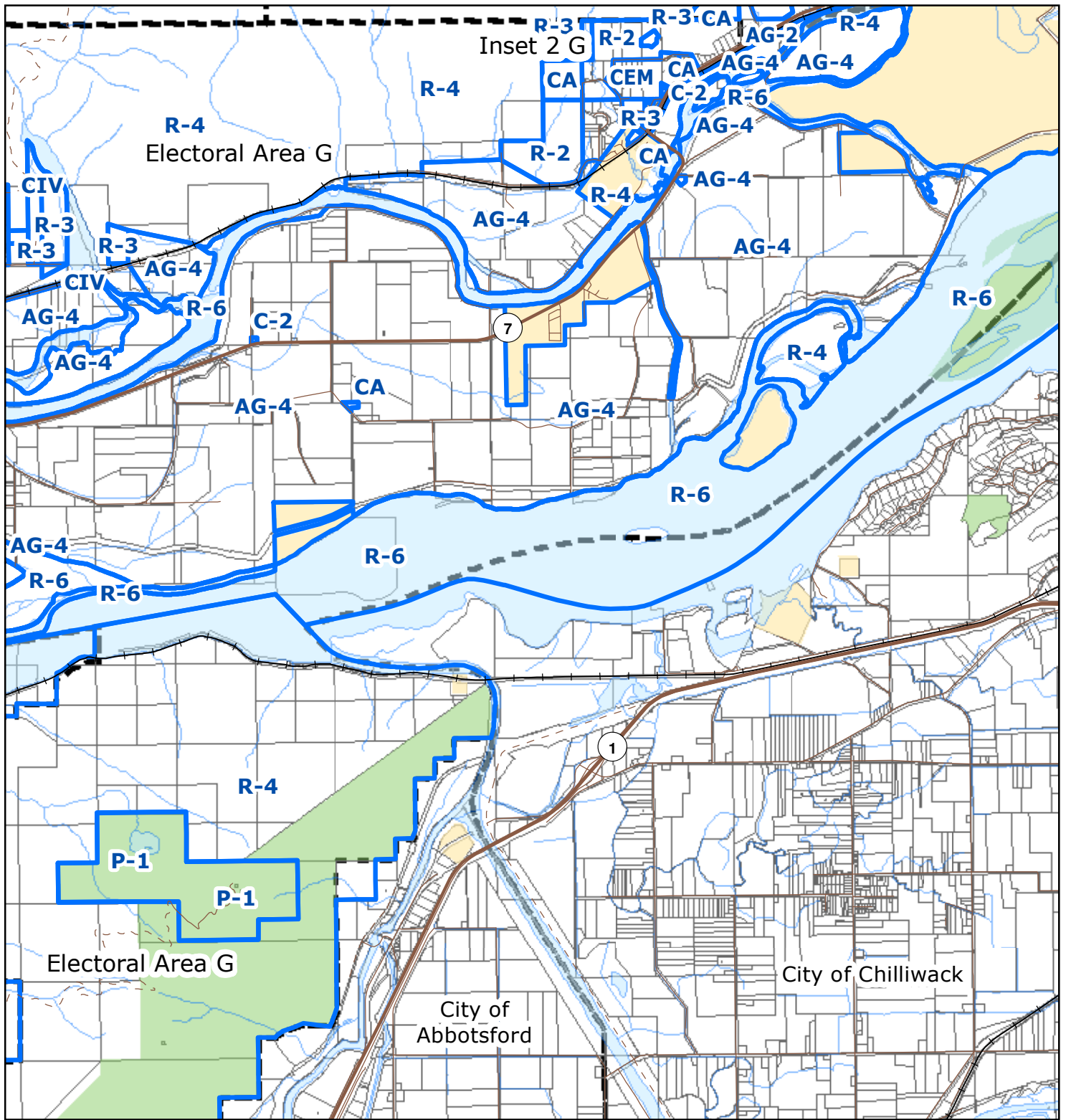
THIS IS MAP 27 OF 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021



Scale
1:50,000

Date Created:
June 2023

- Roads
- Railroads
- Waterbodies
- Parcels
- Updated Zoning
- Unpaved Roads
- Streams
- First Nations
- Parks
- Jurisdictions



FVRD Zoning Bylaw 1638, 2021

Schedule D

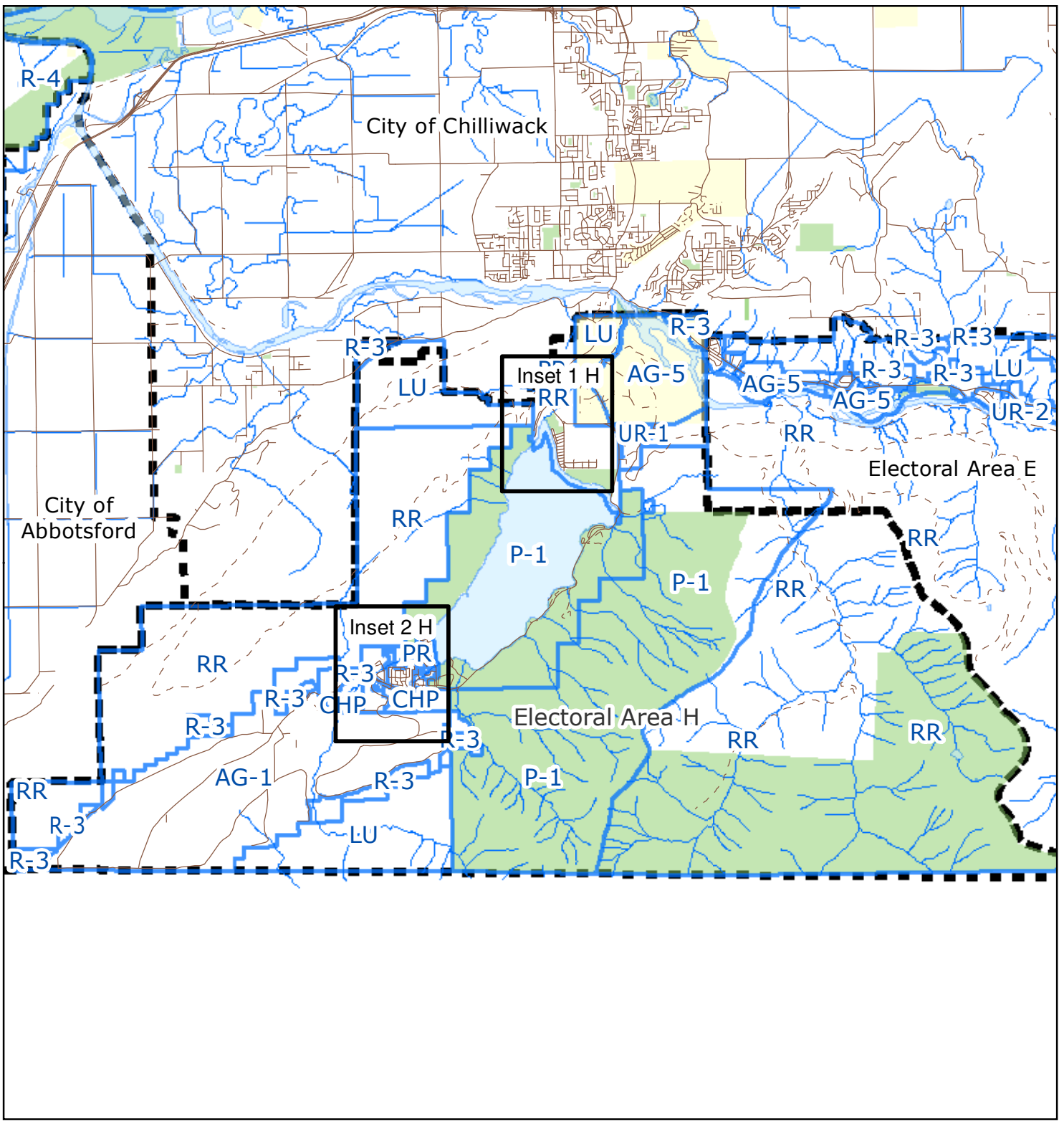
THIS IS MAP 28 OF 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021





Scale
1:55,000

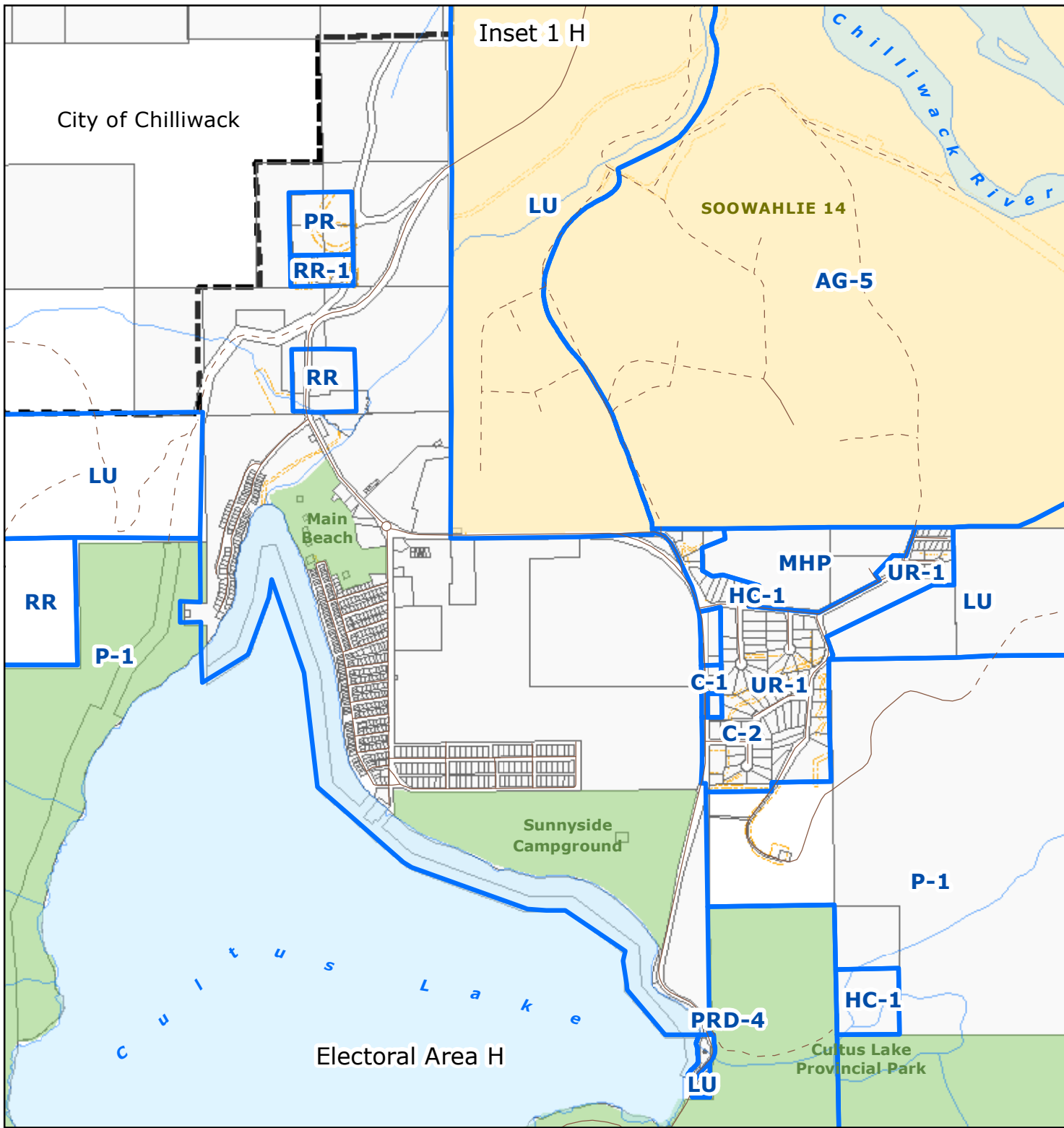
Date Created:
June 2023






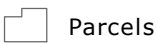


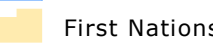
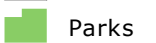


- Roads
- Railroads
- Waterbodies
- Parcels
- Updated Zoning
- Unpaved Roads
- Streams
- First Nations
- Parks
- Jurisdictions



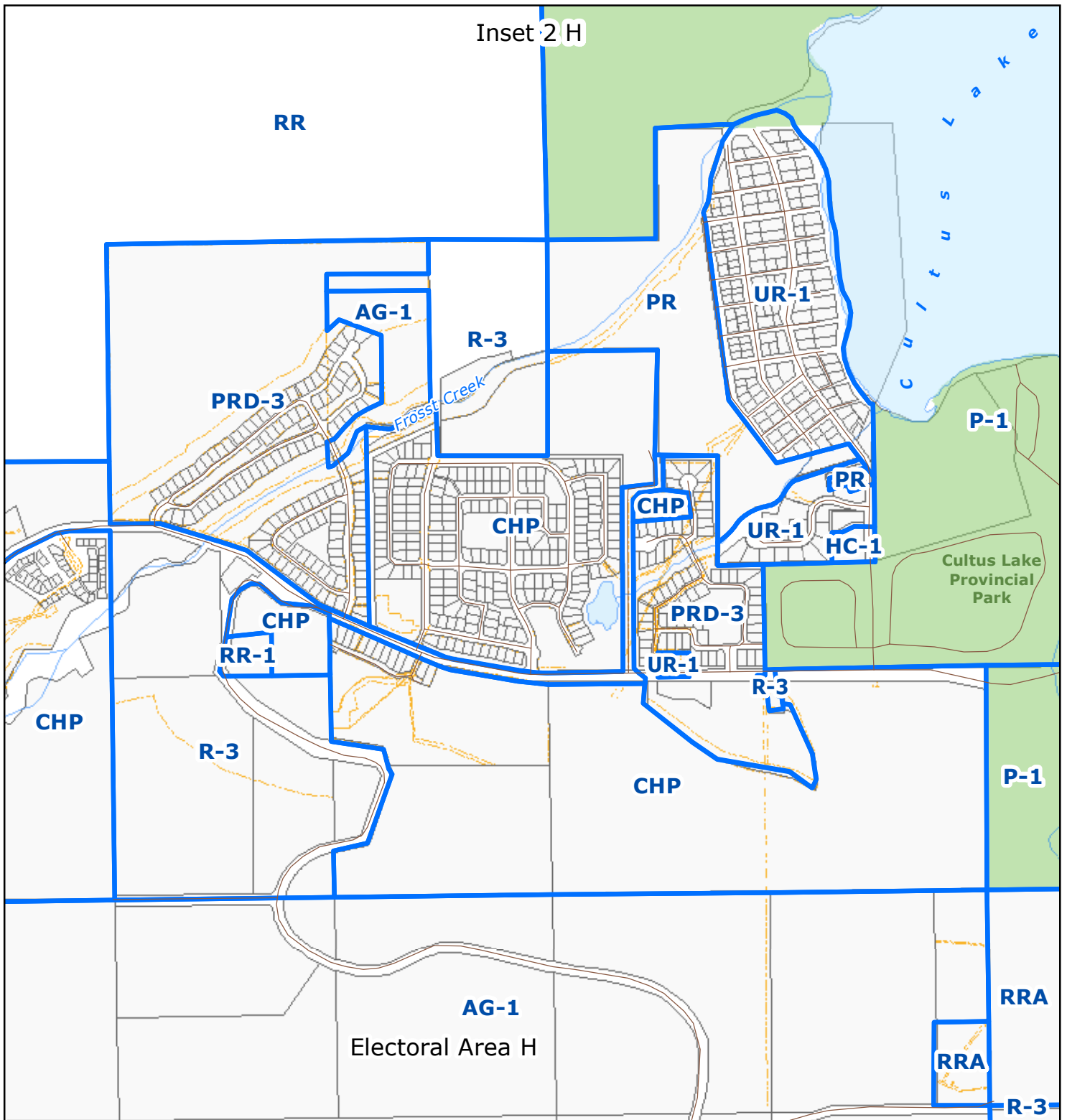
FVRD Zoning Bylaw 1638, 2021			
Schedule D			
THIS IS MAP 21 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021		Scale 1:100,000	Date Created: June 2023





FVRD Zoning Bylaw 1638, 2021			 Fraser Valley Regional District
Schedule D			
THIS IS MAP 23 OF 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021		Scale 1:17,500	Date Created: June 2023
 Roads	 Railroads	 Waterbodies	 Parcels
 Unpaved Roads	 Streams	 First Nations	 Parks
		 Updated Zoning	 Jurisdictions

Inset 2 H



FVRD Zoning Bylaw 1638, 2021

Schedule D

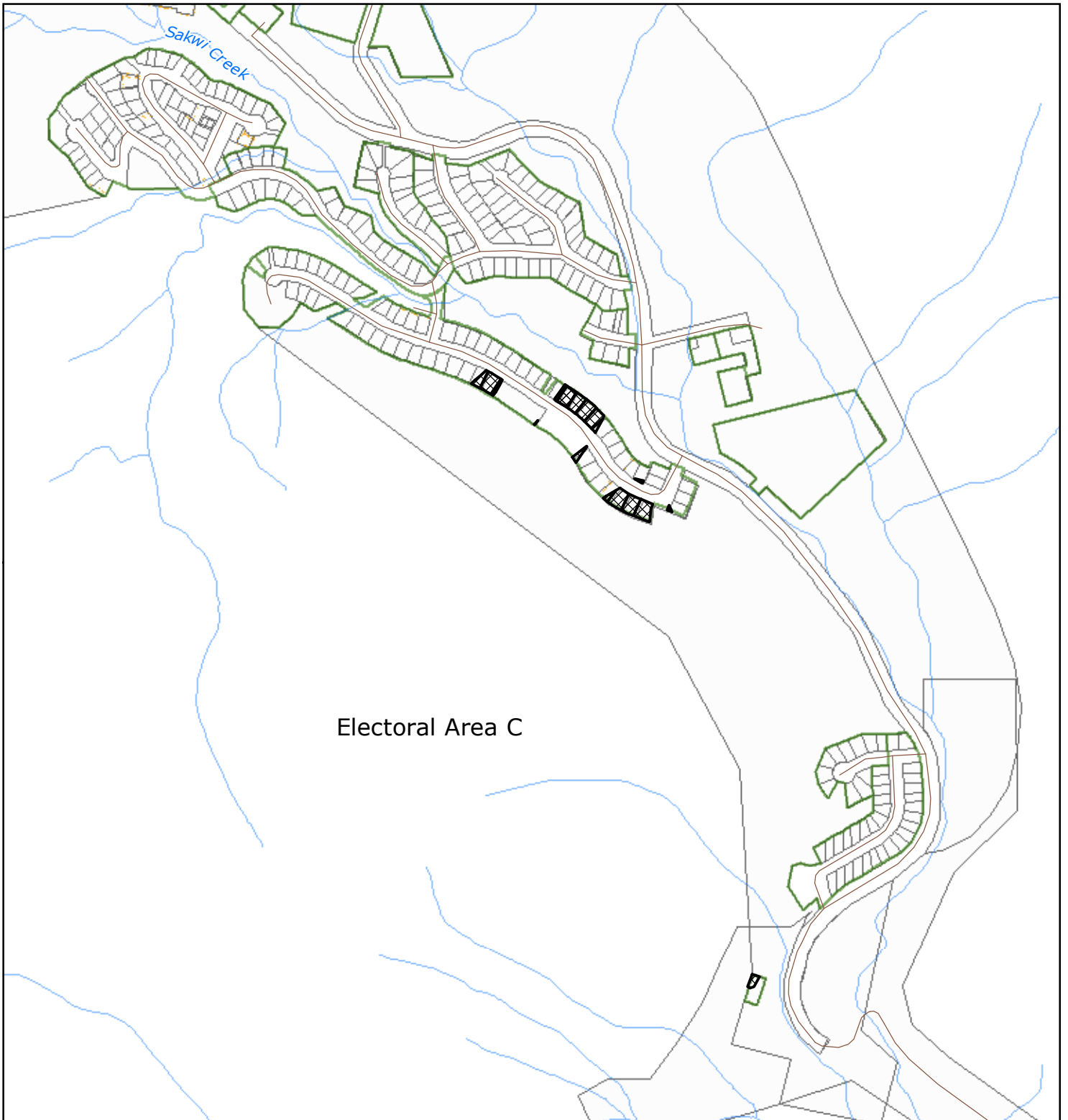
THIS IS MAP 23 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021



Scale
1:10,000

Date Created:
June 2023

- Roads
- Railroads
- Waterbodies
- Parcels
- Updated Zoning
- Unpaved Roads
- Streams
- First Nations
- Parks
- Jurisdictions



FVRD Zoning Bylaw 1638, 2021

Schedule E - Hemlock Valley

THIS IS MAP 1 of 1 CONSTITUTING ZONING AMENDMENT MAP
 SCHEDULE 1638-E ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY
 REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021



Scale
 1:10,000

Date Created:
 June 2023

- Roads
- Railroads
- Waterbodies
- Parcels
- Temporary Tourist Accommodation is not Permitted
- Unpaved Roads
- Streams
- First Nations
- Parks
- Jurisdictions