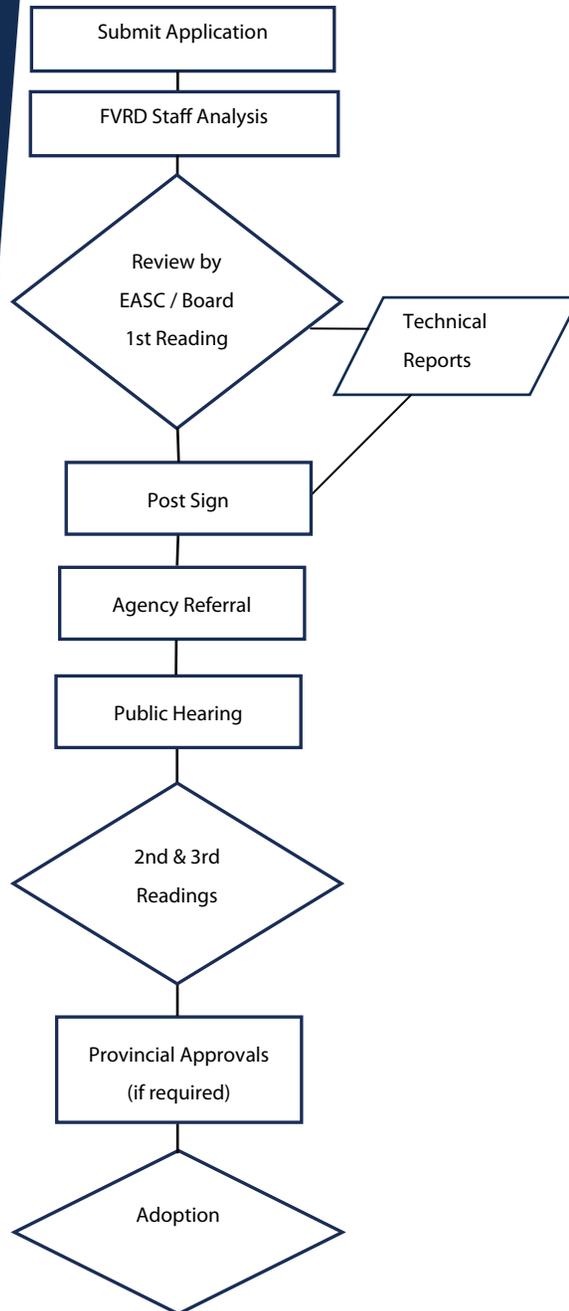


Zoning Bylaw Amendment

This is a summary of the zoning bylaw amendment process intended to assist you in your application. While every care has been taken in the preparation of this brochure, the Fraser Valley Regional District assumes no liability for its contents. This brochure is intended as a guide only and is not a legal document. You are advised to review the applicable legislation and bylaws and conduct your own inquiries with staff and other agencies. Specific procedures, requirements, and costs for your proposal will be determined at the time of application.

The Zoning Amendment Process...



Zoning Bylaw Amendment



www.fvrd.ca

Zoning Bylaw Amendment

What is a Zoning Bylaw?

Zoning bylaws are enacted to ensure that specific land uses are located in appropriate areas so that the use on one property will not conflict with surrounding properties. They classify properties into zones that specify:

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- Types of uses or activities that are permitted on a property;
 - the size and type of building allowed on a property;
 - the amount of off-street parking required;
 - the minimum distances separating buildings and structures from property lines;
 - the minimum size of parcels that may be created by subdivision and;
 - other requirements.

How long does a Zoning Bylaw Amendment take?

Zoning amendment applications take approximately six months to process.

What is the application fee?

Residential Zone:

- ◆ Up to 3 dwelling units or proposed lots \$2,500
- ◆ Up to 10 dwelling units or proposed lots \$5,000
- ◆ 11 or more dwelling units or proposed lots \$7,500

Campground, Resort, Assembly, Commercial, Institutional or Industrial zone \$5,000

All other zones \$2,500

When do I need to apply for an amendment to a Zoning Bylaw?



When a proposed new development or use does not conform to the requirements of the zone in which the property is located, you will need to apply for an amendment to:

- Rezone your property to a different zone which will permit the new development;
- amend the requirements of the current zone or;
- create a new zone to allow the proposed development.

Who can apply to amend a Zoning Bylaw?

- The property owner(s) or authorized agent;
- if the property is owned by a company or society, the application must be signed by a person with signing authority.

Electoral Areas and Bylaws:

Electoral Area A

Zoning Bylaw 823
(Boston Bar/North Bend/Canyon Alpine)

Electoral Area B

Zoning Bylaws 801, 90 and 85
(Yale/Dogwood Valley/Laidlaw/Choate/Othello/Spuzzum)

Electoral Area C

Zoning Bylaw 100
(Hemlock Valley/Harrison Mills/Lake Errock/Morris Valley)

Electoral Area D

Zoning Bylaw 75
(Popkum/Bridal Falls)

Electoral Area E

Zoning Bylaw 66
(Chilliwack River Valley)

Electoral Area F

Zoning Bylaw 559
(McConnell Creek/Hatzic Prairie)

Electoral Area G

Zoning Bylaw 559
(Nicomen Island/Deroche/Dewdney/Hatzic Island/Portion of Sumas Mtn)

Electoral Area H

Zoning Bylaw 66
(Cultus Lake/Columbia Valley/Lindell Beach)



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