

To: Board
Date: May 27, 2026
From: Planning and Development Services

Subject: Zoning Amendment Bylaw No. 1917-2025 (Electoral Area C Zoning Bylaw Updates)

RECOMMENDATION(S)

THAT third reading of Bylaw No. 1917-2025, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1917-2025”, be rescinded.

THAT Bylaw No. 1917-2025, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1917-2025”, be read a third time as amended.

THAT Bylaw No. 1917-2025, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1917-2025”, be adopted.

PURPOSE

The purpose of this report is to update the Board of the Ministry of Transportation and Transit (MOTT)’s approval of the bylaw, the referral response from Lil’wat Nation, and other minor changes to the content of the amendment bylaw. This report requests adoption of the subject bylaw.

EXECUTIVE SUMMARY

Bylaw No. 1917-2025 proposes a series of minor text amendments to the Electoral Area C Zoning Bylaw. These updates include refined definitions, small adjustments to permitted uses, small adjustments to align gathering for events with ALC regulations, and the addition of provisions to allow for emergency shelter use. Collectively, the amendments are intended to improve clarity and make the bylaw easier for all users to navigate.

A late referral response was received from Lil’wat Nation, and approval from the Ministry of Transportation and Infrastructure (MOTT) has now been obtained. Since third reading, SLRD staff also met with Pemberton Chamber representatives. In response to input and discussions around gathering for events on agricultural land, a few clarifying revisions to definitions and regulations are proposed.

Procedure best practice for any material amendment to a bylaw following third reading is to rescind and re-read third reading. The bylaw is now presented for third reading, as amended, and final adoption.

KEY INFORMATION

Project Description:

Bylaw No. 1917-2025 is focused on text amendments to the bylaw, including: updating definitions and modernizing terms, italicizing defined terms, ensuring clear references to the applicable General Regulations sections, removing outdated information pertaining to Land Use Contracts, working toward consistent numbering throughout the bylaw, replacing the existing Ponderosa Estates zone with a new Ponderosa Community zone, adding emergency shelter as a permitted use in most zones, aligning gathering for events definitions and permissions with ALC regulations, and including all permitted uses within individual zones rather than some within the General Regulations.

Public Hearing Waiver

As per the Board resolution, the Public Hearing was waived for this bylaw amendment as it is consistent with the existing Official Community Plan. Notice was provided on the SLRD website, as well as published in the Pique Newsmagazine on September 26 and October 3, 2025. No public submissions were received through the waiver process.

Previous Resolutions:

At the October 22, 2025, Board meeting, the SLRD Board passed the following resolutions:

THAT Bylaw No. 1917-2025, cited as "Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1917- 2025", be read a first time.

THAT Bylaw No. 1917-2025, cited as "Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1917- 2025", be read a second and third time.

THAT pursuant to Section 52(3)(a) of the Transportation Act, Bylaw No. 1917- 2025, cited as "Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1917-2025", be sent to the Ministry of Transportation and Transit for their approval prior to adoption of the bylaw.

THAT staff bring back a report to a future meeting on the SLRD's process and timelines for referrals.

At the July 23, 2025, Board meeting, the SLRD Board passed the following resolutions:

THAT notice of the waiver of the public hearing regarding Bylaw No. 1917-2025, cited as "Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1917-2025" be given in accordance with section 467 of the Local Government Act.

THAT Bylaw No. 1917-2025, cited as "Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1917- 2025", be referred to the Squamish Nation, Lílwat Nation, Village of Pemberton, Resort Municipality of Whistler, and Provincial agencies including Vancouver Coastal Health, the Ministry of Water, Land and Resource Stewardship, and the Ministry of Transportation and Infrastructure for comment.

Previous Reports:

- [July 23, 2025 – PH Waiver and Referrals Report](#)
- [October 22, 2025 – First, Second and Third Reading Report](#)

Referral Responses:

Following the bylaw introduction, a referral process was initiated. While standard practice has been to follow a 30-day referral period, additional time was granted in recognition of the fact that some First Nations and Local Governments did not meet in August. Lílwat Nation responded with an acknowledgement letter on December 16, 2025, indicating that their referrals committee would be meeting on January 28, 2026. As their referrals committee could not achieve quorum, they requested additional time. SLRD staff received the response in April 2026, prior to bringing the bylaw back to the Board for adoption.

The table below summarizes the comment received, and staff responses.

Organization	Response Received	Staff Response
Lílwat Nation	No comments or concerns	A thank you response was sent

Referrals Process:

Additionally, it should be noted that work is underway to address the following October 22, 2025, SLRD Board resolution: *THAT staff bring back a report to a future meeting on the SLRD’s process and timelines for referrals.*

A staff report is tentatively scheduled for the July 22, 2026, SLRD Board meeting, in which the SLRD’s First Nations referral process and timelines will be considered.

Bylaw Amendments:

The table below provides an overview of all proposed amendments to the Electoral Area C Zoning Bylaw that were made following bylaw first, second, and third reading in October 2025. For a full overview of all changes, see the previous staff report.

The majority of amendments made since the bylaw was last presented focus on providing clarity around gathering for events on agricultural land, as well as aligning the bylaw with ALC policies.

Amendments	Previous Bylaw	Rationale for Amendment
Section 1 - Definitions		
Permanent Facilities definition (in the context of Gathering for an Event and Agritourism Activities) – change limit from 2 consecutive days for event tents to 90 days.	Previous bylaw limited tents for events to 2 consecutive days.	As gathering for events and agritourism activities cannot be held in farm buildings without approval from the ALC and public assembly building permits, this definition makes using event tents for weddings and events more feasible.

		This change aligns language with the ALC Policy L-22 for consistency and clarity.
Addition of 'Event Tent' definition	Did not include an event tent definition.	Adding this definition in conjunction with the additional amendments to clarify that event tents are not to be used for accommodation and may be erected for up to 90 days.
Amending 'Gathering for an Event' definition	Redundant – regulations mentioned in two different sections	Removed sections of the definition for clarity and redundancy reasons. This aligns the definition with the ALC definition.
Section 6 – Agriculture Zones		
Addition of ALC Policy L-22 and ALC Policy L-04 language regarding the conversion or construction of permanent structures and removal of the term "use".	Did not include some of this language and the inclusion of the term "use" has been identified as potentially more restrictive than the ALC processes/requirements.	To provide clarity that permanent structures (conversion or construction) require an application and approval of the ALC; only building permits would be required from the SLRD as per the ALC Policy L-22 and Policy L-04.
Additions under Section 6.1.9 'Gathering for an Event' and Section 6.1.10 'Agritourism Activities' to clarify event tents provisions	Previous bylaw did not speak to event tents	To provide clarity around event tents vs. permanent structures.
Removing language around the non-farm use footprint	Included restrictive language around the footprint permitted for gathering for an event on parcels of a particular size	This language was not consistent with ALC Policy L-22 requirements. Additionally, these parameters are difficult to regulate and enforce and gathering for events uses are non-permanent in nature.
Section 7.2 – MHP Zone – Mobile Home Park		
References to Squamish-Lillooet Regional District Mobile Home Parks By-law No. 99, 1976 are being replaced with reference to 'Squamish-Lillooet Regional District Mobile Home Park Bylaw.'	The existing bylaw references Squamish-Lillooet Regional District Mobile Home Parks By-law No. 99, 1976, which has been rescinded.	The Mobile Home Park Bylaw shall be referenced without inclusion of the bylaw number to avoid the reference becoming outdated.

CONSIDERATIONS

Relevant Plans and Strategies:

[Squamish-Lillooet Regional District Strategic Plan \(2024-2026\)](#)

[Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002](#)

[Squamish-Lillooet Regional District Electoral Area C Official Community Plan Bylaw No. 689, 1999](#)

[Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008](#)

Organizational / External Impacts:

The amendments proposed in Bylaw No. 1917-2025 are limited in scope and are not expected to generate significant operational impacts for the organization. Because the changes are primarily text-based with improving definitions, refining permitted uses, and enhancing overall readability; they will support clearer interpretation of the Electoral Area C Zoning Bylaw for both staff and the public. Over time, this improved clarity is anticipated to reduce staff time spent on inquiries and interpretation-related matters.

While impacts associated with this amendment are minimal, a forthcoming comprehensive review of the Electoral Area C zoning bylaw will be necessary and is expected to be substantially more involved. This will be explored following the Area C OCP Review.

Financial Implications:

There are no significant financial implications associated with adopting Bylaw No. 1917-2025. The amendments are minor text updates that do not require additional resources or funding.

Truth, Reconciliation, and Indigenous Relations:

The SLRD is committed to enhancing relations with the Indigenous communities and First Nations within whose traditional and unceded territories we operate, with a focus on the Lílwat Nation, Sk̓wx̓wú7mesh Úxwumixw and St'át'imc Nation, and its member communities.

Decisions are informed by the SLRD's Indigenous Relations, Truth & Reconciliation Guide.

During the formal referral period for this zoning bylaw, no comments were initially received from the Lílwat Nation. Several months later, the Nation advised that ongoing staffing transitions were affecting their ability to review referrals and requested patience as they worked through several outstanding bylaws. In recognition of this request, and consistent with the SLRD's reconciliation commitments, staff postponed consideration of bylaw adoption to provide the Lílwat Nation additional time to review and respond.

This situation also forms part of a broader internal conversation and work currently underway regarding the adequacy of the current 30-day referral period and the need for more flexible, responsive processes that better support the capacity, realities and timelines of partner Nations.

Level of Community Engagement:

Inform Consult Involve Collaborate Empower

Strategic Priority Alignment:

Community well-being and livability Advocacy
 Truth, reconciliation and relationships Climate action and sustainability

- Responsible governance and service excellence
- Not applicable

- Emergency planning, response and recovery

OPTIONS

1. Adopt Amendment Bylaw No. 1917-2025 as recommended.
2. Suggest other revisions to Amendment Bylaw No. 1917-2025 and revise the recommended resolution.
3. Other, as directed by the Board.

NEXT STEPS

If Amendment Bylaw No.1917-2025 is adopted, staff will consolidate the new bylaw and update the SLRD website.

ATTACHMENTS

- A. Amendment Bylaw: Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1917-2025

Submitted by:	K. Bell, Planner
Reviewed by:	C. Dewar, General Manager of Planning & Development Services
Approved by:	H. Paul, Chief Administrative Officer

Attachment A

SQUAMISH-LILLOOET REGIONAL DISTRICT BYLAW NO. 1917-2025

A bylaw of the Squamish-Lillooet Regional District to amend Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to amend Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002;

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

1. This bylaw may be cited for all purposes as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1917-2025”.
2. Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002 is amended as follows:
 - (a) By adding the following to the SUMMARY OF AMENDMENTS table:

1917-2025	New definitions and amendments to definitions, allowance for emergency shelter use in many zones, revised Ponderosa Community zone (RR PON ZONE), updated mapping for CD1 Zone, addition of event tent definition, gathering for events definition and updates.	DATE OF ADOPTION
-----------	---	------------------

- (b) By amending the definition of **ACCESSORY DWELLING UNIT** on page 11 of **SECTION 1 – DEFINITIONS** so that it reads as follows:

ACCESSORY DWELLING UNIT (ADU) means a dwelling unit that is ancillary to- and detached from- the principal dwelling unit or principal use and is located either above an accessory building or at grade. Includes, but is not limited to, coach houses, carriage houses, and laneway houses.

- (c) By removing “*accessory dwelling unit*” from the definition of **BED AND BREAKFAST** in **SECTION 1 - DEFINITIONS** so that it reads as follows:

BED AND BREAKFAST means the use of a *single family dwelling* or *cottage* for *tourist accommodation* of not more than 8 guests, where the property on which the *single family dwelling* or *cottage* is owner or resident occupied.

- (d) By amending the definition of **CAMPING UNIT** in **SECTION 1 – DEFINITIONS** so that it reads as follows:

CAMPING UNIT means a tent, tent trailer, truck camper, travel trailer, fifth wheel, *recreational vehicle*, motor home and any other conveyance designed to travel on a publicly maintained road, which is constructed and intended or equipped to be used as a temporary living or sleeping quarters. *Camping unit* does not include park model trailers, yurts, cabins or tiny homes where sited on a permanent foundation.

Attachment A

- (e) By deleting the following duplicative definition of **ACCESSORY DWELLING UNIT** on page 14 in **SECTION 1 – DEFINITIONS**:

ACCESSORY DWELLING UNIT means a detached accessory building that contains an accessory dwelling unit, and may contain accessory uses such as a garage.

(Amendment Bylaw No.1742)

- (f) By adding the following definition to **SECTION 1 – DEFINITIONS**:

EMERGENCY SHELTER means a use staffed and supervised by a public authority, local government, First Nations government or non-profit agency for the purpose of providing temporary sleeping accommodation for people in need of *emergency shelter* on a short-term basis (to a maximum of 30 days). *Emergency Shelter* use includes drop-in and meal services as well as accessory administration and office space for use by program staff.

- (g) By adding the following definition to **SECTION 1 – DEFINITIONS**:

EVENT TENT means a temporary, non-permanent structure consisting of fabric or similar material supported by a framework, erected and used solely for the purpose of *gathering for an event* or *agritourism activity*, including shelter for seating, dining, exhibits, performances, or similar functions, and does not include a *camping unit for tourist accommodation*.”

- (h) By amending the definition of PERMANENT FACILITIES in **SECTION 1 – DEFINITIONS** to change the limit from 2 to 90 days:

PERMANENT FACILITIES (in the context of *Agritourism Activities* and *Gathering for an Event*) means facilities that include, but are not limited to: new or converted buildings or permanent structures, hard surface parking areas, concrete pads, structural foundations, retaining walls, permanent tents (erected for more than 90 consecutive days) and permanent alteration to the landscape (fill, gravel, berms, hills, dugouts, amphitheaters).

- (i) By amending the definition of **GATHERING FOR AN EVENT** in **SECTION 1 – DEFINITIONS** to reflect the definition in the *ALC Act* and *ALR Regulations* and by removing (b), (c) and (d) as these are already included in s. 6.9:

GATHERING FOR AN EVENT means: a gathering of people on agricultural land for the purpose of attending

- (a) a wedding, other than a wedding to which paragraph (c) (ii) applies,
- (b) a music festival, or
- (c) an event, other than

- (i) an event held for the purpose of agri-tourism activity, or
- (ii) the celebration, by residents of the agricultural land and those persons whom they invite, of a family event for which no fee or other charge is payable in connection with the event by invitees.

~~a) a gathering of people on a farm for the purposes of attending the following activities: (i) A wedding, unless (iii)(.2) applies, (ii) A music festival, or (iii) An event, other than .1 an event held for the purpose of~~

Attachment A

agritourism, or .2 the celebration, by residents of the farm and those persons whom they invite, of a family event for which no fee or other charge is payable in connection with the event by invitees. (b) The activities identified in (a)(i) (iii): (i) must be carried out on land that is classified as a farm under the Assessment Act. (ii) must be to which members of the public are ordinarily invited, with or without a fee. (iii) must not use, construct, or erect any permanent facilities. No existing permanent facilities may be used, or converted for use, without an approved non farm use application and a valid building permit for assembly use. (iv) must be accessory to and related to the principal use of the property, which is farming. (v) must be in compliance with the Agricultural Land Commission Act, and the Agricultural Land Reserve Use, Subdivision, and Procedure Regulation. (c) No more than 10 gatherings for an event of any type, or such other number as may be allowed by the Agricultural Land Commission Act and Regulation, may occur on the farm within a single calendar year and no more than 150 people, excluding residents and employees of the farm, may be gathered on the farm at one time for the purpose of attending the event. (d) No single event can be more than 24 hours in duration.

- (j) By amending the definition of **SEASON** in **SECTION 1 - DEFINITIONS** to remove reference to “(in the context of Agritourism)” so that it reads as follows:

SEASON means one of the four periods of the year: spring, summer, autumn, or winter.

- (k) By replacing all instances of the term *rezoning* with the term *zoning amendment*.

- (l) By italicizing all terms throughout the bylaw that are defined in **SECTION 1 – DEFINITIONS**.

- (m) By deleting “RR1_{LUC}” from **Column 1 Zones** and “Rural 1 – Land Use Contract Sub Zone” from **Column 2 Title Elaboration of TABLE 2-1 Designation of Zones** under 2.13 **Designation** in **SECTION 2 – ADMINISTRATION & ZONES**.

- (n) By amending “Ponderosa Estates Zone” in **Column 2 Title Elaboration of TABLE 2-1 Designation of Zones** under 2.13 **Designation** in **SECTION 2 – ADMINISTRATION & ZONES** so that it reads as follows:

Ponderosa Community Zone

- (o) By deleting .13 and .14 of Section 3.2 **Uses Permitted in all Zones** in **SECTION 3 – GENERAL REGULATIONS**.

- (p) By amending .1 under 3.3 under **Accessory Buildings** in **SECTION 3 – GENERAL REGULATIONS** so that it reads as follows:

.1 Table 3.3.1 applies to all zones except CD zones and MHP zones.

- (q) By amending .2 under 3.3 **Accessory Buildings** in **SECTION 3 – GENERAL REGULATIONS** so that it reads as follows:

Attachment A

- .2 Section 3.11 Home Based Business and Section 6.1.11 Agricultural Home Based Business include a maximum *gross floor area* requirement for the *use* on a *parcel*.
- (r) By amending .4 under 3.3 **Accessory Buildings** in **SECTION 3 – GENERAL REGULATIONS** so that it reads as follows:
- .4 The following provisions for *accessory buildings* and *uses* apply to all *zones* except CD *zones* and MHP *zones*:
- (s) By adding the following item to Section 3.18 **Setback Requirements** under *Parcel Line Setback Exceptions* in **SECTION 3 – GENERAL REGULATIONS**:
- .13 pathways.
- (t) By amending 3.19 **Shipping Containers** in **SECTION 3 – GENERAL REGULATIONS** so that it reads as follows:
- 3.19 No person shall place a *shipping container* in any *zone* except in accordance with the following:
- .1 *Shipping containers* are only permitted on AGR1 (Agriculture 1) and Rural (RR) Zoned property.
- (1) A maximum of two *shipping containers* are permitted on properties that do not have farm class under the *BC Assessment Act* or parcels less than 5ha with farm class under the *BC Assessment Act* within the AGR1 or RR *zones*.
- (2) A maximum of 5 shipping containers is permitted on properties that are 5ha or greater, and have farm class under the *BC Assessment Act* within the AGR1 or RR *zones*.
- (u) By amending provision .1 under 3.26 **Accessory Dwelling Units** in **SECTION 3 – GENERAL REGULATIONS** so that it reads as follows:
- .1 the minimum parcel size is 1 hectare, unless connected to an SLRD or strata sewer and water system;
- (v) By adding the following permitted uses to 5.1.1 **Permitted Uses** in **SECTION 5.1 – RR1 ZONE – RURAL 1** after (d) *bed and breakfast*, and re-lettering subsequent permitted uses:
- (e) *home based business*, subject to section 3.11;
- (f) *accessory buildings and accessory uses*, subject to section 3.3;
- (g) *day nursery*;
- (h) *emergency shelter*;

Attachment A

- (w) By amending the following provisions under 5.1.1 **Permitted Uses** in **SECTION 5.1 – RR1 ZONE – RURAL 1** to reference applicable sections in the General Regulations as follows:
- (b) one *secondary suite*, subject to section 3.27
 - (d) *bed and breakfast*, subject to section 3.5
- (x) By amending provision 5.1.1(2)(a) under **Permitted Uses** in **SECTION 5.1 – RR1 ZONE – RURAL 1** to reference applicable sections in the General Regulations as follows:
- (a) one *cottage*, subject to section 3.25, or a second *dwelling unit* to create a *duplex*, or an *accessory dwelling unit*, subject to section 3.26;
- (y) By deleting 5.1.2(4) under **Site Specific Uses** in **SECTION 5.1 – RR1 ZONE – RURAL 1**.
- (z) By deleting 5.1.5 **Land Use Contract (RR1_{LUC}) Sub Zone** from **SECTION 5.1 – RR1 ZONE – RURAL 1**, and renumbering all subsequent provisions.
- (aa) By amending provision 5.1.8 (3) under **Dwellings Per Parcel** in **SECTION 5.1 – RR1 ZONE – RURAL 1** so that it reads as follows:
- (3) In the RR1_{Res(sd)} (single dwelling) sub zone, no more than one *dwelling*, which may include a *secondary suite* is permitted on any *parcel* of less than 2ha.
- (bb) By adding the following permitted uses to 5.2.1 **Permitted Uses** in **SECTION 5.2 – RR2 ZONE – RURAL 2** after (f) *accessory dwelling unit*:
- (g) *bed and breakfast*, subject to section 3.5;
 - (h) *day nursery*;
 - (i) *emergency shelter*;
 - (j) *uses permitted in section 3.2*;
- (cc) By amending the following provisions under 5.2.1 **Permitted Uses** in **SECTION 5.2 – RR2 ZONE – RURAL 2** to reference applicable sections in the General Regulations as follows:
- (b) one *secondary suite*, subject to section 3.27;
 - (d) *home based business*, subject to section 3.11;
 - (e) *accessory uses, buildings, and structures*, subject to section 3.3;
 - (f) one *accessory dwelling unit*, subject to section 3.26;
- (dd) By adding the following permitted uses to 5.3.1 **Permitted Uses** in **SECTION 5.3 – RR3 ZONE – RURAL 3** after (f) *accessory dwelling unit*:
- (g) *bed and breakfast*, subject to section 3.5;
 - (h) *day nursery*;
 - (i) *emergency shelter*;
 - (j) *uses permitted in section 3.2*.

Attachment A

- (ee) By amending the following provisions under 5.3.1 **Permitted Uses** in **SECTION 5.3 – RR3 ZONE – RURAL 3** to reference applicable sections in the General Regulations as follows:
- (1) one *secondary suite*, subject to section 3.27;
 - (d) *home based business*, subject to section 3.11;
 - (f) one *accessory dwelling unit*, subject to section 3.26;
- (ff) By deleting the existing **SECTION 5.4 – RR PON ZONE – PONDEROSA ESTATES** and replacing it with the following:

SECTION 5.4 – RR PON ZONE – PONDEROSA COMMUNITY

Intent

- 5.4.1 The intent of this *zone* is to provide for residential development consistent with the original Land Use Contract.

Definitions

- 5.4.2 Definitions shall be the same as in Section 1 of the Zoning Bylaw except:

Accessory Building means a *building* customarily incidental and subordinate to the principal *building* on the same *Site* or as specified in 5.4.3.

Common Area(s) means any or all parts of the *Site* exclusive of the *Strata Lots*.

Height means the vertical distance measured from curb level provided that when a *building* is located on ground above or below curb level, *height* shall be measured from the highest elevation of the finished grade of the site, as follows

- Flat roof *buildings*: to the highest point of the *building*;
- Pitched roof *buildings*, with ceilings: to the mean *height* line between the highest point of the *building* and the ceiling below;
- Pitched roof *building*: to the mean *height* line between the highest point of the *building* and a point 2.45 metres above the floor immediately below
- All other structures: to the highest point of a structure.

Greenbelt Area means those unimproved portions of the *Common Area*.

Private Site(s) means any or all *building Sites* or *Strata lots*, shown on the Site Plan in 5.4.8, except *Common Areas*, *Greenbelt Area* and *Works Area* (D.L. 8506).

Site means any or all *building sites* or *strata lots*, shown on the Site Plan in 5.4.8 inclusive of *Common Areas*, *Greenbelt Area* and *Works Area*.

Strata Lot means any or all of the 26 *Strata lots* shown on the Site Plan in 5.4.8

Works Area means the area designated Works Area on the Site Plan in 5.4.8 (D.L. 8506).

Permitted Uses

- 5.4.3 Land, *sites*, buildings, and structures in the RR Pon Zone shall be used for the following purposes only:

Attachment A

(1) Strata Lots - Permitted Uses:

- (a) one (1) *single family dwelling*, subject to 5.4.3(5);
- (b) *recreational vehicles* not exceeding 9 meters in length;
- (c) an *accessory building* for the storage of tools and equipment;
- (d) *secondary suite*, subject to section 3.27;
- (e) *uses* permitted in section 3.2.

(2) Common Area(s) – Permitted Uses:

- (i) private parkland or open space;
- (ii) roadways, trails and pathways;
- (iii) horse barns and paddocks;
- (iv) open fields;
- (v) picnic sites;
- (vi) *accessory buildings* for the storage of wildfire response equipment, power generation equipment, and irrigation equipment;
- (vii) *uses* permitted in section 3.2.

(3) Greenbelt Area – Permitted Uses:

- (i) restricted to recreation grounds and hiking trails and pedestrian pathways and shall not be used for any purpose inconsistent with their use and retention as natural, unimproved areas provided that underground services and pathways may be constructed and maintained.
- (ii) *buildings* are not permitted, except *accessory buildings* for the storage of wildfire response equipment, power generation equipment, and irrigation equipment.
- (iii) *uses* permitted in section 3.2.

(4) Works Area – Permitted Uses

- (i) restricted to workshops for welding, machine parts manufacturing, storage of building supplies and materials, storage of water and the repair and maintenance of all necessary equipment for the property;
- (ii) *uses* permitted in section 3.2

(5) *Mobile homes* or similar are prohibited on all *strata lots*, *common areas*, and the *greenbelt area*.

(6) *Short-term rentals* are prohibited on all *strata lots*.

Density

5.4.4 The maximum of *private sites* permitted is twenty-six (26).

Maximum Floor Area

5.4.5 Total floor area of all *buildings* on a *site* must not exceed 375 square metres.

Height

5.4.6

(1) No *principal building* shall exceed 11 metres, or 3 storeys, whichever is less, in *height*.

(2) No *accessory building* shall exceed 6 metres in *height*.

Attachment A

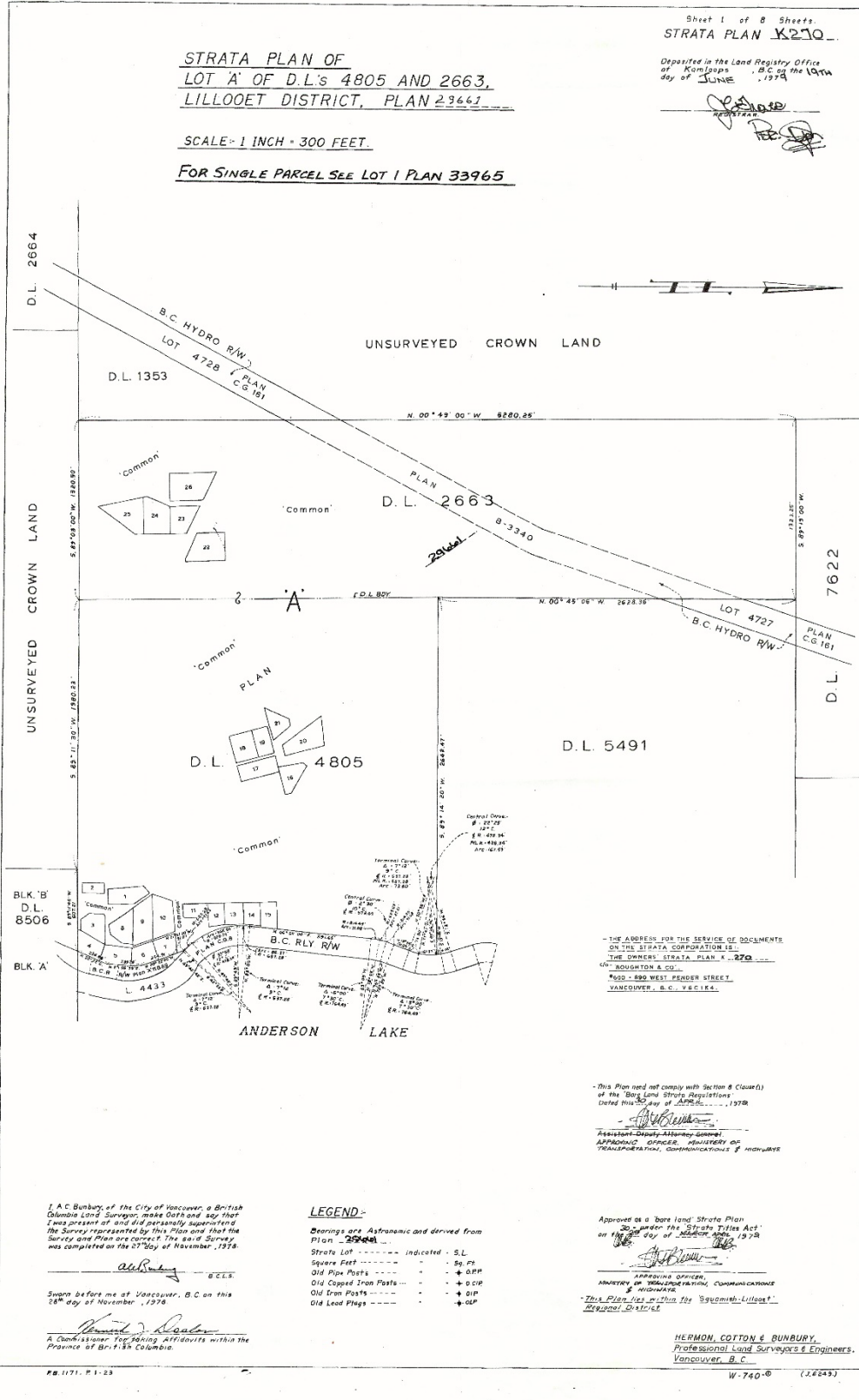
Roads, Ways and Paths

- 5.4.7 All roads and ways are private and must be located substantially as shown on the Site Plan in section 5.4.8. The SLRD is not responsible for their construction, installation, maintenance or repair.

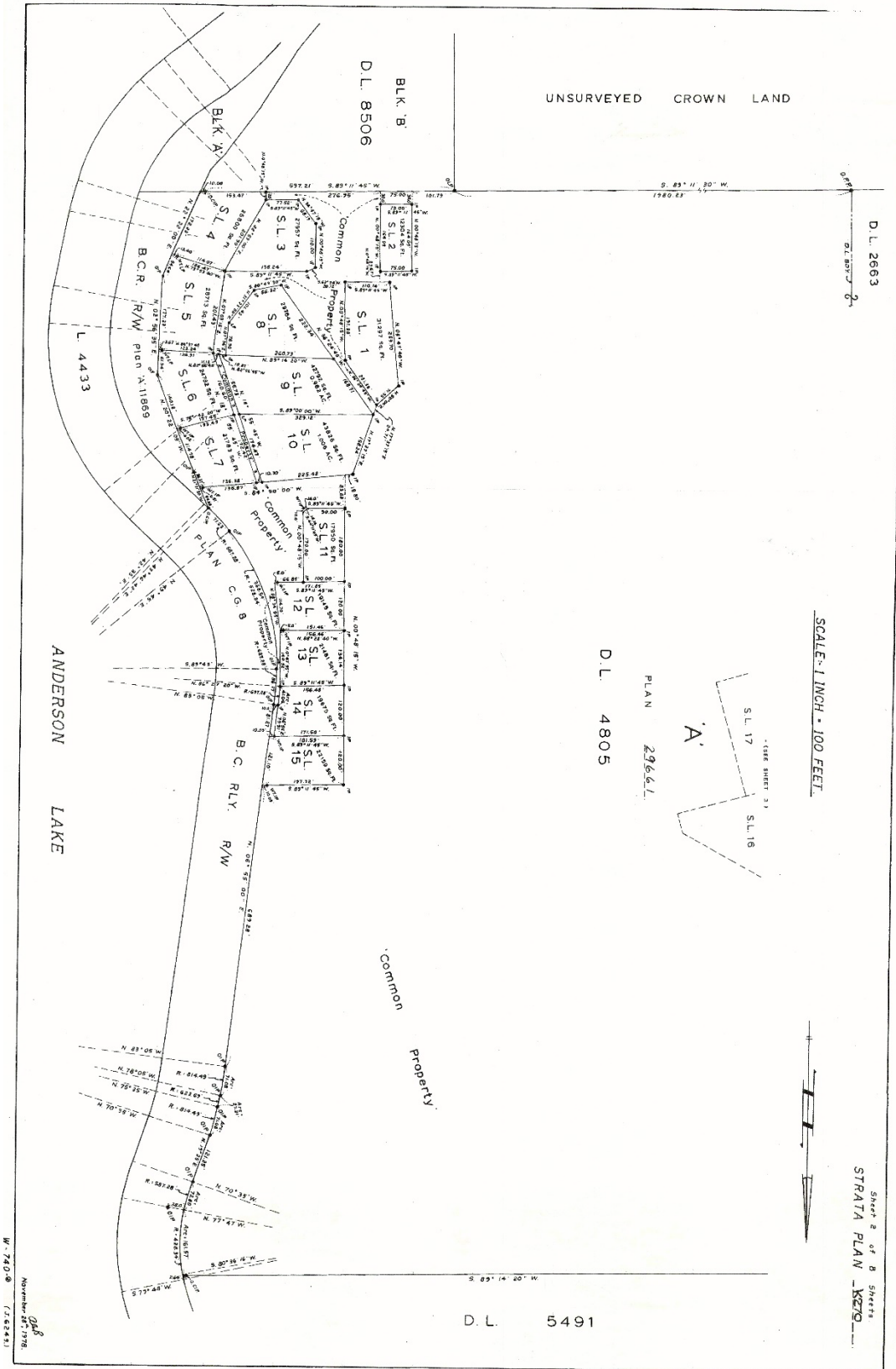
Site Plan

- 5.4.8 The location and size of the *sites* must be substantially in accordance with the following site plans:

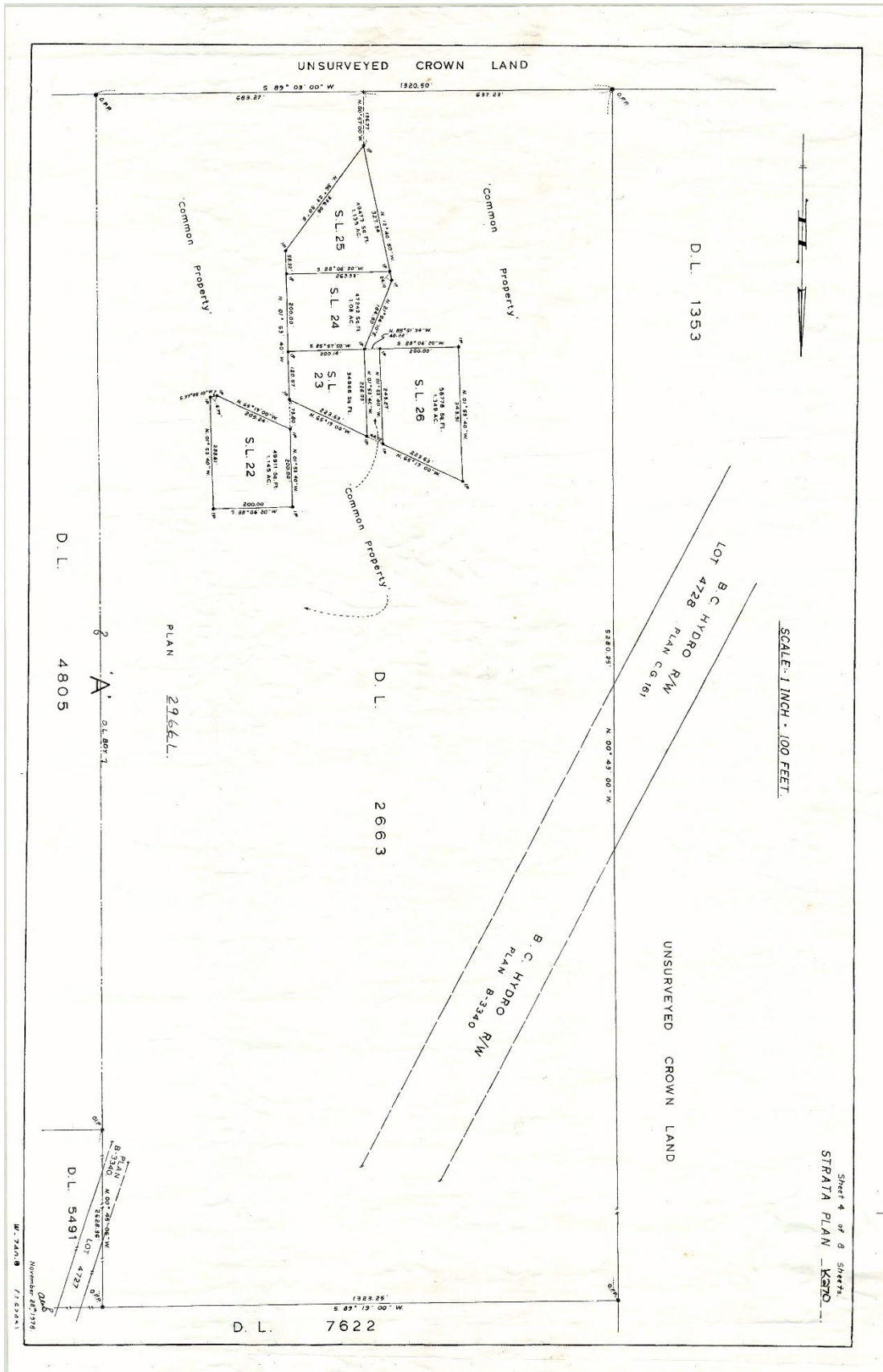
Attachment A



Attachment A



Attachment A



Attachment A

- (gg) By deleting the existing **SECTION 6.1 – AGR1 ZONE – AGRICULTURAL 1** and replacing it with the following:

SECTION 6.1 – AGR1 ZONE - AGRICULTURAL 1

Intent

- 6.1.1 The intent of this *zone* is to provide for agricultural development and to protect the agricultural integrity of land within the Agricultural Land Reserve.

Permitted Uses

- 6.1.2 In the AGR1 *Zone* the *use* of land, *buildings* and *structures* is subject to the *Agricultural Land Commission Act (ALCA)* and the Agricultural Land Reserve Use Subdivision and Procedure Regulation (Regulation), and restricted to:

- (1) On all Parcels:

- (a) *agriculture*, including *intensive agriculture*;
- (b) *aquaculture*;
- (c) forestry practices, including silviculture and harvesting, but not including processing or manufacturing;
- (d) *brewery, cidery, distillery, meadery, or winery* subject to the *Liquor Control and Licensing Act*;
- (e) *farm residence*, subject to section 6.1.5;
- (f) *agritourism activities*, subject to section 6.1.10;
- (g) *farm retail sales*, subject to section 6.1.6;
- (h) *secondary suite*; subject to section 3.27;
- (i) *agricultural home based business*, subject to section 6.1.11;
- (j) *bed and breakfast*, subject to section 3.5;
- (k) *secondary farm residence*, subject to section 6.1.4(2) and 6.1.5
- (l) *temporary farm worker housing*, subject to section 6.1.7
- (m) *gathering for an event*, subject to Section 6.1.5 and 6.1.9
- (n) construction and maintenance, for the purpose of drainage or irrigation or to combat the threat of flooding, of
 - (i) dikes and related pumphouses, and
 - (ii) ancillary works including access roads and facilities;
- (o) *garden nursery*
- (p) *accessory buildings* and *accessory uses*; subject to section 3.3
- (q) *agricultural cannabis production*.

- (2) On *parcels* of 2 ha or greater, the additional permitted *uses* are:

- (a) Operation of a *portable sawmill* if at least 50% of the volume of the timber is harvested from the farm or *parcel* on which the *portable sawmill* is located.

- (3) On *parcels* of 60 ha or greater, the additional permitted *uses* are:

Attachment A

(a) *cannabis production facility.*

Non-Farm Uses

6.1.3 All applications to permit non-farm uses not enabled by the regulations of the ALC, including for rezoning, Temporary Use Permits and variances must be accompanied by an Agricultural Impact Assessment prepared by a *licensed or accredited professional*, such as a professional Agrologist that assesses if a proposed use enhances or impacts agriculture.

Regulations

6.1.4 On a *parcel* located in the AGR1 Zone, no *use, building or structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
(1)	Minimum <i>parcel area</i> for new subdivisions	16 ha
(2)	Maximum number of <i>dwellings</i> per <i>parcel</i>	<ul style="list-style-type: none"> • on <i>parcels</i> less than 4 ha: 1 <i>farm residence</i> in accordance with s. 6.1.5 • on <i>parcels</i> 4ha or greater with an existing <i>farm residence</i> with a gross floor area of 500m² or under, one <i>secondary farm residence</i> may be permitted in accordance with s. 6.1.5 and subject to the following conditions: <ul style="list-style-type: none"> (i) the property has farm class under the <i>BC Assessment Act</i>, and (ii) the <i>secondary farm residence</i> is sited in accordance with s. 6.1.5. (iii) Where there is an existing <i>farm residence</i> with a <i>gross floor area</i> greater than 500m² on a <i>parcel</i>, a <i>secondary farm residence</i> may only be permitted by way of a Non-Adhering Residential Use application to the Agricultural Land Commission. • Additional <i>dwellings</i> in the form of <i>temporary farm worker housing</i> may also be permitted only by the way of a Non-Adhering Residential Use application to the Agricultural Land Commission, and in

Attachment A

COLUMN I Matter to be Regulated		COLUMN II Regulations
		accordance with s. 6.1.7. <i>(Amendment Bylaw No. 1742)</i>
(3)	<i>Parcel Coverage</i>	The <i>parcel coverage</i> of all <i>buildings</i> and <i>structures</i> shall not exceed 5 percent except: <ul style="list-style-type: none"> (i) where the <i>parcel</i> is one (1) hectare or less, the <i>parcel coverage</i> shall not exceed 15 percent. (ii) Subsection (i) does not apply where a <i>building</i> or <i>structure</i> is used in conjunction with a <i>bona fide agricultural operation</i> as long as that operation is in compliance with the ALCA and Regulation.
(4)	Maximum number of <i>secondary suites</i> per <i>farm residence</i>	1
(5)	Maximum <i>gross floor area</i> for the <i>farm residence</i>	350 m ²
(6)	Maximum gross floor area for <i>secondary farm residence</i> , if authorized under Section 6.1.5	<ul style="list-style-type: none"> • on parcels 40ha or less: 90m² • on parcels over 40ha: 186m²
(7)	Minimum <i>setback</i> <ul style="list-style-type: none"> • from the <i>front parcel line</i> • from all other <i>parcel lines</i> 	4.5 m 7.5 m
(8)	Maximum <i>setback</i> for <i>farm residence</i> , and <i>secondary farm residence</i> , where permitted, from the <i>parcel line</i> to the rear of the <i>farm residence</i> , and the rear of the <i>secondary farm residence</i>	75 m
(9)	Maximum <i>setback</i> for the <i>farm residential footprint</i> from the <i>parcel line</i> to the rear of the <i>farm residential footprint</i>	85 m
(10)	Maximum <i>height</i> of <ul style="list-style-type: none"> • <i>farm building</i> • <i>farm residence</i> • <i>secondary farm residence</i>, if authorized under Section 6.1.5 • <i>temporary farm worker housing</i>, if authorized under Section 6.1.7 • <i>accessory building</i> 	15 m 9 m 8 m 8 m 6 m
(11)	Minimum <i>setback</i> for <i>cannabis production facility</i> (from all <i>parcel lines</i>)	25 m

Attachment A

COLUMN I Matter to be Regulated		COLUMN II Regulations
(12)	Maximum <i>height</i> for a <i>cannabis production facility</i>	15 m
(13)	Maximum <i>gross floor area</i> for a <i>cannabis production facility</i>	2,500 m ²
(14)	Minimum <i>setback</i> for <i>cannabis production facility</i> from any <i>watercourse</i>	30 m
(15)	<i>Farm residential footprint</i>	See Section 6.1.5
(16)	Maximum <i>gross floor area</i> for <i>temporary farm worker housing</i>	15 m ² per temporary farm worker <ul style="list-style-type: none"> • Temporary farm worker housing may only be permitted by way of a Non-Adhering Residential Use application to the Agricultural Land Commission
(17)	Maximum <i>setback</i> for a <i>secondary farm residence</i> or <i>temporary farm worker housing</i> from a <i>farm residence</i>	15 m
(18)	Maximum <i>gross floor area</i> of a <i>brewery, cidery, distillery, meadery or winery</i> provided that the size of the facility is commensurate with the agricultural operation supporting it and in accordance with the <i>ALCA</i> and <i>Regulation</i> .	600 m ²
(19)	Maximum <i>gross floor area</i> of food and beverage lounge associated with a <i>brewery, cidery, distillery, meadery, or winery</i> <ul style="list-style-type: none"> • Indoor <i>gross floor area</i> • Outdoor <i>gross floor area</i> 	60 m ² 60 m ²
(20)	Maximum <i>gross floor area</i> of a tasting room associated with a <i>brewery, cidery, distillery, meadery or winery</i>	60 m ²
(21)	Additional regulations pertaining to a <i>brewery, cidery, distillery, meadery or winery</i>	See Section 6.1.8
(22)	Maximum <i>setback</i> for the <i>non-farm use footprint</i> from the <i>front parcel line</i> to the rear of the <i>non-farm use footprint</i>	40 m

(23) The *setback* and *height* regulations elsewhere in Section 6.1 shall not apply to an existing *building* that is re-purposed for a *cannabis production facility*, so long as that *building* has been issued a valid building permit.

(24) Any *cannabis production facility* that is 3,700 m² or larger requires a Ministry of Agriculture and Food-approved rainwater management plan and agricultural liquid waste management plan.

Attachment A

Farm Residential Footprint, Farm Residence and Secondary Farm Residence

- 6.1.5 The following *farm residential footprint, farm residence and secondary farm residence* requirements shall apply to all *lots* within an *Agriculture Zone* and any other *zone* within the *ALR* and are subject to the provisions of the *Agricultural Land Commission Act* and *Regulation*.

General Requirements

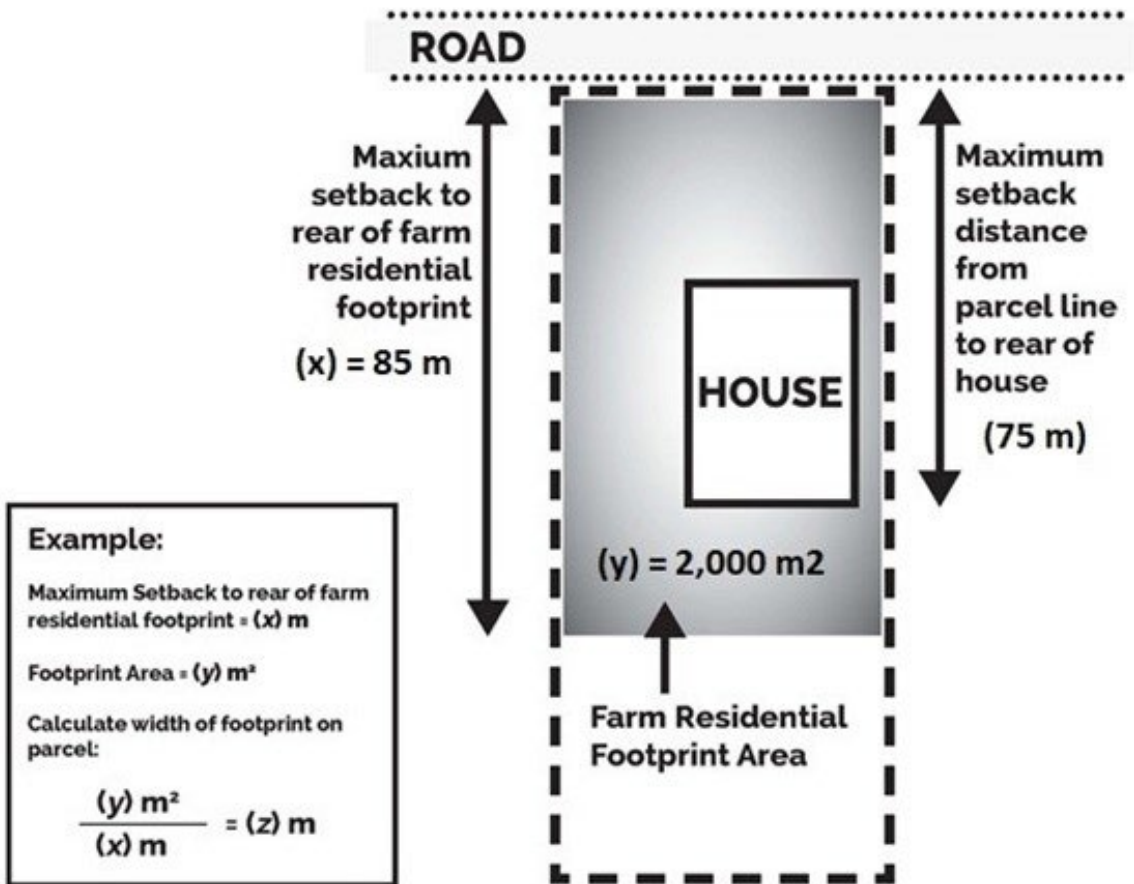
- (1) On all *lots* within the *AGR1 Zone*, the *farm residence, secondary farm residence, home office, home craft, gathering for an event* and all accessory *residential facilities* must be located within the *farm residential footprint* area.
- (2) No non-agricultural or non-farm uses defined by the *Agricultural Land Commission Act* and *Regulation* are permitted outside the *farm residential footprint*.

Siting Requirements

- (3) The maximum area of a *farm residential footprint* containing one *farm residence* is 2,000 m².
- (4) A *farm residential footprint* containing a *secondary farm residence* (where it has been approved by the *SLRD*) may be increased by a maximum of 500 m² to 2,500 m².
- (5) The maximum depth for a *farm residential footprint* is 85 m, measured from a dedicated road. If the road is not dedicated then the depth shall be measured from the constructed road.
- (6) One boundary of the *farm residential footprint* must be located at the property line along which vehicular access is obtained.
- (7) The access road to the *farm residential footprint* must be located along a property line that serves as the front of the *farm residential footprint*.
- (8) The rear face of a *farm residence* or *secondary farm residence* must not be less than 10 m from the rear of the *farm residential footprint*.

See Figure 1 for a diagram describing *farm residential footprint* and *farm residence/secondary farm residence setback*.

FIGURE 1



Attachment A

Farm Retail Sales

- 6.1.6 *Farm retail sales* shall be conducted in accordance with, and are subject to, the provisions of the *Agricultural Land Commission Act* and Regulation.
- (1) Land, *buildings* and *structures* used for *farm retail sales* shall:
 - (a) where both farm products and off-farm or non-farm products are being sold, have a maximum gross floor area of 300 m², including both indoor and outdoor sales and display areas.
 - (b) dedicate at least 50% of the total retail sales area to the sale of farm products produced on the farm on which the retail sales are taking place.
 - (2) Off-street parking for *farm retail sales* must be located within the *farm residential footprint* area, and/or the *non-farm use footprint*, and be in accordance with Section 4 and Section 6.1.9(8) of this Bylaw.

Temporary Farm Worker Housing

- 6.1.7 *Temporary farm worker* housing may only be permitted by way of an application made to the Agricultural Land Commission (ALC).

(Amendment Bylaw No.1742)

Brewery, cidery, distillery, meadery or winery

- 6.1.8 *Breweries, cideries, distilleries, meaderies or wineries* shall be in accordance with the provisions of this Section 6.1.8.
- (1) The number and frequency of special events (gatherings that are not typical operations of the establishment), other than those that fall within the *gathering for an event* use, held at a *brewery, cidery, distillery, meadery, or winery* lounge (indoor and outdoor space) and a valid lounge endorsement shall be limited to:
 - (a) A maximum of 4 special events in a calendar year, that occur outside of regular approved business hours.
 - (b) Of those 4 special events in a calendar year, no more than 1 special event per weekend.
 - (2) Off-street parking for a *brewery, cidery, distillery, meadery or winery* must be located within the *farm residential footprint* area, and/or the *non-farm use footprint*, and be in accordance with Section 4 and Section 6.1.9(8) of this Bylaw.

Gathering for an Event and the Non-Farm Use Footprint

- 6.1.9 The *gathering for an event* use shall be in accordance with the *Agricultural Land Commission Act* and Regulations, ALC Policy L-22 Gathering for an Event, and the provisions of this Section 6.1.9.
- (1) the farm must be located on land classified as a farm under the *BC Assessment Act*.
 - (2) *permanent facilities* must not be **used**, constructed or erected in connection with the event. **The conversion of existing buildings and the construction associated with bringing them up to public assembly building code is also deemed as the construction or erection of a permanent facility. If permanent facilities are required, an application and approval of the Agricultural Land Commission (the "Commission") is necessary.**
 - (3) **event tents may be used in connection with an event but cannot be erected for more than 90 days.**

Attachment A

- (4) parking for those attending the event must be available on the farm, but must not be permanent (asphalt, concrete, gravel, etc.) nor interfere with the farm's agricultural productivity.
- (5) no more than 150 people, excluding residents and employees of the farm, may be gathered on the farm at one time for the purpose of attending the event.
- (6) the event must be of no more than 24 hours duration.
- (7) no more than 10 *gatherings for an event*, or such other number as may be allowed by the *Agricultural Land Commission Act* and *ALR Regulations*, of any type may occur on the farm within a single calendar year.
- (8) ~~the *gathering for an event use* and *uses* accessory to it must be located entirely within the *farm residential footprint* and/or the *non-farm use footprint*.~~
- (9) ~~the *non-farm use footprint* shall be in accordance with the following:~~
 - (a) ~~On parcels that are less than 4 ha, the *non-farm use footprint* shall be a maximum of 500 m².~~
 - (b) ~~On parcels that are 4 ha or greater but less than 8 ha, the *non-farm use footprint* shall be a maximum of 1,500 m².~~
 - (c) ~~On parcels that are 8 ha or larger but less than 16 ha, the *non-farm use footprint* shall be a maximum of 2,000 m².~~
 - (d) ~~On parcels that are 16 ha or greater, the *non-farm use footprint* shall be a maximum of 2,500 m².~~

Agritourism Activities

- 6.1.10 The following *agritourism activities* requirements shall apply to all lots within the *ALR* and are subject to the provisions of the *Agricultural Land Commission Act* and *ALR Regulations*, and *ALC Policy L-04 Agritourism Activities in the ALR*.

General Requirements

- (1) *Agritourism Activities*
 - (a) can only occur on a property that has farm class under the *BC Assessment Act*.
 - (b) only include those specific activities included in the definition of *agritourism activities* in this Bylaw.
 - (c) must be accessory to and related to the *principal use* of the farm.
 - (d) must promote or market farm products from the farm.
 - (e) must be *temporary* and *seasonal*.
 - (f) *permanent facilities* must not be *used*, constructed or erected in connection with the *agritourism activity*. The conversion of existing buildings and the construction associated with bringing them up to public assembly building code is also deemed as the construction or erection of a permanent facility. If permanent facilities are required, an application and approval of the Agricultural Land Commission (the "Commission") is necessary.
 - (g) event tents may be used in connection with an event but cannot be erected for more than 90 days.
 - (h) do not include any overnight accommodation.
 - (i) excludes permanent commercial kitchen facilities.
 - (j) Off-street parking for *agritourism activities* must be located within the *farm residential footprint* area and/or the *non-farm use footprint* area, and be in accordance with Section 4 and Section 6.1.9 of this Bylaw.

Attachment A

Agricultural Home Based Business

6.1.11 The *agricultural home based business* shall be in accordance with the *Agricultural Land Commission Act* and Regulation, and the provisions of this section 6.1.11:

Agricultural Land Reserve (ALR) Requirements

- (1) The *agricultural home based business use* shall be accessory to the *residential or agricultural use* on the same *lot*.
- (2) The *agricultural home based business use* shall not exceed a maximum *gross floor area* of 100 m² on a *parcel*. The 100 m² includes the ≤10 m² of associated *agricultural home based business* retail and/or gallery space.
- (3) An *agricultural home based business use* within the *ALR* shall not be detrimental to any existing or potential *agriculture* or *farm use* on the property, or on adjacent properties.
- (4) An *agricultural home based business use* within the *ALR* shall be limited to the *farm residence*, and/or an *accessory building*, and cannot be located in the *secondary farm residence*, if one is permitted on a *parcel* in accordance with this Bylaw.
- (5) All activities associated with the *agricultural home based business use* shall be entirely conducted within a completely enclosed building.
- (6) There shall be no outdoor storage of materials, equipment, containers or finished products associated with the *agricultural home based business*.
- (7) On a *parcel* within the *ALR*, an *accessory building* and/or off-street parking used for and in relation to an *agricultural home based business* must be located within an established *farm residential footprint area*.

General Requirements

- (8) An *agricultural home based business use* must be located within a building that has a valid building permit from the SLRD for the *agricultural home based business use*.
- (9) An *agricultural home based business use* shall only be permitted when the owner of the property is a registered owner of the *agricultural home based business*.
- (10) Any *building* containing a *dwelling unit* shall not be used for manufacturing, welding, or any other light or heavy *industrial use*.
- (11) No external indication shall exist that a building is used for any purpose other than that normally associated with a residential dwelling or accessory building except for a single sign not exceeding 3,500 cm².
- (12) Employees of an *agricultural home based business use* shall be restricted to members of a family residing on the *parcel* and may include a maximum of two other people.
- (13) The owners of any *agricultural home based business use* involved in the production and/or storage of food must have the appropriate approvals and permits from the SLRD and the Vancouver Coastal Health Authority.
- (14) An *agricultural home based business use* shall not involve the sale of food or drink.
- (15) Motor vehicle and bicycle parking and loading for an *agricultural home based business use* shall comply with the requirements of Section 4 of this Bylaw.
- (16) An *agricultural home based business use* is not a *farm retail sales use* and may

Attachment A

be conducted in association with a *farm retail sales use*.

Parking & Loading

6.1.12 Motor vehicle and bicycle parking and loading shall comply with the requirements of Section 4 of this Bylaw.

Exceptions

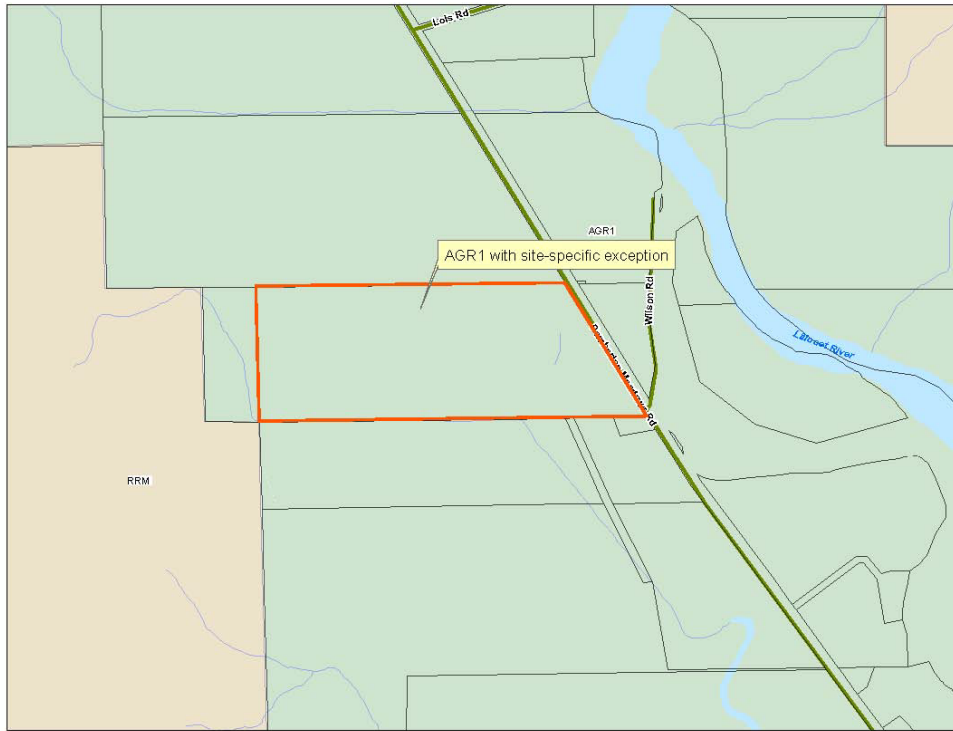
6.1.13 Exceptions

- (1) On the *Parcel* legally described as PID 009-458-832, Lot 1 District Lot 171 Lillooet Land District Plan 11798, the additional *use* permitted is:
 - Cemetery.



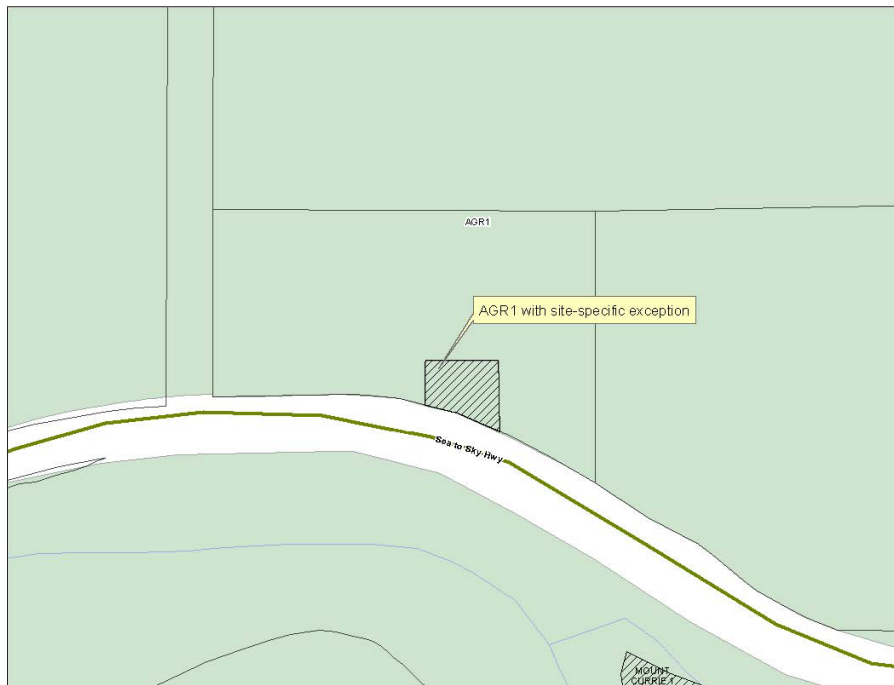
- (2) On the *Parcel* known as PID 011-512-172, Lot A, DL 173, Plan 1613 except Plan 18218, Lillooet Land District, the following additional *uses* are permitted:
 - (a) Two (2) additional single family residences, and
 - (b) One (1) small *portable sawmill* and planer mill for the use of the resident as long as the use is temporary and at least 50% of the volume of timber processed is harvested from the farm or the parcel on which the sawmill is located. The use of the portable sawmill and planer mill must be in compliance with the *Agricultural Land Commission Act* and Regulation.

Attachment A



(3) On the *Parcel* known as PID 009-810-331, Lot 13, DL 210, Plan KAP1241, LLD, except Plan 4249, the additional uses permitted on that portion of the parcel indicated in cross hatched markings on the following map are:

- (a) Autobody shop and car repair, and
- (b) Parking for the vehicles being repaired.



Attachment A

- (4) In addition to the uses permitted in section 6.2, bed and breakfast is a permitted use on PID Lot 52, DL 164, Plan KAP 883, LLD
(Amendment Bylaw No. 1609)
- (5) Despite Section 6.4.19 and 6.4.20, on the parcel legally described as LOT A DISTRICT LOT 214 LILLOOET DISTRICT PLAN EPP68874; PID: 030-277-922, the maximum combined gross floor area of the food and beverage service lounge (which includes tasting room) associated with a brewery, cidery, distillery, meadery or winery shall be 125 m² indoors and 125 m² outdoors.
(Amendment Bylaw No. 1829)
- (hh) By adding the following permitted uses to 7.1.1 **Permitted Uses** in **SECTION 7.1 – R1 ZONE – RESIDENTIAL 1** after (c) *bed and breakfast*, and re-lettering subsequent permitted uses:
- (d) *home based business*, subject to section 3.11;
 - (e) *day nursery*;
 - (f) *emergency shelter*;
- (ii) By amending the following provisions under 7.1.1 **Permitted Uses** in **SECTION 7.1 – R1 ZONE – RESIDENTIAL 1** to reference applicable sections in the General Regulations as follows:
- (c) *one secondary suite*, subject to section 3.27
 - (d) *bed and breakfast*, subject to section 3.5
- (jj) By adding the following permitted uses to 7.2.1 **Permitted Uses** in **SECTION 7.2 – MHP ZONE – MOBILE HOME PARK** after (d) common storage area for the storage of residents' recreational vehicles and boats, and re-lettering subsequent permitted uses:
- (e) *home based business*, subject to section 3.11;
 - (f) *accessory buildings and accessory uses*, subject to section 3.3 and Squamish-Lillooet Regional District **Mobile Home Park Bylaw**;
- (kk) By replacing reference to Squamish-Lillooet Regional District Mobile Home Parks Bylaw No. 99, 1976. in **7.2.2 Standards in SECTION 7.2 – MHP ZONE – MOBILE HOME PARK** to reference Squamish-Lillooet Regional District Mobile Home Park Bylaw.
- (ll) By adding the following permitted uses to 8.1.1 **Permitted Uses** in **SECTION 8.1 – C1 ZONE – COMMUNITY COMMERCIAL** after (s) *single family dwelling*, and re-lettering subsequent permitted uses:
- (t) *home based business*, subject to section 3.11;
 - (u) *bed and breakfast*, subject to section 3.5;
 - (v) *accessory buildings and accessory uses*, subject to section 3.3;
 - (w) *emergency shelter*;

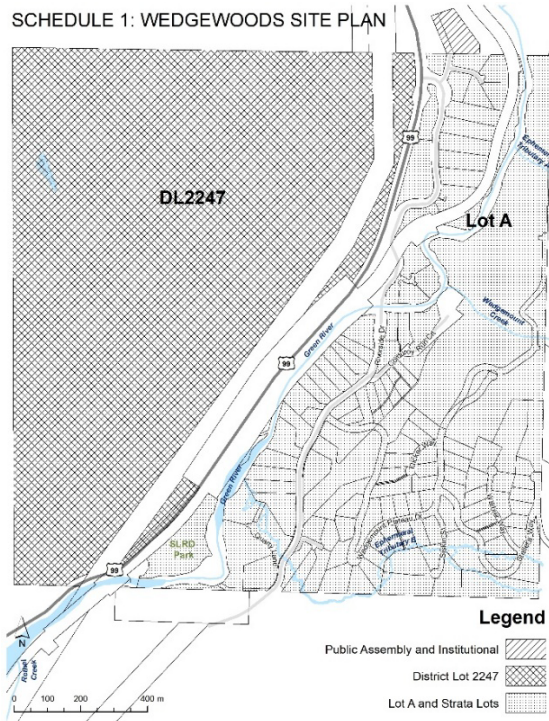
Attachment A

- (mm) By amending permitted use (s) under **SECTION 8.1 – C1 ZONE – COMMUNITY COMMERCIAL** to read as follows:
- (s) *single family dwelling, accessory to a commercial use on the parcel;*
- (nn) By amending permitted use (d) under **SECTION 8.2 – TC ZONE – TOURIST COMMERCIAL** to read as follows:
- (d) *single family dwelling, accessory to a commercial use on the parcel;*
- (oo) By adding the following permitted uses to 8.2.1 **Permitted Uses** in **SECTION 8.2 – TC ZONE – TOURIST COMMERCIAL** after (e) *duplex*, and re-lettering subsequent permitted uses:
- (f) *home based business*, subject to section 3.11;
 - (g) *bed and breakfast*, subject to section 3.5;
 - (h) *accessory buildings and accessory uses*, subject to section 3.3;
 - (i) *day nursery*;
 - (j) *emergency shelter*;
- (pp) By amending the following provisions under 8.3.2 **Permitted Uses** in **SECTION 8.3 – C2 ZONE – MIXED USE COMMERCIAL & MULTIPLE-UNIT RESIDENTIAL** to reference applicable sections in the General Regulations as follows:
- (r) *home based business*, subject to section 3.11;
 - (t) *accessory buildings and accessory uses*, subject to section 3.3;
- (qq) By amending permitted use (q) under **SECTION 9.1 – I1 ZONE – LIGHT INDUSTRIAL** to read as follows:
- (d) *single family dwelling, accessory to an industrial use on the parcel;*
- (rr) By adding the following permitted uses to 9.1.1 **Permitted Uses** in **SECTION 9.1 – I1 ZONE – LIGHT INDUSTRIAL** after (q), and re-lettering subsequent permitted uses:
- (r) *home based business*, subject to section 3.11;
 - (s) *bed and breakfast*, subject to section 3.5;
 - (t) *accessory buildings and accessory uses*, subject to section 3.3;
 - (u) *emergency shelter*;
- (ss) By deleting section 9.1.4 **Combined Industrial and Residential Dwelling Unit** in **SECTION 9.1 – 1 ZONE – LIGHT INDUSTRIAL**, and renumbering subsequent sections.
- (tt) By amending permitted use (e) under 9.2.1 **Permitted Uses** in **SECTION 9.2 – I2 ZONE – RESOURCE INDUSTRIAL** to read as follows:
- (e) *single family dwelling, accessory to an industrial use on the parcel;*
- (uu) By adding the following permitted uses to 9.2.1 **Permitted Uses** in **SECTION 9.2 – I2 ZONE – RESOURCE INDUSTRIAL** after (e), and re-lettering subsequent permitted uses:

Attachment A

- (f) *home based business*, subject to section 3.11;
 - (g) *accessory buildings and accessory uses*, subject to section 3.3;
 - (h) *emergency shelter*;
- (vv) By amending permitted use (i) under 10.1.1 **Permitted Uses** in **SECTION 10.1 – PA1 ZONE – PUBLIC ASSEMBLY AND INSTITUTIONAL** to read as follows:
- (i) *single family dwelling*, accessory to an *assembly or institutional* use on the parcel;
- (ww) By adding the following permitted uses to 10.1.1 **Permitted Uses** in **SECTION 10.1 – PA1 ZONE – PUBLIC ASSEMBLY AND INSTITUTIONAL** after (i) *single family dwelling*, and re-lettering subsequent permitted uses:
- (j) *home based business*, subject to section 3.11;
 - (k) *accessory buildings and accessory uses*, subject to section 3.3;
 - (l) *day nursery*;
 - (m) *emergency shelter*;
- (xx) By adding the following permitted uses to 11.1.1(1) **Permitted Uses** in **SECTION 11.1 – CD1 ZONE – COMPREHENSIVE DEVELOPMENT 1 – WEDGEWOODS ESTATES** after (k) *secondary suite*:
- (l) *day nursery*;
 - (n) *uses* permitted in section 3.2.
- (yy) By amending the following provisions under 11.1.1(1) **Permitted Uses** in **SECTION 11.1 – CD1 ZONE – COMPREHENSIVE DEVELOPMENT 1 – WEDGEWOODS ESTATES** to read as follows:
- (b) *accessory dwelling unit*, subject to section 3.26;
 - (k) *secondary suite*, subject to section 3.27;
- (zz) By deleting the existing SCHEDULE 1, WEDGEWOODS SITE PLAN in **SECTION 11.1 – CD1 ZONE – COMPREHENSIVE DEVELOPMENT 1 – WEDGEWOODS ESTATES** and replacing it with the following site plan:

Attachment A



PUBLIC HEARING WAIVED this	23 rd day of	JULY, 2025
READ A FIRST TIME this	22 nd day of	OCTOBER, 2025
READ A SECOND TIME this	22 nd day of	OCTOBER, 2025
READ A THIRD TIME this	22 nd day of	OCTOBER, 2025
PER s.52 (3)(a) of the Transportation Act, APPROVED by the MINISTRY OF TRANSPORTATION AND TRANSIT this	5 th day of	JANUARY, 2026
THIRD READING RESCINDED this	day of	, 2026
READ A THIRD TIME AS AMENDED this	day of	, 2026
ADOPTED this	day of	, 2026

Jen Ford
Chair

Angela Belsham
Corporate Officer