WHEREAS the Board of the Squamish-Lillooet Regional District wishes to adopt a new Zoning Bylaw for Electoral Area C;

AND WHEREAS the Local Government Act provides that the Board may adopt a zoning bylaw, parking provisions, and sign provisions;

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

1. This Bylaw may be cited for all purposes as the “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 1485-2017”.

2. Schedules A and B detailed below, are attached and form part of the Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 1485-2017.
   (a) Schedule A (Zoning Bylaw)
   (b) Schedule B (Zoning Map).

3. Squamish-Lillooet Regional District Zoning Bylaw Electoral Area C Zoning Bylaw No. 765, 2002, (including all amendments thereto) is hereby repealed.

READ A FIRST TIME this 24th day of May, 2017
READ A SECOND TIME this 26th day of July, 2017
SECOND READING RESCINDED this 23rd day of August, 2017
READ A SECOND TIME this 23rd day of August, 2017
PUBLIC HEARING HELD on day of , 2017
READ A THIRD TIME this xxth day of month, 2017

PER s.52 (3)(a) of the Transportation Act, APPROVED by the MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this xxth day of month, 2017

ADOPTED this xxth day of month, 2017

Jack Crompton, Chair
Kristen Clark, Corporate Officer
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## SCHEDULE B  Electoral Area C Zoning Map
SECTION 1 - DEFINITIONS

ACCESSORY BUILDING means a building or structure that is subordinate, customarily incidental and exclusively devoted to a principal building or use permitted on the same parcel such as a detached garage, carport or storage shed.

AGRICULTURE means the use of land, buildings, and structures for the growing, producing, raising or keeping of animals and plants, including apiculture, and the primary products of those plants or animals. It includes the harvesting, processing, storing, and wholesale of agricultural products produced from the same parcel or same farm, farm retail sales, the repair of farm machinery and related equipment used on the same farm. It also includes agroforestry, horse riding, training, and boarding, greenhouse and nursery uses, but does not include kennels, pet breeding, or a medical marihuana production facility.

AGRITOURISM ACTIVITY means:
(a) The following activities:
   (i) an agricultural heritage exhibit displayed on the farm;
   (ii) a tour of the farm, an educational activity or demonstration in respect of all or part of the farming operations that take place on the farm, and activities ancillary to any of these;
   (iii) cart, sleigh and tractor rides on the land comprising the farm;
   (iv) activities that promote or market livestock from the farm, whether or not the activity also involves livestock from other farms, including shows, cattle driving and petting zoos;
   (v) dog trials held at the farm;
   (vi) harvest festivals and other seasonal events held at the farm for the purpose of promoting or marketing farm products produced on the farm;
   (vii) corn mazes prepared using corn planted on the farm
   (viii) services that are ancillary to (i) through (vii),

(b) The activities identified in (a)(i)-(viii):
   (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 in compliance with the Agricultural Land Commission Act, and the ALR Use, Subdivision, and Procedure Regulation.
   (v) must be accessory to and related to the principal use of the property, which is farming.
   (vi) must be temporary and seasonal, and promote or market farm products grown, raised, or processed on the farm.
   (vii) must not include any accommodation.

ALC means Agricultural Land Commission.
**ALR** means Agricultural Land Reserve.

**APPROVING OFFICER** means the approving officer designated under the *Land Title Act*.

**ASSEMBLY USE** means a *use* providing for the assembly of persons during the term of a defined program or activity for religious, charitable, philanthropic, cultural, recreational, educational, and health care purposes, but does not include *commercial assembly uses*.

**ASSEMBLY USE, COMMERCIAL** means a *use* providing for the assembly of persons during the term of a defined event or activity, including but not limited to a party, wedding, or corporate retreat, where there is an exchange of money or other consideration for the use of the property for the said event or activity.

**ATTIC** means the space between the underside of the roof sheathing/roof rafters and the top of the ceiling joists of the storey immediately below where the vertical distance between the two does not exceed 1.2 m.

**AVERAGE FINISHED GRADE** means the average ground elevation, after placement of fill, removal of soil, regrading or construction, adjoining the perimeter of a building or *structure* excluding steps, eaves, sunlight controls, canopies, balconies, open porches, patios, and uncovered swimming pools.

**BAY WINDOW** means a window protruding from a wall line which adds space, but not floor area, to a *building*.

**BALCONY** means an exterior extension of a floor projecting from the wall of a *building* and enclosed by a parapet or railing.

**BASEMENT** means that portion of a *building* between two floors, the lower of which is at least 1.2 m below the lower of the average natural *grade* or the *average finished grade*, but does not include a *crawlspace*.

**BED AND BREAKFAST** means an accessory use of a *single family dwelling* that includes:

(a) The business of renting not more than 4 guest rooms in the *dwelling* for the *temporary* lodging of paying guests.

(b) The use of common living and dining areas by such guests.

(c) The provision of limited food services (breakfast) to guests utilizing the accommodation.

(d) The use of the *dwelling* as the residence of the operator of such a business.

**BOARD** means the duly elected board of the *Regional District*.

**BONA FIDE AGRICULTURAL OPERATION** means the growing, rearing, producing and harvesting of primary agricultural products on lands classified as a farm by the British Columbia Assessment Authority.

**BONA FIDE FARM OPERATION** means a *bona fide agricultural operation*.

**BREEZEWAY** means a solid structural connection between buildings with a maximum length of 5 m, and a maximum gross floor area of 20 m$^2$. 

**BREWERY, CIDERY, DISTILLERY, MEADERY AND WINERY** mean a brewery, cidery, distillery, meadery or winery, as applicable, that is licensed under the *Liquor Control and Licensing Act* to produce beer, cider, spirits, mead or wine and ancillary use(s) as defined by B.C. Reg. 171/2002, as amended.

**BUILDING** means any *structure* used or intended for supporting or sheltering any *use* or occupancy.

**BUILDING FOOTPRINT** means the greatest horizontal area of a *building* above natural grade within the outside surface of exterior walls, or within the outside surface of exterior walls and the center line of firewalls. For those *buildings* and *structures* sited within a floodplain, the *building footprint* shall be calculated above the flood construction level, as determined by a geotechnical engineer/professional, rather than the natural grade.

**CAMPGROUND** means a *use* providing for the seasonal *tourist accommodation* of travelers using tents, yurts, or *recreational vehicles*, but excludes a *mobile home park*. A campground may include accessory outdoor recreational *uses* for those persons accommodated at the campground.

**CARPORT** means an unroofed or roofed *structure* used for the storage or parking of motor vehicles that has less than 60% of the total perimeter of the *structure* enclosed by walls, doors, or windows.

**COMMUNITY WATERSHED** means all or part of the drainage area above the most downstream point of diversion for a water use that is for human consumption and that is licensed under the *Water Act* for a domestic purpose or a waterworks purpose as defined under the *BC Forest and Range Practices Act*;

**COTTAGE** means a single family dwelling that has a maximum gross floor area of 140 m². *Secondary suites* are not permitted in *cottages*.

**COMMERCIAL LODGING** means a *building* used for the *temporary* accommodation of the travelling public, including hotels, motels and other commercial resort operations and may contain commerce, entertainment, or *restaurant uses* and premises licensed for on-site consumption of alcoholic beverages.

**CRAFT (in the context of Home Craft)** means an occupation or trade requiring manual dexterity or artistic skill.

**CRAWLSPACE** means the space at or below *grade* between the underside of the joist of the floor next above and the floor slab on the ground surface below with a vertical clear *height* of 1.5 m or less.

**DAY LODGE** means a *building* that hosts *assembly* and *commercial assembly uses* for the enjoyment of guests attending the facility.

**DERELICT VEHICLE** means an unlicenced motor vehicle, or motor vehicle that is uninsured for more than eight months of a calendar year.
**DEVELOPMENT** means the carrying on of any construction, excavation or operation, in, on, over, or under land or water; or the making of any change in the use or intensity of use of any land, water, building or premises.

**DUPLEX** means a residential building that is divided into two dwelling units, each of which is occupied or intended to be occupied as a permanent home or residence of one family. A secondary suite is not permitted in a duplex.

**DWELLING** means a building containing one or more dwelling units.

**DWELLING UNIT** means a self-contained set of habitable rooms containing not more than one kitchen facility. Unless explicitly permitted in a zone, a dwelling unit cannot be used for commercial tourist accommodation.

**ENCLOSED** (in the context of balconies, verandas, porches, patios, or decks and gross floor area calculations) means 60% or more of the total perimeter of the balcony, veranda, porch, patio, or deck structure surrounded by exterior walls, doors, or windows.

**FAMILY** means an individual, or two or more persons related by blood, marriage, common law marriage, adoption, or foster parenthood sharing one dwelling unit; or not more than five unrelated persons sharing one dwelling unit.

**FARM BUILDING** means a building or part thereof that does not contain a residential occupancy or dwelling unit, and that is associated with and located on land devoted to the practice of farming, and used essentially for the housing of equipment or livestock, or the production, storage or processing of agricultural and horticultural produce or feeds.

**FARM EMPLOYEE RESIDENCE** means an additional dwelling on a lot within the ALR used as a residence by an individual or individuals employed by the farm on the same lot that the agricultural use occurs. A farm employee residence cannot be used for tourist accommodation, and cannot have a secondary suite. Those residing in a farm employee residence must be a full time employee(s) of the farm.

**FARM OPERATION** means any of the following activities involved in carrying on a farm business:

(a) growing, producing, raising or keeping animals or plants, including mushrooms, or the primary products of those plants or animals;
(b) clearing, draining, irrigating or cultivating land;
(c) using farm machinery, equipment, devices, materials and structures;
(d) applying fertilizers, manure, pesticides and biological control agents, including by ground and aerial spraying;
(e) conducting any other agricultural activity on, in or over agricultural land;
(f) intensively cultivating in plantations, any
   (i) specialty wood crops, or
   (ii) specialty fibre crops prescribed by the Minister of Agriculture;
(g) conducting turf production
   (i) outside of an agricultural land reserve, or
   (ii) in an agricultural land reserve with the approval under the Agricultural Land Reserve Act of the Land Reserve Commission;
(h) aquaculture as defined in the *Fisheries Act* if carried on by a person licensed, under Part 3 of that *Act*, to carry on the business of aquaculture;

(i) raising or keeping game, within the meaning of the *Game Farm Act*, by a person licensed to do so under that *Act*;

(j) raising or keeping fur bearing animals, within the meaning of the *Fur Farm Act*, by a person licensed to do so under that *Act*;

(k) processing or direct marketing by a farmer of one or both of

(i) the products of a farm owned or operated by the farmer, and

(ii) within limits prescribed by the minister, products not of that farm, to the extent that the processing or marketing of those products is conducted on the farmer's farm;

but does not include:

(l) an activity, other than grazing or hay cutting, if the activity constitutes a forest practice as defined in the *BC Forest and Range Practices Act*;

(m) breeding pets or operating a *kennel*;

(n) growing, producing, raising or keeping exotic animals, except types of exotic animals prescribed by the minister.

**FARM PRODUCT** means a commodity or good derived from the cultivation or husbandry of land, plants, or animals (except pets and exotic animals) that are grown, reared, raised or produced on a farm.

**FARM RESIDENCE** means the principal *single family dwelling* that accommodates one *dwelling unit* and located on a *lot* within the ALR.

**FARM RESIDENTIAL FACILITIES, ACCESSORY** means the following *buildings*, *structures*, or improvements associated with a principal *farm residence* and/or additional *farm residence* on a farm:

(a) Attached or detached *garages* or *carports*.

(b) Driveways to residences.

(c) Decorative landscaping.

(d) Attached or detached household greenhouse or sunroom.

(e) Residential-related workshop, tool and storage sheds.

(f) Artificial ponds not serving farm drainage, irrigation needs, or *aquaculture use*.

(g) Residential-related *recreation* areas limited to outdoor non-motorized and/or non-mechanized recreational activities. Permitted recreational activities exclude any *uses* involving motorized and non-motorized vehicles.

**FARM RESIDENTIAL FOOTPRINT** means the portion of a *lot* that includes, where permitted, such uses as a principal *farm residence*, *farm employee residence* and *accessory farm residential facilities*.

**FARM RETAIL SALES** means the retail sale to the public of tangible products grown or raised on a farm, from that farm and may include the sale of non-farm products as permitted by the Agricultural Land Reserve Use, Subdivision and Procedure Regulation. *Farm retail sales* exclude the retail sale of medical marihuana.

**FARM USE** means an occupation or use of land for husbandry of land, plants, and animals, and any other similar activity designated as *farm use* by regulation but excluding a *medical marihuana production facility*. 
FARM WORKERS, TEMPORARY means an individual or individuals who carry out agricultural work on a temporary, seasonal basis on a farm that has farm class under the BC Assessment Act.

FENCE means a free standing structure used to screen or enclose all or part of a parcel.

GARAGE means a roofed structure used for the storage or parking of motor vehicles that has more than 60% of the total perimeter of the structure enclosed by walls, doors, or windows.

GARDEN NURSERY means an area of land of which the principal use is the propagation and growing of plants for transplantation and includes the sale of plants propagated and grown in the same nursery and the use of no more than 10 percent of the nursery area to a maximum of 100 square metres of floor or land area for auxiliary retail sale of fertilizer, insecticide, herbicide, seeds, small garden hand tools, Christmas trees, animal feed and animal bedding, and excludes all other wholesale or retail sales.

GATHERING FOR AN EVENT means:

(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 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 in compliance with the Agricultural Land Commission Act, and the Agricultural Land Reserve Use, Subdivision, and Procedure Regulation.
   (v) must be accessory to and related to the principal use of the property, which is farming.

GOLF COURSE means the use of land for golfing activity including pitch and putt, driving range and clubhouse facilities.

GRADE, AVERAGE FINISHED means the average ground elevation, after placement of fill, removal of soil, re-grading or construction, adjacent to each corner of the exterior wall of the building or structure, excluding steps, stairwells, window wells, or similar localized depressions.

GRADE, AVERAGE NATURAL means the average elevation of undisturbed ground adjacent to each corner of the exterior wall of the building or structure prior to human alteration, or where the undisturbed ground level cannot be ascertained because of an existing building or structure, the average existing grade.
**GROSS FLOOR AREA** means the total floor area of all floors in all buildings on a parcel, measured to the outside surface of the exterior walls of the building. Floor area below the site specific Flood Construction Level (FCL) is exempt from this calculation.

**HEIGHT** means, in reference to a building or structure, the vertical distance from the lower of the average finished grade or the average natural grade to:
(a) the highest point of the roof surface of a flat roof  
(b) the deck line of a mansard roof  
(c) the mean level between the eaves and the ridge of a gable, hip, gambrel or other sloping roof  
(d) the highest point of a building or structure with no roof.  
For those buildings and structures sited within a floodplain, the height shall be calculated from the top of the flood construction level, as determined by a geotechnical engineer/professional, rather than the lower of the average natural or average finished grade.

**HIGHWAY** includes a street, road, lane, bridge, viaduct and any other way intended for vehicular access and open to public use, but does not include private rights of way on private property.

**HOME CRAFT** means an accessory use of a parcel in conjunction with a single family dwelling for a limited and small scale craft carried on for remuneration, and does not include home office, or industrial uses. Home craft may include painting, drawing, sculpting, sewing, pottery, stained glass and glass blowing, wood turning and wood carving, the offering of singing, dancing, and music lessons, and the preparation of food. Home craft may include limited sales from the parcel where the home craft use is located in an associated gallery space of up to 10 m².

**HOME INDUSTRY** means auxiliary use of a parcel in conjunction with a dwelling for manufacturing, processing, fabricating, assembling, storing, distributing, testing, servicing, or repairing of goods or materials including non-commercial vehicle repair and maintenance.

**HOME OFFICE** means an accessory use of a single family dwelling for a non-manufacturing based office business or professional practice that is carried on for remuneration, and does not include home craft, or industrial uses.

**HOOKED PARCEL** means a parcel of which one portion is physically separated from the other portion by a highway, except a Forest Service Road, or another parcel.

**HORSE RIDING ACADEMY, BOARDING STABLE AND INDOOR RIDING ARENA** means a facility where one or all of the following may take place:
(a) boarding and caring for horses, for a fee;  
(b) instruction in riding, jumping and showing is offered;  
(c) the general public may, for a fee, hire horses for riding;  
(d) equestrian events or shows where no paid admission to view the event is required.

**INDUSTRIAL USE** means the manufacturing, processing, assembling, fabricating, testing, servicing or repairing of goods or materials including wholesale of products manufactured or processed on the lot, and excluding bulk water extraction for water bottling, and bottling plants for water.
**INTENSIVE AGRICULTURE** means a farm use of land, buildings or structures for confinement of poultry, livestock or fur bearing animals or the growing of mushrooms.

**INTERPRETIVE CENTRE** means an institution for the dissemination of knowledge of natural or cultural heritage subjects.

**JUNK YARD** means the area outside of an enclosed building where junk, waste, used building and industrial materials, scrap metal, discarded or salvage materials are bought, sold exchanged, stored, baled, packed, disassembled or handled.

**KENNEL** means a building, structure, compound or group of pens or cages where four or more dogs, cats or exotic pets are, or are intended to be, trained, cared for, bred, boarded or kept.

**LANDSCAPE SCREEN** means an opaque barrier formed by a row of shrubs, trees or by a wooden fence or masonry wall or by a combination of these.

**LANE** means a highway which provides secondary access to the side or rear of the parcel and is less than 8 m wide.

**LICENSED OR ACCREDITED PROFESSIONAL** means an applied scientist or technologist, acting alone or together with another licensed or accredited professional, where

(a) the individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association’s code of ethics and subject to disciplinary action by that association,

(b) the individual’s area of expertise is recognized in the assessment methods as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal, and

(c) the individual is acting within that individual’s area of expertise.

**LIGHT INDUSTRY** means an industrial use, which is enclosed within a building and is not offensive by reason of smoke, vibration, smell, toxic fumes, electrical or electronic interference and produces no significant noise that in any way interferes with the use of any contiguous parcel.

**LIVESTOCK** includes cattle, horses, mules, donkeys, sheep, goats, swine, bison, llamas, alpacas, poultry and rabbits.

**LOADING AREA** means open area of land, other than a street, used for the loading and/or unloading of vehicles and may include loading spaces.

**LOADING SPACE** means a space located on a lot used for the temporary parking of one commercial vehicle while loading or unloading goods and materials.

**LOT** means a parcel.

**MANUFACTURED HOME** means a dwelling designed for residential use by a single family. The home conforms to the CSA Z240 and/or the CSA A277 standards of the Canadian Standards Association.

**MEDICAL MARIHUANA PRODUCTION FACILITY** means building(s) used for the growing, cultivation, production, storage, distribution, or destruction of marihuana or cannabis oil as
lawfully permitted and authorized pursuant to the Federal Access to Cannabis for Medical Purposes Regulations, as amended from time to time.

**MOBILE HOME** means a trailer structure manufactured and assembled as a dwelling unit which is intended to be capable of movement from place to place, and which comprises one dwelling unit with complete bathroom. *Mobile home* excludes travel or tourist trailers, campers, park model recreational vehicles, and recreational vehicles.

**MOBILE HOME PARK** means a parcel used for the purpose of providing spaces for the accommodation of mobile homes on land zoned for mobile home park use and for imposing a charge or rental for such space.

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

**NATURE CONSERVATION AREA** means land that is retained in its natural state for the purpose of protecting and preserving natural ecosystems, biological diversity, and steeply sloped lands, and may include passive recreation.

**NEIGHBOURHOOD PUB** means a liquor outlet that is licensed as a pub by the BC Liquor Control Branch.

**OFFICE** means a place in which functions such as directing, consulting, record keeping, clerical work and sales (without the presence of merchandise) of a firm are carried on; also a place in which a professional person conducts his or her professional business.

**OPEN LAND RECREATION** means the use of land for non-motorized, non-commercial recreational activities but does not include golf courses, mechanized ski lift facilities or motorcross tracks.

**PANHANDLE** means that part of a parcel used to gain highway access by way of a narrow strip of land.

**PARCEL** means any lot, block, or area in which land is held or into which it is subdivided, but does not include a highway.

**PARCEL AREA** means the total horizontal area within the parcel lines.

**PARCEL COVERAGE** means the figure obtained when the total horizontal area of:
(a) all buildings measured to the outside surface of the exterior walls or posts;
(b) all structures, other than buildings, measured to their extreme outer limits;

and is expressed as a percentage of the parcel area.

*Parcel coverage* includes covered walkways, and covered and uncovered variations of decks, verandas, porches, and carports.

**PARCEL LINE** means any boundary of a parcel.
**PARCEL LINE, EXTERIOR SIDE** means a *parcel line*, other than a *front* or *rear parcel line*, which is common to the *parcel* and a *highway* other than a *lane* or walkway.

**PARCEL LINE, FRONT** means:
(a) the shortest *parcel line* common to a *parcel* and a *highway* other than a *lane.*
(b) The waterfront, where the *parcel* is not accessible by a *highway.*

**PARCEL LINE, INTERIOR SIDE** means a *parcel line* other than a *front parcel line* or *rear parcel line* which is not common to a *highway* other than a *lane.*

**PARCEL LINE, REAR** means: the *parcel line* that is opposite to, most distant from, and is not connected to the *front parcel line*, or where the rear portion of the *parcel* is bounded by intersecting *side parcel lines*, is the point of intersection.

**PARKING AREA** means an open area of land, other than a street, used for the parking of vehicles and may include *parking spaces.*

**PARKING SPACE** means a space within a *building* or *parking area*, for the parking of one vehicle, excluding driveways, aisles, ramps, columns, *office* and work areas.

**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 2 consecutive days) and permanent alteration to the landscape (fill, gravel, berms, hills, dugouts, amphitheatres).

**PERSONAL SERVICE** means a barbershop, beauty shop, dry cleaner, laundromat, or shoe repair shop including sale of goods auxiliary to the *personal service*

**PERSONAL SERVICE ESTABLISHMENT** means a business where services are provided and where the sale of retail goods is only accessory to the provision of such services including, but not limited to, barber shops, beauty salons, tailor shops, laundry or dry cleaning shops, watch repair shops, dog groomers and shoe repair shops.

**PORTABLE SAWMILL** means a portable sawmill located on a private *parcel* for the processing of timber cut only from that *parcel* or from abutting *parcels.*

**PRINCIPAL BUILDING** means the *building* which contains the *principal use* of the *parcel* and shall include attached *garages* or *carports*, but does not include an *accessory building.*

**PRINCIPAL USE** means the main purpose for which land, *buildings* or *structures* are ordinarily used.

**PUBLIC UTILITY USE** means a system, work, *building*, plant equipment or resource owned by a municipality, public or private utility company or other government agency for the provision of public water, sewer, drainage, gas, electricity, power, transportation, communication services, such as an electrical substation, community sewer system or public works yard. This may include Independent Power Producers/Projects (IPPs) where such projects have a *Certificate of Public Convenience and Necessity* or an exemption/authorization from the Province.
RECREATION, PASSIVE means the use of land for informal, low intensity recreation activities such as hiking, walking and wildlife viewing.

RECREATIONAL VEHICLE(S) means any vehicle, trailer, or constructed dwelling on a trailer, that is constructed or equipped to be used for recreational enjoyment as temporary living or sleeping quarters not requiring a continuous connection to sanitary, water and electrical hookups and not having a width of transit mode greater than 2.6 m at any point. Recreational vehicles shall only be used for tourist accommodation or for occupancy during construction in accordance with Section 4.14 of this Bylaw.

RECREATIONAL VEHICLE(S), PARK MODEL means a recreational vehicle that:
(a) Conforms with the Canadian Standards Association CAN/CSA X241 Series, Park Model Trailers standards and any amendments or subsequent standards that modify or replace CAN/CSA Z241.
(b) Is built on a single chassis, does not contain a sewage holding tank and provides larger than 30 amp service.
(c) Is designed to be occasionally relocated, but not to travel on a day to day basis.
(d) Is designed as living quarters for seasonal camping and has a gross floor area, including lofts, no greater than 50 m² when in set up mode.
(e) A park model recreational vehicle shall only be used for tourist accommodation, or for occupancy during construction in accordance with Section 4.14 of this Bylaw.

REGIONAL DISTRICT means the Squamish-Lillooet Regional District.

RESTAURANT means a building, or portion thereof, containing tables, chairs and/or booths, which is designed, intended and used for the sale and consumption of food prepared on and/or off the premises. A restaurant may contain a bar area or lounge provided that such area(s) does not include in the aggregate more than sixty (60%) percent of the total seats available in the restaurant and that food is offered for sale at such bar area / lounge area during all times the restaurant is open. Restaurant does not include drive through restaurants.

RETAIL means a building where goods, ware, merchandise, substances, articles or things are offered or kept for sale to the general public, including storage of limited quantities of such goods, wares, merchandise, substances, articles or things, sufficient only to service the retail use.

RETREAT CENTRE means a facility incorporating education, accommodation, and cultural uses. The accommodation use is solely in the form of sleeping rooms that do not include individual cooking facilities.

RIPARIAN AREA means a riparian area as defined in the BC Riparian Areas Regulation, as amended from time to time.

SEASON (in the context of Agritourism) means one of the four periods of the year: spring, summer, autumn, or winter.

SECONDARY SUITE means an additional dwelling unit contained within a single family dwelling. Secondary suites are not permitted in a duplex or a townhouse. The following conditions apply to a secondary suite:
(a) Has a total floor space of not more than 90 m² in area
(b) Has a floor space less than 40% of the habitable floor space of the building
(c) Is located within a building of residential occupancy containing only one other dwelling unit
(d) Is located in and part of a building which is a single real estate entity (i.e. a single title).

**SERVICE STATION** means:
(a) a building used principally for the retail sale of fuels, lubricating oils, and accessories for motor vehicles; and
(b) the servicing of motor vehicles, excluding body repairs and painting; and may include a retail convenience store.

**SETBACK** means the required minimum distance between a building, structure, or use and each of the respective parcel lines; or a withdrawal of a building or landfill from the natural boundary of a watercourse or other reference line to maintain a floodway and to allow for potential land erosion. **Setbacks** are measured as follows for:
(a) All buildings measured to the outside surface of the exterior walls or posts.
(b) All structures, other than buildings, measured to their extreme outer limits.

**SHIPPING CONTAINER** means a portable metal container customarily used for the transport of freight or cargo, or for storage. **Shipping container** specifically excludes dumpsters, recycling receptacles, railway boxcars and semi-truck trailers.

**SINGLE FAMILY DWELLING** means a detached building consisting of one dwelling unit which is occupied or intended to be occupied as a permanent home or residence of one family. It may also include a secondary suite only where explicitly permitted in a particular zone.

**SITE** means a parcel, a portion of a parcel, contiguous parcels or a defined area of land set apart for a specific use permitted within a zone.

**SLRD** means the Squamish-Lillooet Regional District.

**STRUCTURE** means any erection or construction fixed to, supported by or sunk into land or water, but does not include:
(a) concrete, asphalt, brick, tile or other artificial surfacing on a site.
(b) fences or walls having a height less than or equal to the maximum height permitted under this Bylaw.
(c) pools.

**TEMPORARY (in the context of Agritourism and Temporary Farm Worker)** means having a limited duration, lasting or designed to last for only a limited time each week, month or year.

**TEMPORARY (in the context of Bed and Breakfast and Tourist Accommodation)** means a total of less than four consecutive weeks in a calendar year.

**TEMPORARY TOURIST ACCOMMODATION** means a single family dwelling that is used primarily for short term or nightly lodging by visitors for a total of less than four consecutive weeks per guest per calendar year.

**TOURIST ACCOMMODATION** means occupancy of any building, structure, recreational vehicle, park model recreational vehicle, or temporary structure for less than four consecutive weeks in a calendar year.
**TWO FAMILY DWELLING** means a *duplex*.

**UNENCLOSED** (in the context of *balconies, verandas, porches, patios, or decks* and *gross floor area* calculations) means less than 60% of the total perimeter of the balcony, veranda, porch, patio, or deck *structure* surrounded by exterior walls, doors, or windows.

**USABLE PARCEL AREA** means all the area of a *parcel* except areas that are:
(a) part of a *panhandle*,
(b) subject to a restrictive covenant that prohibits all *use* of the area subject to the covenant, and
(c) beneath the *natural boundary* of a lake, river, stream or other body of water or watercourse.

**USE** means the purpose for which any *parcel, tract of land, building or structure* is designed, arranged or intended or for which it is occupied or maintained.

**WHARFAGE** means the tying of a boat or other vessel to a wharf, float, pier or dock. *Wharfage* cannot be used for residential purposes including floating homes.

**WRECKING YARD** means land and/or *buildings* where motor vehicles, tractors, logging equipment, farm implements, motorcycles and boats are disassembled, prepared for disposal, are rebuilt or are reused as part of a recycling program, and the keeping and/or storing of salvaged materials where such materials are bought, sold, exchanged, baled or otherwise processed for further *use*.

**ZONE** means a *zone* as established by this Bylaw.
SECTION 2 - ADMINISTRATION

Title

2.1 This Bylaw may be cited for all purposes as the “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No.1485-2017”.

Application

2.2 This Bylaw shall apply to Electoral Area C of the Squamish-Lillooet Regional District as defined in the Letters Patent and amendments thereto.

Prohibition

2.3 Land, including air space and the surface of water, shall not be used and buildings and structures shall not be constructed, altered, located or used except as specifically permitted in this Bylaw.

Administration

2.4 The Director of Planning and Development Services, the Chief Administrative Officer, the Director of Legislative and Corporate Services, the Building Inspector, Bylaw Enforcement Officer, or any other person appointed by resolution by the Board shall administer this Bylaw.

2.5 Persons appointed under Section 2.4 may enter any premises at a reasonable time for the purpose of administering or enforcing this Bylaw.

Violation

2.6 Every person who:

.1 violates any of the provisions of this Bylaw;
.2 causes or permits any act or thing to be done in contravention or violation of any of the provisions of this Bylaw;
.3 neglects or omits to do anything required under this Bylaw;
.4 carries out, causes or permits to be carried out any development in a manner prohibited by or contrary to any of the provisions of this Bylaw;
.5 fails to comply with an order, direction or notice given under this Bylaw; or
.6 prevents or obstructs, or attempts to prevent or obstruct, the authorized entry of an officer onto property under Section 2.5,

commits an offence under this Bylaw.

2.7 It shall be unlawful for any person to prevent or obstruct any official appointed under Section 2.4 from the carrying out of their duties under this Bylaw.
Penalty

2.8 Any person who commits an offence under this Bylaw:

.1 pursuant to the Local Government Act or the Offence Act or both, shall be liable on summary conviction to:

.1 a fine not exceeding two thousand dollars ($2,000) imprisonment of not more than 6 months, or both.
.2 the costs of prosecution,
.3 any other penalty or remedy imposed or permissible pursuant to an enactment.

.2 the penalties and remedies imposed under Section 2.8.1 shall be in addition to and not in substitution for any other penalty or remedy imposed by or permissible under this Bylaw or any other enactment.

.3 each day that a violation is caused or allowed to continue constitutes a new and separate offence under this Bylaw.

Severability

2.9 If any section, subsection, sentence, clause or phrase of this Bylaw is held to be invalid by a court of competent jurisdiction, that section, subsection, sentence, clause or phrase, as the case may be, shall be severed and the validity of the remaining portions of the Bylaw shall not be affected.

Conformity with the Official Community Plan and Amendment to the Bylaw

2.10 It is the intent of the SLRD Board that this Zoning Bylaw and its implementation and interpretation shall implement and comply with the Squamish-Lillooet Regional District Electoral Area C Official Community Plan Bylaw No. 1484-2017, as amended or replaced from time to time, its intent, policies, amendments and successors.

2.11 Amendments to this Bylaw, the subdivision of land, exceptions and variances, shall comply with Squamish-Lillooet Regional District Electoral Area C Official Community Plan Bylaw No. 1484-2017 and its intent.

2.12 Detailed criteria may be established for proposals and applications to amend this Bylaw and for evaluation and approval of amendments and conditions of amendment of this Bylaw, provided they are consistent with the Squamish–Lillooet Regional District Electoral Area C Official Community Plan Bylaw No. 1484-2017 and its intent, and use the policies contained in the Squamish–Lillooet Regional District Electoral Area C Official Community Plan Bylaw No. 1484-2017 as their primary guidance.
SECTION 3 - ZONES

Designation

3.1 For the purpose of this Bylaw the area incorporated into Electoral Area C of the Regional District is classified and divided into the following zones:

TABLE 3-1
Designation of Zones

<table>
<thead>
<tr>
<th>Column 1 Zones</th>
<th>Column 2 Title Elaboration</th>
</tr>
</thead>
<tbody>
<tr>
<td>AGR1</td>
<td>Agriculture 1 Zone</td>
</tr>
<tr>
<td>R1</td>
<td>Residential Zone</td>
</tr>
<tr>
<td>R-MHP</td>
<td>Residential Mobile Home Park Zone</td>
</tr>
<tr>
<td>RR1</td>
<td>Rural Residential 1 Zone</td>
</tr>
<tr>
<td>RR2</td>
<td>Rural Residential 2 Zone</td>
</tr>
<tr>
<td>RR Bir</td>
<td>Rural Birkenhead Lake Estates Zone</td>
</tr>
<tr>
<td>RR McG</td>
<td>Rural McGillivray Falls Zone</td>
</tr>
<tr>
<td>RR Pon</td>
<td>Rural Ponderosa Community Zone</td>
</tr>
<tr>
<td>RR LLE</td>
<td>Rural Lillooet Lake Estates Zone</td>
</tr>
<tr>
<td>RRM</td>
<td>Rural Resource Management Zone</td>
</tr>
<tr>
<td>C1</td>
<td>Community Commercial Zone</td>
</tr>
<tr>
<td>TC1</td>
<td>Tourist Commercial 1 Zone</td>
</tr>
<tr>
<td>TC2</td>
<td>Tourist Commercial 2 Zone</td>
</tr>
<tr>
<td>P1</td>
<td>Park Zone</td>
</tr>
<tr>
<td>CWP</td>
<td>Community Watershed Protection Zone</td>
</tr>
<tr>
<td>I1</td>
<td>Light Industrial Zone</td>
</tr>
<tr>
<td>I2</td>
<td>Resource Industrial Zone</td>
</tr>
<tr>
<td>CD</td>
<td>Comprehensive Development Zone</td>
</tr>
</tbody>
</table>

3.2 The correct name of each zone provided for in this Bylaw is set out in Column 1 of Table 3-1 and the Title Elaboration contained in Column 2 of Table 3-1 is for information purposes only.

3.3 The extent of each zone is shown in Schedule B that is attached to and forms part of this Bylaw and which bears the words “Schedule B”.

3.4 When the zone boundary is designated as following a road allowance or stream, the centre line of such road allowance or stream shall be the zone boundary.

3.5 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 B.
SECTION 4 - GENERAL REGULATIONS

Applicability of General Regulations

4.1 Except as expressly provided for elsewhere in this Bylaw, Section 4 applies to all zones established under this Bylaw.

Uses Permitted in all Zones

4.2 The following uses are permitted in all zones except in the Community Watershed Protection land use Zone:

.1 Roads and highways
.2 public utility use
.3 nature conservation area
.4 passive recreation
.5 ecological reserve established under the Ecological Reserve Act or by the Protected Areas of BC Act
.6 park established under the Park Act or by the Protected Areas of BC Act
.7 protected area established under the Environmental Land Use Act
.8 wildlife management area established under the Wildlife Act
.9 reserve established under Section 15 of the Land Act for recreational uses
.10 recreation site established under Section 56 of the BC Forest and Range Practices Act

Accessory Buildings

4.3 The maximum combined gross floor area of all accessory buildings permitted on a parcel shall be calculated according to Table 4.3.1, where in each table Column I lists the parcel area and Column II lists the maximum permitted combined gross floor area of all accessory buildings:

.1 Table 4.3.1 applies to all zones except CD Zones.

Table 4.3.1

<table>
<thead>
<tr>
<th>COLUMN I Where Parcel Area is:</th>
<th>COLUMN II The Maximum Permitted Combined Gross Floor Area of All Accessory Buildings is:</th>
</tr>
</thead>
<tbody>
<tr>
<td>i)  less than 2,000 m²</td>
<td>150 m²</td>
</tr>
<tr>
<td>ii) 2,000 m² to 1 ha</td>
<td>200 m²</td>
</tr>
<tr>
<td>iii) &gt; 1 ha to 4 ha</td>
<td>300 m²</td>
</tr>
</tbody>
</table>
The following provisions for accessory buildings and uses apply to all zones:

.1 An accessory building shall not be used as a dwelling or for providing overnight accommodation.

.2 Subject to the requirements of Table 4.3.1, no more than two accessory buildings, one having a maximum gross floor area of 55 m\(^2\), and the other having a maximum gross floor area of 10 m\(^2\), shall be permitted on a parcel prior to construction of a principal building or establishment of a principal use.

.3 No person shall operate a home office, home craft, or other business enterprise in an accessory building on a parcel unless a lawfully constructed principal building exists on a parcel or a valid building permit under the Squamish-Lillooet Regional District Building Bylaw 863, 2003, as amended or replaced from time to time, has been issued for a principal building on a parcel.

.4 For clarity of interpretation, farm buildings and structures used in conjunction with an agriculture use on land classified as a farm under the BC Assessment Act, shall not be subject to the maximum gross floor area regulations for accessory buildings.

.1 Notwithstanding this Section 4.3.2.4, permanent facilities, farm buildings and structures cannot be used in conjunction with an agritourism activity or a gathering for an event use without an approved non-farm use application from the Agricultural Land Commission, an approved rezoning application from the SLRD, and valid building permits from the SLRD.

Assembly and Commercial Assembly Uses

4.4 Where expressly permitted in a zone, or expressly permitted in association with a use in this section, assembly and commercial assembly uses shall comply with the following regulations:

**Assembly Uses**

.1 Assembly uses are not permitted in farm buildings.

.2 Assembly uses are permitted in conjunction with the following uses:

.1 restaurant
.2 commercial lodging
.3 campground
.4 retreat centre
.5 day lodge
.6 neighbourhood pub

**Commercial Assembly Uses**

.3 Commercial assembly uses are not permitted in farm buildings.

.4 Commercial assembly uses are not permitted in conjunction with single family dwellings.

.5 Commercial assembly uses are permitted in conjunction with the following uses:

.1 restaurant
.2 commercial lodging
.3 retreat centre  
.4 day lodge  
.5 neighbourhood pub.

**Bed and Breakfasts**

4.5 Where expressly permitted in a zone, *bed and breakfasts* shall comply with the following regulations:

.1 the *bed and breakfast use* shall be located within, and be accessory to a *single family dwelling use*.

.2 the maximum number of let bedrooms shall be 4, serving a maximum of 8 persons in total.

.3 one additional off-street *parking space* shall be provided for each let room.

.4 signage for a *bed and breakfast use* shall be in accordance with the *SLRD Sign Bylaw*.

.5 the *bed and breakfast establishment* shall be operated by a person or persons whose ordinary and principal residence is within such *single family dwelling*.

.6 no meal shall be served in the *bed and breakfast*, other than breakfast, which may only be served to registered overnight guests.

.7 where a *bed and breakfast use* is proposed for land within the *ALR*, the use shall comply with the *Agricultural Land Commission Act*, and all regulations and orders of the *ALC*.

.8 Where the property on which a *bed and breakfast use* is to be located is not served by an approved sewer system, the method by which sewage is to be disposed of shall be approved by the Medical Health Officer.

.9 A *bed and breakfast use* shall be established and maintained in accordance with all applicable regulations and requirements of the BC Building Code, Fire Code, and all other pertinent health and safety regulations, and all subsequent amendments and revisions thereof.

.10 A building permit for a single family dwelling must be upgraded to a building permit for a *bed and breakfast use* prior to the use of that dwelling as a *bed and breakfast*.

.11 A *bed and breakfast use* may include a separate commonly accessible kitchen for *use* by all the guests.

**Gross Floor Area**

4.6 *Gross floor area* shall include:

.1 all common, utility, and occupied portions of the *building or structure*, including storage, mechanical areas, *accessory buildings* and areas giving access thereto such as corridors, foyers, staircases and elevators;

.2 *enclosed* balconies, verandas, porches, patios, decks or *breezeways*;

.3 *basements* with a total gross floor area of greater than 90 m$^2$.

.4 *garage* space in excess of 60 m$^2$.

And for all *zones*, shall exclude:

.5 *basements* with a total *gross floor area* of less than or equal to 90 m$^2$. 
.6 garage space up to and including 60 m².
.7 carports.
.8 crawl spaces.
.9 unenclosed balconies, verandas, porches, patios, or decks not exceeding 10% of
the allowable gross floor area of the single family dwelling.
.10 attics.

**Height Regulations**

*Height Calculation and Flood Construction Level*

4.7 For those buildings and structures sited within a floodplain, the height shall be calculated
from the top of the flood construction level, as determined by a geotechnical
engineer/professional, rather than the lower of the average natural or average finished
grade.

*Height Exceptions*

4.8 Any of the following structures may exceed the maximum height regulations of this
Bylaw:

.1 antenna;
.2 chimney;
.3 dome, cupola;
.4 flag, lighting pole;
.5 hose and fire alarm tower;
.6 mast;
.7 mechanical appurtenance on roof tops;
.8 monitor;
.9 public monument;
.10 radio and television tower or antenna;
.11 silo;
.12 spire, steeple or belfry;
.13 transmission tower;
.14 ventilating machinery; and
.15 water tank.

**Home Office**

4.9 Where permitted, home office uses shall comply with the following regulations:

*ALR Requirements*

.1 A home office use within the ALR shall be limited to the farm residence, and
cannot be located in the farm employee residence, if one is permitted on a parcel
in accordance with this Bylaw.
.2 A home office use within the ALR shall not be detrimental to any existing or
potential farm use on the property.
General Requirements

.3 home office shall be accessory to the single family dwelling use on the same lot.
.4 a home office use must be conducted from the principal dwelling.
.5 a home office use shall only be permitted when the owner of the property is a registered owner of the home office business.
.6 any building containing a dwelling unit shall not be used for manufacturing, welding, or any other light or heavy industrial use.
.7 signage for a home office use shall be in accordance with the SLRD Sign Bylaw.
.8 a home office shall not include uses that produce noise, toxic or noxious matter, vibrations, smoke, dust, odour, litter, heat, glare, radiation, fire hazard, or electrical interference other than that normally associated with a single family dwelling.
.9 the owners of any home office use involved in the production and/or storage of food must have the appropriate approvals and permits from the Vancouver Coastal Health Authority.
.10 a home office use shall not involve the sale of food or drink.
.11 motor vehicle and bicycle parking and loading for a home office use shall comply with the requirements of Section 5 of this Bylaw.

Siting Requirements

.12 On a lot within the ALR, off-street parking used for and in relation to a home office must be located within an established farm residential footprint area.

Floor Area Requirements

.13 On a parcel, the home office use shall not occupy more than 50 m² gross floor area of the single family dwelling.

Home Craft

4.10 Where expressly permitted within a zone, a home craft shall comply with the following regulations:

ALR Requirements

.1 A home craft use within the ALR shall be limited to the farm residence, and/or an accessory building, and cannot be located in the farm employee residence, if one is permitted on a parcel in accordance with this Bylaw.
.2 A home craft use within the ALR shall not be detrimental to any existing or potential farm use on the property.

General Requirements

.3 home craft shall be accessory to the single family dwelling use on the same lot.
.4 a home craft use must be conducted from the principal dwelling and/or an accessory building.
.5 a home craft use shall only be permitted when the owner of the property is a registered owner of the home craft business.
any building containing a dwelling unit shall not be used for manufacturing, welding, or any other light or heavy industrial use.

signage for a home craft use shall be in accordance with the SLRD Sign Bylaw.

a home craft shall not include uses that produce noise, toxic or noxious matter, vibrations, smoke, dust, odour, litter, heat, glare, radiation, fire hazard, or electrical interference other than that normally associated with a single family dwelling or an accessory building.

employees of a home craft use shall be members of a family residing on the parcel and may include one other person.

the owners of any home craft use involved in the production and/or storage, of food must have the appropriate approvals and permits from the Vancouver Coastal Health Authority.

a home craft use shall not involve the sale of food or drink.

motor vehicle and bicycle parking and loading for a home craft use shall comply with the requirements of Section 5 of this Bylaw.

Siting Requirements

On a parcel within the ALR, an accessory building and/or off-street parking used for and in relation to a home craft must be located within an established farm residential footprint area.

Floor Area Requirements

On a parcel, the total combined floor area of home industry and home craft uses shall not occupy more than a maximum combined gross floor area of 100 m² of the single family dwelling and/or an accessory building.

Landscaping & Screening

Landscaping, screening, and storage on a parcel shall be in accordance with the provisions in this section.

Storage

Outdoor storage, and shipping containers where permitted, on a parcel shall be screened by way of a landscape screen.

Unless expressly permitted in a zone, no parcel may be used as a salvage yard, junk yard, or a wrecking yard.

No person shall permit any derelict vehicle to be left outside on the parcel they own or occupy.

Fence Height

Fences located within a parcel line setback in a RRM Zone shall be a maximum of 3 m.

Fences located within a parcel line setback in a Residential, Commercial, Tourist Commercial or Industrial Zone shall be a maximum of 1.8 m.

Fences located outside a parcel line setback shall comply with the setbacks and heights for accessory structures in the applicable zone.
.7 Fences in any zone, where a fence is used for agricultural purposes as part of a bona fide farm operation on land classified as a farm under the BC Assessment Act, shall be exempt from Section 4.11.4 to 4.11.6.

.8 Notwithstanding Sections 4.11.4 to 4.11.7, fences shall comply with the Ministry of Transportation & Infrastructure sight line regulations.

.9 Fences used for recreational purposes, such as ball parks, playgrounds, golf courses, and other similar sports or utility uses, shall not exceed a height of 6 m provided such fences are constructed of material that permits visibility, such as wire mesh.

Minimum Parcel Width for Parcels Fronting a Waterbody/Watercourse

4.12 The minimum parcel width for new subdivisions for parcels that are adjacent to a waterbody/watercourse is 50 m.

Minimum Parcel Area for New Subdivisions

4.13 Minimum Parcel Areas shall be in accordance with the provisions in this section.

.1 The minimum parcel area for subdivision shall be determined by:
   (a) the minimum parcel area in the particular zone;
   (b) the minimum usable parcel area;
   (c) the minimum site area required under this Bylaw for the actual or intended use of the parcel (e.g. number of dwellings); and
   (d) the servicing requirements applying to the parcel.

Usable Parcel Area

.2 Each new parcel shall have a minimum usable parcel area of 1,000 m².

Hooked Parcels

.3 A hooked parcel may be created where:
   (a) each portion satisfies the minimum parcel area requirements of the applicable zone; or
   (b) a physically separate portion does not satisfy the minimum parcel area requirements of the applicable zone and:
      (i) the area of the non-complying portion is not reduced by the subdivision;
      (ii) a lawful sewage generating use exists on the non-complying portion; or
      (iii) a covenant is registered restricting the use of the non-complying portion to uses, buildings and structures that are not sewage generating.

Exceptions

If one of the cases outlined in this section is applicable, exceptions to the minimum parcel area may be granted.
The minimum parcel area regulation for new subdivisions does not apply if all of the following conditions are met:

1. parcel lines are relocated to facilitate an existing development or improve a subdivision pattern;
2. no additional parcels are created;
3. all parcels are contiguous;
4. no parcels are enlarged to a size permitting a further subdivision.

The minimum parcel area regulation for new subdivisions does not apply if all of the following conditions are met:

1. a portion of the parcel is physically separated from the remainder of the parcel by a highway;
2. the subdivision is restricted to dividing the parcel along the highway that physically separates the parcel;
3. the subdivision will not result in the creation of a parcel less than 80% of the minimum parcel area regulation for new subdivisions prescribed in the zone in which the parcel is designated;
4. the parcel was not registered as part of a reference, explanatory or subdivision plan in the Land Title Office after September 1, 1998.

The minimum parcel area for new subdivisions is reduced by that amount of land required for the proposed subdivision in the particular zone where the proposed subdivision is located, to a maximum of 20 percent, where the following conditions are met:

1. a portion of the parcel is physically separated from the remainder of the parcel by another parcel or parcels such that one portion of the parcel is completely non-contiguous from the other;
2. the subdivision is restricted to dividing the parcel along the parcel boundaries that physically separate the parcel;
3. The combined maximum reduction under Sections 4.13.6, 4.13.7, 4.13.8 and 4.13.9 is 20 percent.

The minimum parcel area required by this Bylaw for a proposed subdivision is reduced by that amount of land required for road widening, to a maximum of 10 percent, where this Bylaw or the Approving Officer requires that land be provided by the owner for highways when:

1. the land is required for the purpose of widening an existing highway or right-of-way; and
2. the proposed subdivision would create less than three parcels; and
3. but for this section the proposed subdivision would be prohibited because the parcels created would not attain the required minimum parcel area.

Subdivision to provide residence for a relative

The minimum parcel area for new subdivisions is reduced by that amount of land required for the proposed subdivision in the particular zone where the proposed subdivision is located, to a maximum of 20 percent, where the proposed subdivision is to provide a residence for a relative pursuant to Section 514 of the Local Government Act, providing no parcel is less than 2,500 m². As noted in Section 514(5) of the Local Government Act, this does not apply to the land...
within the ALR unless certain restrictions as noted in the Agricultural Land Commission Act apply.

.1 The combined maximum reduction under Sections 4.13.6, 4.13.7, 4.13.8, and 4.13.9 is 20 percent;
.2 The subdivision approving officer will be asked to require that a covenant be registered to prevent a change in the parcel’s use for five years as set out in Section 514(7) of the Local Government Act;
.3 The subdivision approving officer will be asked to require that a covenant be registered to limit each parcel created under Section 514 of the Local Government Act to one single family dwelling;
.4 The subdivision approving officer will be asked to require that a covenant be registered to prevent any future subdivision for each parcel created under Section 514 of the Local Government Act.

Subdivision approval for parcel consolidation, resolving building encroachments, and boundary adjustment to enhance farming

.9 The minimum parcel area for new subdivisions is reduced by that amount of land required for the proposed subdivision in the particular zone where the proposed subdivision is located, to a maximum of 20 percent, where the proposed subdivision is pursuant to Section 10(1)(a), (b), (c), or (d) of the Agricultural Land Reserve Use, Subdivision, and Procedure Regulation.

.1 The combined maximum reduction under Sections 4.13.6, 4.13.7 and 4.13.8 and 4.13.9 is 20 percent;
.2 The subdivision approving officer will be asked to require that a covenant be registered to prevent a change in the parcel’s use for five years as set out in Section 514(7) of the Local Government Act;
.3 The subdivision approving officer will be asked to require that a covenant be registered to limit each parcel created under Section 514 of the Local Government Act to one single family dwelling;
.4 The subdivision approving officer will be asked to require that a covenant be registered to prevent any future subdivision for each parcel created under Section 514 of the Local Government Act.

.10 The minimum parcel area for new subdivisions do not apply to parks, public utilities, fire halls, ambulance stations or police stations.

Occupancy During Construction

4.14 A recreational vehicle may be used to provide temporary accommodation for the owner or builder during construction of a principal dwelling on a parcel provided that:

.1 a building permit under the Squamish-Lillooet Regional District Building Bylaw 863, 2003, as amended or replaced from time, has been issued for the principal dwelling on the parcel and the dwelling is under construction.
.2 the recreational vehicle shall be connected to a community sewer system or have on-site sewage disposal facilities in compliance with Health Act regulations.
.3 no addition shall be made to the recreational vehicle.
.4 occupancy of the recreational vehicle shall not continue beyond the commencement of occupancy of the permanent dwelling.
**Parcel Coverage**

4.15 All parcel coverage regulations on a parcel shall be in accordance with the provisions in Section 4 except if exempted in this Bylaw.

**Parcel Coverage Exemptions**

.1 The following structures shall be excluded from parcel coverage calculations required by this Bylaw:
.1 retaining walls
.2 fences
.3 landscape screens.

**Setback Requirements**

4.16 This section outlines setbacks that apply in all zones, unless otherwise noted in this Bylaw, and includes exceptions to parcel line setbacks. The Provincial Riparian Area Regulations (RAR) are enacted in a Development Permit Area (DPA) in the Area C Official Community Plan, as amended from time to time. Alteration of land or building within 30 m of a waterbody requires a Development Permit (DP).

- **Minimum distance between buildings in Residential Zones**
  .1 For all buildings in Residential and Comprehensive Development Zones in this Bylaw, there is a minimum distance of 1.5 m between buildings, or part thereof.

- **Ministry of Transportation & Infrastructure (MOTI) Right-of-Way setbacks**
  .2 Notwithstanding any other setbacks identified in this Bylaw, no building or structure or any part thereof shall be constructed, reconstructed, moved, extended or located within 4.5 m of any MOTI right-of-way.

**Parcel Line Setback Exceptions**

No building or structure other than the following shall be located in the area of parcel line setback required by this Bylaw:

.3 signs, provided they are not closer than 1 m from any side parcel line.
.4 fences less than the maximum height permitted in the applicable zone in accordance with Section 4.11.
.4 roof overhangs, chimneys, cornices, leaders, gutters, eaves, belt courses, sills, bay windows, or other similar structures may intrude no more than 0.6 m, measured horizontally, into the required setback.
.5 steps, provided they are not closer than 1 m from any side parcel line.
.6 a patio, sundeck, terrace, porch, balcony or canopy may intrude no more than 0.6 m into the required setback.
.7 arbours, trellises, fish ponds, ornaments, flag poles or similar landscape features, provided they are not closer than 1 m from any parcel line.
.8 hot tubs and uncovered swimming pools provided they are not located within any required front parcel setback, and no closer than 2 m from any other parcel line.
an off-street parking space or loading space.
landscape screens and other forms of landscaping and screening.
retaining walls.

Shipping Containers

4.17 No person shall place a shipping container in any zone except in accordance with the following:

Shipping containers are only permitted on AGR1, Rural Residential, and RRM Zoned property.
Shipping containers are not permitted for any use, in any other zone not listed in Section 4.17.1.
Shipping containers may be used for dwellings if a valid building permit has been issued by the SLRD.
Shipping containers can only be used for storage of materials related to the approved uses in the zoning for the site. They cannot be used as enclosed rental storage units.
A shipping container shall not exceed a height of 3.05 m and a total length of 12.19 m.
The maximum number of shipping containers permitted on a parcel is two containers.
Shipping containers can be stacked or placed above ground level to a maximum height of 6.10 m.
Shipping containers used as a dwelling must conform to the principal building setback, height, parcel coverage and gross floor area requirements in this Bylaw.
Setbacks for a shipping container used as an accessory building or for an accessory use shall be in accordance with established accessory building setbacks for each zone.
Shipping containers used as an accessory building are included in the maximum permitted accessory building gross floor area requirements.
A shipping container shall not be placed for the purpose of display or advertising.
A shipping container shall not be used for the purpose of screening or fencing.
Landscaping and screening for shipping containers shall be in accordance with Section 4.11.

Signage

4.18 Signs in all zones shall comply with the SLRD Sign Bylaw.

Split Zones

4.19 In the event that a parcel lies within more than one zone, uses, buildings and structures may be located only within a zone in which they are permitted, and the permissible density of uses, buildings, and structures must be calculated on the basis of the area of the parcel that is within the zone in which the use, building, or structure in question is permitted.

In the event that a parcel lies within more than one zone and this Bylaw specifies minimum lot sizes for those zones, no lot may be created by subdivision of such
lot that is smaller than the minimum specified for the zone in which the new lot lies.

.1 Whenever practicable the creation of a lot lying within two or more zones must be avoided.

.2 Where the creation of a lot lying within two or more zones is unavoidable, the lot must have an area equal to or greater than the minimum specified for that zone in which the greatest portion of the lot lies.

Temporary Commercial and Industrial Uses

4.20 Pursuant to Section 492 of the Local Government Act, land in all zones, with the exception of land in the CWP Zone and in the Open Space Area and Riparian Area of a CD Zone is designated as a temporary commercial and industrial use permit area.

Use of Water Surfaces

4.21 No building or structure located over a water surface may be used as a dwelling or for the wharfage of a vessel used as a dwelling.

.1 The restriction in Section 4.21 does not apply to the temporary wharfage of transient vessels, licenced commercial fishing boats, or the use of one vessel as a temporary dwelling for security personnel at a public docking facility.

.2 The following structures only shall be permitted on the surface of water:

.1 private boat moorage facility for pleasure craft associated with a residential use located or permitted on the adjacent upland.

.2 public boat dock and ramp.
SECTION 5 - PARKING AND LOADING REGULATIONS

Off-Street Parking & Loading Spaces

5.1 Space for the off-street parking and loading of motor vehicles in respect of a use permitted under this Bylaw shall be provided and maintained in accordance with the regulations of Section 5.

.1 No off-street parking spaces shall protrude onto public property or a dedicated public right-of-way.

.2 Unless otherwise permitted, off-street parking shall not be used for unenclosed parking or storage of derelict vehicles or wrecked vehicles in all zones except Commercial, Industrial, or Rural Resource zoned lots where they are necessary as part of the authorized business on the lot.

.3 All parking and loading spaces associated with any and all of the permitted land uses in an Agriculture zone, must be located within the farm residential footprint.

.1 Notwithstanding Section 5.7, all parking areas and loading areas associated with agritourism activities, brewery, cidery, distillery, meadery, winery, farm retail sales, gathering for an event or temporary farm worker housing uses in an Agriculture Zone must not use any hard surfacing such as asphalt or concrete. Furthermore, no gravel or any other type of fill may be used to cover the land where the parking area is located.

.4 On parcels smaller than 2 ha, no more than two large vehicles may be parked on a lot at any one time, and must be sited on the lot, and not on the street, and must not protrude onto public property or a dedicated public right-of-way.

.1 Large vehicles include, but are not limited to, recreational vehicles, park model recreational vehicles, boats, trailers and semi-trailers, buses, etc.

Exemption of Existing Buildings from Parking & Loading Requirements

5.2 The regulations contained in Section 5 shall not apply to buildings, structures and uses existing on the effective date of this Bylaw except that:

.1 off-street parking and loading shall be provided and maintained in accordance with Section 5 for any addition to any existing building and structure or any change in the principal use or addition to such existing use or for an increase in total gross floor area that is in excess of 10% of the existing gross floor area.

.2 off-street parking and loading prior to the adoption of this Bylaw shall not be reduced below the applicable off-street parking and loading requirements of Section 5.

Number of Parking & Loading Spaces

5.3 The number of off-street parking spaces and loading spaces for motor vehicles required for any use is calculated according to the Table in Section 5.3.6 in which Column I classifies the types of uses, Column II sets out the number of required off-street parking spaces that are to be provided for each use in Column I, and Column III sets out the
number of required off-street loading spaces that are to be provided for each use in Column I.

.1 In respect of a use permitted under this Bylaw which is not specifically referred to in Column I of the Table in Section 5.3.6, the number of off-street parking spaces is calculated on the basis of the requirements for a similar use that is listed in the Table in Section 5.3.6 as determined by the Director of Planning and Development.

.2 Where gross floor area is used as a unit of measurement for the calculation of parking spaces, it shall include the gross floor area of accessory buildings and basements, except where they are used for parking, heating or storage.

.3 Where more than one use is located on a parcel, the total number of parking spaces to be required shall be the sum total of the requirements for each use.

.4 Where more than one use is located in a building, the total number of parking spaces to be required may recognize the mix of uses and determine the number of spaces required based on the various portions of the building dedicated to each use.

.5 Accessible parking spaces shall be provided in accordance with the BC Building Code, as amended from time to time.

.6 Table: Required Off-Street Parking and Loading Spaces

<table>
<thead>
<tr>
<th>COLUMN I Class of Building or Use</th>
<th>COLUMN II Off-Street Parking Spaces</th>
<th>COLUMN III Off-Street Loading Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1.0 Dwellings</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single family dwelling</td>
<td>2</td>
<td>No Requirement.</td>
</tr>
<tr>
<td>Secondary suite</td>
<td>1</td>
<td>No Requirement.</td>
</tr>
<tr>
<td>Home office</td>
<td>No Requirement.</td>
<td>No Requirement.</td>
</tr>
<tr>
<td>Home craft</td>
<td>1</td>
<td>No Requirement.</td>
</tr>
<tr>
<td>Duplex</td>
<td>4</td>
<td>No Requirement.</td>
</tr>
<tr>
<td>Townhouse</td>
<td>2 spaces per dwelling unit, plus 1 visitor space per 5 units</td>
<td>No Requirement.</td>
</tr>
<tr>
<td>Three or more dwelling units designated solely for senior citizen's housing</td>
<td>1 space per dwelling unit, plus 1 visitor space per 5 units</td>
<td>No Requirement.</td>
</tr>
<tr>
<td><strong>2.0 Agricultural &amp; Rural</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Garden nursery</td>
<td>4 per 100 m² of retail sales area plus 1 per 185 m² of greenhouse area</td>
<td>No Requirement.</td>
</tr>
<tr>
<td>Animal shelters</td>
<td>1 per 100 m² gross floor area plus 2 per 100 m² office floor area plus 1 per fleet vehicle</td>
<td>No Requirement.</td>
</tr>
<tr>
<td>COLUMN I Class of Building or Use</td>
<td>COLUMN II Off-Street Parking Spaces</td>
<td>COLUMN III Off-Street Loading Spaces</td>
</tr>
<tr>
<td>----------------------------------</td>
<td>-------------------------------------</td>
<td>-------------------------------------</td>
</tr>
<tr>
<td>Riding stable and academy</td>
<td>1 per stall</td>
<td>No Requirement.</td>
</tr>
<tr>
<td>Agritourism Activity</td>
<td>40 spaces maximum</td>
<td>No Requirement.</td>
</tr>
<tr>
<td>Brewery, Cidery, Distillery, Meadery, Winery</td>
<td>20 spaces maximum</td>
<td>No Requirement.</td>
</tr>
<tr>
<td>Farm Retail Sales</td>
<td>20 spaces maximum</td>
<td>No Requirement.</td>
</tr>
<tr>
<td>Gathering for an Event</td>
<td>50 spaces maximum</td>
<td>No Requirement.</td>
</tr>
<tr>
<td><strong>3.0 Office</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Business and Professional Office Use</td>
<td>1 space for every 50 metres$^2$ of gross floor area</td>
<td>No Requirement.</td>
</tr>
<tr>
<td><strong>4.0 Commercial</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bed &amp; Breakfast</td>
<td>1 per guest room</td>
<td>No Requirement.</td>
</tr>
<tr>
<td>Hotel/Motel/Lodge/Campground</td>
<td>1 per guest room or 1 per sleeping unit or 1 per campsite</td>
<td>1 space for every 1,000 m$^2$ of gross floor area</td>
</tr>
<tr>
<td>Service station</td>
<td>4 per service bay or a minimum of 4</td>
<td>1 space for every 1,000 m$^2$ of gross floor area</td>
</tr>
<tr>
<td>Cafes, Restaurant, and Liquor Primary Licenced Premises</td>
<td>0.33 per 100 m$^2$ gross floor area</td>
<td>1 space for every 1,000 m$^2$ of gross floor area</td>
</tr>
<tr>
<td></td>
<td>6 per 100 m$^2$ of gross floor area</td>
<td></td>
</tr>
<tr>
<td>Marina</td>
<td>1 space for every 10 mooring berths for boats</td>
<td>1 space for every 1,000 m$^2$ of gross floor area</td>
</tr>
<tr>
<td>All other Commercial uses</td>
<td>3 per 100 m$^2$ gross floor area</td>
<td>1 space for every 1,000 m$^2$ of gross floor area</td>
</tr>
<tr>
<td><strong>5.0 Industrial</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Light industry/heavy industry/manufacturing and medical marihuana production facility</td>
<td>1 per 100 m$^2$ gross floor area</td>
<td>1 space for every 1,000 m$^2$ of gross floor area</td>
</tr>
<tr>
<td><strong>6.0 Institutional</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Places of public assembly, including churches, arenas, armouries, art galleries, assembly halls, auditoriums, lodges, and fraternal buildings, community centres, recreation centres, dance halls, exhibition halls, funeral homes and undertaking establishments, gymnasiums, meeting halls,</td>
<td>1 space for each 10 seats, or 1 space for each 10 m$^2$ of gross floor area in areas without fixed seats that are used or intended to for public assembly use, including playing</td>
<td>1 space for every 1,000 m$^2$ of gross floor area</td>
</tr>
<tr>
<td>COLUMN I</td>
<td>COLUMN II</td>
<td>COLUMN III</td>
</tr>
<tr>
<td>----------</td>
<td>-----------</td>
<td>------------</td>
</tr>
<tr>
<td><strong>Class of Building or Use</strong></td>
<td><strong>Off-Street Parking Spaces</strong></td>
<td><strong>Off-Street Loading Spaces</strong></td>
</tr>
<tr>
<td>museums, public libraries, stadiums, theatres, billiard halls, arcades, bowling alleys, curling rinks, and similar uses</td>
<td>surfaces</td>
<td></td>
</tr>
<tr>
<td><em>Retreat centre</em></td>
<td>1 space per sleeping room, or 1 per 187 m² of gross floor area, whichever is less</td>
<td>1 handicapped space 1 per auxiliary residential <em>dwelling unit</em> 1 per caretaker’s unit</td>
</tr>
<tr>
<td><em>Civic uses</em> including local, provincial or federal government offices providing public functions</td>
<td>1 space for each 50 m² of gross floor area</td>
<td>1 space for every 1,000 m² of gross floor area</td>
</tr>
<tr>
<td>School: Kindergarten and Elementary</td>
<td>1 space for each 50 m² of gross floor area plus 4 temporary off-street parking spaces in a designated area near the entrance of a building for the pickup and drop off of students</td>
<td>1 space for every 1,000 m² of gross floor area</td>
</tr>
<tr>
<td>Senior Secondary</td>
<td>1 space for each 50 m² of gross floor area plus 4 temporary off-street parking spaces in a designated area near the entrance of a building for the pickup and drop off of students</td>
<td>1 space for every 1,000 m² of gross floor area</td>
</tr>
</tbody>
</table>

**Location & Siting of Parking Spaces**
5.4 Required off-street parking areas shall be located on the same parcel as the use being served except where off-site parking is secured by easement.

.1 Off-street parking spaces may be located on another parcel within 100 m of the building or use the spaces serve under the condition that legal assurances are established to ensure that the parcel is used only for parking serving the building or use.

.2 Off-street parking spaces may be provided for collectively if the total number of spaces provided is not less than the sum of the separate requirements for each use and provided that all regulations governing location of parking spaces in relation to use are adhered to.

.3 Up to 2 required off-street parking spaces on a parcel may be sited in tandem.

Dimensions of Parking Spaces

5.5 Each off-street parking space required by this Bylaw shall conform with the dimensions required in Section 5.5.

.1 All residential off-street parking spaces shall meet the following minimum dimensions:

<table>
<thead>
<tr>
<th>Type of Parking Space</th>
<th>Width</th>
<th>Length</th>
<th>Clear Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Standard Space</td>
<td>2.5 m</td>
<td>5.5 m</td>
<td>2.0 m</td>
</tr>
<tr>
<td>Standard Parallel Parking Space</td>
<td>2.6 m</td>
<td>7.3 m</td>
<td>2.0 m</td>
</tr>
<tr>
<td>Small Car Space</td>
<td>2.3 m</td>
<td>4.6 m</td>
<td>2.0 m</td>
</tr>
<tr>
<td>Disabled Space</td>
<td>4.0 m</td>
<td>5.5 m</td>
<td>2.1 m</td>
</tr>
<tr>
<td>Loading Space</td>
<td>3.0 m</td>
<td>9.0 m</td>
<td>4.0 m</td>
</tr>
</tbody>
</table>

.2 For any residential use except a single family dwelling or two family dwelling, each off-street parking space and required loading space shall have access from a maneuvering aisle as indicated in the following table:

<table>
<thead>
<tr>
<th>Minimum Maneuvering Aisle Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>90 degrees</td>
</tr>
<tr>
<td>60 degrees</td>
</tr>
<tr>
<td>45 degrees</td>
</tr>
<tr>
<td>Two-Way Traffic</td>
</tr>
<tr>
<td>6.6 metres</td>
</tr>
<tr>
<td>6.4 metres</td>
</tr>
<tr>
<td>6.1 metres</td>
</tr>
<tr>
<td>One-Way Traffic</td>
</tr>
<tr>
<td>6.1 metres</td>
</tr>
<tr>
<td>4.9 metres</td>
</tr>
<tr>
<td>4.6 metres</td>
</tr>
</tbody>
</table>

.3 For any commercial use the off-street parking spaces and maneuvering aisles shall meet the following minimum dimensions:

<table>
<thead>
<tr>
<th>Type of Parking Space</th>
<th>Width</th>
<th>Length</th>
<th>Clear Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Standard Space</td>
<td>2.8 m</td>
<td>5.8 m</td>
<td>2.1 m</td>
</tr>
<tr>
<td>Standard Parallel Parking Space</td>
<td>2.6 m</td>
<td>7.3 m</td>
<td>2.1 m</td>
</tr>
<tr>
<td>Small Car Space</td>
<td>2.7 m</td>
<td>5.5 m</td>
<td>2.1 m</td>
</tr>
<tr>
<td>Disabled Space</td>
<td>3.7 m</td>
<td>5.8 m</td>
<td>2.1 m</td>
</tr>
<tr>
<td>Loading Space</td>
<td>3.0 m</td>
<td>9.0 m</td>
<td>4.0 m</td>
</tr>
</tbody>
</table>
### Minimum Maneuvering Aisle Width

<table>
<thead>
<tr>
<th></th>
<th>90 degrees</th>
<th>60 degrees</th>
<th>45 degrees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two-Way Traffic</td>
<td>7.0 metres</td>
<td>6.4 metres</td>
<td>6.1 metres</td>
</tr>
<tr>
<td>One-Way Traffic</td>
<td>7.0 metres</td>
<td>4.9 metres</td>
<td>4.6 metres</td>
</tr>
</tbody>
</table>

.4 Up to 25% of parking spaces may be small car spaces provided each such space is identified and signed with the words “Small Car Only”.

.5 Tandem parking is permitted in conjunction with two-family, townhouse and stacked townhouse dwelling units provided that tandem parking spaces are provided at a minimum width of 2.7 metres.

.6 All required visitor parking spaces shall be clearly identified and signed with the words “Visitor Parking Only”.

.7 One parking space for disabled persons shall be provided for every 50 required parking spaces and must be clearly marked and located so as to provide convenient access to the entrance of the principal use for which the space is required.

.8 Where the calculation of required parking spaces results in a fraction, any fraction less than 0.5 shall be disregarded and one space shall be provided in respect of any fraction of 0.5 or greater.

.9 The width of parking stalls shall be measured between the centre lines of painted stripes or between the centre line of a painted stripe and the nearest edge of an abutting curb, fence, wall or landscaped area.

.10 The width of parking spaces abutting a wall or fence shall be increased by at least 0.2 m for the entire length of the space.

### Driveway Gradients

5.6 For vehicular driveways:

.1 The maximum gradient shall be 2% within 2 m of a curb or edge of pavement or public or private roadway or ditch, whichever distance is greater.

.2 In all zones, there shall be a maximum gradient and cross-slope of 6%.

.3 Driveways with gradients exceeding 10% shall terminate in at least one unenclosed parking space.

### Surfacing of Parking & Loading Spaces

5.7 All parking areas and loading areas shall contain a surface that is durable and dust-free and be graded and drained so as to properly dispose of all surface water.

### Lighting

5.8 Any lighting used to illuminate parking areas and loading areas shall be so arranged that all direct rays of light are reflected upon such parking areas and loading areas, and not on any adjoining premises.

### Loading Spaces

5.9 Subject to the Table in Section 5.3.6, if a use requires less than 4 parking spaces, then no loading space is required.
.1 In the case of mixed uses, the total off-street loading requirements shall be the sum of the requirements for the various uses calculated separately.

.2 Off-street loading spaces shall be located on the same lot as the use served.

.3 All off-street loading spaces shall be a minimum of 9 m in length and 3 m in width, and have a vertical clearance of 4 m.

.4 Adequate provision shall be made for access by vehicles to all off-street loading spaces by means of a 6 m manoeuvering aisle and shall be located so that each separate use within a development has access to a loading space.

.5 All off-street loading spaces shall be clearly marked with the words “LOADING SPACE ONLY” on the pavement or wall facing.
SECTION 6.1 - AGR1 ZONE - AGRICULTURE 1

Intent

6.1 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

6.2 In the AGR1 Zone the use of land, buildings and structures is 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 Agricultural Land Commission Act, Agricultural Land Reserve Use Subdivision and Procedure Regulation, and Liquor Control and Licensing Act
   (e) farm residence, subject to Section 6.5
   (f) agritourism activities, subject to Section 6.10
   (g) farm retail sales, subject to Section 6.6
   (h) secondary suite
   (i) home office
   (j) home craft
   (k) farm employee residence, subject to Section 6.5
   (l) gathering for an event, subject to Section 6.5 and 6.9
   (m) 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;
   (n) garden nursery
   (o) accessory buildings and accessory uses.

.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:
   (a) medical marihuana production facility.

Non-Farm Uses

6.3 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 agriculture.

Regulations

6.4 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.

<table>
<thead>
<tr>
<th>COLUMN I</th>
<th>COLUMN II</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Matter to be Regulated</strong></td>
<td><strong>Regulations</strong></td>
</tr>
<tr>
<td>Minimum parcel area for new subdivisions where land is:</td>
<td>20 ha</td>
</tr>
<tr>
<td>a) excluded from the ALR; or</td>
<td></td>
</tr>
<tr>
<td>b) approved for subdivision within the ALR pursuant to the Agricultural Land Commission Act, Regulations thereto, or Orders of the Commission; or</td>
<td></td>
</tr>
<tr>
<td>c) exempted by the Agricultural Land Commission Act, Regulations thereto, or Orders of the Commission.</td>
<td></td>
</tr>
<tr>
<td>Maximum number of dwellings per parcel</td>
<td>• on parcels less than 4 ha: 1 farm residence in accordance with s. 6.5</td>
</tr>
<tr>
<td></td>
<td>• on parcels 4 ha or greater, one farm employee residence may be permitted in accordance with s. 6.5 and subject to the following conditions:</td>
</tr>
<tr>
<td></td>
<td>(i) the property has farm class under the BC Assessment Act, and</td>
</tr>
<tr>
<td></td>
<td>(ii) an application on the prescribed form has been submitted to, and approved by, the SLRD, in consultation with the Ministry of Agriculture, that provides evidence that there is a demonstrated need for a farm employee residence commensurate with the present level of agriculture occurring on the property.</td>
</tr>
<tr>
<td>Parcel Coverage</td>
<td>The parcel coverage of all buildings and structures shall not exceed 5 percent except:</td>
</tr>
<tr>
<td></td>
<td>(i) where the parcel is one (1) hectare or less, the parcel</td>
</tr>
<tr>
<td>COLUMN I</td>
<td>Matter to be Regulated</td>
</tr>
<tr>
<td>----------</td>
<td>------------------------</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>.4</td>
<td>Maximum number of secondary suites per farm residence</td>
</tr>
<tr>
<td>.5</td>
<td>Maximum building footprint for the farm residence</td>
</tr>
<tr>
<td>.6</td>
<td>Maximum building footprint for farm employee residence, if authorized under Section 6.5</td>
</tr>
<tr>
<td>.7</td>
<td>Minimum setback</td>
</tr>
<tr>
<td></td>
<td>* from the front parcel line</td>
</tr>
<tr>
<td></td>
<td>* from all other parcel lines</td>
</tr>
<tr>
<td>.8</td>
<td>Maximum setback for farm residence, and farm employee residence, where permitted, from the front parcel line to the rear of the farm residence, and the rear of the farm employee residence</td>
</tr>
<tr>
<td>.9</td>
<td>Maximum setback for farm residential footprint from the front parcel line to the rear of the farm residential footprint</td>
</tr>
<tr>
<td>.10</td>
<td>Maximum height of</td>
</tr>
<tr>
<td></td>
<td>* farm building</td>
</tr>
<tr>
<td></td>
<td>* farm residence</td>
</tr>
<tr>
<td></td>
<td>* farm employee residence, if authorized under Section 6.5</td>
</tr>
<tr>
<td></td>
<td>* temporary farm worker housing, if authorized under Section 6.7</td>
</tr>
<tr>
<td></td>
<td>* accessory building</td>
</tr>
<tr>
<td>.11</td>
<td>Minimum setback for medical marihuana production facility (from all parcel lines)</td>
</tr>
<tr>
<td>.12</td>
<td>Maximum height for a medical marihuana production facility</td>
</tr>
<tr>
<td>.13</td>
<td>Maximum gross floor area for a medical marihuana production facility</td>
</tr>
<tr>
<td>.14</td>
<td>Minimum setback for medical marihuana production facility from any watercourse</td>
</tr>
<tr>
<td>.15</td>
<td>Farm residential footprint</td>
</tr>
<tr>
<td>.16</td>
<td>Maximum building footprint for temporary farm worker housing</td>
</tr>
<tr>
<td></td>
<td>* on parcels 4 ha or larger</td>
</tr>
<tr>
<td>.17</td>
<td>Maximum setback for a farm employee</td>
</tr>
<tr>
<td>COLUMN I Matter to be Regulated</td>
<td>COLUMN II Regulations</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>----------------------</td>
</tr>
<tr>
<td>residence or temporary farm worker housing from a farm residence</td>
<td></td>
</tr>
<tr>
<td>.18 Maximum gross floor area of a brewery, cidery, distillery, meadery or winery</td>
<td>500 m²</td>
</tr>
<tr>
<td>.19 Maximum gross floor area of food and beverage lounge associated with a brewery, cidery, distillery, meadery, or winery</td>
<td></td>
</tr>
<tr>
<td>• Indoor gross floor area</td>
<td>50 m²</td>
</tr>
<tr>
<td>• Outdoor gross floor area</td>
<td>50 m²</td>
</tr>
<tr>
<td>.20 Maximum gross floor area of a tasting room associated with a brewery, cidery, distillery, meadery or winery</td>
<td>50 m²</td>
</tr>
<tr>
<td>.21 Additional regulations pertaining to a brewery, cidery, distillery, meadery or winery</td>
<td>See Section 6.8</td>
</tr>
</tbody>
</table>

.22 The setback and height regulations elsewhere in Section 6.5 shall not apply to an existing building that is re-purposed for a medical marihuana production facility, so long as that building has been issued a valid building permit.

.23 Any medical marihuana production facility that is 3,700 m² or larger requires an approved rainwater management plan and agricultural liquid waste management plan.

**Farm Residential Footprint, Farm Residence and Farm Employee Residence**

6.5 The following farm residential footprint, farm residence and farm employee 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.

**General Requirements**

.1 On all lots within the AGR1 Zone, the farm residence, farm employee 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 use is 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 farm employee residence (where it has been approved by the SLRD) may be increased by a maximum of 500 m² to 2,500 m².
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.

One boundary of the *farm residential footprint* must be located at a property line fronting on a road from which vehicular access is obtained.

The rear face of a *farm residence* or *farm employee 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/farm employee residence setback*.

**FIGURE 1**

---

**Farm Employee Residence**

A person may apply for a *farm employee residence* by completing an application on the prescribed form and shall include a detailed site plan.

The property owner will be required to register a Section 219 covenant against the property title at the Land Title Office which will specify the *farm employee residence* details submitted in the application form and accompanying site plan.

A *farm employee residence* is not permitted on any lot less than 4 ha.

A maximum of one *farm employee residence* is permitted on any lot.
Farm Retail Sales

6.6 *Farm retail sales* shall be conducted in accordance with, and are subject to, the provisions of the *Agricultural Land Commission Act*.

.1 Land, *buildings* and *structures* used for *farm retail sales* shall:
  .1 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.
  .2 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.

Temporary Farm Worker Housing

6.7 *Temporary farm worker housing* shall be in accordance with the provisions of this Section 6.7.

.1 A person may apply for *temporary farm worker housing* by completing an application on the prescribed form and shall include a detailed site plan.
 .2 An assessment report from a professional agrologist regarding the agricultural need for farm worker housing must be submitted to and approved the SLRD.
 .3 A statutory declaration must be filed with the SLRD annually, stating that the *temporary farm worker housing* building(s) will be used only for *temporary farm worker housing* for a specified period of time.
 .4 The property owner will be required to register a Section 219 covenant against the property title at the Land Title Office which will specify the *temporary farm worker housing* details submitted in the application form and accompanying site plan.
 .5 A deposit, in the form of an irrevocable letter of credit, sufficient to remove the *temporary farm worker housing* must be provided to the SLRD upon approval of the *temporary farm worker housing*; the cost of removing the *temporary farm worker housing*, if not removed by the property owner, will be recovered by the local government based on drawing down the letter of credit.
 .6 *Temporary farm worker housing* must meet the standards in the *BC Public Health Act*, the *BC Building Code*, and the “Guidelines for the Provision of Seasonal Housing for Migrant Farm Workers in BC.” Inspections are required prior to initial occupancy, as per the above noted guidelines, and annually thereafter.
 .7 A geotechnical report from a qualified professional must be submitted, in order to determine the Flood Construction Level (FCL) for the *temporary farm worker housing*.
 .8 The *parcel* on which the *temporary farm worker housing* is located is classified as a farm under the BC Assessment Act.
 .9 The *temporary farm worker housing* shall be used for the temporary accommodation of seasonal agricultural workers who are employed by the owner of the *parcel* to work in the owner’s farm operation.
 .10 *Temporary farm worker housing* must be sited within the *farm residential footprint* area.
Brewery, cidery, distillery, meadery or winery

6.8 Breweries, cideries, distilleries, meaderies or wineries shall be in accordance with the provisions of this Section 6.8.

.1 The number and frequency of events, other than those that fall within the gathering for an event use, held at a brewery, cidery, distillery, meadery, or winery shall be limited to:
   .1 A maximum of 4 events in a calendar year
   .2 Of those 4 events in a calendar year, no more than 1 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 be in accordance with Section 5 of this Bylaw.

Gathering for an Event

6.9 The gathering for an event use shall be in accordance with the Agricultural Land Reserve Use, Subdivision, and Procedure Regulation, ALC Policy L-22 Gathering for an Event, and the provisions of this Section 6.9.

.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.

.3 parking for those attending the event must be available on the farm, but must not be permanent nor interfere with the farm’s agricultural productivity.

.4 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.

.5 the event must be of no more than 24 hours duration.

.6 no more than 10 gatherings for an event of any type may occur on the farm within a single calendar year.

.7 the gathering for an event use and uses accessory to it must be located entirely within the farm residential footprint.

Agritourism Activities

6.10 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.

General Requirements

.1 Agritourism Activities
   .1 can only occur on a property that has farm class under the BC Assessment Act.
   .2 only include those specific activities included in the definition of agritourism activities in this Bylaw.
   .3 must be accessory to and related to the principal use of the farm.
must promote or market farm products from the farm.
.5 must be temporary and seasonal.
.6 permanent facilities must not be used, constructed, or erected in connection with the agritourism activity.
.7 do not include any overnight accommodation.
.8 excludes permanent commercial kitchen facilities.

Siting Requirements

.2 Off-street parking for agritourism activities must be located within the farm residential footprint area, and be in accordance with Section 5 of this Bylaw.

Timing and Frequency Requirements

.3 Agritourism activities are limited to a maximum of 4 events per calendar year between the months of May and September inclusive.

Parking & Loading

6.11 Motor vehicle and bicycle parking and loading shall comply with the requirements of Section 5 of this Bylaw.

Exceptions

6.12 Exceptions

.1 On the Parcel legally described as Lot 1 District Lot 171 Lilooet Land District Plan 11798, the additional use permitted is:
  • Cemetery.
.2 On the Parcel known as Lot A, DL 173, Plan 1613 except Plan 18218, Lillooet Land District, the following additional uses are permitted:

- Two (2) additional single family residences, and
- One (1) small portable sawmill and planer mill for the use of the resident.
Applicability of Land Use Contract Until Terminated

In the event of conflict between provisions of these zoning regulations and those of the 4D Ranch Land Use Contract Authorization Bylaw No. 123, 1977, the Land Use Contract Bylaw shall apply until it is terminated.

.3 On the Parcel known as 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:

- Autobody shop and car repair, and
- Parking for the vehicles being repaired.
4. On the Parcel known as part of Lot A, District Lot 164, LLD, Plan 19460, the additional uses permitted on that portion of the parcel indicated in cross hatched markings on the following map are:

- automotive repair shop including autobody work and painting.
SECTION 7 – RESIDENTIAL ZONES
SECTION 7.1 – R1 ZONE - RESIDENTIAL

Intent

7.1.1 The intent of this zone is to provide for residential development and to protect the integrity and amenity of residential areas.

Permitted Uses

7.1.2 Land, buildings and structures in the R1 Zone shall be used for the following purposes only:

(1) On parcels less than 2,000 m² the permitted uses are:
   (a) single-family dwelling
   (b) one secondary suite
   (c) bed and breakfast
   (d) school
   (e) church

(2) On parcels 2,000 m² or greater, the additional permitted uses are:
   (a) a second dwelling unit to create a duplex.

Dwellings Per Parcel

7.1.3 No more than two dwelling units may be located on a parcel.

Regulations

7.1.4 On a parcel located in the R1 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.

<table>
<thead>
<tr>
<th>COLUMN I Matter to be Regulated</th>
<th>COLUMN II Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>.1 Minimum parcel area</td>
<td>2,000 m²</td>
</tr>
<tr>
<td>• for new subdivisions</td>
<td></td>
</tr>
<tr>
<td>• where a waterworks system as</td>
<td></td>
</tr>
<tr>
<td>defined under the safe Water</td>
<td></td>
</tr>
<tr>
<td>Drinking Regulation under the</td>
<td></td>
</tr>
<tr>
<td>Health Act is provided</td>
<td></td>
</tr>
<tr>
<td>• no waterworks system</td>
<td>1 ha</td>
</tr>
<tr>
<td>.2 Minimum setback from front</td>
<td>7.5 m</td>
</tr>
<tr>
<td>parcel line</td>
<td></td>
</tr>
<tr>
<td>.3 Minimum setback from side</td>
<td>3 m</td>
</tr>
<tr>
<td>parcel lines</td>
<td></td>
</tr>
<tr>
<td>.4 Minimum setback from rear</td>
<td>1.5 m</td>
</tr>
<tr>
<td>parcel lines</td>
<td></td>
</tr>
<tr>
<td>• accessory building</td>
<td></td>
</tr>
<tr>
<td>• all other buildings</td>
<td>7.5 m</td>
</tr>
</tbody>
</table>
### COLUMN I
Matter to be Regulated

### COLUMN II
Regulations

|   | Maximum **height of**
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>.5</td>
<td>accessory building</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>.6</td>
<td>Maximum <strong>parcel coverage</strong></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Parking**

7.1.5 Off-street parking shall be provided in accordance with the provisions of Section 5 of this Bylaw.
SECTION 7.2 - R-MHP ZONE - RESIDENTIAL MOBILE HOME PARK

Intent

7.2.1 The intent of this zone is to provide for mobile home park development and to regulate its development.

Permitted Uses

7.2.2 Land, buildings and structures in the R-MHP Zone shall be used for the following purposes only:

(a) mobile home park
(b) an auxiliary single-family dwelling for the owner or operator of the mobile home park
(c) indoor recreation facilities and outdoor recreation areas for the use of residents of the mobile home park
(d) common storage area for the storage of residents’ recreational vehicles and boats

Standards

7.2.3 All uses of land, buildings and structures in the R-MHP Zone shall comply with Squamish-Lillooet Regional District Mobile Home Parks Bylaw No. 99, 1976.

Applicability of Land Use Contract Until Terminated

7.2.4 In the event of conflict between provisions of these zoning regulations and those of the Edwards Kia Ora Court Edwards Land Use Contract Approval Bylaw 47, 1973, the Land Use Contract Bylaw shall apply until it is terminated.
SECTION 8 - RURAL RESIDENTIAL ZONES
SECTION 8.1 - RR1 ZONE - RURAL RESIDENTIAL 1

Intent

8.1.1 The intent of this zone is to provide for rural residential development, in small unserviced areas within Electoral Area C.

Permitted Uses in the RR1 Zone

8.1.2 Land, buildings and structures in the RR1 Zone shall be used for the following purposes only:

- single family dwelling
- secondary suite
- farm use excluding intensive agriculture
- bed and breakfast
- home office
- home craft

Regulations

8.1.3 On a parcel located in the RR1 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.

<table>
<thead>
<tr>
<th>COLUMN I</th>
<th>COLUMN II Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum parcel area for new subdivisions</td>
<td>1 ha</td>
</tr>
<tr>
<td>Maximum number of dwellings per parcel</td>
<td>1</td>
</tr>
<tr>
<td>Maximum number of secondary suites per single family dwelling</td>
<td>1</td>
</tr>
<tr>
<td>Minimum setback from all parcel lines</td>
<td>7.5 m</td>
</tr>
</tbody>
</table>
| Maximum height of
  - single family dwelling
  - accessory building | 8 m
  | 6 m |
| Maximum parcel coverage
  - on parcels 2,000 m² or less
  - on parcels larger than 2,000 m² | 35%
  | 15% |

Parking

8.1.4 Off-street parking shall be provided in accordance with the provisions of Section 5 of this Bylaw.
SECTION 8.2 - RR2 ZONE - RURAL RESIDENTIAL 2

**Intent**

8.2.1 The intent of this zone is to provide for rural residential development and agriculture in unserviced areas within Electoral Area C

**Permitted Uses in the RR2 Zone**

8.2.2 Land, buildings and structures in the RR2 Zone shall be used for the following purposes only:

- single family dwelling
- secondary suite
- duplex
- bed and breakfast
- home office
- home craft
- farm use excluding intensive agriculture
- school
- church
- accessory buildings and accessory uses

.1 On parcels of 2.0 ha or greater the additional permitted uses are:

- garden nursery
- home industry
- storage of no more than 4 licensed vehicles or pieces of heavy equipment associated with the logging or construction industries

.2 On parcels of 4.0 ha or greater the additional permitted uses are:

- open land recreation excluding buildings and structures used for commercial purposes
- portable sawmill
- a single fully enclosed building for light industry provided that there is no storage outside of an enclosed building;

.3 On parcels of 8.0 ha or greater, the additional permitted uses are:

- horse riding academy, boarding stable and indoor riding arena

.4 On parcels of 10.0 ha or greater, the additional permitted use is

- Medical Marihuana Production Facility
Regulations

8.2.3 On a parcel located in the RR2 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.

<table>
<thead>
<tr>
<th>COLUMN I</th>
<th>COLUMN II</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Matter to be Regulated</strong></td>
<td><strong>Regulations</strong></td>
</tr>
<tr>
<td>.1 Minimum parcel area for new subdivisions</td>
<td>2 ha</td>
</tr>
<tr>
<td>.2 Maximum number of dwellings per parcel</td>
<td>On parcels less than 2 ha:</td>
</tr>
<tr>
<td></td>
<td>• 1 single family dwelling including 1 secondary suite</td>
</tr>
<tr>
<td></td>
<td>On parcels 2 ha or greater and less than 8 ha:</td>
</tr>
<tr>
<td></td>
<td>• 2 single family dwellings, one of which may have 1 secondary suite, or</td>
</tr>
<tr>
<td></td>
<td>• 1 duplex</td>
</tr>
<tr>
<td></td>
<td>On parcels 8 ha or greater:</td>
</tr>
<tr>
<td></td>
<td>• 4 single family dwellings, one of which may have 1 secondary suite, or</td>
</tr>
<tr>
<td></td>
<td>• 2 duplexes</td>
</tr>
<tr>
<td>.3 Minimum setback from all parcel lines</td>
<td>On parcels 2,000 m² or less:</td>
</tr>
<tr>
<td></td>
<td>• a building for light industry 30 m</td>
</tr>
<tr>
<td></td>
<td>• portable saw mill 150 m</td>
</tr>
<tr>
<td></td>
<td>• for all other buildings and structures 7.5 m</td>
</tr>
<tr>
<td>.4 Maximum height of</td>
<td>8 m</td>
</tr>
<tr>
<td></td>
<td>• single family dwelling 9 m</td>
</tr>
<tr>
<td></td>
<td>• duplex 6 m</td>
</tr>
<tr>
<td></td>
<td>• accessory building 10 m</td>
</tr>
<tr>
<td></td>
<td>• building for light industry</td>
</tr>
<tr>
<td>.5 Maximum parcel coverage</td>
<td>on parcels larger than 2,000 m²:</td>
</tr>
<tr>
<td></td>
<td>• 35%</td>
</tr>
<tr>
<td></td>
<td>• 15%</td>
</tr>
<tr>
<td>.6 Maximum Total Combined Gross Floor Area for Non-Residential Buildings and Uses on a parcel for</td>
<td>100 m²</td>
</tr>
<tr>
<td></td>
<td>(a) horse riding academies, boarding stables and indoor riding arenas;</td>
</tr>
<tr>
<td></td>
<td>(b) non-commercial buildings associated with open land recreation uses</td>
</tr>
<tr>
<td></td>
<td>(c) buildings associated with campgrounds or golf courses; or</td>
</tr>
<tr>
<td></td>
<td>(d) portable sawmill</td>
</tr>
<tr>
<td>COLUMN I</td>
<td>COLUMN II</td>
</tr>
<tr>
<td>-----------------</td>
<td>------------</td>
</tr>
<tr>
<td><strong>Matter to be Regulated</strong></td>
<td><strong>Regulations</strong></td>
</tr>
<tr>
<td>.7 Maximum gross floor area for a building for light industry</td>
<td>200 m²</td>
</tr>
<tr>
<td>.8 Minimum setback for medical marihuana production facility (from all parcel lines)</td>
<td>25 m</td>
</tr>
<tr>
<td>.9 Maximum height for a medical marihuana production facility</td>
<td>10 m</td>
</tr>
<tr>
<td>10 Maximum gross floor area for a medical marihuana production facility</td>
<td>2,500 m²</td>
</tr>
<tr>
<td>.11 Minimum setback for medical marihuana production facility from any watercourse</td>
<td>30 m</td>
</tr>
</tbody>
</table>

.12 The **setback** and **height** regulations elsewhere in Section 8.2.3 shall not apply to an existing **building** that is re-purposed for a **medical marihuana production facility**, so long as that **building** has been issued a valid building permit.

.13 Any **medical marihuana production facility** that is 3,700 m² or larger requires an approved rainwater management plan and agricultural liquid waste management plan.

**Parking**

8.2.4 Off-street parking shall be provided in accordance with the provisions of Section 5 of this Bylaw.

**Exceptions**

8.2.5.1 Notwithstanding the use permissions in the RR2 Zone, District Lot 2622, LLD (Devine) may be used for a solid waste transfer station and recycling depot.
SECTION 8.3 - NOT USED
SECTION 8.4 - RR Bir ZONE - BIRKENHEAD LAKE ESTATES

Applicability

8.4.1 Despite any other provisions of this Bylaw, the following provisions apply to Lot “B” District Lot 4895, Lillooet District, Plan 21690 and the RR Bir Zone.

Definition

8.4.2 The intent of this zone is to provide for residential development consistent with the original Land Use Contract and to protect the integrity and amenity of the residential community.

Applicability of Land Use Contract Until Terminated

8.4.3 In the event of conflict between provisions of these zoning regulations and those of the Land Use Contract, the provisions of Birkenhead Lake Estates Land Use Contract Authorization Bylaw No. 122, 1977 shall apply until it is terminated.

Definitions

8.4.4 Definitions shall be the same as in Section 1 of the Bylaw except:

- **Accessory Building** means a building customarily incidental and subordinate to the principal building on the same site.

- **Common Site(s)** means those sites coloured yellow on Schedule “A” of this zone and includes the roads.

- **Private Site(s)** means any of the 99 building sites shown on Schedule “A” of this zone, except the site number 42.

- **Site(s)** means any one of the areas on Schedule “A” of this zone coloured green. The delineation of sites is set out on Schedule “A” of this zone.

- **Utility Area** means those sites coloured red, blue, and purple on Schedule “A” of this zone.

Permitted Uses

8.4.5 Land, sites and buildings may not be used for any purpose except that set out in the RR Bir Zone. Schedule “A” is part of this zone.

1 No development is permitted on those three (3) sites coloured red on Schedule “A” of this zone except for one caretaker house or cottage on site A and subject to the provisions in Section 8.4.5.2(2)

2 Private Sites:
   1 The maximum number of private sites permitted is ninety-eight (98).
(2) Permitted Uses:
   a) Not more than one (1) house or cottage per site
   b) one (1) single family dwelling or mobile home not less than 25 m²
   c) one accessory building provided
      i. height does not exceed 3.5 m
      ii. gross floor area does not exceed 10 m²
   d) provided all buildings are setback from Taillefer Creek a minimum 7.62 m and the setback area is retained in a natural state with no clearing or alteration.

.3 Common Site(s)
   (1) Permitted Use:
      a) access to lake and stream and retained as natural or unimproved area
      b) buildings are not permitted.

.4 Utility Areas(s)
   (1) Permitted uses:
      a) workshops for welding, machine parts manufacturing and repairing, septic tank servicing, storage of building supplies and materials, storage of water and the repair and maintenance of utilities for the property.

.5 Garbage and Sanitary Landfill
   (1) Required Use
      a) a sanitary landfill that meets provincial standards and regulation is required to be provided on the site coloured blue on Schedule “A”.

.6 Roads, Ways and Paths
   (1) All roads and ways are private and must be located substantially as shown on Schedule “A” of this zone. The SLRD is not responsible for their construction, installation, maintenance or repair.
Schedule “A” to RR Bir Zone – Birkenhead Estates Site Plan
SECTION 8.5 - RR McG ZONE - MCGILLIVRAY FALLS

Applicability

8.5.1 Despite any other provisions of this Bylaw, the following provisions apply to DL 4363, Lillooet District and the RR McG Zone.

Intent

8.5.2 The intent of this zone is to provide for residential development consistent with the original Land Use Contract and to protect the integrity and amenity of the residential community.

Applicability of Land Use Contract Until Terminated

8.5.3 In the event of conflict between provisions of these zoning regulations and those of the Land Use Contract, the provisions of McGillivray Falls Land Use Contract Authorization Bylaw No. 87, 1976 shall apply until it is terminated.

Definitions

8.5.4 Definitions shall be the same as in Section 1 of the Bylaw except:

- **Accessory Building** means a building customarily incidental and subordinate to the principal building on the same site.

- **Common Site(s)** means those sites coloured green on Schedule “A” of this zone.

- **Greenbelt Area** means that portion or portions of the Lands coloured white on Schedule “A” together with the remaining lands not otherwise separately labelled comprising District Lot 4363.

- **Lodge Area** means the area designated Lodge Area and coloured brown on Schedule “A” of this zone.

- **Private Site(s)** means any those sites coloured purple numbered 1-30 and 32-40, 43 and 44 as shown on Schedule “A” of this zone and excludes Common Sites, Greenbelt Area, Lodge Area and Works Area.

- **Works Area** means any or all of the Work and Special Use Areas coloured black shown on Schedule “A” of this zone.

Permitted Uses

8.5.5 Land, sites and buildings may not be used for any purpose except that set out in the RR McG Zone
.1 The location and size of the sites must be substantially in accordance with Schedule “A” to the RR McG Zone. Schedule “A” is part of this zone.

.2 Private Sites:
   (1) The maximum of private sites permitted is 41
   (2) Permitted Uses:
       a) Not more than one (1) house or cottage per private site
       b) one single family dwelling
       c) an accessory building of not more than 10 m$^2$

.3 Common Site(s) – Permitted Uses
   a) 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.
   b) buildings are not permitted.

.4 Works Areas – Permitted Uses
   a) restricted to workshops for the fabrication, storage, maintenance and repair of tools, machinery, equipment, parts and other materials and supplies needed or incidental to maintain or serve the property

.5 Greenbelt Area – Permitted Uses
   a) 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 pathways, waterlines and tanks and underground services may be constructed and maintained.
   b) buildings are not permitted.

.6 Lodge Area – Permitted Uses
   a) restricted to community use for social gatherings, group and individual recreation activities.

.7 Garbage and Sanitary Landfill
   a) a sanitary landfill that meets provincial standards and regulations is required to be provided.

.8 Roads, Ways and Paths
   a) All roads and ways are private and must be located substantially as shown on Schedule “A” of this zone. The SLRD is not responsible for their construction, installation, maintenance or repair.
Schedule “A” to RR McG Zone – McGillivray Falls Site Plan
SECTION 8.6 - RR Pon ZONE - PONDEROSA COMMUNITY

Applicability

8.6.1 Despite any other provisions of this Bylaw, the following provisions apply to DL 2663 and 4805 and 8506, Lilooet District and the RR Pon Zone.

Intent

8.6.2 The intent of this zone is to provide for residential development consistent with the original Land Use Contract and to protect the integrity and amenity of the residential community.

Applicability of Land Use Contract Until Terminated

8.6.3 In the event of conflict between provisions of these zoning regulations and those of the Land Use Contract, the provisions of Ponderosa Guest Ranch Land Use Contract Authorization Bylaw No. 117, 1977 shall apply until it is terminated.

Definitions

8.6.4 Definitions shall be the same for 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.

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

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

- **Private Site(s)** means any or all building sites or strata lots, shown on Schedule “A” of this zone, except Common Areas, Greenbelt Area and Works Area.

- **Site** means any or all building sites or strata lots, shown on Schedule “A” of this zone, inclusive of Common Areas, Greenbelt Area and Works Area.

- **Strata Lot** means any or all of the 26 Strata lots shown on Schedule “A” of this zone.

- **Works Area** means an area that may include workshops for repair and storage of machinery, storage of building supplies and materials, boats, trailers and fire fighting equipment, limited to land located on DL 8506.

Permitted Uses

8.6.5 Land, sites and buildings may not be used for any purpose except that set out in the RR Pon Zone. Schedule “A” is part of this zone.

1. **Strata Lots - Permitted Uses**
   (1) One (1) single family dwelling not including a mobile home.
(2) Uses customarily incidental to those above
(3) Trailers provided:
   a) Trailers must be a non-permanent type of travel trailer that does not exceed 9 metres in length
   b) A building permit for a permanent dwelling has been issued for the lot
   c) Any trailer is removed before September 30th in the year it was placed on the lot or when the permanent dwelling is occupied, which ever is earlier
(4) Accessory buildings located no closer than 10 m from the single family dwelling.
(5) Accessory uses
(6) Guest cabin, not including a mobile home, not to exceed 20 m².

.2 Maximum Floor Area
   a) Total floor area of all buildings on a site must not exceed 375 m²

.3 Height
   a) No building shall exceed 9 metres in height

.4 Common Area(s) – Permitted Uses
   a) Private parkland or open space
   b) Roadways, trails and pathways
   c) Horse barns and paddocks
   d) Open fields
   e) Picnic sites
   f) Accessory buildings
   g) Works Area

.5 Storage of firewood must be at least 10 m from any single family dwelling.
Schedule “A” to RR Pon Zone – Ponderosa Community Site Plan
SECTION 8.7 - RR LLE ZONE - RURAL LILLOOET LAKE ESTATES

Applicability

8.7.1 Despite any other provisions of this Bylaw, the following provisions apply shall apply to the tracts of land known and described as firstly as PID: 013-391-917, DL 4901, Lillooet District EXCEPT PLANS 11938 AND EPP10321, and, PID: 009-486-895, PARCEL A DISTRICT LOT 4901 LILLOOET DISTRICT PLAN 11938.

Intent

8.7.2 The intent of this zone is to provide for residential development consistent with the original Lillooet Lake Estates/Heather Jean Estates Land Use Contract Authorization Bylaw No. 88, 1976 and to protect the integrity and amenity of the residential community, until such time as new zoning is brought into this RR LLE Zone.
SECTION 9 - RRM ZONE - RESOURCE MANAGEMENT

Intent

9.1 The intent of this zone is to provide for rural residential development, agriculture, forestry, wildlife management and backcountry tourism in unserviced areas within Electoral Area C.

Permitted Uses in the RRM Zone

9.2 Land, buildings and structures in the RRM Zone shall be used for the following purposes only:

- single family dwelling
- secondary suite
- duplex
- bed and breakfast
- home office
- home craft
- establishment, management, and harvesting of the forest cover for timber and other forest products and values
- auxiliary uses necessary for the establishment, management, and harvesting of the forest cover for timber and other forest products and values, providing it does not involve the construction of permanent buildings for accommodation
- extraction of raw materials from the land, including crushing and screening activities, but excluding any further processing activities
- motorized open land commercial recreation excluding:
  - buildings and structures, and
  - aircraft landing facilities used for commercial purposes
- water, fisheries and wildlife resource management purposes
- farm use excluding intensive agriculture
- backcountry tourism guest staging is permitted where:
  - the staging area is not within the lands identified as “Backcountry Tourism Guest Staging Buffer” on Schedule A to Section 9.2 (1)(f)(i)
On parcels of 2.0 ha or greater the additional permitted uses are:
- garden nursery
- home industry
- storage of no more than 4 licensed vehicles or pieces of heavy equipment associated with the logging or construction industries

On parcels of 4.0 ha or greater the additional permitted uses are:
(a) portable sawmill

On parcels of 8.0 ha or greater, the additional permitted uses are:
- horse riding academy, boarding stable and indoor riding arena

On parcels of 10.0 ha or greater, the additional permitted use is
- Medical Marihuana Production Facility

Regulations

9.3 On a parcel located in the RRM 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.

<table>
<thead>
<tr>
<th>COLUMN I Matter to be Regulated</th>
<th>COLUMN II Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>.1 Minimum parcel area for new subdivisions</td>
<td>40 ha</td>
</tr>
</tbody>
</table>
| .2 Maximum number of dwellings per parcel | On parcels less than 2 ha:  
  1 single family dwelling  
  1 secondary suite  
  On parcels 2 ha or greater and less |
| .3 | Minimum setback from all parcel lines  
|    | portable saw mill  
|    | for all other buildings and structures | 150 m  
| .4 | Maximum height of  
|    | single family dwelling  
|    | duplex  
|    | accessory building | 8 m  
|    | 9 m  
|    | 6 m  
| .5 | Maximum parcel coverage  
|    | on parcels 2,000 m² or less | 35%  
|    | on parcels larger than 2,000 m² | 15%  
| .6 | Backcountry tourism guest staging:  
|    | maximum building gross floor area | 100 m²  
|    | minimum distance from a residence except a residence on the same parcel | 1,000 m  
| .7 | Maximum Total Combined Gross Floor Area for Non-Residential Buildings and Uses on a parcel for:  
|    | horse riding academies, boarding stables; and indoor riding arenas | 100 m²  
|    | non-commercial buildings associated with open land recreation uses  
|    | buildings associated with campgrounds or golf courses; or portable sawmill  
| .8 | Minimum setback for a medical marihuana production facility (from all parcel lines) | 25 m  
| .9 | Maximum height for a medical marihuana production facility | 15 m  
| .10 | Maximum gross floor area for a medical marihuana production facility | 2,500 m²  
| .11 | Minimum setback for medical marihuana production facility from any watercourse | 30 m  

than 8 ha:  
- 2 single family dwellings, one of which may have 1 secondary suite, or  
- 1 duplex  
On parcels 8 ha or greater:  
- 4 single family dwellings, one of which may have 1 secondary suite, or  
- 2 duplexes
.12 The setback and height regulations elsewhere in Section 9.5 shall not apply to an existing building that is re-purposed for a medical marihuana production facility, so long as that building has been issued a valid building permit.

.13 Any medical marihuana production facility that is 3,700 m² or larger requires an approved rainwater management plan and agricultural liquid waste management plan.

Parking

9.4 Off-street parking shall be provided in accordance with the provisions of Section 5 of this Bylaw.

Exceptions and Site Specific Uses

9.5 Site Specific Uses

.1 on the area of crown land to the east of Hwy 99, three kilometres north of the Green River rail crossing, the additional permitted use is:

(a) ‘kennel’, provided
   (i) No component of the operation shall be visible from Highway 99
   (ii) No signage, or commercial use of the kennel beyond the dog sledding operation, is prohibited.
.2 On District Lots 2220 and 2549, LLD the additional use permitted is a water bottling plant.

.3 On Block A, DL 1158, LLD, the additional use permitted is a staging area for commercial helicopter operations including helicopter landing area, helicopter storage, fuel storage, and vehicle parking is permitted subject to the following:
   (i) The staging area shall be used during the Pemberton Meadows area helicopter skiing operating season of February and March only;
   (ii) The model of helicopter used from the staging area shall only be a Bell 407 model or similar ‘medium-sized’ (6 passenger or less) model;
   (iii) Temporary fuel storage on the property shall be located a minimum of 25 metres from helicopter landing and storage areas.

.4 On the 0.8 hectare parcel of unsurveyed Crown land with the central coordinates of Easting - 521548 and Northing - 5589565, 2.2 kilometers up the Birkenhead Forest Service Road, commercial use of the land for the purposes of backcountry tourism guest staging is permitted, including fuel storage and vehicle parking, subject to the following:
   (i) single family dwelling, secondary suite, farm use, and bed and breakfast, are not permitted, and
   (ii) Fuel storage on the property shall meet the standards specified in the Hazardous Waste Regulation (Environmental Protection Act) to provide protection from spills, vandalism, and fire hazard.

.5 On Lot 44, Plan KAP33675, DL 4100, LLD, a temporary tourist accommodation for not more than 10 guests during periods when the dwelling is not occupied for residential purposes is permitted, subject to the following:
   (i) Licensed facilities for serving or sales of alcoholic beverages are not a permitted use in conjunction with temporary tourist accommodation.

.6 On the land located immediately to the north of DL 2247 adjacent to Highway 99 and legally described as “That parcel or tract of land in the vicinity of District Lot 2247, Group 1, New Westminster District, Containing 3 hectares, more or less” and as outlined on Schedule “A”, which is attached to and forms part of this Section 9.5.6:

the permitted uses are:
   (i) a school
   (ii) playgrounds, and buildings and uses auxiliary to a school

provided no principal building shall exceed 11 metres or two storeys in height.
Schedule “A” to Section 9.5.6
SECTION 10 - C1 ZONE - COMMUNITY COMMERCIAL

Intent

The intent of this section is to permit and guide the development of commercial areas that serve local communities.

Permitted Uses

10.1 Land, buildings and structures in the C1 Zone shall be used for the following purposes only:

   a) retail and rental stores
   b) business and professional offices
   c) banks
   d) post office
   e) medical and dental clinics
   f) hotels and motels
   g) restaurants
   h) bakeshop or confectionery, whose products are sold retail on the premises;
   i) personal service establishments as defined under Health Act regulations, shoe repair shops, electric and electronic shops, laundrette, laundry and dry cleaning shops, florist shops, tailor or dressmaking shops
   j) printing and publishing
   k) undertaking parlours
   l) community halls, fraternal lodges, churches, libraries, schools and other similar uses
   m) theatres
   n) recreation and places of amusement
   o) bus terminal for the loading and unloading of passengers
   p) gasoline service stations
   q) retail auto sales
   r) combined commercial use and residential dwelling unit
   s) single family dwelling
   t) home craft
   u) home office

Combined Commercial and Residential Dwelling Unit

10.2 Where a building is used for combined commercial and residential use, the residential use shall:

   (i) be located over or behind the commercial use; and
   (ii) have a separate entrance from outside.

   The minimum floor area of a dwelling unit in a combined commercial and residential use shall be 45 m².
Regulations

10.3 On a parcel located in the C1 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.

<table>
<thead>
<tr>
<th>COLUMN I</th>
<th>COLUMN II</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Matter to be Regulated</strong></td>
<td><strong>Regulations</strong></td>
</tr>
<tr>
<td>.1 Minimum parcel area for new subdivisions</td>
<td>1 ha</td>
</tr>
<tr>
<td>.2 Maximum number of dwellings per parcel</td>
<td>1</td>
</tr>
<tr>
<td>.3 Minimum setbacks</td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>7.5 m</td>
</tr>
<tr>
<td>Rear</td>
<td>4.5 m</td>
</tr>
<tr>
<td>Side</td>
<td>3 m</td>
</tr>
<tr>
<td>Side abutting RR or R zones</td>
<td>3 m</td>
</tr>
<tr>
<td>Gasoline pumps or pump islands</td>
<td>4.5 m</td>
</tr>
<tr>
<td>.4 Maximum height of</td>
<td></td>
</tr>
<tr>
<td>principal building or structure</td>
<td>9 m / 2 storeys</td>
</tr>
<tr>
<td>accessory building</td>
<td>3.5 m</td>
</tr>
<tr>
<td>.5 Maximum parcel coverage</td>
<td></td>
</tr>
<tr>
<td>on parcels served by a community water system</td>
<td>60%</td>
</tr>
<tr>
<td>all other instances</td>
<td>25%</td>
</tr>
</tbody>
</table>

Parking

10.4 Off-street parking shall be provided in accordance with the provisions of Section 5 of this Bylaw.

Loading

10.5 Adequate space for loading, unloading, and maneuvering of trucks shall be provided on the site.

Exceptions

10.6

.1 Notwithstanding section 10.1, uses in Section 10.1(j) through (q) are prohibited on Lot A, District Lot 209, LLD, Plan B4086 except Plans 5959, 7170, 8847 and 639:

.2 In addition to uses permitted in Section 10.1, gasoline sales and recreation uses are permitted as accessory uses to motels on Lot A, District Lot 209, LLD, Plan B4086 except Plans 5959, 7170, 8847 and 639.
SECTION 11 - TC ZONES - TOURIST COMMERCIAL

Permitted Uses

11.1 Land, buildings and structures in the TC Zones shall be used for the following purposes only:
   (a) tourism business or tourist accommodation as specifically permitted in each Tourist Commercial Zone
   (b) retail sales and rentals auxiliary to a use permitted under clause (a)
   (c) indoor recreation facilities and outdoor recreation areas for the use of guests of a use permitted under clause (a)
   (d) single family dwelling
   (e) duplex
   (e) bed and breakfast

Permitted Uses Tourist Commercial 1 (TC1) Zone

11.2 .1 In addition to the uses permitted in section 11.1, the following uses are permitted in the TC1 Zone:
   (a) rental guest cabins
   (b) campground
     .2 No more than one rental guest cabin per 0.2 hectare of parcel area is permitted.
     .3 No more than one campsite per 0.1 hectare of parcel area is permitted.
     .4 No campsite shall be located within 15 m of a highway.

Permitted Uses Tourist Commercial 2 (TC2) Zone

11.3 .1 In addition to the uses permitted in section 11.1, the following uses are permitted in the TC2 Zone:
   (a) neighbourhood pub
   (b) restaurant

Regulations

11.4 On a parcel located in the TC 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.

<table>
<thead>
<tr>
<th>COLUMN I Matter to be Regulated</th>
<th>COLUMN II Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>.1 Minimum parcel area for new subdivisions</td>
<td>2 ha</td>
</tr>
<tr>
<td>.2 Maximum number of dwellings per parcel</td>
<td>1</td>
</tr>
<tr>
<td>.3 Minimum setback except fence or retaining wall Front</td>
<td>7.5 m</td>
</tr>
</tbody>
</table>
### Parking

11.5 Off-street parking shall be provided in accordance with the provisions of Section 5 of this Bylaw.
SECTION 12 – P1 ZONE - PARK

Intent

12.1 The intent of this zone is to provide for the location and development of parks and open spaces and accessory facilities for park uses within Electoral Area C.

Permitted Uses

12.2 In the P1 Zone the use of land, buildings and structures is restricted to:
   a) park
   b) nature conservation area
   c) passive recreation
   d) agriculture, excluding intensive agriculture
   e) assembly uses
   f) accessory building and accessory uses.

Regulations

12.3 On a parcel located in the P1 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.

<p>| COLUMN I | COLUMN II |</p>
<table>
<thead>
<tr>
<th>Matter to be Regulated</th>
<th>Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>.1 Minimum setback from all parcel lines</td>
<td>4.5 m</td>
</tr>
<tr>
<td>.2 Maximum height of principal building accessory building</td>
<td>8 m</td>
</tr>
<tr>
<td>.3 Maximum parcel coverage</td>
<td>5 m</td>
</tr>
</tbody>
</table>

Parking & Loading

12.4 Motor vehicle and bicycle parking and loading shall comply with the requirements of Section 5 of this Bylaw.
Permitted Uses

13.1 Land, buildings and structures in the CWP Zone shall be used for the following purposes only:

1. community watershed management for protection of domestic water supplies;
2. timber harvesting consistent with community watershed values as determined by analyses in conjunction with a watershed assessment procedure under the BC Forest and Range Practices Act;
3. unattended public utility buildings to a maximum floor area of 50 m² with no exterior storage of any kind, and no garage for the repair and maintenance of equipment.
SECTION 14 - INDUSTRIAL ZONES
SECTION 14.1 - I1 ZONE - LIGHT INDUSTRIAL

Permitted Uses

14.1.1 Land, buildings and structures in the I1 Zone shall be used for the following purposes only:

a) light industry
b) automotive and recreational vehicle sales
c) car wash
d) parking lot for the storage of motor vehicles
e) gasoline service stations
f) boat building, boat showrooms and display yards
g) building supply and lumber yards
h) contractors' offices, shops, and yards
i) fuel storage and wholesale distribution
j) bakery
k) restaurants
l) food products manufacturing processing and packaging, excluding processing and packaging of fish and including only pre-dressed and government inspected meats and eviscerated poultry
m) laundromat
n) log home construction
o) vocational training facilities
p) manufactured home sales
q) combined commercial use and residential dwelling unit
r) auxiliary retail sales and office use in conjunction with a permitted industrial use
s) single family dwelling

14.1.2 On parcels 0.5 hectares or greater, the additional permitted uses are:

(a) Medical marihuana production facility provided that:
   (i) No such building shall exceed 10 m in height
   (ii) The maximum combined floor area for buildings used in a medical marihuana production facility shall be 2,500 m²

Combined Industrial and Residential Dwelling Unit

14.1.3 Where a building is used for combined industrial and residential use, the residential use shall:

(a) to be restricted to one dwelling unit
(b) be located over or behind the commercial use; and
(c) have a separate entrance from outside

.2 The minimum floor area of a dwelling unit in a combined commercial and residential use shall be 45 m².
Regulations

14.1.4 On a parcel located in the I1 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.

<table>
<thead>
<tr>
<th>COLUMN I</th>
<th>Matter to be Regulated</th>
<th>COLUMN II</th>
<th>Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>.1</td>
<td>Minimum parcel area for new subdivisions</td>
<td></td>
<td>1 ha</td>
</tr>
<tr>
<td>.2</td>
<td>Maximum number of dwellings per parcel</td>
<td></td>
<td>1</td>
</tr>
<tr>
<td>.3</td>
<td>Minimum setbacks from parcel lines</td>
<td>Front</td>
<td>7.5 m</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Rear</td>
<td>3 m</td>
</tr>
<tr>
<td></td>
<td></td>
<td>One Side</td>
<td>3.5 m</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Side abutting RR or R zones</td>
<td>6 m</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Gasoline pumps or pump islands</td>
<td>4.5 m</td>
</tr>
<tr>
<td>.4</td>
<td>Maximum parcel coverage for all buildings and structures</td>
<td></td>
<td>60%</td>
</tr>
</tbody>
</table>

Screening

14.1.5 .1 All industrial activity and storage not contained within a building shall be enclosed by a wall, fence or solid evergreen hedge not less than 2 ms in height.

.2 The provisions of Section 14.1.5.1 do not apply to automotive, boat or recreational vehicle sales lots, manufactured home sales display areas and gasoline service stations.

Parking

14.1.6 Off-street parking shall be provided in accordance with the provisions of Section 5 of this Bylaw.

Loading

14.1.7 Adequate space for loading, unloading, and maneuvering of trucks shall be provided on the site.
SECTION 14.2 - I2 ZONE - RESOURCE INDUSTRIAL

Permitted Uses

14.2.1 Land, buildings and structures in the I2 Zone shall be used for the following purposes only:

(a) mineral, sand and gravel processing
(b) construction of log homes, prefabricated homes, and timber frame homes
(c) manufacture of concrete products
(d) sawmill and manufacturing of natural wood products
(e) light industry
(f) single family dwelling

(1) On parcels 0.5 hectares or greater the additional permitted uses are:

(a) Medical marihuana production facility provided that:
   (i) No such building shall exceed 10 m in height
   (ii) The maximum combined floor area for buildings used in a medical marihuana production facility shall be 2,500 m²

Regulations

14.2.2 On a parcel located in the I2 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.

<table>
<thead>
<tr>
<th>COLUMN I Matter to be Regulated</th>
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<tr>
<td>.1 Minimum parcel area for new subdivisions</td>
<td>1 ha</td>
</tr>
<tr>
<td>.2 Maximum number of dwellings per parcel</td>
<td>1</td>
</tr>
<tr>
<td>.3 Minimum setback from all parcel lines</td>
<td>7.5 m</td>
</tr>
<tr>
<td>.4 Maximum parcel coverage of buildings and structures</td>
<td>60%</td>
</tr>
</tbody>
</table>

Screening

14.2.3 Industrial use on that part of District Lot 4095, LLD zoned I2 shall be screened from Highway 99 by a solid evergreen hedge or landscape screen consisting of natural vegetation such that the industrial activity is not visible from any point 1.75 m high along the edge of the traveled surface of Highway 99 adjacent to the land.
Parking

14.2.4 Off-street parking shall be provided in accordance with the provisions of Section 5 of this Bylaw.

Loading

14.2.5 Adequate space for loading, unloading, and maneuvering of trucks shall be provided on the site.

Exceptions

14.2.6.1 Notwithstanding section 14.2.1, *industrial use* on that part of District Lot 4095, LLD zoned I2, shall be limited to log home construction activities that do not involve the placement of any permanent *structures*. 
SECTION 15 - CD ZONES - COMPREHENSIVE DEVELOPMENT
SECTION 15.1 - CD-1 - COMPREHENSIVE DEVELOPMENT ZONE - WEDGEWOOD ESTATES

Intent

This zone applies to the land on the east side of Highway 99, described as Lot A District Lot 2247 Group 1 New Westminster District Plan BCP39086 (“Lot A”) and to Strata Lot 1 to 12 all of District Lot 2247 Group 1 NWD Strata Plan BCS3916 (“Strata Lots”) and on the west side of Highway 99 described as District Lot 2247 New Westminster District Except Firstly Part in Plan VAP23216 and Secondly Part in Plan BCS39086 (“District Lot 2247”). The density reflects site conditions and to permit a clustered development of up to 108 residential dwellings.

Permitted Uses

15.1.1.1 On the east side of Highway 99 (Lot A and the Strata Lots) land, buildings and structures in the CD-1 ZONE shall be used for the following purposes only:

(a) single family dwelling
(b) auxiliary dwelling unit, as per s.15.1.2
(c) bed and breakfast
(d) home based businesses
(e) nature conservation area, parks and playgrounds
(f) community halls, fire halls, ambulance and first aid stations and police stations
(g) neighbourhood convenience store in conjunction with a single family dwelling
(h) auxiliary uses, buildings, and structures
(i) telecommunications equipment, waterworks pump stations, sewer system lift stations and similar unattended utility equipment and machinery, with no exterior storage of any kind
(j) non-commercial tennis courts and swimming pools, whether covered or uncovered, facilities for exercise equipment and changing rooms
(k) sales centre

.2 On the west side of Highway 99 (District Lot 2447), land, buildings and structures in the CD-1 Zone shall be used for the following purposes only:

(a) private or public water, drainage, telecommunications, power and related utility infrastructure uses (including, without limiting the generality of the foregoing, wells, reservoirs, treatment systems, pumphouses, mains, lines, pipes, culverts, valves, poles, chutes, ducts, wires, roads and other appurtenances, attachments, fittings and equipment associated therewith);
(b) interpretive centre; and
(c) nature conservation area uses.

Density

15.1.2.1 On the District Lot, the minimum parcel area shall be 100 ha.
.2 On Lot A and the Strata Lots the density of development shall be determined and governed by the following:

(a) the minimum parcel area shall be 0.2 hectares, provided however that there shall be no more than 108 parcels on Lot A and the Strata Lots;
(b) no more than one dwelling and one auxiliary dwelling unit located within a single family dwelling or within an auxiliary building may be located on a parcel;
(c) an auxiliary dwelling unit permitted under 15.1.2(b) must not exceed 75 m\(^2\) in area; and
(d) the floor area for a principal dwelling shall be determined on the basis of the parcel area times 0.2 but:
   i. for a parcel of less than 0.4 ha the maximum floor area shall be 430 m\(^2\);
   ii. for a parcel of more than 0.4 ha but less than 0.6 ha the maximum floor area shall be 550 m\(^2\); and
   iii. for a parcel of more than 0.6 ha the maximum floor area shall be 650 m\(^2\).

.3 For any parcel on which an auxiliary dwelling unit is constructed within an auxiliary building the maximum floor area of the principal dwelling shall be reduced by 75 m\(^2\).

Floor Area and Location for Non-Residential Buildings and Uses

15.1.3.1 No more than 1 interpretative centre, which shall have a maximum floor area of 100 m\(^2\), shall be permitted on Lot A and the Strata Lots.

.2 No more than 1 neighbourhood convenience store, which shall have a maximum floor area of 100 m\(^2\), and no more than one bed and breakfast, shall be permitted on Lot A and the Strata Lots.

.3 No sales centre shall be larger than 160 m\(^2\).

Siting Requirements

15.1.4.1 No structure on lots of 0.4 ha or larger shall be located within 7.5 m of a parcel line.

.2 No structure on lots of less than 0.4 ha shall be located within 7.5 m of the front or rear parcel line or within 4.0 m of the side parcel line.

.3 Notwithstanding Section 4.16 of this Bylaw, no building or any part thereof in this CD-1 Zone shall be constructed, reconstructed, moved, or extended:

   (a) within 30 m of the natural boundary of Green River and Wedgemount Creek; or
(b) within 15 m of the natural boundary of those ephemeral tributaries at the north and south end of the property marked “Ephemeral Tributary A” and “Ephemeral Tributary B”,

all as shown on Schedule 1: Wedgewoods Site Plan, which forms part of the CD-1 Zone.

.4 Notwithstanding Section 4.16 of this Bylaw, the location of any sewage treatment plant or addition thereto in this Zone shall be a minimum of 35 m from the parcel line of any parcel on which residential use is a permitted use.

Parcel Coverage

15.1.5 .1 The parcel coverage of all buildings and structures on parcels less than 0.4 hectares shall not exceed 35 percent.

.2 The parcel coverage of all buildings and structures on parcels more than 0.4 hectares shall not exceed 20 percent.

Landscaping and Screening

15.1.6 .1 Where Lot A is subdivided or developed in accordance with Section 15.1.2 the following regulations apply:

(a) All utility kiosks, garbage and recycling containers or dumpsters shall be located and stored in an enclosed area to the rear or side of a principal building and fully screened from view by a fence, wall or landscaping; and
(b) A landscape screen of at least 1.5 metres in height must be provided for pumping stations, transmission structures and accessory buildings, the sewage treatment plant and similar utility, mechanical or electrical structures.

Parking

15.1.7 Off-street parking shall be provided in accordance with the provisions of Section 5 of this Bylaw.
SCHEDULE 1 TO SECTION 15 - WEDGEWOODS SITE PLAN
SCHEDULE B

Electoral Area C Zoning Map