



Electoral Area A Zoning Bylaw No. 670, 1999

Adopted September 25, 2000

**CONSOLIDATED COPY
January 2019**

IMPORTANT NOTICE

THIS IS AN UNOFFICIAL CONSOLIDATION OF BYLAW NO. 670 WHICH HAS BEEN PREPARED FOR CONVENIENCE ONLY.

Although the Squamish-Lillooet Regional District is careful to assure the accuracy of all information presented in this consolidation, you should confirm all information before making any decisions based on it. Information can be confirmed through the SLRD Planning Department.

CONSOLIDATED FOR CONVENIENCE ONLY

Consolidated bylaws are consolidated for convenience only and are merely representative. Each consolidated bylaw consists of the original bylaw text and maps, together with current amendments which have been made to the original version. Copies of all bylaws (original and amendments) may be obtained from the SLRD Planning and Development Department.

BY-LAW NO

DATE OF ADOPTION

722 – 2001	Housekeeping Amendment Text Amendment: The definition of R zones in Section 1 of Bylaw 670 is amended by deleting the words “includes the R1 and R2 zones” and replacing them with the following: “includes the R1, R2 and R3 zones”. Section 1 of Bylaw 670 is amended by inserting, immediately following the definition of “temporary building”, the following: “temporary tourist accommodation” means a building containing one or more habitable rooms or dwelling units that are used primarily for temporary lodging by visitors for a total of less than four consecutive weeks in a calendar year; Section 3.1 of Bylaw 670 is amended by inserting in Table 3-1, immediately following “R2 Residential Zone II”, the following: “R3 Residential Tourist Accommodation zone”. Bylaw 670 is amended by inserting, immediately following section 9.3, the following: Section 9A – R3 Zone – Residential Tourist Accommodation Insert Map A of Schedule D (Zoning Maps) to Bylaw670 is amended by rezoning those portions of District Lot 4931, LLD as outlined on Schedule A, which is attached to and forms part of this Bylaw, from R2 Residential II zone to R3 Residential Tourist Accommodation zone. Insert Map E of Schedule D (Zoning Maps) to Bylaw 670 is amended by rezoning District Lot 605, LLD, except Plans 30999 and 36345 as outlined on Schedule B, which is attached to and forms part of this Bylaw, from C5 Tourist Commercial zone to C4 Resort Commercial zone. Text and Map Amendments.	July 23, 2001
735 – 2001	Housekeeping Amendment Text Amendment: Section 4 of Bylaw 670 is amended by inserting, immediately following Section 4.11, the following: 4.12 The minimum <i>parcel area</i> 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 another parcel or parcels such that one portion of the parcel is completely discontinuous from the other; .2 the subdivision is restricted to dividing the parcel along the parcel boundaries that physically separate the parcel. – Text Amendment	June 24, 2002
739 – 2002	Text Amendment: Section 10.1 of Bylaw 670 is amended by inserting, immediately following clause 10.1.12, the following: <u>Site Specific Uses</u> .13 gasoline sales on Lot 2, District Lot 671, LLD, Plan 25012 – Text Amendment	September 19, 2002
762 - 2002	Mickey Forman & Kathleen Young Lot 2, Plan KAP70062, DL 1137 LLD - from Rural Resource 2 zone to Rural Resource 1 zone - Map Amendment	July 28, 2003
783 - 2003	Joe Norton DL 1137, except Plan KAP70062, LLD – from Rural Resource 2 zone to Rural Resource 1 zone - Map Amendment	August 25, 2003
939 - 2005	James & Helen Keir/Michael & Margaret Sage That Part of DL 5687, LLD except those parts within DL 1329, covered by waters of Gun Lake, or within Plan H18072 - from Rural Resource 2 zone to Residential 2 zone –Map Amendment	June 27, 2005

	That Part of DL 1329, LLD as shown on Plan B6362, except Plan H18072 – from Commercial 4 zone to Residential 2 zone - Map Amendment	
1074 - 2008	Annie Casarin DL587, LLD – from Rural Resource 2 zone (RR2) to Rural Resource 1 (RR1) - Map Amendment	September 29, 2008
1093 – 2008	Scott Holden A parcel of unsurveyed Crown Land – from Rural Resource 8 ha zone (RR2) to Heavy Industrial Zone (M2) - Map Amendment	October 26, 2009
1221 – 2011	Text Amendment: inserting, immediately following section 6 – RR2 Rural Resource Zone (Ha), the following: Section 6A – RR2A Rural Resource Zone (8Ha) Map Amendment: Schedule D Zoning Map is amended by rezoning the area highlighted on Schedule A.	February 27, 2012
1306 – 2014	Tyax Real Estate Ltd. text and map amendments plus housekeeping amendment	July 28, 2014
1355 - 2014	Seton Lodging A parcel identified as PID 019-117-388 (Parcel A, DD KJ4272, District Lot 1596, Plan KAP17213, LLD) is amended.	October 1, 2014
1282-2013	Area A Housekeeping Review – part of Area B Zoning Review & new Area B Zoning Bylaw No. 1300 (text and map) Divorces Area A & B from each other in Zoning Bylaw No. 670, which now applies to Area A only	April 22, 2015
1441 - 2016	To include new zoning areas: Tyax Helihouse rezoning – (text and map) 7A-RR3- Rural Resource 3 Zone 7B-RR4- Rural Resource 4Zone Section 16A-C6 Zone – Commercial 6 Zone	May 25, 2016
1532-2017	Boralex private communications site and communications tower (adjacent to Gun Lake on Mt. Penrose) RR2 Exception (Section 7.5)	November 22, 2017
1348-2018	Keir (Gun Lake) Rezoning Application 9B.1 - C4 Resort Commercial to R2 Residential RR2 and C4 Resort Commercial to R5 Residential	January 24, 2018
1544-2017	Cannabis Regulations – Cannabis Retail & Definitions	May 23, 2018
1579-2018	SLRD Rezoning for Bralorne Wastewater Treatment Plant	June 27, 2018
1602-2018	Gun Lake – Crown Land parcel on Hess Road- additional permitted uses for private communication site/equipment	January 30, 2019

**SQUAMISH-LILLOOET REGIONAL DISTRICT
ZONING BYLAW NUMBER 670, 1999**

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

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

AND WHEREAS the Board has held a Public Hearing pursuant to the Municipal Act;

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

1. The Squamish-Lillooet Regional District Zoning Bylaw No. 72, 1975 and its amendments are hereby repealed.
2. Schedules A & B, detailed below, are attached and form part of the Squamish-Lillooet Regional District Zoning Bylaw, Number 670, 1999.
 - (a) Schedule A (Zoning Bylaw)
 - (b) Schedule B (Maps)
3. This bylaw may be cited as "Squamish-Lillooet Regional District Zoning Bylaw No. 670, 1999".

READ A FIRST time this 16th day of December, 1999.

READ A SECOND time this 27th day of April, 2000.

PUBLIC HEARINGS WERE HELD on the 13th and 14th days of March, 2000 and the 15th and 17th days of May, 2000.

READ A THIRD time this 29th day of May, 2000.

APPROVED pursuant to Sec. 54(2) of the Highway Act this 25th day of July, 2000.

Approving Officer, Ministry of Transportation & Highways

APPROVED by the Minister of Municipal Affairs this 21st day of September, 2000.

APPROVAL NO. 2000255

ADOPTED this 25th day of September, 2000.

Susan L. Gimse
Chair

R. A. Beauchamp
Secretary-Treasurer

Certified to be a true and correct copy of the Squamish-Lillooet Regional District Zoning Bylaw No. 670, 1999, as adopted September 25th, 2000.

R. A. Beauchamp, Secretary-Treasurer

[SCHEDULE A]

TABLE OF CONTENTS

SCHEDULE A ZONING BYLAW	Page #
1. Definitions.....	6
2. Administration.....	12
3. Zones.....	14
4. General Regulations.....	16
5. Parking Regulations.....	24
6. RR1 - Rural Resource Zone (2 ha).....	27
7. RR2 – Rural Resource Zone (8 ha).....	29
7A. RR3 – Rural Resource Zone.....	32
7B. RR4 – Rural Resource Zone.....	33
8. R1 – Residential Zone I.....	34
9. R2 – Residential Zone II.....	36
9B. R5 – Residential Zone V.....	38
10. R3 – Residential Tourist Accommodation Zone.....	39
11. R4 – Multifamily Residential Zone.....	40
12. C1 – Core Commercial Zone.....	41
13. C2 – General Commercial Zone.....	42
14. C3 – Service Station Commercial Zone.....	44
15. C4 – Resort Commercial Zone.....	45
16. C5 - Tourist Commercial Zone.....	47
16A. C6 – Commercial Zone.....	48
17. M1 – Light Industrial Zone.....	49
18. M2 – Heavy Industrial Zone.....	51
19. P1 – Public and Institutional Zone.....	53

SCHEDULE B MAPS

SECTION 1 – DEFINITIONS

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

ACCESSORY OR ACCESSORY USE means a *use* other than a *principal use* that is subordinate, customarily incidental and exclusively devoted to the *principal use* or *building* permitted on the same parcel.

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 sale of agricultural products produced from the same parcel or same farm, the repair of farm machinery and related equipment used on the same farm. It also includes agroforestry, greenhouse and nursery *uses*, but does not include kennels, or a *cannabis production facility*.

AIRPORT means any airstrip for the take-off and landing of airplanes, licensed, regulated and classified by Transport Canada and/or the Ministry of Transportation and Infrastructure.

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

BED AND BREAKFAST means temporary tourist accommodation which is incidental and subordinate to a *single family dwelling* intended primarily for the accommodation of the travelling public, and may include limited food services to guests utilizing the accommodation.

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

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

CAMPGROUND means a *use* of land for commercial purposes for the temporary accommodation of recreational travelers in travel trailers, recreational vehicles or tents.

CANNABIS means cannabis as defined in the *Cannabis Act*.

CANNABIS PRODUCTION FACILITY means a premise used for cultivation, processing, testing, destroying, storing or distribution of cannabis authorized by a licence issued by Health Canada.

CANNABIS RETAIL means the sale of cannabis.

(Amendment Bylaw 1544-2017)

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 assembly, commerce, entertainment, or *restaurant uses* and premises licensed for on-site consumption of alcoholic beverages.

CONVENIENCE STORE means a retail outlet catering to the day to day needs of residents and visitors.

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.

DWELLING UNIT means a self-contained set of *habitable rooms* containing not more than one kitchen facility.

DUPLEX means buildings divided into two dwelling units, each of which is occupied or intended to be occupied as a permanent home or residence of one *family*.

EMPLOYEE means an individual whose place of employment is situated within the boundaries of Electoral Area A.

EMPLOYEE HOUSING means the use of a dwelling unit for occupation only by an employee or an individual related by blood, adoption, common-law marriage, or foster parenthood to an employee or cohabiting with an employee in a spousal relationship.

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*.

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

GARAGE means a detached *accessory building* or a portion of a *principal building* used for the parking or temporary storage of private motor vehicles.

GRADE, AVERAGE FINISHED means the average ground elevation, after placement of fill, removal of soil, regarding or construction, adjacent to each corner of the exterior wall of the building or structure, excluding steps, stairwells, windows 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) would be exempt from this calculation.

HEIGHT means the vertical distance from the lower of the *average finished grade* or the *average natural grade* to the highest point of the *building* or *structure*, excluding localized depressions for vehicle or pedestrian access.

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 BUSINESS means an auxiliary use of a parcel in conjunction with a dwelling for business or professional practice carried on for remuneration, and does not include *home industry*.

HOME INDUSTRY means an auxiliary use of a parcel in conjunction with a dwelling for a small scale *industrial use* providing a service for remuneration. Such industrial use may include a portable sawmill, vehicle repair, maintenance and auto body shops, but excludes auto wrecking, manufacture of concrete products, bulk fuel or chemical storage or refining depots, animal or agricultural products processing, the production of animal feeds, and a *cannabis production facility*.

INDEPENDENT POWER PRODUCERS/PROJECTS (IPPs) means a private entity that owns and/or operates facilities to generate electricity for sale to public utilities and end users.

INDOOR RECREATION FACILITY means a facility for the provision of recreation and sports facilities primarily conducted indoors such as arcades, arenas, fitness clubs, racquet courts, gymnasiums, dance studios, swimming pools and bowling alleys.

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.

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.

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.

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 which in any way interferes with the *use* of any *contiguous* parcel.

MARINA means a commercial establishment or premises, containing docking facilities or mooring facilities where boats and boat accessories are berthed, stored, serviced, repaired, constructed or kept for sale or rent and where facilities for the sale of marine fuels or lubricants, fishing and accessory goods may be provided.

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

OPEN LAND RECREATION means the use of land for recreational purposes and includes archery ranges, and firearm ranges, rodeo grounds, riding stables, gymkhana grounds and guide/outfitting activity, but does not include golf courses, mechanized ski lift facilities, motocross tracks or include facilities or buildings used for commercial operations.

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

PARCEL COVERAGE means the figure obtained when the total horizontal area of:

- all buildings measured to the outside surface of the exterior walls or posts; where there are no walls
- all structures, other than buildings, measured to their extreme outer limits

is expressed as a percentage of the *parcel area*. Parcel coverage includes both covered and uncovered variations of decks, verandas, porches, walkways, 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 the shortest *parcel line* common to a parcel and a highway other than a *lane*.

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* which lies the most opposite to and is not connected to the *front parcel line*.

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.

PENSION means a detached *single family dwelling* which contains temporary tourist accommodation from four (4) to ten (10) let bedrooms, intended primarily for the accommodation of the travelling public, and may include limited food services to guests utilizing the accommodation.

PERSONAL SERVICE ESTABLISHMENT means a business where services are provided to the person 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 and shoe repair shops.

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 ASSEMBLY FACILITY means a non-commercial building where persons gather periodically for public, cultural, religious, and philanthropic or entertainment purposes such as meeting halls and fraternal lodges.

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 water, sewer, drainage, gas, electricity, power, transportation, communication services, such as an electrical substation, community sewer system or public works yard, but does not include Independent Power Producers/Projects (IPPs).

REGIONAL DISTRICT means the Squamish-Lillooet Regional District.

RETAIL STORE 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.

SECONDARY SUITE means an additional *dwelling unit* contained within a *single family dwelling*. *Secondary suites* are not permitted in a *duplex*. The following conditions apply to a secondary suite:

- Has a total floor space of not more than 90 m² in area
- Has a floor space less than 40% of the habitable floor space of the building
- Is located within a building of residential occupancy containing only one other dwelling unit
- Is located in and part of a building which is a single real estate entity (i.e. a single title)

SERVICE STATION means premises used principally for the retail sale of motor fuels, lubricating oils and motor vehicle accessories and the servicing of motor vehicles, and may include the auxiliary retail sale of other products, but shall not include any wholesale sales, automotive frame repairs or body repairs.

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, structure, or landfill* from the natural boundary or other reference line to maintain a floodway and to allow for potential land erosion. Setbacks are measured as follows:

- All buildings measured to the outside surface of the exterior walls, or posts where there are no walls.
- All structures, other than buildings, measure to their extreme outer limits.

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* where permitted.

STORAGE YARD means an area outside of an enclosed building where equipment, material, goods, products, and vehicles are stored, baled, piled, handled, sold or distributed but shall not include a *junk yard* or *wrecking yard*.

STRUCTURE means any erection or construction fixed to, supported by or sunk into land or water, but does not include:

- concrete, asphalt, brick, tile or other artificial surfacing on a site.
- fences or walls having a height less than or equal to the maximum height permitted under this bylaw.
- pools.

TEMPORARY TOURIST ACCOMMODATION means a *building* containing one or more habitable rooms or dwelling units that are used primarily for temporary lodging by visitors for a total of less than four consecutive weeks in a calendar year.

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.

WATERBODY/WATERCOURSE means any natural or manmade depression with well-defined banks and a bed 0.6 m or more below the surrounding land serving to give direction to a current of water at least six (6) months of the year or having a drainage area of 2 km² or more upstream of the point of consideration.

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 as “The Squamish-Lillooet *Regional District* Zoning Bylaw No. 670, 1999.”

Application

- 2.2 This Bylaw shall apply to Electoral Area A 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 Secretary, the Director of Planning and Development, the Building Inspector 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 *building*, *structure* or premises at any 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 2.4 from the carrying out of their duties under this Bylaw.

Penalty

- 2.8 Any person who commits an offence under this Bylaw shall be liable upon summary conviction to a penalty as set out in the Offence Act, for every such violation, which penalty and cost shall be recoverable and enforceable upon summary conviction in the manner provided by the Offence Act.
- 2.9 Each day during which such violation is continued shall be deemed to constitute a new and separate offense.

Severability

- 2.10 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.

SECTION 3 – ZONES

Designation

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

**TABLE 3-1
Designation of Zones**

Column I Zones	Column II Title Elaboration
RR1	Rural Resource Zone (2 ha)
RR2	Rural Resource Zone (8 ha)
RR3	Rural Resource 3 Zone
RR4	Rural Resource 4 Zone
R1	Residential Zone I
R2	Residential Zone II
R3	Residential Tourist Accommodation Zone
R4	Multifamily Residential Zone
C1	Core Commercial Zone
C2	General Commercial Zone
C3	Service Station Commercial Zone
C4	Resort Commercial Zone
C5	Tourist Commercial Zone
C6	Commercial 6 Zone
M1	Light Industrial Zone
M2	Heavy Industrial Zone
P1	Public and Institutional Zone

- 3.2 The correct name of each *zone* provided for in this Bylaw is set out in Column I of Table 3-1 and the Title Elaboration contained in Column II of Table 3-1 is for information purposes only.
- 3.3 The extent of each *zone* is shown on Schedule B, Maps, which are attached to and form part of this Bylaw and which bear the words “Schedule B.”
- 3.4 When the *zone* boundary is designated as following a road allowance or creek, the centre line of such road allowance or creek 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 the Zoning Maps.

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 the RR3 and RR4 zones*:
- .1 park;
 - .2 fire hall, ambulance station, police station
 - .3 *public assembly facility*; and
 - .4 *public utility*.

Minimum Parcel Width for Parcels Fronting a Waterbody

- 4.3 The minimum parcel width for new subdivisions for parcels that are adjacent to a *waterbody* is 50 m.

Setback Requirements

- 4.4 This section outlines setbacks that apply in all zones, unless otherwise noted in this bylaw, and includes exceptions to parcel line and watercourse setbacks.

Minimum distance between buildings in Residential zones

- .1 For all buildings in Residential zones in this bylaw, there is a minimum distance of 1.6 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

- .3 No *building* or *structure* other than the following shall be located in the area of *parcel line setback* required by this Bylaw:
- .1 signs, provided they are not closer than 1 m from any *side parcel line*
 - .2 *fences* less than the maximum height permitted in the applicable zone in accordance with Section 4.5
 - .3 steps, provided they are not closer than 1 m from any *side parcel line*
 - .4 a patio, sundeck, terrace, porch, *balcony* or canopy provided they are not closer than 2 m from any *parcel line*

- .5 gutters, eaves, cornices, sills, bay windows or chimneys provided they are not closer than 1 m from any *parcel line*
- .6 arbours, trellises, fish ponds, ornaments, flag poles or similar landscape features, provided they are not closer than 1 m from any *parcel line*
- .7 hot tubs and uncovered swimming pools provided they are not located closer than 2 m from any *parcel line*
- .8 a *parking space* or loading space
- .9 *landscape screens* and other forms of landscaping and screening
- .10 retaining walls

Landscaping & Screening

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

Storage

- .1 Outdoor storage on a parcel shall be screened by way of a *landscape screen*.
- .2 Unless expressly permitted in a zone, no parcel may be used as a salvage yard, *junk yard*, or an *wrecking yard*.

Fence Height

- .3 Fences in Residential and Commercial zones shall be a maximum of 1.8 m.
- .4 Fences located within a parcel line setback in Rural Resource zones shall be a maximum of 3 m.
- .5 Fences in Industrial zones shall be a maximum of 2 m.
- .6 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 Assessment Act, shall be exempt from Sections 4.5.3 to 4.5.5.
- .7 Notwithstanding Sections 4.5.3, fences shall be a maximum of 1.2 m along the front parcel line and 1.2 m along the portion of each side parcel line from the front parcel line to the front parcel line setback distance applicable in the relevant zone.
- .8 Notwithstanding Sections 4.5.3 – 4.5.5, a fence located outside a *parcel line setback* shall comply with the *setbacks* and *heights* for *accessory structures* in the applicable zone.

Parcel Coverage

- 4.6 All *parcel coverage* regulations on a parcel shall be in accordance with the provisions in this section.

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*

Height Regulations

Height Exceptions

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

- .1 aerial;
- .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 observation tower;
- .10 public monument;
- .11 radio and television tower or antenna;
- .12 silo;
- .13 spire, steeple or belfry;
- .14 transmission tower;
- .15 ventilating machinery; and
- .16 water tank.

Home Businesses

4.8 Where permitted, *home businesses* shall comply with the following regulations:

- .1 a maximum of one sign per parcel not exceeding 0.2 m² in a Residential zone, and 1 m² in a Rural Resource zone is permitted advertising a *home business*; and if lit, shall only be illuminated by an external, indirect source;
- .2 retail sales shall not exceed 20 percent of the area used for the home business;
- .3 the *home business* shall not occupy more than a combined 150 m² *gross floor area* of the *dwelling* and *accessory building* on parcels less than 0.4 ha or 250 m² on parcels greater than or equal to 0.4 ha.;
- .4 a *home business* 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 normally associated with a *dwelling*.
- .5 employees of a home based business shall be members of a family residing on the parcel and may include one other person.
- .6 the owners of any business involved in the production, storage, sale, or service of food must have the appropriate approvals and permits from the Interior Health Authority.
- .7 there shall be no outdoor storage of materials, equipment, containers or finished products.

Home Industries

- 4.9 Where expressly permitted within a *zone*, a *home industry* shall comply with the following regulations:
- .1 the *home industry* is only permitted on parcels that are 8 ha or greater;
 - .2 a maximum of one (1) sign per parcel is permitted advertising a *home industry*;
 - .3 the size of the sign shall not exceed 1 m² and if lit, shall only be illuminated by an external, indirect source;
 - .4 the maximum *gross floor area* and outdoor parcel area of a *home industry* is 500 m²;
 - .5 a *home industry* shall not include a *junk yard*, a *wrecking yard*.
 - .6 employees of a home industry shall be restricted to members of a family residing on the parcel and may include two other people.
 - .7 the owners of any business involved in the production, storage, sale, or service of food must have the appropriate approvals and permits from the Interior Health Authority.
 - .8 there shall be no outdoor storage of materials, equipment, containers or finished products.

Bed and Breakfasts

- 4.10 Where expressly permitted in a *zone*, *bed and breakfasts* shall comply with the following regulations:
- .1 the maximum number of let bedrooms shall be 4, serving a maximum of 8 persons in total;
 - .2 the *bed and breakfast* shall be entirely contained within the *single family dwelling*;
 - .3 one additional off-street *parking space* shall be provided for each let room;
 - .4 a maximum of one sign is permitted per parcel advertising a *bed and breakfast* and shall not exceed 0.2 m² in area and, if lit, shall only be illuminated by an external, indirect source;
 - .5 up to one person, in addition to *family* members residing in the *dwelling*, may be engaged in the *bed and breakfast*;
 - .6 no meal shall be served in the *bed and breakfast*, other than breakfast, which may only be served to registered overnight guests.

Accessory Buildings

- 4.11 The maximum combined floor area of all accessory buildings permitted on a parcel shall be calculated according to Table I, where Column I lists the parcel area and Column II lists the maximum permitted combined floor area of all accessory buildings:

COLUMN I Where Parcel Area is:	COLUMN II The Maximum Permitted Combined Gross Floor Area of All Accessory Buildings is:
i) less than 2000 m ²	150 m ²
ii) 2000 m ² to 1 ha	200 m ²
iii) 1 ha to 4 ha	400 m ²

- .1 Except where specifically permitted, an accessory building shall not be used as a dwelling or for providing overnight accommodation.
- .2 No more than one accessory building, having a maximum floor area of 55 m², shall be permitted on a parcel prior to construction of a principal building or establishment of a principal use.
- .3 No persons shall operate a home based business, home industry, 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 SLRD Building Bylaw has been issued for a principal building on a parcel.
- .4 For clarity of interpretation, agricultural buildings used in conjunction with an *agriculture* use on land classified as a farm under the *Assessment Act*, shall not be subject to the maximum floor area regulations for accessory buildings.

Occupancy During Construction

- 4.12 A mobile home or 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 SLRD Building Bylaw has been issued for the principal dwelling on the parcel and the dwelling is under construction.
 - .2 a building permit under the SLRD Building Bylaw has been issued for the mobile home providing accommodation during construction.
 - .3 the mobile home or recreation vehicle shall be connected to a community sewer system or have on-site sewage disposal facilities in compliance with Health Act regulations.
 - .4 the mobile home is not sited on a permanent foundation.
 - .5 no addition shall be made to the mobile home or recreational vehicle.
 - .6 occupancy of the mobile home or recreational vehicle shall not continue beyond the commencement of occupancy of the permanent dwelling or the expiry of the building permit for the mobile home or recreational vehicle, whichever occurs first.

Combined Commercial/Industrial and Residential Use

- 4.13 Where a parcel is used for combined commercial/industrial and residential *use*, the residential *use* shall be restricted to one (1) *dwelling unit*, except if the parcel is greater than 8 ha, the residential *use* shall be restricted to no more than two (2) dwelling units.
- .1 Where a parcel is used for *commercial lodging*, the *dwelling unit* may be contained in a separate *building*.
 - .2 Notwithstanding Section 4.13, where a parcel is used for combined industrial and residential use, the residential *use* shall be restricted to one *dwelling unit*.

Split Zones

- 4.14 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 on the area of the parcel that is within the zone in which the use, building, or structure in question is permitted.
- .1 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.
 - .2 In the event that a parcel lies within more than one zone, the maximum number of dwellings that may be permitted on the entire parcel will be one regardless of parcel size.
 - .1 Notwithstanding Section 4.14.2, an additional dwelling may be permitted in the Agricultural Land Reserve (ALR) portion of a parcel, only in accordance with SLRD and Agricultural Land Commission (ALC) policies, regulations, and approvals on second dwellings in the Agricultural Land Reserve (ALR).

Minimum Parcel Area for New Subdivisions

Exceptions

- 4.15 If one of the cases outlined in section 4.15 is applicable, exceptions to the minimum parcel area may be granted.
- .1 The minimum *parcel area* regulation for new subdivisions does not apply if **all** of the following conditions in section 4.15.1 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.
 - .2 The minimum *parcel area* regulation for new subdivisions does not apply if **all** of the following conditions in section 4.15.2 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.
 - .3 The minimum *parcel area* regulation for new subdivisions does not apply if **all** of the following conditions in section 4.15.3 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.
 - .4 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.

- .5 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 946 of the *Local Government Act*, providing no parcel is less than 2500 m². As noted in Section 946(5) of the *Local Government Act*, this does not apply to the Agricultural Land Reserve.
 - .1 The combined maximum reduction under Sections 4.15.4 and 4.15.5 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 946(8) 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 946 of the *Local Government Act* to one single family dwelling.
- .6 The minimum *parcel area* for new subdivisions do not apply to parks, *public utilities*, fire halls, ambulance stations or police stations.

Cannabis Retail

- 4.16 Unless expressly permitted in this bylaw, *cannabis retail* is prohibited in all zones including zones which broadly permit retail sales/stores or use, farm retail sales/retail sales of farm products, convenience store, or accessory retail use/auxiliary retail sales.

(Amendment Bylaw 1544-2017)

SECTION 5 – PARKING REGULATIONS

Off-Street Parking

- 5.1 Space for the off-street parking 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.

Exemption of Existing Buildings from Parking 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 shall be provided and maintained in accordance with this section 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 prior to the adoption of this Bylaw shall not be reduced below the applicable off-street parking requirements of Section 5.

Number of Parking Spaces

- 5.3 The number of off-street *parking spaces* for motor vehicles required for any *use* is calculated according to Table 1 following section 5.7 in which Column I classifies the types of *uses* and Column II sets out the number of required off-street *parking 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 Tables 1 and 2, the number of off-street parking is calculated on the basis of the requirements for a similar use that is listed in Table 1 and Table 2.
 - .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 seating accommodation is used as a unit of measurement, and such accommodation consists of benches, pews, booths, and the like, each 0.5 m of width of such seating accommodation shall be counted as one seat.
 - .4 Where more than one *use* is located on a parcel, the total number of parking to be required shall be the sum total of the requirements for each *use*.
 - .5 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*.

Location & Siting of Parking Spaces

- 5.4 Except for uses in the C1 and C2 Zones, off-street *parking spaces* shall be located on the same parcel as the use they serve.
- .1 In the C1 and C2 Zones, 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 In the C1 and C2 Zones, 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 No off-street *parking space* shall be located within 2 m of the *front parcel line*.

Dimensions of Parking Spaces

- 5.5 Each off-street *parking space* required by this Bylaw shall not be less than 2.6 m in width, 5.5 m in length and 2.2 m in *height*.

Surfacing of Parking Spaces

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

Lighting

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

**TABLE 1
REQUIRED OFF STREET PARKING SPACES**

COLUMN I Class of Building or Use	COLUMN II Parking Spaces
Residential	
Single family dwelling	2
Secondary suite	1
Duplex	4
Multifamily unit	2
Rural	
Garden nursery	4 per 100 m ² of retail sales area plus 1 per 185 m ² of greenhouse area
Animal shelters/kennels	1 per 100 m ² gross floor area plus 2 per 100 m ² office floor area plus 1 per fleet vehicle
Riding stable and academy	1 per stall
Commercial	
Motel/lodge	1 per room
Service station	4 per service bay or a minimum of 4
Restaurant	0.33 seat per 100 m ² gross floor area
All other Commercial/office uses	3 per 100 m ² gross floor area
Industrial	
Light industry/manufacturing	1 per 100 m ² gross floor area
Institutional	
Building for assembly, institutional, religious or recreation use	0.25 per seat plus 10 per 100 m ² of gross floor area used for assembly
Post office	4
School: Kindergarten and Elementary	2 per classroom
Senior Secondary	2 per classroom

SECTION 6 – RR1 - RURAL RESOURCE ZONE (8 ha)

Permitted Uses

6.1 In the RR1 *Zone* the use of land, *buildings* and *structures* is restricted to:

- *single family dwelling*
- *agriculture*
- forestry practices, including silviculture and harvesting, but not including processing or manufacturing
- *open land recreation* including golf courses
- temporary construction camp, provided that such temporary construction camp shall be removed at the completion of the project for which it was constructed
- *secondary suite*
- *bed and breakfast*
- *home business*
- *home industry*
- *retail sale of farm products*
- *accessory buildings* and *accessory uses*

.1 On parcels of 10 ha or greater, the additional permitted uses are:

- *cannabis production facility*

Regulations

6.2 On a parcel located in the RR1 *Zone*, no *building* or *structure* shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>Parcel Area</i> for New Subdivisions	2 ha
.2	Maximum Number of <i>Dwellings</i> per Parcel	<ul style="list-style-type: none"> • on parcels less than 8 ha: 1 • on parcels 8 ha or greater: 2 single family dwellings or 1 duplex
.3	Maximum Number of <i>Secondary Suites</i> per <i>Single Family Dwelling</i>	1
.4	Minimum <i>Setback</i> <ul style="list-style-type: none"> • from <i>front parcel line</i> • from all other <i>parcel lines</i> 	<p>7.5 m</p> <p>4.5 m</p>
.5	Minimum setback for <i>cannabis production facility</i> (from all parcel lines)	15 m
.6	Maximum height for a <i>cannabis production facility</i>	10 m
.7	Maximum <i>gross floor area</i> for a <i>cannabis production facility</i>	2,500 m ²

- .8 The setback and height regulations in section 6.2 (5-6) shall not apply to an existing building that is re-purposed for a *cannabis production facility*, so long as that building has been issued a valid building permit.

Conditions of Use

- 6.3 The combined *gross floor area* of clubhouses, pro shops, restaurants and similar facilities auxiliary to a golf course permitted under clause 6.1 shall not exceed 100 square metres.
 - .1 The maximum density for a campground permitted in clause 6.1 shall be 10 campsites per hectare, with each campsite having a minimum width of 10 m.

SECTION 7 – RR2 - RURAL RESOURCE ZONE (8 ha)

Permitted Uses

7.1 In the RR2 Zone the use of land, *buildings* and *structures* is restricted to:

- *agriculture*
- forestry practices, including silviculture and processing but not including processing or manufacturing
- *open land recreation* including golf courses and motocross tracks
- *single family dwelling*
- *garden nursery*
- *kennel*
- campground
- *secondary suite*
- *bed and breakfast*
- *home business*
- *home industry*
- retail sale of farm products
- *accessory buildings* and *accessory uses*

.1 On parcels of 10 ha or greater, the additional permitted uses are:

- *cannabis production facility*

Regulations

7.2 On a parcel located in the RR2 Zone, no *building* or *structure* shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>Parcel Area</i> for New Subdivisions	8 ha
.2	Maximum Number of <i>Dwellings</i> per Parcel	<ul style="list-style-type: none"> • on parcels less than 8 ha.: 1 • on parcels 8 ha or greater: 2 single family dwellings or 1 duplex
.3	Maximum Number of <i>Secondary Suites</i> per <i>Single Family Dwelling</i>	1
.4	Minimum <i>Setback</i> <ul style="list-style-type: none"> • from <i>front parcel line</i> • from all other <i>parcel lines</i> 	<p>7.5 m</p> <p>4.5 m</p>
.5	Minimum setback for <i>cannabis production facility</i> (from all parcel lines)	15 m

COLUMN I Matter to be Regulated		COLUMN II Regulations
.6	Maximum height for a <i>cannabis production facility</i>	10 m
.7	Maximum <i>gross floor area</i> for a <i>cannabis production facility</i>	2,500 m ²

8 The setback and height regulations in section 7.2 (5-6) shall not apply to an existing building that is re-purposed for a *cannabis production facility*, so long as that building has been issued a valid building permit.

Conditions of Use

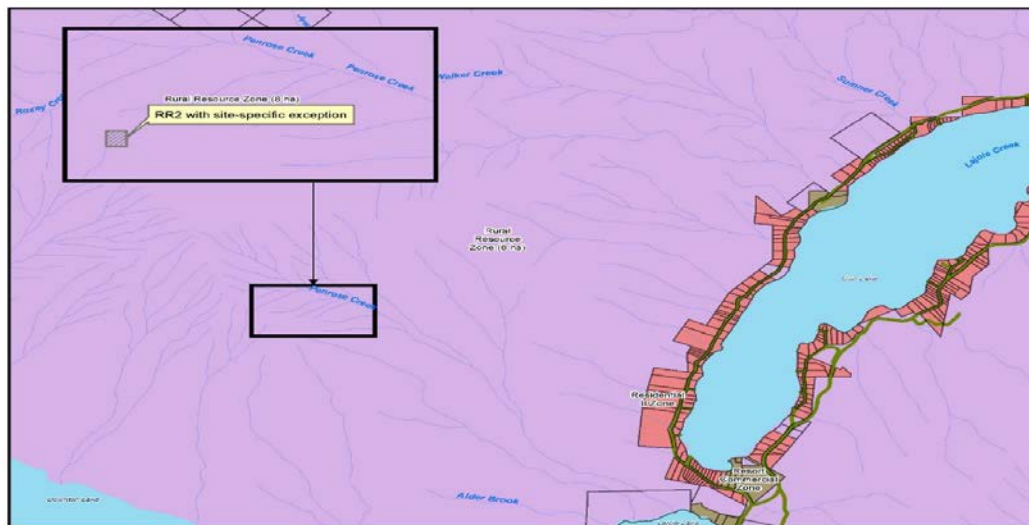
- 7.3 The combined *gross floor area* of clubhouses, pro shops, restaurants and similar facilities auxiliary to a golf course permitted under clause 7.1 shall not exceed 100 square metres.
- .1 The maximum density for a campground permitted in clause 7.1 shall be 10 campsites per hectare, with each campsite having a minimum width of 10 m.

Special Regulation

- 7.4 Notwithstanding Section 7.1, airport is a permitted use on DL 2700, LLD (Gun Lake).

Exceptions

- 7.5 On the parcel legally described as all that unsurveyed Crown Land in the vicinity of Jamie Creek. Lillooet District, containing 0.33 hectares, more or less, located at 50.8603900 - 122.9515200 (latitude/longitude) on Mt. Penrose (adjacent to Gun Lake), the additional permitted uses are:
- .1 Private communications site and communications tower

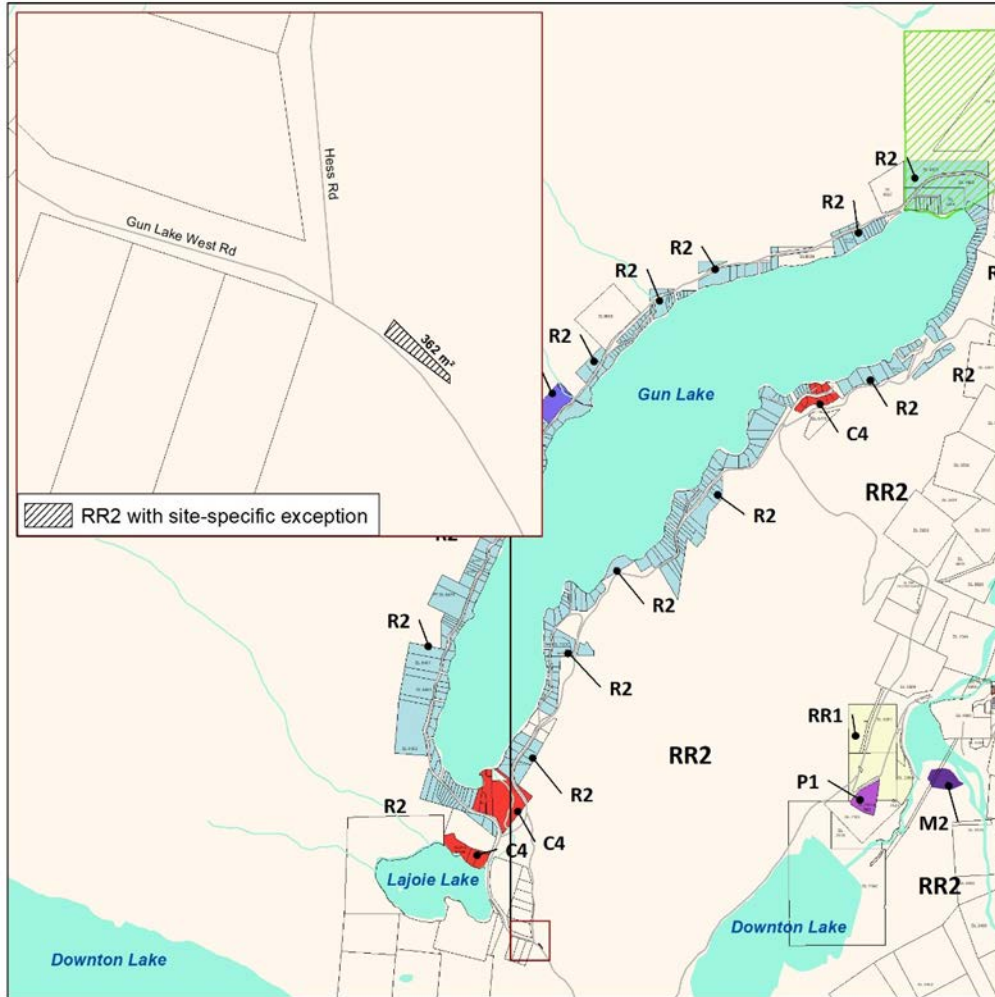


(Amendment Bylaw 1532-2017)

- .2 Notwithstanding Section 7.2.1, for that northern portion (north of Marmot Crescent) of the property legally described as PID 008-207-372, District Lot 671, Lillooet Land District, Except Plan B7547, 25012, 41970, & KAP57100, the minimum parcel size for new subdivisions shall be 3 ha.
- (Amendment Bylaw 1579-2018)

.3 On the parcel legally described as an unsurveyed parcel of Crown Land in the vicinity of Gun Lake, containing 362m², more or less, located at 50°49'58.66"N 122°53'38.40"W (latitude/longitude) on Gun Lake S Road, 80m south-east of junction with Hess Road, the additional permitted uses are:

- Private communications site/equipment.



(Amendment Bylaw 1602-2018)

SECTION 7A – RR3 – RURAL RESOURCE 3 ZONE

Permitted Uses

7A.1 In the RR3 Zone the use of land, *buildings* and *structures* is restricted to:

- *campground* with a maximum of 28 campsites, subject to s. 7A.2.3

7A.2 On a parcel located in the RR3 Zone, no use, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>Parcel Area</i> for New Subdivisions	29 ha
.2	Maximum number of campsites associated with <i>campground use</i>	28
.3	<i>Campground use</i>	<ul style="list-style-type: none"> • The campground use is a summertime use only. • The campground can only operate between June 1 to October 31.

SECTION 7B – RR4 – RURAL RESOURCE 4 ZONE

Permitted Uses

7B.1 In the RR4 Zone the use of land, *buildings* and *structures* is restricted to:

- *single family dwelling*
- *secondary suite*
- *bed and breakfast*
- *home business*
- *accessory buildings and uses*

Conditions of Use

7B.2 All permitted uses in the RR4 zone are limited to summertime use only, between June 1 to October 31.

Regulations

7B.3 On a parcel located in the RR4 Zone, no use, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>Parcel Area</i> for New Subdivisions	29 ha
.2	Maximum number of <i>single family dwellings</i> per parcel	1
.3	Maximum number of <i>secondary suites</i> per <i>single family dwelling</i>	1
.4	Maximum <i>gross floor area</i> of <i>single family dwelling</i>	465 m ²
.5	Minimum <i>setback</i> from all <i>parcel lines</i>	7.5 m
.6	Maximum <i>height</i> <ul style="list-style-type: none"> • principal building • accessory building 	8.5 m 5 m
.7	Maximum <i>parcel coverage</i>	5 %

SECTION 8 – R1 RESIDENTIAL ZONE I

Permitted Use

8.1 In the R1 Zone the use of land, *buildings* and *structures* is restricted to:

- *single family dwelling*
- *duplex*, subject to Section 8.2.2 below
- *bed and breakfast*
- *home business*
- *secondary suite*, permitted only within a *single family dwelling*
- *accessory building* and *accessory uses*

Regulations

8.2 On a parcel located in the R1 Zone, no *building* or *structure* shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated	COLUMN II Regulations
.1 Minimum <i>Parcel Area</i> for New Subdivisions	<ul style="list-style-type: none"> • where a parcel is served by both a community water system and a community sewer system: 600 m² • where a parcel is served by a community water system but not a community sewer system: 2000 m² • in all other cases: 2 ha
.2 Minimum <i>Parcel Area</i> Required for a <i>Duplex</i>	<ul style="list-style-type: none"> • where a parcel is served by a community water system and a community sewer system: 900 m² • where a parcel is served by a community water system but not a community sewer system: 2,000 m² • in all other cases: 2 ha
.3 Maximum Number of <i>Single Family Dwelling</i> or <i>Duplexes</i> per <i>Parcel</i>	1
.4 Maximum Number of <i>Secondary Suites</i> per <i>Single Family Dwelling</i>	1
.5 Minimum <i>Setback</i> <ul style="list-style-type: none"> • from <i>front parcel line</i> 	5 m

COLUMN I Matter to be Regulated		COLUMN II Regulations
	<ul style="list-style-type: none"> • from <i>interior side parcel line</i> • from <i>exterior side parcel line</i> • from <i>rear parcel line</i> 	1.5 m 4.5 m 3 m
.6	Maximum <i>Height of</i> <ul style="list-style-type: none"> • <i>principal building</i> • <i>accessory building</i> 	11 m 4 m
.7	Maximum <i>Coverage</i>	33%

Setbacks

8.3 Notwithstanding section 8.2.5, the minimum front setback for R1 zoned land in the Bralorne townsite as shown on Schedule B to this Bylaw shall be 0 m.

SECTION 9 – R2 ZONE –RESIDENTIAL ZONE II

Permitted Uses

9.1 In the R2 Zone the use of land, *buildings* and *structures* is restricted to:

- *single family dwelling;*
- *bed and breakfast;*
- *home business;*
- *accessory building; and accessory use*

.2 Notwithstanding Section 9.1, *agriculture, including intensive agriculture* is a permitted use on the following properties on that portion of the parcel that is within the provincial Agricultural Land Reserve:

PID 013-219-537, District Lot 4823, except Plan 37025, KAP58098, LLD
PID 023-608-480, Lot A, District Lot 4823, Plan KAP58098, LLD
PID 013-423-835, District Lot 5389, except Plan 23022 & 37025, LLD
PID 004-896-521, Lot 1, District Lot 5389, Plan KAP23022, LLD
PID 003-019-306, Lot A, District Lot 5389, Plan KAP34061, LLD
PID 003-019-314, Lot B, District Lot 5389, Plan KAP34061, LLD
PID 003-019-322, Lot C, District Lot 5389, Plan KAP34061, LLD
PID 006-599-524, Lot 5, District Lot 5389, Plan KAP23022, LLD
PID 003-019-349, Lot D, District Lot 5389, Plan KAP34061, LLD
PID 007-848-731, Lot 1, District Lot 1330, Plan KAP20522, LLD

Regulations

- 9.2 On a parcel located in the R2 Zone, no *building* or *structure* shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I MATTER TO BE REGULATED		COLUMN II REGULATIONS
.1	Minimum Parcel Area for New Subdivisions	<ul style="list-style-type: none"> • where a parcel is served by a public highway: 0.8 ha • in all other cases: 8 ha
.2	Maximum Number of Single Family Dwellings per Parcel	1
.3	Minimum Setback <ul style="list-style-type: none"> • from front parcel line • from interior side parcel line • from exterior side parcel line • from rear parcel line <ul style="list-style-type: none"> - if principal building - if accessory building 	7.5 m 1.5 m 4.5 m 4.5 m 3 m
.4	Maximum Height of <ul style="list-style-type: none"> • principal building • accessory building 	11 m 4 m
.5	Maximum Coverage	33%

SECTION 9B – R5 ZONE –RESIDENTIAL ZONE V

Permitted Uses

9B.1 In the R5 Zone the *use* of land, *buildings* and *structures* is restricted to:

- *single family dwelling;*
- *bed and breakfast;*
- *home business;*
- *accessory building; and accessory use.*

Regulations

9B.2 On a parcel located in the R5 Zone, no *building* or *structure* shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

	COLUMN I Matter to be Regulated	COLUMN II Regulations
.1	Minimum Parcel Area for New Subdivisions	5 ha
.2	Maximum Number of Single Family Dwellings per Parcel	1
.3	Minimum Setback <ul style="list-style-type: none">• from front parcel line• from interior side parcel line• from exterior side parcel line• from rear parcel line<ul style="list-style-type: none">- if principal building- if accessory building	7.5 m 1.5 m 4.5 m 4.5 m 3 m
.4	Maximum Height of <ul style="list-style-type: none">• principal building• accessory building	11 m 4 m
.5	Maximum Coverage	33%

SECTION 10 – R3 ZONE –RESIDENTIAL TOURIST ACCOMMODATION ZONE

Permitted Uses

10.1 In the R3 Zone the use of land, buildings and structures is restricted to:

- single family dwelling;
- use of single family dwellings for temporary tourist accommodation of not more than 8 guests during periods when such dwellings are not occupied for residential use;
- bed and breakfast;
- home business;
- accessory building and accessory use

Regulations

10.2 On a parcel located in the R3 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I MATTER TO BE REGULATED		COLUMN II REGULATIONS
.1	Minimum Parcel Area for New Subdivisions	<ul style="list-style-type: none"> • where a parcel is served by a public highway: 0.8 ha • in all other cases: 8 ha
.2	Maximum Number of Single Family Dwellings per Parcel	1
.3	Minimum Setback <ul style="list-style-type: none"> • from front parcel line • from interior side parcel line • from exterior side parcel line • from rear parcel line <ul style="list-style-type: none"> - if principal building - if accessory building 	7.5 m 1.5 m 4.5 m 4.5 m 3 m
.4	Maximum Height of <ul style="list-style-type: none"> • principal building • accessory building 	11 m 4 m
.5	Maximum Coverage	33%

SECTION 11 – R4 ZONE – MULTIFAMILY RESIDENTIAL ZONE

Intent

The intent of this zone is to provide for medium density *employee* housing associated specifically with employment at the Tyax Resort at Tyaughton Lake.

Permitted Uses

11.1 In the R4 Zone the use of land, *buildings* and *structures* is restricted to:

- *Employee housing* townhouses, associated with employment at the Tyax Resort at Tyaughton Lake
- *Accessory uses*

Regulations

11.2 On a parcel located in the R4 Zone, no *building* or *structure* shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I MATTER TO BE REGULATED		COLUMN II REGULATIONS
.1	Minimum Parcel Area for New Subdivisions	2 ha
.2	Maximum Gross Floor Area for all buildings	9,000.00 ft ² / 836.13 m ²
.3	Maximum building coverage for <i>Employee housing</i> <ul style="list-style-type: none"> • Measured to the outside surface of the exterior walls, or posts where there are no walls 	4,500 ft ² / 418.06 m ²
.4	Minimum Setback <ul style="list-style-type: none"> • from front (east) parcel line • from interior (north) side parcel line • from exterior (south) side parcel line • from rear (west) parcel line 	8 m 45 m 10 m 10 m
.5	Maximum Height of <ul style="list-style-type: none"> • principal building • accessory building 	11 m 4 m
.6	Maximum Coverage	30%

(Amendment Bylaw 1306)

SECTION 12 – C1 ZONE – CORE COMMERCIAL ZONE

Permitted Uses

12.1 In the C1 Zone the use of land, buildings, and structures is restricted to:

- bakery;
- financial institution;
- gallery or studio;
- medical or dental clinic;
- office;
- *personal service establishment*;
- post office;
- restaurant;
- *retail store*;
- *accessory building and accessory use*
- accessory dwelling unit.
- gasoline sales on Lot 2, District Lot 671, LLD, Plan 25012

Regulations

12.2 On a parcel located in the C1 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated	COLUMN II Regulations
.1 Minimum <i>Parcel Area</i> for New Subdivisions	<ul style="list-style-type: none"> • where a parcel is serviced by both a community water system and a community sewer system: 200 m² • where a parcel is serviced by a community water system but not a community sewer system: 2000 m² • in all other cases: 2 ha
.2 Minimum <i>Setback</i> <ul style="list-style-type: none"> • from <i>interior side parcel line</i> which abuts a parcel in a R Zone or RR Zone • from <i>rear parcel line</i> 	<p>3 m</p> <p>3 m</p>
.3 Maximum <i>Height</i> of <ul style="list-style-type: none"> • <i>principal building</i> • <i>accessory building</i> 	<p>10 m</p> <p>4 m</p>

SECTION 13 – C2 ZONE – GENERAL COMMERCIAL ZONE

Permitted Uses

13.1 In a C2 Zone the use of land, *buildings* and *structures* is restricted to:

- bakery
- *commercial lodging*
- financial institution
- gallery or studio
- *indoor recreation facility*
- medical or dental clinic
- *neighbourhood pub*
- office
- *parking area*
- *pension*
- *personal service establishment*
- post office
- rental shop, not including the rental of heavy equipment
- restaurant
- *retail store*
- theatre
- *accessory building and accessory use*
- *accessory dwelling unit.*

Regulations

13.2 On a parcel located in the C2 Zone, no *building* or *structure* shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated	COLUMN II Regulations
.1 Minimum <i>Parcel Area</i> for New Subdivisions	<ul style="list-style-type: none"> • where a parcel is serviced by both a community water system and a community sewer system: 200 m² • where a parcel is serviced by a community water system but not a community sewer system: 2000 m² • in all other cases: 2 ha
.2 Minimum <i>Parcel Area</i> for <i>Commercial Lodging</i>	<ul style="list-style-type: none"> • where a parcel is serviced by a community water system: 1,000 m² • in all other cases: 2 ha

COLUMN I Matter to be Regulated	COLUMN II Regulations
.3 Minimum <i>Setback</i> <ul style="list-style-type: none"> • from <i>interior side parcel line</i> which abuts a parcel in a <i>R Zone</i> or <i>RR Zone</i> • from <i>rear parcel line</i> 	3 m 3 m
.4 Maximum <i>Height of</i> <ul style="list-style-type: none"> • <i>principal building</i> • <i>accessory building</i> 	10 m 4 m

SECTION 14 – C3 ZONE – SERVICE STATION COMMERCIAL ZONE

Permitted Uses

14.1 In a C3 Zone the use of land, buildings and structures is restricted to:

- service station
- convenience store
- restaurant
- accessory building; and accessory dwelling unit

Regulations

14.2 On a parcel located in the C3 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated	COLUMN II Regulations
.1 Minimum Parcel Area for New Subdivisions	<ul style="list-style-type: none"> • where a parcel is serviced by a community water system: 1000 m² • in all other cases: 2 ha
.2 Minimum Parcel Area for Service Stations	<ul style="list-style-type: none"> • where a parcel is serviced by a community water system: 1,000 m² • in all other cases: 2 ha
.3 Minimum Setback * • from all Parcel Lines	4.5 m
.4 Maximum Height of • principal building • accessory building	10 m 4 m
.5 Maximum Gross Floor Area of Convenience Store	50 m ²

SECTION 15 – C4 ZONE – RESORT COMMERCIAL ZONE

Permitted Uses

15.1 In the C4 Zone the use of land, *buildings* and *structures* is restricted to:

- *commercial lodging*
- *pension*
- *restaurant*
- *marina*
- *boat sale and rental*
- *campground*
- *accessory dwelling unit*
- *indoor and outdoor recreational facility*
- *marine gasoline sales*
- *neighbourhood pub*
- *retail store*
- *accessory building; and accessory use*

Regulations

14.2 On a parcel located in the C4 Zone, no *building* or *structure* shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated	COLUMN II Regulations
.1 Minimum <i>Parcel Area</i> for New Subdivisions	0.4 ha
.2 Minimum <i>Parcel Area</i> Required for <i>Commercial Lodging</i>	<ul style="list-style-type: none"> • where a parcel is serviced by a community water system: 1,000 m² • in all other cases: 2 ha
.3 Minimum <i>Parcel Area</i> Required for a <i>Pension</i>	<ul style="list-style-type: none"> • where a parcel is serviced by a community water system and a community sewer system: 2,000 m² • in all other cases: 2 ha
.4 Maximum Density of Campsites	40 per ha of parcel area
.5 Minimum <i>Setback</i> <ul style="list-style-type: none"> • from <i>front parcel line</i> • from all other <i>parcel lines</i> 	7.5 m 4.5 m
.6 Maximum <i>Height</i> of <ul style="list-style-type: none"> • <i>Commercial Lodging</i> • all other uses 	13 m 9 m

COLUMN I Matter to be Regulated	COLUMN II Regulations
.7 Maximum Coverage	33%

SECTION 16 – C5 ZONE – TOURIST COMMERCIAL ZONE

Permitted Uses

16.1 In the C5 Zone the use of land, *buildings* and *structures* is restricted to:

- rental guest cabins
- *campground*
- *accessory dwelling unit*
- indoor and outdoor recreational facility
- *accessory building*; and *accessory use*

Regulations

16.2 On a parcel located in the C5 Zone, no *building* or *structure* shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated	COLUMN II Regulations
.1 Minimum <i>Parcel Area</i> for New Subdivisions	0.4 ha
.2 Minimum <i>Parcel Area</i> Required for rental guest cabins	<ul style="list-style-type: none"> • where a parcel is serviced by a community water system: 1,000 m² • in all other cases: 2 ha
.3 Maximum Density of rental guest cabins	<ul style="list-style-type: none"> • one cabin per 0.25 ha. of parcel area
.4 Maximum Density of Campsites	10 per ha of parcel area
.5 Minimum <i>Setback</i> <ul style="list-style-type: none"> • from <i>front parcel line</i> • from all other <i>parcel lines</i> 	7.5 m 4.5 m
.6 Maximum <i>Height</i> of <ul style="list-style-type: none"> • <i>principal building</i> • <i>accessory building</i> 	11 m 4 m
.7 Maximum <i>Coverage</i>	33%

Maximum Floor Area

16.3 No guest cabin shall have a gross floor area exceeding 50 m².

SECTION 16A – C6 ZONE – COMMERCIAL 6 ZONE

Permitted Uses

16A.1 In the C6 Zone the use of land, buildings and structures is restricted to:

- *commercial lodging*
- employee housing, associated with employment at the Tyax Resort at Tyaughton Lake
- office & storage ancillary to employee housing, lodging, and helicopter uses
- restaurant/pub ancillary to commercial lodging
- *single family dwelling*
- *pension*
- indoor / outdoor recreation
- fuel storage
- floatplane dock and small personal watercraft dock
- *accessory building; and accessory use*

Regulations

16A.2 On a parcel located in the C6 Zone, no use, building or structure shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>Parcel Area</i> for New Subdivisions	29 ha
.2	Minimum <i>Site Area</i> Required for <i>Commercial Lodging</i>	<ul style="list-style-type: none"> • where a parcel is serviced by a community water system: 1,000 m² • in all other cases: 2 ha
.3	Maximum Gross Floor Area for employee housing use	604 m ²
.4	Maximum Site Coverage of employee housing use	280 m ²
.5	Minimum <i>Setback</i> <ul style="list-style-type: none"> • from <i>front parcel line</i> • from all other <i>parcel lines</i> 	7.5 m 4.5 m
.6	Maximum <i>Height</i> of <ul style="list-style-type: none"> • <i>Commercial Lodging</i> • all other uses 	13 m 9 m
.7	Maximum <i>Coverage</i>	20%

SECTION 17 – M1 LIGHT INDUSTRIAL ZONE

Permitted Uses

17.1 In the M1 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- automotive repair shops for passenger and commercial vehicles
- building supply and lumber yard
- fuel storage and wholesale distribution
- heavy equipment sales/repairs
- *light industry*
- *storage yard*
- veterinary clinic
- warehousing and wholesale establishments
- contractor's office
- *accessory dwelling unit*
- *accessory building; and accessory use*

.1 On parcels of 0.5 ha or greater, and only if the parcel is serviced by a sewer system, the additional permitted uses are:

- *cannabis production facility*

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

- *cannabis production facility*

Regulations

17.2 On a parcel located in the M1 *Zone*, no *building* or *structure* shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations

COLUMN I Matter to be Regulated	COLUMN II Regulations
.1 Minimum <i>Parcel Area</i> for New Subdivisions	<ul style="list-style-type: none"> • where a parcel is served by both a community water system and a community sewer system: 700 m² • Where a parcel is serviced by a community water system but not a community sewer system: 1,000 m² • in all other cases: 2 ha

.2	Minimum Setback <ul style="list-style-type: none"> • from <i>front parcel line</i> • from <i>interior side parcel line</i> which abuts a parcel in a <i>R Zone</i> or <i>RR Zone</i> • from <i>interior parcel line</i> in all other cases • from <i>exterior side parcel line</i> • from <i>rear parcel line</i> 	<p style="text-align: right;">7.5 m</p> <p style="text-align: right;">7.5 m</p> <p style="text-align: right;">3 m</p> <p style="text-align: right;">4.5 m</p> <p style="text-align: right;">7.5 m</p>
3.	Maximum <i>height</i>	11 m
4.	Minimum setback for <i>cannabis production facility</i> (from all parcel lines)	15 m
.5	Maximum height for a <i>cannabis production facility</i>	10 m
.6	Maximum <i>gross floor area</i> for a <i>cannabis production facility</i>	2,500 m ²
.7	Maximum site coverage	60%

.8 The setback and height regulations in section 16.2 (4-5) shall not apply to an existing building that is re-purposed for a *cannabis production facility*, so long as that building has been issued a valid building permit.

SECTION 18 – M2 HEAVY INDUSTRIAL ZONE

Permitted Uses

18.1 In the M2 Zone the *use* of land, *buildings* and *structures* is restricted to:

- asphalt plant
- automotive repair shops for passenger and commercial vehicles
- building supply and lumber yard
- cement plant
- fuel storage and wholesale distribution
- heavy equipment sales/repairs
- hydro-electric facilities
- *light industry*
- processing of aggregate materials
- sawmills and wood processing, including portable sawmills
- *storage yard*
- veterinary clinic
- warehousing and wholesale establishments
- contractor's office
- *accessory dwelling unit*
- *accessory building; and accessory use*

.1 On parcels of 0.5 ha or greater, and only if the parcel is serviced by a sewer system, the additional permitted uses are:

- *cannabis production facility*

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

- *cannabis production facility*

Regulations

18.2 On a parcel located in the M2 Zone, no *building* or *structure* shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated	COLUMN II Regulations
.1 Minimum <i>Parcel Area</i> for New Subdivisions	<ul style="list-style-type: none"> • where a parcel is served by both a community water system and a community sewer system: 700 m² • Where a parcel is serviced by a community water system but not a community sewer system: 1,000 m² • in all other cases: 2 ha

.2	Minimum Setback <ul style="list-style-type: none"> • from <i>front parcel line</i> 7.5 m • from <i>interior side parcel line</i> which abuts a parcel in a <i>R Zone</i> or <i>RR Zone</i> 7.5 m • from <i>interior parcel line</i> in all other cases 3 m • from <i>exterior side parcel line</i> 4.5 m • from <i>rear parcel line</i> 7.5 m 	
3.	Maximum <i>height</i>	11 m
.4	Maximum height for a <i>cannabis production facility</i>	10 m
.5	Maximum <i>gross floor area</i> for a <i>cannabis production facility</i>	2,500 m ²
.6	Maximum site coverage	60%

.7 The setback and height regulations in section 17.2 (4-5) shall not apply to an existing building that is re-purposed for a *cannabis production facility*, so long as that building has been issued a valid building permit.

Special Regulation

18.3 Notwithstanding Schedule B, DL. 7140, LLD lies within the M1 Zone (Lajoie Dam and Powerhouse, Downton Lake).

SECTION 19 – P1 PUBLIC AND INSTITUTIONAL ZONE

Permitted Uses

19.1 In the P1 *Zone* the *use of land, buildings and structures* is restricted to:

- ambulance station
- cemetery
- community care facility
- fire hall
- hospital or diagnostic and treatment centre
- library
- police station
- school
- *accessory dwelling unit*
- *accessory building; and accessory use*
- golf course on Lot 1, DLs 7143 & 7963, Plan 37893, LLD, PID 006-923-739

Regulations

19.2 On a parcel located in the P1 *Zone*, no *building or structure* shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated	COLUMN II Regulations
.1 Minimum <i>Parcel Area</i> for New Subdivisions	1,000 m ²
.2 Minimum <i>Setback</i> from all <i>Parcel Lines</i>	4.5 m

