



Request for Decision

OCP Amendment Bylaw No. 1528-2018 and Zoning Amendment Bylaw No. 1529-2018, Electoral Area B

Date of Meetings: Electoral Area Directors'/Board Meetings – June 13/27, 2018

Recommendations:

THAT Bylaw No. 1528-2018, cited as “Squamish-Lillooet Regional District Electoral Area B Official Community Plan Bylaw No. 1073, 2008, Amendment Bylaw No. 1528-2018”, be introduced and read a first time.

THAT Bylaw No. 1529-2018, cited as “Squamish-Lillooet Regional District Electoral Area B Zoning Bylaw No. 1300-2013, Amendment Bylaw No. 1529-2018”, be introduced and read a first time.

THAT Bylaws No. 1528-2018 and 1529-2018 be referred to the Area B Agricultural Advisory Committee, appropriate First Nations, the District of Lillooet, and provincial agencies including the Interior Health Authority, the Agricultural Land Commission, the Ministries of Forests, Lands, Natural Resource Operations, and Rural Development; Agriculture; and Transportation and Infrastructure, for comment.

RELEVANT POLICIES:

Electoral Area B Official Community Plan Adoption Bylaw No. 1073, 2008
Squamish-Lillooet Regional District Electoral Area B Zoning Bylaw No. 1300-2013

Attachments:

Appendix 1: Bylaw No. 1528-2018

Appendix 2: Bylaw No. 1529-2018

Key Information:

As a result of the changes to the Agricultural Land Reserve (ALR) Use, Subdivision, and Procedure Regulation in July 2016, the SLRD needs to update all of its zoning bylaws to incorporate those regulations into the zones that apply to ALR lands. The Board passed the following resolution at its August 24, 2016 meeting:

THAT the Board direct staff to draft zoning amendment bylaws for Electoral Areas A, B, C, and D to address the new Agricultural Land Reserve Use, Subdivision, and Procedure Regulation changes regarding agri-tourism and events.

For Electoral Area B there are a number of other agriculture related changes proposed for the zoning that apply to agriculture lands, and broader housekeeping issues for the whole zoning bylaw. The OCP is being updated with a new Riparian Protection Development Permit Area that is being incorporated into each electoral area OCP, as well as an update to the Comprehensive Development Permit Area.



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The agricultural changes proposed for Area B are similar to those proposed for Areas A, and C, and adopted for D. The ALR land in Area B needs to be updated to comply with the Provincial ALC Act and regulations (i.e. a number of changes to the provincial ALR regulations have been made over the last several years including the gathering for an event changes last year). These agriculture related changes would be incorporated into the existing RR1, RR2, and RR3 zones.

The structural and formatting changes proposed to both the OCP and Zoning bylaws will match the layout currently in Area D and proposed for Area C, and similar to changes that are proposed for Area A. These changes are intended to align each bylaw in a similar fashion and allow easier updates and changes that do not result in renumbering large subsequent sections of an entire bylaw due to localized changes.

Each electoral area is being updated with a new consistent version of the Riparian Protection Development Permit Area. The Comprehensive Development Permit Area (DPA) is proposed for the whole electoral area, and is similar to that included in Area D and proposed for Areas A and C. This new DPA includes architectural form and character provisions for multifamily, commercial, and industrial development, as well as protection of farming, ecological, and water/energy conservation provisions. Any multifamily, commercial, or industrial development in Area B would then require a development permit.

Analysis:

OCP Bylaw Amendments

- Formatting and structural changes to the bylaw layout and table of contents.
- Replacement of the existing Riparian Protection Development Permit Area (DPA) with a new revised DPA that is being incorporated into each electoral area OCP to ensure a consistent and common regulatory application for riparian protection across the SLRD.
 - A new DPA for riparian protection is being proposed (same version will be incorporated into all electoral area OCPs).
 - This revised DPA includes new provisions to address different scenarios that the current provisions do not speak to, such as reconstruction, renovations, repairs, or maintenance to an existing building on its existing foundation that:
 - are equal to or greater than 75% of the building's value above its foundations (and thus considered new development/construction) in accordance with Section 532 of the *Local Government Act*).
 - are less than 75% of the building's value above its foundations.
- Comprehensive Development Permit Area:
 - Adapting the Comprehensive DPA from Area D to Area B to address the potential for commercial or industrial form and character issues, as well as protection of farming guidelines. This will create more consistency across SLRD OCP bylaws.

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- Medical Marihuana Production Facility DPA renamed to Cannabis Production Facility DPA in line with adopted zoning bylaw changes for cannabis terminology.
- Adding policies regarding agriculture, farm worker housing (permanent and/or temporary) and agricultural decision making criteria. Similar provisions have been included in the proposed Area A and Area C bylaws, and the Area D bylaw.
- Policy provisions are added to the OCP including criteria that shall be used when making decisions, recommendations, setting conditions of approval, application requirements and setting policy. Such provisions are intended to facilitate the ability of the Board, staff and the public to properly assess proposals that could affect farmland including but not limited to permitted land uses, non-farm uses, parcel size, subdivision, Development Variance Permits and Temporary Use Permits in Electoral Area B.
- Housekeeping amendments regarding updated *Local Government Act* references.

Zoning Bylaw Amendments

- 2016 ALR Regulation changes:
 - Incorporate 'gathering for an event' provisions from the ALR regulations into the zones that apply to ALR land.
 - Changes at the Provincial ALR regulation level also require revised regulations around breweries, cideries, meaderies and distilleries.
- The agritourism activities regulations are moved from the general regulations section to the RR1, RR2, RR3 zones and updated to reflect the ALR regulatory changes specific to agritourism, but separate from the gathering for an event use.
- With the new gathering for event regulations, it highlights the need to have the farm residential footprint regulations in place before people start establishing commercial wedding operations. The revised parking regulations and non-farm use footprint regulations will work together to limit the sprawl of non-farm uses on valuable agricultural land.
- Similar to Area C & D, in order to address issues with respect to non farm and agritourism uses as well as concerns about parking on properties zoned Agriculture, the non-farm use footprint has been added similar to the farm residential footprint. This non-farm use footprint has been defined in the bylaw, and would contain the gathering for an event use and its associated parking along with parking for other farm and non-farm uses. The farm residential footprint and the non-farm use footprint would then encompass all the gathering for an event activities and parking along with parking for farm retail sales, agritourism activities, and breweries etc. where permitted.
 - NON-FARM USE FOOTPRINT means the portion of a *parcel* that includes, where permitted, the *gathering for an event use* and associated parking, and, where such uses are permitted, parking associated with the *agritourism activities, brewery, cidery, distillery, meadery, winery, and/or farm retail sales uses*.
- The non-farm use footprint would scale with the size of the lot similar to the maximum number of parking spaces proposed in the Section 5 Parking Regulations. In the Agriculture zone then, there would be four categories of parcel size for the non-farm



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use footprint including: less than 4 ha, 4 ha or larger but less than 8 ha, 8 ha or larger but less than 16 ha, and 16 ha or larger. There is also a proposed setback of 40 m from the front parcel line to the rear of the non-farm use footprint to prevent the sprawl of non-farm uses encroaching further onto arable land.

- With the footprint regulations in each agriculture zone there is the opportunity to direct potential non-farm uses to this contained residential footprint to limit their spread.
- Changes to the parking regulations regarding agricultural and non-agricultural uses, and limits to the number of RVs parked on a lot. The changes to the agricultural uses reflect changes being made to other zoning bylaws after discussion with the Agricultural Land Commission and the Ministry of Agriculture.
 - The existing parking regulations do not reflect a wide array of uses nor address the range of non-farm uses permitted by ALR regulations on agricultural zoned properties. Updated parking regulations specific to farm and non-farm uses have been based on Ministry of Agriculture and ALC recommendations and shared concern over farmland being turned into parking lots.

<p>Any combination of <i>Agritourism Activity, Brewery, Cidery, Distillery, Meadery, Winery, Farm Retail Sales, and/or Gathering for an Event</i> uses</p> <ul style="list-style-type: none"> • on parcels less than 4 ha • on parcels that are 4 ha or greater but less than 8 ha • on parcels that are 8 ha or larger but less than 16 ha • on parcels that are 16 ha or greater 	<p>20 spaces maximum combined 40 spaces maximum combined 60 spaces maximum combined 80 spaces maximum combined</p>
<p><i>Agritourism Activity</i> (parking for individual use)</p> <ul style="list-style-type: none"> • on parcels less than 4 ha • on parcels that are 4 ha or greater but less than 8 ha • on parcels that are 8 ha or larger but less than 16 ha • on parcels that are 16 ha or greater 	<p>10 spaces maximum 20 spaces maximum 30 spaces maximum 40 spaces maximum</p>

- Provisions to address temporary farm worker housing are incorporated in the RR1, RR2, and RR3 zones.
- Definition changes including new and revised definitions related to the ALR regulations and housekeeping fixes, as well as ensuring common definitions between different electoral area zoning bylaws for shared terms.
- The 'building area' term is replaced with the maximum gross floor area in the RR1, RR2, RR3 zones to regulate the size of the farm residence in accordance with Area C and Area D zoning approaches.
- Gross floor area (GFA) regulations have been updated to better reflect enclosed vs. unenclosed spaces i.e. balconies, decks, etc., and address attic spaces.
- Placement of a maximum size on the area of a basement that is excluded from the GFA calculation, and beyond which the basement space is included in that calculation.
 - A basement that is 90 m² or less in area is excluded from overall GFA calculation for a dwelling.

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- A basement that is greater than 90 m² in area is counted and included in GFA calculation for a dwelling.
- Changes and additions to the section on minimum parcel sizes for new subdivisions in the general regulations to clarify the different scenarios where reduced minimum parcel sizes may be allowed based on a number of conditions.
 - This refers to describing different subdivision scenarios where different Provincial regulations may apply. For example, section 10 of the ALR Use, Subdivision, and Procedure Regulation allows for lot line adjustments and consolidations whereby no new lots are created. Such applications can be approved by the MOTI approving officer without ALC approval if an application is deemed to meet the requirements.
- Changes to the parking regulations regarding agricultural and non-agricultural uses, and limits to the number of RVs parked on a lot.
- The definition of Industrial Use is being revised to exclude water extraction for water bottling and water bottling facilities as a permitted land use. This also affects the Home Industry definition as well, which ensures that a zone with 'home industry' as a permitted land use cannot establish water extraction for water bottling and/or water bottling facilities. This is pursuant to the May 24, 2017 Board resolution:

THAT staff bring a report to the Board that explores a change to the definition of "light industrial use" to exclude water extraction in the zoning bylaws of all four electoral areas.

- The 'intensive agriculture' definition has been removed from the bylaw upon the advice of the Ministry of Agriculture as there is not much difference between it and the 'agriculture' definition. It was mainly used for non-ALR properties (RR4, RR5) to regulate animal agriculture based on property size. However, local governments have been moving away from trying to regulate animal agriculture by number of animals, which the SLRD has not done, and to address concerns about livestock operations on non-ALR land through gross floor area. Therefore, for zones that allow agriculture as a use and apply to non-ALR land, a new provision has been added to regulate the maximum gross floor area for housing livestock depending on the parcel size. This would ensure smaller properties do not start up intensive feedlot operations, but are still allowed to house livestock to a certain extent. These types of provisions will be added to all Electoral Area Zoning Bylaws for consistency in supporting animal agriculture outside of the ALR on rural zoned properties.
- Changes to RR4 and RR5 (Rural Resource) zones and R1 (Residential) zone to allow duplexes. Depending on the parcel size, a single family dwelling or a duplex may be allowed, and larger parcels could be allowed both. A maximum gross floor area for the single family dwelling and the duplex are included in the updated zoning regulations (465 m² and 500 m² respectively). Setting maximum dwelling sizes addresses OCP policies in support of both housing affordability and sustainability.
- A provision has been added to the general regulations allowing the temporary deployment of one shipping container on a parcel during an active construction period associated with a valid SLRD building permit. Once the construction associated with the building permit has been completed the shipping container must be removed from the property.



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- Adding a limit to the number of accessory buildings allowed on a parcel to Table 1 in Section 4.3. The bylaw currently limits the combined gross floor area of accessory buildings depending on the parcel size. Due to concerns about proliferation of accessory buildings, especially small buildings under 10 m² that would not require a building permit, a limitation on the number of accessory buildings was deemed appropriate.

Options:

- (1) Give Bylaw No. 1528-2018 and Bylaw No. 1529-2018 first reading and initiate the referral process, including presentation to the Electoral Area B Agricultural Advisory Committee.
- (2) Refer back to staff for more information prior to giving the bylaws first reading.

Preferred Option: Option 1 is the preferred option as the proposed bylaw amendments are needed to address a number of agriculture, riparian protection, and housekeeping related issues for the OCP and Zoning Bylaw of Area B. The proposed agriculture zone changes are necessary to align with ALC regulations and will help to protect the agriculture resource base for food production and other farming uses, and to secure the agricultural economy.

Regional Considerations: The proposed bylaws affect Electoral Area B only.

Submitted by: I. Holl, Senior Planner

Reviewed by: K. Needham, Director of Planning & Development Services

Approved by: L. Flynn, Chief Administrative Officer



**SQUAMISH-LILLOOET REGIONAL DISTRICT
SQUAMISH-LILLOOET REGIONAL DISTRICT ELECTORAL AREA B OFFICIAL
COMMUNITY PLAN ADOPTION BYLAW NO. 1073, 2008, AMENDMENT BYLAW NO. 1528-
2018**

An amendment to the Electoral Area B Official Community Plan bylaw

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to amend Electoral Area B Official Community Plan Adoption Bylaw No. 1073, 2008;

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

1. Electoral Area B Official Community Plan Adoption Bylaw No. 1073, 2008 is hereby amended as follows:
 - a. By changing the citation of the Electoral Area B Official Community Plan Adoption Bylaw No. 1073, 2008 to "Squamish-Lillooet Regional District Electoral Area B Official Community Plan Bylaw No. 1073, 2008".
2. This bylaw may be cited for all purposes as "Squamish-Lillooet Regional District Electoral Area B Official Community Plan Bylaw No. 1073, 2008, Amendment Bylaw No. 1528-2018".
3. Electoral Area B Official Community Plan Adoption Bylaw No. 1073, 2008 is hereby amended as follows:
 - a. By renaming the existing Maps section to Schedule B: Maps, and replacing the existing "Map 3: Riparian Assessment Areas" with a new "Map 3: Development Permit Areas".
 - b. By updating all the *Local Government Act* references with their new section numbers.
 - i. Section 3.2, Page 14 from 920.2 to 492.
 - ii. Section 3.14, Page 15 from 919.1(1)(f) to 488.
 - iii. Section 6.10, Page 26 from 919.1(b) to 488.
 - iv. second paragraph of Section 8 on page 30, from 877(3) to 473.
 - v. second paragraph on page 35 in Section 10, from 877(1) to 473.
 - vi. Seton Portage Sub Area Plan, Section 3.1, Page 57 from 838 to 243.
 - c. By renumbering the entire OCP section by section as follows:
 1. Introduction
 - 1.1 Planning Process
 - 1.2 Amending the Plan



2. Community
 - 2.1 Community Planning and Development
 - 2.2 Cultural Heritage
 - 2.3 Economic Development
 - 2.4 Greenhouse Gas Reduction Strategy
3. Natural Environment
 - 3.1 Biodiversity
 - 3.2 Natural Hazards
4. Services and Infrastructure
 - 4.1 Services and Utilities
 - 4.2 Transportation
5. Land Use Designations
 - 5.1 Residential
 - 5.2 Rural Residential
 - 5.3 Resource Management
 - 5.4 Agriculture
 - 5.5 Commercial
 - 5.6 Resort Commercial
 - 5.7 Industrial
 - 5.8 Institutional
 - 5.9 Community Watershed Protection Area
 - 5.10 Park
6. Development Permit Areas
 - 6.1 Riparian Protection Development Permit Area
 - 6.2 Wildfire Protection Development Permit Area
 - 6.3 Comprehensive Development Permit Area
 - 6.4 Cannabis Production Facility Development Permit Area
7. Pavilion Lake Sub-Area Plan
 - 7.1 Introduction
 - 7.1.1 Guiding Principles
 - 7.2 Community Policies
 - 7.2.1 General
 - 7.2.2 Public Access
 - 7.2.3 Implementation
 - 7.3 Land Use Designation Policies
 - 7.3.1 Residential
 - 7.3.2 Resort Commercial
 - 7.3.3 Agriculture
 - 7.3.4 Community Watershed Protection Area
 - 7.3.5 Park
8. Seton Portage Sub-Area Plan
 - 8.1 Introduction
 - 8.1.1 Plan Area Boundary



- 8.1.2 Guiding Principles
- 8.2 General Plan Area Policies
 - 8.2.1 Community Growth and Character
 - 8.2.2 Economic Development
 - 8.2.3 Community Services
 - 8.2.4 Infrastructure
 - 8.2.5 Implementation and Monitoring
- 8.3 Land Use Designation Policies
 - 8.3.1 Residential
 - 8.3.2 Rural Residential
 - 8.3.3 Resource Management
 - 8.3.4 Commercial
 - 8.3.5 Industrial
 - 8.3.6 Community Watershed Protection Area
 - 8.3.7 Park
- 9. Yalakom Valley Sub-Area Plan
 - 9.1 Introduction
 - 9.2 General Plan Area Policies
 - 9.2.1 Community Growth and Character
 - 9.2.2 Biodiversity and Ecological Sustainability
 - 9.2.3 Community Services, Infrastructure, and Transportation
 - 9.2.4 Emergency Services
 - 9.2.5 Economic Development
 - 9.2.6 Recreation, Tourism, and Access
 - 9.3 Land Use Designation Policies
 - 9.3.1 Resource Management
 - 9.3.2 Commercial and Industrial
 - 9.3.3 Agriculture
 - 9.3.4 Community Watershed Protection Areas
 - 9.3.5 Parks and Protected Areas

Schedule B: Maps

- Map 1: Electoral Area B Overview
- Map 2: Critical Wildlife Habitat
- Map 3: Development Permit Areas
- Map 4: Terrain Stability
- Map 5: Electoral Area B Land Use
- Map 6: Pavilion Lake Land Use
- Map 7: Seton Portage Sub-area Plan
- Map 8: Seton Portage Land Use
- Map 9: Yalakom Valley Land Use
- Map 10: Recreation Sites and Trails



- d. By deleting the existing Development Permit Areas subsection in the Introduction section.
- e. By inserting the following text into the new Section 6 Development Permit Areas beneath the section heading before subsection 6.1:

A Development Permit Area (DPA) is an area over which there are specific development guidelines. The authority for Local Governments to establish DPAs comes from Section 488 and 489 of the *Local Government Act*. The purpose of DPAs is to help ensure that development is consistent with the goals, objectives and policies of the OCP.

On lands in DPAs, a DP must be approved by the SLRD before a building permit can be obtained. The authority to issue certain DPs has been delegated to the Director of Planning and Development. This is indicated in each DP Section. Following a review, and pursuant to Section 489 of the *Local Government Act*, conditions or restrictions may be imposed on the development. In addition, the SLRD may require security in the form of an Irrevocable Letter of Credit in the amount of 135% of estimated costs, to be held until the requirements of the permit have been fulfilled to the SLRD's satisfaction.

Where a property is subject to multiple development permit areas, the application fee of each DPA applies though separate development permit applications under this section may not be required, provided the guidelines for each DPA are addressed in a single development permit application.

Development permits may be issued for phases of development involving several individual buildings or lots where appropriate. The issuance of a development permit does not exempt a development from the requirement for a building permit or any other requirement of a bylaw, statute or regulation.

The provisions of other bylaws may be varied under a development permit as follows:

1. Setbacks from lot lines;
2. Height limits may be increased;
3. As may be described within the specific DP Area Guidelines.

Interpretation of specific guidelines is subject to detailed discussion with Regional District planning staff. These guidelines are applied on a site specific or case-by-case basis. It is unlikely that every development can or will be able to meet all of the guidelines included in a DPA. The overarching objective of these Development Permit Guidelines is to ensure that all new developments make a positive contribution to the communities in which they are located and to meet the overall intent and objectives of the Development Permit Guidelines. It is important that these guidelines also not be considered in isolation; rather they should be considered and integrated into the design process along with all other Board plans, policies, and regulations, as well as other best practices and design standards.



- f. By deleting the existing Policy 11.10, renumbering the subsection, and replacing the existing Policy 11.14 with a new renumbered Policy 11.13 as follows:

- 11.13 Additional farm worker housing such as a farm employee residence or temporary farm worker housing may be considered in accordance with the provisions of the applicable zoning bylaw, subject to the *Agricultural Land Commission Act*, *Agricultural Land Reserve Use, Subdivision, and Procedure Regulation*, and the following conditions:
- .1 the property has farm class under the *BC Assessment Act*.
 - .2 an application approved by the SLRD in consultation with the Ministry of Agriculture, including an assessment report from a professional agrologist, that provides evidence that there is a demonstrated need for a farm employee residence or temporary farm worker housing commensurate with the present level of agriculture occurring on the property.

- g. By inserting a new section 11.17 and 11.18 Decision making criteria for lands designated Agriculture as follows:

Decision making criteria for lands designated Agriculture

- 11.17 The following criteria shall be used when making decisions, recommendations, setting conditions of approval, application requirements and setting policy for Zoning Bylaws and Development Permit Area guidelines including but not limited to permitted uses, non-farm uses, parcel size, subdivision, Development Variance Permits and Temporary Use Permits in Electoral Area B:
- What is the agricultural potential of subject & adjacent parcels and how would it be affected?
 - What is the Agriculture capability rating (CL) of the land?
 - Does the proposal, decision or action benefit / support / restrict farming on the property?
 - Does the proposal, decision or action benefit / support / restrict farming on neighbouring properties?
 - What is the impact on existing or potential farm uses?
 - What is the potential for conflict between farm and non-farm uses?
 - What are the good and bad examples of similar applications? What might the precedence be of those related applications, and/or of this application?
 - Does it conform to regional & community planning objectives?
 - Is there an alternate location outside ALR where a use or activity could be located?
 - What alternative sites outside the ALR have been explored?



- What are the cumulative negative effects on agriculture of the proposal in conjunction with other development occurring in the area?
- How does the application align with the policies of this OCP, with the Area B, Lillooet, and St'at'imc Agricultural Area Plan and with other SLRD policies and bylaws?
- What is the recommendation of the SLRD Area B Agricultural Advisory Committee?
- What is the recommendation of the professional agrologists at the Ministry of Agriculture?

11.18 Agricultural Impact Assessments should be considered to measure the impacts of a proposed major rezoning, subdivision or non-farm use on the ALR or farmed lands. Mitigation should be required for identified impacts. An Agricultural Impact Assessment prepared by a qualified professional should address the following:

- Loss of ALR land and existing agricultural use, and consequential impacts on existing farm operations as a result of the development proposal;
- Severance or separation of ALR lands and areas of existing agricultural use from the main body of the ALR, or from the main portion of operating farms;
- Loss or alteration of access to ALR lands and existing agricultural use;
- Disturbance of drainage and aquifers affecting ALR lands and existing agricultural use;
- Disturbance of on-farm irrigation systems or other utilities;
- Disturbance of fencing and other works used for livestock control and property security;
- Increased noise near noise-sensitive agricultural operations;
- Increased public access and consequential problems (e.g. littering, vandalism, theft, interference with livestock etc.); and
- Disturbance of existing livestock and machinery movements, either on-farm or between farm properties.

- h. By moving the existing Sections 3.13 to 3.21 (Development Permit Area 1 Medical Marihuana Production Facility) to the new Section 6 Development Permit Areas as the new Section 6.4 Cannabis Production Facility Development Permit Area, and replacing the term 'Medical Marihuana' with the term 'Cannabis' as necessary throughout the DPA text.
- i. By moving the existing Sections 6.10 to 6.18 (Development Permit Area 2 Wildfire Protection) to the new Section 6 Development Permit Area as the new Section 6.2 Wildfire Protection Development Permit Area.
- j. By deleting the existing Development Permit Area 1 Riparian Assessment Areas, and inserting the new Riparian Protection Development Permit Area, which is included in Schedule 1 that is attached to and forms part of this bylaw, in the new Section 6



Development Permit Areas as Section 6.1 Riparian Protection Development Permit Area.

- k. By inserting a new Section 6.3 Comprehensive Development Permit Area, which is included in Schedule 2 that is attached to and forms part of this bylaw, in the new Section 6 Development Permit Areas.



[SCHEDULE 1]

6.1 RIPARIAN PROTECTION DEVELOPMENT PERMIT AREA

Categories

Pursuant to Section 488(1)(a) of the *Local Government Act*, the Riparian Protection Development Permit Area is designated as a DPA for protection of the natural environment, its ecosystems, and ecological diversity.

Area

The Riparian Protection DPA applies to all land within Electoral Area B, including mapped and unmapped streams, as indicated on Map 3. This DPA consists of the following Riparian Assessment Areas within and adjacent to all streams, which by definition includes fish bearing and non-fish bearing habitat, wetlands, and lakes:

- For a stream, a 30 m strip on both sides of the stream, measured from the **high water mark**.
- For a ravine less than 60 m wide, a strip on both sides of the stream measured from the **high water mark** to a point that is 30 m beyond the top of the ravine bank.
- For a ravine 60 m wide or greater, a strip on both sides of the stream measured from the **high water mark** to a point that is 10 m beyond the top of the ravine bank.

Justification & Special Conditions

The purpose of the Riparian Protection DPA is to recognize the range of valuable and sensitive ecological features within Electoral Area B. It will also implement the *Riparian Areas Regulation* enacted under Section 12 of the *Riparian Areas Protection Act*, as required by the provincial government.

Implementation of this DPA will provide protection for the features, functions, and conditions that are vital in the natural maintenance of ecosystem health and productivity. Where a conflict arises between the Riparian Protection DPA and the Wildfire Protection DPA, the requirements of the Riparian Protection DP shall be given priority. In other words, unless recommended by a Qualified Environmental Professional (QEP) and authorized under a Riparian Protection DP, vegetation in the riparian assessment area may not be cleared for fire safety purposes.

Issuance

The **Board** delegates the authority to issue Riparian Protection Development Permits to the Director of Planning and Development.

Application

A Riparian Protection Development Permit is required for the following development activities located within 30 m of a stream:

- Removal, alteration, disruption or destruction of vegetation
- Disturbance of soils



- Construction or erection of buildings and structures
- Additions to existing buildings and structures that encroach into the Riparian Assessment Area
- Creation of non-structural impervious or semi-pervious surfaces
- Flood protection works
- Construction of roads, trails, docks, wharves and bridges
- Provision and maintenance of sewer and water services
- Development of drainage systems
- Development of utility corridors
- Any reconstruction, renovations, repairs, or maintenance to an existing building that will require work to the existing foundation.
- Reconstruction, renovations, repairs, or maintenance to an existing building on its existing foundation that are equal to or greater than 75% of the building's value above its foundations (and thus considered new development/construction) in accordance with Section 532 of the *Local Government Act*;

Riparian Protection Development permit applications are required for the following cases where a reduced application fee will apply, and the QEP assessment report may not be required:

1. Works approved by the Department of Fisheries and Oceans Canada (DFO) and/or the Ministry of Environment (MOE), and/or the Ministry of Forests, Lands, and Natural Resource Operations (MFLNRO).
2. Stream enhancement and fish and wildlife habitat restoration works that have obtained the required Provincial and Federal approvals. Any activity within the stream channel that has or may have an impact on a stream requires compliance with Provincial and Federal legislation, and notification to the SLRD.
3. Removal of invasive species on a small scale provided that such works are conducted in accordance with a vegetation management plan prepared by a qualified professional, and measures are taken to avoid sediment or debris being discharged into the watercourse or onto the foreshore and the area is replanted immediately in accordance with 'Application' provisions 1 and 2 above.
4. Reconstruction, renovations, repairs, or maintenance to an existing building on its existing foundation that are less than 75% of the building's value above its foundations in accordance with Section 532 of the *Local Government Act*;



Exemptions

Riparian Protection Development permits are not required for the following:

1. Development activities located outside of the Riparian Assessment Area. For properties where the distance from the Riparian Assessment Area is questionable, a survey may be required.
2. To resolve emergency situations that present an immediate danger related to flooding, erosion, or other immediate threats to life or property.
3. Activities conducted under the Provincial Emergency Program or the SLRD Emergency Management Program within 28 days of the emergency incident/event.
4. Removal of trees deemed hazardous by a qualified professional that threaten the immediate safety of life and buildings.
5. Agricultural development activities on lands used, or proposed to be used, for a farm operation as defined by the *Farm Practices Protection Act*, except where such activities are done in conjunction with, or in preparation for, non-farm uses.
6. Development activities on lands subject to the *Forest Act* or *Private Managed Forest Land Act*.
7. Subdivision of the land.

Guidelines - General

1. All development within this DPA must be consistent with the provincial *Riparian Areas Regulation*.
2. A qualified environmental professional (QEP) must be retained at the expense of the applicant for the purpose of preparing a report pursuant to Section 4(2) of the *Riparian Areas Regulation* and the RAR Assessment Methodology Guidebook.
3. The report must be submitted to the Province via the Riparian Areas Regulation Notification System (RARNS), and a copy must be provided to the SLRD.
4. A Development Permit shall not be issued without notification via RARNS, or from the Department of Fisheries and Oceans Canada and/or the Ministry of Environment, and/or the Ministry of Forests, Lands, and Natural Resource Operations that they have been notified of the proposed development and provided with an acceptable copy of the QEP assessment report, or having received evidence of the Minister of Fisheries and Oceans Canada approval under the authority of Section 4(3) of the RAR.
5. Where the QEP report proposes a Harmful Alteration, Disruption, or Destruction (HADD) or serious harm to fish habitat pursuant to Section 35(2) of the *Canada Fisheries Act*, the development permit shall not be issued unless approval under the authority of Section 4(3) of the RAR is received from the DFO. The SLRD may consider providing comments to the DFO in regards to a proposed approval under the authority of Section 4(3) of the RAR.
6. The SLRD may, when considering comments to the DFO on a proposed approval under Section 4(3) of the RAR, require additional information from the QEP and other senior levels of government.
7. The applicant shall be requested to provide an explanatory plan of the Streamside Protection and Enhancement Area (SPEA).



8. The property owner shall implement all measures necessary to maintain the integrity of the SPEA as specified in the QEP report, and such measures as may be included as conditions of the development permit.
9. Where a mapped or unmapped stream in Electoral Area B is found not to be subject to the RAR, a report prepared by a QEP, generally following the RAR methodology shall be required to be submitted to the SLRD.

Guidelines - Restoration & Remediation

Where development has occurred in violation of this Development Permit Area, the following guidelines shall apply:

1. A qualified environmental professional (QEP) must be retained at the expense of the applicant for the purpose of preparing a report outlining the necessary remediation and restoration work.
2. The QEP must certify that they have carried out a remediation assessment, that they are qualified to carry out such an assessment, and that all applicable provincial regulations have been followed.
3. The report must outline how to mitigate the damage done by any clearing and site development, and how to restore the area to its previous condition.
4. Any cleared areas must be replanted with native riparian vegetation at the applicant's expense.
5. Buildings and structures constructed in violation of this DPA may be subject to removal at the applicant's expense in order to restore the integrity of the riparian area.

All development permits issued may require that:

- Areas of land, specified in the permit, must remain free of development, except in accordance with any conditions contained in the permit.
- Works be constructed to preserve, protect, restore, or enhance watercourses, or other specified natural features of the environment in accordance with the permit.
- Natural watercourses be surveyed and returned to the Crown.
- Protection measures be implemented, including that trees or other vegetation be planted or retained in order to preserve, protect, restore or enhance fish habitat or riparian areas, control drainage, or control erosion or protect banks.
- An explanatory or reference plan be prepared by a BC Land Surveyor that delineates the identified SPEA.
- Development complies with current best practices for land development in and around riparian areas.



[SCHEDULE 2]

6.3 COMPREHENSIVE DEVELOPMENT PERMIT AREA

Category

Pursuant to Section 488(1) (a), (b), (c), (e), (f), (h), (i), and (j) of the *Local Government Act*, the Comprehensive **Development Permit Area** is designated as a DPA for the protection of the natural environment, its ecosystems and biological diversity; protection of development from hazardous conditions; protection of farming; establishment of objectives for the form and character of intensive residential development; establishment of objectives for the form and character of commercial, industrial, or multi-family residential development, establishment of objectives to promote energy conservation; establishment of objectives to promote water conservation, and establishment of objectives to promote the reduction of greenhouse gas emissions.

Area

The Comprehensive DPA applies to all lands within Electoral Area B, as shown on the **Development Permit Area Map** (Map 11).

Justification

Electoral Area B has wide range of ecosystems, and some high quality arable land. Portions of Area B are also subject to landslide, flooding, and other hazards. There are areas of high scenic beauty as well. It is the intention of this **development permit area** to ensure that intensive residential, commercial, and industrial developments consider issues of **sensitive ecosystems, natural hazards**, architectural form and character, and are consistent with the natural beauty and character of the area. It will also regulate development activities adjacent to the Agricultural Land Reserve and active farming properties in order to reduce the conflicts between agricultural and non-agricultural uses.

Issuance

The **Board** delegates the authority to issue Comprehensive Development Permits to the Director of Planning and Development for the following instances:

- Applications involving buildings and structures with a maximum Gross Floor Area (GFA) of 500 m².
- Applications involving land alteration with no buildings or structures being constructed.
- Applications involving land alteration or buildings and structures within 300 m of the ALR.

Applications involving buildings and structures with a Gross Floor Area (GFA) of greater than 500 m² require approval of the **Board**.

Application

A Comprehensive Development DP is required prior to the commencement of any of the following:



- Removal, alteration, disruption or destruction of vegetation for, or in relation to, a non-farm use within the Agricultural Land Reserve that would require an application to the Agricultural Land Commission
- Removal, alteration, disruption or destruction of vegetation on land with slopes of 20% or greater, and land within 20 m of land with slopes of 20% or greater
- Disturbance of soils
- Construction or erection of buildings and structures
- Development of single family dwellings within 300 m of the ALR
- Additions that require a building permit to existing single family dwellings within 300 m of the ALR
- Additions to existing commercial, industrial, and multifamily residential buildings and structures that requires a building permit
- Creation of non-structural impervious or semi-pervious surfaces
- Flood protection works
- Construction of roads, trails, docks, wharves and bridges
- Provision and maintenance of sewer and water services
- Development of drainage systems
- Development of utility corridors
- Subdivision within 300 m of the Agricultural Land Reserve (ALR)
- Clearing, grading, blasting, preparation for or construction of services

Exemptions

A Comprehensive Development Permit is required for the following cases where a reduced application fee will apply:

1. Works approved by the Ministry of Environment (MOE), and/or the Ministry of Forests, Lands, and Natural Resource Operations (MFLNRO).

A Comprehensive Development Permit is not required for:

1. Forestry practices associated with a provincially approved Community Forest pursuant to the *BC Forest Act*
2. Development of single family dwellings that are greater than 300 m from the ALR
3. Buildings having a gross floor area of less than 10 m²
4. Renovations within an existing building
5. Reconstruction or replacement of an existing building or structure within the DPA, provided the new building or structure is not located closer to an ALR or RAR boundary
6. Agricultural uses and buildings on properties classified as farm under the *BC Assessment Act*
7. The removal of invasive species including, but not limited to those identified by the Sea to Sky Invasive Species Council (or a similar society) and/or Provincial regulations
8. A temporary **use** being carried on under a Temporary Use Permit issued by the **Board**



9. Soil deposit and/or removal activity that has been issued a valid soil deposit/removal permit by the SLRD
10. To resolve emergency situations that present an immediate danger related to flooding, erosion, or other immediate threats to life or property
11. Activities conducted under the Provincial Emergency Program or the SLRD Emergency Management Program
12. Gardening and yard maintenance activities within an existing landscaped area, such as lawn mowing, minor pruning of trees (not topping) and shrubs, and planting of vegetation, except where such activities would occur within a covenant area as described on the land title of the subject property.
13. The clean up of accumulations of fallen branches, leaves, dry grass and needles from the ground within 30 m of the dwelling, only where that combustible material is located outside a covenant area as described on the land title of the subject property.

Guidelines - General

1. Applications for a development permit shall be accompanied by plans, including but not limited to survey plans, site development plans, grading plans, building plans, storm water management plans, landscape plans, lighting plans, and a written description of the proposal, to indicate how the proposed development is meeting the following guidelines.
2. All projects are encouraged to apply design philosophies and incorporate practices and materials that significantly reduce energy and water use, greenhouse gas emissions, as well as employ renewable energy sources where possible. With respect to energy and water, conservation principles should be incorporated through building construction, siting, and landscaping.
3. It is also important to ensure adequate infiltration of rainwater within landscaped/paved areas, and consider the appropriate type and density of drought resistive plantings that should be planted to help reduce the requirements for outdoor watering.
4. In some cases additional information may be required to determine the impact of a proposed activity, including but not limited to:
 - Transportation Study
 - Archaeological Assessment or Impact Study
 - Economic Impact Analysis
 - Agricultural Impact Assessment.

Guidelines - Ecosystems

1. All construction and site development should be designed and constructed to protect existing vegetation and mature tree stands, where possible. An inventory of existing vegetation on the site should be provided.
2. Clearing and site development should be avoided in visually sensitive areas, large cuts and fills should be avoided, and any cleared areas on steep slopes or visible from roadways should be replanted with native vegetation.



3. Parking areas and buildings should be designed to minimize run-off, and wherever possible, permeable materials such as gravel shall be used to reduce drainage impacts on adjacent lands and streams.
4. An inventory of wildlife and wildlife values such as habitat trees may be required.
5. Old growth forest should be retained.
6. Habitable structures should be sited in such a way that existing trees do not create a hazard.
7. Any trees containing raptor nests should be retained, and a 50 m buffer created around them within which vegetation is not disturbed and no development occurs.
8. Works should be timed to avoid impacts to seasonal wildlife, such as nesting periods for birds.
9. Federal and Provincial species at risk and critical habitat issues must be identified and addressed through best management practices.
10. A minimum 20 m vegetated buffer must be maintained around all Provincial Parks.

Applicants may be required to submit a report prepared by a qualified professional such as a Registered Professional Biologist to indicate how the proposed development is meeting the above guidelines.

Guidelines – Hazardous Conditions

1. All construction and site development should be located and constructed to avoid steep slopes or unstable soils.
2. If development is proposed in areas where there are hazardous conditions requiring development precautions, a professional geotechnical report must be prepared and submitted to the Squamish-Lillooet **Regional District**. The report must indicate that the land can be safely used for the purpose intended.

Guidelines – Form & Character, Energy and Water Conservation, Greenhouse Gas Emission Reduction

1. Building Form & Character:

- i. Buildings shall be constructed of natural materials and colours that blend in well with the surrounding natural environment, suit the physical character and terrain of the site and reflect the west coast mountain character.
- ii. Wood and stone should feature predominantly in the finishing treatments.
- iii. Buildings shall be designed for human scale and visual interest in all elevations. Buildings shall incorporate techniques and treatments that emphasize the transition between inside and outside (e.g. operable windows, overhead rolling doors, canopies, trellises, recessed entrances, and extended building planes).
- iv. Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing, including:
 - a. Architectural elements (e.g. balconies, bay windows, cantilevered floors, cupolas, dormers)
 - b. Visually interesting rooflines (e.g. variations in cornice lines and roof slopes)
 - c. Detailing that creates a rhythm and visual interest along the line of the building.



- d. Wall projections and indentations, windows and siding treatments as well as varied material textures should be utilized to create visual interest and to articulate building facades
- e. Building frontages that vary architectural treatments in regular intervals in order to maintain diverse and aesthetically appealing pathways
- ii. Utilize landscaping treatments to further soften the mass of building form (e.g. strategic placement of trees, shades, vines, trellis, and arbours along with surface materials such as pavers)
- iii. Design of buildings should ensure that view corridors are maintained.

2. Building Materials:

Use sustainable, green, healthy building materials, and source locally where possible:

- i. Consider using salvaged materials (where permitted in the BC Building Code) for buildings.
- ii. Consider durable building materials and finishes that have low “embodied energy”, are from rapidly renewable sources that will yield long service life and low maintenance.
- iii. Use insulation that does not contain harmful chemicals such as hydrochlorofluorocarbons or extruded polystyrene.
- iv. Use high performance windows.
- v. Use low volatile organic compound (VOC) building products.

3. Energy Efficient Building Design:

Applicants are encouraged, where feasible, to use onsite renewable power generation systems to supply electrical, heating, and cooling needs to buildings and other structures, and to operate water pumps, sewage pumps, etc. Renewable and alternative energy sources include, but are not limited to: geothermal energy (heat loops and wells); wind (turbines); low impact hydropower; passive solar heating (collectors, photovoltaic panels); cogeneration; fuel cells; heat energy extracted from air (heat pumps); biomass; biogas and wastewater effluent. The use of best management practices in the design of buildings will assist in addressing the DPA objectives.

- i. Construction of building(s) to EnerGuide81 or higher specifications is encouraged.
- ii. The orientation and siting of buildings and structures should take advantage of opportunities for passive solar gain to maximize winter heating and summer cooling. Building design shall incorporate natural day-lighting techniques to reduce the need for electrical energy, and consider the addition of such features as controllable awnings, overhangs, clerestory windows, skylights and atriums.
- iii. Orient main building facades towards prevailing breezes to maximize opportunities for passive ventilation and cooling while minimizing adverse wind effects, and taking into account possible conflicts with orientation for solar gain.
- iv. Locate windows to maximize winter solar gain and natural light, and minimize heat loss. Incorporate deep window overhangs, projecting roofs, and/or fixed



adjustable external shades into the building design to allow for entry of low angle winter sun while blocking high angle summer sun.

- v. Choose roof shape and orientation to optimize opportunities for solar energy collection through the use of solar thermal, photovoltaic (PV), and other modules.
- vi. Use compact building shapes that reduce building envelope surface area and improve the building's energy performance.
- vii. Buildings should have units with exterior ventilation (operable windows on at least two sides) to encourage passive cooling through cross ventilation.
- viii. Where possible incorporate intensive green roofs on appropriate buildings to help absorb rainwater, reduce heat gain, and provide outdoor amenity space for visitors.
- ix. Select materials and colours in building and roof construction that minimize heat absorption.
- x. Select materials that encourage thermal massing and seasonal thermal energy storage.

4. Site Design and Landscaping:

- i. Application of **green infrastructure** and rainwater management techniques and practices to the greatest extent possible, including but not limited to:
 - a. rain gardens, rain barrels/cisterns
 - b. vegetated swales
 - c. bioretention cells
 - d. permeable pavement
 - e. green roofing.
- ii. Use sensitive site clearing techniques to preserve existing landscape values, maintain topsoil onsite for reuse, maintain natural grades and prevent cut and fill.
- iii. Prevent soil and water contamination, and incorporate sediment and erosion control measures to protect watercourses.
- iv. Fully landscape all areas not covered by buildings, structures, driveways, parking or natural rock surfaces.
- v. Use landscaping to soften service and storage areas and to improve pedestrian comfort.
- vi. Outdoor gathering spaces, places between buildings, and pedestrian connections should all be designed in conjunction with the building plans to maximize usability and aesthetics.
- vii. Physical comfort should be considered through site planning, use of windscreens and arbours, and/or planting for sun protection.
- viii. Work with natural grades wherever possible to minimize cuts and fills and limit impacts to the hydrology of adjacent lands.
- ix. Avoid the use of high retaining walls adjacent to public spaces.

5. Planting and Vegetation Management:

- i. Retain existing native mature trees and shrubs in setback areas where feasible.



- ii. Incorporate vegetated buffer areas throughout and around impervious paved areas to filter rainwater, and moderate heat island effects and air emissions. Use plant materials that reduce and filter runoff, and support rainwater infiltration.
- iii. Plant deciduous trees on the south and west sides of a building to increase summer shading and plant coniferous trees on the north sides of a building to block winter wind.
- iv. Retain or bring in a healthy, absorbent layer of topsoil deep enough to allow for well-rooted planting and reduce irrigation requirements.
- v. Consider the installation of free-standing green (living) wall systems as an alternative to concrete fencing systems and retaining walls.
- vi. Use native or naturalized species of trees, shrubs, and ground cover wherever possible, including those that are naturally disease and pest resistant.
- vii. Group plantings according to water and sun requirements and the site location and provide groupings of shade trees and shrubs on large expanses of open space.
- viii. Encourage planting materials that eliminate the need for **pesticide** use (e.g. utilize companion planting).
- ix. Minimize the use of water intensive lawn types and/or use lawn alternatives such as natural ground covers and native grasses.
- x. Install above or below ground cisterns to capture, store and potentially reuse rainwater to irrigate non-edible plants and landscaping.
- xi. Design, install, and manage cost effective and efficient irrigation systems that support water, soil, and energy conservation practices.

6. Universally Accessible Design:

- i. Design to accommodate the functional needs of all individuals including children, adults, and seniors, and those with visual, mobility or cognitive challenges.
- ii. Ensure that site circulation and grade changes facilitate movement by people with disabilities, and that colour contrast in materials in outdoor areas adequately marks transitions (e.g. to stairs between two levels) for those who are visually impaired.
- iii. Access for persons with disabilities should be appropriately designed and clearly visible from the principal entrance, visually integrated with the overall building design and site plan, and not relegated to an alternate building frontage for the sake of architectural convenience.
- iv. Ensure that colour contrast in materials in outdoor parking and pedestrian areas adequately marks transitions for those who are visually impaired.

7. Lighting and Signage:

Minimize the amount of lighting on signs. Installation of video, reader board, and neon or LED signs is discouraged. Signs should be non-illuminated from within.

- i. Exterior lighting, including within a parking area, should be low intensity and not cause excessive night-time glow.



- ii. Use energy efficient exterior lighting systems with timers and sensors to provide light only when required. Ambient lighting should be minimized.
- iii. Where possible, use lighting systems that are powered by renewable energy sources, such as solar.
- iv. Control light glare such that light does not rise more than 90 degrees from the ground (nadir) and does not cross property boundaries. Consider installing high efficiency lighting and use shields to reduce glare to the outside.
- v. Signage should be pedestrian oriented in scale. Large vehicular-based signage should be avoided. Appropriate forms of signage include:
 - a. Signs mounted flush with building facades;
 - b. Wood carved and/or hand painted hanging signs above pathways;
 - c. Signs painted on windows, especially retail display windows and upper floor office windows.

8. Solid Waste:

Minimize the generation of solid waste in construction and maximize the diversion of solid waste from landfills.

- i. Construct/install with deconstruction in mind to allow for material reuse.
- ii. Incorporate full recycling options for the completed development (e.g. recycling, organics, composting), as well as garbage collection.
- iii. Make areas for recycling collection, composting, and waste disposal sufficiently large and easily accessible and plan them so they have the capacity for expansion if necessary.
- iv. Recycling collection, composting, and waste disposal options must be located within wildlife proof enclosures and manage wildlife attractants to reduce human-wildlife conflicts.

9. Bicycle Parking and Facilities:

- i. Provide easily accessible, secure, and weather-protected bicycle parking facilities for employees and the general public.
- ii. Provide support facilities for employees, including showers and change rooms.

10. Vehicle Parking:

- i. Minimize the use of impervious paving and dark coloured absorptive materials for sidewalks, driveways, roads, and parking lots.
- ii. Cluster parking in groups of eight to ten spaces and intersperse landscaping (in addition to supporting **green infrastructure** methods) between clusters. Provide trees and shrubs along abutting pathways and buildings.
- iii. Improve standards for the delivery and pickup of goods and services in new developments (e.g. loading, access manoeuvres, garbage/recycling/organics pickup and storage). Provide appropriate locations for loading bays and service areas, consider safe pedestrian access, and avoid negative visual impacts to public places, paths, and views.



11. Transit Facilities:

- i. Provide weather-protected transit stops and lay-bys for intensive residential and commercial developments, where appropriate and aligned with transit plans.

Guidelines – Protection of Farming

Development on a parcel, or any portion of a parcel thereof, that is within 300 m of the ALR, must adhere to the following guidelines.

1. Subdivision design should minimize potential impacts to farmlands by avoiding increasing access to agricultural lands.
2. Road ends that end at the ALR should be avoided, except as necessary for farm access.
3. Subdivision design should consider creating parcel sizes that can accommodate an appropriate buffer to be established on the non-farm side of the ALR.
4. Undeveloped spaces with landscaped or retained naturally occurring vegetation should be established along the ALR boundary.
5. Principal **use** structures or dwellings should generally be located at least 30 m from the ALR boundary.
6. Buffers should be designed as follows:
 - i. A continuous landscaped strip of not less than 15 m
 - ii. Established within 30 m of the ALR boundary, and not closer than 2 m to the ALR boundary
 - iii. Existing native vegetation within 30 m of the ALR boundary should be retained. Non-native species may be removed and replaced with suitable native species
 - iv. The buffer should contain a mixture of coniferous and deciduous species
 - v. The buffer should be approximately 6 m in height. Appropriate species should be selected to reach this minimum height, and should reach at least 2 m in height at the time of planting
 - vi. If vegetation is planted to establish the buffer, it should consist of native species only.
7. Where an existing natural feature such as a watercourse or **ravine** provides a physical separation within 30 m of the ALR boundary, the width of the buffer may be reduced or not required. Applications should provide sufficient information, such as photographs, site plans, reports from a qualified professional, etc. to show how the natural feature is providing the equivalent effect of some or all of the 15 m buffer.
8. Additional information that may be required in order to consider issuance of a Development Permit includes landscape plans prepared in consultation with a qualified professional such as an Agriologist, Forester, or Landscape Architect that provide recommendations for ensuring the type and density of the plantings, or retained vegetation provide a suitable buffer to mitigate the potential negative effects of agricultural and non-agricultural activities occurring on adjacent lands.



9. Applicants must consult “A Guide to Edge Planning” and similar documents as published and updated by the Ministry of Agriculture for further information with respect to buffering along the agriculture edge.



READ A FIRST TIME this 27th day of JUNE, 2018
READ A SECOND TIME this day of , 2018
PUBLIC HEARING HELD on day of , 2018
READ A THIRD TIME this day of , 2018
ADOPTED this day of , 2018

Jack Crompton
Chair

Kristen Clark
Corporate Officer

SQUAMISH-LILLOOET REGIONAL DISTRICT

BYLAW NO. 1529-2018

A bylaw of the Squamish-Lillooet Regional District to amend the Squamish-Lillooet Regional District Electoral Area B Zoning Bylaw No. 1300-2013

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to amend Squamish-Lillooet Regional District Electoral Area B Zoning Bylaw No. 1300-2013;

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

1. This bylaw may be cited for all purposes as “Squamish-Lillooet Regional District Electoral Area B Zoning Bylaw No. 1300-2013, Amendment Bylaw No. 1529-2018”.
2. The Squamish-Lillooet Regional District Electoral Area B Zoning Bylaw No. 1300-2013 is amended as follows:
 - (a) By deleting the existing Schedule A Zoning Bylaw and replacing it with the revised Schedule A Zoning Bylaw in Schedule 1, which is attached to and forms part of this bylaw.

READ A FIRST TIME this 27th day of JUNE, 2018

READ A SECOND TIME this day of , 2018

PUBLIC HEARING HELD on day of , 2018

READ A THIRD TIME this day of , 2018

PER s.52 (3)(a) of the *Transportation Act*,
APPROVED by the
MINISTRY OF TRANSPORTATION
AND INFRASTRUCTURE this day of , 2018

ADOPTED this day of , 2018

Jack Crompton
Chair

Kristen Clark
Corporate Officer

[SCHEDULE A]

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SCHEDULE B APPENDICES

Schedule B1 – Electoral Area B 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 *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 a *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 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 *cannabis production facility*.

AGRITOURISM ACTIVITIES 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 accessory to any of these.
- iii. cart, sleigh, and tractor rides on the land comprising the farm.
- iv. subject to Section 2(2)(h) of the ALR Use, Subdivision, and Procedure Regulation, 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.

AQUACULTURE means the growing and cultivation of aquatic plants, or fish, for commercial purposes, in any water environment or in man-made containers of water, and includes the growing and cultivation of shellfish on, in, or under the foreshore or in the water.

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 either the space between the underside of the roof rafters and the top of the ceiling joists of the storey immediately below, or the underside of the top chord of roof truss and the top of the bottom chord of the storey immediately below, where the vertical distance between the two does not exceed 1.2 m.

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:

- The business of renting not more than 4 guest rooms in the *dwelling* for the *temporary* lodging of paying guests.
- The *use* of common living and dining areas by such guests.
- The provision of limited food services (breakfast) to guests utilizing the accommodation.
- The *use* of the *dwelling* as the residence of the operator of such a business.

BICYCLE LOCKER

A fully enclosed space designed for the storage of one bicycle, and accessible only to the operator of the bicycle.

BICYCLE STORAGE FACILITY

An area providing two or more Class I bicycle parking spaces or bicycle lockers.

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

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.

BUSINESS VEHICLE means a vehicle used for business purposes either full time or part time.

CANNABIS means cannabis as defined in the Federal *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.

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.

CELESTIAL OBSERVATORY means a *building* where stars, planets and other celestial bodies are observed, usually through a telescope.

CLASS I AND II BICYCLE PARKING

Class I, or long term bicycle parking, means a space designed for the parking of one bicycle by permanent users of a *building*, such as employees, in respect of which the parking space is provided.

Class II, or short term bicycle parking, means a freely accessible space designated for the parking of one bicycle, available for public use during the business hours of premises in the *building* in respect of which the parking space is provided.

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.

COMMUNITY WATER SYSTEM means a system of water supply approved pursuant to the *Drinking Water Protection Act* and Regulation. A community water system includes its source, treatment, storage, transmission, and distribution facilities, but does not include a water supply servicing only one single family residence. The system must be owned, operated, and maintained by a municipality, regional district, a strata corporation, or an improvement district under the *Water Act* or the *Local Government Act*.

COMMUNITY SEWERAGE SYSTEM means a system of treating domestic sewage for more than one lot, or servicing more than one single family dwelling in a strata plan. It must be approved pursuant to the *Health Act* and Sewerage System Regulation. The system must be owned, operated, and maintained by a municipality, regional district, or a strata corporation.

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.

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

DERELICT VEHICLE means an unlicensed motor vehicle, or motor vehicle that is uninsured for more than six 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.

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*.

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*.

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 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 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 *cannabis*.

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

FARM EMPLOYEE RESIDENCE means an additional dwelling on a lot within the Agricultural Land Reserve 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*, or *agritourism 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 RESIDENTIAL FOOTPRINT means the portion of a *lot* that includes, where permitted, such uses as a principal *farm residence*, *farm employee residence*, *accessory farm residential facilities*.

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:

- Attached or detached *garages* or *carports*.
- Driveways to residences.
- Decorative landscaping.
- Attached or detached household greenhouse or sunroom.
- Residential-related workshop, tool and storage sheds.
- Artificial ponds not serving farm drainage, irrigation needs, or *aquaculture use*.
- 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 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*.

FARM WORKER HOUSING, TEMPORARY means a building placed on a temporary foundation or footings with no *basement* that is located on agricultural land, and that is used solely for the purpose of providing temporary cooking, sanitary, sleeping and living facilities for seasonal agricultural/farm workers temporarily on a farm operation, as necessary, for the agricultural labour needs of the farm operation.

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

FLOOR SPACE RATIO means the figure obtained when the gross floor area of all buildings and structures on a parcel is divided by the parcel area.

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 (a)(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 ALR Use, Subdivision, and Procedure Regulation.
 - v. must be *accessory* to and related to the *principal use* of the property, which is farming.
- (c) No more than 10 gatherings for an event of any type may occur on the farm within a single calendar year and no more than 150 people, excluding residents and employees of the farm, may be gathered on the farm at one time for the purpose of attending the event.
- (d) No single event can be more than 24 hours in duration.

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.

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:

- the highest point of the roof surface of a flat roof
- the deck line of a mansard roof
- the mean level between the eaves and the ridge of a gable, hip, gambrel or other sloping roof
- 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 BUSINESS means a use that is *accessory* to the residential use of a property where a resident carries on a profession or occupation that is clearly incidental to the residential or agricultural use of the land. The *home business use* is a limited and small scale *craft* carried on for remuneration, and may include a home office. *Home business* may include limited sales in an associated retail and/or gallery space of up to 10 m², only of *home business* products produced from the parcel where the *home business use* is located. *Home business* does not include *industrial uses*, commercial production and/or retail of cannabis, any kind of food or drink service establishment, or vehicle or equipment repair.

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

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.

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.

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.

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.

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.

NON-FARM USE FOOTPRINT means the portion of a *parcel* that includes, where permitted, the *gathering for an event use* and associated parking, and, where such uses are permitted, parking associated with the *agritourism activities, brewery, cidery, distillery, meadery, winery, and/or farm retail sales uses*.

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*.

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:

- all *buildings* measured to the outside surface of the exterior walls or posts;
- 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:

- a) the *parcel line* that is opposite to, most distant from, and is not connected to the *front parcel line*, or
- b) 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.

PENSION means an *accessory use* of a detached *single family dwelling* that includes:

- The business of renting between 4 and 10 guest rooms in the *dwelling* for the *temporary* lodging of paying guests.
- The *use* of common living and dining areas by such guests.
- The provision of limited food services to guests utilizing the accommodation.
- The *use* of the dwelling as the residence of the operator of such a business.

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 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.

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 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.

RECREATION SERVICES, INDOOR means facilities within an enclosed *building* used for sports, active recreation, and performing and cultural arts. Typical *uses* include health and fitness facilities, skating rinks, bowling alleys, swimming pools, dance studios, yoga studios, and martial arts dojos.

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 4.16 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*.

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

SECONDARY SUITE means an additional *dwelling unit* contained within a *single family dwelling*. *Secondary suites* are not permitted in a *duplex* or a *townhouse*. Unless explicitly permitted in a *zone*, a *secondary suite* cannot be used for *tourist accommodation*. 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 a *building* used principally for the retail sale of fuels, lubricating oils, and accessories for motor vehicles; and 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:

- All *buildings* measured to the outside surface of the exterior walls or posts.
- All *structures*, other than *buildings*, measure 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*. Unless explicitly permitted in a *zone*, a *single family dwelling* cannot be used for *tourist accommodation*.

SLRD means the Squamish-Lillooet Regional District.

STORMWATER MANAGEMENT means the *use* of land and infrastructure for collection, retention, or management of stormwater flows.

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.

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, Pension, and Tourist Accommodation**) means a total of less than four consecutive weeks in a 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.

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.

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.

WATERCOURSE OR WATERBODY 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.

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 Zoning Bylaw No. 1300-2013”.

Application

- 2.2 This Bylaw shall apply to Electoral Area B 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 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 implement and comply with the Area B Official Community Plan, its intent, policies, amendments, and successors.
- 2.11 The implementation and interpretation of this Bylaw shall comply with the Electoral Area B Official Community Plan and its intent.
- 2.12 Amendments to this Bylaw, the subdivision of land, exceptions, variances, shall comply with the Electoral Area B Official Community Plan and its intent.
- 2.13 Detailed criteria may be established for proposals and applications to amend, and for the amendment, evaluation and approval of amendments and conditions of amendment of this Bylaw. This is with the proviso that they are consistent with the Area B Official Community Plan and its intent and use the Official Community Plan's policies as their primary guidance.

SECTION 3 – ZONES

Designation

- 3.1 For the purpose of this Bylaw the area incorporated into Electoral Area B 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 1 Zone
RR2	Rural Resource 2 Zone
RR3	Rural Resource 3 Zone
RR4	Rural Resource 4 Zone
RR5	Rural Resource 5 Zone
R1	Residential 1 Zone
C1	Core Commercial Zone
C2	General Commercial 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 in Schedule B that 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 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 designation as noted in the Electoral Area B Official Community Plan Bylaw No. 1073, 2008, as amended from time to time:
- .1 roads and *highways*
 - .2 *public utility*
 - .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 *Forest and Range Practices Act*
 - .11 community forest management activity

Accessory Buildings

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

TABLE I		
COLUMN I Where Parcel Area is:	COLUMN II Maximum Permitted Combined Gross Floor Area of All Accessory Buildings	COLUMN III Maximum Permitted Number of Accessory Buildings
i) less than 2000 m ²	150 m ²	2
ii) 2000 m ² to 1 ha	200 m ²	3
iii) > 1 ha to 4 ha	300 m ²	4
iv) > 4 ha	350 m ²	5

- .1 The following provisions for *accessory buildings* and *uses* apply to all *zones*:
 - .1 If a parcel is hooked, then the *parcel area* in Column I is determined by the area of that portion of the *parcel* where the *accessory building* is to be located, and not the *parcel area* of the whole lot.
 - .2 An *accessory building* shall not be used as a *dwelling* or for providing overnight accommodation.
 - .3 Subject to the requirements of Table I, no more than two *accessory buildings*, one having a maximum *gross floor area* of 55 m², and the other

having a maximum *gross floor area* of 10 m², shall be permitted on a *parcel* prior to construction of a *principal building* or establishment of a *principal use*.

- .4 No persons shall operate a *home business*, 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 No. 863, 2003 as amended from time to time has been issued for a *principal building* on a *parcel*.
- .5 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 *gross floor area* regulations for *accessory buildings*.
 - .1 Notwithstanding this Section 4.3.1.5, *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.

Accessory Dwelling Unit

- 4.4 Where a parcel is zoned Commercial or Industrial, and has *accessory dwelling unit* as a permitted *use* in the applicable *zone*, the maximum number of *accessory dwelling units* shall be:
 - .1 One *dwelling unit* for a *parcel* that is equal to or less than 8 ha
 - .2 Two *dwelling units* for a *parcel* that is greater than 8 ha.
 - .3 The maximum *gross floor area* for an *accessory dwelling unit* is 90 m².
 - .4 There must be an established and active principal commercial or industrial *use* in order to construct an *accessory dwelling unit*.

Assembly and Commercial Assembly

- 4.5 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

- .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 *neighbourhood pub*

Commercial Assembly

- .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 *neighbourhood pub*

Bed and Breakfasts

- 4.6 The *bed and breakfast use* shall be in accordance with the provisions of this section 4.6, and with the *Agricultural Land Commission Act* and Regulation if the property is located in the Agricultural Land Reserve.
- .1 A person must apply for a *bed and breakfast* by completing a building permit application or change of use permit application for the dwelling.
 - .2 The *bed and breakfast use* shall be located within, and be *accessory* to a *single family dwelling use*.
 - .5 The maximum number of let bedrooms shall be 4, serving a maximum of 8 persons in total;
 - .6 One additional off-street *parking space* shall be provided for each let room;
 - .7 Signage for a *bed and breakfast use* shall be in accordance with SLRD Sign Bylaw No. 681, 1998, as amended from time to time.
 - .8 The *bed and breakfast* establishment shall be operated by a person or persons whose ordinary and principal residence is within such *single family dwelling*.
 - .9 No meal shall be served in the *bed and breakfast*, other than breakfast, which may only be served to registered overnight guests.
 - .10 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 Interior Health Authority.
 - .11 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.
 - .12 A *bed and breakfast use* may include a separate commonly accessible kitchen for use by all the guests.
 - .13 For clarity of interpretation, *commercial assembly uses* are not permitted to be held in conjunction with a *bed and breakfast use*.

Gross Floor Area

- 4.7 *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 *basement* space in excess of 90 m².
 - .4 *garage* space in excess of 60 m².

And for all *zones*, shall exclude:

- .5 *basements* with a total *gross floor area* of less than or equal to 90 m².
- .6 *garage* space up to and including 60 m².
- .7 *carports*.
- .8 *crawlspace*s.
- .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

- 4.8 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

- 4.9 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 Business

- 4.10 The *home business use* shall be in accordance with the provisions of this section 4.10, and the *Agricultural Land Commission Act* and Regulation if the property is located in the Agricultural Land Reserve:

General Requirements

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

- .8 A *home business use* must be located within a building that has a valid building permit from the SLRD for the *home business use*.
- .9 A *home business use* shall only be permitted when the owner of the property is a registered owner of the *home business*.
- .10 Any *building* containing a *dwelling unit* shall not be used for manufacturing, welding, or any other light or heavy *industrial use*.
- .11 No external indication shall exist that a building is used for any purpose other than that normally associated with a residential *dwelling* or *accessory building* except for a single sign in accordance with SLRD Sign Bylaw No. 681, 1998, as amended from time to time.
- .12 Employees of a *home business use* shall be restricted to members of a family residing on the *parcel* and may include a maximum of two other people.
- .13 The owners of any *home business use* involved in the production and/or storage of food must have the appropriate approvals and permits from the SLRD and the Interior Health Authority/Vancouver Coastal Health Authority.
- .14 A *home business use* shall not involve the sale of food or drink.
- .15 Motor vehicle and bicycle parking and loading for a *home business use* shall comply with the requirements of Section 5 of this Bylaw.
- .16 A *home business use* is not a *farm retail sales use* and may be conducted in association with a *farm retail sales use*.

Landscaping & Screening

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

Storage

- .1 Outdoor storage, and *shipping containers* where permitted, on a *parcel* shall be screened by way of a *landscape screen*.
 - .1 Section 4.11.1 does not apply to *farm products* or farm equipment stored outside on a *parcel* that is classified as a farm under the BC *Assessment Act*.
- .2 Unless expressly permitted in a *zone*, no *parcel* may be used as a salvage yard, *junk yard*, or a *wrecking yard*.
- .3 No person shall permit any *derelict vehicle* to be left outside on the *parcel* they own or occupy.
 - .1 Section 4.11.3 does not apply to farm equipment left outside on a *parcel* that is classified as a farm under the BC *Assessment Act*.

Fence Height

- .4 *Fences* located within a *parcel line setback* in a Rural Resource *Zone* shall be a maximum of 3 m.
- .5 *Fences* located within a *parcel line setback* in a Residential, Commercial, or Industrial *Zone* shall be a maximum of 1.8 m.
- .6 *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

Exceptions

- 4.13 If one of the cases outlined in this section is applicable, exceptions to the minimum *parcel area* may be granted. The total combined maximum reduction, where applicable under Section 4.13, is 20 percent.
- .1 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.
 - .2 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.
 - .3 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*.
 - .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 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 Agricultural Land Reserve unless certain restrictions as noted therein apply to this land.
 - .1 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*.
 - .2 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.
 - .3 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*.

- .6 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 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*.
 - .2 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.
 - .3 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*.

- .7 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 No. 863, 2003 as amended from time to 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 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

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 Electoral Area B Official Community Plan Bylaw No. 1073, 2008 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 *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

- .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
 - .3 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*
 - .4 steps, provided they are not closer than 1 m from any *side parcel line*
 - .5 a patio, sundeck, terrace, porch, *balcony* or canopy may intrude no more than 0.6 m into the required *setback*
 - .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 within any required *front parcel setback*, and no closer than 2 m from any other *parcel line*
 - .8 an off-street *parking space* or loading space
 - .9 *landscape screens* and other forms of landscaping and screening
 - .10 retaining walls

Shipping Containers

- 4.17 No person shall place a *shipping container* in any *zone* except in accordance with the following:
- .1 *Shipping containers* are only permitted on Agriculture (RR1, RR2, RR3), Rural Resource (RR4, RR5), and Industrial (M1, M2) Zoned property.
 - .1 A maximum of two shipping containers is permitted on a parcel.
 - .2 *Shipping containers* are not permitted for any *use*, in any other *zone* not listed in Section 4.17.1.
 - .3 *Shipping containers* may be used for dwellings if a valid building permit has been issued by the SLRD.
 - .4 *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.
 - .5 A *shipping container* shall not exceed a *height* of 3.05 m (10 ft) and a total length of 12.19 m (40 ft).
 - .6 *Shipping containers* can be stacked or placed above ground level to a maximum *height* of 6.10 m.
 - .7 *Shipping containers* used as a dwelling must conform to the *principal building setback, height, parcel coverage* and *gross floor area* requirements in this *Bylaw*.
 - .8 *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*.
 - .9 *Shipping containers* used as an *accessory building* included in the maximum permitted *accessory building gross floor area* requirements.
 - .10 A *shipping container* shall not be placed for the purpose of display or advertising.
 - .11 A *shipping container* shall not be used for the purpose of screening or fencing.
 - .12 Landscaping and screening for *shipping containers* shall be in accordance with Section 4.11.
 - .13 One *shipping container* may be temporarily located on a property in any *zone* during an active construction period associated with a valid SLRD building permit. Once the construction associated with the building permit is completed the *shipping container* must be removed from the property.

Signage

- 4.18 Signs in all *zones* shall comply with the SLRD Sign Bylaw No. 681, 1998, as amended from time to time.

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 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.

Temporary Use Permit Areas

- 4.20 Pursuant to Section 492 of the *Local Government Act*, land in all *zones* is designated as a temporary 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, licences 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 ramp.

Cannabis Retail

- 4.22 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.

SECTION 5 – PARKING 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 dedication public right-of-way.
 - .2 Unless otherwise permitted, off-street parking of *business vehicles* in excess of 6.1 m (20 ft) in length or curb weight of 3,900 kg (8,598 lbs) is only permitted on lots zoned for a commercial *use* and when the vehicle(s) is part of the authorized business.
 - .3 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.
 - .4 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* and/or *the non-farm use 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.
 - .5 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, boats, trailers, and 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 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 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 Table 2 in Section 5.14 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 Table 2, the number of *off-street parking spaces* is calculated on the basis of the requirements for a similar *use* that is listed in Table 2 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 to be required shall be the sum total of the requirements for each *use*.
 - .1 Notwithstanding Section 5.3.3, the maximum number of combined parking spaces permitted for any combination of the *Agritourism Activity, Brewery, Cidery, Distillery, Meadery, Winery, Farm Retail Sales, and Gathering for an Event* uses shall be in accordance with the provision in Section 2 of the Table in Section 5.14:
- .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.

Location & Siting of Parking Spaces

- 5.4 Off-street *parking spaces* shall be located on the same *parcel* as the *use* they serve.
 - .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 this section.
 - .1 All residential off-street *parking spaces* shall meet the following minimum dimensions:

Type of Parking Space	Width	Length	Clear Height
Standard Space	2.5 metres	5.5 metres	2.0 metres
Standard Parallel Parking Space	2.6 metres	7.3 meters	2.0 metres
Small Car Space	2.3 metres	4.6 metres	2.0 metres
Disabled Space	4.0 metres	5.5 metres	2.1 metres

Loading Space	3.0 metres	9.0 metres	4.0 metres
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- .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:

	Minimum Maneuvering Aisle Width		
	90 degrees	60 degrees	45 degrees
Two-Way Traffic	6.6 metres	6.4 metres	6.1 metres
One-Way Traffic	6.1 metres	4.9 metres	4.6 metres

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

Type of Parking Space	Width	Length	Clear Height
Standard Space	2.8 metres	5.8 metres	2.1 metres
Standard Parallel Parking Space	2.6 metres	7.3 metres	2.1 metres
Small Car Space	2.7 metres	5.5 metres	2.1 metres
Disabled Space	3.7 metres	5.8 metres	2.1 metres
Loading Space	3.0 metres	9.0 metres	4.0 metres
	Minimum Maneuvering Aisle Width		
	90 degrees	60 degrees	45 degrees
Two-Way Traffic	7.0 metres	6.4 metres	6.1 metres
One-Way Traffic	7.0 metres	4.9 metres	4.6 metres

- .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 *duplex*, 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 0.2m for the entire length of the space.
- .11 Required off street parking areas shall be located on the same *parcel* as the *principal use* for which the space is required except where off site parking is secured by easement or covenant.
- .12 Off street loading spaces are not required, except that one off-street loading space is required for a *restaurant* or pub *use* and shall be located on the same *parcel* as the *principal use* for which the space is required.

Driveway Gradients

- 5.6 For vehicular driveways:
- .1 The maximum gradient shall be 2% within 2 m of a curb or edge of pavement of a 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 as to properly dispose of all surface water.
- .1 Notwithstanding Section 5.7, all *parking areas* and *loading areas* associated with the *agritourism activities, brewery, cidery, distillery, meadery, winery, farm retail sales, gathering for an event, temporary farm worker housing uses* in an Agriculture or Rural Resource zone, must not use any hard surfacing such as asphalt or concrete. Furthermore, no gravel or any other type of fill be used to cover the land where the parking is located.

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 Table 2 of Section 5, 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 manoeuvring aisle and shall be located so that each separate *use* within a development has access to a space.
 - .5 All off-street loading spaces shall be clearly marked with the words "LOADING SPACE ONLY" on the pavement or wall facing.

Bicycle Parking

- 5.10 Bicycle parking shall be provided in accordance with Table 1 and 2 of Section 5.13.
- .1 The number of bicycle *parking spaces* required for any *use* is calculated according to Table 2 in Section 5.14 following Table 1 in Section 5.13 in which Column I classifies the types of *uses*, and Column IV sets out the number of required bicycle *parking spaces* that are to be provided for each *use* in Column I.
 - .2 If a *use* is not listed in Table 2, the number of bicycle parking spaces shall be calculated on the basis of a similar *use* as determined by the Director of Planning and Development.
 - .3 No bicycle parking space shall be required when the calculation results in a requirement of less than one bicycle parking space.

Class I (Long Term) Bicycle Parking Standards

- 5.11 *Class I (long term) bicycle parking* spaces shall be provided in a *bicycle storage facility* and/or in individual *bicycle lockers*, in each case meeting the following standards:

Bicycle Storage Facility

- .1 *Class I bicycle parking spaces* located within a *bicycle storage facility* shall be within an area which is only accessible to employees of premises in the *building* through a lock and key, or a programmed entry system, and that provides individual bicycle parking spaces for securing the bicycle by the owner of the bicycle.
- .2 *Bicycle storage facilities* shall be designed to accommodate a maximum of 40 bicycles, not including those within *bicycle lockers*.
- .3 Long term bicycle parking spaces shall be securely enclosed by solid opaque walls or a compound enclosed by metal mesh.
- .4 The entry door and frame to the bicycle storage facility shall be constructed of steel.
- .5 The entire interior of the bicycle storage facility shall be visible from the entry doorway.
- .6 A minimum of 20% of the long term bicycle parking spaces bicycles shall be bicycle lockers.
- .7 Each long term bicycle parking space shall be independently accessible from an aisle having a minimum width of 1.2 meters.
- .8 Each long term bicycle parking space that is not a bicycle locker shall comprise a bicycle parking rack constructed of sturdy theft-resistant material and anchored to the floor with theft resistant anchoring. The bicycle rack shall allow the frame and one wheel of the bicycle to be locked to the rack with a standard U-shaped shackle lock and shall be installed a minimum of 0.6 metres from any wall.
- .9 Each long term bicycle parking space shall have at least 1.9 metres vertical clearance, and be at least 0.6 metres in width and 1.8 metres in length if the bicycles are to be placed horizontally, and 1.0 metre in length if the bicycles are to be placed vertically.
- .10 Electric outlets shall be provided in all bicycle storage facilities such that no parking space is more than 5 metres from an outlet.

Bicycle Lockers

- .11 The minimum inside dimension of a bicycle locker shall be 0.6 metres in width at the door end, 0.2 metres in width at the opposite door, 1.8 metres in length and 1.2 metres in *height*.
- .12 Each bicycle locker shall be at least 2 metres away from the edge of the nearest bicycle parking space.
- .13 Bicycle lockers shall be constructed of solid, opaque, and theft resistant material with a lockable door which opens to full width and *height* of the locker.

Class II (Short Term) Bicycle Parking Standards

- 5.12 Each *Class II (short term) bicycle parking* space shall be in compliance with the following:

- .1 Each short term bicycle parking space shall be provided in the form of racks that provide minimum measurements of 0.6 m (2 ft) in width and 1.8 m in length (6 ft)
- .2 Each short term bicycle parking space shall be independently accessible by means of an aisle with a minimum width of 1.2 m (4 ft) that is separate from

pedestrian access to the premises for which the parking space is required.

- .3 Racks providing two or more Class II (short term) bicycle parking spaces shall be constructed of solid, opaque and theft resistant material and shall have sturdy theft-resistant anchoring to the floor or ground. The bicycle rack shall enable the bicycle frame and one wheel to be locked to the rack with a standard U-shaped shackle lock.
- .4 Each short term bicycle parking space shall be provided in a convenient, well-lit, and weather-protected location. If the short term bicycle parking spaces are not readily visible from the principal entrance to the premises for which the spaces are required, appropriate directional signage shall be provided.

Bicycle End of Trip Facilities

5.13 Change room and shower requirements for *Class I (long term) bicycle parking facilities* shall be in accordance with Table 1.

TABLE 1

Class I (long term) Bicycle Parking Spaces	Number of Toilets*	Number of Sinks*	Number of Showers*
0-3	0	0	0
4-29	1	1	1
30-64	2	1	2
65-94	3	2	3
95-129	4	2	4
130-159	5	3	5
160-194	6	3	6
Over 194	6 +1 for each additional 30 bike spaces or part thereof	3 +1 for each additional 60 bike spaces or part thereof	6 +1 for each additional 30 bike spaces or part thereof

*separate facilities required for each sex therefore actual number required is double

**5.14 TABLE 2
REQUIRED OFF STREET & BICYCLE PARKING SPACES**

COLUMN I Class of Building or Use	COLUMN II Off Street Parking Spaces	COLUMN III Off Street Loading Spaces	COLUMN IV Bicycle Parking Spaces	
			Class I (long term) Bicycle Parking	Class II (short term) Bicycle Parking
1.0 Dwellings				
Single family dwelling	2	No Requirement.	No Requirement.	No Requirement.
Secondary suite	1	No Requirement.	No Requirement.	No Requirement.
Home business	2	No Requirement.	No Requirement.	No Requirement.
Duplex	4	No Requirement.	No Requirement.	No Requirement.
Townhouse	2 spaces per <i>dwelling unit</i> , plus 1 visitor space per 5 units	No Requirement.	A minimum of 1.25 spaces for every <i>dwelling unit</i> .	A minimum of 6 spaces for any development containing 20 <i>dwelling units</i> or more.
Apartment	1.25 spaces per <i>dwelling unit</i> , plus 1 visitor space per 5 units	No Requirement.	A minimum of 1 space per <i>dwelling unit</i> .	A minimum of 1 space per <i>dwelling unit</i> .
Apartment – Village Commercial	1.0 spaces per <i>dwelling unit</i> , plus 1 visitor space per 5 <i>dwelling units</i>	No Requirement.		
Three or more <i>dwelling units</i> designated solely for senior citizen's housing	1 spaces per <i>dwelling unit</i> , plus 1 visitor space per 5 units	No Requirement.	A minimum of 0.25 spaces for every <i>dwelling unit</i> .	A minimum of 6 spaces for any development containing 20 <i>dwelling units</i> or more.
2.0 Agricultural & Rural				
Any combination of <i>Agritourism Activity, Brewery, Cidery, Distillery, Meadery, Winery, Farm Retail Sales, and/or</i>		No Requirement.	No Requirement.	A minimum of 6 spaces.

COLUMN I Class of Building or Use	COLUMN II Off Street Parking Spaces	COLUMN III Off Street Loading Spaces	COLUMN IV Bicycle Parking Spaces	
			Class I (long term) Bicycle Parking	Class II (short term) Bicycle Parking
<i>Gathering for an Event</i> uses <ul style="list-style-type: none"> on parcels less than 4 ha on parcels that are 4 ha or greater but less than 8 ha on parcels that are 8 ha or larger but less than 16 ha on parcels that are 16 ha or greater 	20 spaces maximum combined 40 spaces maximum combined 60 spaces maximum combined 80 spaces maximum combined			
<i>Agritourism Activity</i> <ul style="list-style-type: none"> on parcels less than 4 ha on parcels that are 4 ha or greater but less than 8 ha on parcels that are 8 ha or larger but less than 16 ha on parcels that are 16 ha or greater 	10 spaces maximum 20 spaces maximum 30 spaces maximum 40 spaces maximum	No Requirement.	No Requirement.	A minimum of 6 spaces.
<i>Brewery, Cidery, Distillery, Meadery, Winery</i> <ul style="list-style-type: none"> on parcels less than 4 ha 	10 spaces maximum	No Requirement.	No Requirement.	A minimum of 6 spaces.

COLUMN I Class of Building or Use	COLUMN II Off Street Parking Spaces	COLUMN III Off Street Loading Spaces	COLUMN IV Bicycle Parking Spaces	
			Class I (long term) Bicycle Parking	Class II (short term) Bicycle Parking
<ul style="list-style-type: none"> on parcels that are 4 ha or greater but less than 8 ha on parcels that are 8 ha or larger but less than 16 ha on parcels that are 16 ha or greater 	<p>20 spaces maximum</p> <p>30 spaces maximum</p> <p>40 spaces maximum</p>			
<p><i>Farm Retail Sales</i></p> <ul style="list-style-type: none"> on parcels less than 4 ha on parcels that are 4 ha or greater but less than 8 ha on parcels that are 8 ha or larger but less than 16 ha on parcels that are 16 ha or greater 	<p>10 spaces maximum</p> <p>20 spaces maximum</p> <p>30 spaces maximum</p> <p>40 spaces maximum</p>	No Requirement.	No Requirement.	No Requirement.
Kennels	1 per 100 m ² gross floor area plus 2 per 100 m ² office floor area plus 1 per fleet vehicle	No Requirement.	No Requirement.	No Requirement.
Garden nursery	4 per 100 m ² of retail sales area plus 1 per 185 m ² of greenhouse area	No Requirement.	No Requirement.	A minimum of 6 spaces.
Riding stable and academy	1 per stall	No Requirement.	No Requirement.	A minimum of 6 spaces.
Temporary Farm Worker Housing	1 per 60 m ² of Gross Floor Area	No Requirement.	No Requirement.	No Requirement.

COLUMN I Class of Building or Use	COLUMN II Off Street Parking Spaces	COLUMN III Off Street Loading Spaces	COLUMN IV Bicycle Parking Spaces	
			Class I (long term) Bicycle Parking	Class II (short term) Bicycle Parking
3.0 Office				
Business and Professional Office Use	1 space for every 50 metres ² of <i>gross floor area</i>	No Requirement.	A minimum of 1 space for each 750 m ² of <i>gross floor area</i> .	A minimum of 6 spaces for any <i>building</i> or group of <i>buildings</i> containing at least 2,000 m ² of <i>gross floor area</i> .
4.0 Commercial				
Bed & Breakfast	1 per guest room	No Requirement.	No Requirement.	No Requirement.
Hotel/Motel/Lodge/Campground	1 per guest room or 1 per sleeping unit or 1 per campsite	1 space for every 1,000 m ² of <i>gross floor area</i>	A minimum of 1 space for every 30 dwelling, housekeeping or sleeping units, or any combination thereof.	A minimum of 6 spaces for any <i>building</i> or group of <i>buildings</i> containing 75 or more dwelling, housekeeping or sleeping units, or any combination thereof.
Service station	4 per service bay or a minimum of 4	1 space for every 1,000 m ² of <i>gross floor area</i>	No Requirement.	No Requirement.
Cafes, Restaurant, and Liquor Primary Licenced Premises	6 per 100 m ² of <i>gross floor area</i>	1 space for every 1,000 m ² of <i>gross floor area</i>	No Requirement.	A minimum of 3 spaces for each 500 m ² of <i>gross floor area</i> .
Village Commercial (Porteau Cove)	In association with each <i>use</i>	1 space for every 1,000 m ² of <i>gross floor area</i>	No Requirement.	A minimum of 6 spaces.
Marina	1 space for every 10 mooring berths for boats	1 space for every 1,000 m ² of <i>gross floor area</i>	No requirement.	
All other Commercial uses	3 per 100 m ² <i>gross floor area</i>	1 space for every 1,000 m ² of <i>gross floor area</i>	A minimum of 1 space for each 750 m ² of <i>gross floor area</i> .	A minimum of 1 space for each 750 m ² of <i>gross floor area</i> .

COLUMN I Class of Building or Use	COLUMN II Off Street Parking Spaces	COLUMN III Off Street Loading Spaces	COLUMN IV Bicycle Parking Spaces	
			Class I (long term) Bicycle Parking	Class II (short term) Bicycle Parking
5.0 Industrial				
Light industry/heavy industry/manufacturing and <i>cannabis</i> production facility	1 per 100 m ² <i>gross floor area</i>	1 space for every 1,000 m ² of <i>gross floor area</i>	A minimum of 1 space for each 1,000 m ² of <i>gross floor area</i> in the <i>building</i> or 1 space for every 25 employees on a work shift employing the maximum number of workers, whichever is the greater.	No requirement.
6.0 Institutional				
Hospital	1 space for each 2 staff doctors plus 1 space for each 4 employees plus 1 space for each 5 beds	1 space for every 1,000 m ² of <i>gross floor area</i>	A minimum of 1 space for every 25 employees on a work shift employing the maximum number of employees.	A minimum of 6 spaces at each public entrance.
Places of public <i>assembly</i> , including churches, arenas, armouries, art galleries, assembly halls, auditoriums, lodges, and fraternal <i>buildings</i> , community centres, recreation centres, dance halls, exhibition halls, funeral homes and undertaking establishments, gymnasiums, meeting halls, museums, public libraries, stadiums, theatres, billiard halls, arcades, bowling alleys, curling rinks, and similar <i>uses</i>	1 space for each 10 seats, or 1 space for each 10 m ² of <i>gross floor area</i> in areas without fixed seats that are used or intended to be used for public assembly, including playing surfaces	1 space for every 1,000 m ² of <i>gross floor area</i>	A minimum of 1 space for each 250 m ² of <i>gross floor area</i> .	A minimum of 6 spaces for each 500 m ² of <i>gross floor area</i> or portion thereof. A minimum of 6 spaces for each 40 tables or, games, and each alley or ice sheet

COLUMN I Class of Building or Use	COLUMN II Off Street Parking Spaces	COLUMN III Off Street Loading Spaces	COLUMN IV Bicycle Parking Spaces	
			Class I (long term) Bicycle Parking	Class II (short term) Bicycle Parking
Retreat centre	1 space per sleeping room, or 1 per 187 m ² of <i>gross floor area</i> , whichever is less 1 handicapped space 1 per auxiliary residential <i>dwelling unit</i> 1 per caretaker's unit			
Civic uses including local, provincial, or federal government offices providing public functions	1 space for each 50 m ² of <i>gross floor area</i>	1 space for every 1,000 m ² of <i>gross floor area</i>		
School: Kindergarten and Elementary	1 space for each 50 m ² of <i>gross floor area</i> plus 4 temporary off-street <i>parking spaces</i> in a designated area near the entrance of a <i>building</i> for the pickup and drop off of students	1 space for every 1,000 m ² of <i>gross floor area</i>	A minimum of 1 space for every 25 staff members. Elementary school – a minimum of 1 space for every 20 students.	A minimum of 6 spaces. Universities and Colleges - A minimum of 1 space for each 700 square meters of <i>gross floor area</i> , or portion thereof.
Senior Secondary	1 space for each		Middle School, Secondary School, University, College, Technical or Vocational School, Commercial School or	

COLUMN I Class of Building or Use	COLUMN II Off Street Parking Spaces	COLUMN III Off Street Loading Spaces	COLUMN IV Bicycle Parking Spaces	
			Class I (long term) Bicycle Parking	Class II (short term) Bicycle Parking
	50 m ² of <i>gross floor area</i> plus 4 temporary off-street <i>parking spaces</i> in a designated area near the entrance of a <i>building</i> for the pickup and drop off of students		Self-Improvement School – a minimum of 1 space for every 10 students in attendance during a period of maximum attendance, based on seating capacity.	

SECTION 6 – AGRICULTURE ZONES

SECTION 6.1 – RR1 – RURAL RESOURCE 1 ZONE

Intent

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

Permitted Uses

- 6.1.2 In the RR1 *Zone* the *use of land, buildings and structures* is subject to the *Agricultural Land Commission Act (ALCA)* and the *Agricultural Land Reserve Use Subdivision and Procedure Regulation (Regulation)*, and restricted to:
- *agriculture*
 - *aquaculture*
 - forestry practices, including silviculture and harvesting, but not including processing or manufacturing
 - *brewery, cidery, distillery, meadery, or winery* subject to the *Liquor Control and Licensing Act*
 - *farm residence*, subject to Section 6.1.3
 - *agritourism activities*, subject to Section 6.1.8
 - *farm retail sales*, subject to Section 6.1.5
 - *secondary suite*
 - *bed and breakfast*
 - *home business*
 - *farm employee residence*, subject to Section 6.1.3
 - *temporary farm worker housing*, subject to Section 6.1.5
 - *accessory buildings and accessory uses*
- .1 On *parcels* of 2 ha or greater, the additional permitted *uses* are:
- Operation of a temporary sawmill if at least 50% of the volume of the timber is harvested from the farm or *parcel* on which the sawmill is located.
- .2 On *parcels* of 100 ha or greater, the additional permitted *uses* are:
- *cannabis production facility*

Regulations

- 6.1.3 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.

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 per parcel</i>	<ul style="list-style-type: none"> • on <i>parcels</i> less than 4 ha: 1 <i>farm residence</i> in accordance with s. 6.1 • on <i>parcels</i> 4 ha or greater, 1 <i>farm employee residence</i> may be permitted in accordance with s. 6.1 and subject to the following conditions: • the property has farm class under the BC <i>Assessment Act</i>, and • 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 <i>farm employee residence</i> commensurate with the present level of <i>agriculture</i> occurring on the property.
.3	Maximum number of <i>secondary suites per farm residence</i>	1
.4	Maximum <i>gross floor area</i> for the <i>farm residence</i>	350 m ²
.5	Maximum <i>gross floor area</i> for <i>farm employee residence</i> , if authorized under Section 6.1.4	180 m ²
.6	Minimum <i>setback</i> <ul style="list-style-type: none"> • from the <i>front parcel line</i> • from all other <i>parcel lines</i> 	4.5 m 7.5 m
.7	Maximum <i>height</i> of <ul style="list-style-type: none"> • <i>farm building</i> • <i>farm residence</i> • <i>farm employee residence</i>, if authorized under Section 6.1.4 • <i>temporary farm worker housing</i>, if authorized under Section 6.1.6 • <i>accessory building</i> 	15 m 8 m 7.62 m 7.62 m 6 m
.8	Minimum <i>setback</i> for <i>cannabis production facility</i> (from all <i>parcel lines</i>)	25 m
.9	Maximum <i>height</i> for a <i>cannabis production facility</i>	15 m

COLUMN I Matter to be Regulated		COLUMN II Regulations
.10	Maximum <i>gross floor area</i> for a <i>cannabis production facility</i>	2,500 m ²
.11	Minimum <i>setback</i> for <i>cannabis production facility</i> from any <i>watercourse</i>	30 m
.12	Maximum <i>gross floor area</i> for <i>temporary farm worker housing</i> <ul style="list-style-type: none"> • on parcels less than 4 ha • on parcels 4 ha or larger • per temporary farm worker 	100 m ² 280 m ² 10 m ²
.13	Maximum <i>setback</i> for a <i>farm employee residence</i> or <i>temporary farm worker housing</i> from a <i>farm residence</i>	15 m
.14	Maximum <i>gross floor area</i> of a brewery, cidery, distillery, meadery, or winery provided that the size of the facility is commensurate with the agricultural operation supporting it and in accordance with the ALCA and Regulation.	600 m ²
.15	Maximum <i>gross floor area</i> of food and beverage lounge associated with a brewery, cidery, distillery, meadery, or winery <ul style="list-style-type: none"> • Indoor <i>gross floor area</i> • Outdoor <i>gross floor area</i> 	60 m ² 60 m ²
.16	Maximum <i>gross floor area</i> of a tasting room associated with a brewery, cidery, distillery, meadery, or winery	60 m ²
.17	Additional regulations pertaining to a <i>Brewery, cidery, distillery, meadery, or winery</i>	See Section 6.1.6
.18	Maximum <i>setback</i> for the <i>non-farm use footprint</i> from the <i>front parcel line</i> to the rear of the <i>non-farm use footprint</i>	40 m

- .20 The *setback* and *height* regulations in Section 6.1.3 (.8-.9) 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.
- .21 Any *cannabis production facility* that is 3,700 m² or larger requires an approved rainwater management plan and agricultural liquid waste management plan.

Farm Retail Sales

- 6.1.4 *Farm retail sales* shall be conducted in accordance with, and are subject to, the provisions of the *Agricultural Land Commission Act* and Regulation.
- .1 Land, *buildings* and *structures* used for *farm retail sales* shall:
 - .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.
 - .2 Off-street parking for *farm retail sales* must be located within the *farm residential footprint area*, and/or the *non-farm use footprint*, and be in accordance with Section 5 and Section 6.1.7 of this Bylaw.

Temporary Farm Worker Housing

- 6.1.5 *Temporary farm worker housing* shall be in accordance with the provisions of this section.
- .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. The covenant will state that the farm worker housing will be removed by the owner and the land restored to agricultural use if the farm worker housing is vacant for two consecutive years.
 - .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*, or the cost of removing the *temporary farm worker housing* 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 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

- 6.1.6 *Breweries, cideries, distilleries, meaderies, or wineries* shall be in accordance with the *Agricultural Land Commission Act* and Regulation, and the provisions of this section.
- .1 The number and frequency of special 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 special events in a calendar year, that occur outside of regular approved business hours.
 - .2 Of those 4 special events in a calendar year, no more than 1 special event per weekend.
 - .2 Off street parking for a *brewery, cidery, distillery, meadery, or winery* must be located within the *farm residential footprint* area and/or the *non-farm use footprint*, and be in accordance with Section 5 and Section 6.1.7 of this Bylaw.

Gathering for an Event and the Non-Farm Use Footprint

- 6.1.7 The gathering for an event use shall be in accordance with the *Agricultural Land Commission Act* and Regulation, ALC Policy L-22 Gathering for an Event, and the provisions of this section.
- .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* and/or the *non-farm use footprint*.
 - .8 the *non-farm use footprint* shall be in accordance with the following:
 - .1 On parcels that are less than 4 ha, the *non-farm use footprint* shall be a maximum of 500 m².
 - .2 On parcels that are 4 ha or greater but less than 8 ha, the *non-farm use footprint* shall be a maximum of 1,500 m².
 - .3 On parcels that are 8 ha or larger but less than 16 ha, the *non-farm use footprint* shall be a maximum of 2,000 m².
 - .4 On parcels that are 16 ha or greater, the *non-farm use footprint* shall be a maximum of 2,500 m².

Agritourism Activities

- 6.1.8 The following *agritourism activities* requirements shall apply to all lots within the Agricultural Land Reserve (ALR) and are subject to the provisions of the *Agricultural Land Commission Act* and Regulation.

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.
 - .4 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 and/or the *non-farm use footprint* area, and be in accordance with Section 5 and Section 6.1.7 of this Bylaw.

Parking & Loading

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

SECTION 6.2 – RR2 – RURAL RESOURCE 2 ZONE

Intent

- 6.2.1 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

- 6.2.2 In the RR2 *Zone* the *use of land, buildings and structures* is subject to the *Agricultural Land Commission Act (ALCA)* and the *Agricultural Land Reserve Use Subdivision and Procedure Regulation (Regulation)*, and restricted to:

- *agriculture*
 - *aquaculture*
 - forestry practices, including silviculture and harvesting, but not including processing or manufacturing
 - *brewery, cidery, distillery, meadery, or winery* subject to the *Liquor Control and Licensing Act*
 - *farm residence*, subject to Section 6.2.3
 - *agritourism activities*, subject to Section 6.2.8
 - *farm retail sales*, subject to Section 6.2.5
 - *secondary suite*
 - *bed and breakfast*
 - *home business*
 - *farm employee residence*, subject to Section 6.2.3
 - *temporary farm worker housing*, subject to Section 6.2.5
 - *accessory buildings and accessory uses*
- .1 On *parcels* of 2 ha or greater, the additional permitted *uses* are:
- Operation of a temporary sawmill if at least 50% of the volume of the timber is harvested from the farm or *parcel* on which the sawmill is located.
- .2 On *parcels* of 100 ha or greater, the additional permitted *uses* are:
- *cannabis production facility*

Regulations

- 6.2.3 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.

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 per parcel</i>	<ul style="list-style-type: none"> • on <i>parcels</i> less than 4 ha: 1 <i>farm residence</i> in accordance with s. 6.2 • on <i>parcels</i> 4 ha or greater, 1 <i>farm employee residence</i> may be permitted in accordance with s. 6.2 and subject to the following conditions: <ul style="list-style-type: none"> • the property has farm class under the BC Assessment Act, and • 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 <i>farm employee residence</i> commensurate with the present level of <i>agriculture</i> occurring on the property.
.3	Maximum number of <i>secondary suites per farm residence</i>	1
.4	Maximum <i>gross floor area</i> for the <i>farm residence</i>	350 m ²
.5	Maximum <i>gross floor area</i> for <i>farm employee residence</i> , if authorized under Section 6.1.4	180 m ²
.6	Minimum <i>setback</i> <ul style="list-style-type: none"> • from the <i>front parcel line</i> • from all other <i>parcel lines</i> 	4.5 m 7.5 m
.7	Maximum <i>height</i> of <ul style="list-style-type: none"> • <i>farm building</i> • <i>farm residence</i> • <i>farm employee residence</i>, if authorized under Section 6.1.4 • <i>temporary farm worker housing</i>, if authorized under Section 6.1.6 • <i>accessory building</i> 	15 m 8 m 7.62 m 7.62 m 6 m
.8	Minimum <i>setback</i> for <i>cannabis production facility</i> (from all <i>parcel lines</i>)	25 m
.9	Maximum <i>height</i> for a <i>cannabis production facility</i>	15 m

COLUMN I Matter to be Regulated		COLUMN II Regulations
.10	Maximum <i>gross floor area</i> for a <i>cannabis production facility</i>	2,500 m ²
.11	Minimum <i>setback</i> for <i>cannabis production facility</i> from any <i>watercourse</i>	30 m
.12	Maximum <i>gross floor area</i> for <i>temporary farm worker housing</i> <ul style="list-style-type: none"> • on parcels less than 4 ha • on parcels 4 ha or larger • per temporary farm worker 	100 m ² 280 m ² 10 m ²
.13	Maximum <i>setback</i> for a <i>farm employee residence</i> or <i>temporary farm worker housing</i> from a <i>farm residence</i>	15 m
.14	Maximum <i>gross floor area</i> of a brewery, cidery, distillery, meadery, or winery provided that the size of the facility is commensurate with the agricultural operation supporting it and in accordance with the <i>ALCA</i> and <i>Regulation</i> .	600 m ²
.15	Maximum <i>gross floor area</i> of food and beverage lounge associated with a brewery, cidery, distillery, meadery, or winery <ul style="list-style-type: none"> • Indoor <i>gross floor area</i> • Outdoor <i>gross floor area</i> 	60 m ² 60 m ²
.16	Maximum <i>gross floor area</i> of a tasting room associated with a brewery, cidery, distillery, meadery, or winery	60 m ²
.17	Additional regulations pertaining to a <i>Brewery, cidery, distillery, meadery, or winery</i>	See Section 6.2.6
.18	Maximum <i>setback</i> for the <i>non-farm use footprint</i> from the <i>front parcel line</i> to the rear of the <i>non-farm use footprint</i>	40 m

- .20 The *setback* and *height* regulations in Section 6.2.3 (.8-.9) 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.
- .21 Any *cannabis production facility* that is 3,700 m² or larger requires an approved rainwater management plan and agricultural liquid waste management plan.

Farm Retail Sales

- 6.2.4 *Farm retail sales* shall be conducted in accordance with, and are subject to, the provisions of the *Agricultural Land Commission Act* and Regulation.
- .1 Land, *buildings* and *structures* used for *farm retail sales* shall:
 - .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.
 - .2 Off-street parking for *farm retail sales* must be located within the *farm residential footprint area*, and/or the *non-farm use footprint*, and be in accordance with Section 5 and Section 6.2.7 of this Bylaw.

Temporary Farm Worker Housing

- 6.2.5 *Temporary farm worker housing* shall be in accordance with the provisions of this section.
- .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. The covenant will state that the farm worker housing will be removed by the owner and the land restored to agricultural use if the farm worker housing is vacant for two consecutive years.
 - .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*, or the cost of removing the *temporary farm worker housing* 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 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

- 6.2.6 *Breweries, cideries, distilleries, meaderies, or wineries* shall be in accordance with the *Agricultural Land Commission Act* and Regulation, and the provisions of this section.
- .1 The number and frequency of special 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 special events in a calendar year, that occur outside of regular approved business hours.
 - .2 Of those 4 special events in a calendar year, no more than 1 special event per weekend.
 - .2 Off street parking for a *brewery, cidery, distillery, meadery, or winery* must be located within the *farm residential footprint* area and/or the *non-farm use footprint*, and be in accordance with Section 5 and Section 6.2.7 of this Bylaw.

Gathering for an Event and the Non-Farm Use Footprint

- 6.2.7 The gathering for an event use shall be in accordance with the *Agricultural Land Commission Act* and Regulation, ALC Policy L-22 Gathering for an Event, and the provisions of this section.
- .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* and/or the *non-farm use footprint*.
 - .8 the *non-farm use footprint* shall be in accordance with the following:
 - .1 On parcels that are less than 4 ha, the *non-farm use footprint* shall be a maximum of 500 m².
 - .2 On parcels that are 4 ha or greater but less than 8 ha, the *non-farm use footprint* shall be a maximum of 1,500 m².
 - .3 On parcels that are 8 ha or larger but less than 16 ha, the *non-farm use footprint* shall be a maximum of 2,000 m².
 - .4 On parcels that are 16 ha or greater, the *non-farm use footprint* shall be a maximum of 2,500 m².

Agritourism Activities

- 6.2.8 The following *agritourism activities* requirements shall apply to all lots within the Agricultural Land Reserve (ALR) and are subject to the provisions of the *Agricultural Land Commission Act* and Regulation.

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.
 - .4 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 and/or the *non-farm use footprint* area, and be in accordance with Section 5 and Section 6.2.7 of this Bylaw.

Parking & Loading

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

SECTION 6.3 – RR3 – RURAL RESOURCE 3 ZONE

Intent

- 6.3.1 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

- 6.3.2 In the RR3 *Zone* the *use of land, buildings and structures* is subject to the *Agricultural Land Commission Act (ALCA)* and the *Agricultural Land Reserve Use Subdivision and Procedure Regulation (Regulation)*, and restricted to:

- *agriculture*
 - *aquaculture*
 - forestry practices, including silviculture and harvesting, but not including processing or manufacturing
 - *brewery, cidery, distillery, meadery, or winery* subject to the *Liquor Control and Licensing Act*
 - *farm residence*, subject to Section 6.3.3
 - *agritourism activities*, subject to Section 6.3.8
 - *farm retail sales*, subject to Section 6.3.5
 - *secondary suite*
 - *bed and breakfast*
 - *home business*
 - *farm employee residence*, subject to Section 6.3.3
 - *temporary farm worker housing*, subject to Section 6.3.5
 - *accessory buildings and accessory uses*
- .1 On *parcels* of 2 ha or greater, the additional permitted *uses* are:
- Operation of a temporary sawmill if at least 50% of the volume of the timber is harvested from the farm or *parcel* on which the sawmill is located.
- .2 On *parcels* of 100 ha or greater, the additional permitted *uses* are:
- *cannabis production facility*

Regulations

- 6.3.3 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	40 ha
.2	Maximum number of <i>dwellings per parcel</i>	<ul style="list-style-type: none"> • on <i>parcels</i> less than 4 ha: 1 <i>farm residence</i> in accordance with s. 6.3 • on <i>parcels</i> 4 ha or greater, 1 <i>farm employee residence</i> may be permitted in accordance with s. 6.3 and subject to the following conditions: • the property has farm class under the BC Assessment Act, and • 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 <i>farm employee residence</i> commensurate with the present level of <i>agriculture</i> occurring on the property.
.3	Maximum number of <i>secondary suites per farm residence</i>	1
.4	Maximum <i>gross floor area</i> for the <i>farm residence</i>	350 m ²
.5	Maximum <i>gross floor area</i> for <i>farm employee residence</i> , if authorized under Section 6.1.4	180 m ²
.6	Minimum <i>setback</i> <ul style="list-style-type: none"> • from the <i>front parcel line</i> • from all other <i>parcel lines</i> 	4.5 m 7.5 m
.7	Maximum <i>height</i> of <ul style="list-style-type: none"> • <i>farm building</i> • <i>farm residence</i> • <i>farm employee residence</i>, if authorized under Section 6.1.4 • <i>temporary farm worker housing</i>, if authorized under Section 6.1.6 • <i>accessory building</i> 	15 m 8 m 7.62 m 7.62 m 6 m
.8	Minimum <i>setback</i> for <i>cannabis production facility</i> (from all <i>parcel lines</i>)	25 m
.9	Maximum <i>height</i> for a <i>cannabis production facility</i>	15 m

COLUMN I Matter to be Regulated		COLUMN II Regulations
.10	Maximum <i>gross floor area</i> for a <i>cannabis production facility</i>	2,500 m ²
.11	Minimum <i>setback</i> for <i>cannabis production facility</i> from any <i>watercourse</i>	30 m
.12	Maximum <i>gross floor area</i> for <i>temporary farm worker housing</i> <ul style="list-style-type: none"> • on parcels less than 4 ha • on parcels 4 ha or larger • per temporary farm worker 	100 m ² 280 m ² 10 m ²
.13	Maximum <i>setback</i> for a <i>farm employee residence</i> or <i>temporary farm worker housing</i> from a <i>farm residence</i>	15 m
.14	Maximum <i>gross floor area</i> of a brewery, cidery, distillery, meadery, or winery provided that the size of the facility is commensurate with the agricultural operation supporting it and in accordance with the <i>ALCA</i> and <i>Regulation</i> .	600 m ²
.15	Maximum <i>gross floor area</i> of food and beverage lounge associated with a brewery, cidery, distillery, meadery, or winery <ul style="list-style-type: none"> • Indoor <i>gross floor area</i> • Outdoor <i>gross floor area</i> 	60 m ² 60 m ²
.16	Maximum <i>gross floor area</i> of a tasting room associated with a brewery, cidery, distillery, meadery, or winery	60 m ²
.17	Additional regulations pertaining to a <i>Brewery, cidery, distillery, meadery, or winery</i>	See Section 6.3.6
.18	Maximum <i>setback</i> for the <i>non-farm use footprint</i> from the <i>front parcel line</i> to the rear of the <i>non-farm use footprint</i>	40 m

- .20 The *setback* and *height* regulations in Section 6.3.3 (.8-.9) 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.
- .21 Any *cannabis production facility* that is 3,700 m² or larger requires an approved rainwater management plan and agricultural liquid waste management plan.

Farm Retail Sales

- 6.3.4 *Farm retail sales* shall be conducted in accordance with, and are subject to, the provisions of the *Agricultural Land Commission Act* and Regulation.
- .1 Land, *buildings* and *structures* used for *farm retail sales* shall:
 - .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.
 - .2 Off-street parking for *farm retail sales* must be located within the *farm residential footprint area*, and/or the *non-farm use footprint*, and be in accordance with Section 5 and Section 6.3.7 of this Bylaw.

Temporary Farm Worker Housing

- 6.3.5 *Temporary farm worker housing* shall be in accordance with the provisions of this section.
- .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. The covenant will state that the farm worker housing will be removed by the owner and the land restored to agricultural use if the farm worker housing is vacant for two consecutive years.
 - .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*, or the cost of removing the *temporary farm worker housing* 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 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

- 6.3.6 *Breweries, cideries, distilleries, meaderies, or wineries* shall be in accordance with the *Agricultural Land Commission Act* and Regulation, and the provisions of this section.
- .1 The number and frequency of special 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 special events in a calendar year, that occur outside of regular approved business hours.
 - .2 Of those 4 special events in a calendar year, no more than 1 special event per weekend.
 - .2 Off street parking for a *brewery, cidery, distillery, meadery, or winery* must be located within the *farm residential footprint* area and/or the *non-farm use footprint*, and be in accordance with Section 5 and Section 6.3.7 of this Bylaw.

Gathering for an Event and the Non-Farm Use Footprint

- 6.3.7 The gathering for an event use shall be in accordance with the *Agricultural Land Commission Act* and Regulation, ALC Policy L-22 Gathering for an Event, and the provisions of this section.
- .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* and/or the *non-farm use footprint*.
 - .8 the *non-farm use footprint* shall be in accordance with the following:
 - .1 On parcels that are less than 4 ha, the *non-farm use footprint* shall be a maximum of 500 m².
 - .2 On parcels that are 4 ha or greater but less than 8 ha, the *non-farm use footprint* shall be a maximum of 1,500 m².
 - .3 On parcels that are 8 ha or larger but less than 16 ha, the *non-farm use footprint* shall be a maximum of 2,000 m².
 - .4 On parcels that are 16 ha or greater, the *non-farm use footprint* shall be a maximum of 2,500 m².

Agritourism Activities

- 6.3.8 The following *agritourism activities* requirements shall apply to all lots within the Agricultural Land Reserve (ALR) and are subject to the provisions of the *Agricultural Land Commission Act* and Regulation.

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.
 - .4 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 and/or the *non-farm use footprint* area, and be in accordance with Section 5 and Section 6.3.7 of this Bylaw.

Parking & Loading

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

SECTION 7 – RURAL ZONES

SECTION 7.1 – RR4 – RURAL RESOURCE 4 ZONE

Intent

7.1.1 The intent of this *zone* is to provide for agricultural, forestry, and rural residential development.

Permitted Uses

7.1.2 In the RR4 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- *agriculture*
- forestry practices, including silviculture and harvesting, but not including processing or manufacturing
- *open land recreation*
- garden nursery
- *single family dwelling*
- *duplex*
- *secondary suite*
- *bed and breakfast*
- *home business*
- *accessory buildings* and *accessory uses*

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

- *cannabis production facility*

Regulations

7.1.3 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	8 ha
.2	Maximum number of <i>dwellings</i> per <i>parcel</i> <ul style="list-style-type: none"> • on parcels less than 8 ha • on parcels 8 ha or greater 	<ul style="list-style-type: none"> • 1 <i>single family dwelling</i> with 1 <i>secondary suite</i> OR 1 <i>duplex</i> • 1 <i>single family dwelling</i> with 1 <i>secondary suite</i> AND 1 <i>duplex</i>
.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	Maximum <i>gross floor area</i> of <i>duplex</i>	500 m ²
.6	Minimum <i>setback</i> <ul style="list-style-type: none"> • from the <i>front parcel line</i> • from all other <i>parcel lines</i> 	7.5 m 4.5 m

COLUMN I Matter to be Regulated		COLUMN II Regulations
.7	Maximum <i>height</i> of <ul style="list-style-type: none"> • <i>principal building</i> • <i>accessory building</i> 	12 m 8 m
.8	Minimum <i>setback</i> for <i>cannabis production facility</i> (from all <i>parcel lines</i>)	15 m
.9	Maximum <i>height</i> for a <i>cannabis production facility</i>	10 m
.10	Maximum <i>gross floor area</i> for a <i>cannabis production facility</i>	2,500 m ²
.11	Maximum <i>parcel coverage</i>	15%
.12	Maximum <i>gross floor area</i> for housing livestock associated with the <i>agriculture use</i> <ul style="list-style-type: none"> • on parcels less than 2 ha • on parcels between 2 ha and 4 ha • on parcels larger than 4 ha 	100 m ² 150 m ² 250 m ²

.13 The *setback* and *height* regulations in Section 7.1.3 (.8-.9) 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.

Parking & Loading

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

SECTION 7.2 – RR5 – RURAL RESOURCE 5 ZONE

Intent

7.2.1 The intent of this *zone* is to provide for agricultural, forestry, and rural residential development.

Permitted Uses

7.2.2 In the RR5 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- *agriculture*
- forestry practices, including silviculture and harvesting, but not including processing or manufacturing
- *open land recreation*
- garden nursery
- *single family dwelling*
- *duplex*
- *secondary suite*
- *bed and breakfast*
- *home business*
- *accessory buildings* and *accessory uses*

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

- *cannabis production facility*

Regulations

7.2.3 On a *parcel* located in the RR5 *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	40 ha
.2	Maximum number of <i>dwellings</i> per <i>parcel</i> <ul style="list-style-type: none"> • on parcels less than 8 ha • on parcels 8 ha or greater 	<ul style="list-style-type: none"> • 1 <i>single family dwelling</i> with 1 <i>secondary suite</i> OR 1 <i>duplex</i> • 1 <i>single family dwelling</i> with 1 <i>secondary suite</i> AND 1 <i>duplex</i>
.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	Maximum <i>gross floor area</i> of <i>duplex</i>	500 m ²
.6	Minimum <i>setback</i> <ul style="list-style-type: none"> • from the <i>front parcel line</i> • from all other <i>parcel lines</i> 	7.5 m 4.5 m

COLUMN I Matter to be Regulated		COLUMN II Regulations
.7	Maximum <i>height</i> of <ul style="list-style-type: none"> • <i>principal building</i> • <i>accessory building</i> 	12 m 8 m
.8	Minimum <i>setback</i> for <i>cannabis production facility</i> (from all <i>parcel lines</i>)	15 m
.9	Maximum <i>height</i> for a <i>cannabis production facility</i>	10 m
.10	Maximum <i>gross floor area</i> for a <i>cannabis production facility</i>	2,500 m ²
.11	Maximum <i>parcel coverage</i>	15%
.12	Maximum <i>gross floor area</i> for housing livestock associated with the <i>agriculture use</i> <ul style="list-style-type: none"> • on parcels less than 2 ha • on parcels between 2 ha and 4 ha • on parcels larger than 4 ha 	100 m ² 150 m ² 250 m ²

.13 The *setback* and *height* regulations in Section 7.2.3 (.8-.9) 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.

Parking & Loading

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

SECTION 8 – RESIDENTIAL ZONES

SECTION 8.1 – R1 –RESIDENTIAL 1 ZONE

Intent

8.1.1 The intent of this *zone* is to provide for residential development.

Permitted Use

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

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

.1 Notwithstanding Section 8.1.2, *agriculture* is a permitted use on the following properties on that portion of the parcel that is within the provincial Agricultural Land Reserve:

PID 009-025-642, Lot 2, District Lot 779, Plan KAP14392, LLD
 PID 002-388-944, Lot 1, District Lot 779, Plan KAP14392, LLD
 PID 002-229-501, Lot 1, District Lot 5073, Plan KAP35923, LLD
 PID 002-229-510, Lot 2, District Lot 5073, Plan KAP35923, LLD
 PID 002-229-528, Lot 3, District Lot 5073, Plan KAP35923, LLD

Regulations

8.1.3 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.

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 a public highway: 1 ha • in all other cases: 8 ha
.2	Maximum number of <i>dwellings per parcel</i>	1 <i>single family dwelling</i> with 1 <i>secondary suite</i> OR 1 <i>duplex</i>
.3	Maximum number of <i>secondary suites per single family dwelling</i>	1
.4	Maximum <i>gross floor area</i> of <i>single family dwelling</i>	465 m ²
.5	Maximum <i>gross floor area</i> of <i>duplex</i>	500 m ²

COLUMN I Matter to be Regulated		COLUMN II Regulations
.6	Minimum <i>setback</i> <ul style="list-style-type: none"> • from <i>front parcel line</i> • from <i>interior side parcel line</i> • from <i>exterior side parcel line</i> • from <i>rear parcel line</i> 	7.5 m 1.5 m 4.5 m 4.5 m
.7	Maximum <i>height of</i> <ul style="list-style-type: none"> • <i>principal building</i> • <i>accessory building</i> 	12 m 5 m
.8	Maximum <i>parcel coverage</i>	33 %

Parking & Loading

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

SECTION 9 – COMMERCIAL ZONES

SECTION 9.1 – C1 – CORE COMMERCIAL ZONE

Intent

9.1.1 The intent of this *zone* is to accommodate commercial retail, office, service, and community *uses*.

Permitted Uses

9.1.2 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*
- *retail*
- *personal service establishment*
- *restaurant*
- post office
- *accessory dwelling unit*, subject to Section 4.4
- *accessory buildings* and *uses*

Regulations

9.1.3 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.

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 a community water and sewerage system: 500 m² • where a parcel is serviced by a community water system but not a community sewerage system: 5,000 m² • in all other cases: 2 ha
.2	Minimum <i>setback</i> <ul style="list-style-type: none"> • from <i>front parcel line</i> • from <i>interior side parcel line</i> which abuts a <i>parcel</i> in an R zone or RR zone • from rear <i>parcel line</i> 	4.5 m 3 m 4.5 m
.3	Maximum <i>height</i> of: <ul style="list-style-type: none"> • <i>principal buildings</i> • <i>accessory buildings</i> 	12 m 5 m

COLUMN I Matter to be Regulated		COLUMN II Regulations
.4	Maximum <i>parcel coverage</i>	40 %

Parking & Loading

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

SECTION 9.2 – C2 – GENERAL COMMERCIAL ZONE

Intent

9.2.1 The intent of this *zone* is to accommodate a larger range of commercial development.

Permitted Uses

9.2.2 In the 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 dwelling unit*, subject to Section 4.4
- *Accessory buildings and uses*

Regulations

9.2.3 On a parcel located in the C2 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	<ul style="list-style-type: none"> • where a parcel is serviced by a community water and sewer system: 500 m² • where a parcel is serviced by a community water system but not a community sewerage system: 5,000 m² • in all other cases: 2 ha

COLUMN I Matter to be Regulated		COLUMN II Regulations
.2	Minimum <i>parcel area</i> for <i>commercial lodging or pension</i>	<ul style="list-style-type: none"> where a parcel is serviced by a community water system: 5,000 m² in all other cases: 2 ha
.3	Minimum <i>setback</i> <ul style="list-style-type: none"> from <i>front parcel line</i> from <i>interior side parcel line</i> which abuts a <i>parcel</i> in an R zone or RR zone from <i>rear parcel line</i> 	4.5 m 3 m 4.5 m
.4	Maximum <i>height</i> of: <ul style="list-style-type: none"> <i>principal buildings</i> <i>accessory buildings</i> 	12 m 5 m
.5	Maximum <i>parcel coverage</i>	40 %

Parking & Loading

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

SECTION 10 – INSTITUTIONAL ZONES

SECTION 10.1 – P1 - PUBLIC AND INSTITUTIONAL 1 ZONE

Intent

10.1.1 The intent of this *zone* is to provide for the location and development of facilities for civic, assembly, and public service *uses* within the community.

Permitted Uses

10.1.2 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*, subject to Section 4.4
- *accessory building* and *accessory uses*

Regulations

10.1.3 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.

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 a community water and sewerage system: 5,000 m²• where a parcel is not serviced by a community water and sewerage system: 2 ha
.2	Minimum <i>setback</i> from all <i>parcel lines</i>	4.5 m
.3	Maximum <i>height</i> of <ul style="list-style-type: none">• <i>principal building</i>• <i>accessory building</i>	12 m 5 m
.4	Maximum <i>parcel coverage</i>	40 %

Parking & Loading

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