



Request for Decision

Electoral Area C
Zoning Amendment Bylaw No. 1549-
2017

Date of Meeting: Board Meeting – July 25, 2018

Recommendations:

THAT second reading for Bylaw No. 1549-2017, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1549-2017” be rescinded.

THAT Bylaw No. 1549-2017, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1549-2017” be read a second time as amended.

THAT the Board direct staff to schedule and advertise a public hearing and delegate the holding of the public hearing to SLRD Chair Jack Crompton with Electoral Area D Director Tony Rainbow as alternate delegate pursuant to Section 469 of the *Local Government Act*, for the consideration of Bylaw No. 1549-2017, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1549-2017”.

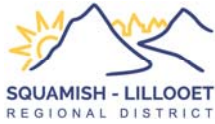
RELEVANT POLICIES:

Pemberton Valley Agricultural Area Plan
Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002

Background:

Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1549-2017 is meant to address the agricultural zoning components contained in the proposed (now rescinded) Zoning Bylaw 1485-2017. Squamish-Lillooet Regional District Electoral Area C Official Community Plan Bylaw No. 1484-2017 and Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 1485-2017 were comprehensive bylaws that were intended to replace the current Electoral Area C OCP Bylaw No. 689, 1999 and Electoral Area C Zoning Bylaw No. 765, 2002. The review of the whole Area C OCP and Zoning Bylaw and the non-agricultural areas will be addressed through a further process following the adoption of Zoning Amendment Bylaw No. 1549-2017.

The Pemberton Valley Agricultural Area Plan was adopted by the SLRD Board in 2012 after a thorough public engagement process and review by the Electoral Area C Agricultural Advisory Committee (“Area C AAC”). The Area C AAC extensively reviewed all of the recommended actions in the plan in 2014 and 2015. As part of the Electoral Area C OCP and Zoning Review, there has been extensive public engagement involved regarding the agricultural regulations, which also flowed from the previously adopted Pemberton Valley Agricultural Area Plan. There have been numerous SLRD Board resolutions regarding the implementation of the Pemberton



Request for Decision

Electoral Area C
Zoning Amendment Bylaw No. 1549-2017

Valley Agricultural Area Plan, the farm residential footprint regulations, and the required updates related to agritourism activities, gathering for an event uses, and other recent ALR Regulation changes. For a summary of that work please see the timeline document attached as Appendix 2.

Timeline for Bylaw 1549-2018:

- December 13, 2017 Board meeting: Bylaw 1549-2017 was introduced as amended and read a first time.
- January 24, 2018 Board meeting: Bylaw No. 1549-2017 was read a second time and a public hearing was authorized.
- April 11, 2018 Board meeting: A public meeting was held with over 200 people in attendance
- June 28, 2018 Board/COW meeting: Report summarizing the questions, answers, and comments from the April 11, 2018 public information meeting.
- July 11, 2018 Community Open Houses: Two community open houses were held on July 11 from 3 – 4 pm and 6 – 8 pm at the Pemberton & District Community Centre. 8 people were in attendance at the afternoon session, and 15 people were in attendance at the evening session.

Key Information:

The purpose of this report is to present proposed Bylaw No. 1549-2017 that includes changes to Bylaw No. 1549-2017 that had been previously developed by staff and presented to the public. The bylaw is ready to be considered for second reading as amended since January 2018 and to reschedule the public hearing.

Public Open House input:

As noted, community open houses were held on July 11, 2018 from 3-4 and from 6-8 PM. 23 people in total attended the two sessions. Public comment sheets were provided for people to provide input on the proposed Bylaw No. 1549-2017. The following comments were received verbally at the meeting:

- Three people stated that the 20 ha minimum parcel size for new subdivisions was thought to be too large. Some people noted that they think that the Pemberton Fringe area should be allowed to subdivide to allow for small acreages and stated that they see the Fringe as the place for future residential, commercial, and industrial development.
 - Staff noted that there is already a good supply of small lots and our policies are not in support of further subdivision. Subdivision within the ALR requires ALC approval. Staff also mentioned that many studies across the province have proven that small parcels are often not farmed, tend to have less intensive farming use than large parcels, are more costly on a per acre basis, and are more subject to speculation. Staff also mentioned that the Fringe area is already predominantly small lots, so small acreage farming is already a possibility. Staff also mentioned

that there are plenty of people looking to lease land and that this is an option to keep land in production, as opposed to subdivision which tends to lessen production.

- There was some concern about the farm residential footprint restricting where people can site their house, though it was acknowledged that it won't really affect most existing farmers or property owners.
 - Staff stated that the regulation is meant to assist existing farmers and future farmers by protecting them from non-farming landowners who may site their houses in places that conflict with present, and especially potential future farm operations.
- There was a concern raised about the requirement for a professional agrologist report regarding the agricultural need for temporary farm worker housing.
 - Staff noted that this is required in order to provide an even playing field with professional oversight and to prevent abuse of the regulations. (This is recommended by the Ministry of Agriculture and the ALC as a key requirement for local governments in order to prove that farm workers are necessary.)
- There was some concern about the 10 m² of accessory gallery/retail space as part of the 100 m² maximum gross floor area ("GFA") for home based businesses and it not being large enough.
 - It should be noted that while the maximum GFA of 100 m² has been in place for decades, the allowance for a small accessory retail space is a new addition that was not previously allowed. (Local governments are allowed to regulate accessory retail within the 100 m² allocated to home based business uses. It must be kept small and accessory to the home based business as per ALC regulations).
- There was some concern about the timing of real estate sales and the variance process for the farm residential footprint.
 - Staff noted that there is a streamlined variance process and a reduced fee for such variances for bona fide farmers.
- Some people stated that they think people should be allowed to run industrial operations on their farms.
 - Staff noted that the Agricultural Land Reserve is not intended to be a landing place for industrial operations and that the highest and best use of farmland is for farming. Agriculture requires agriculturally capable soils, and is far too precious (only 5% of the provincial land base), finite and vulnerable to be used for non-farm purposes. Staff also pointed out that there are unfair advantages gained by people if they operate such industrial uses on farmland when others who follow the regulations are must pay commercial land prices and commercial taxes to operate similar operations in the industrial park or in industrially zoned areas.
- Some people spoke about how they think the SLRD has too many regulations and that people should be able to do what they want on their land.

Analysis:

Based on public input since the Board meeting in January 2018, and prior to the public information meeting on April 11, 2018, the proposed Zoning Amendment Bylaw No. 1549-2017 was revised. The following changes were proposed and highlighted in the bylaw (and presented at the public information meeting):

- Added a new Agricultural Bed and Breakfast use to the AGR1 zone. There is a definition and regulations regarding Agricultural Bed and Breakfasts separate from the existing Bed and Breakfast use, definition, and regulations that apply to the non-agriculture zone areas.
 - This use would allow a maximum of 4 bedrooms and 8 guests, which is an increase beyond the existing B&B regulations that allow 3 bedrooms and 6 guests.
- Added a new Agricultural Home Based Business use to the AGR1 zone. There is a definition and regulations regarding Agricultural Home Based Business separate from the existing Home Based Business use, definition, and regulations that apply to the non-agriculture zone areas (which remain unchanged).
 - The originally proposed Home Office and Home Craft uses, definitions and regulations have been removed as they are replaced by the Agricultural Home Based Business. This use combines language and provisions from the existing Home Based Business and the originally proposed Home Office/Home Craft. It is a much broader definition of home based business activities.
 - The Agricultural Home Based Business definition does not refer to specific activities other than home office, and only references key exclusions for clarity and alignment with ALR regulations.
 - The regulations also include an increase in the number of permitted non-family employees from 1 to 2. This is an increase of 1 compared to the existing Home Based Business regulations.
 - The regulations maintain the key existing regulations (as they are currently in the Home Based Business use in Zoning Bylaw No. 765, 2002) that are required by the ALR regulations including:
 - A maximum gross floor area of 100 m² for the Agricultural Home Based Business.
 - All activities associated with the *agricultural home based business use* shall be entirely conducted within a completely enclosed building.
 - There shall be no outdoor storage of materials, equipment, containers or finished products.
- Adding the possibility for temporary farm worker housing (through an application process) on parcels less than 4 ha. SLRD staff reviewed the proposed regulations, and considered comments from the farming community and the current housing crisis in the region. In consultation with the Ministry of Agriculture, staff are proposing to allow the possibility of temporary farm worker housing on parcels less than 4 ha.

Request for Decision

Electoral Area C
Zoning Amendment Bylaw No. 1549-2017

- The same application process would be required regardless of parcel size to prove the agricultural need for farm worker housing. There would be a maximum gross floor area of 100 m² for farm worker housing on parcels less than 4 ha.
- In Table 3.3.1 Accessory Buildings – the provision regarding parcels greater than 4 ha having a maximum gross floor area of 350 m² for accessory buildings (that is in the existing Zoning Bylaw No. 765, 2002) is added back in to the proposed amendment bylaw in response to public comments.
- In Table 3.3.1 Accessory Buildings – added a third column to address the maximum number of permitted accessory buildings in addition to the maximum gross floor area. This was in response to concerns about large numbers of small structures mushrooming up on a property even within the maximum gross floor area. Note that this does not limit the number of farm buildings, just non-farm accessory buildings.

Table 3.3.1

COLUMN I Where <i>Parcel Area</i> is:	COLUMN II Maximum Permitted Combined <i>Gross Floor Area</i> of All <i>Accessory Buildings</i>	COLUMN III Maximum Permitted Number of Accessory Buildings
i) less than 2,000 m ²	150 m ²	2
ii) 2,000 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

- Updates to the parking regulations to address the minimum required off-street parking spaces for home based business use (1) and agricultural home based business use (2) as per the number of permitted non-family employees. The minimum number of parking spaces required for temporary farm worker housing has been adjusted from 1 per 60 m² of gross floor area to 1 per 40 m² of gross floor area.
- Increased the maximum gross floor area for a brewery, cidery, meadery, distillery, or winery from 500 m² to 600 m², and the maximum gross floor area of the tasting room (from 50 m² to 60 m²), and the food and beverage lounge (from 50 m² to 60 m² for both indoor and outdoor spaces) in response to comments from the public.
- Deleted the redundant and floating definition of ‘horse riding academy, boarding stable, and indoor riding arena’ as it falls within the ‘agriculture’ use.
- Following the July 11, 2018 community open houses, it was determined that the SLRD could consider lowering the minimum parcel size for new subdivisions from 20 ha to 16 ha (a 20% reduction) in order to address concerns raised by some community members about minimum parcel size. This proposed change has been incorporated into the amendment bylaw attached to the report for the Board’s consideration.
- While not a change to the zoning bylaw, it was suggested that the \$100 DVP application fee for bona fide farmers for farm residential footprint variances be opened to all applicants regardless of whether the property has farm class. Staff generally do not support this change as the intent of lowering the application fee for bona fide farmers was to provide a cheaper streamlined process for them. This was a direct response to Area C AAC comments on the DVP process for farm residential footprints. The further intent is to maintain the original \$450 fee for non-farmers seeking to vary

Request for Decision

Electoral Area C
Zoning Amendment Bylaw No. 1549-2017

their farm residential footprint as a barrier, at least in principle. A Guide to Farm Residential Footprint Variances will be developed to address evaluation criteria and possible scenarios and rationales for consideration.

- An unrelated (to agriculture zoning) housekeeping change for the Wedge Woods CD1 zone regarding the auxiliary dwelling unit. It changes the language to allow the subtraction of the auxiliary dwelling unit's gross floor area from the main dwelling's gross floor area (if located separately) without penalizing an owner who chooses to build an auxiliary dwelling unit of less than 90m².

Summary of Agricultural Zoning Changes between Zoning Bylaw No. 765, 2002 & Zoning Amendment Bylaw No. 1549-2017. The following Table 1 below summarizes the major changes between the current Zoning Bylaw No. 765, 2002 and the proposed zoning in Zoning Amendment Bylaw No. 1549-2017. It includes those changes proposed to Bylaw No. 1549-2017 since January 2018.

TABLE 1

Zoning Bylaw No. 765, 2002 (the current zoning)	Zoning Amendment Bylaw No. 1549-2017 (the proposed zoning)
<ul style="list-style-type: none"> • Maximum dwelling size of 350 m² for AGR zone. • No maximum dwelling size for AGR_{PF} subzone (Pemberton Fringe). • Minimum parcel size of 4 ha for considering additional dwelling (application required for farm use or non-farm use) in the AGR zone. • Minimum parcel size of 2 ha for considering additional dwelling (application required for farm use or non-farm use) in the AGR_{PF} subzone. • Temporary Farm Worker Housing not permitted. • Breweries, cideries, meaderies, distilleries, and wineries not permitted. • Minimum parcel size for new subdivisions is 2 ha (5 acres). • Not compliant with new ALR regulations e.g. not permitting "Gathering for an event" and "Agritourism Activities" uses. 	<ul style="list-style-type: none"> • Maximum dwelling size of 350 m² for new AGR1 zone (includes all AGR and AGR_{PF} zoned land). • Gross floor area exemptions for basement and garage space yielding potential bonus of (90 m² and 60 m² respectively). • Minimum parcel size of 4 ha for considering additional dwelling (application required for farm use or non-farm use) in the AGR1 zone. • Temporary Farm Worker Housing permitted on parcels of all sizes through an application process. • Breweries, cideries, meaderies, distilleries, and wineries permitted with a maximum gross floor area. • Minimum parcel size for new subdivisions is 16 ha (~40 acres). • Compliant with new ALR regulations e.g. permitting "Gathering for an event" and "Agritourism Activities" uses.

Request for Decision

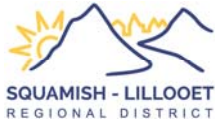
Electoral Area C
Zoning Amendment Bylaw No. 1549-2017

<ul style="list-style-type: none"> • Bed and Breakfast use permitted with a maximum of 3 bedrooms & 6 guests and a valid SLRD building permit. • Bed and Breakfast Inn use permitted in AGR_{PF} zone with a maximum of 5 bedrooms and 10 guests and a valid SLRD building permit. • Home Based Business use permitted with a maximum gross floor area of 100m², no outdoor storage, and all activities within a completely enclosed building with valid SLRD building permit. • No Farm Residential Footprint. • No Non-Farm Use Footprint. • Accessory Buildings (non-farm) maximum gross floor area based on parcel size. • Shipping containers not permitted on any properties. 	<ul style="list-style-type: none"> • Agricultural Bed and Breakfast use permitted with a maximum of 4 bedrooms and 8 guests with a valid SLRD building permit. • Bed and Breakfast Inn use removed as it is not permitted under BC Building Code – max of 4 bedrooms and 8 guests. • Agricultural Home Based Business use permitted with a maximum gross floor area of 100m², no outdoor storage, and all activities within a completely enclosed building with valid SLRD building permit. • Farm Residential Footprint. • Non-Farm Use Footprint for gathering for an event use and parking, and parking for agritourism activities, farm retail sales, and breweries, etc. • Accessory Buildings (non-farm) maximum gross floor area and maximum number based on parcel size. • Shipping containers permitted on AGR1 (Agriculture 1) and Rural (RR) Zoned property. <ul style="list-style-type: none"> ○ Maximum of two shipping containers on properties that do not have farm class. ○ Maximum of four shipping containers on properties that have farm class, and are at least 5 ha or larger.
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Table 2 summarizes the agricultural related changes made to Zoning Amendment Bylaw No. 1549-2017 since January 2018 based on public comments.

TABLE 2

Zoning Amendment Bylaw No. 1549-2017 (the proposed zoning)
<ul style="list-style-type: none"> • Temporary Farm Worker Housing permitted on parcels of all sizes instead of on parcels 4 ha or larger through an application process. • Breweries, cideries, meaderies, distilleries, and wineries maximum gross floor area increased. • Minimum parcel size for new subdivisions decreased from proposed 20 ha (~50 acres) to 16 ha (~40 acres).



Request for Decision

Electoral Area C
Zoning Amendment Bylaw No. 1549-2017

- Agricultural Bed and Breakfast use permitted with a maximum of 4 bedrooms and 8 guests with a valid SLRD building permit. An increase of 1 bedroom and 2 guests over current regulations.
- Agricultural Home Based Business use and definition broadened with opportunity for one additional employee and up to 10 m² of accessory gallery/retail space.
- Accessory Buildings (non-farm) maximum gross floor area made the same as current Zoning Bylaw No. 765, 2002, and a maximum number of buildings based on parcel size was added.

Related issues:

On July 13, 2018 the Provincial Government announced changes to the ALR regulations regarding cannabis production. SLRD staff propose to address those changes through a separate report and four zoning amendment bylaws that would update each Electoral Area agriculture zoning to reflect the new ALR regulations. It is deemed better to address the cannabis issue separately and move forward with the Zoning Amendment Bylaw No. 1549-2017 as proposed.

Regional Considerations: The proposed zoning amendment bylaw would establish updated agricultural zoning in Electoral Area C, and rezone all the existing properties that are currently in the AGR zone or AGR_{PF} subzone to the new AGR1 zone, as well as rezone those properties *in the ALR* between Birken and D'Arcy, and those in the Blackwater Road area. Those parcels have not been properly zoned in the past and with all the changes to the ALR regulations, it is necessary to ensure that all ALR land within Area C is properly zoned for agriculture and complies with the ALCA and Regulation.

Attachments:

Appendix 1: Zoning Amendment Bylaw No. 1549-2017

Appendix 2: Timeline for PVAAP and Area C OCP/Zoning Review

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
BYLAW NO. 1549-2017**

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

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

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

1. This bylaw may be cited for all purposes as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1549-2017”.
2. Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002 is amended as follows:
 - (a) By rezoning the property identified by the I1 callout on Schedule 1, which is attached to and forms part of this bylaw, from AGR (Agriculture) to I1 (Industrial 1).
 - (b) By rezoning the property identified by the RR3 callout on Schedule 1, which is attached to and forms part of this bylaw, from RR1 (Rural 1) to RR3 (Rural 3).
 - (c) With the exception of the property noted in (a) above, by rezoning all properties currently zoned AGR (Agriculture) or AGR_{PF} (Agriculture Pemberton Fringe subzone) to the new AGR1 (Agriculture 1) zone as shown on Schedule 1, which is attached to and forms part of this bylaw.
 - (d) By rezoning those properties that are in the Agricultural Land Reserve (ALR) identified on Schedule 1, which is attached to and forms part of this bylaw, from RR1 (Rural 1) (between Birken & D’Arcy) or RR1_{RM} (Rural 1 Resource Management) (Blackwater) to AGR1 (Agriculture 1).
 - (e) By deleting the existing Section 6 AGR (Agriculture) zone and AGR_{PF} (Agriculture Pemberton Fringe subzone).
 - (f) By inserting the new AGR1 (Agriculture 1) zone as the new Section 6 - Agriculture Zone as shown on Schedule 3, which is attached to and forms part of this bylaw.
 - (g) By deleting the term “light industry” from Section 11.1(a) Permitted Uses in the I1 zone and renumbering the subsections accordingly.
 - (h) By deleting the phrase “combined commercial use and residential dwelling unit” from Section 11.1(q) Permitted Uses in the I1 zone and renumbering the subsections accordingly.
 - (i) By deleting the term “light industry” from Section 12.1(e) Permitted Uses in the I2 zone and renumbering the subsections accordingly.
 - (j) By deleting the existing section Part 1 - Interpretation in its entirety, and replacing it with a new Section 1 - Definitions as shown on Schedule 4, which is attached to and forms part of this bylaw.

- (k) By deleting the existing section Part 2 - Basic Provisions in its entirety, and replacing it with a new Section 2 - Administration & Zones as shown on Schedule 5, which is attached to and forms part of this bylaw.
- (l) By deleting the existing section Part 3 - General Subdivision Provisions and Regulations in its entirety, and replacing it with a new Section 3 - General Regulations as shown on Schedule 6, which is attached to and forms part of this bylaw.
- (m) By deleting the existing section Part 4 – General Zoning Provisions and Regulations in its entirety, and replacing it with a new Section 4 - Parking and Loading Regulations as shown on Schedule 7, which is attached to and forms part of this bylaw.
- (n) By replacing the existing term “farm use” with the term “agriculture” in the permitted uses section of the RR1 (Rural 1) zone.
- (o) By deleting the term “bed and breakfast inn” from sections 5.1(3)(b) and 10.1(e).

(p) By deleting the second sentence in the existing Section 16.2(3) of the CD1 zone, and inserting a new Section 16.2(4) as follows:

16.2(4) For any parcel on which an auxiliary dwelling unit is constructed within an auxiliary building, the maximum gross floor area of the principal dwelling shall be reduced by the gross floor area of the auxiliary dwelling unit up to the maximum of 90 m².

- (q) By replacing the existing Parking and Loading sections 5.13, 5.19, 7.7, 9.10, 9.11, 10.12, 11.10, 11.11, 12.9, 12.10, 14.7, 14.8, and 16.7 with the following new Parking & Loading provision as follows:

Parking & Loading

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

- (r) By updating the Summary of Amendments table to reflect this amendment bylaw as follows:

BYLAW NO.		DATE OF ADOPTION
1549-2017	Area C Agricultural and Housekeeping Zoning Updates	Month Day, 2018

- (s) By inserting a new heading section for each broad category of zones entitled Rural Zones, Residential Zones, Commercial Zones, Industrial Zones, Public and Institutional Zones, and Comprehensive Development Zones with the new heading style as follows:

SECTION - ZONE CATEGORY

(t) By replacing the existing heading section of each of the RR1, RR3, R1, MHP, C1, TC, I1, I2, I3, PA1, CWP, CD zones with the new heading style as follows:

SECTION ## - ZONE CODE – ZONE NAME

(u) By inserting a new Table of Contents between the existing heading “Schedule A to Zoning Bylaw No. 765” and the new Section 1 Definitions, described by (h) above, and then deleting the “Schedule A to Zoning Bylaw No. 765” heading, as follows:

TABLE OF CONTENTS

SCHEDULE A

ZONING BYLAW

TABLE OF CONTENTS

SECTION 1 - DEFINITIONS

SECTION 2 – ADMINISTRATION & ZONES

SECTION 3 - GENERAL REGULATIONS

SECTION 4 - PARKING AND LOADING REGULATIONS

SECTION 5 – RURAL ZONES

SECTION 5.1 – RR1 ZONE – RURAL 1

SECTION 5.14 – RR3 ZONE – RURAL 3

SECTION 6 - AGRICULTURE ZONES

SECTION 6.1 - AGR1 ZONE - AGRICULTURE 1

SECTION - RESIDENTIAL ZONES

SECTION 7.1 – R1 ZONE - RESIDENTIAL

SECTION 8.1 - MHP ZONE - MOBILE HOME PARK

SECTION – COMMERCIAL ZONES

SECTION 9.1 - C1 ZONE - COMMUNITY COMMERCIAL

SECTION 10.1 - TC ZONES - TOURIST COMMERCIAL

SECTION – INDUSTRIAL ZONES

SECTION 11.1 - I1 ZONE - LIGHT INDUSTRIAL

SECTION 12.1 - I2 ZONE - RESOURCE INDUSTRIAL

SECTION 13.1 – I3 ZONE – INDEPENDENT POWER PROJECT

SECTION – PUBLIC AND INSTITUTIONAL ZONES

SECTION 14.1 – PUBLIC ASSEMBLY AND INSTITUTIONAL

SECTION 15.1 – COMMUNITY WATERSHED PROTECTION

SECTION – COMPREHENSIVE DEVELOPMENT ZONES

SECTION 16.1 - CD-1 - COMPREHENSIVE DEVELOPMENT ZONE - WEDGEWOODS
ESTATES

SCHEDULE B - MAPS

SECTION 6 - AGRICULTURE ZONES

SECTION 6.1 - AGR1 ZONE - AGRICULTURE 1

Intent

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

Permitted Uses

- 6.2 In the AGR1 Zone the use of land, *buildings* and *structures* is subject to the *Agricultural Land Commission Act (ALCA)* and the *Agricultural Land Reserve Use Subdivision and Procedure Regulation (Regulation)*, and restricted to:
- .1 On all Parcels:
 - (a) *agriculture*, including *intensive agriculture*
 - (b) *aquaculture*
 - (c) forestry practices, including silviculture and harvesting, but not including processing or manufacturing
 - (d) *brewery, cidery, distillery, meadery, or winery* subject *Liquor Control and Licensing Act*
 - (e) *farm residence*, subject to Section 6.5
 - (f) *agritourism activities*, subject to Section 6.10
 - (g) *farm retail sales*, subject to Section 6.6
 - (h) *secondary suite*
 - (i) *agricultural home based business*, subject to Section 6.12
 - (j) *agricultural bed and breakfast*, subject to Section 6.11
 - (k) *farm employee residence*, subject to Section 6.5
 - (l) *temporary farm worker housing*, subject to Section 6.7
 - (m) *gathering for an event*, subject to Section 6.5 and 6.9
 - (n) construction and maintenance, for the purpose of drainage or irrigation or to combat the threat of flooding, of
 - i. dikes and related pumphouses, and
 - ii. ancillary works including access roads and facilities;
 - (o) *garden nursery*
 - (p) *accessory buildings* and *accessory uses*.
 - .2 On *parcels* of 2 ha or greater, the additional permitted uses are:
 - (a) Operation of a *portable sawmill* if at least 50% of the volume of the timber is harvested from the farm or *parcel* on which the *portable sawmill* is located.
 - .3 On *parcels* of 60 ha or greater, the additional permitted uses are:
 - (a) *cannabis production facility*.

Non-Farm Uses

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

Regulations

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

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions	20 ha 16 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. 6.5 • on <i>parcels</i> 4 ha or greater, one <i>farm employee residence</i> may be permitted in accordance with s. 6.5 and subject to the following conditions: <ul style="list-style-type: none"> (i) the property has farm class under the <i>BC Assessment Act</i>, and (ii) an application on the prescribed form has been submitted to, and approved by, the <i>SLRD</i>, in consultation with the Ministry of Agriculture and the Agricultural Land Commission, 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	<i>Parcel Coverage</i>	<p>The <i>parcel coverage</i> of all <i>buildings</i> and <i>structures</i> shall not exceed 5 percent except:</p> <ul style="list-style-type: none"> (i) where the <i>parcel</i> is one (1) hectare or less, the <i>parcel coverage</i> shall not exceed 15 percent. (ii) Subsection (i) does not apply where a <i>building</i> or <i>structure</i> is used in conjunction with a

COLUMN I Matter to be Regulated		COLUMN II Regulations
		<i>bona fide agricultural operation</i> as long as that operation is in compliance with the ALCA and Regulation.
.4	Maximum number of <i>secondary suites</i> per <i>farm residence</i>	1
.5	Maximum <i>gross floor area</i> for the <i>farm residence</i>	350 m ²
.6	Maximum <i>gross floor area</i> for <i>farm employee residence</i> , if authorized under Section 6.5	180 m ²
.7	Minimum <i>setback</i> <ul style="list-style-type: none"> • from the <i>front parcel line</i> • from all other <i>parcel lines</i> 	4.5 m 7.5 m
.8	Maximum <i>setback</i> for <i>farm residence</i> , and <i>farm employee residence</i> , where permitted, from the <i>front parcel line</i> to the rear of the <i>farm residence</i> , and the rear of the <i>farm employee residence</i>	75 m
.9	Maximum <i>setback</i> for the <i>farm residential footprint</i> from the <i>front parcel line</i> to the rear of the <i>farm residential footprint</i>	85 m
.10	Maximum <i>height</i> of <ul style="list-style-type: none"> • <i>farm building</i> • <i>farm residence</i> • <i>farm employee residence</i>, if authorized under Section 6.5 • <i>temporary farm worker housing</i>, if authorized under Section 6.7 • <i>accessory building</i> 	15 m 8 m 7.62 m 7.62 m 6 m
.11	Minimum <i>setback</i> for <i>cannabis production facility</i> (from all <i>parcel lines</i>)	25 m
.12	Maximum <i>height</i> for a <i>cannabis production facility</i>	15 m
.13	Maximum <i>gross floor area</i> for a <i>cannabis production facility</i>	2,500 m ²
.14	Minimum <i>setback</i> for <i>cannabis production facility</i> from any <i>watercourse</i>	30 m
.15	<i>Farm residential footprint</i>	See Section 6.5
.16	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
.17	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
.18	Maximum <i>gross floor area</i> of a <i>brewery</i> ,	600 m ²

COLUMN I Matter to be Regulated		COLUMN II Regulations
	<i>cidery, distillery, meadery or winery</i> provided that the size of the facility is commensurate with the agricultural operation supporting it and in accordance with the <i>ALCA</i> and Regulation.	500 m ²
.19	Maximum <i>gross floor area</i> of food and beverage lounge associated with a <i>brewery, cidery, distillery, meadery, or winery</i> <ul style="list-style-type: none"> • Indoor <i>gross floor area</i> • Outdoor <i>gross floor area</i> 	50 60 m ² 50 60 m ²
.20	Maximum <i>gross floor area</i> of a tasting room associated with a <i>brewery, cidery, distillery, meadery or winery</i>	50 60 m ²
.21	Additional regulations pertaining to a <i>brewery, cidery, distillery, meadery or winery</i>	See Section 6.8
.22	Maximum <i>setback</i> for the <i>non-farm use footprint</i> from the <i>front parcel line</i> to the rear of the <i>non-farm use footprint</i>	40 m

- .23 The *setback* and *height* regulations elsewhere in Section 6.5 shall not apply to an existing *building* that is re-purposed for a *cannabis production facility*, so long as that *building* has been issued a valid building permit.
- .24 Any *cannabis production facility* that is 3,700 m² or larger requires a Ministry of Agriculture-approved rainwater management plan and agricultural liquid waste management plan.

Farm Residential Footprint, Farm Residence and Farm Employee Residence

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

General Requirements

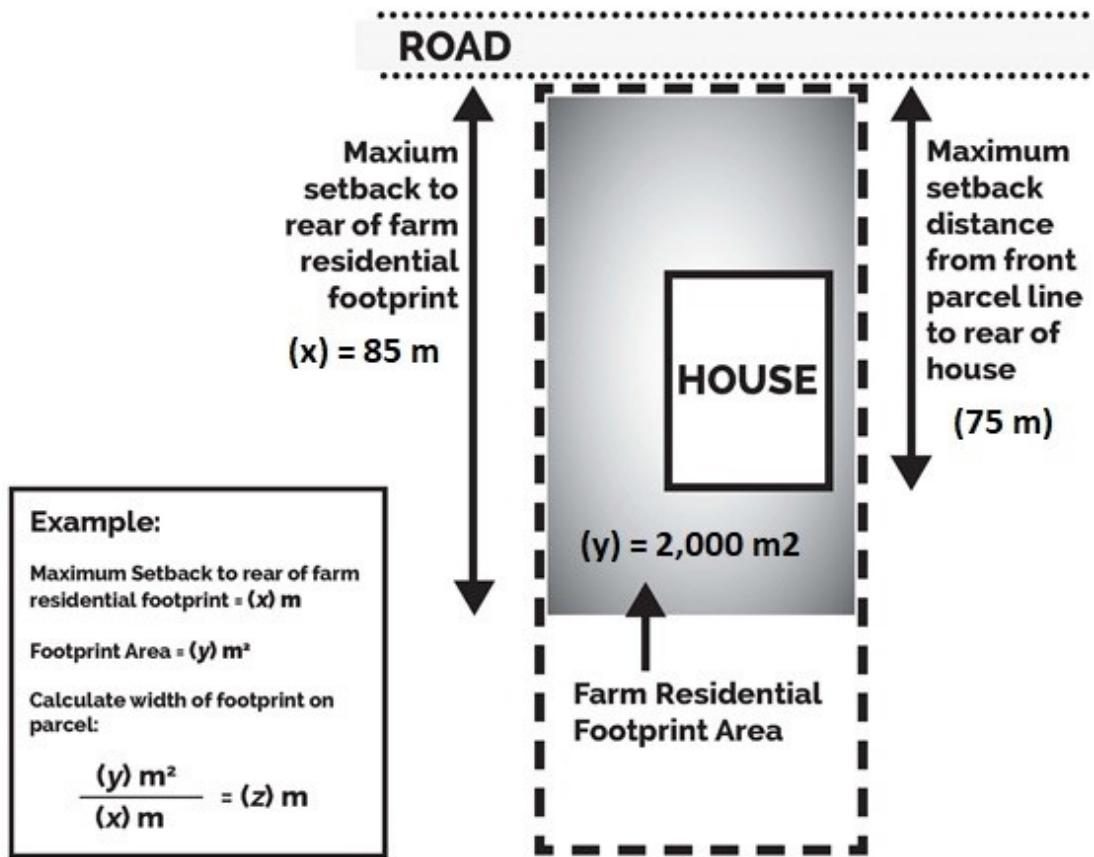
- .1 On all *lots* within the *AGR1 Zone*, the *farm residence, farm employee residence, home office, home craft, gathering for an event* and all accessory *residential facilities* must be located within the *farm residential footprint* area.
- .2 No non-agricultural or non-farm *uses* defined by the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

Siting Requirements

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

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

FIGURE 1



Farm Employee Residence

- .8 A person may apply for a *farm employee residence* by completing an application on the prescribed form and shall include a detailed site plan.
- .9 The property owner will be required to register a Section 219 covenant against the property title at the Land Title Office which will specify the *farm employee residence* details submitted in the application form and accompanying site plan.
- .10 A *farm employee residence* is not permitted on any lot less than 4 ha.
- .11 A maximum of one *farm employee residence* is permitted on any *lot*.

Farm Retail Sales

- 6.6 *Farm retail sales* shall be conducted in accordance with, and are subject to, the provisions of the *Agricultural Land Commission Act* 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 4 and Section 6.9.8 of this Bylaw.

Temporary Farm Worker Housing

- 6.7 *Temporary farm worker housing* shall be in accordance with the provisions of this Section 6.7.
- .1 A person may apply for *temporary farm worker housing* by completing an application on the prescribed form and shall include a detailed site plan.
 - .2 An assessment report from a professional agrologist regarding the agricultural need for farm worker housing must be submitted to and approved the SLRD.
 - .3 A statutory declaration must be filed with the SLRD annually, stating that the *temporary farm worker housing* building(s) will be used only for *temporary farm worker housing* for a specified period of time.
 - .4 The property owner will be required to register a Section 219 covenant against the property title at the Land Title Office which will specify the *temporary farm worker housing* details submitted in the application form and accompanying site plan. 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 *Temporary farm worker housing* must meet the standards in the *BC Public Health Act*, the *BC Building Code*, and the "Guidelines for the Provision of Seasonal Housing for Migrant Farm Workers in BC." Inspections are required prior to initial occupancy, as per the above noted guidelines, and annually thereafter.
 - .6 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*.
 - .7 The *parcel* on which the *temporary farm worker housing* is located is classified as a farm under the BC Assessment Act.
 - .8 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.
 - .9 *Temporary farm worker housing* must be sited within the *farm residential footprint* area.

Brewery, cidery, distillery, meadery or winery

- 6.8 *Breweries, cideries, distilleries, meaderies or wineries* shall be in accordance with the provisions of this Section 6.8.
- .1 The number and frequency of special events, other than those that fall within the *gathering for an event* use, held at a *brewery, cidery, distillery, meadery, or winery* lounge (indoor and outdoor space) and a valid lounge endorsement shall be limited to:
 - .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 4 and Section 6.9.8 of this Bylaw.

Gathering for an Event and the Non-Farm Use Footprint

- 6.9 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 6.9.
- .1 the farm must be located on land classified as a farm under the *BC Assessment Act*.
 - .2 *permanent facilities* must not be used, constructed or erected in connection with the event.
 - .3 parking for those attending the event must be available on the farm, but must not be permanent (asphalt, concrete, gravel, etc.) 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*, or such other number as may be allowed by the *Agricultural Land Commission Act* and Regulation, 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

- 6.10 The following *agritourism activities* requirements shall apply to all lots within the ALR and are subject to the provisions of the *Agricultural Land Commission Act* and 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.
 - .9 Off-street parking for *agritourism activities* must be located within the *farm residential footprint* area and/or the *non-farm use footprint* area, and be in accordance with Section 4 and Section 6.9.8 of this Bylaw.

Agricultural Bed and Breakfast

- 6.11 The *agricultural bed and breakfast use* shall be in accordance with the *Agricultural Land Commission Act* and Regulation, and the provisions of this section 6.11.
- .1 A person must apply for an *agricultural bed and breakfast* by completing a building permit application or change of use permit application for the dwelling.
 - .2 the *agricultural 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 an *agricultural bed and breakfast use* shall be in accordance with SLRD Sign Bylaw No. 681, 1998, as amended from time to time.
 - .8 the *agricultural 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 *agricultural bed and breakfast*, other than breakfast, which may only be served to registered overnight guests.
 - .10 Where the property on which an *agricultural 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 Vancouver Coastal Health Authority.
 - .11 An *agricultural 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 An *agricultural 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 an *agricultural bed and breakfast use*.

Agricultural Home Based Business

- 6.12 The *agricultural home based business* shall be in accordance with the *Agricultural Land Commission Act* and Regulation, and the provisions of this section 6.12:

Agricultural Land Reserve (ALR) Requirements

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

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

General Requirements

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

Parking & Loading

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

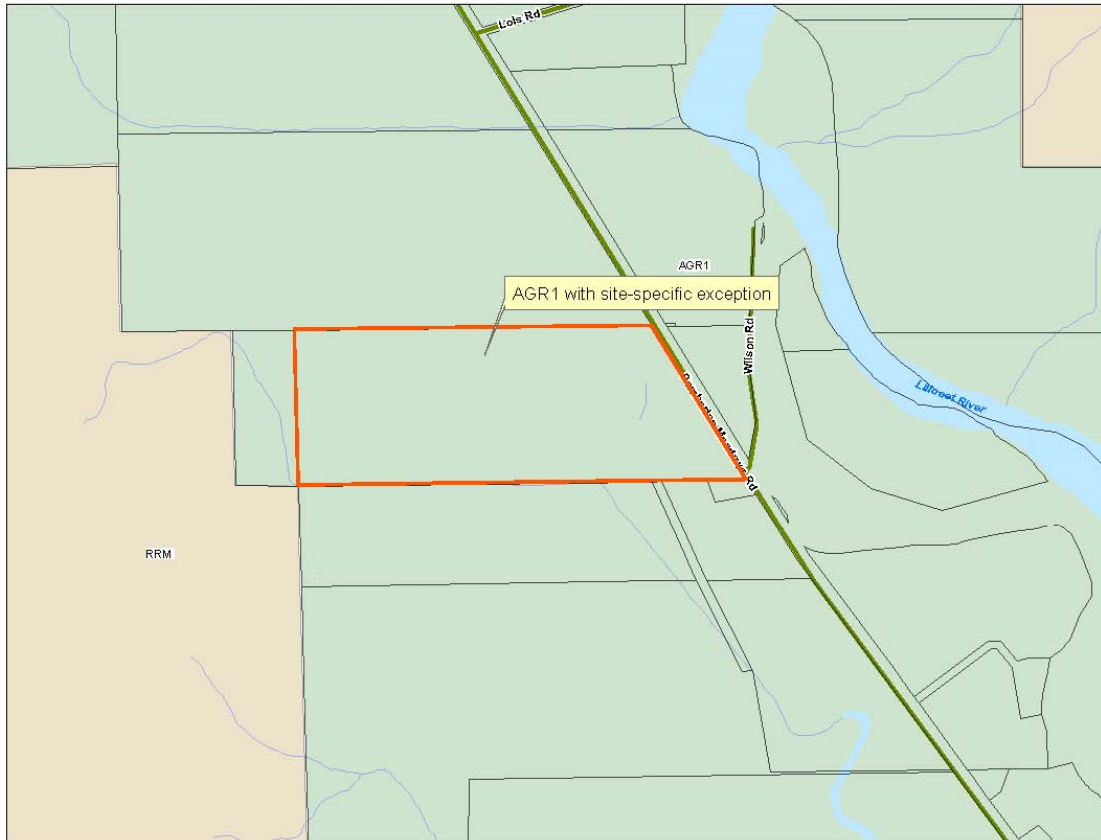
Exceptions

6.14 Exceptions

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



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



Applicability of Land Use Contract Until Terminated

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

- .3 On the *Parcel* known as PID 009-810-331, Lot 13, DL 210, Plan KAP1241, LLD, except Plan 4249, the additional uses permitted on that portion of the parcel indicated in cross hatched markings on the following map are:
- Autobody shop and car repair, and
 - Parking for the vehicles being repaired.



SECTION 1 - DEFINITIONS

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

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 ACTIVITY means:

(a) The following activities:

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

(b) The activities identified in (a)(i)-(viii):

- (i) must be carried out on land that is classified as a farm under the *Assessment Act*.
- (ii) must be to which members of the public are ordinarily invited, with or without a fee.
- (iii) must not use, construct, or erect any permanent facilities. No existing permanent facilities may be used, or converted for use, without an approved non-farm use application and a valid building permit for *assembly use*.
- (iv) must be in compliance with the *Agricultural Land Commission Act*, and the ALR Use, Subdivision, and Procedure Regulation.
- (v) must be accessory to and related to the *principal use* of the property, which is farming.
- (vi) must be *temporary* and seasonal, and promote or market *farm products* grown, raised, or processed on the farm.
- (vii) must not include any accommodation.

ALC means Agricultural Land Commission.

ALR means Agricultural Land Reserve.

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

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

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

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

AUXILIARY USE means an *accessory use*.

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

BACKCOUNTRY TOURISM GUEST STAGING means commercial use of land that is subject to a commercial recreation tenure issued by the Province of British Columbia to congregate paying guests for the purpose of facilitating motorized open land recreation, including but not limited to helicopter accessed recreation, all-terrain vehicle tours, jet boating, and snowmobiling.

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

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

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

BED AND BREAKFAST means an auxiliary use of a *single family dwelling* as a transient accommodation business for overnight accommodation of travellers, providing at least breakfast to those being accommodated.

BED AND BREAKFAST, AGRICULTURAL means an *accessory use of a single family dwelling in an agricultural zone as a transient accommodation business for overnight accommodation of travellers, providing at least breakfast to those being accommodated. See the AGR1 zone for details.*

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

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

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

BREEZEWAY means a solid structural connection between buildings with a maximum length of 5 m, and a maximum gross floor area of 20 m².

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 the Agricultural Land Reserve Use, Subdivision, and Procedure Regulation (B.C. Reg. 171/2002), as amended.

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

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

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

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.

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

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

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

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

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

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

DERELICT VEHICLE means an unlicensed motor vehicle, or motor vehicle that is uninsured for more than eight months of a calendar year.

DEVELOPMENT means the carrying on of any construction, excavation or operation, in, on, over, or under land or water; or the making of any change in the use or intensity of use of any land, water, *building* or premises.

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

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

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

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

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

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

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

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

- (a) growing, producing, raising or keeping animals or plants, including mushrooms, or the primary products of those plants or animals;
- (b) clearing, draining, irrigating or cultivating land;
- (c) using farm machinery, equipment, devices, materials and *structures*;
- (d) applying fertilizers, manure, pesticides and biological control agents, including by ground and aerial spraying;
- (e) conducting any other agricultural activity on, in or over agricultural land; and includes
- (f) intensively cultivating in plantations, any
 - (i) specialty wood crops, or
 - (ii) specialty fibre crops prescribed by the Minister of Agriculture;
- (g) conducting turf production
 - (i) outside of an agricultural land reserve, or

- (ii) in an agricultural land reserve with the approval under the *Agricultural Land Reserve Act* of the Land Reserve Commission;
- (h) aquaculture as defined in the *Fisheries Act* if carried on by a person licensed, under Part 3 of that *Act*, to carry on the business of aquaculture;
- (i) raising or keeping game, within the meaning of the *Game Farm Act*, by a person licensed to do so under that *Act*;
- (j) raising or keeping fur bearing animals, within the meaning of the *Fur Farm Act*, by a person licensed to do so under that *Act*;
- (k) processing or direct marketing by a farmer of one or both of
 - (i) the products of a farm owned or operated by the farmer, and
 - (ii) within limits prescribed by the minister, products not of that farm, to the extent that the processing or marketing of those products is conducted on the farmer's farm;

but does not include:

- (l) an activity, other than grazing or hay cutting, if the activity constitutes a forest practice as defined in the *BC Forest and Range Practices Act*;
- (m) breeding pets or operating a *kennel*;
- (n) growing, producing, raising or keeping exotic animals, except types of exotic animals prescribed by the minister.

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

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

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

- (a) Attached or detached *garages or carports*.
- (b) Driveways to residences.
- (c) Decorative landscaping.
- (d) Attached or detached household greenhouse or sunroom.
- (e) Residential-related workshop, tool and storage sheds.
- (f) Artificial ponds not serving farm drainage, irrigation needs, or *aquaculture use*.
- (g) Residential-related recreation areas limited to outdoor non-motorized and/or non-mechanized recreational activities. Permitted recreational activities exclude any *uses* involving motorized and non-motorized vehicles.

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

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

FARM USE means an occupation or use of land for husbandry of land, plants, and animals, and any other similar activity designated as *farm use* by regulation but excluding a *cannabis production facility*.

FARM WORKERS, TEMPORARY means an individual or individuals who carry out agricultural work on a *temporary*, seasonal basis on a farm that has farm class under the *BC Assessment Act*.

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

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

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

GATHERING FOR AN EVENT means:

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

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

GUEST LODGE means a commercial accommodation establishment consisting of not more than 20 sleeping rooms or a combination, not exceeding a total of 20, of sleeping rooms and up to 5 rental guest cabins for temporary occupancy by transient persons, which may include a restaurant and recreation facilities for the use of tourists.

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

GRADE, AVERAGE NATURAL means the average elevation of undisturbed ground adjacent to each corner of the exterior wall of the *building* or *structure* prior to human alteration, or where the

undisturbed ground level cannot be ascertained because of an existing *building* or *structure*, the average existing *grade*.

GROSS FLOOR AREA means the total floor area of all floors in all *buildings* on a *parcel*, measured to the outside surface of the exterior walls of the *building*. Floor area below the site specific Flood Construction Level (FCL) is exempt from this calculation.

HEIGHT means, in reference to a *building* or *structure*, the vertical distance from the lower of the *average finished grade* or the *average natural grade* to:

- (a) the highest point of the roof surface of a flat roof
- (b) the deck line of a mansard roof
- (c) the mean level between the eaves and the ridge of a gable, hip, gambrel or other sloping roof
- (d) the highest point of a *building* or *structure* with no roof.

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

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

HOME BASED BUSINESS, AGRICULTURAL 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 *agricultural home based business use* is a limited and small scale *craft* carried on for remuneration, and may include a home office. *Agricultural home based business* may include limited sales in an associated retail and/or gallery space of up to 10 m², only of *agricultural home based business* products produced from the parcel where the *agricultural home based business use* is located. *Agricultural home based business* does not include *industrial uses*, commercial production and/or retail of marijuana or cannabinoids, any kind of food or drink service establishment, or vehicle or equipment repair.

HOME BASED BUSINESS means an *auxiliary use* of a parcel in conjunction with a dwelling for business purposes such as home offices; studios; woodworking; upholstery and other home workshops; personal services except dry cleaners and laundromats.

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

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

HORSE RIDING ACADEMY, BOARDING STABLE AND INDOOR RIDING ARENA means a facility where one or all of the following may take place:

- (a) boarding and caring for horses, for a fee;
- (b) instruction in riding, jumping and showing is offered;
- (c) the general public may, for a fee, hire horses for riding;
- (d) equestrian events or shows where no paid admission to view the event is required.

INDUSTRIAL USE means the manufacturing, processing, assembling, fabricating, testing, servicing or repairing of goods or materials including wholesale of products manufactured or processed on the lot, and excluding commercial production and/or sale of marijuana or cannabinoids, bulk water extraction for water bottling, and bottling plants for water.

INTENSIVE AGRICULTURE means a *farm use* of land, *buildings* or *structures* for confinement of poultry, *livestock* or fur bearing animals or the growing of mushrooms.

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

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

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

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

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

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

- (a) the individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association's code of ethics and subject to disciplinary action by that association,
- (b) the individual's area of expertise is recognized in the assessment methods as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal, and
- (c) the individual is acting within that individual's area of expertise.

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

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

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

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

LOT means a *parcel*.

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

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

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

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

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

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

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*.

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

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

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

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

- (a) all *buildings* measured to the outside surface of the exterior walls or posts;
- (b) all *structures*, other than *buildings*, measured to their extreme outer limits;

and is expressed as a percentage of the *parcel area*.

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

PARCEL LINE means any boundary of a *parcel*.

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

PARCEL LINE, FRONT means:

- (a) the shortest *parcel line* common to a *parcel* and a *highway* other than a *lane*.

(b) The waterfront, where the *parcel* is not accessible by a *highway*.

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

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

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

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

PERMANENT FACILITIES (in the context of *Agritourism Activities* and *Gathering for an Event*) means facilities that include, but are not limited to: new or converted buildings or permanent structures, hard surface parking areas, concrete pads, structural foundations, retaining walls, permanent tents (erected for more than 2 consecutive days) and permanent alteration to the landscape (fill, gravel, berms, hills, dugouts, amphitheatres).

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

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

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

PORTABLE WOOD MANUFACTURING PLANT means a portable sawmill.

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

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

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

RECREATION, PASSIVE means the use of land for informal, low intensity *recreation* activities such as hiking, walking and wildlife viewing.

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

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*. Retail does not include *cannabis retail*.

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

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

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

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

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

SERVICE STATION means:

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

SETBACK means the required minimum distance between a *building, structure, or use* and each of the respective *parcel lines*; or a withdrawal of a *building* or landfill from the *natural boundary* of a watercourse or other reference line to maintain a floodway and to allow for potential land erosion. *Setbacks* are measured as follows for:

- (a) All *buildings* measured to the outside surface of the exterior walls or posts.
- (b) All *structures*, other than *buildings*, measured to their extreme outer limits.

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

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

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

SLRD means the Squamish-Lillooet Regional District.

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

- (a) concrete, asphalt, brick, tile or other artificial surfacing on a *site*.
- (b) *fences* or walls having a *height* less than or equal to the maximum *fence height* permitted in the applicable *zone* 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** and **Tourist Accommodation**) means a total of less than four consecutive weeks in a calendar year.

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

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

TWO FAMILY DWELLING means a *duplex*.

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

USABLE PARCEL AREA means all the area of a *parcel* except areas that are:

- (a) part of a *panhandle*,
- (b) subject to a restrictive covenant that prohibits all *use* of the area subject to the covenant,
and
- (c) beneath the *natural boundary* of a lake, river, stream or other body of water or watercourse.

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

WATERCOURSE or WATERBODY means any natural or man-made 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 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 & ZONES

Title

- 2.1 This Bylaw may be cited for all purposes as the “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002”.

Application

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

Prohibition

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

Administration

- 2.4 The Director of Planning and Development Services, the Chief Administrative Officer, the Director of Legislative and Corporate Services, the Building Inspector, Bylaw Enforcement Officer, or any other person appointed by resolution by the *Board* shall administer this Bylaw.
- 2.5 Persons appointed under Section 2.4 may enter any premises at a reasonable time for the purpose of administering or enforcing this Bylaw.

Violation

- 2.6 Every person who:
- .1 violates any of the provisions of this Bylaw;
 - .2 causes or permits any act or thing to be done in contravention or violation of any of the provisions of this Bylaw;
 - .3 neglects or omits to do anything required under this Bylaw;
 - .4 carries out, causes or permits to be carried out any *development* in a manner prohibited by or contrary to any of the provisions of this Bylaw;
 - .5 fails to comply with an order, direction or notice given under this Bylaw; or
 - .6 prevents or obstructs, or attempts to prevent or obstruct, the authorized entry of an officer onto property under Section 2.5,
- commits an offence under this Bylaw.
- 2.7 It shall be unlawful for any person to prevent or obstruct any official appointed under Section 2.4 from the carrying out of their duties under this Bylaw.

Penalty

- 2.8 Any person who commits an offence under this Bylaw:
- .1 shall be liable on summary conviction to the penalties under the *Local Government Act* or the *Offence Act* or both.
 - .2 the penalties and remedies imposed under Section 2.8.1 shall be in addition to and not in substitution for any other penalty or remedy imposed by or permissible under this Bylaw or any other enactment.
 - .3 each day that a violation is caused or allowed to continue constitutes a new and separate offence under this Bylaw.

Severability

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

Conformity with the Official Community Plan and Amendment to the Bylaw

- 2.10 It is the intent of the *SLRD Board* that this Zoning Bylaw and its implementation and interpretation shall implement and comply with the Squamish-Lillooet Regional District Electoral Area C Official Community Plan Bylaw No. 689, 1999, as amended or replaced from time to time, its intent, policies, amendments and successors.
- 2.11 Amendments to this Bylaw, the subdivision of land, exceptions and variances, shall comply with Squamish-Lillooet Regional District Electoral Area C Official Community Plan Bylaw No. 689, 1999 and its intent.
- 2.12 Detailed criteria may be established for proposals and applications to amend this Bylaw and for evaluation and approval of amendments and conditions of amendment of this Bylaw, provided they are consistent with the Squamish-Lillooet Regional District Electoral Area C Official Community Plan Bylaw No. 689, 1999 and its intent, and use the policies contained in the Squamish-Lillooet Regional District Electoral Area C Official Community Plan Bylaw No. 689, 1999 as their primary guidance.

Designation

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

TABLE 2-1
Designation of Zones

Column 1 Zones	Column 2 Title Elaboration
RR1	Rural 1 Zone
RR1 _{RES}	Rural 1 – Residential Sub Zone
RR1 _{RES(SD)}	Rural 1 – Residential (Single Dwelling) Sub Zone
RR1 _{RM}	Rural 1 – Resource Management Sub Zone
RR1 _{TA}	Rural 1 – Tourist Accommodation Sub Zone
RR1 _{LUC}	Rural 1 – Land Use Contract Sub Zone

RR3	Rural 3 Zone
AGR1	Agriculture 1 Zone
R1	Residential Zone
MHP	Mobile Home Park Zone
C1	Community Commercial Zone
TC1	Tourist Commercial 1 Sub Zone
TC2	Tourist Commercial 2 Sub Zone
TC3	Tourist Commercial 3 Sub Zone
TC4	Tourist Commercial 4 Sub Zone
TC5	Tourist Commercial 5 Sub Zone
I1	Light Industrial Zone
I2	Resource Industrial Zone
I3	Independent Power Project
PA1	Public Assembly and Institutional Zone
CWP	Community Watershed Protection Zone
CD	Comprehensive Development Zone

- 2.14 The correct name of each *zone* provided for in this Bylaw is set out in Column 1 of Table 2-1 and the Title Elaboration contained in Column 2 of Table 2-1 is for information purposes only.
- 2.15 The extent of each *zone* is shown in Schedule B that is attached to and forms part of this Bylaw and which bears the words “Schedule B”.
- 2.16 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.
- 2.17 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 3 - GENERAL REGULATIONS

Applicability of General Regulations

3.1 Except as expressly provided for elsewhere in this Bylaw, Section 3 applies to all zones established under this Bylaw.

Uses Permitted in all Zones

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

- .1 Roads and *highways*
- .2 *public utility use*
- .3 *nature conservation area*
- .4 *passive recreation*
- .5 ecological reserve established under the *Ecological Reserve Act* or by the *Protected Areas of BC Act*
- .6 park established under the *Park Act* or by the *Protected Areas of BC Act*
- .7 protected area established under the *Environmental Land Use Act*
- .8 wildlife management area established under the *Wildlife Act*
- .9 reserve established under Section 15 of the *Land Act* for recreational uses
- .10 recreation site established under Section 56 of the *BC Forest and Range Practices Act*
- .11 In addition to the uses listed in 3.2.1 – 3.2.10, and the uses described in each zone, the following additional uses are permitted in the RR1 zone, the RR1_{RES}, RR1_{RES(SD)}, RR1_{RM}, and RR1_{TA} subzones, the RR3, R1, C1, and TC zones, the TC1, TC2, TC3, TC4, and TC5 subzones, the I1, I2, I3, and PA1 zones:
 - .1 *home based business*
 - .2 *bed and breakfast*
 - .3 *accessory buildings and accessory uses*

Accessory Buildings

3.3 The maximum combined gross floor area of all accessory buildings permitted on a parcel shall be calculated according to Table 3.3.1, where in each table Column I lists the parcel area and Column II lists the maximum permitted combined gross floor area of all accessory buildings:

- .1 Table 3.3.1 applies to all zones except CD Zones.
- .2 Section 3.9 Home Based Business and Section 6.12 Agricultural Home Based Business include a maximum gross floor area requirement for the use on a parcel.

Table 3.3.1

COLUMN I Where <i>Parcel Area</i> is:	COLUMN II Maximum Permitted Combined <i>Gross Floor Area</i> of All Accessory Buildings	COLUMN III Maximum Permitted Number of Accessory Buildings
i) less than 2,000 m ²	150 m ²	2
ii) 2,000 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

- .2 The following provisions for *accessory buildings* and *uses* apply to all zones:
- .1 An *accessory building* shall not be used as a dwelling or for providing overnight accommodation.
 - .2 Subject to the requirements of Table 3.3.1, 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*.
 - .3 No person shall operate a *home based business* or *agricultural home based business* in an *accessory building* on a *parcel* unless a lawfully constructed *principal building* exists on a *parcel* or a valid building permit under the Squamish-Lillooet Regional District Building Bylaw 863, 2003, as amended or replaced from time to time, has been issued for a *principal building* on a *parcel*.
 - .4 For clarity of interpretation, *farm buildings* and *structures* used in conjunction with an *agriculture use* on land classified as a farm under the BC Assessment Act, shall not be subject to the maximum *gross floor area* regulations for *accessory buildings*, or the regulation regarding the maximum number of *accessory buildings*.
 - .1 Notwithstanding this Section 3.3.2.5, *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.

Assembly and Commercial Assembly Uses

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

Assembly Uses

- .1 *Assembly uses* are not permitted in *farm buildings*.
- .2 *Assembly uses* are permitted in conjunction with the following *uses*:
 - .1 *restaurant*
 - .2 *commercial lodging*
 - .3 *campground*
 - .4 *retreat centre*
 - .5 *day lodge*
 - .6 *neighbourhood pub*

Commercial Assembly Uses

- .3 *Commercial assembly uses* are not permitted in *farm buildings*.
- .4 *Commercial assembly uses* are not permitted in conjunction with *single family dwellings*.
- .5 *Commercial assembly uses* are permitted in conjunction with the following *uses*:
 - .1 *restaurant*
 - .2 *commercial lodging*
 - .3 *retreat centre*
 - .4 *day lodge*

.5 *neighbourhood pub.*

Bed and Breakfasts

[Note: *Agricultural Bed and Breakfast* is a separate use addressed in the AGR1 zone]

- 3.5 Where expressly permitted in a non-agricultural zone, *bed and breakfasts* shall comply with the following regulations:
- .1 only one bed and breakfast operating from one dwelling shall be permitted on a parcel.
 - .2 the maximum number of let bedrooms shall be 4, serving a maximum of 8 persons in total.
 - .3 bedrooms used for the bed and breakfast accommodation shall not exceed 28 m² in area.
 - .4 no external indication shall exist that a building is used for any purpose other than normally associated with a dwelling except for a single sign not exceeding 3,500 cm², and in accordance with the *SLRD Sign Bylaw*.
 - .5 the *bed and breakfast* establishment shall be operated by a resident of the parcel.
 - .6 employees of a bed and breakfast are restricted to members of a family residing on the parcel plus one other person.
 - .7 Where the property on which a *bed and breakfast use* is to be located is not served by an approved sewer system, the method by which sewage is to be disposed of shall be approved by the Medical Health Officer.
 - .8 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.
 - ~~.9 where a *bed and breakfast use* is proposed for land within the ALR, the use shall comply with the *Agricultural Land Commission Act*, and all regulations and orders of the ALC.~~
 - .9 A building permit for a single family dwelling must be upgraded to a building permit for a *bed and breakfast use* prior to the use of that dwelling as a *bed and breakfast*.
 - .10 A *bed and breakfast use* may include a separate commonly accessible kitchen for use by all the guests.

Gross Floor Area

- 3.6 *Gross floor area* shall include:
- .1 all common, utility, and occupied portions of the *building* or *structure*, including storage, mechanical areas, *accessory buildings* and areas giving access thereto such as corridors, foyers, staircases and elevators;
 - .2 *enclosed* balconies, verandas, porches, patios, decks or *breezeways*;
 - .3 *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 crawl spaces.
- .9 *unenclosed balconies*, verandas, porches, patios, or decks not exceeding 10% of the allowable *gross floor area* of the *single family dwelling*.

.10 attics.

Height Regulations

Height Calculation and Flood Construction Level

- 3.7 For those *buildings* and *structures* sited within a floodplain, the *height* shall be calculated from the top of the flood construction level, as determined by a geotechnical engineer/professional, rather than the lower of the *average natural* or *average finished grade*.
- .1 Except in the AGR1, I1, I2, and I3 zones, the height of principal buildings and structures shall not exceed 11 m.

Height Exceptions

- 3.8 Any of the following *structures* may exceed the maximum *height* regulations of this Bylaw:
- .1 antenna;
 - .2 chimney;
 - .3 dome, cupola;
 - .4 flag, lighting pole;
 - .5 hose and fire alarm tower;
 - .6 mast;
 - .7 mechanical appurtenance on roof tops;
 - .8 monitor;
 - .9 public monument;
 - .10 radio and television tower or antenna;
 - .11 silo;
 - .12 spire, steeple or belfry;
 - .13 transmission tower;
 - .14 ventilating machinery; and
 - .15 water tank.

Home Based Business

[Note: *Agricultural Home Based Business* is a separate use addressed in the AGR1 zone]

- 3.9 A *home based business* shall be subject to the following regulations:
- .1 no external indication shall exist that a *building* is used for any purpose other than that normally associated with a *dwelling* except for a single sign not exceeding 3500 cm².
 - .2 all activities associated with the *home based business* shall be entirely conducted within a completely enclosed *building*.
 - .3 there shall be no outdoor storage of materials, equipment, containers or finished products.
 - .4 the floor area used for a *home based business* shall not exceed 100 m².
 - .5 employees of a *home based business* shall be members of a family residing on the parcel plus one other person.
 - .6 notwithstanding the definition of a *dwelling unit*, a *home based business* may include a commercial kitchen involving a second set of cooking facilities within a dwelling where the Squamish-Lillooet Regional District has issued a building permit for it, and the Vancouver Coastal Health Authority has issued a permit for the same.
 - .7 the owners of any *home based business* involved in the production, storage, sale, or service of food must have the appropriate approvals and permits from the Vancouver Coastal Health Authority.

Home Industry

- 3.10 A home industry shall be subject to the following regulations:
- .1 no external indication shall exist that a building is used for any purpose other than that normally associated with a dwelling except for a single sign not exceeding 3500 cm².
 - .2 all activities associated with the home industry shall be entirely conducted within a completely enclosed building.
 - .3 there shall be no outdoor storage of materials, equipment, containers or finished products.
 - .4 exclusive of the resident's own licenced vehicles, no more than three vehicles for repair shall be parked outdoors.
 - .5 a building used for home industry use must not exceed a gross floor area of 150 m² or a height of 4.5 m.
 - .6 noise created by the home industry must not exceed 0 decibels above ambient noise levels at the property lines.
 - .7 no building containing a home industry shall be located within 10 m of a parcel line.
 - .8 employees of a home industry shall be members of a family residing on the parcel plus two other people.
 - .9 the owners of any business involved in the production, storage, sale, or service of food must have the appropriate approvals and permits from the Vancouver Coastal Health Authority.

Landscaping & Screening

- 3.11 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 3.11.1 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 3.11.3 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 (RR) *Zone* shall be a maximum of 3 m.
- .5 *Fences* located within a *parcel line setback* in a Residential, Commercial, Tourist 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 3.11.4 to 3.11.6.
- .8 Notwithstanding Sections 3.11.4 to 3.11.7, *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.

Industrial Zones

- .10 All parcels zoned Industrial (M) must establish a *landscape screen* of at least 2 m in depth as a buffer between the industrial zoned *parcel* and any adjacent road and/or non-industrial zoned *parcel*.

Minimum *Parcel* Width for *Parcels* Fronting a Waterbody/Watercourse

- 3.12 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

- 3.13 Minimum *Parcel* Areas shall be in accordance with the provisions in this section.

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

Usable *Parcel* Area

- .2 Each new *parcel* shall have a minimum *usable parcel* area of 1,000 m² unless connected to a community sewer system.

Hooked *Parcels*

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

Exceptions

If one of the cases outlined in this section is applicable, exceptions to the minimum *parcel* area may be granted.

- .4 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.
- .5 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.
- .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 following conditions are met:
- .1 a portion of the *parcel* is physically separated from the remainder of the *parcel* by another *parcel* or *parcels* such that one portion of the *parcel* is completely non-contiguous from the other;
 - .2 the subdivision is restricted to dividing the *parcel* along the *parcel* boundaries that physically separate the *parcel*;
 - .3 The combined maximum reduction under Sections 3.13.6, 3.13.7, 3.13.8 and 3.13.9 is 20 percent.
- .7 The minimum *parcel area* required by this Bylaw for a proposed subdivision is reduced by that amount of land required for road widening, to a maximum of 10 percent, where this Bylaw or the *Approving Officer* requires that land be provided by the owner for *highways* when:
- .1 the land is required for the purpose of widening an existing *highway* or right-of-way; and
 - .2 the proposed subdivision would create less than three *parcels*; and
 - .3 but for this section the proposed subdivision would be prohibited because the *parcels* created would not attain the required minimum *parcel area*.

Subdivision to provide residence for a relative

- .8 The minimum *parcel area* for new subdivisions is reduced by that amount of land required for the proposed subdivision in the particular *zone* where the proposed subdivision is located, to a maximum of 20 percent, where the proposed subdivision is to provide a residence for a relative pursuant to Section 514 of the *Local Government Act*, providing no *parcel* is less than 2,500 m². As noted in Section 514(5) of the *Local Government Act*, this does not apply to the land within the *ALR* unless certain restrictions as noted in the *Agricultural Land Commission Act* apply.
- .1 The combined maximum reduction under Sections 3.13.6, 3.13.7, 3.13.8, and 3.13.9 is 20 percent;
 - .2 The subdivision *approving officer* will be asked to require that a covenant be registered to prevent a change in the *parcel's use* for five years as set out in Section 514(7) of the *Local Government Act*;

- .3 The subdivision *approving officer* will be asked to require that a covenant be registered to limit each *parcel* created under Section 514 of the *Local Government Act* to one *single family dwelling*;
- .4 The subdivision *approving officer* will be asked to require that a covenant be registered to prevent any future subdivision for each *parcel* created under Section 514 of the *Local Government Act*.

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

- .9 The minimum *parcel area* for new subdivisions is reduced by that amount of land required for the proposed subdivision in the particular zone where the proposed subdivision is located, to a maximum of 20 percent, where the proposed subdivision is pursuant to Section 10(1)(a), (b), (c), or (d) of the Agricultural Land Reserve Use, Subdivision, and Procedure Regulation.
 - .1 The combined maximum reduction under Sections 3.13.6, 3.13.7 and 3.13.8 and 3.13.9 is 20 percent;
 - .2 The subdivision *approving officer* will be asked to require that a covenant be registered to prevent a change in the *parcel's use* for five years as set out in Section 514(7) of the *Local Government Act*;
 - .3 The subdivision *approving officer* will be asked to require that a covenant be registered to limit each *parcel* created under Section 514 of the *Local Government Act* to one *single family dwelling*;
 - .4 The subdivision *approving officer* will be asked to require that a covenant be registered to prevent any future subdivision for each *parcel* created under Section 514 of the *Local Government Act*.
- .10 The minimum *parcel area* for new subdivisions do not apply to parks, *public utilities*, fire halls, ambulance stations or police stations.

Occupancy During Construction

- 3.14 A *recreational vehicle* may be used to provide temporary accommodation for the owner or builder during construction of a principal *dwelling* on a *parcel* provided that:
 - .1 a building permit under the Squamish-Lillooet Regional District Building Bylaw 863, 2003, as amended or replaced from time 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

- 3.15 All *parcel coverage* regulations on a *parcel* shall be in accordance with the provisions in Section 3 except if exempted in this Bylaw.

Parcel Coverage Exemptions

- .1 The following *structures* shall be excluded from *parcel coverage* calculations required by this Bylaw:

- .1 retaining walls
- .2 fences
- .3 landscape screens.

Setback Requirements

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

Minimum distance between buildings in Residential Zones

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

Ministry of Transportation & Infrastructure (MOTI) Right-of-Way setbacks

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

Parcel Line Setback Exceptions

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

- .3 signs, provided they are not closer than 1 m from any *side parcel line*.
- .4 fences less than the maximum *height* permitted in the applicable *zone* in accordance with Section 3.11.
- .5 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*.
- .6 steps, provided they are not closer than 1 m from any *side parcel line*.
- .7 a patio, sundeck, terrace, porch, *balcony* or canopy may intrude no more than 0.6 m into the required *setback*.
- .8 arbours, trellises, fish ponds, ornaments, flag poles or similar landscape features, provided they are not closer than 1 m from any *parcel line*.
- .9 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*.
- .10 an off-street *parking space* or *loading space*.
- .11 *landscape screens* and other forms of landscaping and screening.
- .12 retaining walls.

Shipping Containers

- 3.17 No person shall place a *shipping container* in any *zone* except in accordance with the following:
- .1 *Shipping containers* are only permitted on AGR1 (Agriculture 1) and Rural (RR) Zoned property.
 - .1 A maximum of two shipping containers is permitted on properties that do not have farm class under the BC *Assessment Act* within the AGR1 or RR zones.

- .2 A maximum of four shipping containers is permitted on properties that are at least 5 ha or larger, and have farm class under the BC *Assessment Act* within the AGR1 or RR zones.
- .2 *Shipping containers* are not permitted for any *use*, in any other *zone* not listed in Section 3.17.1.
- .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 and a total length of 12.19 m.
- .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* are 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 3.11.
- .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

- 3.18 Signs in all *zones* shall comply with the following regulations and the *SLRD Sign Bylaw*.

Third Party Signs

- .1 No sign shall be located on a parcel in any zone for the purpose of advertising any person, matter, thing, or property that is not directly related to a business conducted on that parcel.

Business Signs in Non-Commercial and Non-Industrial Zones

- .2 Signs for businesses, other than home office, home craft, home based businesses, home industry, and bed and breakfasts, in zones other than the C1, I1, I2, and I3 zones shall be subject to the following conditions:
 - .1 no more than one sign may be located on a parcel.
 - .2 a sign in conjunction with business uses shall have a maximum of two faces.
 - .3 the maximum area of each face of a sign shall be 1 m².
 - .4 the maximum height of a sign shall be 2.5 m.

Business Signs in Commercial and Industrial Zones

- .3 Signs for businesses in the C1, I1, I2, and I3 zones shall be subject to the following conditions:
 - .1 the maximum total area of all sign faces on a parcel shall be 5 m².
 - .2 the maximum height of a sign shall be 3 m.

Split Zones

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

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

Use of Water Surfaces

- 3.21 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 3.21 does not apply to the temporary *wharfage* of transient vessels, licenced commercial fishing boats, or the *use* of one vessel as a temporary *dwelling* for security personnel at a public docking facility.
- .2 The following *structures* only shall be permitted on the surface of water:
- .1 private boat moorage facility for pleasure craft associated with a residential *use* located or permitted on the adjacent upland.
- .2 public boat dock and ramp.

Water Servicing Where Two or More Dwellings Permitted

- 3.22 Where a duplex or two or more dwellings are permitted on a parcel, each dwelling shall be serviced by an individual private water source or by a waterworks system as defined under the Safe Water Drinking Regulation under the Health Act.

Cottages

- 3.23 A cottage, where permitted in a zone, shall be in accordance with this section:
- .1 The maximum gross floor area for a cottage shall be 140 m².
- .2 The maximum height for a cottage shall be 5 m.
- .3 A cottage shall not include a garage as part of the building.

Siting of Sewage Treatment Plants

- 3.24 Notwithstanding any other provision of this bylaw, the location of any community sewage treatment plant or addition thereto shall be:

- .1 a minimum of 100 m from the property lines where adjacent parcels are zoned RR1, RR1_{RES}, RR1_{RES(SD)}, RR1_{RM}, RR1_{TA}, RR1_{LUC}, AGR1, R1, CWP, or MHP.

Visibility

- 3.25 There shall be no obstruction to the line of vision by buildings or structures between the heights of 1 m and 3 m above the established grade of highways within an area bounded by the centre lines of intersection highways and a line joining a point on each of the centre lines 25 m from their intersection.

Cannabis Production Facility

- 3.26 Notwithstanding any other section of this bylaw except the AGR1 zone, the *setback* and *height* regulations shall not apply to an existing building that is repurposed for a *cannabis production facility*, so long as that building has been issued a valid building permit.

Cannabis Retail

- 3.27 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 4 - PARKING AND LOADING REGULATIONS

Off-Street Parking & Loading Spaces

- 4.1 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 4.
- .1 No off-street *parking spaces* shall protrude onto public property or a dedicated public right-of-way.
 - .2 Unless otherwise permitted, off-street parking shall not be used for unenclosed parking or storage of *derelict vehicles* or wrecked vehicles in all *zones* except Commercial, Industrial, or Rural Resource zoned *lots* where they are necessary as part of the authorized business on the *lot*.
 - .3 All *parking* and *loading spaces* associated with any and all of the permitted land *uses* in an Agriculture zone, must be located within the *farm residential footprint* and/or the *non-farm use footprint*.
 - .1 Notwithstanding Section 4.7, all *parking areas* and *loading areas* associated with *agritourism activities, brewery, cidery, distillery, meadery, winery, farm retail sales, gathering for an event* or *temporary farm worker housing uses* in an Agriculture Zone must not use any hard surfacing such as asphalt or concrete. Furthermore, no gravel or any other type of fill may be used to cover the land where the *parking area* is located.
 - .4 On parcels smaller than 2 ha, no more than two large vehicles may be parked on a *lot* at any one time, and must be sited on the *lot*, and not on the street, and must not protrude onto public property or a dedicated public right-of-way.
 - .1 Large vehicles include, but are not limited to, *recreational vehicles, boats, trailers and semi-trailers, buses, etc.*

Exemption of Existing Buildings from Parking & Loading Requirements

- 4.2 The regulations contained in Section 4 shall not apply to lawfully established *buildings, structures* and *uses* existing on the effective date of this Bylaw except that:
- .1 off-street parking and loading shall be provided and maintained in accordance with Section 4 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 4.

Number of Parking & Loading Spaces

- 4.3 The number of off-street *parking spaces* and *loading spaces* for motor vehicles required for any *use* is calculated according to the Table in Section 4.3.6 in which Column I classifies the types of *uses*, Column II sets out the number of required off-street *parking spaces* that are to be provided for each *use* in Column I, and Column III sets out the number of required off-street *loading spaces* that are to be provided for each *use* in Column I.

- .1 In respect of a *use* permitted under this Bylaw which is not specifically referred to in Column I of the Table in Section 4.3.6, the number of off-street *parking spaces* is calculated on the basis of the requirements for a similar *use* that is listed in the Table in Section 4.3.6 as determined by the Director of Planning and Development.
- .2 Where *gross floor area* is used as a unit of measurement for the calculation of *parking spaces*, it shall include the *gross floor area* of *accessory buildings* and *basements*, except where they are used for parking, heating or storage.
- .3 Where more than one *use* is located on a *parcel*, the total number of *parking spaces* to be required shall be the sum total of the requirements for each *use*.
- .1 Notwithstanding Section 4.3.3, 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 4.3.6:
- .4 Where more than one *use* is located in a *building*, the total number of *parking spaces* to be required may recognize the mix of *uses* and determine the number of spaces required based on the various portions of the *building* dedicated to each *use*.
- .5 Accessible *parking spaces* shall be provided in accordance with the *BC Building Code*, as amended from time to time.
- .6 **Table: Required Off-Street Parking and Loading Spaces**

COLUMN I Class of Building or Use	COLUMN II Off-Street Parking Spaces	COLUMN III Off-Street Loading Spaces
1.0 Dwellings		
<i>Single family dwelling</i>	2	No Requirement.
<i>Secondary suite</i>	1	No Requirement.
<i>Home Based Business</i>	1	No Requirement.
<i>Agricultural Home Based Business</i>	2	No Requirement.
<i>Duplex</i>	4	No Requirement.
Townhouse	2 spaces per <i>dwelling unit</i> , plus 1 visitor space per 5 units	No Requirement.
Three or more <i>dwelling units</i> designated solely for senior citizen's housing	1 space per <i>dwelling unit</i> , plus 1 visitor space per 5 units	No Requirement.
2.0 Agricultural & Rural		
Any combination of <i>Agritourism Activity, Brewery, Cidery, Distillery, Meadery, Winery, Farm Retail Sales, and/or 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 	20 spaces maximum combined 40 spaces maximum combined 60 spaces maximum	

COLUMN I Class of Building or Use	COLUMN II Off-Street <i>Parking</i> Spaces	COLUMN III Off-Street <i>Loading</i> Spaces
larger but less than 16 ha <ul style="list-style-type: none"> on parcels that are 16 ha or greater 	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.
<i>Brewery, Cidery, Distillery, Meadery, Winery</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.
<i>Farm Retail Sales</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.
<i>Gathering for an Event</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.
Temporary Farm Worker Housing	1 per 60 40 m ² of Gross Floor Area	No Requirement.
Riding stable and academy	1 per stall	No Requirement.
<i>Garden nursery</i>	4 per 100 m ² of retail sales area plus 1 per 185 m ² of greenhouse area	No Requirement.
Animal shelters	1 per 100 m ² gross floor area plus 2 per 100 m ²	No Requirement.

COLUMN I Class of Building or Use	COLUMN II Off-Street <i>Parking Spaces</i>	COLUMN III Off-Street <i>Loading Spaces</i>
	office floor area plus 1 per fleet vehicle	
3.0 Office		
Business and Professional <i>Office Use</i>	1 space for every 50 metres ² of <i>gross floor area</i>	No Requirement.
4.0 Commercial		
<i>Bed & Breakfast</i> <i>Agricultural Bed & Breakfast</i>	1 per guest room 1 per guest room	No Requirement. No Requirement.
Hotel/Motel/Lodge/ <i>Campground</i>	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>
<i>Service station</i>	4 per service bay or a minimum of 4	1 space for every 1,000 m ² of <i>gross floor area</i>
Cafes, <i>Restaurant</i> , and Liquor Primary Licenced Premises	0.33 per 100 m ² <i>gross floor area</i> 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>
Marina	1 space for every 10 mooring berths for boats	1 space for every 1,000 m ² of <i>gross floor area</i>
All other Commercial <i>uses</i>	3 per 100 m ² <i>gross floor area</i>	1 space for every 1,000 m ² of <i>gross floor area</i>
5.0 Industrial		
<i>Light industry/heavy industry/manufacturing and cannabis production facility</i>	1 per 100 m ² <i>gross floor area</i>	1 space for every 1,000 m ² of <i>gross floor area</i>
6.0 Institutional		
Places of public assembly, 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 for <i>public assembly use</i> , including playing surfaces	1 space for every 1,000 m ² of <i>gross floor area</i>
<i>Retreat centre</i>	1 space per sleeping	

COLUMN I Class of Building or Use	COLUMN II Off-Street <i>Parking Spaces</i>	COLUMN III Off-Street <i>Loading Spaces</i>
	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 <i>uses</i> 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 Senior Secondary	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 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>

Location & Siting of *Parking Spaces*

- 4.4 Required off-street *parking areas* shall be located on the same *parcel* as the *use* being served except where off-site parking is secured by easement.
- .1 Off-street *parking spaces* may be located on another *parcel* within 100 m of the *building* or *use* the spaces serve under the condition that legal assurances are established to ensure that the *parcel* is used only for parking serving the *building* or *use*.
 - .2 Off-street *parking spaces* may be provided for collectively if the total number of spaces provided is not less than the sum of the separate requirements for each *use* and provided that all regulations governing location of *parking spaces* in relation to *use* are adhered to.
 - .3 Up to 2 required off-street *parking spaces* on a *parcel* may be sited in tandem.

Dimensions of *Parking Spaces*

4.5 Each off-street *parking space* required by this Bylaw shall conform with the dimensions required in Section 4.5.

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

Type of <i>Parking Space</i>	Width	Length	Clear <i>Height</i>
Standard Space	2.5 metres	5.5 metres	2.0 metres
Standard Parallel <i>Parking Space</i>	2.6 metres	7.3 metres	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
<i>Loading Space</i>	3.0 metres	9.0 metres	4.0 metres

.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 <i>Parking Space</i>	Width	Length	Clear <i>Height</i>
Standard Space	2.8 metres	5.8 metres	2.1 metres
Standard Parallel <i>Parking Space</i>	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
<i>Loading Space</i>	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 *two-family*, *townhouse* and stacked townhouse *dwelling units* provided that tandem *parking spaces* are provided at a minimum width of 2.7 metres.

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

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

- .8 Where the calculation of required *parking spaces* results in a fraction, any fraction less than 0.5 shall be disregarded and one space shall be provided in respect of any fraction of 0.5 or greater.
- .9 The width of parking stalls shall be measured between the centre lines of painted stripes or between the centre line of a painted stripe and the nearest edge of an abutting curb, *fence*, wall or landscaped area.
- .10 The width of *parking spaces* abutting a wall or *fence* shall be increased by at least 0.2 m for the entire length of the space.

Driveway Gradients

4.6 For vehicular driveways:

- .1 The maximum gradient shall be 2% within 2 m of a curb or edge of pavement or public or private roadway or ditch, whichever distance is greater.
- .2 In all *zones*, there shall be a maximum gradient and cross-slope of 6%.
- .3 Driveways with gradients exceeding 10% shall terminate in at least one unenclosed *parking space*.

Surfacing of Parking & Loading Spaces

- 4.7 All *parking areas* and *loading areas* shall contain a durable surface that is graded and drained so as to properly dispose of all surface water.
- .1 Notwithstanding Section 4.7, 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.

Lighting

- 4.8 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

- 4.9 Subject to the Table in Section 4.3.6, if a *use* requires less than 4 *parking spaces*, then no *loading space* is required.
- .1 In the case of mixed *uses*, the total off-street loading requirements shall be the sum of the requirements for the various *uses* calculated separately.
 - .2 Off-street *loading spaces* shall be located on the same *lot* as the *use* served.
 - .3 All off-street *loading spaces* shall be a minimum of 9 m in length and 3 m in width, and have a vertical clearance of 4 m.
 - .4 Adequate provision shall be made for access by vehicles to all off-street *loading spaces* by means of a 6 m manoeuvring aisle and shall be located so that each separate *use* within a *development* has access to a *loading space*.
 - .5 All off-street *loading spaces* shall be clearly marked with the words "LOADING SPACE ONLY" on the pavement or wall facing.

READ A FIRST TIME this	13 th day of	DECEMBER, 2017.
READ A SECOND TIME this	24 th day of	JANUARY, 2018.
SECOND READING RESCINDED this	25 th day of	JULY, 2018
READ A SECOND TIME AS AMENDED this	25 th day of	JULY, 2018.
PUBLIC HEARING held on the	day of	, 2018.
READ A THIRD TIME this	day of	, 2018.
PER s.52 (3)(a) of the <i>Transportation Act</i> , APPROVED by the MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this	day of	, 2018.
ADOPTED this	day of	, 2018.

Jack Crompton
Chair

Kristen Clark
Corporate Officer



Electoral Area C Agriculture Zoning Updates How did we get here?

A timeline for the Pemberton Valley Agricultural Area Plan, and Electoral Area C Official Community Plan and Zoning Bylaw Review

Pemberton Valley Agricultural Area Plan

<https://www.slrld.bc.ca/planning-building/planning-development-services/policies-plans/agriculture-planning/agricultural-area-plans/area-c-and-pemberton-agricultural-area-plan>

2008 – SLRD initiates the development of the Pemberton Valley Agricultural Area Plan.

- The development of the plan involved an extensive stakeholder engagement process including numerous open houses, public meetings, and committee review.

May 28, 2012 – SLRD Board resolution:

THAT the Pemberton Valley Agricultural Area Plan - Area C (AAP) be adopted as Board policy.

Electoral Area C Agricultural Advisory Committee (AAC)

Review of Pemberton Valley Agricultural Area Plan (PVAAP) actions

2013

July 29, 2013 – Electoral Area C Agricultural Advisory Committee (AAC)

- AAC makes recommendations to SLRD Board regarding implementation of PVAAP

September 10, 2013 – Area C AAC

- PVAAP implementation discussed by the AAC.

September 30, 2013 - SLRD Board resolution:

(‘this project’ refers to implementation of PVAAP and OCP Bylaw /Zoning Bylaw updates)

THAT this project be considered for funding and scheduling as part of the 2014 Planning and Development Services budget and work program, upon the receipt of further information as to actual costs, funding sources, and staff time requirements.

2014

February 25, 2014 – Area C AAC

- Decision to review the key actions of the PVAAP in conjunction with the PFI

March 5, 2014 – Area C AAC

- Review of PVAAP actions

March 11, 2014 – Area C AAC

- Review of PVAAP actions

March 19, 2014 – Area C AAC

- Review of PVAAP actions



2015

January 21, 2015 – Area C AAC

- Summary Report on AAC review of PVAAP actions plus development of top ten action list and two high priority items.

February 23, 2015 – Area C AAC

- Review of PVAAP actions with Sea to Sky Invasive Species Council & Pemberton Farmers Institute.

March 24, 2015 – Area C AAC

- Recommendations to SLRD Board regarding PVAAP implementation

Electoral Area C Official Community Plan (OCP) and Zoning Bylaw Review

Area C OCP Bylaw No. 1484-2017 and Zoning Bylaw No. 1485-2017

<https://www.slrld.bc.ca/inside-slrld/current-projects-initiatives/area-c-ocp-zoning-pemberton-valley-agricultural-area-plan-implementation>

2015

April 22, 2015 – SLRD Board resolution:

THAT the three (3) recommendations from the Area C Agricultural Advisory Committee regarding the Pemberton Valley Agricultural Area Plan (PVAAP) be received and referred to SLRD staff for comment and brought back to an SLRD Board meeting.

July 22, 2015 - SLRD Board resolution:

THAT SLRD staff be directed to implement the Pemberton Valley Agricultural Area Plan as much as possible.

October 28, 2015 - SLRD Board resolution:

THAT SLRD staff proceed with developing OCP and Zoning Bylaw amendments including establishing a Development Permit Area for the protection of farming for lands adjacent to farmland, and regulating the size and siting of residential uses in the ALR for agriculture issues in Electoral Area C.

THAT the SLRD Board incorporate and designate funding in the 2016 budget for a 1 year contract planner position to assist the planning department with a number of tasks.

2016

March 1, 2016 – Contract planner (Ian Cooper) hired to work exclusively on the Electoral Area C OCP and Zoning project.

May 25, 2016 – SLRD Board resolution:

THAT staff be directed to carry out the work program attached to this report for developing amendments to the Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002 and the Electoral Area C Official Community Plan Bylaw No. 689, 1999.



July 27, 2016 - SLRD Board resolution:

THAT staff be directed to carry out the next stage of the approved work program for developing amendments to Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002 and Electoral Area C Official Community Plan Bylaw No. 689, 1999 and report to the Board in September 2016 as scheduled.

September 20, 2016 – Electoral Area C Agricultural Advisory Committee (AAC)

- Meeting with the Area C AAC to review recent provincial ALR regulation amendments regarding agritourism and “gathering for an event” definitions and rules.

December 14, 2016 – SLRD Board resolution:

THAT a public open house be held at the SLRD Boardroom as soon as practicable after the SLRD Board meeting of December 14, 2016 in order to discuss proposed changes to Electoral Area C Official Community Plan Bylaw No. 689, 1999 and Electoral Area C Zoning Bylaw No. 765, 2002 as well as the termination of the following Land Use Contacts:

- *Bylaw 47 Edwards Kia Ora Court LUC*
- *Bylaw 87, 1976 McGillivray Falls LUC*
- *Bylaw 117, 1977 Ponderosa Estates LUC*
- *Bylaw 122, 1977 Birkenhead Lake Estates LUC*
- *Bylaw 123, 1977 4D Ranch LUC*

2017

February 8, 2017 - Public Open House

- Public open house held at the SLRD office in Pemberton on the proposed directions for OCP and Zoning Bylaw review.
- Meeting advertised on the SLRD website, and in the Pique.
- Approximately 25 people attended the meeting.

March 15, 2017 – Public Open House

- Public open house held at the Blackwater Creek Elementary School on the proposed directions for OCP and Zoning Bylaw review.
- Meeting advertised on the SLRD website, and in the Pique.
- One member of the public attended the meeting.

March 14, 2017 – Electoral Area C Agricultural Advisory Committee

- Presentation to the Area C AAC meeting regarding the Official Community Plan and Zoning Bylaw policies proposed to implement the Pemberton Valley Agricultural Area Plan.
- The Area C AAC made the following recommendations to the SLRD Board:

THAT the Farm Residential Footprint be supported as proposed, and

THAT SLRD staff review the Development Variance Permit (DVP) process to streamline the application cost and requirements for a bona fide farmer to vary their Farm Residential Footprint, and

THAT SLRD staff incorporate evaluation criteria into the Official Community Plan to aid in decision making regarding DVP applications for varying the Farm Residential Footprint.



(March 14, 2017 – Electoral Area C Agricultural Advisory Committee continued)

THAT the minimum parcel size for new subdivisions in the proposed Agriculture zone be increased from 2 hectares to 20 hectares.

THAT the Gathering for an Event regulations in the proposed Agriculture zone be supported.

May 24, 2017 – SLRD Board resolution:

THAT Bylaw No. 1484-2017, cited as “Squamish-Lillooet Regional District Electoral Area C Official Community Plan No. 1484-2017” be read a first time;

THAT Bylaw No. 1485-2017, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 1485-2017” be read a first time;

August 23, 2017 – SLRD Board resolution:

THAT second reading of Bylaw No. 1485-2017, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 1485-2017” be rescinded; and

THAT Bylaw No. 1485-2017, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 1485-2017” be read a second time, as amended to incorporate changes to the RR2, RRM and RR Pon Zones and related changes.

September 13, 2017 – Public Hearing

- Public hearing held at the SLRD office in Pemberton for the proposed Electoral Area C OCP Bylaw No. 1484 and Area C Zoning Bylaw No. 1485.
- Comments at the public hearing demonstrated clear support for the farm residential footprint and other agricultural zoning regulations.
- After the public hearing, due to community concerns about engagement with the non-agricultural rural areas of the Mt. Currie to Birken and D’Arcy corridor, the SLRD decided to hold off on the proposed new Area C OCP Bylaw No. 1484 and Zoning Bylaw No. 1485. Those bylaws would be revisited again later in 2018/2019 to engage with the Mt. Currie to D’Arcy corridor.
- The SLRD made the decision to separate out the agricultural zoning regulations from the proposed Zoning Bylaw No. 1485, which lead to the creation of Zoning Amendment Bylaw No. 1549.

Electoral Area C Zoning Amendment Bylaw No. 1549-2017

(Updates the existing Electoral Area C Zoning Bylaw No. 765)

<https://www.slrd.bc.ca/inside-slrd/current-projects-initiatives/area-c-ocp-zoning-pemberton-valley-agricultural-area-plan-implementation>

2017

November 22, 2017 – SLRD Board resolution:

THAT the Request for Decision - Electoral Area C Zoning Amendment Bylaw No. 1549-2017 be referred to the December 14, 2017 Committee of the Whole meeting.

December 14, 2017 – Committee of the Whole meeting, SLRD Board resolution:

THAT first and second readings of Bylaw No. 1484-2017, cited as “Squamish-Lillooet Regional District Electoral Area C Official Community Plan Bylaw No. 1484-2017” be rescinded; and



(December 14, 2017 – Committee of the Whole meeting, SLRD Board resolution continued)

THAT first and second readings of Bylaw No. 1485-2017, cited as "Squamish-Lillooet Regional District Area C Zoning Bylaw No. 1485-2017" be rescinded

THAT Bylaw No. 1549-2017, cited as "Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1549-2017" be amended to remove the new Bed and Breakfast definition and the general regulations regarding Bed and Breakfasts and revert back to the Bed and Breakfast wording as it currently exists in Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002.

THAT Bylaw No. 1549-2017, cited as "Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1549-2017" be amended to delete section 6.7.5 which is the requirement to provide a letter of credit in respect of temporary farm worker housing

THAT Bylaw No. 1549-2017, cited as "Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1549-2017" be amended to remove section 6.10.3 which limits the number of agritourism activities events per calendar year to 12; and

THAT staff be directed to look at options regarding the inclusion of wording to regulate the scale of agritourism activities events in Bylaw No. 1549-2017.

THAT section (c) of the GATHERING FOR AN EVENT definition of Bylaw No. 1549-2017, cited as "Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1549-2017" be amended to provide for a limit of 10 gatherings for an event within a single calendar year or such other number as may be allowed by the Agricultural Land Commission.

THAT Bylaw No. 1549-2017, cited as "Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1549-2017" be introduced as amended and read a first time.

2018

January 24, 2018 – SLRD Board resolution:

THAT Bylaw No. 1549-2017, cited as "Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1549-2017" be read a second time.

THAT the Board direct staff to schedule and advertise a public hearing to be held in March 2018, and delegate the holding of the public hearing to Electoral Area C Director Russell Mack with Chair Jack Crompton as alternate delegate pursuant to Section 469 of the Local Government Act, for the consideration of Bylaw No. 1549-2017, cited as "Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1549-2017".

(Note that this public hearing has been postponed in order to gather additional community input on the proposed agricultural zoning regulations)



April 11, 2018 – Public Information Meeting

- Public information meeting held (6:30 – 9 pm) at the Pemberton & District Community Centre.
- Presented clear accurate information on the proposed agricultural zoning amendments to the existing Zoning Bylaw No. 765 in addition to presentations from the ALC and the Ministry of Agriculture.
- The meeting offered the opportunity for the public to ask questions and comment on the proposed zoning amendments.
- The questions and answers, and comments regarding Zoning Amendment Bylaw No. 1549-2017 made at the meeting were brought to the SLRD Board on June 28 for their review.

June 28, 2018 – SLRD Board/Committee of the Whole Meeting

- Presented summary of April 11, 2018 public information meeting to SLRD Board, including questions and answers, and comments made at the meeting.

July 11, 2018 – Community Open Houses

- Two community open houses were held (3 – 4 pm & 6 – 8 pm) at the Pemberton & District Community Centre.

July 25, 2018 – SLRD Board

- Zoning Amendment Bylaw No. 1549-2017 presented to SLRD Board to consider 2nd reading as amended and to schedule the public hearing.