



**SQUAMISH - LILLOOET**  
REGIONAL DISTRICT

# **Electoral Area C Zoning Bylaw No. 765, 2002**

**Adopted June 23, 2003**

Replacing Zoning Bylaw 29, 1972

**CONSOLIDATED COPY  
May 2018**

## **IMPORTANT NOTICE**

**THIS IS AN UNOFFICIAL CONSOLIDATION OF BYLAW NO. 765 WHICH HAS BEEN PREPARED FOR CONVENIENCE ONLY.**

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

## SUMMARY OF AMENDMENTS

## CONSOLIDATED FOR CONVENIENCE ONLY

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

**BY-LAW NO.****DATE OF ADOPTION**

751 – 2003	Lot 3, DL 1251, LLD - from Rural 1 zone to: Rural 1 – Rural Residential sub zone (RR1 <sub>Res</sub> ) and Lot 5, DL 1251, LLD – from Rural 1 zone to: Tourist Commercial 5 sub zone (TC <sub>5</sub> ) – Map Amendments	December 17, 2003
759 – 2003	Lot 48, DL 4100, Plan 33675, LLD – from Rural 1 zone to: Rural 1 – Rural Residential sub zone (RR1 <sub>Res</sub> ) – Map Amendment	December 17, 2003
787 – 2003	Text Amendments: Section 12.2, Section 12.7 That Part of DL 4095, LLD – from Rural 1 – Resource Management sub zone (RR1 <sub>RM</sub> ) to: Resource Industrial zone (I2) – Text and Map Amendments	June 28, 2004
789 – 2003	Lot 14, DL 4100, Plan 33675, LLD – from Rural 1 zone to: Rural 1 – Rural Residential (single dwelling) sub zone (RR1 <sub>Res(sd)</sub> ) – Map Amendment	March 22, 2004
790 – 2003	Lot 1, DL 1250, Plan KAP64017, LLD – from Rural 1 zone to: Rural 1 – Rural Residential sub zone (RR1 <sub>Res</sub> ) – Map Amendment	December 17, 2003
821 – 2003	Text Amendment: 6.4 The Fractional South West ¼ DL 211, Except Plan 7488, LLD – Rezone for Site Specific Use of horse riding academy, boarding stable and indoor riding arena – Text and Map Amendments	January 26, 2004
829 – 2003	Block A shown on Plan B3576, DL 211, LLD – from Rural 1 zone to : Rural 1 – Rural Residential sub zone (RR1 <sub>Res</sub> ) – Map Amendment	February 23, 2004
830 – 2003	Lot 2, DL 1543, Plan KAP60613, LLD – from Rural 1 zone to: Rural 1 – Rural Residential sub zone (RR1 <sub>Res</sub> ) – Map Amendment	February 23, 2004
831 – 2003	Lot 4, DL 1543, Plan KAP60613, LLD – from Rural 1 zone to: Rural 1 – Rural Residential (single dwelling) sub zone (RR1 <sub>Res(sd)</sub> ) – Map Amendment	February 23, 2004
833– 2005	Housekeeping Amendment – Rezoning the following watersheds found in Area C: D’Arcy Creek, Rogowski Creek (Birkenhead Lake), part of Peq Creek (Mt Currie), McCulloch Creek (Lillooet Lake), Cataline Creek (Lillooet Lake), part of Rideau Brook (Whistler), part of 21 Mile Creek (Whistler), part of Blackcomb Creek, and part of Whistler Creek (Whistler) watersheds – from Rural 1 Resource Management sub zone (RR1 <sub>RM</sub> ) to : Community Watershed Protection zone (CWP) – Map Amendment	July 25, 2005
834 – 2005	Housekeeping Amendment – Rezoning Block D, Plan 4968, DL 100, LLD – Tourist Commercial 1 sub zone (TC <sub>1</sub> ) to : Tourist Commercial 2 sub zone (TC <sub>2</sub> ) – Map Amendment	July 25, 2005
836 – 2005	Housekeeping Amendment – Removing the zoning for Lot 30, DL 165, Plan 883, LLD – Parcel is within Village of Pemberton Boundary – Map Amendment	July 25, 2005
838 – 2005	Housekeeping Amendment – Rezoning Lot 1, DL 173, Plan 31973, LLD – from Agriculture Land Use Contract sub zone (AGR <sub>LUC</sub> ) to : Agriculture zone (AGR) – Map Amendment	August 22, 2005
839 – 2005	Housekeeping Amendment – Rezoning Lot 1, DL 171, Plan 11798, LLD – from Agriculture zone (AGR) to: Public Assembly and Institutional zone (PA1) – Map Amendment	July 25, 2005

841 – 2005	Housekeeping Amendment – Text Amendment: Section 6.8 is amended Two small changes to provisions within the Agriculture zone. These amendments pertain to maximum parcel coverage for farm buildings and the criteria for second dwellings for farm help – Text Amendment	July 25, 2005
844 – 2003	Lot 32, DL 2679, Plan 33675, LLD – from Rural 1 zone to: Rural 1 – Rural Residential (single dwelling) sub zone (RR1 <sub>Res(sd)</sub> ) – Map Amendment	April 26, 2004
850 – 2003	Housekeeping Amendment – Text Amendment: Section 4.1, Section 5.8, Section 5.12 & Jeffrey Hesthammer & Elinor Hesthammer Lot 23, DL 2679, Plan 33675, LLD – from Rural 1 zone to: Rural 1 – Rural Residential (single dwelling) sub zone (RR1 <sub>Res(sd)</sub> ) – Text and Map Amendments	June 28, 2004
853 – 2003	Lot 1, DL 1543, Plan KAP60613, LLD – from Rural 1 zone to: Rural 1 – Rural Residential sub zone (RR1 <sub>Res</sub> ) – Map Amendment	April 26, 2004
856 – 2004	(Pemberton Adventure Ranch) Text Amendment: 10.2 – Lot 1, DL 204, Plan 32712, LLD – from Tourist Commercial 4 (TC <sub>4</sub> ) sub zone to: Tourist Commercial 1 (TC <sub>1</sub> ) sub zone – Text and Map Amendments	December 17, 2004
858 – 2003	Lot 36, DL 4100, Plan 33675, LLD – from Rural 1 zone to: Rural 1 – Rural Residential (single dwelling) sub zone (RR1 <sub>Res(sd)</sub> ) – Map Amendment	May 25, 2004
859 – 2004	Lot 3, DL 1543, Plan KAP60613, LLD – from Rural 1 zone to: Rural 1 – Rural Residential sub zone (RR1 <sub>Res</sub> ) – Map Amendment	June 28, 2004
861 – 2004	Lot B, DL 188 & 498, LLD – from Rural 1 zone to: Rural 1 – Rural Residential sub zone (RR1 <sub>Res</sub> ) – Map Amendment	June 27, 2005
862 – 2003	Lot 2, DL 756, Plan KAP56171, LLD – from Rural 1 zone to: Rural 1 – Rural Residential sub zone (RR1 <sub>Res</sub> ) – Map Amendment	May 25, 2004
905 – 2004	Lot A, DL 1543, Plan 30055, LLD – from Rural 1 zone to: Rural 1 – Rural Residential sub zone (RR1 <sub>Res</sub> ) – Map Amendment	October 28, 2004
906 – 2004	Housekeeping Amendment – Text Amendment: Section 9.7 – to amend the Commercial 1 (C1) zone within Zoning By-Law 765, 2002, to change the maximum parcel coverage of all buildings and structures from 25 to 60 percent, as long as community water and sewer are provided. – Text Amendment	August 23, 2004
916 – 2004	Lot 1, DL 2667, Plan 15461, LLD – from Rural 1 zone to: Rural 1 – Rural Residential sub zone (RR1 <sub>Res</sub> ) – Map Amendment	January 31, 2005
923 – 2004	Housekeeping Amendment – Text Amendment – Section 5.12 (3) To increase the minimum parcel for subdivision in the Rural 1 – Resource Management sub zone (RR1 <sub>RM</sub> ) within Electoral Area C from 8 hectares (20 acres) to 40 hectares (100 acres). <b>The bylaw has a provision to exempt the Wedge parcel (DL 2247) from the new requirements, as that subdivision had been in negotiations for nearly two years prior to the introduction of this bylaw.</b> – Text Amendment	October 24, 2005
932 – 2004	Cougar Mountain Dog Sledding Text Amendment: Section 5.3 Rural 1 Resource Management sub zone (RR1 <sub>RM</sub> ) – ‘Kennel’ is a permitted use only on subject parcel – Text and Map Amendments	October 24, 2005
937 – 2005	Parcel B (DDB18103) of DL 5024, LLD – from Rural 1 zone to : Rural Residential sub zone (RR1 <sub>Res</sub> ) – Map Amendment	October 24, 2005
1010 – 2006	(Whistler Heli Skiing) Text Amendment: Section 5.2 Site Specific Uses – DL 2220 and 2549, LLD – additional permitted use – water bottling plant – Block A, DL 1158, LLD – additional permitted uses – staging area for commercial helicopter operations including helicopter landing area, helicopter storage, fuel storage, and vehicle parking – Text Amendments	December 20, 2006
1029 – 2007	Lot 8, DL 1543, Plan KAP60613, LLD – from Rural 1 zone to: Rural 1 – Rural Residential sub zone (RR1 <sub>Res</sub> ) – Map Amendment	December 14, 2009

1036 – 2007	(Wedge Woods) Text Amendments: Section 1.1, 4.1(1), 4.2(1), Part 16, Part 5 District Lot 2247, Group 1, NWD, except part in Plan VAP23216 (“DL2247”) are removed from the Resource Management sub zone (RR1 <sub>RM</sub> ) of the RR1 zone (Rural 1) and placed in the Comprehensive Development – Green River Estates Residential zone (CD <sub>GRE</sub> ) – Text and Map Amendments	October 27, 2008
1038 – 2007	Coast Range Heliskiing Text Amendment : Section 5.2 Site Specific Use – On the 0.8 hectare parcel of unsurveyed Crown Land with the central coordinates of Easting – 521548 and Northing – 5589565, 2.2 kilometres up the Birkenhead Forest Service Road, commercial use of the land for the purposes of backcountry tourism guest staging is permitted, including fuel storage and vehicle parking. – Text and Map Amendments	February 25, 2008
1039 – 2007	Housekeeping Amendment – Text Amendments: Section 1.1, 5.3 Definition amendment – Heliski staging areas and backcountry tourism. Resource Management sub zone (RR1 <sub>RM</sub> ) amendment. Backcountry Tourism Guest Staging Buffer – Text and Map Amendments	August 27, 2007
1067 – 2007	Lot 8, DL 1545, Plan KAP48955, LLD – from Rural 1 zone to : Rural 1 – Rural Residential sub zone (RR1 <sub>Res</sub> ) – Map Amendment	March 31, 2008
1092 – 2008	Lot 2, DL 1545, Plan KAP48955, LLD – from Rural 1 zone to : Rural 1 – Rural Residential sub zone (RR1 <sub>Res</sub> ) – Map Amendment	October 26, 2009
1112 – 2009	Lot 2, DL 2679, Plan 33675, LLD – from Rural 1 zone to : Rural 1 – Rural Residential (single dwelling) sub zone (RR1 <sub>Res(sd)</sub> ) – Map Amendment	July 27, 2009
1113 – 2009	Lot 8, DL 1251, Plan KAP71081, LLD – from Rural 1 zone to : Rural 1 – Rural Residential sub zone (RR1 <sub>Res</sub> ) – Map Amendment	April 26, 2010
1116 – 2009	Lot B, DL 2679, Plan KAP64554, LLD – from Rural 1 zone to : Rural 1 – Rural Residential (single dwelling) sub zone (RR1 <sub>Res(sd)</sub> ) – Map Amendment	April 26, 2010
1128 – 2009	DL 969 except Plans KAP51260 and KAP58768, LLD – from Rural 1 Resource Management zone (RR1 <sub>RM</sub> ) to a site specific zone permitting two parcels: one parcel of approximately 7.25 hectares and one parcel of approximately 14.6 hectare. – Map Amendment	August 23, 2010
1186 – 2012	Lot 47, DL 4100, Plan 33675, LLD – from the Rural 1 zone (RR1) to the Rural 1 – Rural Residential single dwelling sub-zone (RR1 <sub>Res(sd)</sub> ) – Map Amendment	October 22, 2012
1256 – 2012	Housekeeping Amendment – Text Amendment: Replace section 4.4 (5)	November 26, 2012
1289 – 2013	Housekeeping Amendment – Text Amendment: Replaces sections 16.1(1)(b); 16.3(1)€; and add sections 16.3(1)(f) &(g)	October 28, 2013
1307-2014	Housekeeping Amendment – Text Amendment: insert definitions and sections; Part 4, 5, 6, 11 & 12	October 27, 2014
1369-2014	Rezoning the Whistler Waldorf School at Wedge Woods to PA1 Public Assembly and Institutional 1	March 18, 2015
1430-2015	Lot 6, DL 2679, Plan 33675, LLD – from Rural 1 zone to : Rural 1 – Rural Residential (single dwelling) sub zone (RR1 <sub>Res(sd)</sub> ) – Map Amendment	November 25, 2015
1442-2016	Zoning Amendment (Housekeeping) Wedge Woods Estates Text Amendment: Replacing Schedule 1, Parts A-L Comprehensive Development – Green River Estates Residential zone (CD <sub>GRE</sub> ) and replacing this section with a new (CD <sub>GRE</sub> )ZONE	April 27, 2016
1497-2016	Zoning Amendment to include RR3 and its permitted uses	May 24, 2017
1520-2017	Zoning Amendment to replace Schedule 1, Part A – CD <sub>GRE</sub> ZONE TO CD1 ZONE (Sales Centre and Housekeeping - Wedgewood Estates)	September 20, 2017
1546-2017	Cannabis Regulations – Cannabis Retail & Definitions	May 23, 2018

**Squamish-Lillooet Regional District  
Bylaw No. 765**

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

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

AND WHEREAS the Board has held a Public Hearing pursuant to the *Local Government Act*;

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

1. This bylaw may be cited as Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002.
2. Schedules A and B, detailed below, are attached to and form part of Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002:
  - (a) Schedule A (Zoning Bylaw Text)
  - (b) Schedule B (Zoning Maps).
3. The Squamish-Lillooet Regional District Zoning By-law No. 20, 1970 and Squamish-Lillooet Regional District Zoning By-law No. 72, 1975 as they apply to Electoral Area C, all amendments to Bylaws 20 and 29 pertaining to Electoral Area C and Squamish-Lillooet Regional District Zoning By-law No. 29, 1972 and all amendments to Bylaw 29, are repealed.

READ A FIRST TIME this	12 <sup>th</sup>	day of	December	, 2002.
READ A SECOND TIME this	24 <sup>th</sup>	day of	February	, 2003.
PUBLIC HEARING HELD on the	17 <sup>th</sup> and 19 <sup>th</sup>	day of	March	, 2003.
READ A THIRD TIME this	28 <sup>th</sup>	day of	April	, 2003.
APPROVED pursuant to Sec. 54(2) of the <i>Highway Act</i> this	5 <sup>th</sup>	day of	May	, 2003.
APPROVED BY THE MINISTER OF COMMUNITY, ABORIGINAL and WOMEN'S SERVICES on the	26 <sup>th</sup>	day of	May	, 2003.
Approval No. 2003074				
ADOPTED this	23 <sup>rd</sup>	day of	June	, 2003.

**“Raj Kahlon”**  
Raj Kahlon  
Chair

**“Paul R. Edgington”**  
Paul R. Edgington  
Secretary

I hereby certify this to be a true and correct copy of “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002” as adopted June 23, 2003.

Paul R. Edgington  
Secretary

## **Schedule A to Zoning Bylaw No. 765**

### **PART 1 - INTERPRETATION**

1.1 In this bylaw:

“ALC” means Agricultural Land Commission;

“ALR” means Agricultural Land Reserve;

“Approving Officer” means the approving officer designated under the *Land Title Act*;

"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;

"average natural grade" means the average elevation of undisturbed ground around the perimeter of a proposed building or structure prior to human alteration or, where the undisturbed ground level cannot be ascertained because of an existing building or structure, the existing average grade.

"auxiliary use, building or structure" means a use, building or structure ancillary and subordinate to a principal building or use located on the same parcel;

“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; *(Amendment Bylaw No. 1039)*

"bay window" means a window protruding from a wall line which adds space, but not floor area, to a building;

"bed and breakfast" means auxiliary use of a dwelling as a transient accommodation business for overnight accommodation of travellers providing at least breakfast to those being accommodated;

“Board” means the Regional Board of the Squamish-Lillooet 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;

"building" means a roofed structure supporting, enclosing or protecting persons or property but does not include a motor vehicle or recreational vehicle;

"campground" means a site occupied and maintained, or intended to be occupied and maintained for the temporary accommodation of travellers in tents or recreational vehicles except park model recreational vehicles, which is either operated for reward or is licensed accommodation under regulations made pursuant to the *Travel Regulation Act*;

“cannabis” means cannabis as defined in the *Cannabis Act*.

“cannabis production facility” means a premise used for cultivation, processing, testing, destroying, storing or distribution of cannabis authorized by a licence issued by Health Canada.

“cannabis retail” means the sale of cannabis.

*(Amendment Bylaw 1546-2017)*

“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 *Forest Practices Code Of British Columbia Act*;

“cottage” means an auxiliary dwelling on a parcel having a floor area less than that of the principal dwelling;

"duplex" means a building containing two principal dwelling units, each of which is occupied or intended to be occupied as the residence of one family;

“dwelling” means a building containing one or more dwelling units;

"dwelling unit " means a self-contained set of rooms located in a dwelling and used as a place of habitation by not more than one family and which set of rooms contains not more than one set of cooking facilities;

"family" means

- (a) two or more persons who, by reason of heredity, blood, marriage, common-law marriage, foster parenthood, or adoption, share one dwelling; or
- (b) not more than five unrelated persons living together in a dwelling;

“farm operation” means any of the following activities involved in carrying on a farm business:

*(Amendment Bylaw 1307-2014)*

(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;

(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 *Forest Practices Code of British Columbia 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 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*.

*(Amendment Bylaw 1307-2014)*

"floor area" means the total floor area of all floors in a building measured to the extreme outer limits of the building including all areas giving access thereto such as corridors, hallways, landings, foyers, staircases, stairwells, enclosed balconies and mezzanines, enclosed porches or verandas and excluding areas used to elevate the building above the flood construction level in a flood hazard area, auxiliary parking, unenclosed swimming pools, balconies or sundecks, elevators or ventilating machinery and equipment;

"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;

"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;

"height" means the vertical distance from the lower of the average finished grade or the average natural grade to the highest point of a building or structure;

"highway" includes a street, road, lane, bridge, viaduct and any other way open to public use, but does not include a private right of way on private property;



"home based business" means auxiliary use of a parcel in conjunction with a dwelling for business purposes such as home offices; studios; woodworking, upholstering and other home workshops; personal services except dry cleaners and laundromats;

"home industry" means auxiliary use of a parcel in conjunction with a dwelling for manufacturing, processing, fabricating, assembling, storing, distributing, testing, servicing, or repairing of goods or materials including vehicle repair, maintenance and auto body shops but excluding auto wrecking, manufacture of concrete products, bulk fuel or chemical storage or refining depots, animal or agriculture products processing, and the production of animal feeds and a cannabis production facility;

*(Amendment Bylaw 1307-2014)*

"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:

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

"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;

"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;

"light industry" means manufacturing, processing, fabricating, assembling, storing, transporting, distributing, wholesaling, testing, servicing, or repairing of goods or materials including vehicle repair, maintenance and auto body shops and excluding wood processing, log storage, auto wrecking, refuse disposal, gravel processing, manufacture of concrete products, bulk fuel or chemical storage or refining depots, agriculture products processing, or the production of fish or animal feeds;

"livestock" includes cattle, horses, mules, donkeys, sheep, goats, swine, bison, llamas, alpacas, poultry and rabbits;

"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;

"mobile home" means any structure containing one dwelling unit whether ordinarily equipped with or without wheels and that is designed, constructed or manufactured to be moved from one place to another by being towed or carried but does not include travel or tourist trailers, campers, park model recreational vehicles or other vehicles exempt from the provisions of the *Manufactured Home Act*;

"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 trails and passive, low intensity recreation."

*(Amendment Bylaw No. 1036)*

"open land recreation" means the use of land for recreational purposes and includes archery and firearm ranges, rodeo grounds, riding stables, gymkhana grounds and guide outfitting activity, but does not include golf courses, mechanized ski lift facilities, motorcross tracks or buildings used for commercial operations;

"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 other area in which land is held or into which it is subdivided;

"parcel coverage" means the horizontal area within the extreme outer limits of all structures on a parcel expressed as a percentage of the parcel area;

"park model recreational vehicle" means a recreational vehicle which:

- (1) conforms with the Canadian Standards Association CAN/CSA-Z241 Series, Park Model Trailers standards and any amendments or subsequent standards which modify or replace CAN/CSA-Z241;
- (2) is built on a single chassis, does not contain a sewage holding tank and provides larger than 30 amp service;
- (3) is designed to be occasionally relocated but not to travel on a day to day basis; and
- (4) is designed as living quarters for seasonal camping and has a gross floor area, including lofts, no greater than 50 m<sup>2</sup> when in set up mode;

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

"portable wood manufacturing plant" means a portable sawmill located on a private parcel for the processing of timber cut only from that parcel or from abutting parcels;

"recreational vehicle" means any vehicle holding a current license under the *Motor Vehicle Act* which is designed to be moved from place to place on a daily basis; constructed to provide temporary accommodation for travel, recreation or vacation; and which does not require continuous connection to sanitary, water and electrical hook-ups;

"secondary suite" means an auxiliary dwelling unit having a floor area of 75 m<sup>2</sup> or less within a single family dwelling,

"single family dwelling" means a building consisting of one dwelling unit which is occupied or intended to be occupied as the residence of one family and which may, where expressly permitted, contain a secondary suite;

"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 Squamish-Lillooet Regional District;

"structure" means any erection or construction fixed to, supported by or sunk into land or water excluding:

- (a) fences having a height less than or equal to the maximum height permitted under this bylaw;
- (b) concrete, asphalt paving or other artificial surfacing on a site;

"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;

"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.

"watercourse" means any natural or man-made depression with a bed 0.6 metres or more below the natural elevation of surrounding land:

- (a) serving to give direction to a current of water at least six months of the year according to records kept by the province of British Columbia; or
- (b) having a drainage area of two square kilometres or more.

**PART 2 - BASIC PROVISIONS**

**APPLICATION**

2.1 This bylaw applies to all land within Electoral Area C of the Squamish-Lillooet Regional District.

**PROHIBITION**

2.2 Land shall not be used or subdivided and buildings and structures shall not be constructed, altered, located or used except as specifically permitted by this bylaw.

**ENFORCEMENT**

2.3 The Manager of Planning and Development and Building Inspector or other persons so designated by resolution of the Board are authorized at all reasonable times to enter on property that is subject to regulation under this bylaw to ascertain whether the regulations are being observed.

**OFFENCE**

2.4 A person shall be deemed to have committed an offence who:

- (a) violates, or causes or permits an act to be done in violation of, a provision of this bylaw;
- (b) initiates, or causes or permits to be initiated, any development in a manner prohibited by or contrary to a provision of this bylaw; or
- (c) fails to comply with an order, direction or notice given under this bylaw.

**PENALTY**

- 2.5 (1) A person who commits an offence under this bylaw shall be liable on summary conviction to the penalties under the *Offence Act*.
- (2) Each day an offence continues shall be deemed to constitute a new and separate offence.

**SEVERABILITY**

2.6 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.

## PART 3 - GENERAL SUBDIVISION PROVISIONS AND REGULATIONS

### GENERAL PARCEL AREA REQUIREMENTS

- 3.1 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 (eg. number of dwellings); and
  - (d) the servicing requirements applying to the parcel.

### USABLE PARCEL AREA

- 3.2 Each parcel shall have a minimum usable parcel area of 1000 square metres.

### HOOKED PARCELS

- 3.3 (1) 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.

### MINIMUM PARCEL AREA EXCEPTIONS

- 3.4 (1) Section 3.1(a) shall not apply to a parcel where:
- (a) a covenant is registered restricting the use of the parcel to uses, buildings and structures that are not sewage generating;
  - (b) a covenant is registered restricting the use of the parcel to use as a park or for unattended communications equipment or unattended public utility buildings;
  - (c) an adjustment of parcel lines dividing contiguous parcels to facilitate an existing development or improve a subdivision pattern does not create, or make it possible to create, additional parcels to those existing at the time of application;
  - (d) a Crown non-residential lease is granted for a permitted use in a zone;
  - (e) a hooked parcel is subdivided into the portions into which it is physically divided;
  - (f) an existing residential building is converted to a strata parcel pursuant to the *Strata Property Act* provided that:
    - (i) the number of strata parcels being created shall not exceed the number of dwellings permitted on the original parcel;
    - (ii) each proposed strata parcel contains an existing dwelling unit; and
    - (iii) each strata parcel 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*.

- (2) Where this bylaw or the Approving Officer requires that land be provided for highway widening, the minimum parcel area and usable parcel area may be reduced by the amount of land required for the highway widening, to a maximum of 10 percent of the parcel area, where:
  - (a) the subdivision creates less than three parcels; and
  - (b) but for this section the subdivision would be prohibited because the parcels created cannot comply with the required minimum parcel area.

**PART 4 - GENERAL ZONING PROVISIONS AND REGULATIONS****ESTABLISHMENT OF ZONES**

4.1 (1) Electoral Area C is divided into the following zones and sub zones:

RR1	Rural 1	
RR1 <sub>Res</sub>	Rural 1 - Rural Residential sub zone	
RR1 <sub>Res(sd)</sub>	Rural 1 – Rural Residential (single dwelling) sub zone	<i>(Amendment Bylaw No. 850)</i>
RR1 <sub>RM</sub>	Rural 1 - Resource Management sub zone	
RR1 <sub>TA</sub>	Rural 1 - Tourist Accommodation sub zone	
RR1 <sub>LUC</sub>	Rural 1 – Land Use Contract sub zone	
RR3	Rural 3	
AGR	Agriculture	
AGR <sub>PF</sub>	Agriculture – Pemberton Fringe sub zone	
R1	Residential	
MHP	Mobile Home Park	
C1	Community Commercial	
TC <sub>1</sub>	Tourist Commercial 1 sub zone	
TC <sub>2</sub>	Tourist Commercial 2 sub zone	
TC <sub>3</sub>	Tourist Commercial 3 sub zone	
TC <sub>4</sub>	Tourist Commercial 4 sub zone	
TC <sub>5</sub>	Tourist Commercial 5 sub zone	
I1	Light Industrial	
I2	Resource Industrial	
I3	Independent Power Project	
PA1	Public Assembly and Institutional	
CWP	Community Watershed Protection	
CD1	Comprehensive Development – Wedgewoods Estates	<i>(Amendment Bylaw No. 1520)</i>

(2) The area and boundary of each zone is defined by Schedule B.

(3) Where a zone boundary is shown on Schedule B as following a highway or watercourse, the centre line of the highway or watercourse shall be the zone boundary.

(4) Where a zone contains one or more sub zones, the specific provisions of the sub zone apply in addition to the regulations generally applicable within the zone.

**USES PERMITTED IN ALL ZONES**

4.2 The following uses are permitted in all zones except the Independent Power Project, Community Watershed Protection and Comprehensive Development – Green River Estates Residential zones:

*(Amendment Bylaw 1307-2014)*

- (a) home based business;
- (b) bed and breakfast home;
- (c) auxiliary uses, buildings and structures;
- (d) parks and playgrounds;
- (e) community halls, libraries, fire halls, ambulance and first aid stations and police stations;
- (f) licensed community care facilities where the building or structure to be used by the community care facility will be used
  - (i) to provide day care for no more than 8 persons, or
  - (ii) as a residence for no more than 10 persons, not more than 6 of whom are persons in care;
- (g) “horticulture, excluding a cannabis production facility”

*(Amendment Bylaw 1307-2014)*



- (h) buildings, to a maximum floor area of 50 m<sup>2</sup>, housing telecommunications equipment, waterworks pump stations, sewer system lift stations and similar unattended public utility equipment and machinery; with no exterior storage of any kind.
- (i) silviculture and forest management. *(Amendment Bylaw 1307-2014)*

**STRUCTURES PERMITTED ON WATER SURFACES**

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

- (a) private boat moorage facility for pleasure craft associated with a residential use located or permitted on the adjacent upland;
- (b) public boat ramp.

**AUXILIARY BUILDINGS**

4.4 (1) The maximum combined floor area of all auxiliary buildings permitted on a parcel shall be calculated according to Table I, where Column I lists the parcel area and Column II lists the maximum permitted combined floor area of all auxiliary buildings:

**TABLE I**

<b>COLUMN I</b>	<b>COLUMN II</b>
<b>Where Parcel Area Is:</b>	<b>The Maximum Permitted Combined Floor Area of All Auxiliary Buildings Is:</b>
i) less than 2000 square metres	150 square metres
ii) 2000 square metres to 1 hectare	200 square metres
iii) 1 hectare to 4 hectares	275 square metres
iv) ≥ 4 hectares	350 square metres

- (2) Except where specifically permitted, an auxiliary building shall not be used as a dwelling or for providing overnight accommodation.
- (3) No more than one auxiliary building having a maximum floor area of 100 m<sup>2</sup> shall be permitted on a parcel prior to construction of a principal building or establishing of a principal use.
- (4) No person shall operate a home based business, home industry or other business enterprise in an auxiliary building on a parcel unless a lawfully constructed principal building exists on the parcel or a valid building permit under the SLRD Building Bylaw, has been issued for a principal building on the parcel.
- (5) For clarity of interpretation agricultural buildings used in conjunction with a farm operation on land classified as a farm under the *Assessment Act*, shall not be subject to the maximum floor area regulations for auxiliary buildings. *(Amendment Bylaw No. 1256)*

**WATER SERVICING WHERE TWO OR MORE DWELLINGS PERMITTED**

- 4.5 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**

- 4.6 (1) The maximum floor area for cottages, where permitted, shall be 75 square metres.
- (2) The maximum height for a cottage shall be 5 metres or one storey, whichever is less.
- (3) A cottage shall not include a garage as part of the building.

**HOME BASED BUSINESS**

- 4.7 A home based business shall be subject to the following regulations:
- (a) 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 square centimetres;
  - (b) all activities associated with the home based business shall be entirely conducted within a completely enclosed building;
  - (c) there shall be no outdoor storage of materials, equipment, containers or finished products;
  - (d) the floor area used for a home based business shall not exceed 100 square metres;
  - (e) employees of a home based business shall be members of a family residing on the parcel plus one other person;
  - (f) notwithstanding the definition of dwelling unit, a home based business may include a commercial kitchen involving a second set of cooking facilities within a dwelling where the Vancouver Coastal Health Authority has issued a permit for same; and
  - (g) 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.

**HOME INDUSTRY**

- 4.8 A home industry shall be subject to the following regulations:
- (a) all activity associated with the home industry must be entirely conducted within a completely enclosed building;
  - (b) there shall be no outdoor storage of materials, equipment, containers or finished products;
  - (c) exclusive of the resident's own licensed vehicles, no more than three vehicles for repair shall be parked outdoors;
  - (d) 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 square centimetres;
  - (e) a building used for home industry use must not exceed a floor area of 150 square metres or height of 4.5 metres;
  - (f) noise created by the home industry must not exceed 0 decibels above ambient noise levels at the property lines;
  - (g) no building containing a home industry shall be located within 10 metres of a parcel line;
  - (h) employees of a home industry shall be restricted to members of a family residing on the parcel plus two other people;
  - (i) 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.

**BED AND BREAKFASTS**

4.9 Bed and breakfasts shall be subject to the following regulations:

- (a) only one bed and breakfast operating from one dwelling shall be permitted on a parcel;
- (b) a bed and breakfast home may contain a maximum of three bedrooms to accommodate a maximum of six guests;
- (c) a bed and breakfast inn may contain a maximum of five bedrooms to accommodate a maximum of 10 guests;
- (d) bedrooms used for the bed and breakfast accommodation shall not exceed 28 square metres in area;
- (e) 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 3500 square centimetres;
- (f) the bed and breakfast shall be operated by a resident of the parcel;
- (g) employees of a bed and breakfast are restricted to members of a family residing on the parcel plus one other person; and
- (h) a dwelling used for bed and breakfast shall be connected to a community sewer system or have on-site sewage disposal facilities in compliance with *Health Act* regulations;
- (i) a bed and breakfast inn shall contain a food preparation area where food for the guests is prepared, separate from the domestic kitchen, and for which a permit has been issued by the Vancouver Coastal Health Authority;
- (j) the operator of a bed and breakfast inn must have the appropriate permits issued by the Vancouver Coastal Health Authority for drinking water, swimming pools and hot tubs.

#### OCCUPANCY DURING CONSTRUCTION

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

- (a) a building permit under the SLRD Building Bylaw has been issued for the principal dwelling on the parcel and the dwelling is under construction;
- (b) a building permit under the SLRD Building Bylaw has been issued for the mobile home providing accommodation during construction;
- (c) the mobile home or recreational vehicle shall be connected to a community sewer system or have on-site sewage disposal facilities in compliance with *Health Act* regulations.
- (d) the mobile home is not sited on a permanent foundation;
- (e) no addition shall be made to the mobile home or recreational vehicle;
- (f) occupancy of the mobile home or recreational vehicle shall not continue beyond the commencement of occupancy of the permanent dwelling or the expiry of the building permit for the mobile home or recreational vehicle, whichever occurs first.

#### DWELLING CONFORMANCE

- 4.11 (1) Where two or more dwellings have been lawfully constructed on a parcel at the time of adoption of this bylaw, the dwellings are deemed to conform with this bylaw.
- (2) A dwelling referred to in section 4.11(1) which is damaged or destroyed may be repaired or reconstructed for residential use only, subject to the conditions of section 4.11(3).
- (3) Where a dwelling referred to in section 4.11(1) is destroyed or damaged to the extent of 75 percent or more of its value above its foundations, as determined by the Building Inspector, it shall not be repaired or replaced unless repair or replacement commences within six months of the date of damage or destruction.

**HEIGHT OF BUILDINGS AND STRUCTURES**

- 4.12 (1) Except in the Industrial 1, 2 and 3 zones, the height of principal buildings and structures shall not exceed 11 metres.
- (2) Notwithstanding the definition of height, where it is necessary to raise the elevation of a building for flood hazard protection, the height of a building or structure shall be measured from the flood construction elevation as determined by the Province;
- (3) Farm buildings including silos; chimneys; church spires; flag poles; masts; aerials; fire hall hose drying towers; water tanks; windmills on parcels of 4000 square metres or more; public monuments; observation towers; transmission towers; elevators and ventilation machinery shall not be subject to the height requirements of this bylaw provided that such structures cover no more than 10 percent of the parcel or, if situated on a building, not more than 15 percent of the roof area of the building.
- (4) The maximum height of all fences shall be 2 metres except where:
- (a) permitted in other sections of this bylaw;
  - (b) the fence abuts a highway and the height of the fence does not exceed 2 metres above the elevation of the centre line of the highway;
  - (c) where necessary in conjunction with a bona fide agricultural operation; or
  - (d) the fence complies with the setbacks and heights for structures in the applicable zone.

**SITING OF BUILDINGS ADJACENT TO WATERBODIES AND WATERCOURSES**

- 4.13 No building or any part thereof shall be constructed, reconstructed, moved or extended nor shall any mobile home or unit, modular home or structure be located:
- (a) within 7.5 metres of the natural boundary of a lake, swamp or pond;
  - (b) within 30 metres of the natural boundary of any other watercourse.

**SITING OF SEWAGE TREATMENT PLANTS**

- 4.14 Notwithstanding any other provision of this Bylaw, the location of any community sewage treatment plant or addition thereto shall be:
- (a) a minimum of 100 metres from property lines where adjacent parcels are zoned RR1, RR1<sub>Res</sub>, RR1<sub>RM</sub>, RR1<sub>TA</sub>, RR1<sub>LUC</sub>, AGR<sub>PF</sub>, R1, or MHP; and
  - (b) screened from adjacent parcels by landscaping or fencing of not less than 2 metres in height.

**SITING EXCEPTIONS**

- 4.15 (1) Where chimneys, bay windows or ornamental features project beyond the face of building, the setback from a parcel line may be reduced by not more than 0.6 metres provided that the reduction shall apply only to the projecting feature.
- (2) Where steps, eaves, sunlight controls, canopies, balconies, or open porches project beyond the face of a building:
- (a) the setback from a front, rear, or exterior side parcel line may be reduced by not more than 2 metres; and

- (b) the setback to an interior side parcel line may be reduced by not more than 50 percent, to a maximum reduction of 2 metres, provided that the reduction shall apply only to the projecting feature.

**STORAGE**

- 4.16 (1) Outdoor storage on a parcel of the residents' personal property that has outlived its usefulness to the resident in its original form shall be permitted where the outdoor storage is enclosed by screening.
- (2) Except as permitted in subsection (1), no parcel may be used as a salvage yard or an autowrecking yard.

**VISIBILITY**

- 4.17 There shall be no obstruction to the line of vision by buildings or structures between the heights of one metre and three metres above the established grade of highways within an area bounded by the centre lines of intersecting highways and a line joining a point on each of the centre lines 25 metres from their intersection.

**THIRD PARTY SIGNS**

- 4.18 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/INDUSTRIAL ZONES**

- 4.19 Signs for businesses, other than home based businesses, home industry and bed and breakfasts, in zones other than the C1, C2, I1, I2, and I3 zones shall be subject to the following conditions:
  - (a) no more than one sign may be located on that parcel;
  - (b) a sign in conjunction with business uses shall have a maximum of two faces;
  - (c) the maximum area of each face of a sign shall be 1 square metre;
  - (d) the maximum height of a sign shall be 2.5 metres.

**BUSINESS SIGNS IN COMMERCIAL AND INDUSTRIAL ZONES**

- 4.20 Signs for businesses in the C1, C2, I1, I2, and I3 zones shall be subject to the following conditions:
  - (a) the maximum total area of all sign faces on a parcel shall be 5 square metres; and
  - (b) the maximum height of a sign shall be 3 metres.

**OFF-STREET PARKING**

- 4.21 (1) Off-street parking spaces for motor vehicles shall be provided according to Table II in which Column I classifies the building or use and Column II sets out the number of off-street parking spaces that are to be provided for in each class of building or use in Column I.
- (2) (a) Where the number of required parking spaces in Column II is expressed as a calculated figure or as a minimum number of spaces, the number of spaces provided shall be the greater of the two requirements.
- (b) Where the calculated figure under subsection (a) is a number of spaces and a fraction, the fraction shall be rounded up to require an additional space.

- (3) Not including aisle access space, each required off-street parking space shall be a minimum area of 16 square metres and shall at all times have vehicular access to a highway.
- (4) Each required off-street parking space shall be a minimum length of 5.8 metres.
- (5) 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.

**TABLE II**

<b>COLUMN I Class of Building or Use</b>	<b>COLUMN II Parking Spaces</b>
<b>Residential</b>	
Single family dwelling	2 plus 1 for secondary suite
Cottage	1
Duplex	4
Multi-unit dwelling	2 per dwelling unit
<b>Rural</b>	
Garden nursery	4 per 100 m <sup>2</sup> of retail sales area plus 1 per 185 m <sup>2</sup> of greenhouse area
Animal shelters/kennels	1 per 100 m <sup>2</sup> gross floor area plus 3 per 100 m <sup>2</sup> office floor area
Riding stable and academy	1 per stall
<b>Commercial</b>	
Tourist accommodation including B&B	1 per accommodation unit
Gasoline service station	4 per service bay or a minimum of 4
Restaurant	0.33 per seat
Golf course	6 per green
All other Commercial/office uses	3 per 100 m <sup>2</sup> gross floor area
<b>Industrial</b>	
Light industry/manufacturing	1 per 100 m <sup>2</sup> gross floor area
<b>Institutional</b>	
Building for assembly, institutional, religious or recreation use	0.25 per seat plus 10 per 100 m <sup>2</sup> of gross floor area used for assembly
Post office	4
School: Kindergarten and Elementary Senior Secondary	2 per classroom 5 per classroom

**SPLIT ZONES**

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

- (1) Notwithstanding Section 4.22, where a parcel lies within more than one zone, only one cannabis production facility will be permitted per parcel.

4.23 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.

4.24 In the event that a parcel lies within more than one zone, the maximum number of dwellings that may be permitted on the entire parcel will be one regardless of parcel size.

- (1) Notwithstanding Section 4.24, an additional dwelling may be permitted in the AGR (Agriculture) zone or AGR<sub>PF</sub> (Agriculture Pemberton Fringe) sub zone portion of a split zoned parcel, only in accordance with SLRD and Agricultural Land Commission (ALC) policies, regulations, and approvals on second dwellings in the Agricultural Land Reserve (ALR).

*(Amendment Bylaw 1307-2014)*

**CANNABIS PRODUCTION FACILITY**

4.25 Notwithstanding any other section of this bylaw, the setback and height regulations 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.

*(Amendment Bylaw 1307-2014)*

**CANNABIS RETAIL**

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

*(Amendment Bylaw 1546-2017)*



**PART 5 - ZONES****RR1 ZONE (RURAL 1)****Permitted Uses**

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

- (1) On parcels less than one hectare the permitted uses are:
  - (a) one single family dwelling;
  - (b) one secondary suite;
  - (c) farm use excluding intensive agriculture
  - (d) bed and breakfast home
  - (e) uses permitted in section 4.2;
- (2) On parcels one hectare or greater, the additional permitted uses are:
  - (a) one cottage, or a second dwelling unit to create a duplex,
  - (b) garden nursery;
  - (c) home industry;
- (3) On parcels two hectares or greater the additional permitted uses are:
  - (a) a second single family dwelling;
  - (b) bed and breakfast inn;
  - (c) campground;
  - (d) horse riding academy, boarding stable and indoor riding arena;
  - (e) storage of no more than 4 licensed vehicles or pieces of heavy equipment associated with the logging or construction industries;
- (4) On parcels four hectares or greater the additional permitted uses are:
  - (a) open land recreation of a non-commercial nature and non-motorized open land commercial recreation, excluding buildings and structures used for commercial purposes;
  - (b) portable wood manufacturing plants, provided such manufacturing is not located within 150 metres of a property line;
  - (c) a single fully enclosed building for light industry provided that:
    - (i) there is no storage outside of an enclosed building;
    - (ii) no such building shall exceed 10 metres in height;
    - (iii) the required setback from all parcel lines is 30 metres;
    - (iv) the floor area of such a building shall not exceed 200 square metres;
- (5) On parcels eight hectares or greater the additional permitted uses are:
  - (a) two additional dwellings;
  - (b) golf courses.
- (6) On parcels 10 hectares or greater in the RR1 ZONE, (excluding the RR1<sub>TA</sub> and RR1<sub>LUC</sub> Sub Zones) the additional permitted uses are:
  - (a) Cannabis production facility provided that:
    - (i) no such building shall exceed 10 metres in height. *(Amendment Bylaw 1307-2014)*

**Site Specific Uses**

- 5.2 (1) In addition to the uses permitted in section 5.1, water bottling plant is a permitted use on District Lots 2220 and 2549, LLD.
- (2) (a) In addition to the uses permitted in section 5.3, staging area for commercial helicopter operations including helicopter landing area, helicopter storage, fuel storage, and vehicle parking is permitted on Block A, DL 1158, LLD.
- (b) Uses permitted under section 2(a) shall be subject to the following:
- (i) The staging area shall be used during the Pemberton Meadows area helicopter skiing operating season of February and March only;
  - (ii) The model of helicopter used from the staging area shall only be a Bell 407 model or similar 'medium-sized' (6 passenger or less) model;
  - (iii) Temporary fuel storage on the property shall be located a minimum of 25 metres from helicopter landing and storage areas.
- (Amendment Bylaw No. 1010)*
- (3) (a) On the 0.8 hectare parcel of unsurveyed Crown land with the central coordinates of Easting - 521548 and Northing - 5589565, 2.2 kilometers up the Birkenhead Forest Service Road, as outlined on Schedule A, which is attached to and forms part of this bylaw, commercial use of the land for the purposes of backcountry tourism guest staging is permitted, including fuel storage and vehicle parking.
- (b) Uses permitted under section 5.2(3)(a) shall be subject to the following:
- (i) Notwithstanding other provision of Sections 5.1 and 5.3, single family dwelling, secondary suite, farm use, and bed and breakfast home, are not permitted.
  - (ii) Fuel storage on the property shall meet the standards specified in the Hazardous Waste Regulation (*Environmental Protection Act*) to provide protection from spills, vandalism, and fire hazard.

*(Amendment Bylaw No. 1038)*

**Resource Management (RR1<sub>RM</sub>) Sub Zone**

- 5.3 (1) In addition to the uses permitted in section 5.1, the following uses are permitted in the Resource Management RR1<sub>RM</sub> sub zone:
- (a) establishment, management, and harvesting of the forest cover for timber and other forest products and values;
  - (b) auxiliary uses necessary for the establishment, management, and harvesting of the forest cover for timber and other forest products and values, providing it does not involve the construction of permanent buildings for accommodation;
  - (c) extraction of raw materials from the land, including crushing and screening activities, but excluding any further processing activities;
  - (d) motorized open land commercial recreation excluding:
    - (i) buildings and structures, and
    - (ii) aircraft landing facilities used for commercial purposes;
  - (e) temporary construction camps operated by or on behalf of a government agency, utility company or construction company for the temporary accommodation of its employees provided the method by which sewage is to be disposed of is satisfactory to the Medical Health Officer and provided that such temporary construction camps shall be removed at the completion of the project for which it was constructed;
  - (f) water, fisheries and wildlife resource management purposes.

- (g) backcountry tourism guest staging is permitted where:
  - (i) no building over 10m<sup>2</sup> is constructed;
  - (ii) the staging area is not within 1000 m of a residence, except a residence on the same parcel; and,
  - (iii) the staging area is not within the lands identified as “Backcountry Tourism Guest Staging Buffer” on Schedule A to Bylaw 1039, 2007. *(Amendment Bylaw No. 1039)*

### 5.3 (2) Site Specific Uses

- (a) In addition to the uses permitted in Section 5.3 (1), ‘*kennel*’ is a permitted use on the area of crown land to the east of Hwy 99, three kilometres north of the Green River rail crossing, as shown on Schedule A, which is attached to and forms part of this bylaw;
- (b) No component of the operation shall be visible from Highway 99
- (c) Signage, or commercial use of the kennel beyond the dog sledding operation, is prohibited.

*(Amendment Bylaw No. 932)*

### Land Use Contract (RR1<sub>LUC</sub>) Sub Zone

- 5.4 (1) Notwithstanding the provisions of the Rural 1 zone, land in the Land Use Contract RR1<sub>LUC</sub> sub zone is subject to the provisions of the particular land use contract applicable to the land.
- (2) In the event of conflict between provisions of a land use contract and these zoning regulations, the provisions of the land use contract apply.

### Tourist Accommodation (RR1<sub>TA</sub>) Sub Zone

- 5.5 (1) In addition to the uses permitted in section 5.1, the following uses are permitted in the Tourist Accommodation (RR1<sub>TA</sub>) sub zone:
  - (a) temporary tourist accommodation of not more than 10 guests during periods when the dwelling is not occupied for residential purposes.
  - (2) Licensed facilities for serving or sales of alcoholic beverages are not a permitted use in conjunction with temporary tourist accommodation.

### Temporary Commercial and Industrial Uses

- 5.6 Pursuant to the *Local Government Act*, land in the RR1 zone is designated as an area where temporary commercial and industrial uses may be allowed.

### Campgrounds

- 5.7 The maximum number of campsites or recreational vehicle sites in a campground is 20.

### Dwellings Per Parcel

- 5.8 (1) No more than two dwellings, one of which may include a secondary suite, may be located on a parcel one hectare or greater, but less than eight hectares.
- (2) No more than four dwellings, one of which may include a secondary suite, may be located on parcels greater than eight hectares.
- (3) In the Rural 1 – Rural Residential (single dwelling) sub zone, no more than one dwelling (including a secondary suite) may be located on a parcel less than two hectares.

*(Amendment Bylaw No. 850)*

**Floor Area for Non-Residential Buildings and Uses**

- 5.9 (1) The total combined floor area on a parcel of
- (a) horse riding academies, boarding stables; and indoor riding arenas;
  - (b) non-commercial buildings associated with open land recreation uses;
  - (c) buildings associated with campgrounds or golf courses; or
  - (d) portable wood manufacturing plants
- shall not exceed 100 square metres.
- (2) The maximum combined floor area for buildings used in a cannabis production facility shall be 2,500 square metres. *(Amendment Bylaw 1307-2014)*

**Siting Requirements**

- 5.10 (1) No structure shall be located within 7.5 metres of a parcel line.
- (2) No cannabis production facility shall be located within 15 metres of a parcel line. *(Amendment Bylaw 1307-2014)*

**Parcel Coverage**

- 5.11 The parcel coverage of all buildings and structures shall not exceed 15 percent except where the parcel is 2000 square metres or less the parcel coverage shall not exceed 35 percent.

**Parcel Area**

- 5.12 (1) The minimum parcel area in the Rural 1 RR1 zone shall be two hectares.
- (2) The minimum parcel area in the Rural Residential (RR1<sub>Res</sub>) and Rural Residential (single dwelling) (RR1<sub>Res(sd)</sub>) sub zone shall be one hectare. *(Amendment Bylaw No. 850)*
- (3) The minimum parcel area in the Resource Management RR1<sub>RM</sub> sub zone shall be 40 hectares. *(Amendment Bylaw No.923)*  
*(Amendment Bylaw No. 1036)*
- (4) The minimum parcel area for a cannabis production facility shall be 10 hectares. *(Amendment Bylaw 1307-2014)*

**Parking**

- 5.13 Off-street parking shall be provided in accordance with the provisions of section 4.21.

**RR3 ZONE (Rural 3)****Permitted Uses**

- 5.14 Land, buildings and structures in the RR3 zone shall be used for the following purposes only:
- (1) (a) one single family dwelling;
  - (b) one secondary suite;
  - (c) farm use excluding intensive agriculture;
  - (d) home based business;
  - (e) auxiliary uses, buildings and structures;
  - (f) horticulture, excluding cannabis production facility.

**Dwelling Size**

5.15 The maximum gross floor area of a single family dwelling shall be 465 m<sup>2</sup>.

**Siting Requirements**

5.16 (1) No structure shall be located within 7.5 metres of a parcel line.

**Parcel Coverage**

5.17 The parcel coverage of all buildings and structures shall not exceed 15 percent.

**Parcel Area**

5.18 The minimum parcel area in the Rural 3 RR3 zone shall be 1.5 hectares.

**Parking**

5.19 Off-street parking shall be provided in accordance with the parking and loading regulations as set out in this bylaw.  
*(Bylaw Amendment 1497-2016)*

**AGR ZONE (AGRICULTURE )****Permitted Uses**

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

- (1) (a) farm use including intensive agriculture;
- (b) single family dwelling;
- (c) one secondary suite;
- (d) bed and breakfast home;
- (e) uses permitted in section 4.2.
  
- (2) On parcels 4 hectares or greater the additional permitted uses are:
  - (a) a second single family dwelling, where authorization has been obtained from the Agricultural Land Commission
  
- (3) On parcels 8 hectares or greater the additional permitted uses are:
  - (a) portable wood manufacturing plants where only timber taken from the property on which the portable mill is situated is processed and only for personal use with no commercial sale of products.
  
- (4) On parcels 60 hectares or greater in the AGR ZONE, (excluding the AGR<sub>PF</sub> and AGR<sub>LUC</sub> Sub Zones), the additional permitted uses are:
  - (a) Cannabis production facility provided that:
    - (i) no such building shall exceed 10 metres in height *(Amendment Bylaw 1307-2014)*

**AGR Pemberton Fringe (AGR<sub>PF</sub>) Sub Zone**

6.2 In addition to the uses permitted in section 6.1, the following uses are permitted in the Pemberton Fringe (AGR<sub>PF</sub>) sub zone:

- (a) garden nursery.
- (b) On parcels 2 hectares or greater the additional permitted use is:
  - (i) a second single family dwelling, where authorization has been obtained from the Agricultural Land Commission or where approved by the SLRD under a delegation agreement with the ALC;
  - (ii) bed and breakfast inn;
  - (iii) horse riding academy, boarding stable and indoor riding arena.

**AGR Land Use Contract (AGR<sub>LUC</sub>) Sub Zone**

- 6.3 (1) Notwithstanding the provisions of the AGR zone, land in the AGR Land Use Contract (AGR<sub>LUC</sub>) sub zone is subject to the provisions of the particular land use contract applicable to the land.
- (2) In the event of conflict between provisions of a land use contract and these zoning regulations, the provisions of the land use contract apply.

**Site Specific Uses**

- 6.4 (1) In addition to uses permitted in section 6.1, garden nursery is a permitted use on that part of District Lot 180, LLD lying east of Pemberton Meadows Road.
- (2) In addition to uses permitted in section 6.1, horse riding academy, boarding stable and indoor riding arena is a permitted use of Lot C, District Lot 179, LLD, Plan 2054,
- (3) Horse riding academy, boarding stable and indoor riding arena on Lot 6, District Lot 204, LLD, Plan 12831 is not subject to the maximum floor area provision under section 6.5(3).
- (4) In addition to uses permitted in section 6.1, horse riding academy, boarding stable to a maximum of 40 stalls and indoor riding arena is a permitted use of the fractional south west  $\frac{1}{4}$  of District Lot 211, LLD, except Plan 7488.

*(Amendment Bylaw No. 821)***Maximum Area for Non-Agricultural Buildings and Uses**

- 6.5 (1) The maximum floor area for a principal dwelling in the AGR zone, except the AGR<sub>PF</sub> sub zone, shall be 350 square metres (3760 square feet).
- (2) The maximum floor area for a second dwelling in the AGR zone shall be 185 square metres (1990 square feet).
- (3) The maximum combined floor area for a horse riding academy, boarding stable, and indoor riding arena in the (AGR<sub>PF</sub>) sub zone shall be 100 square metres.
- (4) The maximum combined floor area for buildings used in a cannabis production facility shall be 2,500 square metres.

*(Amendment Bylaw 1307-2014)***Dwellings Per Parcel**

- 6.6 (1) No more than two single family dwellings may be located on a parcel.
- (2) Notwithstanding the provisions of section 6.6(1), additional dwellings necessary for farm use in conjunction with bona fide agricultural operations may be located on a parcel.

**Siting Requirements**

- 6.7 (1) No structure shall be located within 7.5 metres of a parcel line.
- (2) No cannabis production facility shall be located within 15 metres of a parcel line.

*(Amendment Bylaw 1307-2014)***Parcel Coverage**

- 6.8 (1) The parcel coverage of all buildings and structures shall not exceed 5 percent except where the parcel is one hectare or less, the parcel coverage shall not exceed 15 percent.
- (2) Subsection (1) does not apply where a building or structure is used in conjunction with a bona fide agricultural operation.

*(Amendment Bylaw No. 841)*



**Parcel Area**

- 6.9 (1) Where subdivision has been authorized under the *Agricultural Land Commission Act*, the minimum parcel area shall be two hectares.
- (2) Notwithstanding the provisions of section 6.9(1), the minimum parcel area may be reduced to less than two hectares where:
  - (a) the creation of a new parcel has been authorized under the Agricultural Land Commission homesite severance policy; or
  - (b) an application for subdivision within the ALR to create parcels less than two hectares was under consideration by the Agricultural Land Commission on the date of adoption of this bylaw and approval of the subdivision was given by the ALC after the date of adoption of this bylaw.

**Parking**

- 6.10 Off-street parking shall be provided in accordance with the provisions of section 4.21.

**R1 ZONE (RESIDENTIAL)**

**Permitted Uses**

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

- (1) On parcels less than 2000 square metres the permitted uses are:
  - (a) single-family dwelling;
  - (b) one secondary suite;
  - (c) bed and breakfast home;
  - (d) uses permitted in section 4.2
- (2) On parcels 2000 square metres or greater, the additional permitted uses are:
  - (a) a second dwelling unit to create a duplex

**Dwellings Per Parcel**

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

**Parcel Coverage**

7.3 The parcel coverage of all buildings and structures shall not exceed 33 percent.

**Parcel Area**

7.4 The minimum parcel area in the Residential R1 zone shall be 2000 square metres where a waterworks system as defined under the safe Water Drinking Regulation under the *Health Act* is provided and one hectare where there is no waterworks system.

**Siting Requirements**

- 7.5 (1) No building or structure or part thereof, except a fence, shall be located within 7.5 metres of a front parcel line.
- (2) Where there is no developed rear lane, no building or part thereof shall be located within 3 metres of one side parcel line and 1.5 metres of the other side parcel line.
- (3) Where there is a rear lane, no building or part thereof shall be located within 1.5 metres of a side parcel line.
- (4) No building other than an auxiliary building shall be located within 7.5 metres of a rear parcel line.
- (5) No auxiliary building shall be located within 1.5 metres of a rear parcel line.

**Height**

7.6 (1) No auxiliary building or structure shall exceed 7 metres in height.

**Parking**

7.7 Off-street parking shall be provided in accordance with the provisions of section 4.21.

**MHP ZONE (MOBILE HOME PARK)**

**Permitted Uses**

- 8.1 Land, buildings and structures in the MHP Zone shall be used for the following purposes only:
- (a) mobile home park;
  - (b) an auxiliary single-family dwelling for the owner or operator of the mobile home park;
  - (c) indoor recreation facilities and outdoor recreation areas for the use of residents of the mobile home park;
  - (d) common storage area for the storage of residents' recreational vehicles and boats;
  - (e) uses permitted in section 4.2

**Standards**

- 8.2 All uses of land, buildings and structures in the MHP zone shall comply with Squamish-Lillooet Regional District Mobile Home Parks By-law No. 99, 1976.

**C1 ZONE COMMUNITY COMMERCIAL****Permitted Uses**

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

- (a) retail and rental stores;
- (b) business and professional offices;
- (c) banks;
- (d) post office;
- (e) medical and dental clinics;
- (f) hotels and motels;
- (g) restaurants;
- (h) bakeshop or confectionery, whose products are sold retail on the premises;
- (i) personal service establishments as defined under *Health Act* regulations, shoe repair shops, electric and electronic shops, laundrette, laundry and dry cleaning shops, florist shops, tailor or dressmaking shops;
- (j) printing and publishing;
- (k) undertaking parlours;
- (l) community halls, fraternal lodges, churches, libraries and other similar uses;
- (m) theatres;
- (n) recreation and places of amusement;
- (o) bus terminal for the loading and unloading of passengers;
- (p) gasoline service stations;
- (q) retail auto sales;
- (r) combined commercial use and residential dwelling unit;
- (s) single family dwelling;
- (t) uses permitted in section 4.2.

**Site Specific Prohibition and Uses**

- 9.2 (1) Notwithstanding section 9.1, uses in section 9.1(j) through (q) are prohibited on Lot A, District Lot 209, LLD, Plan B4086 except Plans 5959, 7170, 8847 and 639:
- (2) In addition to uses permitted in section 9.1, gasoline sales and recreation uses are permitted as accessory uses to motels on Lot A, District Lot 209, LLD, Plan B4086 except Plans 5959, 7170, 8847 and 639.

**Temporary Commercial Uses**

9.3 Pursuant to the *Local Government Act*, land in the C1 zone is designated as an area where temporary commercial uses may be allowed.

**Combined Commercial and Residential Dwelling Unit**

- 9.4 (1) Where a building is used for combined commercial and residential use, the residential use shall;
- (i) be restricted to one dwelling unit;
  - (ii) be located over or behind the commercial use; and
  - (iii) have a separate entrance from outside.
- (2) The minimum floor area of a dwelling unit in a combined commercial and residential use shall be 45 square metres.

**Dwelling Units Per Parcel**

9.5 No more than one dwelling unit may be located on a parcel.

**Minimum Parcel Area for Subdivision**

9.6 The minimum parcel area for subdivision shall be one hectare.

**Parcel Coverage**

9.7 The parcel coverage of all buildings and structures shall not exceed:  
a. 60 percent where the property is serviced by a community water system and a community sewer system, and  
b. 25 percent in all other instances. *(Amendment Bylaw No. 906)*

**Siting Requirements**

- 9.8 (1) No building or structure or part thereof, except a fence, may be located within the setback prescribed below:
  - (a) Front – 7.5 metres
  - (b) Rear - 4.5 metres
  - (c) Side – 3 metres along one side parcel line,
  - (d) where a parcel abuts a residential or rural zone – 3 metres from the abutting side parcel line;
- (2) Gasoline pumps or pump islands shall be located no closer than 4.5 metres to a parcel line.

**Height**

- 9.9 (1) No principal building shall exceed 9 metres or two storeys in height.
- (2) No auxiliary building or structure shall exceed 3.5 metres feet in height.

**Parking**

9.10 Off-street parking shall be provided in accordance with the provisions of section 4.21.

**Loading**

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

**TC ZONE                      TOURIST COMMERCIAL****Permitted Uses**

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

- (a) tourism business or tourist accommodation as specifically permitted in each Tourist Commercial sub zone;
- (b) retail sales and rentals auxiliary to a use permitted under clause (a);
- (c) indoor recreation facilities and outdoor recreation areas for the use of guests of a use permitted under clause (a);
- (d) single family dwelling;
- (e) duplex;
- (e) bed and breakfast inn;
- (f) uses permitted under section 4.2

**Tourist Commercial 1 (TC<sub>1</sub>) Sub Zone**

10.2 (1) In addition to the uses permitted in section 10.1, the following uses are permitted in the Tourist Commercial TC<sub>1</sub> sub zone:

- (a) farm use including intensive agriculture;
- (b) horse back tours;
- (c) river boat tours;
- (d) guest lodge, to accommodate a maximum of thirty-two guests, provided that the floor area of such a building does not exceed 1,500 square metres.

(2) Building Design and Site Layout

- (a) Design of the proposed lodge building shall be in substantial compliance with the building elevations shown on Schedule B, dated February 2004, which is attached to and forms part of Bylaw 856 - 2004;
- (b) The proposed lodge and parking area shall be sited in substantial compliance with Schedule C – Site Concept Plan 2 dated June 2004 prepared by Brent Harley and Associates, which is attached to and forms a part of Bylaw 856 – 2004.  
*(Amendment Bylaw No. 856)*

(3) No more than five horses per hectare of parcel area shall be kept on a parcel.

**Tourist Commercial 2 (TC<sub>2</sub>) Sub Zone**

10.3 (1) In addition to the uses permitted in section 10.1, the following uses are permitted in the Tourist Commercial TC<sub>2</sub> sub zone:

- (a) rental guest cabins;
- (b) campground.

(2) No more than one rental guest cabin per 0.2 hectare of parcel area is permitted.

(3) No more than one campsite per 0.1 hectare of parcel area is permitted.

(4) No campsite shall be located within 15 metres of a highway.

**Tourist Commercial 3 (TC<sub>3</sub>) Sub Zone**

- 10.4 (1) In addition to the uses permitted in section 10.1, the following uses are permitted in the Tourist Commercial TC<sub>3</sub> sub zone:
- (a) rental guest cabins;
- (2) No more than one rental guest cabin per 0.25 hectare of parcel area is permitted.
- (3) No rental guest cabin shall have a gross floor area exceeding 50 square metres.

**Tourist Commercial 4 (TC<sub>4</sub>) Sub Zone**

- 10.5 (1) In addition to the uses permitted in section 10.1, the following uses are permitted in the Tourist Commercial TC<sub>4</sub> sub zone:
- (a) hot springs resort;
  - (b) guest lodge as an auxiliary use to hotsprings resort.
- (2) (a) Except for up to 5 rental guest cabins, not more than one building containing a guest lodge shall be located on a parcel.
- (b) No rental guest cabin shall have a gross floor area exceeding 50 square metres.
- (c) Notwithstanding section 4.13, no guest lodge shall be located within 15 metres of a highway or a watercourse.

**Tourist Commercial 5 (TC<sub>5</sub>) Sub Zone**

- 10.6 (1) In addition to the uses permitted in section 10.1, the following uses are permitted in the Tourist Commercial TC<sub>5</sub> sub zone:
- (a) neighbourhood pub;
  - (b) restaurant.

**Temporary Commercial Uses**

- 10.7 Pursuant to the *Local Government Act*, land in the TC zone is designated as an area where temporary commercial uses may be allowed.

**Dwelling Units Per Parcel**

- 10.8 No more than one building containing a dwelling unit or units may be located on a parcel.

**Minimum Parcel Area for Subdivision**

- 10.9 The minimum parcel area for subdivision shall be 2 hectares.

**Parcel Coverage**

- 10.10 The parcel coverage of all buildings and structures shall not exceed 10 percent.



**Siting Requirements**

- 10.11 (1) No building or structure or part thereof, except a fence, may be located within 7.5 metres of a parcel line.
- (2) Notwithstanding subsection (1), the minimum setback from a side or rear parcel line for a building or structure in the TC<sub>4</sub> sub zone shall be 4.5 metres.

**Parking**

- 10.12 Off-street parking shall be provided in accordance with the provisions of section 4.21.

**I1 ZONE INDUSTRIAL****Permitted Uses**

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

- (a) light industry;
- (b) automotive and recreational vehicle sales;
- (c) car wash;
- (d) parking lot for the storage of motor vehicles;
- (e) gasoline service stations;
- (f) boat building, boat showrooms and display yards;
- (g) building supply and lumber yards;
- (h) contractors' offices, shops, and yards;
- (i) fuel storage and wholesale distribution;
- (j) bakery;
- (k) restaurants;
- (l) food products manufacturing processing and packaging, excluding processing and packaging of fish and including only pre-dressed and government inspected meats and eviscerated poultry;
- (m) laundromat;
- (n) log home construction;
- (o) vocational training facilities;
- (p) manufactured home sales;
- (q) combined commercial use and residential dwelling unit;
- (r) auxiliary retail sales and office use in conjunction with a permitted industrial use;
- (s) single family dwelling;
- (t) uses permitted under section 4.2

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

Cannabis production facility provided that:

No such building shall exceed 10 metres in height;

The maximum combined floor area for buildings used in a cannabis production facility shall be 2,500 square metres.

*(Amendment Bylaw 1307-2014)*

**Site Specific Uses**

11.2 Notwithstanding section 11.1, industrial use on that part of Lot A, District Lot 164, LLD, Plan 19460 zoned I1 shall be limited to automotive repair shop including autobody work and painting.

**Temporary Industrial Uses**

11.3 Pursuant to the *Local Government Act*, land in the I1 zone is designated as an area where temporary commercial and industrial uses may be allowed.

**Combined Industrial and Residential Dwelling Unit**

- 11.4 (1) Where a building is used for combined industrial and residential use, the residential use shall;
- (i) to be restricted to one dwelling unit;
  - (ii) be located over or behind the commercial use; and
  - (iii) have a separate entrance from outside.

- (2) The minimum floor area of a dwelling unit in a combined commercial and residential use shall be 45 square metres.

**Dwelling Units Per Parcel**

- 11.5 No more than one dwelling unit may be located on a parcel.

**Minimum Parcel Area for Subdivision**

- 11.6 The minimum parcel area for subdivision shall be one hectare.

**Parcel Coverage**

- 11.7 The parcel coverage of all buildings and structures shall not exceed 60 percent.

**Siting Requirements**

- 11.8 (1) No building or structure or part thereof, except a fence, may be located within the setback prescribed below:
  - (a) Front or Exterior Side – 7.5 metres
  - (b) Rear - 3 metres
  - (c) Side – 3.5 metres along one side parcel line,
  - (d) where a parcel abuts a residential or rural zone – 6 metres from the abutting parcel line;
- (2) Gasoline service stations pumps or pump islands shall be located no closer than 4.5 metres to a parcel line.

**Screening**

- 11.9 (1) All industrial activity and storage not contained within a building shall be enclosed by a wall, fence or solid evergreen hedge not less than two metres in height.
- (2) The provisions of subsection (1) do not apply to automotive, boat or recreational vehicle sales lots, manufactured home sales display areas and gasoline service stations.

**Parking**

- 11.10 Off-street parking shall be provided in accordance with the provisions of section 4.21.

**Loading**

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

**I2 ZONE RESOURCE INDUSTRIAL****Permitted Uses**

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

- (a) mineral, sand and gravel processing;
- (b) construction of log homes, prefabricated homes, and timber frame homes;
- (c) manufacture of concrete products;
- (d) sawmill and manufacturing of natural wood products;
- (e) light industry;
- (f) single family dwelling;
- (g) uses permitted under section 4.2

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

Cannabis production facility provided that:

No such building shall exceed 10 metres in height;

The maximum combined floor area for buildings used in a cannabis production facility shall be 2,500 square metres.

*(Amendment Bylaw 1307-2014)*

**Site Specific Uses**

12.2 (1) Notwithstanding section 12.1, industrial use on District Lot 2622, LLD (Devine) shall be limited to solid waste transfer station and recycling depot.

- (2) Notwithstanding section 12.1, industrial use on that part of District Lot 4095, LLD zoned I2, shall be limited to log home construction activities that do not involve the placement of any permanent structures.

*(Amendment Bylaw No. 787)*

**Temporary Industrial Uses**

12.3 Pursuant to the *Local Government Act*, land in the I2 zone is designated as an area where temporary commercial and industrial uses may be allowed.

**Dwellings Per Parcel**

12.4 No more than one dwelling may be located on a parcel.

**Minimum Parcel Area for Subdivision**

12.5 The minimum parcel area for subdivision shall be one hectare.

**Parcel Coverage**

12.6 The parcel coverage of all buildings and structures shall not exceed 60 percent.

**Screening**

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

*(Amendment Bylaw No. 787)*

**Siting Requirements**

12.8 No building or structure or part thereof, except a fence, may be located within 7.5 metres of a parcel line.

*(Amendment Bylaw No. 787)*

**Parking**

12.9 Off-street parking shall be provided in accordance with the provisions of section 4.21.

*(Amendment Bylaw No. 787)*

**Loading**

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

*(Amendment Bylaw No. 787)*

**I3 ZONE INDEPENDENT POWER PROJECT**

**Permitted Uses**

13.1 Land, buildings and structures in the I3 zone shall be used for the following purposes only:

- (a) commercial run of river hydroelectric power generation facility;
- (b) buildings and structures accessory to the use permitted in clause (a);

**Site area**

13.2 The minimum site area required is 5000 square metres.

**Site Coverage**

13.3 Buildings and structures shall not cover more than 60 percent of the site area.

**Setback**

- 13.4 (a) No building or structure, except a fence, shall be located within 7.5 metres of a parcel line.
- (b) Notwithstanding section 4.13, no building or structure, except tailrace channels which return water to the creek, shall be located within 5 metres of the natural boundary of a watercourse.

**Parking and Loading**

13.5 Every power generation facility referred to in section 13.1(a) shall be provided with one space for parking and space for loading, unloading and maneuvering of tridem axle trucks as defined in the Commercial Transport Regulations under the *Commercial Transport Act*.

**PA1 ZONE PUBLIC ASSEMBLY AND INSTITUTIONAL**

**Permitted Uses**

14.1 Land, buildings and structures in the PA1 zone shall be used for the following purposes only:

- (a) school;
- (b) church;
- (c) fraternal lodge;
- (d) community recreation centre;
- (e) cemetery;
- (f) private hospitals, personal care homes or rest homes;
- (g) community care facility;
- (h) museums and historic sites;
- (i) single family dwelling;
- (j) uses permitted in section 4.2.

**Dwelling Units Per Parcel**

14.2 No more than one dwelling unit may be located on a parcel.

**Minimum Parcel Area for Subdivision**

14.3 The minimum parcel area for subdivision shall be one hectare.

**Parcel Coverage**

14.4 The parcel coverage of all buildings and structures shall not exceed 25 percent.

**Siting Requirements**

14.5 No building or structure or part thereof, except a fence, may be located within the setback prescribed below:

- (a) Front – 7.5 metres
- (b) Rear - 4.5 metres
- (c) Side 1 – 3 metres along one side parcel line,
- (d) Side 2 (a) where a parcel abuts a residential or rural zone – 3 metres from the abutting side parcel line; (b) where the parcel does not abut a rural or residential zone – 1.5 metres.

**Height**

- 14.6 (1) No principal building shall exceed 9 metres or two storeys in height.
- (2) No auxiliary building or structure shall exceed 3.5 metres feet in height.

**Parking**

14.7 Off-street parking shall be provided in accordance with the provisions of section 4.21.

**Loading**

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

**Site Specific Uses**

- 14.9 (1) On the land located immediately to the north of DL 2247 adjacent to Highway 99 and legally described as “That parcel or tract of land in the vicinity of District Lot 2247, Group 1, New Westminster District, Containing 3 hectares, more or less” the following regulations shall also apply:
- (a) Notwithstanding sections 14.1 and 14.2, uses in section 14.1 (b) through (j) and 14.2 are prohibited.
  - (b) In addition to the permitted use set out in 14.9 (1) (a), playgrounds, and buildings and uses auxiliary to a school shall be permitted.
  - (c) Notwithstanding section 14.6 (1), no principal building shall exceed 11 metres or two storeys in height.  
*(Amendment Bylaw No. 1369)*



**CWP ZONE                      COMMUNITY WATERSHED PROTECTION**

**Permitted Uses**

- 15.1 Land, buildings and structures in the CWP zone shall be used for the following purposes only:
- (a) community watershed management for protection of domestic water supplies;
  - (b) timber harvesting consistent with community watershed values as determined by analyses in conjunction with a watershed assessment procedure under the Forest Practices Code;
  - (c) unattended public utility buildings to a maximum floor area of 50 m<sup>2</sup>; with no exterior storage of any kind, and no garage for the repair and maintenance of equipment.

**CD1 ZONE****COMPREHENSIVE DEVELOPMENT – WEDGEWOODS ESTATES****Intent**

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

**Permitted Uses**

- 16.1 (1) On the east side of Highway 99 (Lot A and the Strata Lots) land, buildings and structures in the CD-1 ZONE shall be used for the following purposes only:
- (a) single family dwelling;
  - (b) auxiliary dwelling unit, as per s.16.2;
  - (c) bed and breakfast;
  - (d) home based businesses;
  - (e) nature conservation area, parks and playgrounds;
  - (f) community halls, fire halls, ambulance and first aid stations and police stations;
  - (g) neighbourhood convenience store in conjunction with a single family dwelling;
  - (h) auxiliary uses, buildings, and structures;
  - (i) telecommunications equipment, waterworks pump stations, sewer system lift stations and similar unattended utility equipment and machinery, with no exterior storage of any kind;
  - (j) non-commercial tennis courts and swimming pools, whether covered or uncovered, facilities for exercise equipment and changing rooms; and
  - (k) sales centre.
- (2) On the west side of Highway 99 (District Lot 2447), land, buildings and structures in the CD-1 Zone shall be used for the following purposes only:
- (a) private or public water, drainage, telecommunications, power and related utility infrastructure uses (including, without limiting the generality of the foregoing, wells, reservoirs, treatment systems, pumphouses, mains, lines, pipes, culverts, valves, poles, chutes, ducts, wires, roads and other appurtenances, attachments, fittings and equipment associated therewith);
  - (b) interpretive centre; and
  - (c) nature conservation area uses.

**Density**

- 16.2 (1) On the District Lot, the minimum parcel area shall be 100 hectares.
- (2) On Lot A and the Strata Lots the density of development shall be determined and governed by the following:
- (a) the minimum parcel area shall be 0.2 hectares, provided however that there shall be no more than 108 parcels on Lot A and the Strata Lots;
  - (b) no more than one dwelling and one auxiliary dwelling unit located within a single family dwelling or within an auxiliary building may be located on a parcel;
  - (c) an auxiliary dwelling unit permitted under 16.2(2)(b) must not exceed 90 square meters in area; and
  - (d) the floor area for a principal dwelling shall be determined on the basis of the parcel area times 0.2 but:
    - i. for a parcel of less than 0.4 hectares the maximum floor area shall be 430 square meters;
    - ii. for a parcel of more than 0.4 hectares but less than 0.6 hectares the maximum floor area shall be 550 square meters; and
    - iii. for a parcel of more than 0.6 hectares the maximum floor area shall be 650 square meters.
- (3) For any parcel on which an auxiliary dwelling unit is constructed within an auxiliary building the maximum floor area of the principal dwelling shall be reduced by 90 square meters.

**Floor Area and Location for Non-Residential Buildings and Uses**

- 16.3 (1) No more than one interpretative centre, which shall have a maximum floor area of 100 square metres, shall be permitted on Lot A and the Strata Lots.
- (2) No more than one neighbourhood convenience store, which shall have a maximum floor area of 100 square metres, shall be permitted on Lot A and the Strata Lots.
- (3) No sales centre shall be larger than 160 square meters.

**Siting Requirements**

- 16.4 (1) No structure on lots of 0.4 hectares or larger shall be located within 7.5 metres of a parcel line.
- (2) No structure on lots of less than 0.4 hectares shall be located within 7.5 metres of the front or rear parcel line or within 4.0 meters of the side parcel line.
- (3) Notwithstanding subsections 4.13(a) and (b) of this Bylaw, no building or any part thereof in this Zone shall be constructed, reconstructed, moved, or extended:
- (a) within 30 meters of the natural boundary of Green River and Wedgemount Creek; or

- (b) within 15 meters of the natural boundary of those ephemeral tributaries at the north and south end of the property marked “Ephemeral Tributary A” and “Ephemeral Tributary B”,  
  
all as shown on Schedule 1: WedgeWoods Site Plan, which forms part of the CD-1 Zone.

- (4) Notwithstanding subsection 4.14(a) of this Bylaw, the location of any sewage treatment plant or addition thereto in this Zone shall be a minimum of 35 metres from the parcel line of any parcel on which residential use is a permitted use.

**Parcel Coverage**

- 16.5 (1) The parcel coverage of all buildings and structures on parcels less than 0.4 hectares shall not exceed 35 percent.  
  
(2) The parcel coverage of all buildings and structures on parcels more than 0.4 hectares shall not exceed 20 percent.

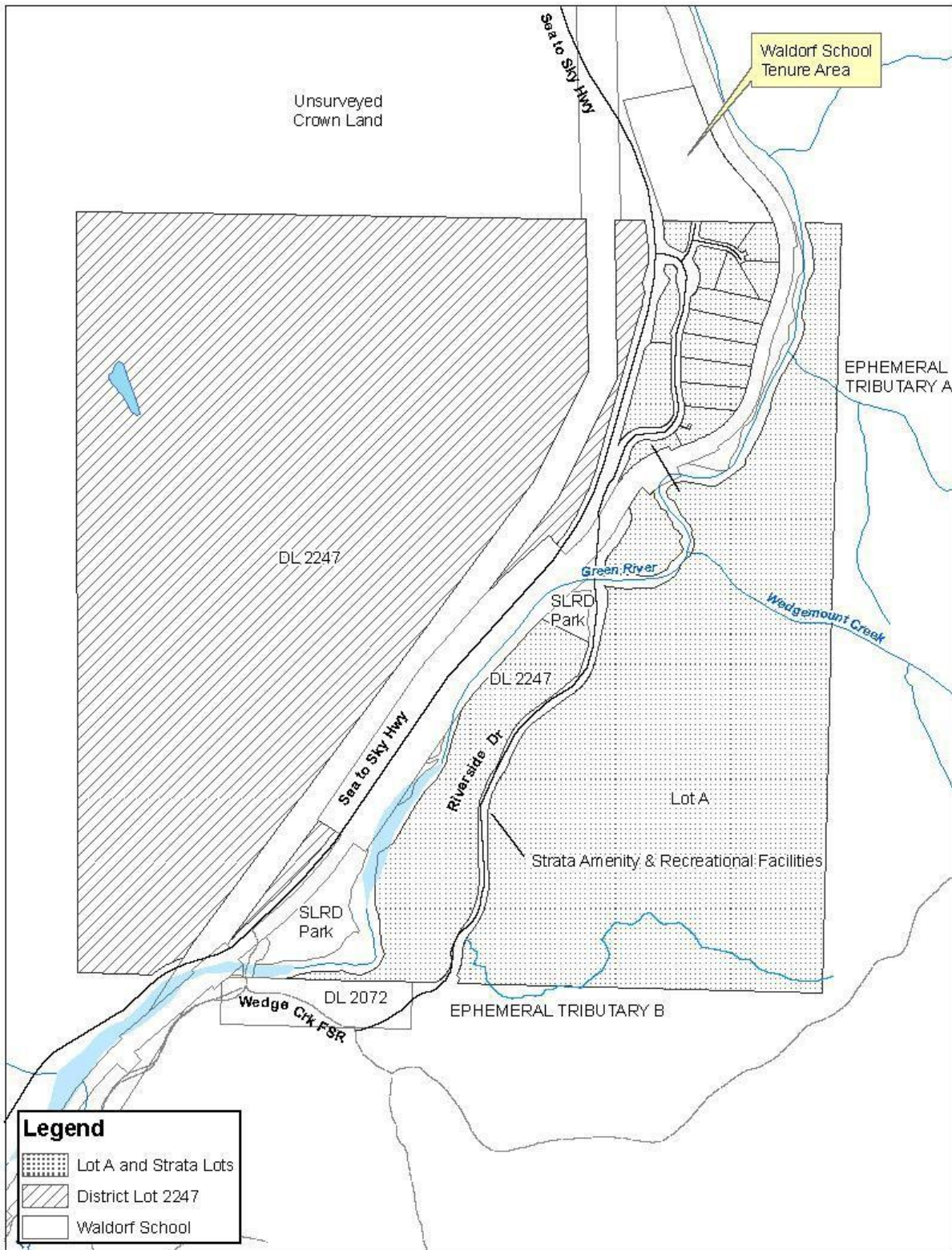
**Landscaping and Screening**

- 16.6 (1) Where Lot A is subdivided or developed in accordance with Section 16.2 the following regulations apply:
  - (a) All utility kiosks, garbage and recycling containers or dumpsters shall be located and stored in an enclosed area to the rear or side of a principal building and fully screened from view by a fence, wall or landscaping; and
  - (b) A landscape screen of at least 1.5 metres in height must be provided for pumping stations, transmission structures and accessory buildings, the sewage treatment plant and similar utility, mechanical or electrical structures.

**Parking**

- 16.7 Off-street parking shall be provided in accordance with the provisions of section 4.21.

SCHEDULE 1, WEDGEWOODS SITE PLAN



(Amendment Bylaw No. 1520-2017)

