



REQUEST FOR DECISION

Electoral Area D Zoning Bylaw No. 1350-2016 (A single zoning bylaw to cover all areas of Electoral Area D)

Meeting dates: June 22, 2016

To: SLRD Board

RECOMMENDATIONS:

1. THAT Bylaw No. 1350-2016, cited as "Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016" be read a third time; and
2. THAT pursuant to Section 52(3)(a) of the *Transportation Act*, Bylaw 1350-2016, cited as "Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016" be sent to the Ministry of Transportation & Infrastructure for their approval prior to adoption of the bylaw.

KEY ISSUES/CONCEPTS:

The proposed Electoral Area D Zoning Bylaw No. 1350-2016 will consolidate and replace the three existing zoning bylaws that currently apply to different portions of Area D. The public hearing has been held, and the bylaw is now ready to be considered for third reading. The new bylaw will greatly improve the clarity and consistency of regulations that apply in Area D and provide a better bylaw experience for the public and staff. Apart from the minor mapping update mentioned at the public hearing presentation (reflecting a previously adopted rezoning for the Callaghan Country Wilderness Adventures), after reviewing the comments from the public hearing, staff are not proposing any changes to the bylaw. The mapping update does not change land use or density.

RELEVANT POLICIES:

Squamish-Lillooet Regional District Zoning Bylaw No. 20, 1970
Squamish-Lillooet Regional District Zoning Bylaw No. 540, 1994
Furry Creek Zoning Bylaw No. 672, 1998
Electoral Area D Official Community Plan Bylaw No. 1135-2013

BACKGROUND:

Electoral Area D currently has three different zoning bylaws that apply to different portions of the area. One of these zoning bylaws dates back to 1970 and has not been updated much since that time. The Electoral Area D Zoning Review project was undertaken to consolidate those three

bylaws and update them in alignment with the Area D OCP and other SLRD zoning bylaws. The project has been underway for several years as an in-house project. Due to staff turnover and workloads, the project has taken longer to complete than initially anticipated.

While much of the Electoral Area D zoning is not changing significantly with the proposed new zoning bylaw there are some areas that will see more substantial changes from the current zoning. Several community meetings and workshops have been held through Area D including a general meeting in Squamish for the whole electoral area including Britannia Beach. Additional meetings were held in Pinecrest Estates (where the land use contract is being replaced with zoning), as well as Furry Creek, and Ring Creek which focused on their specific unzoned areas as well as the overall Area D bylaw.

Zoning Bylaw No. 1350-2016 received first reading in February 2016, was then sent out for referrals, and subsequently received second reading in April 2016. The public hearing was scheduled for and held on June 16, 2016.

REGIONAL IMPACTS ANALYSIS:

The proposed bylaw affects Electoral Area D, however, Area D is contiguous to the District of Squamish and the Resort Municipality of Whistler.

PUBLIC HEARING SUMMARY:

Electoral Area D Director Tony Rainbow chaired the public hearing on June 16, 2016 at the District of Squamish Municipal Hall, with over 70 members of the public attending along with SLRD staff. A summary of the comments received at the public hearing is outlined below. 18 written comments were received for Zoning Bylaw No. 1350-2016 prior to the public hearing. The minutes of the public hearing are attached to this report along with the 18 written submissions. Responses to the public hearing issues have been included below as well.

Written comments summary

The following summarizes the main written comments. A staff analysis is provided in a following "ANALYSIS" section.

- Inserting wording into Section 10.3 regarding the existing statutory building schemes in Furry Creek to ensure clarity regarding the intent of zoning regulations to not cancel or replace the existing covenants and building scheme. Staff note: The SLRD is not a signatory to the statutory building scheme. It is a private agreement. The SLRD has incorporated relevant building scheme components into the zoning bylaw.
- Ensuring that the golf course lands are zoned for their current golf course and accessory uses only, and that any new developments proposed for those lands must go through the regular rezoning process.
- Allowing the golf course lands to remain unzoned or apply some kind of comprehensive or flexible zoning that allows for new development opportunities. Staff note: This recommendation was made by a representative of the golf course.

- Concerns regarding the proposed minimum parcel size increase in the BBR2 (Britannia Beach Residential 2) zone, and the restriction on subdivision.
- Concerns regarding the proposed maximum gross floor area of 465 m² for a single family dwelling in the BBR2 zone.
- Concerns regarding the maximum of 2 accessory buildings in the Britannia Beach Residential zones.
- Concerns regarding the proposed reduction in maximum combined gross floor area of accessory buildings in the Britannia Beach Residential zones, on parcels that are 4,000 m² or larger, from 250 m² to 150 m².

Verbal comments summary

- Ensuring that the golf course lands are zoned for their current golf course and accessory uses only, and that any new developments proposed for those lands must go through the regular rezoning process.
- Limits on the number of shipping containers allowed on a parcel.
- Concerns regarding the proposed minimum parcel size increase in the BBR2 (Britannia Beach Residential 2) zone, and the restriction on subdivision.
- Concerns regarding the proposed maximum gross floor area of 465 m² for a single family dwelling in the BBR2 zone.
- Concerns about the time and money required for a rezoning to allow a larger dwelling size.

ANALYSIS:

SLRD staff have reviewed the issues raised by the written and verbal submissions to the public hearing on Zoning Bylaw No. 1350-2016. The following summarizes the proposed bylaw changes resulting from a review of all submissions:

Furry Creek Golf Course zone

- The proposed zoning for the Furry Creek Golf Course (zoned as FCC2 - Furry Creek Golf Course Commercial 2) will remain as proposed in Bylaw 1350-2016 in order to address the current uses of the site and the current vision and plan for the Furry Creek community.
- In the future, the SLRD could consider a rezoning application from the Furry Creek Golf Course regarding possible new development options as part of a thorough review process.

Britannia Beach Residential Zones

Minimum parcel sizes for subdivision

- Given that the existing 'no subdivision' covenants (MOTI & SLRD signatories) on the title of the properties at Britannia Beach prevent further subdivision, and the existing water, access, geotechnical, and other challenges, the proposed increase in minimum parcel size merely reflects the current lack of subdivision potential.
- The proposed provision does not take away the ability of a property owner to apply for a rezoning to facilitate a subdivision.
- There is no change to Bylaw 1350-2016 being proposed.

Maximum gross floor area for single family dwelling

- The proposed maximum gross floor area of 465 m² for a single family dwelling in the BBR2 zone is to address both sustainability objectives of the SLRD and to prevent so-called "monster homes" from being constructed in Britannia Beach.
- The current FSR of 0.35 in the Britannia Beach Residential 1 (Area 2) zone could allow dwellings of 25,000 ft² or larger. This is a gap that current exists in the SLRD zoning bylaw, and is a vulnerability that has been recently exposed in West Vancouver's zoning bylaw.
- While no massive homes have been constructed in Britannia Beach, West Vancouver was caught off guard by the construction of 26,000 ft² homes that both staff there and the public did not think was possible. West Vancouver council and staff have since been attempting to address that gap.
- The SLRD is looking to be proactive and prevent such negative issues from occurring as well as apply sustainability policies from the Integrated Sustainability Plan, Regional Growth Strategy, and Area D Official Community Plan into land use regulations. This is especially important given that Britannia Beach has limited water allocations.
- There is no change to Bylaw 1350-2016 being proposed.

Maximum number of accessory buildings

- The maximum of two accessory buildings in Britannia Beach already exists in the current Zoning Bylaw No. 540, 1994 as part of an amendment completed in 2015.
- There is no change to Bylaw 1350-2016 being proposed.

Maximum combined gross floor area of accessory buildings

- Britannia Beach, like Furry Creek, is more of an urban area within the SLRD.
- The proposed reduction in maximum combined gross floor area of accessory buildings on parcels larger than 4,000 m² from 250 m² to 150 m² is, like the maximum number, part of limiting the spread and impact of structures on the land.
- Typical provisions for maximum combined gross floor area for accessory buildings in other local governments in similar zones and parcel sizes would be less than 100 m².
- There is no change to Bylaw 1350-2016 being proposed.

Rezoning application process – time and cost

- A rezoning application process for increasing the maximum gross floor area of a dwelling would likely have a fee of approx. \$3,000, and could take six months. This is not seen as being unreasonable, and allows the community to have input into land uses.

Callaghan Valley Mapping update

In advance of the public hearing, a mapping issue was identified in the Callaghan Valley based on an old (~18 years ago) adopted zoning amendment to Zoning Bylaw No. 20, 1970. The zoning map for the Area D Zoning Bylaw No. 1350-2016 will be changed to reflect that previous rezoning of a small 1 ha portion of Crown land as part of the Callaghan Country Wilderness Adventures tenure.

OPTIONS:

The Electoral Area D Zoning Bylaw No. 1350-2016 is being presented for consideration of third reading. After third reading and prior to adoption by the SLRD, the bylaw must be sent to MOTI for their approval pursuant to Section 52(3)(a) of the *Transportation Act*. Once MOTI has approved it, Zoning Bylaw No. 1350-2016 would be brought back to the SLRD Board to be considered for adoption, hopefully in July or August, 2016.

OPTION 1 – Give the bylaw third reading and forward it to MOTI. (PREFERRED OPTION)

Give Bylaw No. 1350-2016 third reading and send it to MOTI for their approval.

OPTION 2 – Do not give the bylaw third reading and do not forward it to MOTI.

Do not give Bylaw No. 1350-2016 third reading nor send it to MOTI for their approval.

OPTION 3 – Request staff to make further changes and bring back a revised bylaw.

Do not give the bylaw third reading and propose changes to Bylaw No. 1350-2016 while requesting that staff bring back the bylaw to a subsequent meeting for consideration. Staff note that any changes that would increase density and change uses would trigger the need for another public hearing.

ATTACHMENTS:

Appendix 1: Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016 (as proposed)

Appendix 2: Public Hearing Minutes – June 16, 2016

Appendix 3: Written submissions for Public Hearing

Prepared by: I. Holl, Planner

Reviewed by: K. Needham, Director of Planning and Development

Approved by: L. Flynn, Chief Administrative Officer

**SQUAMISH-LILLOOET REGIONAL DISTRICT
ELECTORAL AREA D ZONING BYLAW NO. 1350-2016**

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

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

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

1. This Bylaw may be cited for all purposes as the "Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016".
2. Schedules A and B detailed below, are attached and form part of the Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016.
 - (a) Schedule A (Zoning Bylaw)
 - (b) Schedule B (Appendices)
3. Squamish-Lillooet Regional District Zoning Bylaw No. 20, 1970, Squamish-Lillooet Regional District Zoning Bylaw No. 540, 1994, and Furry Creek Zoning Bylaw No. 672, 1998 are hereby repealed.

READ A FIRST TIME this	17 th day of	FEBRUARY, 2016
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READ A SECOND TIME this	27 th day of	APRIL, 2016
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PUBLIC HEARING HELD on	16 th day of	JUNE, 2016
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READ A THIRD TIME this	22 nd day of	JUNE, 2016
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PER s.52 (3)(a) of the *Transportation Act*,
APPROVED by the
MINISTRY OF TRANSPORTATION
AND INFRASTRUCTURE this

day of	, 2016
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ADOPTED this	day of	, 2016
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Jack Crompton
Chair

Kristen Clark
Secretary

[SCHEDULE A]

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Schedule B3 – Porteau Cove Park, Open Space, and Trails Map

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Schedule B5 – Porteau Cove Design Guidelines

SECTION 1 – DEFINITIONS

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

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

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

AGRITOURISM ACTIVITIES means a tourist activity, service or facility accessory and subordinate to an active agriculture *use* on land that is classified as a farm under the BC Assessment Act, and approved by the Agricultural Land Commission where applicable. *Agritourism activities* must be in compliance with the *Agricultural Land Commission Act*, and the ALR Use, Subdivision, and Procedure Regulation. *Agritourism activities* must be accessory to and related to the *principal use* of the property, which is farming. *Agritourism activities* must be *temporary* and *seasonal*, and promote or market *farm products* grown, raised, or processed on the farm. *Agritourism activities* does not include *agritourism accommodation*.

AGRITOURISM ACCOMMODATION means an accessory tourist accommodation use associated with *agritourism activities* on a farm where:

- All or part of the *parcel* on which the accommodation is located is classified as a farm under the BC Assessment Act.
- The accommodation is accessory to and related to the *principal use* of the property, which is farming.
- *Agritourism accommodation* must be *temporary* and *seasonal*, and promote or market *farm products* grown, raised, or processed on the farm.
- The accommodation must be in compliance with the *Agricultural Land Commission Act*, the ALR Use, Subdivision, and Procedure Regulation.
- The accommodation is limited to a bedroom in a dwelling, and a tent, yurt, or recreational vehicle on a campsite.

APARTMENT means a residential *building*, other than a *townhouse*, containing three or more *dwelling units*, each of which has its principal access from a common entrance.

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

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

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

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

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

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

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

BICYCLE LOCKER

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

BICYCLE STORAGE FACILITY

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

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

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

BUILDING AREA means the greatest horizontal area of a *building* above grade within the outside surface of exterior walls, or within the outside surface of exterior walls and the center line of firewalls.

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

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

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

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

CLASS I AND II BICYCLE PARKING

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

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

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

COMMUNITY USE, FURRY CREEK means a facility offering social, recreational, cultural, educational, and governmental services and meeting space for the benefit of the Furry Creek community or the residents of a strata council within Furry Creek.

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

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

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

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

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

DAY LODGE

A *building* that hosts *assembly* and *commercial assembly uses* for the enjoyment of guests attending the facility.

DAY NURSERY means an *accessory use* of a single family dwelling for either: the operation of a nursery for not more than five preschool age children and two school age children, or a family day care centre licenced under the *Community Care and Assisted Living Act*.

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

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

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

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

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

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

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

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

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

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

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

FARM RESIDENTIAL FOOTPRINT means the portion of a lot that includes, where permitted, a *principal farm residence*, *farm employee residence*, *accessory farm residential facilities*, and *buildings* and *structures* used for *agritourism activities* and *agritourism accommodation*.

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

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

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

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

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

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

GONDOLA TERMINAL means a *building* that launches and receives an enclosed *structure* or car suspended from a cable, used for conveying passengers, as to and from a mountaintop destination.

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

GRADE, AVERAGE NATURAL means the average elevation of undisturbed ground adjacent to each corner of the exterior wall of the *building* or *structure* prior to human alteration, or where the undisturbed ground level cannot be ascertained because of an existing *building* or *structure*, the average existing grade.

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

HEALTH ENHANCEMENT CENTRE means a facility for the enhancement of health and well-being, including physical, creative and social activities, counseling, group meetings, and other similar activities, but excludes a hospital, doctor's office, or a medical clinic.

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

- the highest point of the roof surface of a flat roof
- the deck line of a mansard roof
- the mean level between the eaves and the ridge of a gable, hip, gambrel or other sloping roof

- the highest point of a *building* or *structure* with no roof

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

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

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

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

INDUSTRIAL USE means the manufacturing, processing, assembling, fabricating, testing, servicing or repairing of goods or materials including wholesale of products manufactured or processed on the lot.

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

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

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

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

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

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

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

LOT means a *parcel*.

MANUFACTURED HOME means a transportable prefabricated *structure*, whether ordinarily equipped with wheels or not, that is designed, constructed or manufactured to be moved from one place to another and to be used for residential *use* by a single family. The *structure* conforms to the CSA Z240 series standards of the Canadian Standards Association for manufactured homes.

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

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

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

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

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

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

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

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

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

is expressed as a percentage of the *parcel area*. Parcel coverage includes covered walkways, and covered and uncovered variations of decks, verandas, porches, and carports.

PARCEL LINE means any boundary of a *parcel*.

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

PARCEL LINE, FRONT means:

- a) the shortest *parcel line* common to a *parcel* and a highway other than a *lane*.
- b) The waterfront, where the *parcel* is not accessible by a highway.

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

PARCEL LINE, REAR means:

- a) the *parcel line* that is opposite to, most distant from, and is not connected to the *front parcel line*, or
- b) where the rear portion of the *parcel* is bounded by intersecting *side parcel lines*, is the point of intersection.

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

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

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

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

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

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

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

PUBLIC UTILITY USE means a system, work, *building*, plant equipment or resource owned by a municipality, public or private utility company or other government agency for the provision of water, sewer, drainage, gas, electricity, power, transportation, communication services, such as an electrical substation, community sewer system or public works yard, but does not include *Independent Power Projects (IPPs)*.

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

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

RECREATIONAL VEHICLE(S) means any vehicle, trailer, or constructed dwelling on a trailer, that is constructed or equipped to be used for recreational enjoyment as temporary living or sleeping quarters not requiring a continuous connection to sanitary, water and electrical hookups and not having a width of transit mode greater than 2.6 m at any point. Recreational vehicles shall only be used for *tourist accommodation*, or for occupancy during construction in accordance with Section 4.16 of this Bylaw.

RECREATIONAL VEHICLE(S), PARK MODEL means a *recreational vehicle* that:

- Conforms with the Canadian Standards Association CAN/CSA X241 Series, Park Model Trailers standards and any amendments or subsequent standards that modify or replace CAN/CSA Z241.
- Is built on a single chassis, does not contain a sewage holding tank and provides larger than 30 amp service.
- Is designed to be occasionally relocated, but not to travel on a day to day basis.
- Is designed as living quarters for seasonal camping and has a *gross floor area*, including lofts, no greater than 50 m² when in set up mode.
- A park model recreational vehicle shall only be used for *tourist accommodation*, or for occupancy during construction in accordance with Section 4.16 of this Bylaw.

REGIONAL DISTRICT means the Squamish-Lillooet Regional District.

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

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

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

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

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

SEASONAL (in the context of Agritourism and Temporary Farm Worker) means:

- Relating to, dependent on, determined by, or characteristic of a particular season of the year.
- Fluctuating according to the season.

SECONDARY SUITE means an additional *dwelling unit* contained within a *single family dwelling*. *Secondary suites* are not permitted in a *duplex* or a *townhouse*. Unless explicitly permitted in a *zone*, a *secondary suite* cannot be used for *tourist accommodation*. The following conditions apply to a secondary suite:

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

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

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

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

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

SINGLE FAMILY DWELLING means a detached *building* consisting of one *dwelling unit* which is occupied or intended to be occupied as a permanent home or residence of one *family*. It may also include a *secondary suite* only where explicitly permitted in a particular *zone*. Unless explicitly permitted in a *zone*, a *single family dwelling* cannot be used for *tourist accommodation*.

SLRD means the Squamish-Lillooet Regional District.

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

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

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

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

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

THEATRES AND AMPHITHEATRES

Theatres and amphitheatres refer to a *building* or outdoor area in which plays and other dramatic performances are given.

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

TOWNHOUSE means at least three attached *dwelling units* where each unit has its own entrance from the exterior of the *building*. *Townhouse* does not include a *secondary suite*.

TOWNHOUSE, STACKED means a *building* containing three or more attached *dwelling units* divided horizontally and vertically, where each *dwelling unit* has an individual entrance from the exterior of the *building*, not necessarily at grade. *Stacked townhouse* does not include a *secondary suite*.

TWO FAMILY DWELLING means a *duplex*.

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

VILLAGE COMMERCIAL USE (PORTEAU COVE) means a *use* that includes but is not limited to *retail*, *restaurant*, *personal service establishment*, *neighbourhood pub*, *office*, professional, medical, insurance agency, financial institution, pet shop or pet grooming, travel agency, studio, *service station*, *health enhancement centre* and similar *uses* that serve the needs of the residential community, specifically excluding drive-through restaurants, escort service, adult entertainment, casino or other gambling *use*.

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

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

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

ZONE means a *zone* as established by this Bylaw.

SECTION 2 – ADMINISTRATION

Title

- 2.1 This Bylaw may be cited for all purposes as the “Squamish-Lillooet Regional District Zoning Bylaw No. 1350-2016”.

Application

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

Prohibition

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

Administration

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

Violation

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

Penalty

- 2.8 Any person who commits an offence under this Bylaw:
- .1 pursuant to the *Local Government Act* or the *Offence Act* or both, shall be liable on summary conviction to:
 - .1 a fine not exceeding two thousand dollars (\$2,000) imprisonment of not more than 6 months, or both.
 - .2 the costs of prosecution.
 - .3 any other penalty or remedy imposed or permissible pursuant to an enactment.
 - .2 the penalties and remedies imposed under Section 2.8 shall be in addition to and not in substitution for any other penalty or remedy imposed by or permissible under this Bylaw or any other enactment.
 - .3 each day that a violation is caused or allowed to continue constitutes a new and separate offence under this Bylaw.

Severability

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

SECTION 3 – ZONES

Designation

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

TABLE 3-1
Designation of Zones

Column I Zones	Column II Title Elaboration
AGR1	Agriculture 1 Zone
AGR2	Agriculture 2 Zone
RR1	Rural Resource 1 Zone
RR2	Rural Resource 2 Zone
RR3	Rural Resource 3 Zone
RR4	Rural Resource 4 Zone
BTR1	Black Tusk Residential 1 Zone
PR1	Pinecrest Residential 1 Zone
BBR1	Britannia Beach Residential 1 Zone
BBR2	Britannia Beach Residential 2 Zone
BBR3	Britannia Beach Residential 3 Zone
FCR1	Furry Creek Marina Residential 1 Zone
FCR2	Furry Creek Waterfront Residential 2 Zone
FCR3	Furry Creek Uplands Residential 3 Zone
FCC1	Furry Creek Commercial 1 Zone
FCC2	Furry Creek Golf Course Commercial 2 Zone
BC1	Backcountry Commercial 1 Zone (S2S Gondola)
BC2	Backcountry Commercial 2 Zone
BC3	Backcountry Commercial 3 Zone (Whistler Olympic Park)
CRC1	Commercial Retreat Centre 1 Zone
CRC2	Commercial Retreat Centre 2 Zone
CRC3	Commercial Retreat Centre 3 Zone
P1	Public and Institutional 1 Zone
IND1	Industrial 1 Zone
PS1	Park Space 1 Zone

Column I Zones	Column II Title Elaboration
CD1 U RCLHA1 RCLHA2	Porteau Cove Comprehensive Development 1 Zone Unzoned Rubble Creek Landslide Hazard Area 1 Rubble Creek Landslide Hazard Area 2

- 3.2 The correct name of each *zone* provided for in this Bylaw is set out in Column I of Table 3-1 and the Title Elaboration contained in Column II of Table 3-1 is for information purposes only.
- 3.3 The extent of each *zone* is shown in Schedule B (Schedules B1 and B2) that are attached to and form part of this Bylaw and which bear the words "Schedule B."
- 3.4 When the *zone* boundary is designated as following a road allowance or stream, the centre line of such road allowance or stream shall be the *zone* boundary.
- 3.5 Where a *zone* boundary does not follow a legally defined line, and where the distances are not specifically indicated, the location of the boundary shall be determined by scaling from Schedule B.

SECTION 4 – GENERAL REGULATIONS

Applicability of General Regulations

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

Uses Permitted in all Zones

- 4.2 The following *uses* are permitted in all *zones* except in the Community Watershed Protection land use designation as noted in the Electoral Area D Official Community Plan Bylaw No. 1135-2013, as amended from time to time:
- .1 Roads and *highways*
 - .2 *public utility*
 - .3 *nature conservation area*
 - .4 *passive recreation*
 - .5 ecological reserve established under the *Ecological Reserve Act* or by the *Protected Areas of BC Act*
 - .6 park established under the *Park Act* or by the *Protected Areas of BC Act*
 - .7 protected area established under the *Environmental Land Use Act*
 - .8 wildlife management area established under the *Wildlife Act*
 - .9 reserve established under Section 15 of the *Land Act* for recreational *uses*
 - .10 recreation site established under Section 56 of the *Forest and Range Practices Act*

Accessory Buildings

- 4.3 The maximum combined *gross floor area* of all *accessory buildings* permitted on a *parcel* shall be calculated according to Table I, Table II, Table III, or Table IV, where in each table Column I lists the *parcel area* and Column II lists the maximum permitted combined *gross floor area* of all *accessory buildings*:
- .1 Table 1 applies to all *zones* except the BTR1, BBR1, BBR2, BBR3, PR1, FCR1, FCR2, FCR3, FCC1, FCC2, and CD1 *Zones*.

TABLE I	
COLUMN I Where Parcel Area is:	COLUMN II The Maximum Permitted Combined Gross Floor Area of All Accessory Buildings is:
i) less than 2,000 m ²	150 m ²
ii) 2,000 m ² to 1 ha	200 m ²
iii) 1 ha to 4 ha	300 m ²

.2 Table II applies to the BBR1, BBR2, BBR3 zones.

TABLE II	
COLUMN I Where Parcel Area is:	COLUMN II The Maximum Permitted Combined Gross Floor Area of All Accessory Buildings is:
i) less than 1,000 m ²	40 m ²
ii) 1,000 m ² – 2,000 m ²	75 m ²
iii) Greater than 2,000 m ² and less than or equal to 4,000 m ²	125 m ²
iv) Greater than 4,000 m ²	150 m ²

.3 Table III applies to the FCR1, FCR2, FCR3, and FCC1 zones.

TABLE III	
COLUMN I Where a Parcel is:	COLUMN II The Maximum Permitted Combined Gross Floor Area of All Accessory Buildings is:
i) Located in any Furry Creek Residential or Commercial zone	90 m ²

.4 Table IV applies to the CD1 zone.

TABLE IV	
COLUMN I Where a Parcel is:	COLUMN II Maximum Permitted Combined Gross Floor Area of All Accessory Buildings
(a) less than 2,000 m ²	40 m ²
(b) greater than 2,000 m ²	60 m ²

.5 The following provisions for *accessory buildings* and uses apply to all zones:

- .1 Except where specifically permitted, an *accessory building* shall not be used as a *dwelling* or for providing overnight accommodation.
- .2 Subject to the requirements of Table I, Table II, Table III, or Table IV, as applicable, no more than two *accessory buildings*, one having a maximum *gross floor area* of 55 m², and the other having a maximum *gross floor area* of 10 m², shall be permitted on a *parcel* prior to construction of a *principal building* or establishment of a *principal use*.
- .3 No persons shall operate a *home office*, *home craft*, or other business enterprise in an *accessory building* on a *parcel* unless a lawfully constructed *principal building* exists on a *parcel* or a valid building permit under the Squamish-Lillooet Regional District Building Bylaw No. 863, 2003 as amended from time to time has been issued for a *principal building* on a *parcel*.

- .4 For clarity of interpretation, *farm buildings* and *structures* used in conjunction with an *agriculture* use on land classified as a farm under the BC *Assessment Act*, shall not be subject to the maximum *gross floor area* regulations for *accessory buildings*.
- .1 Notwithstanding this Section 4.3.5.4, *farm buildings* and *structures* can only be used in conjunction with an *agritourism activity* or *agritourism accommodation* use if the *buildings* and *structures* have been issued valid *building* permits from the SLRD.

Agritourism Activities

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

General Requirements

- .1 *Agritourism Activities*
 - .1 can only occur on a property that has farm class under the BC Assessment Act.
 - .2 must be *accessory* to and related to the *principal use* of the farm.
 - .3 must promote or market *farm products* from the farm.
 - .4 must be *temporary* and *seasonal*.
 - .5 do not include any overnight accommodation – that is considered *agritourism accommodation*.
 - .6 do not include non-agricultural *commercial assembly*, *indoor recreation* or *outdoor recreation uses*.
 - .7 excludes permanent commercial kitchen facilities
- .2 *Buildings* and *structures*, including *farm buildings*, used for *agritourism activities* must have a valid building permit issued by the SLRD.

Siting Requirements

- .3 *Buildings* and *structures* used for *agritourism activities* must be located within the *farm residential footprint* area.
- .4 Off street parking for *agritourism activities* must be located within the *farm residential footprint* area, and be in accordance with Section 5 of this Bylaw.
- .5 *Buildings* and *structures* used for *agritourism activities* shall be limited to a catered food and beverage service using only *farm products* from the farm on which the *agritourism activity* is occurring, or a farm located in SLRD Electoral Area D, or the District of Squamish.

Floor Area Requirements

- .6 *Buildings* and *structures* used for *agritourism activities* shall be limited to 500 m² of *gross floor area*.

Timing and Frequency Requirements

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

Agritourism Accommodation

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

General Requirements

- .1 *Agritourism Accommodation*
 - .1 can only occur on a property that has farm class under the *BC Assessment Act*.
 - .2 must be *accessory* to and related to the *principal use* of the farm.
 - .3 must not be the prime activity or income.
 - .4 is limited to a *bed and breakfast use* in accordance with SLRD bylaws.
 - .5 an *agritourism accommodation use* other than a *bed and breakfast* shall require a temporary *use* permit or a rezoning application to the SLRD.
 - .6 excludes permanent commercial kitchen facilities
- .2 *Buildings and structures*, including *farm buildings*, used for *agritourism accommodation* must have a valid building permit issued by the SLRD.

Siting Requirements

- .3 *Buildings and structures* used for *agritourism accommodation* must be located within the *farm residential footprint* area.
- .4 Off street parking for *agritourism accommodation* must be located within the *farm residential footprint* area, and be in accordance with Section 5 of this Bylaw.

Assembly and Commercial Assembly

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

Assembly

- .1 *Assembly uses* are not permitted in *farm buildings* without a valid building permit from the SLRD.
- .2 *Assembly uses* are permitted in conjunction with the following *uses*:
 - .1 *restaurant*
 - .2 *commercial lodging*
 - .3 *Furry Creek community use*
 - .4 *Village Commercial (Porteau Cove)*
 - .5 *campground*
 - .6 *retreat centre*
 - .7 *day lodge*
 - .8 *neighbourhood pub*

Commercial Assembly

- .3 *Commercial assembly uses* are not permitted in *farm buildings* without a valid building permit from the SLRD.
- .4 *Commercial assembly uses* are not permitted in conjunction with *single family dwellings*.
- .5 *Commercial assembly uses* are permitted in conjunction with the following *uses*:
 - .1 *restaurant*
 - .2 *commercial lodging*
 - .3 *Furry Creek community use*
 - .4 *Village Commercial (Porteau Cove)*
 - .5 *retreat centre*
 - .6 *day lodge*
 - .7 *neighbourhood pub*

Bed and Breakfasts

- 4.7 Where expressly permitted in a *zone*, *bed and breakfasts* shall comply with the following regulations:
 - .1 the *bed and breakfast use* shall be located within, and be *accessory* to a *single family dwelling use*.
 - .2 the maximum number of let bedrooms shall be 4, serving a maximum of 8 persons in total;
 - .3 the *dwelling* within which a *bed and breakfast use* is located shall not be simultaneously used for the keeping of roomers or boarders;
 - .4 one additional off-street *parking space* shall be provided for each let room;
 - .5 signage for a *bed and breakfast use* shall be in accordance with SLRD Sign Bylaw No. 681, 1998, as amended from time to time.
 - .6 the bed and breakfast establishment shall be operated by a person or persons whose ordinary and principal residence is within such single family dwelling .
 - .7 no meal shall be served in the *bed and breakfast*, other than breakfast, which may only be served to registered overnight guests.
 - .8 where a *bed and breakfast use* is proposed for land within the Agricultural Land Reserve, the *use* shall comply with the Agricultural Land Commission Act, and all regulations and orders of the Agricultural Land Commission.
 - .9 Where the property on which a *bed and breakfast use* is to be located is not served by an approved sewer system, the method by which sewage is to be disposed of shall be approved by the Medical Health Officer.
 - .10 A *bed and breakfast use* shall be established and maintained in accordance with all applicable regulations and requirements of the BC Building Code, Fire Code, and all other pertinent health and safety regulations, and all subsequent amendments and revisions thereof.
 - .11 A *bed and breakfast use* may include a separate commonly accessible kitchen for use by all the guests.
 - .12 For clarity of interpretation, *commercial assembly uses* are not permitted to be held in conjunction with a *bed and breakfast use*.

Gross Floor Area

4.8 *Gross floor area* shall include:

- .1 all common, utility, and occupied portions of the *building* or *structure*, including a *garage*, storage, and mechanical areas, *accessory buildings* and areas giving access thereto such as corridors, foyers, staircases, and elevators.
- .2 enclosed balconies, verandas, or porches

And for all *zones*, except the CD1 *zone*, shall exclude:

- .3 *carports*
- .4 *crawl spaces*
- .5 *basements*
- .6 balconies, verandas, porches, and open decks not exceeding 20% of the allowable *gross floor area* of the *building*.

And for the CD1 *zone*, shall include:

- .7 *basements*, all portions whether below ground or not
- .8 in all *dwelling units*, except *apartments* and *stacked townhouses*, where rooms have ceilings greater than 3.66 m above the floor below, that area shall be counted as if it were an additional floor
- .9 a maximum of 40 m² of *gross floor area* for parking purposes for *single family*, *two family*, and compact residential *uses*
- .10 any portion of a storey used for parking purposes in an *apartment*, *townhouse*, *stacked townhouse*, or commercial *use*, unless such parking is a *principal use*.

Height Regulations

Height Calculation and Flood Construction Level

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

Height Exceptions

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

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

Home Office

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

ALR Requirements

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

General Requirements

- .3 *home office* shall be *accessory* to the *single family dwelling use* on the same lot.
- .4 a *home office use* must be conducted from the principal dwelling.
- .5 a *home office use* shall only be permitted when the owner of the property is a registered owner of the *home office* business.
- .6 any *building* containing a *dwelling unit* shall not be used for manufacturing, welding, or any other light or heavy *industrial use*.
- .7 signage for a *home office use* shall be in accordance with SLRD Sign Bylaw No. 681, 1998, as amended from time to time.
- .8 a *home office* shall not include *uses* that produce noise, toxic or noxious matter, vibrations, smoke, dust, odour, litter, heat, glare, radiation, fire hazard, or electrical interference other than normally associated with a *single family dwelling*.
- .9 the owners of any *home office use* involved in the production and/or storage of food must have the appropriate approvals and permits from the Vancouver Coastal Health Authority.
- .10 a *home office use* shall not involve the sale of food or drink.
- .11 Motor vehicle and bicycle parking and loading for a *home office use* shall comply with the requirements of Section 5 of this Bylaw.

Siting Requirements

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

Floor Area Requirements

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

Home Craft

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

ALR Requirements

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

General Requirements

- .3 *home craft* shall be *accessory* to the *single family dwelling use* on the same lot.
- .4 a *home craft use* must be conducted from the principal dwelling and/or an *accessory building*.
- .5 a *home craft use* shall only be permitted when the owner of the property is a registered owner of the *home craft* business.
- .6 any *building* containing a *dwelling unit* shall not be used for manufacturing, welding, or any other light or heavy *industrial use*.
- .7 signage for a *home craft use* shall be in accordance with SLRD Sign Bylaw No. 681, 1998, as amended from time to time.
- .8 a *home craft* shall not include *uses* that produce noise, toxic or noxious matter, vibrations, smoke, dust, odour, litter, heat, glare, radiation, fire hazard, or electrical interference other than normally associated with a *single family dwelling* or an *accessory building*.
- .9 employees of a *home craft use* shall be members of a family residing on the *parcel* and may include one other person.
- .10 the owners of any *home craft use* involved in the production and/or storage, of food must have the appropriate approvals and permits from the Vancouver Coastal Health Authority.
- .11 a *home craft use* shall not involve the sale of food or drink.
- .12 Motor vehicle and bicycle parking and loading for a *home craft use* shall comply with the requirements of Section 5 of this Bylaw.

Siting Requirements

- .13 On a lot within the Agricultural Land Reserve, an *accessory building* and/or off-street parking used for and in relation to a *home craft* must be located within an established *farm residential footprint* area.

Floor Area Requirements

- .14 On a *parcel*, the *home craft use* shall not occupy more than a maximum combined *gross floor area* of 100 m² of the *single family dwelling* and/or an *accessory building*.
- .15 Notwithstanding the requirements of s. 4.11.14, on a *parcel* in the FCR1, FCR2, and FCR3 Zones, a *home craft use* shall not occupy more than a maximum combined *gross floor area* of 50 m² of the *single family dwelling* and/or an *accessory building*.

Landscaping & Screening

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

Storage

- .1 Outdoor storage, and shipping containers where permitted, on a *parcel* shall be screened by way of a *landscape screen*.
- .2 Unless expressly permitted in a *zone*, no *parcel* may be used as a salvage yard, *junk yard*, or a *wrecking yard*.
- .3 No person shall permit any *derelict vehicle* to be left outside on the *parcel* they own or occupy.

Fence Height

- .4 Fences located within a *parcel line setback* in a Rural Resource Zone shall be a maximum of 3 m.
- .5 Fences located within a *parcel line setback* in a Residential, Commercial, or Industrial Zone shall be a maximum of 1.8 m.
- .6 Fences located outside a *parcel line setback* shall comply with the *setbacks* and *heights* for *accessory structures* in the applicable *zone*.
- .7 Fences in any *zone*, where a fence is used for agricultural purposes as part of a bona fide farm operation on land classified as a farm under the BC Assessment Act, shall be exempt from Section 4.13.4 to 4.13.6.
- .8 Notwithstanding Sections 4.13.4 to 4.13.7, fences shall comply with the Ministry of Transportation & Infrastructure sight line regulations.
- .9 Fences used for recreational purposes, such as ball parks, playgrounds, golf courses, and other similar sports or utility *uses*, shall not exceed a *height* of 6 m provided such fences are constructed of material that permits visibility, such as wire mesh.
- .10 Notwithstanding Sections 4.13.5 to 4.13.6, fences located on a *parcel* in the Pinecrest Residential 1 zone or Pinecrest Open Space 1 zone:
 - .1 shall not be used to enclose a private strata lot.
 - .2 shall be a maximum of 1.8 m.

CD1 Zone (Porteau Cove)

- .11 Notwithstanding the provisions of s. 4.13, there are specific landscaping and screening regulations described in the CD1 zone.

FCR1, FCR2, FCR3, FCC1, and FCC2 Zones (Furry Creek)

- .12 Pursuant to Section 527 of the *Local Government Act*, the additional regulations in this subsection apply to the provision and maintenance of screening and landscaping to mask and separate *uses*, or to enhance the natural environment within Furry Creek Residential and Commercial *zones* as follows:
- .1 One satellite dish may be provided for a *dwelling unit* provided that:
 - i) it has a maximum diameter of 0.8 metres.
 - ii) no signage or illumination is provided.
 - .2 All portions of a lot not occupied by a *building* or *structure* or used for off-street parking or loading must be landscaped and maintained.
 - .3 All garbage containers exceeding 1.0 m³ in capacity must be screened by a *landscape screen* or sight-obscuring fence which may be open on one side only.

Minimum Parcel Width for Parcels Fronting a Waterbody/Watercourse

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

Minimum Parcel Area for New Subdivisions

Exceptions

- 4.15 If one of the cases outlined in this section is applicable, exceptions to the minimum *parcel area* may be granted.
- .1 The minimum *parcel area* regulation for new subdivisions does not apply if **all** of the following conditions are met:
 - .1 *parcel lines* are relocated to facilitate an existing *development* or improve a subdivision pattern;
 - .2 no additional *parcels* are created;
 - .3 all *parcels* are contiguous;
 - .4 no *parcels* are enlarged to a size permitting a further subdivision.
 - .2 The minimum *parcel area* regulation for new subdivisions does not apply if **all** of the following conditions are met:
 - .1 a portion of the *parcel* is physically separated from the remainder of the *parcel* by a highway;
 - .2 the subdivision is restricted to dividing the *parcel* along the highway that physically separates the *parcel*;
 - .3 the subdivision will not result in the creation of a *parcel* less than 80% of the minimum *parcel area* regulation for new subdivisions prescribed in the *zone* in which the *parcel* is designated;
 - .4 the *parcel* was not registered as part of a reference, explanatory or subdivision plan in the Land Title Office after September 1, 1998.

- .3 The minimum *parcel area* regulation for new subdivisions does not apply if **all** of the following conditions are met:
 - .1 a portion of the *parcel* is physically separated from the remainder of the *parcel* by another *parcel* or *parcels* such that one portion of the *parcel* is completely non-contiguous from the other;
 - .2 the subdivision is restricted to dividing the *parcel* along the *parcel* boundaries that physically separate the *parcel*.
- .4 The minimum *parcel area* required by this Bylaw for a proposed subdivision is reduced by that amount of land required for road widening, to a maximum of 10 percent, where this Bylaw or the Approving Officer requires that land be provided by the owner for highways when:
 - .1 the land is required for the purpose of widening an existing highway or right-of-way; and
 - .2 the proposed subdivision would create less than three *parcels*; and
 - .3 but for this section the proposed subdivision would be prohibited because the *parcels* created would not attain the required minimum *parcel area*.
- .5 The minimum *parcel area* for new subdivisions is reduced by that amount of land required for the proposed subdivision in the particular *zone* where the proposed subdivision is located, to a maximum of 20 percent, where the proposed subdivision is to provide a residence for a relative pursuant to Section 514 of the *Local Government Act*, providing no *parcel* is less than 2,500 m². As noted in Section 514(5) of the *Local Government Act*, this does not apply to the Agricultural Land Reserve unless certain restrictions as noted therein apply to this land.
 - .1 The combined maximum reduction under Sections 4.15.4 and 4.15.5 is 20 percent.
 - .2 The subdivision approving officer will be asked to require that a covenant be registered to prevent a change in the *parcel's* use for five years as set out in Section 514(7) of the *Local Government Act*.
 - .3 The subdivision approving officer will be asked to require that a covenant be registered to limit each *parcel* created under Section 514 of the *Local Government Act* to one single family dwelling.
- .6 The minimum *parcel area* for new subdivisions do not apply to parks, *public utilities*, fire halls, ambulance stations or police stations.

Occupancy During Construction

- 4.16 A *recreational vehicle* may be used to provide temporary accommodation for the owner or builder during construction of a principal *dwelling* on a *parcel* provided that:
 - .1 a building permit under the Squamish-Lillooet Regional District Building Bylaw No. 863, 2003 as amended from time to time, has been issued for the principal dwelling on the *parcel* and the dwelling is under construction.
 - .2 the *recreational vehicle* shall be connected to a community sewer system or have on-site sewage disposal facilities in compliance with Health Act regulations.
 - .3 no addition shall be made to the *recreational vehicle*.
 - .4 occupancy of the *recreational vehicle* shall not continue beyond the commencement of occupancy of the permanent dwelling.

Parcel Coverage

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

Parcel Coverage Exemptions

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

Setback Requirements

- 4.18 This section outlines *setbacks* that apply in all *zones*, unless otherwise noted in this Bylaw, and includes exceptions to *parcel line setbacks*. The Provincial Riparian Area Regulations (RAR) are enacted in a Development Permit Area (DPA) in the Electoral Area D Official Community Plan Bylaw No. 1135-2013, as amended from time to time. Alteration of land or *building* within 30 m of a waterbody requires a Development Permit (DP).

Minimum distance between buildings in Residential zones

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

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

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

Parcel Line Setback Exceptions

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

Shipping Containers

- 4.19 No person shall place a *shipping container* in any *zone* except in accordance with the following:
- .1 *Shipping containers* are only permitted on Agriculture (AGR1, AGR2), Rural Resource (RR1, RR2, RR3, RR4), and Backcountry Commercial (BC1, BC2, BC3) Zoned property.
 - .2 *Shipping containers* are not permitted for any *use*, in any other *zone* not listed in Section 4.19.1.
 - .3 *Shipping containers* may be used for dwellings if a valid building permit has been issued by the SLRD.
 - .4 *Shipping containers* can only be used for storage of materials related to the approved *uses* in the zoning for the site. They cannot be used as enclosed rental storage units.
 - .5 A *shipping container* shall not exceed a *height* of 3.05 m (10 ft) and a total length of 12.19 m (40 ft).
 - .6 The maximum number of *shipping containers* permitted on a *parcel* is two containers.
 - .7 *Shipping containers* can be stacked or placed above ground level to a maximum *height* of 6.10 m.
 - .8 *Shipping containers* used as a dwelling must conform to the *principal building setback, height, parcel coverage and gross floor area* requirements in this *Bylaw*.
 - .10 *Setbacks* for a *shipping container* used as an *accessory building* or for an *accessory use* shall be in accordance with established *accessory building setbacks* for each *zone*.
 - .11 *Shipping containers* used as an *accessory building* included in the maximum permitted *accessory building gross floor area* requirements.
 - .12 A *shipping container* shall not be placed for the purpose of display or advertising.
 - .13 A *shipping container* shall not be used for the purpose of screening or fencing.
 - .14 Landscaping and screening for shipping containers shall be in accordance with Section 4.13.

Signage

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

Split Zones

- 4.21 In the event that a *parcel* lies within more than one *zone*, *uses*, *buildings* and *structures* may be located only within a *zone* in which they are permitted, and the permissible density of *uses*, *buildings*, and *structures* must be calculated on the basis on the area of the *parcel* that is within the *zone* in which the *use*, *building*, or *structure* in question is permitted.
- .1 In the event that a *parcel* lies within more than one *zone* and this Bylaw specifies minimum lot sizes for those *zones*, no lot may be created by subdivision of such lot that is smaller than the minimum specified for the *zone* in which the new lot lies.
- .1 Whenever practicable the creation of a lot lying within two or more *zones* must be avoided.
- .2 Where the creation of a lot lying within two or more *zones* is unavoidable, the lot must have an area equal to or greater than the minimum specified for that *zone* in which the greatest portion of the lot lies.

Temporary Use Permit Areas

- 4.22 Pursuant to Section 492 of the *Local Government Act*, land in all *zones*, with the exception of land in the Open Space Area and Riparian Area of the CD1 Zone, is designated as a temporary use permit area.

Use of Water Surfaces

- 4.23 No *building* or *structure* located over a water surface may be used as a *dwelling* or for the *wharfage* of a vessel used as a dwelling.
- .1 The restriction in Section 4.23 does not apply to the temporary *wharfage* of transient vessels, licences commercial fishing boats, or the *use* of one vessel as a temporary dwelling for security personnel at a public docking facility.
- .2 The following *structures* only shall be permitted on the surface of water:
- .1 private boat moorage facility for pleasure craft associated with a residential *use* located or permitted on the adjacent upland.
- .2 public boat ramp.

SECTION 5 – PARKING REGULATIONS

Off-Street Parking & Loading Spaces

- 5.1 Space for the off-street parking and loading of *motor vehicles* in respect of a *use* permitted under this Bylaw shall be provided and maintained in accordance with the regulations of Section 5.
- .1 No off-street *parking spaces* shall protrude onto public property or a dedication public right-of-way.
 - .2 Unless otherwise permitted, off-street parking of *business vehicles* in excess of 6.1 m (20 ft) in length or curb weight of 3,900 kg (8,598 lbs) is only permitted on lots zoned for a commercial *use* and when the vehicle(s) is part of the authorized business.
 - .3 Unless otherwise permitted, off-street parking shall not be used for unenclosed parking or storage of *derelict vehicles* or wrecked vehicles in all *zones* except Commercial, Industrial, or Rural Resource zoned lots where they are necessary as part of the authorized business on the lot.

Exemption of Existing Buildings from Parking & Loading Requirements

- 5.2 The regulations contained in Section 5 shall not apply to *buildings, structures and uses* existing on the effective date of this Bylaw except that:
- .1 off-street parking and loading shall be provided and maintained in accordance with this section for any addition to any existing *building and structure* or any change in the *principal use* or addition to such existing *use* or for an increase in total *gross floor area* that is in excess of 10% of the existing *gross floor area*;
 - .2 off-street parking and loading prior to the adoption of this Bylaw shall not be reduced below the applicable off-street parking and loading requirements of Section 5.

Number of Parking & Loading Spaces

- 5.3 The number of off-street *parking spaces* and *loading spaces* for motor vehicles required for any *use* is calculated according to Table 2 in Section 5.14 in which Column I classifies the types of *uses*, Column II sets out the number of required off-street *parking spaces* that are to be provided for each *use* in Column I, and Column III sets out the number of required off-street *loading spaces* that are to be provided for each *use* in Column I.
- .1 In respect of a *use* permitted under this Bylaw which is not specifically referred to in Column I of Table 2, the number of *off-street parking spaces* is calculated on the basis of the requirements for a similar *use* that is listed in Table 2 as determined by the Director of Planning and Development.
 - .2 Where *gross floor area* is used as a unit of measurement for the calculation of *parking spaces*, it shall include the *gross floor area* of *accessory buildings* and *basements*, except where they are used for parking, heating or storage.

- .3 Where more than one *use* is located on a *parcel*, the total number of parking to be required shall be the sum total of the requirements for each *use*.
- .4 Where more than one *use* is located in a *building*, the total number of *parking spaces* to be required may recognize the mix of *uses* and determine the number of spaces required based on the various portions of the *building* dedicated to each *use*.
- .5 Accessible *parking spaces* shall be provided in accordance with the BC Building Code, as amended from time to time.

Location & Siting of Parking Spaces

- 5.4 Except for *uses* in the FCC1 *zone*, off-street *parking spaces* shall be located on the same *parcel* as the *use* they serve.
 - .1 Off-street *parking spaces* may be located on another *parcel* within 100 m of the *building* or *use* the spaces serve under the condition that legal assurances are established to ensure that the *parcel* is used only for parking serving the *building* or *use*.
 - .2 Off-street *parking spaces* may be provided for collectively if the total number of spaces provided is not less than the sum of the separate requirements for each *use* and provided that all regulations governing location of *parking spaces* in relation to *use* are adhered to.
 - .3 Up to 2 required off-street *parking spaces* on a *parcel* may be sited in tandem.

Dimensions of Parking Spaces

- 5.5 Each off-street *parking space* required by this Bylaw shall conform with the dimensions required in this section.
 - .1 All residential off-street *parking spaces* shall meet the following minimum dimensions:

Type of Parking Space	Width	Length	Clear Height
Standard Space	2.5 metres	5.5 metres	2.0 metres
Standard Parallel Parking Space	2.6 metres	7.3 meters	2.0 metres
Small Car Space	2.3 metres	4.6 metres	2.0 metres
Disabled Space	4.0 metres	5.5 metres	2.1 metres
Loading Space	3.0 metres	9.0 metres	4.0 metres

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

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

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

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

- .4 Up to 25% of *parking spaces* may be small car spaces provided each such space is identified and signed with the words "Small Car Only".
- .5 Tandem parking is permitted in conjunction with *two-family, townhouse and stacked townhouse dwelling units* provided that tandem *parking spaces* are provided at a minimum width of 2.7 metres;
- .6 All required visitor *parking spaces* shall be clearly identified and signed with the words "Visitor Parking Only".
- .7 One *parking space* for disabled persons shall be provided for every 50 required *parking spaces* and must be clearly marked and located so as to provide convenient access to the entrance of the *principal use* for which the space is required.
- .8 Where the calculation of required *parking spaces* results in a fraction, any fraction less than 0.5 shall be disregarded and one space shall be provided in respect of any fraction of 0.5 or greater.
- .9 The width of parking stalls shall be measured between the centre lines of painted stripes or between the centre line of a painted stripe and the nearest edge of an abutting curb, fence, wall or landscaped area.
- .10 The width of *parking spaces* abutting a wall or fence shall be increased by at least 0.2m for the entire length of the space.
- .11 Required off street parking areas shall be located on the same *parcel* as the *principal use* for which the space is required except where off site parking is secured by easement or covenant.
- .12 Off street loading spaces are not required, except that one off-street loading space is required for a *restaurant* or *pub use* and shall be located on the same *parcel* as the *principal use* for which the space is required.

Driveway Gradients

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

Surfacing of Parking & Loading Spaces

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

Lighting

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

Loading Spaces

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

Bicycle Parking

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

Class I (Long Term) Bicycle Parking Standards

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

Bicycle Storage Facility

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

Bicycle Lockers

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

Class II (Short Term) Bicycle Parking Standards

- 5.12 Each *Class II (short term) bicycle parking space* shall be in compliance with the following:
 - .1 Each short term bicycle parking space shall be provided in the form of racks that provide minimum measurements of 0.6 m (2 ft) in width and 1.8 m in length (6 ft)
 - .2 Each short term bicycle parking space shall be independently accessible by means of an aisle with a minimum width of 1.2 m (4 ft) that is separate from pedestrian access to the premises for which the parking space is required.

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

Bicycle End of Trip Facilities

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

TABLE 1

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

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

5.14 TABLE 2
REQUIRED OFF STREET & BICYCLE PARKING SPACES

COLUMN I Class of Building or Use	COLUMN II Off Street Parking Spaces	COLUMN III Off Street Loading Spaces	COLUMN IV Bicycle Parking Spaces	
			Class I (long term) Bicycle Parking	Class II (short term) Bicycle Parking
1.0 Dwellings				
Single family dwelling	2	No Requirement.	No Requirement.	No Requirement.
Secondary suite	1	No Requirement.	No Requirement.	No Requirement.
Home office	No Requirement.	No Requirement.	No Requirement.	No Requirement.
Home craft	1	No Requirement.	No Requirement.	No Requirement.
Duplex	4	No Requirement.	No Requirement.	No Requirement.
Townhouse	2 spaces per <i>dwelling unit</i> , plus 1 visitor space per 5 units	No Requirement.	A minimum of 1.25 spaces for every <i>dwelling unit</i> .	A minimum of 6 spaces for any development containing 20 <i>dwelling units</i> or more.
Apartment Apartment – Village Commercial	1.25 spaces per <i>dwelling unit</i> , plus 1 visitor space per 5 units 1.0 spaces per <i>dwelling unit</i> , plus 1 visitor space per 5 <i>dwelling units</i>	No Requirement.	A minimum of 1 space per <i>dwelling unit</i> .	A minimum of 1 space per <i>dwelling unit</i> .
Three or more <i>dwelling units</i> designated solely for senior citizen's housing	1 spaces per <i>dwelling unit</i> , plus 1 visitor space per 5 units	No Requirement.	A minimum of 0.25 spaces for every <i>dwelling unit</i> .	A minimum of 6 spaces for any development containing 20 <i>dwelling units</i> or more.
2.0 Agricultural & Rural				
Garden nursery	4 per 100 m ² of retail sales area plus 1 per 185 m ² of	No Requirement.	No Requirement.	A minimum of 6 spaces.

COLUMN I Class of Building or Use	COLUMN II Off Street Parking Spaces	COLUMN III Off Street Loading Spaces	COLUMN IV Bicycle Parking Spaces	
			Class I (long term) Bicycle Parking	Class II (short term) Bicycle Parking
	greenhouse area			
Animal shelters/kennels	1 per 100 m ² <i>gross floor area</i> plus 2 per 100 m ² office floor area plus 1 per fleet vehicle	No Requirement.	No Requirement.	No Requirement.
Riding stable and academy	1 per stall	No Requirement.	No Requirement.	A minimum of 6 spaces.
Agritourism Activity	5 per 100 m ² of <i>gross floor area</i> for <i>agritourism activities</i> in accordance with s. 4	No Requirement.	No Requirement.	A minimum of 6 spaces.
Agritourism Accommodation	1 per guest room or sleeping unit	No Requirement.	No Requirement.	No Requirement.
Temporary Farm Worker Housing	1 per 60 m ² of Gross Floor Area	No Requirement.	No Requirement.	No Requirement.
3.0 Office				
Business and Professional Office Use	1 space for every 50 metres ² of Gross Floor Area	No Requirement.	A minimum of 1 space for each 750 m ² of <i>gross floor area</i> .	A minimum of 6 spaces for any <i>building</i> or group of <i>buildings</i> containing at least 2,000 m ² of <i>gross floor area</i> .
4.0 Commercial				
Bed & Breakfast	1 per guest room	No Requirement.	No Requirement.	No Requirement.
Hotel/Motel/Lodge/Campground	1 per guest room or 1 per sleeping unit or 1 per campsite	1 space for every 1,000 m ² of Gross Floor Area	A minimum of 1 space for every 30 dwelling, housekeeping or sleeping units, or any combination	A minimum of 6 spaces for any <i>building</i> or group of <i>buildings</i> containing 75 or more dwelling,

COLUMN I Class of Building or Use	COLUMN II Off Street Parking Spaces	COLUMN III Off Street Loading Spaces	COLUMN IV Bicycle Parking Spaces	
			Class I (long term) Bicycle Parking	Class II (short term) Bicycle Parking
			thereof.	housekeeping or sleeping units, or any combination thereof.
Service station	4 per service bay or a minimum of 4	1 space for every 1,000 m ² of Gross Floor Area	No Requirement.	No Requirement.
Cafes, Restaurant, and Liquor Primary Licenced Premises	6 per 100 m ² of <i>gross floor area</i>	1 space for every 1,000 m ² of Gross Floor Area	No Requirement.	A minimum of 3 spaces for each 500 m ² of <i>gross floor area</i> .
Village Commercial (Porteau Cove)	In association with each <i>use</i>	1 space for every 1,000 m ² of Gross Floor Area	No Requirement.	A minimum of 6 spaces.
Marina	1 space for every 10 mooring berths for boats	1 space for every 1,000 m ² of Gross Floor Area	No requirement.	
All other Commercial <i>uses</i>	3 per 100 m ² <i>gross floor area</i>	1 space for every 1,000 m ² of Gross Floor Area	A minimum of 1 space for each 750 m ² of <i>gross floor area</i> .	A minimum of 1 space for each 750 m ² of <i>gross floor area</i> .
5.0 Industrial				
Light industry/heavy industry/manufacturing and medical marihuana production facility	1 per 100 m ² <i>gross floor area</i>	1 space for every 1,000 m ² of Gross Floor Area	A minimum of 1 space for each 1,000 m ² of <i>gross floor area</i> in the <i>building</i> or 1 space for every 25 employees on a work shift employing the maximum number of workers, whichever is the greater.	No requirement.
6.0 Institutional				
Hospital	1 space for each 2 staff doctors plus 1 space for each 4	1 space for every 1,000 m ² of Gross	A minimum of 1 space for every 25 employees on a work shift employing the	A minimum of 6 spaces at each public entrance.

COLUMN I Class of Building or Use	COLUMN II Off Street Parking Spaces	COLUMN III Off Street Loading Spaces	COLUMN IV Bicycle Parking Spaces	
			Class I (long term) Bicycle Parking	Class II (short term) Bicycle Parking
	employees plus 1 space for each 5 beds	Floor Area	maximum number of employees.	
Places of public <i>assembly</i>, including churches, arenas, armouries, art galleries, assembly halls, auditoriums, lodges, and fraternal <i>buildings</i>, community centres, recreation centres, dance halls, exhibition halls, funeral homes and undertaking establishments, gymnasiums, meeting halls, museums, public libraries, stadiums, theatres, billiard halls, arcades, bowling alleys, curling rinks, and similar <i>uses</i> Retreat centre	1 space for each 10 seats, or 1 space for each 10 m² of <i>gross floor area</i> in areas without fixed seats that are used or intended to be used for public assembly, including playing surfaces 1 space per sleeping room, or 1 per 187 m² of <i>gross floor area</i>, whichever is less 1 handicapped space 1 per auxiliary residential <i>dwelling unit</i> 1 per caretaker's	1 space for every 1,000 m ² of Gross Floor Area	A minimum of 1 space for each 250 m ² of <i>gross floor area</i> .	A minimum of 6 spaces for each 500 m² of <i>gross floor area</i> or portion thereof. A minimum of 6 spaces for each 40 tables or, games, and each alley or ice sheet

SECTION 6 – AGRICULTURE ZONES

SECTION 6.1 – AGR1 – AGRICULTURE 1 ZONE

Intent

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

Permitted Uses

- 6.1.2 In the AGR1 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- *agriculture*, including *intensive agriculture*
 - *aquaculture*
 - forestry practices, including silviculture and harvesting, but not including processing or manufacturing
 - brewery, cidery, distillery, meadery, or winery subject to the *Agricultural Land Commission Act*, ALR Use Subdivision and Procedure Regulation, and *Liquor Control and Licensing Act*
 - *farm residence*, subject to Section 6.1.4
 - *agritourism activities*, subject to Section 4.4
 - *farm retail sales*, subject to Section 6.1.5
 - *secondary suite*
 - *bed and breakfast*
 - *home office*
 - *home craft*
 - *farm employee residence*, subject to Section 6.1.4
 - *temporary farm worker housing*, subject to Section 6.1.6
 - *accessory buildings* and *accessory uses*
- .1 On *parcels* of 2 ha or greater, the additional permitted *uses* are:
- Operation of a temporary sawmill if at least 50% of the volume of the timber is harvested from the farm or *parcel* on which the sawmill is located.
- .2 On *parcels* of 60 ha or greater, the additional permitted *uses* are:
- *medical marihuana production facility*

Regulations

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

COLUMN I	Matter to be Regulated	COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions where land is: a) excluded from the ALR; or b) approved for subdivision within the ALR pursuant to the Agricultural Land Commission Act, Regulations thereto, or Orders of the Commission; or c) exempted by the Agricultural Land Commission Act, Regulations thereto, or Orders of the Commission.	40 ha
.2	Maximum number of <i>dwellings per parcel</i>	- on <i>parcels</i> less than 4 ha: 1 <i>farm residence</i> in accordance with s. 6.1.4 - on <i>parcels</i> 4 ha or greater, 1 <i>farm employee residence</i> may be permitted in accordance with s. 6.1.4 and subject to the following conditions: - the property has farm class under the BC Assessment Act, and - an application on the prescribed form has been submitted to, and approved by, the SLRD, in consultation with the Ministry of Agriculture, that provides evidence that there is a demonstrated need for a <i>farm employee residence</i> commensurate with the present level of agriculture occurring on the property. - on <i>parcels</i> 4 ha or greater, <i>temporary farm worker housing</i> may be permitted in accordance with s. 6.1.4 & s. 6.1.6
.3	Maximum number of <i>secondary suites per farm residence</i>	1
.4	Maximum <i>building area</i> for the <i>farm residence</i>	250 m ²
.5	Maximum <i>building area</i> for <i>farm employee residence</i> , if authorized under Section 6.1.4	180 m ²

COLUMN I Matter to be Regulated		COLUMN II Regulations
.6	Minimum setback - from the <i>front parcel line</i> - from all other <i>parcel lines</i>	4.5 m 7.5 m
.7	Maximum setback for <i>farm residence</i> , and <i>farm employee residence</i> , where permitted, from the <i>front parcel line</i> to the rear of the <i>farm residence</i> , and <i>farm employee residence</i> : - on <i>parcels</i> 4 ha or less - on <i>parcels</i> greater than 4 ha	60 m 75 m
.8	Maximum height of <i>farm building</i> <i>farm residence</i> <i>farm employee residence</i>, if authorized under Section 6.1.4 <i>temporary farm worker housing</i>, if authorized under Section 6.1.6 <i>accessory building</i>	15 m 8 m 7.62 m 7.62 m 6 m
.9	Minimum setback for <i>medical marihuana production facility</i> (from all <i>parcel lines</i>)	25 m
.10	Maximum height for a <i>medical marihuana production facility</i>	15 m
.11	Maximum gross floor area for a <i>medical marihuana production facility</i>	2,500 m ²
.12	Minimum setback for <i>medical marihuana production facility</i> from any <i>watercourse</i>	30 m
.13	<i>Farm Residential Footprint</i>	See Section 6.1.4
.14	Maximum building area for temporary <i>farm worker housing</i> on <i>parcels</i> 4 ha or larger	180 m ²
.15	Maximum setback for a <i>farm employee residence</i> or <i>temporary farm worker housing</i> from a <i>farm residence</i>	15 m
.16	Maximum gross floor area of a brewery, cidery, distillery, meadery, or winery	500 m ²
.17	Maximum gross floor area of food and beverage lounge associated with a brewery, cidery, distillery, meadery, or winery - Indoor gross floor area - Outdoor gross floor area	50 m ² 50 m ²
.18	Maximum gross floor area of a tasting room associated with a brewery, cidery, distillery, meadery, or winery	50 m ²
.19	Additional regulations pertaining to a Brewery, cidery, distillery, meadery, or winery	See Section 6.1.7

- .20 The setback and height regulations in Section 6.1.3 (.9-.10) shall not apply to an existing *building* that is re-purposed for a *medical marihuana production facility*, so long as that *building* has been issued a valid building permit.

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

Farm Residential Footprint, Farm Residence, Farm Employee Residence, and Temporary Farm Worker Housing

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

General Requirements

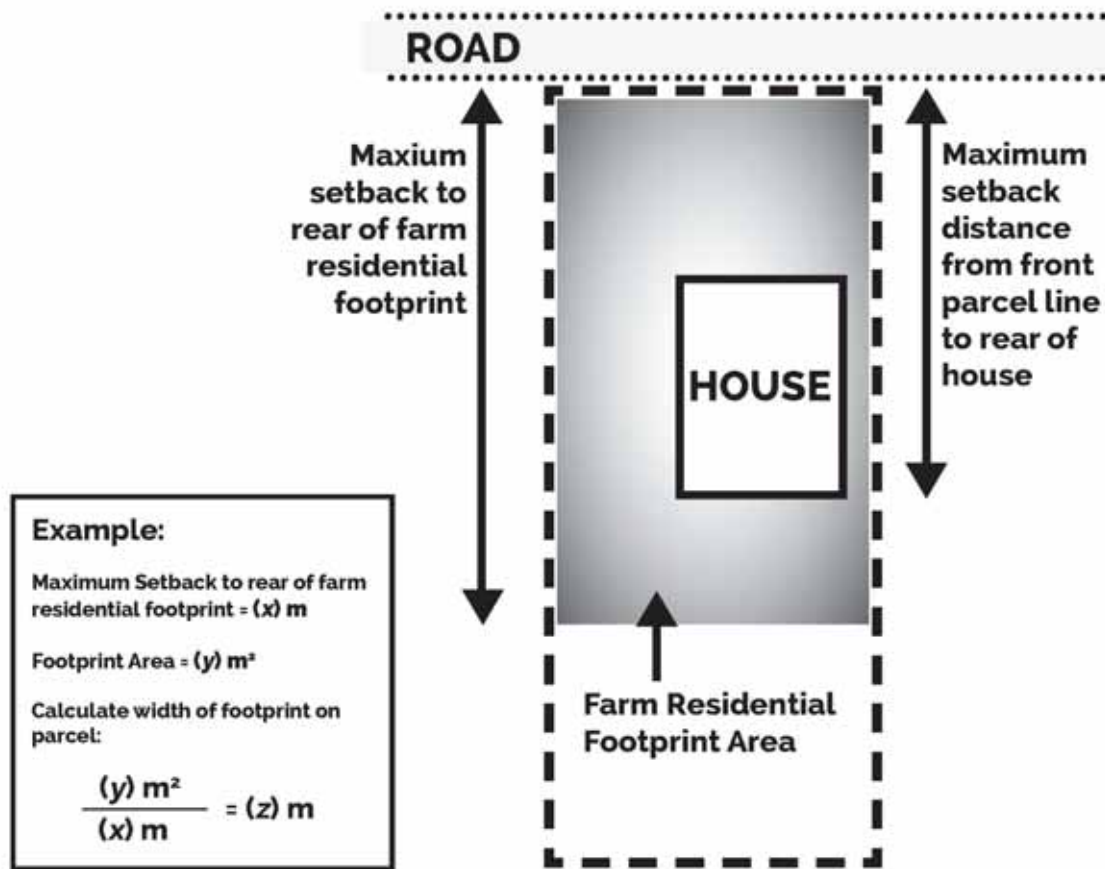
- .1 On all lots within the AGR1 Zone, the *farm residence, farm employee residence, temporary farm worker housing, home office, home craft, and all accessory residential facilities* must be located within the *farm residential footprint area*.
- .2 No non-agricultural or non-farm use is permitted outside the *farm residential footprint*.

Siting Requirements

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

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

FIGURE 1



Farm Employee Residence

- .11 A person may apply for a *farm employee residence* by completing an application on the prescribed form and shall include a detailed site plan.
- .12 The property owner will be required to register a Section 219 covenant against the property title at the Land Title Office which will specify the *farm employee residence* details submitted in the application form and accompanying site plan.
- .13 A *farm employee residence* is not permitted on any lot less than 4 ha.
- .14 A maximum of one *farm employee residence* is permitted on any lot, subject to Section 6.1.4.

Farm Retail Sales

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

- .1 Land, *buildings* and *structures* used for *farm retail sales* shall:
 - .1 where both *farm products* and off-farm or non-farm products are being sold, have a maximum *gross floor area* of 300 m², including both indoor and outdoor sales and display areas.
 - .2 dedicate at least 50% of the total retail sales area to the sale of *farm products* produced on the farm on which the retail sales are taking place.

Temporary Farm Worker Housing

6.1.6 *Temporary farm worker housing* shall be in accordance with the provisions of this section.

- .1 A person may apply for *temporary farm worker housing* by completing an application on the prescribed form and shall include a detailed site plan.
- .2 An assessment report from a professional agrologist regarding the agricultural need for farm worker housing must be submitted to and approved the SLRD.
- .3 A statutory declaration must be filed with the SLRD annually, stating that the *temporary farm worker housing* building(s) will be used only for *temporary farm worker housing* for a specified period of time.
- .4 The property owner will be required to register a Section 219 covenant against the property title at the Land Title Office which will specify the *temporary farm worker housing* details submitted in the application form and accompanying site plan.
- .5 A deposit, in the form of an irrevocable letter of credit, sufficient to remove the *temporary farm worker housing* must be provided to the SLRD upon approval of the *temporary farm worker housing*, or the cost of removing the *temporary farm worker housing* will be recovered by the local government based on drawing down the letter of credit.
- .6 *Temporary farm worker housing* must meet the standards in the BC Health Act, the BC Building Code, and the "Guidelines for the Provision of Seasonal Housing for Migrant Farm Workers in BC." Inspections are required prior to initial occupancy, as per the above noted guidelines, and annually thereafter.
- .7 A geotechnical report from a qualified professional must be submitted, in order to determine the Flood Construction Level (FCL) for the *temporary farm worker housing*.
- .8 The parcel on which the *temporary farm worker housing* is located is classified as a farm under the BC Assessment Act.
- .9 The *temporary farm worker housing* shall be used for the temporary accommodation of seasonal agricultural workers who are employed by the owner of the parcel to work in the owner's farm operation.
- .10 *Temporary farm worker housing* must be sited within the *farm residential footprint* area.

Brewery, cidery, distillery, meadery, or winery

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

- .1 The number and frequency of events held at a brewery, cidery, distillery, meadery, or winery shall be limited to:
 - .1 A maximum of 4 events in a calendar year
 - .2 Of those 4 events in a calendar year, no more than 1 event per weekend.
- .2 Off street parking for a brewery, cidery, distillery, meadery, or winery must be located within the *farm residential footprint* area, and be in accordance with Section 5 of this Bylaw.

Parking & Loading

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

SECTION 6.2 – AGR2 – AGRICULTURE 2 ZONE

Intent

- 6.2.1 The intent of this *zone* is to provide for agricultural development and limited non-farm *uses* based on approved applications in order to protect the agricultural integrity of land within the Agricultural Land Reserve.

Permitted Uses & Regulations

- 6.2.2 In the AGR2 *Zone* the permitted *uses* and regulations as outlined in the AGR1 *zone* (Section 6.1 inclusive) apply in this *zone*.
- 6.2.3 In addition to the requirements of s. 6.2.2, the following permitted *uses* and regulations apply to *parcels* within the AGR2 *zone* as specified below.

Permitted Uses

- 6.2.4 On the *parcel* legally described as Lot 1, Plan VAP17937, District Lot 990, Group 1, NWD, PID 007-244-967, the additional *uses* permitted are:
- outdoor education camp limited to the following:
 - o *tourist accommodation*, limited to cabins
 - o dining facility
 - o washroom facilities
 - o arts and crafts *building*
 - o workshop/office ancillary to outdoor education camp
 - outdoor recreation activities limited to the following:
 - o hiking/biking trails
 - o rock climbing walls
 - o archery range
 - o playing fields

Regulations

- 6.2.5 On the *parcel* legally described as Lot 1, Plan VAP17937, District Lot 990, Group 1, NWD, PID 007-244-967, no *use*, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Maximum number of cabins associated with <i>tourist accommodation use</i>	15
.2	Maximum <i>gross floor area</i> of cabins associated with <i>tourist accommodation use</i>	32 m ² per cabin

COLUMN I Matter to be Regulated		COLUMN II Regulations
.3	Maximum number of dining facilities associated with the outdoor education camp <i>use</i>	1
.4	Maximum <i>gross floor area</i> of dining facility associated with outdoor education camp <i>use</i>	279 m ²
.5	Maximum number of washroom facilities associated with the outdoor education camp <i>use</i>	2
.6	Maximum number of arts and crafts <i>buildings</i> associated with outdoor education camp <i>use</i>	1
.7	Maximum number of workshop/office <i>buildings</i> associated with outdoor education camp <i>use</i>	1

SECTION 7 – RURAL ZONES

SECTION 7.1 – RR1 - RURAL RESOURCE 1 ZONE

Intent

- 7.1.1 The intent of this *zone* is to provide for rural residential development in unserved areas of Electoral Area D.

Permitted Uses

- 7.1.2 In the RR1 *Zone* the use of land, *buildings* and *structures* is restricted to:
- *single family dwelling*
 - *secondary suite*
 - *bed and breakfast*
 - *home office*
 - *home craft*
 - Operation of a temporary portable sawmill if at least 50% of the volume of the timber is harvested from the *parcel* on which the sawmill is located
 - *accessory buildings and uses*

Regulations

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

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel</i> area for new subdivisions	2 ha
.2	Maximum number of <i>single family dwellings</i> per <i>parcel</i>	1
.3	Maximum number of <i>secondary suites</i> per <i>single family dwelling</i>	1
.4	Minimum <i>setback</i> • from front <i>parcel line</i> • from all other <i>parcel lines</i>	4.5 m 2 m
.5	Maximum <i>height</i> of • <i>principal building</i> • <i>accessory building</i>	8 m 5 m
.6	Maximum <i>parcel coverage</i>	33 %

Parking & Loading

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

SECTION 7.2 – RR2 – RURAL RESOURCE 2 ZONE

Intent

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

Permitted Uses

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

- *agriculture*, excluding *intensive agriculture*
- forestry practices, including silviculture and harvesting, but not including processing or manufacturing
- Operation of a temporary portable sawmill if at least 50% of the volume of the timber is harvested from the *parcel* on which the sawmill is located
- *single family dwelling*
- *secondary suite*
- *bed and breakfast*
- *home office*
- *home craft*
- *accessory buildings* and *accessory uses*

- .1 On *parcels* of 8 ha or greater, the additional permitted *uses* are:

- *agriculture*, including *intensive agriculture*

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

- *medical marihuana production facility*

- .3 On the *parcel* legally described as PID 027-657-680, Strata Lot 7, Plan BCS3099, District Lot 2248, Group 1, NWD, the additional permitted *uses* are:

- *medical marihuana production facility*

Regulations

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

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions	8 ha
.2	Maximum number of single family dwellings per <i>parcel</i>	1
.3	Maximum number of <i>secondary suites</i> per <i>single family dwelling</i>	1
.4	Minimum <i>setback</i> • from <i>all parcel lines</i>	7.5 m

COLUMN I Matter to be Regulated		COLUMN II Regulations
.5	Maximum <i>height</i> of • <i>principal building</i> • <i>accessory building</i>	8.5 m 6 m
.6	Minimum <i>setback</i> for <i>medical marihuana production facility</i> (from all <i>parcel lines</i>)	15 m
.7	Maximum <i>height</i> for a <i>medical marihuana production facility</i>	15 m
.8	Maximum <i>gross floor area</i> for a <i>medical marihuana production facility</i>	2,500 m ²
.9	Maximum <i>parcel coverage</i> • Where a <i>parcel</i> is 1 ha or less, the maximum <i>parcel coverage</i> shall be	5 % 15%

- .10 The *setback* and *height* regulations in Section 7.2.3 (.6-.7) shall not apply to an existing *building* that is re-purposed for a *medical marihuana production facility*, so long as that *building* has been issued a valid building permit.

Parking & Loading

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

SECTION 7.3 – RR3 - RURAL RESOURCE 3 ZONE

Intent

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

Permitted Uses

- 7.3.2 In the RR3 *Zone* the use of land, *buildings* and *structures* is restricted to:

- *agriculture*, excluding *intensive agriculture*
 - forestry practices, including silviculture and harvesting, but not including processing or manufacturing
 - aggregate extraction, but not including processing or manufacturing
 - Operation of a temporary portable sawmill if at least 50% of the volume of the timber is harvested from the *parcel* on which the sawmill is located
 - *single family dwelling*
 - *secondary suite*
 - *bed and breakfast*
 - *home office*
 - *home craft*
 - *accessory buildings* and *accessory uses*
- .1 On *parcels* of 8 ha or greater, the additional permitted *uses* are:
- *agriculture*, including *intensive agriculture*
- .2 On *parcels* of 10 ha or greater, the additional permitted *uses* are:
- *medical marihuana production facility*

Regulations

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

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions	16 ha
.2	Maximum number of <i>single family dwellings</i> per <i>parcel</i>	1
.3	Maximum number of <i>secondary suites</i> per <i>single family dwelling</i>	1
.4	Minimum <i>setback</i> • from <i>all parcel lines</i>	7.5 m
.5	Maximum <i>height</i> of • <i>principal building</i> • <i>accessory building</i>	8.5 m 6 m

COLUMN I Matter to be Regulated		COLUMN II Regulations
.6	Minimum <i>setback</i> for <i>medical marihuana production facility</i> (from all <i>parcel lines</i>)	15 m
.7	Maximum <i>height</i> for a <i>medical marihuana production facility</i>	15 m
.8	Maximum <i>gross floor area</i> for a <i>medical marihuana production facility</i>	2,500 m ²
.9	Maximum <i>parcel coverage</i> Where a <i>parcel</i> is 1 ha or less, the maximum <i>parcel coverage</i> shall be	5 % 15%

- .10 The *setback* and *height* regulations in Section 7.3.3 (.6-.7) shall not apply to an existing *building* that is re-purposed for a *medical marihuana production facility*, so long as that *building* has been issued a valid building permit.

Parking & Loading

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

SECTION 7.4 – RR4 - RURAL RESOURCE 4 ZONE

Intent

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

Permitted Uses

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

- *single family dwelling*
- *agriculture, excluding intensive agriculture*
- forestry practices, including silviculture and harvesting, but not including processing or manufacturing
- aggregate extraction, but not including processing or manufacturing
- Operation of a temporary portable sawmill if at least 50% of the volume of the timber is harvested from the *parcel* on which the sawmill is located
- garden nursery
- *secondary suite*
- *bed and breakfast*
- *home office*
- *home craft*
- *accessory buildings and uses*

- .1 On *parcels* of 8 ha or greater, the additional permitted *uses* are:

- *agriculture, including intensive agriculture*

- .2 On *parcels* of 10 ha or greater, the additional permitted *uses* are:
medical marihuana production facility

Regulations

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

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions	40 ha
.2	Maximum number of <i>single family dwellings</i> per <i>parcel</i>	1
.3	Maximum number of <i>secondary suites</i> per <i>single family dwelling</i>	1
.4	Minimum <i>setback</i> • from all <i>parcel lines</i>	7.5 m
.5	Maximum <i>height</i> of • <i>principal building</i> • <i>accessory building</i>	8.5 m 6 m

COLUMN I Matter to be Regulated		COLUMN II Regulations
.6	Minimum <i>setback</i> for <i>medical marihuana production facility</i> (from all <i>parcel lines</i>)	15 m
.7	Maximum <i>height</i> for a <i>medical marihuana production facility</i>	15 m
.8	Maximum <i>gross floor area</i> for a <i>medical marihuana production facility</i>	2,500 m ²
.9	Maximum <i>parcel coverage</i>	15 %

.10 The *setback* and *height* regulations in Section 7.4.3 (.6-.7) shall not apply to an existing *building* that is re-purposed for a *medical marihuana production facility*, so long as that *building* has been issued a valid building permit.

Parking & Loading

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

SECTION 8 – RESIDENTIAL ZONES

SECTION 8.1 – BTR1 – BLACK TUSK RESIDENTIAL 1 ZONE

Intent

- 8.1.1 The intent of this *zone* is to provide for residential development, community open space, and recreational development in Black Tusk Village.

Permitted Use

- 8.1.2 In the BTR1 *Zone* the use of land, *buildings* and *structures* is restricted to:

- .1 On private strata lots
 - *single family dwelling*
 - *home office*
 - *accessory buildings and accessory uses*
- .2 On common property
 - park and open space
 - trails and pathways
 - community facilities
 - *accessory buildings and accessory uses*

Regulations

- 8.1.3 On a *parcel* located in the BTR1 *Zone*, no *use*, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions	40 ha
.2	Maximum number of <i>single family dwellings</i> per strata lot	1
.3	Maximum number of <i>accessory buildings</i> per strata lot	2
.4	Minimum <i>setback</i> • from <i>front parcel line</i> • from <i>interior side parcel line</i> • from <i>exterior side parcel line</i> • from <i>rear parcel line</i>	7.5 m 1.5 m 4.5 m 4.5 m
.5	Maximum <i>height</i> of • <i>single family dwelling</i> • community facility use • <i>accessory building</i>	7.5 m 8 m 5 m
.6	Maximum <i>parcel coverage</i> per strata lot	33 %
.7	Maximum <i>parcel coverage</i> for the entire lot, including strata lots and common property	33%
.8	Maximum <i>gross floor area</i> for <i>accessory buildings</i>	40 m ²

COLUMN I Matter to be Regulated		COLUMN II Regulations
.9	Community facilities <i>use</i> includes: • indoor and outdoor recreation • meeting rooms • workshop	Community facilities can only be located on common property and not private strata lots
.10	Maximum number of strata lots	94

Parking & Loading

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

SECTION 8.2 – PR1 – PINECREST RESIDENTIAL 1 ZONE

Intent

- 8.2.1 The intent of this *zone* is to provide for single family residential, community open space, and recreational development in Pinecrest Estates.

Permitted Uses

- 8.2.2 In the PR1 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- .1 On private strata lots
 - *single family dwelling*
 - *home office*
 - *home craft*
 - *accessory buildings and accessory uses*
- .2 On common property
 - park and open space
 - trails and pathways
 - community facilities
 - *accessory buildings and accessory uses*

Regulations

- 8.2.3 On a *parcel* located in the PR1 *Zone*, no *use*, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for subdivision	10 ha
.2	Maximum number of <i>single family dwellings</i> per strata lot	1
.3	Maximum number of <i>accessory buildings</i> per strata lot	1
.4	Maximum <i>height</i> of • <i>single family dwelling</i> • <i>accessory building</i>	8 m 5 m
.5	Maximum <i>parcel coverage</i> per strata lot	70%
.6	Maximum <i>building area</i> for <i>single family dwelling</i>	246 m ²
.7	Maximum <i>gross floor area</i> for <i>single family dwelling</i>	390 m ²
.8	Maximum <i>building area</i> for <i>accessory building</i>	40 m ²

COLUMN I Matter to be Regulated		COLUMN II Regulations
.9	Minimum <i>parcel line setback</i> for <i>buildings</i> and <i>structures</i> located on strata lots	0 m
.10	Minimum <i>setback</i> for <i>buildings</i> and <i>structures</i> located on common property - from strata lots - from <i>front parcel line</i> - from <i>interior side parcel line</i> - from <i>exterior side parcel line</i> - from <i>rear parcel line</i>	15 m 4.5 m 4.5 m 4.5 m 4.5 m
.11	Community facilities <i>use</i> includes: - indoor and outdoor recreation - meeting rooms - workshop	Community facilities can only be located on common property and not private strata lots
.12	Maximum <i>height</i> of <i>buildings</i> associated with community facilities <i>use</i>	9 m
.13	Maximum <i>parcel coverage</i> of entire lot, including private strata lots and common property areas	35%
.14	Maximum number of strata lots	75

Parking & Loading

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

SECTION 9 – RESIDENTIAL (BRITANNIA BEACH) ZONES

SECTION 9.1 – BBR1 – BRITANNIA BEACH RESIDENTIAL 1 ZONE

Intent

- 9.1.1 The intent of this *zone* is to provide for single family residential development in Britannia Beach.

Permitted Uses

- 9.1.2 In the BBR1 *Zone* the *use* of land, *buildings* and *structures* is restricted to:
- *single family dwelling*
 - *secondary suite*
 - o *secondary suite* is not a permitted *use* for *parcels* that have Lower Crescent and Shaughnessy Place street/civic addresses
 - *home office*
 - *accessory buildings and uses*

Regulations

- 9.1.3 On a *parcel* located in the BBR1 *Zone*, no *use*, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions	2,000 m ²
.2	Maximum number of <i>single family dwellings</i> per Parcel	1
.3	Maximum number of <i>secondary suites</i> per <i>single family dwelling</i>	1
.4	Maximum number of <i>accessory buildings</i> per <i>parcel</i>	2
.5	Minimum <i>setback</i> for <i>single family dwelling</i> • from <i>front parcel line</i> • from <i>exterior side parcel line</i> • from <i>interior side parcel line</i> • from <i>rear parcel line</i>	5.6 m 4.5 m 2.1 m 5.6 m
.6	Minimum <i>setback</i> for <i>accessory buildings</i> • from <i>front parcel line</i> • from <i>exterior side parcel line</i> • from <i>interior side parcel line</i> • from <i>rear parcel line</i>	3.6 m 4.5 m 2.1 m 2.1 m
.7	Maximum <i>height</i> of • <i>single family dwelling</i> • <i>accessory building</i>	8.5 m 4.5 m

COLUMN I Matter to be Regulated		COLUMN II Regulations
.8	Maximum <i>Floor Space Ratio</i> (FSR)	a) 0.45 FSR for <i>parcels</i> of 400 m ² or less b) For <i>parcels</i> greater than 400 m ² , FSR shall decrease by 0.01 for every additional 50 m ² of <i>parcel area</i> , or portion thereof c) Notwithstanding subsection (b) above, no <i>parcel</i> shall have an FSR of less than 0.20
.9	Maximum <i>parcel coverage</i>	75 % of the allowable FSR

.10 Notwithstanding the provisions of Section 9.1.3 (.5-.6), the following *parcel line setback* provisions apply to the *parcels* as identified in each subsection:

- (a) For PID 026-457-601, Lot 2, District Lot 891, Plan BCP20004, Group 1, NWD:
 - (i) The *front parcel line setback* shall be 3.6 m
 - (ii) The *rear parcel line setback* shall be 2.75 m
- (b) For PID 026-457-768, Lot 22, District Lot 891, Plan BCP20004, Group 1, NWD:
 - (i) The *front parcel line setback* shall be 4.6 m
 - (ii) The *rear parcel line setback* shall be 3.6 m

Parking & Loading

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

SECTION 9.2 – BBR2 – BRITANNIA BEACH RESIDENTIAL 2 ZONE

Intent

- 9.2.1 The intent of this *zone* is to provide for single family residential development in Britannia Beach.

Permitted Uses

- 9.2.2 In the BBR2 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- *single family dwelling*
- *secondary suite*, subject to Section 5
- *home office*
- public park, nature trails, and natural open space
- *accessory buildings and uses*

- .1 On *parcels* of 1.15 ha or greater, the additional permitted *uses* are:

- *cottage*

Regulations

- 9.2.3 On a *parcel* located in the BBR2 *Zone*, no *use*, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions	2.5 ha
.2	Maximum number of <i>single family dwellings</i> per Parcel	• on <i>parcels</i> less than 1 ha: 1 <i>single family dwelling</i> • on <i>parcels</i> 1.15 ha or greater: 1 <i>single family dwelling</i> and 1 <i>cottage</i>
.3	Maximum number of <i>secondary suites</i> per <i>single family dwelling</i>	1
.4	Maximum number of <i>accessory buildings</i> per <i>parcel</i>	2
.5	Minimum <i>setback</i> for <i>single family dwelling</i> or <i>cottage</i> • from <i>front parcel line</i> • from <i>exterior side parcel line</i> • from <i>interior side parcel line</i> • from <i>rear parcel line</i>	8.1 m 7.5 m 4.1 m 8.1 m

COLUMN I Matter to be Regulated		COLUMN II Regulations
.6	Minimum setback for accessory buildings • from front parcel line • from exterior side parcel line • from interior side parcel line • from rear parcel line	3.6 m 4.5 m 2.1 m 2.1 m
.7	Maximum height of • single family dwelling • cottage • accessory building	9 m 7.5 m 4.5 m
.8	Maximum gross floor area of single family dwelling	465 m ²
.9	Maximum parcel coverage	35%
.10	Maximum gross floor area of cottage	140 m ²

Parking & Loading

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

SECTION 9.3 – BBR3 – BRITANNIA BEACH RESIDENTIAL 3 ZONE

9.3.1 Intent

The intent of this *zone* is to provide for single family residential development on larger *parcels* in Britannia Beach.

Permitted Uses

9.3.2 In the BBR3 Zone the *use* of land, *buildings* and *structures* is restricted to:

- *single family dwelling*
- *secondary suite*, subject to Section 5
- *home office*
- public park, nature trails, and natural open space
- *accessory buildings and uses*

.1 On *parcels* of 1.15 ha or greater, the additional permitted *uses* are:

- *cottage*

Regulations

9.3.3 On a *parcel* located in the BBR3 Zone, no *use*, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions	• where a parcel is serviced by a community water and sewerage system: 4,000 m² • where a parcel is not serviced by a community water and sewerage system: 1 ha
.2	Maximum number of <i>single family dwellings</i> per <i>parcel</i>	• on <i>parcels</i> less than 1 ha: 1 <i>single family dwelling</i> • on <i>parcels</i> 1.15 ha or greater: 1 <i>single family dwelling</i> and 1 <i>cottage</i>
.3	Maximum number of <i>secondary suites</i> per <i>single family dwelling</i>	1
.4	Maximum number of <i>accessory buildings</i> per <i>parcel</i>	2

COLUMN I Matter to be Regulated		COLUMN II Regulations
.5	Minimum <i>setback</i> - from <i>front parcel line</i> - from all other <i>parcel lines</i>	7.5 m 4.5 m
.6	Maximum <i>height</i> of <i>single family dwelling</i> <i>cottage</i> <i>accessory building</i>	9 m 4.5 m 4.5 m
.7	Maximum number of residential <i>parcels</i> in the BBR3 <i>zone</i>	26
.8	Maximum <i>parcel coverage</i>	35%
.9	Maximum <i>gross floor area</i> of <i>single family dwelling</i>	465 m ²
.10	Maximum <i>gross floor area</i> of <i>cottage</i>	140 m ²
.11	Maximum <i>gross floor area</i> of <i>accessory building</i> used for parking	55 m ²
.12	Maximum combined <i>gross floor area</i> of a <i>cottage</i> and parking use	195 m ²

Parking & Loading

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

SECTION 10 – RESIDENTIAL (FURRY CREEK) ZONES

SECTION 10.1 – FCR1 – FURRY CREEK MARINA RESIDENTIAL 1 ZONE

Intent

10.1.1 The intent of this *zone* is to provide for high quality residential housing north of Furry Creek that takes advantage of the waterfront setting as well as open space and mountain views.

Permitted Uses

10.1.2 In the FCR1 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- *single family dwelling*
- *duplex*
- *townhouse*
- *Furry Creek community use*
- *home office*
- *accessory buildings and uses*

Regulations

10.1.3 On a *parcel* located in the FCR1 *Zone*, no *use*, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Maximum density of <i>dwelling units</i>	32 <i>dwelling units</i> per ha
.2	Minimum <i>setback</i> • from Main Street • from the Marina Basin • In all other locations, for all <i>parcel lines</i>	0 m 1.5 m 3 m
.3	Maximum <i>height</i> of • <i>duplex</i> or <i>single family dwelling</i> • <i>townhouse</i> • <i>Furry Creek community use</i> • <i>accessory building</i>	12 m 12 m 12 m 5 m
.4	Minimum separation distance between <i>buildings</i>	3 m
.5	Maximum <i>parcel coverage</i>	40 %

Parking & Loading

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

Landscaping & Screening

10.1.5 Pursuant to Section 527 of the *Local Government Act*, the additional regulations in this subsection apply to the provision and maintenance of screening and landscaping to mask and separate *uses*, or to enhance the natural environment within Furry Creek Residential *zones* as follows:

- .1 One satellite dish may be provided for a *dwelling unit* provided that:
 - i) it has a maximum diameter of 0.8 metres.
 - ii) no signage or illumination is provided.
- .2 All garbage containers exceeding 1.0 m³ in capacity must be screened by a *landscape screen* or sight-obscuring fence which may be open on one side only.

SECTION 10.2 – FCR2 – FURRY CREEK WATERFRONT RESIDENTIAL 2 ZONE

Intent

10.2.1 The intent of this *zone* is to provide for high quality residential housing south of Furry Creek that takes advantage of the golf course and waterfront setting as well as open space and mountain views.

Permitted Uses

10.2.2 In the FCR2 Zone the *use* of land, *buildings* and *structures* is restricted to:

- *single family dwelling*
- *duplex*
- *townhouse*
- *Furry Creek community use*
- *home office*
- *accessory buildings and uses*

Regulations

10.2.3 On a *parcel* located in the FCR2 Zone, no *use*, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Maximum density of <i>dwelling units</i>	32 <i>dwelling units</i> per ha
.2	Minimum <i>setback</i>	
	• from eastern <i>parcel line</i> adjacent to Block A, Plan LMP13803	8 m
	• from southern <i>parcel line</i> adjacent to Block A, Plan LMP13803	8 m
	• from all other <i>parcel lines</i>	3 m
.3	Maximum <i>height</i> of	
	• <i>any single family dwelling, duplex, or townhouse</i> within 20 m of the high water mark of Howe Sound or Furry Creek	9 m
	• Any other <i>duplex, townhouse, or single family dwelling</i>	12 m
	• <i>Furry Creek community use</i>	9 m
	• <i>accessory building</i>	5 m
.4	Minimum separation distance between <i>buildings</i>	3 m
.5	Maximum <i>parcel coverage</i>	40 %

Parking & Loading

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

Landscaping & Screening

10.2.5 Pursuant to Section 527 of the *Local Government Act*, the additional regulations in this subsection apply to the provision and maintenance of screening and landscaping to mask and separate *uses*, or to enhance the natural environment within Furry Creek Residential *zones* as follows:

- .1 One satellite dish may be provided for a *dwelling unit* provided that:
 - i) it has a maximum diameter of 0.8 metres.
 - ii) no signage or illumination is provided.
- .2 All garbage containers exceeding 1.0 m³ in capacity must be screened by a *landscape screen* or sight-obscuring fence which may be open on one side only.

SECTION 10.3 – FCR3 – FURRY CREEK UPLANDS RESIDENTIAL 3 ZONE

Intent

10.3.1 The intent of this *zone* is to provide for high quality residential housing in a currently subdivided and developed portion of the uplands area of Furry Creek that takes advantage of the golf course and water, open space, and mountain views.

Permitted Uses

10.3.2 In the FCR3 Zone the *use* of land, *buildings* and *structures* is restricted to:

- *single family dwelling*
- *secondary suite*
- *bed and breakfast*
- *home office*
- *home craft*
- *day nursery*
- *accessory buildings and uses*

.1 On the four *parcels* legally described below, *duplex* is an additional permitted *use*:

- PID 018-612-571, Lot 4, Block 3, Plan LMP13803, District Lot 1632, Group 1, NWD
- PID 018-612-580, Lot 5, Block 3, Plan LMP13803, District Lot 1632, Group 1, NWD
- PID 018-612-822, Lot 15, Block 3, Plan LMP13803, District Lot 1898, Group 1, NWD
- PID 018-612-857, Lot 16, Block 3, Plan LMP13803, District Lot 1898, Group 1, NWD

Regulations

10.3.3 On a parcel located in the FCR3 Zone, no *use*, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions	• where a parcel is serviced by a community water and sewerage system: 5,000 m² • where a parcel is not serviced by a community water and sewerage system: 1 ha
.2	Maximum number of <i>dwelling units</i> per parcel	1 <i>single family dwelling</i> or 1 <i>duplex</i> , where permitted by s. 10.3.2.1
.3	Maximum number of <i>secondary suites</i> per <i>single family dwelling</i>	1

COLUMN I Matter to be Regulated		COLUMN II Regulations
.4	Maximum <i>gross floor area</i> of • <i>single family dwelling</i> • <i>duplex</i>, where permitted by s. 10.3.2.1	465 m ² 500 m ²
.5	Minimum <i>setback</i> • from <i>front parcel line</i> • from <i>rear parcel line</i> • from <i>interior side parcel line</i> • from <i>exterior side parcel line</i> • from <i>golf course</i>, where applicable	6 m 5 m 2 m 2 m 10 m
.6	Maximum <i>height</i> of • <i>single family dwelling</i> • <i>duplex</i>, where permitted by s. 10.3.2.1 • <i>accessory building</i>	10 m 10 m 5 m
.7	Minimum separation distance between <i>buildings</i>	3 m
.8	Maximum combined <i>gross floor area</i> of <i>day nursery use</i> located in <i>single family dwelling</i> and/or <i>accessory building</i>	50 m ²
.9	Maximum <i>parcel coverage</i>	35 %

Parking & Loading

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

SECTION 11 – COMMERCIAL ZONES

SECTION 11.1 – FCC1 – FURRY CREEK COMMERCIAL 1 ZONE

Intent

11.1.1 The intent of the FCC1 *zone* is to accommodate commercial retail, office, service, and community *uses* in order to serve both the Furry Creek community and visitors.

Permitted Uses

11.1.2 In the FCC1 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- *Office*
- *Retail*
- *Personal service establishment*
- *Furry Creek Community use*
- *Restaurant*
- *Neighbourhood pub*
- *Commercial lodging*
- *Dwelling unit*
- *Accessory buildings and uses*

Regulations

11.1.3 On a parcel located in the FCC1 *Zone*, no *use*, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions	• where a parcel is serviced by a community water and sewerage system: 5,000 m² • where a parcel is not serviced by a community water and sewerage system: 2 ha
.2	Maximum <i>Floor Space Ratio</i> (FSR)	3.0
.3	Minimum <i>setback</i> • from all <i>parcel lines</i>	0 m
.4	Maximum <i>height</i> of: • <i>principal buildings</i> • <i>accessory buildings</i>	15 m 5 m
.5	Location of <i>accessory dwelling units</i>	On a floor above the ground floor of a <i>building</i> hosting a commercial <i>use</i>
.6	Maximum <i>parcel coverage</i>	100 %

Parking & Loading

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

Landscaping & Screening

11.1.5 Pursuant to Section 527 of the *Local Government Act*, the additional regulations in this subsection apply to the provision and maintenance of screening and landscaping to mask and separate *uses*, or to enhance the natural environment within Furry Creek Commercial *zones* as follows:

- .1 One satellite dish may be provided for a *dwelling unit* provided that:
 - i) it has a maximum diameter of 0.8 metres.
 - ii) no signage or illumination is provided.
- .2 All garbage containers exceeding 1.0 m³ in capacity must be screened by a *landscape screen* or sight-obscuring fence which may be open on one side only.

SECTION 11.2 – FCC2 – FURRY CREEK GOLF COURSE COMMERCIAL 2 ZONE

Intent

11.2.1 The intent of the FCC2 *zone* is to accommodate the Furry Creek golf course development within the *zone* boundaries.

Permitted Uses

11.2.2 In the FCC2 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- Golf course
- Golf course club house
- *Restaurant*
- *Retail*
- *Assembly*
- *Commercial assembly*
- *Accessory buildings and uses*

Regulations

11.2.3 On a parcel located in the FCC2 *Zone*, no *use*, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions	62 ha
.2	Minimum <i>setback</i> • from all <i>parcel lines</i>	7.5 m
.3	Maximum <i>height</i> of: • <i>principal buildings</i> • <i>accessory buildings</i>	12 m 5 m
.4	Maximum <i>parcel coverage</i>	5 %

Parking & Loading

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

SECTION 11.3 – BC1 – BACKCOUNTRY COMMERCIAL 1 ZONE (Sea to Sky Gondola)

Intent

11.3.1 The intent of this *zone* is to provide for commercial, recreational, and assembly *uses* located within the Sea to Sky Gondola Crown land tenure area.

Permitted Uses

11.3.2 In the BC1 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- *Gondola terminal*
- *Restaurant*
- *Retail*
- *Day Lodge*
- *Office*
- *Maintenance buildings*
- *Theatre and amphitheatre*
- *Interpretive centre*
- *Playgrounds, parks, and trails*
- *Dwelling unit* for caretaker *use*;
- *Helicopter landing and staging*;
- *Accessory buildings* and *accessory uses*.

Conditions of Use

11.3.3 The following conditions apply to the permitted *uses* in the BC1 *Zone*:

- .1 Events with an anticipated attendance of 500 people or more require a special event permit.
- .2 For those events with an anticipated attendance of 300 or more people the SLRD must be notified 30 days in advance of the event.

Regulations

- 11.3.4 On a parcel located in the BC1 Zone, no *use, building or structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated	COLUMN II Regulations
PARCEL AREA	
.1 Minimum <i>parcel area</i> for new subdivisions	68.0 ha
HEIGHT	
.2 Maximum <i>height</i>	a) All <i>principal buildings and structures</i> shall be no higher than 15.24 m (50 feet) or 3 stories, whichever is less b) <i>Gondola terminal</i> shall not be subject to this max <i>height</i> restriction c) All <i>accessory buildings and structures</i> shall be no higher than 5 m.
GROSS FLOOR AREA	
.3 Maximum TOTAL <i>gross floor area</i>	3,716 m ² (40,000 ft ²)
.4 Maximum <i>gross floor area</i> for restaurant	930 m ²
.5 Maximum <i>gross floor area</i> for retail	325 m ²
.6 Maximum <i>gross floor area</i> for office, day lodge, and public areas	745 m ²
.7 Maximum <i>gross floor area</i> for caretaker dwelling	140 m ²
.8 Maximum <i>gross floor area</i> for maintenance, employee and associated facilities	1,210 m ²
.9 Maximum <i>gross floor area</i> for interpretive centre, theatres and amphitheatres	375 m ²
DWELLING UNITS	
.10 Maximum number of <i>dwelling units</i> per <i>parcel</i>	1
SETBACKS	
.11 Minimum <i>setback</i> from all <i>parcel lines</i>	7.5 m

Parking & Loading

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

SECTION 11.4 – BC2 – BACKCOUNTRY COMMERCIAL 2 ZONE

Intent

11.4.1 The intent of this *zone* is to provide for commercial, recreational, and assembly *uses* located within the Callaghan Country Wilderness Adventures tenure area.

Permitted Uses

11.4.2 In the BC2 Zone the use of land, *buildings*, and *structures* is restricted to:

- *pension*
- *commercial lodging*
- cross country skiing trails
- *employee housing*, associated with the commercial recreation business operating from the Alexander Falls site
- snowmobile, snowcat, and equipment maintenance yard and *building*
- refueling depot
- *restaurant*
- *retail*
- *accessory buildings and accessory uses*

Regulations

11.4.3 On a parcel located in the BC2 Zone, no *use*, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions	1 ha
.2	Minimum <i>setback</i> • From all <i>parcel lines</i>	7.5 m
.3	Maximum <i>height</i> of • <i>principal building</i> • <i>accessory building</i>	12 m 5 m
.4	Maximum <i>parcel coverage</i>	20 %
.5	<i>Commercial lodging use</i> • maximum <i>gross floor area</i> of lodge • maximum number of guests • maximum number of guest rooms	750 m ² 24 24 guest rooms per 1 ha
.6	Maintenance & administration <i>use</i> • combined maximum <i>gross floor area</i> for all maintenance & administration <i>buildings</i>	300 m ²
.7	<i>Employee housing use</i> • maximum number of dwellings • maximum <i>gross floor area</i> of each dwelling	2 175 m ²

COLUMN I Matter to be Regulated		COLUMN II Regulations
.8	<i>Restaurant and retail uses</i> • maximum combined <i>gross floor area</i>	200 m ²

Parking & Loading

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

SECTION 11.5 – BC3 – BACKCOUNTRY COMMERCIAL 3 ZONE (Whistler Olympic Park)

Intent

11.5.1 The intent of this *zone* is to provide for commercial, recreational, and assembly *uses* located within the Whistler Olympic Park Crown land tenure area.

Permitted Uses

11.5.2 In the BC3 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- Outdoor non-motorized winter and summer recreation and associated *uses*, limited to recreation trails, warming huts, ski jump, lift equipment, biathlon shooting range and stadium, cross country skiing stadium, tube park, outdoor skating rink, toboggan run, snowshoeing, snow play area, and unpaved mountain bike tracks
- *day lodge*
- *assembly*
- *commercial assembly*
- café and concession stand
- *retail*, rental and repair, limited to products and services associated with permitted *uses*
- custodian or caretaker residences
- *accessory buildings and uses*, including, offices, washrooms, overnight parking, maintenance, utility, security *buildings*, and ticket booths.

Conditions of Use

11.5.3 The following conditions apply to the permitted *uses* in the BC3 *zone*:

- .1 Non-sporting events require a Special Event Permit in accordance with the Squamish-Lillooet Regional District Special Event Bylaw No. 1247-2012, as amended from time to time.
- .2 Non-sporting events occurring entirely within the *day lodge* do not require a Special Event Permit as part of the Squamish-Lillooet Regional District Special Event Bylaw No. 1247-2012, as amended from time to time.
- .3 Sporting events with an anticipated attendance of 1,000 people or more require a special event permit in accordance with the Squamish-Lillooet Regional District Special Event Bylaw No. 1247-2012, as amended from time to time.
- .4 For all events with an anticipated attendance of 500 people or more, the SLRD must be notified 30 days in advance of the event.

Regulations

11.5.4 On a parcel located in the BC3 *Zone*, no *use*, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions	262 ha
.2	Maximum <i>gross floor area</i> for uses • <i>Day Lodge</i> • <i>Café & Concession Stand</i> • <i>Retail</i>, rental, and repair • Custodian and caretaker residences • <i>Accessory buildings and uses</i>	1,500 m ² 500 m ² 500 m ² 120 m ² per <i>dwelling unit</i> 4,000 m ²
.3	Maximum number of custodian/caretaker residences	2 <i>dwelling units</i>
.4	Maximum number of <i>day lodges</i>	1
.5	Minimum <i>setback</i> • from all <i>parcel lines</i>	7.5 m
.6	Maximum <i>height of buildings and structures</i>	12 m
.7	Maximum <i>parcel coverage</i>	10 %

Parking and Loading

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

- .1 Notwithstanding the provisions of Section 5, a dust free surface is not required for off street parking areas in the BC3 zone.
- .2 Adequate space for loading, unloading, and manoeuvring of trucks shall be provided on the site.

SECTION 12 – COMMERCIAL (RETREAT CENTRE) ZONES

SECTION 12.1 – CRC1 – COMMERCIAL RETREAT CENTRE 1 ZONE

Intent

12.1.1 The intent of this *zone* is to provide for a retreat centre incorporating assembly, sleeping, and classroom *uses* along with caretaker facilities and parks for attendees.

Permitted Uses

12.1.2 In the CRC1 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- *retreat centre*
- auxiliary residential unit
- caretaker unit
- park and playground
- *accessory buildings and uses*

Regulations

12.1.3 On a parcel located in the CRC1 *Zone*, no *use*, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions	15 ha
.2	Maximum number of sleeping rooms associated with a retreat centre	50
.3	Maximum number of: • auxiliary residential unit • caretaker unit	1 <i>dwelling unit</i> 1 <i>dwelling unit</i>
.4	Minimum <i>setback</i> from all <i>parcel lines</i>	7.6 m
.5	Maximum <i>height</i> of <i>buildings</i>	14 m
.6	Maximum <i>gross floor area</i> of retreat centre, including <i>assembly</i> and residential <i>uses</i>	5,414 m ²
.7	Maximum <i>gross floor area</i> of caretaker unit	186 m ²
.8	Maximum <i>gross floor area</i> of sleeping rooms	22 m ²
.9	Maximum <i>gross floor area</i> of auxiliary residential unit	140 m ²

Parking & Loading

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

SECTION 12.2 – CRC2 – COMMERCIAL RETREAT CENTRE 2 ZONE

Intent

12.2.1 The intent of this *zone* is to provide for commercial lodging and related development associated with the Brew Creek Centre.

Permitted Uses

12.2.2 In the CRC2 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- *commercial lodging*
- *pension*
- *single family dwelling*
- *employee housing*, associated with employment at the Brew Creek Centre
- *assembly*
- *commercial assembly*
- indoor and outdoor recreation *uses* limited to guests occupying the accommodation
- *accessory buildings* and *uses*

Regulations

12.2.3 On a parcel located in the CRC2 *Zone*, no *use*, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions • where a parcel is serviced by a community water system and a community sewer service • where a parcel is serviced by a community water system but not a community sewer system • in all other cases	2 ha 3 ha 4 ha
.2	Maximum number of <i>single family dwellings</i> per <i>parcel</i>	2
.3	Maximum density of <i>pensions</i>	• 2.5 guest beds per acre to a maximum of 50 beds
.4	Maximum density of <i>employee housing</i>	• 1 <i>dwelling unit</i> per 10 guest beds
.5	Minimum <i>setback</i> • from <i>front parcel line</i> • from all other <i>parcel lines</i>	7.5 m 6 m
.6	Maximum <i>height</i> of • <i>principal building</i> • <i>accessory building</i>	12 m 8 m
.7	Maximum <i>parcel coverage</i>	10 %

Parking & Loading

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

SECTION 12.3 – CRC3– COMMERCIAL RETREAT CENTRE 3 ZONE

Intent

12.3.1 The intent of this *zone* is to provide for commercial lodging, retreat centre, and related development associated with the Sea to Sky Retreat Centre.

Permitted Uses

12.3.2 In the CRC3 Zone the *use* of land, *buildings* and *structures* is restricted to:

- *commercial lodging*
- *retreat centre*
- *tourist accommodation*, limited to cabins and *cottages*
- *employee housing*, associated with employment at the Sea to Sky Retreat Centre
- *assembly*
- *commercial assembly*
- Indoor and outdoor recreation *uses* limited to guests occupying the accommodation
- *accessory buildings* and *uses*

Regulations

12.3.3 On a parcel located in the CRC3 Zone, no *use*, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions	12 ha
.2	Maximum number of <i>buildings</i> associated with <i>commercial lodging use</i>	1
.3	Maximum number of <i>buildings</i> associated with <i>retreat centre use</i>	1
.4	Maximum number of cabins associated with <i>tourist accommodation use</i>	3
.5	Maximum number of <i>cottages</i> associated with <i>tourist accommodation use</i>	3
.6	Minimum <i>setback</i> from all <i>parcel lines</i>	4.5 m
.7	Maximum <i>height</i> of • <i>Commercial lodging, retreat centre</i> • <i>Employee housing, cabins, cottages</i> • <i>building</i>	10 m 8 m 5 m
.8	Maximum <i>parcel coverage</i>	10 %

Parking & Loading

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

SECTION 13 – INSTITUTIONAL ZONES

SECTION 13.1 – P1 - PUBLIC AND INSTITUTIONAL 1 ZONE

Intent

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

Permitted Uses

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

- ambulance station
- cemetery
- community care facility
- fire hall
- hospital or diagnostic and treatment centre
- library
- police station
- school
- *accessory building* and *accessory uses*

Regulations

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

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions	• where a parcel is serviced by a community water and sewerage system: 5,000 m² • where a parcel is not serviced by a community water and sewerage system: 2 ha
.2	Minimum <i>setback</i> from all <i>parcel lines</i>	4.5 m
.3	Maximum <i>height</i> of • <i>principal building</i> • <i>accessory building</i>	12 m 5 m
.4	Maximum <i>parcel coverage</i>	40 %

- .5 Notwithstanding the provisions of Section 13.1.3, the following provisions apply to the parcel as identified below:
- (a) For PID 006-968-317, Lot 2, District Lot 4102, Plan VAP19821, Group 1, NWD:
- (i) The *front parcel line setback* shall be 0 m.
 - (ii) The *rear parcel line setback* shall be 0 m.
 - (iii) The *interior side parcel line setback* shall be 0 m.
 - (iv) The *height* for the hose tower shall be 15 m.

Parking & Loading

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

SECTION 14 – INDUSTRIAL ZONES

SECTION 14.1 – IND1 - INDUSTRIAL 1 ZONE

Intent

14.1.1 The intent of this *zone* is to provide for the location and development specific to the Furry Creek hydroelectric power generation facility.

Permitted Uses

14.1.2 In the IND1 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- commercial run of river hydroelectric power generation facility
- *accessory building* and *accessory uses*

Regulations

14.1.3 On a parcel located in the IND1 *Zone*, no *use*, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions	• where a parcel is serviced by a community water and sewerage system: 5,000 m² • where a parcel is not serviced by a community water and sewerage system: 2 ha
.2	Minimum <i>setback</i> from all <i>parcel lines</i>	7.5 m
.3	Maximum <i>height</i> of <i>buildings</i> and <i>structures</i>	12 m
.4	Maximum <i>height</i> of communications antenna	20 m
.5	Maximum <i>parcel coverage</i>	60 %

Parking & Loading

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

- .1 In addition to the requirements of Section 5, one parking space and one loading shall be provided for triple axle motor vehicles.
- .2 In addition to the requirements of Section 5, sufficient space shall be provided for the manoeuvring of triple axle motor vehicles.

SECTION 15 – PARK ZONES

SECTION 15.1 – PS1 – PARK SPACE 1 ZONE

Intent

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

Permitted Uses

15.1.2 In the PS1 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- park
- playground
- *nature conservation area*
- *passive recreation*
- *agriculture*, excluding *intensive agriculture*
- *assembly*
- *accessory building* and *accessory uses*

Regulations

15.1.3 On a parcel located in the PS1 *Zone*, no *use*, *building* or *structure* shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>setback</i> from all <i>parcel lines</i>	4.5 m
.2	Maximum <i>height</i> of • <i>principal building</i> • <i>accessory building</i>	8 m 5 m
.3	Maximum <i>parcel coverage</i>	10 %

Parking & Loading

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

SECTION 16 – COMPREHENSIVE DEVELOPMENT ZONES

SECTION 16.1 – CD1 – PORTEAU COVE COMPREHENSIVE DEVELOPMENT 1 ZONE

Intent

16.1.1 This *zone* is intended to provide for an integrated mix of residential *uses*, local commercial *uses*, parks, open spaces and riparian areas at Porteau Cove based on a comprehensive plan in conformity with the Electoral Area D Official Community Plan policies and guidelines.

Areas within the CD1 zone

16.1.2 Pursuant to Section 479 of the *Local Government Act* the area covered by the Porteau Cove Comprehensive Development (CD1) *Zone* is comprised of the following Areas shown on Schedule B2.

Permitted Uses

16.1.3 In the CD1 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- (1) Within the Open Space Area (OS1):
 - (a) *Nature conservation area*
 - (b) *Stormwater management*
 - (c) *Passive recreation*
 - (d) Community watershed protection for protection of domestic water supply
- (2) Within the Riparian Area (OS2):
 - (a) *Nature conservation area*
 - (b) Riparian management
- (3) Within the Park and Community Use Area (P1):
 - (a) *Nature conservation area*
 - (b) *Assembly use*
 - (c) Indoor Recreation Services on Lot 18 as shown on Schedule B2
 - (d) *Village commercial use* subject to Section 16.1.6.3
- (4) Within the Utilities and Community Administration Area (P2):
 - (a) Sewage treatment plant
 - (b) Water supply and treatment facilities, reservoirs, and pump stations
 - (c) Wellhead protection
 - (d) Works yard in conjunction with utilities operations
 - (e) Recycling and waste transfer station
 - (f) Police station and first aid station
 - (g) *Office*
 - (h) *Assembly use*
 - (i) Electrical substation
- (5) Within the Residential One Area (Single Family):
 - (a) *Single family dwelling*
 - (b) *Secondary suite*
 - (c) *Bed and breakfast*
 - (d) *Home office*

- (6) Within the Residential Two Area (Mixed Housing):
 - (a) *Single family dwelling*
 - (b) *Duplex*
 - (c) *Townhouse*
 - (d) *Bed and breakfast*
 - (e) *Home office*
 - (f) *Secondary suite*
- (7) Within the Residential Three Area (Apartment)
 - (a) *Apartment*
 - (b) *Townhouse*
 - (c) *Stacked townhouse*
 - (d) *Duplex*
 - (e) *Single family dwelling*
 - (f) *Secondary suite*
 - (g) *Bed and breakfast*
 - (h) *Home office*
- (8) Within the Village Commercial Area (C1)
 - (a) *Village commercial use*
 - (b) *Apartment*
 - (c) *Townhouse*
 - (d) *Service station* on Lot 17 as shown on Schedule B2
 - (e) *Assembly use*
 - (f) *Police station*

Regulations

16.1.4 On a parcel located in the CD1 Zone, no *use, building or structure* shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out below.

- .1 The following documents related to the Porteau Cove CD1 Zone are attached to Schedule B of this Bylaw:
 - Schedule B2: Porteau Cove CD1 Zoning Areas Map
 - Schedule B3: Porteau Cove Park, Open Space, and Trails
 - Schedule B4: Porteau Cove Building Heights Diagram
 - Schedule B5: Porteau Cove Design Guidelines

Minimum Site Area

16.1.5 The minimum *parcel area* for *uses* in the CD1 Zone shall be as follows:

- .1 Compact residential – 450 m²
- .2 *Single family dwelling* – 600 m²
- .3 *Two family dwelling* – 700 m²
- .4 *Townhouse* - 2,000 m²
- .5 *Apartment* – 2,500 m²
- .6 Each *single family, two-family, or compact residential parcel* created by subdivision shall have a minimum useable *parcel area* of not less than 200 m².

Standards

16.1.6 A *home office use* must comply with the requirements of Section 4.

- .1 In the Village Commercial Area a residential occupancy may be combined with a commercial occupancy in the same premises on Lots 8 and 10 as shown on Schedule B2 only, as long as the commercial *use* is a retail, personal service, office, professional, studio or health enhancement centre *use*, and the commercial *use* is located on the ground level only.
- .2 *Village Commercial use* is permitted on Lots 8, 10 and 16, and the commercial *use* is limited to the ground level only;
- .3 A maximum of 185 m² of *gross floor area* for *retail, restaurant or personal service use* is permitted on Lot 18 provided such commercial *use* is limited to the ground level only and is located within or as an integral part of the community facility building and is exclusive of the minimum *gross floor area* required in Section 16.1.8.1.5.
- .4 The storage and display of all goods and products in the Village Commercial Area must be completely enclosed within a building, except for outside seating and the display of goods for sale at retail stores or studios.
- .5 A maximum of one *neighbourhood pub* is permitted in the Village Commercial Area on Lot 16 as shown on Schedule B2 only, with a maximum person capacity of 65 persons.

Density of Development in the CD1 Zone

16.1.7 No more than one single family dwelling may be located on a parcel except where otherwise permitted in this Bylaw.

- .1 Subject to Section 16.1.8, a maximum of 1,400 *dwelling units* shall be permitted in the CD1 *Zone*, to be developed generally in accordance with the overall development plan shown on Schedules B2 and B3.

Conditions Relating to the Conservation or Provision of Amenities

16.1.8 The maximum permitted residential density for all lands zoned CD1 is 1 *dwelling unit* per 15 hectares.

- .1 Despite this Section 16.1.8, the maximum permitted residential density in the CD1 *Zone* may be increased to a maximum of **1,400 dwelling units** or a maximum overall density of **1 unit per 0.3357** hectares if all of the following community amenities are provided at or before the times indicated:
 - .1 concurrently with the deposit of the first plan of subdivision of land in the CD1 *zone*:
 - i) the transfer to the Squamish-Lillooet Regional District in fee simple for the purpose of utilities including, but not limited to, water supply, sewage treatment, storm water management, stream protection *structures*, trailhead parking areas, works yard, fire hall, police station, ambulance, first aid station, office *use* and community administration, the lands zoned as Utilities and Community Administration Area as shown on Schedule B2;

- ii) the transfer to the Squamish-Lillooet Regional District in fee simple of Lots 159, 160, 163, 164 and the portion of proposed Road P located between Lots 160 and 163 as shown on Schedule B2, on the following trust conditions:
 - a) that if the Board of Trustees of the Howe Sound School District No. 48 notifies the Squamish-Lillooet Regional District in writing that it requires such lands for school purposes by the earlier of December 31, 2012 and the date of issuance of a building permit authorizing the construction of the 700th *dwelling unit* in the CD1 zone, the Squamish-Lillooet Regional District will forthwith transfer such lands to the School District for school purposes, provided that the School District shall be responsible for the costs of the transfer including any applicable property transfer tax; and
 - b) if no such notification has been given by the earlier of those two events, the Squamish-Lillooet Regional District shall retain Lots 159, 160, and 164 for public park purposes free of any trust condition, and transfer Lot 163 and the portion of Road P lying between Lot 160 and Lot 163 to the party that transferred the same to the Squamish-Lillooet Regional District or as otherwise directed by such party, with the transferee to be responsible for the costs of the transfer including any applicable property transfer tax;
 - iii) the transfer to the Squamish-Lillooet Regional District in fee simple of the lands zoned on Schedule B2 as Riparian Area and Open Space Area, for the purpose of maintaining, protecting and enhancing the riparian areas and open spaces, which transfer may in the case of the lands zoned as Open Space Area be subject to an option to purchase in favour of the Squamish Nation or its nominee for nominal consideration, exercisable only in the event that the zoning of such lands is altered before the twenty-fifth anniversary of the date of adoption of Squamish-Lillooet Regional District Zoning Bylaw No. 540, 1994 Amendment Bylaw No. 933, 2005 (or as amended or repealed) so as to permit any development of the lands other than as currently permitted as Open Space by this Bylaw No. 1350-2016;
 - iv) the registration of a right-of-way agreement in favour of the Squamish-Lillooet Regional District to secure public use of the recreational trails and trail head parking amenities shown on Schedules B2 and B3; and
 - v) the payment to the Squamish-Lillooet Regional District of \$50,000 to be placed in reserve funds established for the provision of cultural and recreational services to be located within the District of Squamish;
- .2 the payment to the Squamish-Lillooet Regional District of \$500 per *dwelling unit* in excess of 30 in the CD1 zone, to be paid at the time of issuance of the building permit authorizing the construction of the dwelling and placed in reserve funds established for the provision of cultural and recreational services to be located within the District of Squamish;
- .3 at the time of issuance of any building permit authorizing the construction of one or more dwellings in the CD1 zone such that the number of such dwellings in the CD1 zone will:
- i) exceed 300, construction of the neighbourhood viewpoint park on Lot 11; or
 - ii) exceed 350, construction of the waterfront park on Lot 5;

both parks as shown on Schedule B2 and with detailed design of the parks to be consistent with Schedule B3 and approved by the Squamish-Lillooet Regional District prior to issuance of such building permit;

- .4 at the time of issuance of any building permit authorizing the construction of one or more dwellings in the CD1 zone such that the number of such dwellings in the CD1 zone will exceed 400, should it prove to be technically feasible and authorized by the National Transportation Agency, a pedestrian overpass over the railway to the waterfront located in the general vicinity of the waterfront park on Lot 5 listed in above Section 16.1.8.1.3 to the specifications of the Squamish-Lillooet Regional District, or, failing such feasibility and authorization, other feasible improvements that in the reasonable opinion of the Squamish-Lillooet Regional District, would enhance the pedestrian connection between the waterfront park on Lot 5 and Porteau Cove Provincial Park;
- .5 at the time of issuance of any building permit authorizing the construction of one or more dwellings in the CD1 zone such that the number of such dwellings in the CD1 zone will exceed 450:
- i) construction of a multipurpose community facility of not less than 500 m² gross floor area on Lot 18 as shown on Schedules B2 and B3; and
 - ii) construction of the community park on Lot 19 as shown on Schedules B2 and B3

with detailed design of the facility and park to be consistent with Schedules B2 and B3, and approved by the Squamish-Lillooet Regional District prior to issuance of such building permit;

- .6 at the time of issuance of any building permit authorizing the construction of one or more dwellings in the CD1 zone such that the number of such dwellings in the CD1 zone will:
- i) exceed 600, construction of the park on Lot 36 and all Phase 1 trails and trailhead parking areas;
 - ii) exceed 650, construction of the park on Lot 54

as shown on Schedules B2 and B3, with detailed design of the parks, trails and parking areas to be consistent with Schedule B3 and approved by the Squamish-Lillooet Regional District prior to issuance of such building permit;

- .7 at the time of issuance of any building permit authorizing the construction of one or more dwellings in the CD1 zone such that the number of such dwellings in the CD1 zone will exceed 700:
- i) provision of at least 1,000 m² of total combined commercial floor area for Village Commercial Use, excluding Service Station Use; and
 - ii) the payment to the Squamish-Lillooet Regional District of \$250,000 to be placed in a reserve fund established for the provision of fire protection services to Electoral Area D of the Squamish-Lillooet Regional District; and
 - iii) construction of the park on Lot 44 as shown on Schedules B2 and B3, with detailed park design to be consistent with Schedule B3 and approved by the Squamish-Lillooet Regional District prior to issuance of such building permit.

- .8 at the time of issuance of any building permit authorizing the construction of one or more dwellings in the CD1 *zone* such that the number of such dwellings in the CD1 *zone* will:
- i) exceed 800, construction of the parks on Lots 46, 144, 159, 160, 161, 164 and 165 and construction of all Howe Sound Crest, Deeks Bluff and Deeks Creek trails and trailhead parking areas; and
 - ii) exceed 1,000, construction of parks on Lots 111 and 116 and trails linking to such parks;
- as shown on Schedules B2 and B3 with detailed design to be consistent with Schedule B3 and approved by the Squamish-Lillooet Regional District prior to issuance of such building permit.

.2 Prior to issuance of a building permit for the dwelling units provided for under Section 16.1.8.1 (3) or (4) or (5) or (6) or (7) or (8), the owner must either:

- .1 wholly and completely satisfy the conditions under Section 16.1.8.1 (3) or (4) or (5) or (6) or (7) or (8), prior to achieving the entitlement to the higher density; or
 - .2 grant to the Squamish-Lillooet Regional District covenants pursuant to Section 219 of the *Land Title Act*, including negative and positive obligations to fully perform and completely satisfy the conditions by providing for completion of the community amenities set out herein the sequence and within the time set out in the covenant and, at the discretion of the Squamish-Lillooet Regional District, provide security for the performance of the conditions. All such covenants must be registered in priority to all financial charges and encumbrances and in priority to all leases, options to purchase and rights of first refusal.
- .3 The lands in the CD1 *zone* must not be subdivided, except so as to consolidate the lands into a single parcel, unless the density permitted under Section 16.1.8.1, and the obligations related to that density in relation to the provision of amenities, are allocated among the *parcels* being created in a manner satisfactory to the Squamish-Lillooet Regional District, by means of an amendment of this Bylaw or a covenant registered under Section 219 of the *Land Title Act* against the *parcels* being created, in priority to all charges of a financial nature, or other means satisfactory to the Squamish-Lillooet Regional District.

Siting, Floor Space Ratio, Parcel Coverage and Height Regulations

16.1.9 No *building* or *structure* shall exceed the maximum *floor space ratio*, *parcel coverage*, *building height* or *building setbacks* indicated in this section, except where exempted under Section 4, or where *building heights* are indicated for specific development *parcels* on Schedule B4, or where otherwise modified through a Development Permit issued in accordance with the design guidelines Schedule B5, and in the appropriate Development Permit Area of the Electoral Area D Official Community Plan Bylaw No. 1135-2013;

- .1 For development in the CD1 *zone*, except as otherwise provided in this Bylaw, the standards in the following table apply:

	Single Family Dwellings	Compact Residential	Two family and Townhouse	Apartment and Stacked Townhouse with 4 or fewer storeys	Apartment with 5 or more storeys	Village Commercial
Maximum Floor Space Ratio (FSR)	.35	.40	.55 except .45 on Lot 6	.65 except 2.5 on Lot 7	2.5	1.6 FSR except 2.5 FSR for mixed commercial and apartment uses
Maximum Parcel Coverage (including accessory buildings)	35%	40%	40%	50%	60%	80%
Maximum Building Height	8.5 m	8.5 m	9.0 m or as shown on Schedule B4	11.0 m or as shown on Schedule B4	16.0 m or as shown on Schedule B4	11.0 m or as shown on Schedule B4
Front parcel line setback	6.0 m	5.5 m	5.5 m	5.5 m	3.0 m	0.0 m
Rear parcel line setback	7.0 m	6.0 m	6.0 m	6.0 m	6.0 m	0.0 m
Side parcel line setback	1.5 m	1.5 m	1.5 m	3.0 m	6.0 m	0.0 m
Exterior side parcel line setback (i.e. corner lot)	3.0 m	3.0 m	3.0 m	4.5 m	6.0 m	0.0 m

Accessory Buildings and Structures

16.1.10 *Accessory buildings and structures* shall:

- .1 not include a *dwelling unit* or a *structure* providing overnight accommodation;
- .2 be located to the rear or side of the building accommodating the *principal use*;
- .3 be sited not less than 1.5 m from a *side* or *rear parcel line* or 3 m from an *exterior side parcel line*;
- .4 not exceed a *height* of 4.5 m;
- .5 not exceed the maximum combined *gross floor area* specified Section 4.

Siting Adjacent to Waterbodies and Watercourses

16.1.11 Despite any other provision of this Bylaw, no building or *structure* or any part thereof shall be constructed, reconstructed, moved, located or extended:

- .1 Within the OS2 Riparian Area as shown on Schedule B2;
- .2 Within 30 m of the natural boundary of Howe Sound.

- .3 In cases where a development permit applicant has provided a riparian area assessment report by a qualified environmental professional in accordance with the standards for such reports in the Riparian Areas Regulation, the development permit may contain conditions recommended by the professional as being required to ensure that the development does not result in harmful alteration of riparian fish habitat, and the applicant must provide security in relation to such conditions to be applied by the Regional District in the circumstances contemplated by Section 502 of the *Local Government Act*.

Off Street Parking and Loading

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

Landscaping and Screening

- 16.1.13 Notwithstanding the landscaping and screening requirements of Section 4 of this Bylaw, the following specific provisions apply in the CD1 zone:

- .1 Pursuant to Section 527 of the *Local Government Act*, the additional regulations in this subsection apply to the provision and maintenance of screening and landscaping to mask and separate *uses*, or to enhance the natural environment within the CD1 zone as follows:
 - .1 Where a landscape plan is required to be submitted as part of development permit application, the provisions of this Bylaw will apply in addition to those contained in the applicable development permit guidelines.
 - .2 Parking areas must be screened from any abutting residential, park or community *use* by a landscape screen of not less than 1.2 m in *height*;
 - .3 All planted areas shall be protected from intrusion by motor vehicles with a curb;
 - .4 All land *uses* adjacent to the Sea-to-Sky highway shall have a landscape screen of sufficient density and a *height* of 1.5 m or higher sufficient to provide a buffer from the noise and visual impact of the highway;
 - .5 All utility kiosks, garbage and recycling containers or dumpsters shall be stored in an enclosed area which is fully screened from view by a fence, solid wall or landscaping of at least 1.8 m in *height*
 - .6 A landscape screen of at least 1.5 m *height* at time of planting must be provided for pumping stations, reservoirs, storm drainage retention facilities and similar utility, mechanical or electrical *structures*
 - .7 A landscape screen of at least 1.5 m *height* for transmission *structures* and accessory *buildings* and sewage treatment plant;
 - .8 Existing trees and shrubs should be retained where possible during site development and native species shall be used for landscape plans as much as possible in accordance with this Bylaw and with the design guidelines attached as Schedule B5, and in accordance with the various Porteau Cove Development Permit Area guidelines of the Electoral Area D Official Community Plan Bylaw No. 1135-2013, as amended from time to time, and with the recommendations of the Environmental Management Plan submitted in accordance with OCP policies;
 - .9 At the time of application for a Development Permit detailed landscape plans prepared by a professional Landscape Architect shall be submitted, including detailed plant lists, planting plans, vegetation retention plans, with an itemized cost estimate for the landscape construction, hard and soft landscape materials, irrigation systems and labour costs;

- .10 A security deposit in the form of an Irrevocable Letter of Credit, cash or certified cheque in a form satisfactory to the Squamish-Lillooet Regional District shall be provided at the time of application for a Building Permit for 100% of the estimated value of the landscape works required in Section 16.1.13.1.9.
- .11 No retaining wall shall have an exposed wall face exceeding 2.4 m in *height* above finished ground elevation.

Park and Trail Improvements

16.1.14

Park	Program/Uses	Size (hectares)	Size (acres)
A. Waterfront Park (Lot 5)	- Primarily a day <i>use passive recreation</i> park with open views to the ocean. - Picnic Shelter(s), picnic tables, benches, trash receptacles & Fire Pits - Internal Trail system - Informal Trail connection heading towards Porteau Cove Provincial Park - Informal Waterfront Access subject to approval by SLRD and the National Transportation Agency - Large open areas of naturally irrigated grass fields for informal play - Power and water service - New tree and shrub plantings to frame views out to the ocean 7-10 Parking Spaces, plus on-street parking.	1.87 ha	4.6 acres
B. Waterfront Neighbourhood Viewpoint Park (Lot 11)	- A day <i>use passive natural recreation</i> park, minimal disturbance to existing landscape - An open-sided covered lookout Shelter with seating - Interpretive Signage - A crushed gravel or wood chip trail connection to the Village Core	1.34 ha	3.3 acres
Community Facility (Lot 18)	- A social gathering facility for a variety of community oriented functions & activities to be programmed in conjunction with and support of the Community Facility Park - Men and women change rooms, complete with washrooms and showers 2 meeting rooms, adjoining a lounge that can be utilized as a single larger room 2 rooms for unallocated <i>uses</i> like office, library <i>use</i>. - Multipurpose area that can be used for physical activities such as personal training, yoga and stretching. Can also be used to host public gatherings such as club meetings, weddings and social parties. - Kitchen facilities that can be used for both lounge and multipurpose room activities.	Minimum 500 m ² of <i>gross floor area</i> (indoor space)	
C. Community Facility Park (Lot 19)	- A day and evening <i>use, active and passive recreation</i> park that interfaces with community facility - A Multi-purpose Outdoor Tennis /Basketball Court - Neighbourhood Child Play area - Power and water service - Picnic <i>structure</i>, picnic tables, benches, trash receptacles and bike racks <i>Passive recreation</i> grassed area - Natural Areas	.39 ha	.96 acre

	▪ Parking		
D. Mountain Neighbourhood Park (Lot 54)	▪ A day <i>use</i>, active and passive recreation park with benches and trash receptacles ▪ Neighbourhood Child Play area ▪ Natural Areas ▪ Trail Connections ▪ Interpretive Signage ▪ On street Parking	.53 ha	1.3 acres
E. Mountain Neighbourhood Viewpoint Park (Lot 44)	▪ A day <i>use</i> passive natural recreation park, minimal disturbance to existing landscape ▪ Viewpoint with open sided lookout <i>structure</i> with seating ▪ Trail system primarily following existing trails ▪ Interpretive Signage ▪ On-street Parking	2.76 ha	6.8 acres
F. Deeks Bluff Viewpoint Park (Lot 46)	▪ A day <i>use</i> passive natural recreation park, minimal disturbance to existing landscape ▪ 2 Viewpoints with 2 open-sided lookout <i>structures</i> with seating ▪ Trails system and connections primarily following existing trails ▪ Interpretive Signage ▪ On-street Parking	13.98 ha	34.5 ac
G. Mountain Neighbourhood Park 2 (Lot 80)	▪ A day <i>use</i> active and passive natural recreation park ▪ Natural neighbourhood child play area with benches and trash receptacles ▪ Natural Areas ▪ Trail Connections ▪ On-street Parking	.94 ha	2.3 acres
H. Mountain Neighbourhood Viewpoint Park 2 (Lot 144)	▪ A day <i>use</i> passive natural recreation park, minimal disturbance to existing landscape ▪ Viewpoint with an open sided lookout <i>structure</i> with seating ▪ Trail system primarily following existing trails ▪ Interpretive Signage ▪ On-street Parking	1.07 ha	2.6 acres
I. Plateau Neighbourhood Park & Potential School Site* (Lot 160)	▪ A day and evening <i>use</i>, active and <i>passive recreation</i> park with benches, trash receptacles and bike racks ▪ Picnic shelter & BBQ facilities ▪ Possible Playfield, depending on development of school ▪ Playground Equipment ▪ Trail Connections ▪ On-street Parking, power and water service	3.05 ha*	7.5 acres
J. Plateau Neighbourhood Park (Lots 110, 111 and 116)	▪ A day <i>use</i> active and <i>passive recreation</i> park with benches and trash receptacle ▪ Child Play ▪ Natural Areas ▪ Old Growth Preservation/ Habitat Connection ▪ Trails and interpretive signage ▪ On-street Parking	2.30 ha	5.7 acres
K. TOTAL PARKS		28.23 ha	69.7 acres
L. TOTAL PARKS EXCLUDING SCHOOL/ PARK SITE		25.33 ha	62.6 acres

* Note: Proposed school site, if constructed, will consist of Lots 159, 160, 163, 164 and a portion of Road P (to be closed) for a total site area of **at least** 2.9 ha in accordance with Section 16.1.8

TRAILS (Locations to be verified in the field)

Type	Length (Approximate)		
	Phase I	Phase II	Total
New Trails (Secondary and Major Mountain, including road connections)	5.5 km	7.5 km	13 km
Existing Trails to Remain	3 km	7.5 km	10.5 km
TOTAL TRAILS	8.5 km	15 km	23.5 km

TRAILS STANDARDS

Type	Standards
Existing Trails to Remain	• Will vary depending on existing conditions; minimal disturbance to existing landscape. • to be upgraded to ensure safety and usability by residents.
Proposed Trails – Major Mountain Trail 1. Major Trail Routes - o On road - o Off road 2. Proposed Emergency Access Routes	1. Maximum 2m wide, surfaced with crushed gravel, asphalt or other acceptable material 2. For portions that constitute emergency access routes, 3m wide and surfaced in asphalt.
Proposed Trails – Secondary - o On road - o Off road	1-2m wide, typical. ▪ Surfaced with wood chips on moderate slopes, and/or crushed gravel or other natural material; off road trails to have minimal disturbance to existing landscape
Specialized Trails e.g., Mountain Bike Trails	▪ Will vary depending on conditions; minimal disturbance to existing landscape
Lookouts	▪ 1-2m wide typical, will vary depending on conditions; minimal disturbance to existing landscape
Trailhead Parking	▪ Crushed gravel, asphalt or other acceptable material

SECTION 17 – UNZONED AREAS

SECTION 17.1 – U – UNZONED

17.1.1 Parcels that are unzoned under this Zoning Bylaw No. 1350-2016 are identified on Schedule B1 of this Bylaw.

17.1.2 In the U Zone the *use* of land, *buildings* and *structures* must still comply with other SLRD, Provincial, and Federal regulations including, but not limited to:

- .1 Squamish-Lillooet Regional District Building Bylaw No. 863, 2003, as amended from time to time
- .2 SLRD Electoral Area D Official Community Plan Bylaw No. 1135-2013, as amended from time to time
- .3 SLRD Electoral Area D Noise Regulation Bylaw No. 1234, 2011, as amended from time to time
- .4 Squamish-Lillooet Regional District Electoral Area D Unsightly Premises Bylaw No. 955-2005, as amended from time to time
- .5 Squamish-Lillooet Regional District Special Events Permit Bylaw No. 1247-2012, as amended from time to time
- .6 Squamish-Lillooet Regional District Soil Deposit and Removal Bylaw No. 1423-2015, as amended from time to time.

SECTION 18 – HAZARD ZONES

SECTION 18.1 – RCLHA1 – RUBBLE CREEK LANDSLIDE HAZARD AREA 1

Intent

18.1.1 The intent of the RCLHA1 *Zone* is to implement some of the recommendations of Garibaldi Civil Defence Zone Land Management Plan.

Permitted Uses

18.1.2 In the RCLHA1 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- Minimal day *use* only where designated and properly managed in accordance with local and provincial regulations.

Regulations

18.1.3 No permanent *structures* are permitted in the Rubble Creek Landslide Hazard Area 1.

18.1.4 On any surveyed parcel or unsurveyed Crown land located in the RCLHA1 *Zone*, no *buildings* or *structures* shall be constructed, located or altered.

18.1.5 No overnight accommodation in any form is permitted in the RCLHA1 *zone*.

SECTION 18.2 – RCLHA2 – RUBBLE CREEK LANDSLIDE HAZARD AREA 2

Intent

18.2.1 The intent of the RCLHA2 *Zone* is to support the implementation of some of the recommendations of Garibaldi Civil Defence Zone Land Management Plan. It is intended to apply to those *parcels* and portions thereof that are immediately adjacent to the RCLHA *zone*.

Permitted Uses

18.2.2 In the RCLHA2 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

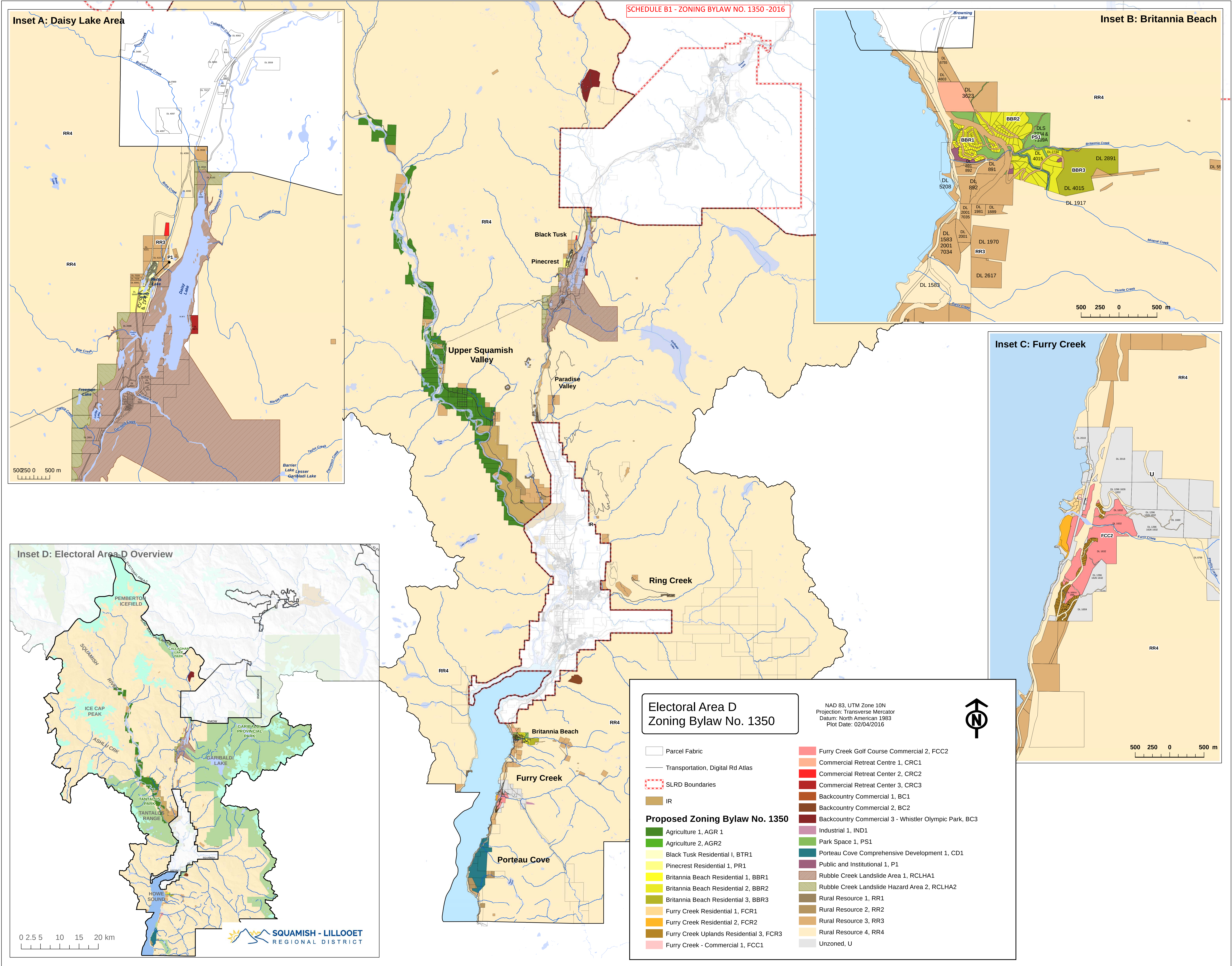
- Minimal day *use* only where designated and properly managed in accordance with local and provincial regulations.

Regulations

18.2.3 No permanent *structures* are permitted in the Rubble Creek Landslide Hazard Area 2 *zone*.

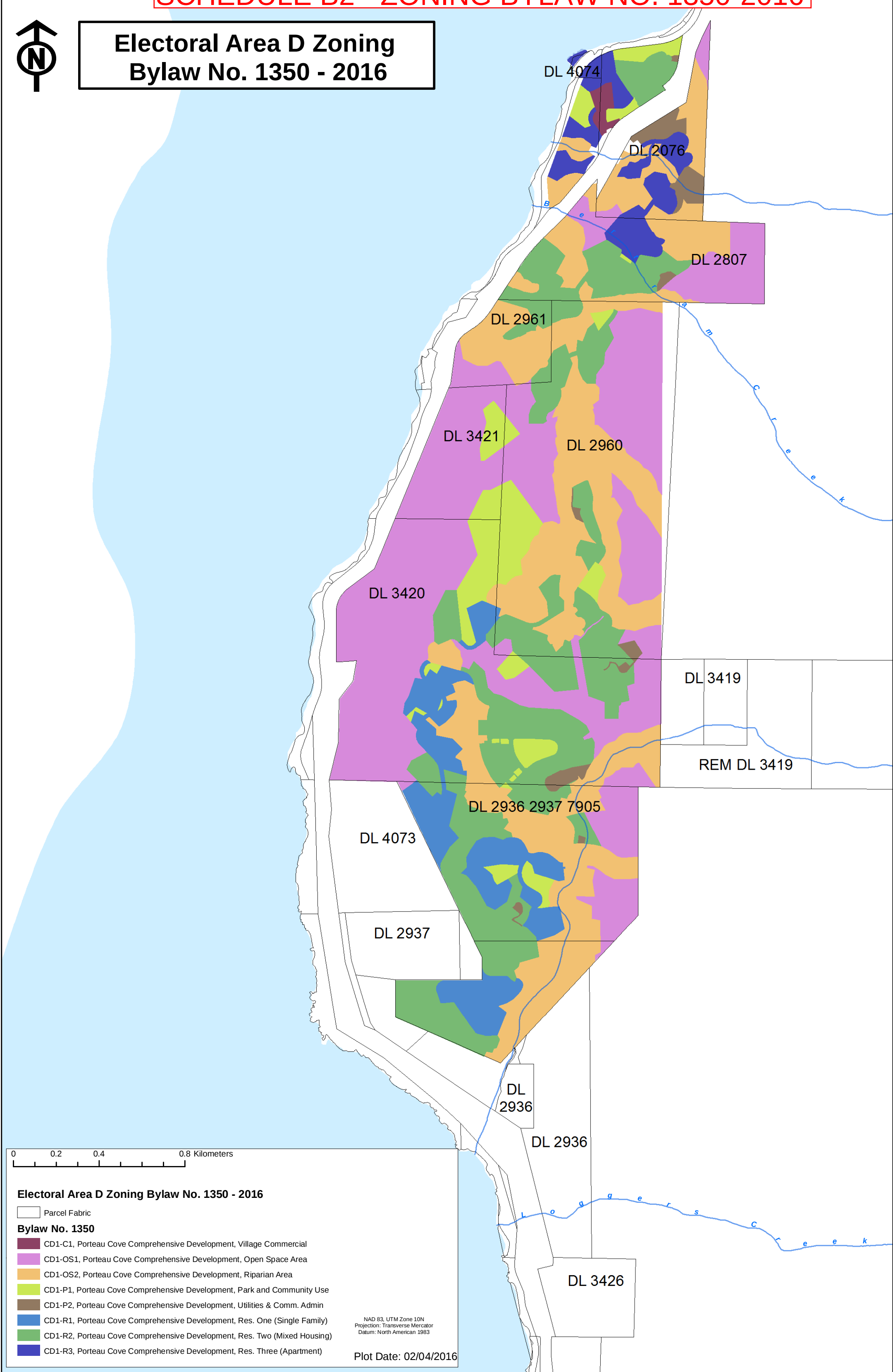
18.2.4 On any surveyed parcel or unsurveyed Crown land located in the RCLHA2 *Zone*, no *buildings* or *structures* shall be constructed, located or altered.

18.2.5 No overnight accommodation in any form is permitted in the RCLHA2 *zone*.





Electoral Area D Zoning
Bylaw No. 1350 - 2016



Electoral Area D Zoning Bylaw No. 1350 - 2016

Parcel Fabric

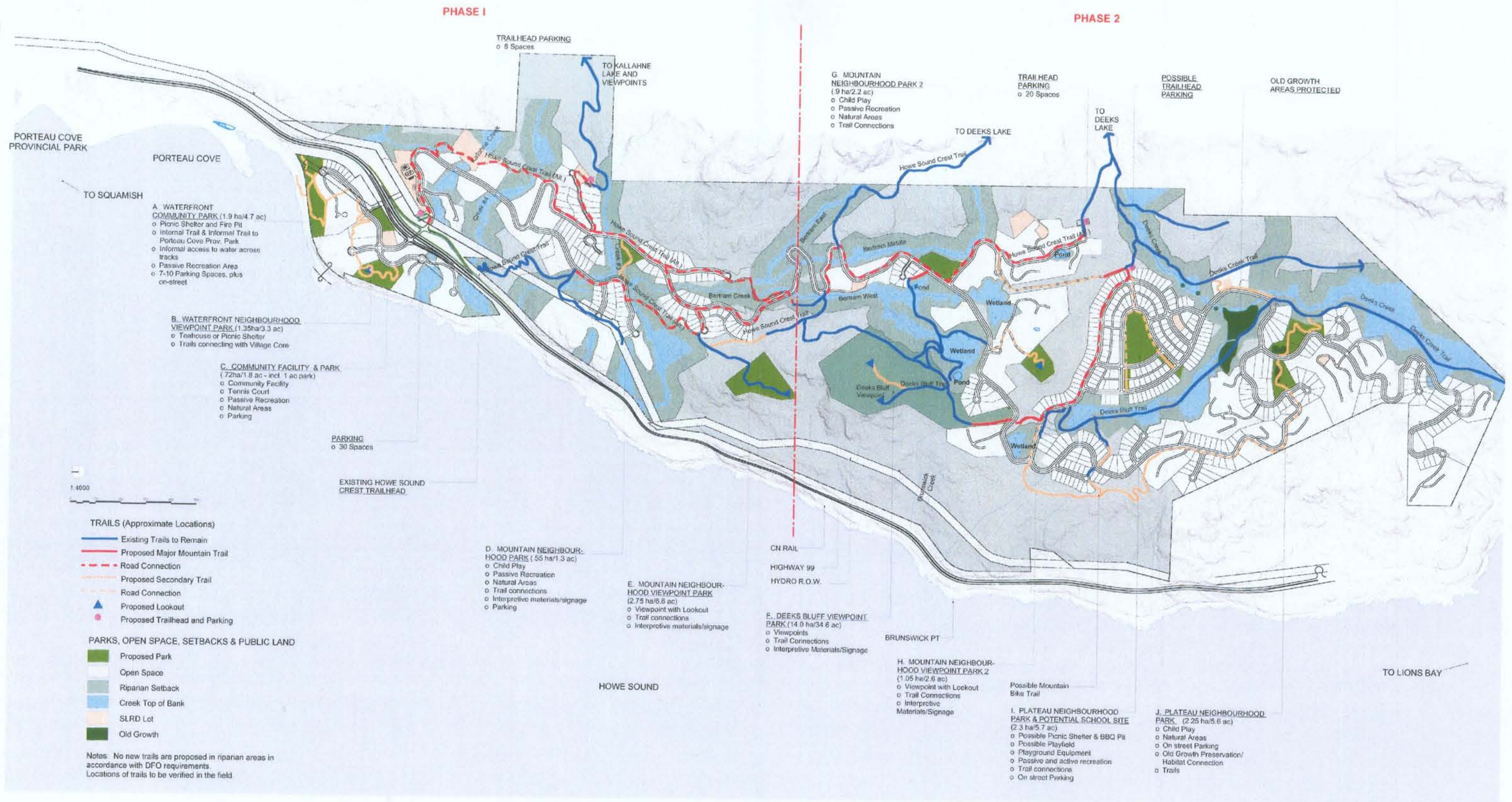
Bylaw No. 1350

- CD1-C1, Porteau Cove Comprehensive Development, Village Commercial
- CD1-OS1, Porteau Cove Comprehensive Development, Open Space Area
- CD1-OS2, Porteau Cove Comprehensive Development, Riparian Area
- CD1-P1, Porteau Cove Comprehensive Development, Park and Community Use
- CD1-P2, Porteau Cove Comprehensive Development, Utilities & Comm. Admin
- CD1-R1, Porteau Cove Comprehensive Development, Res. One (Single Family)
- CD1-R2, Porteau Cove Comprehensive Development, Res. Two (Mixed Housing)
- CD1-R3, Porteau Cove Comprehensive Development, Res. Three (Apartment)

NAD 83, UTM Zone 10N
Projection: Transverse Mercator
Datum: North American 1983

Plot Date: 02/04/2016

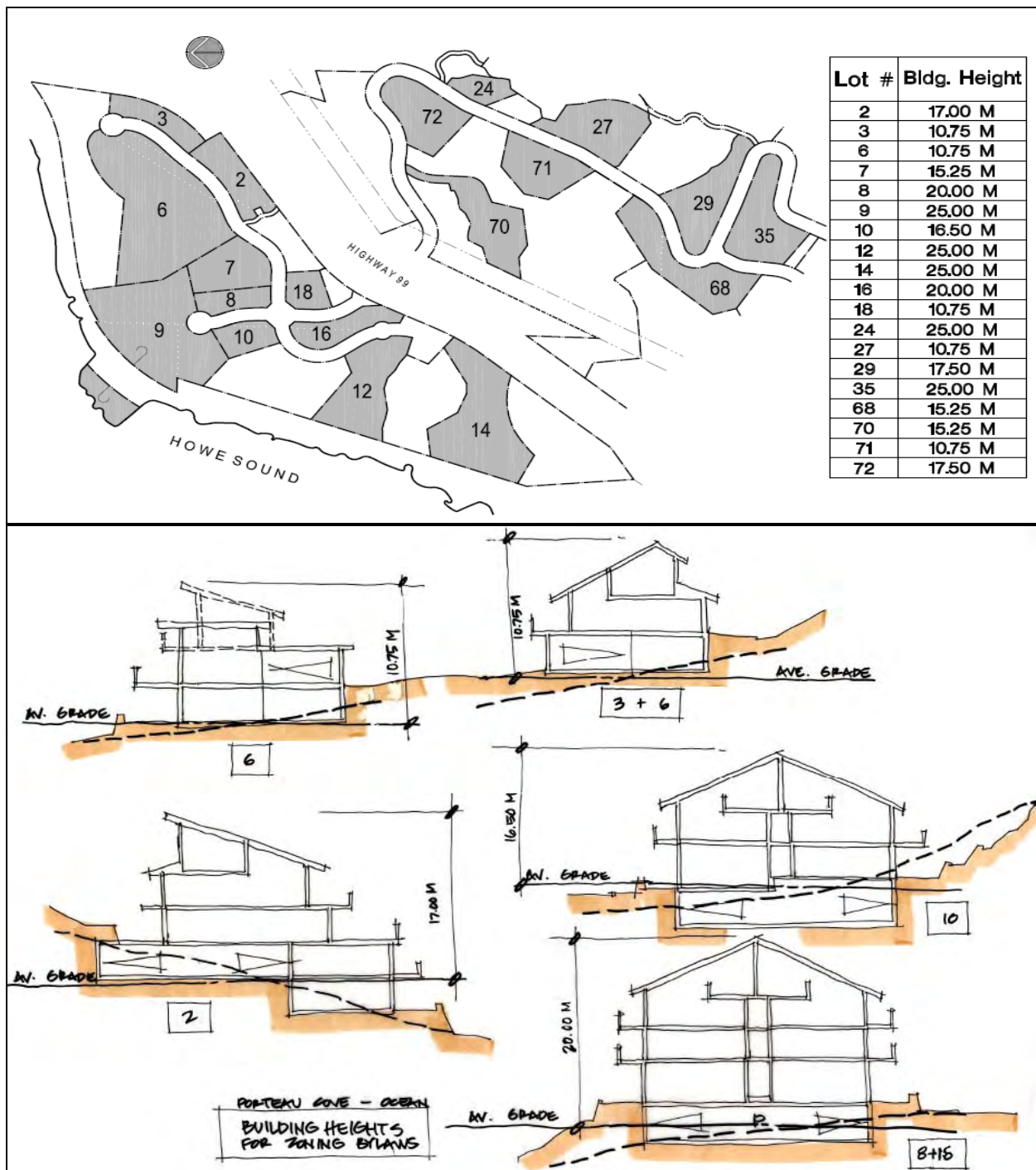
SCHEDULE B3 - ZONING BYLAW NO. 1350-2016

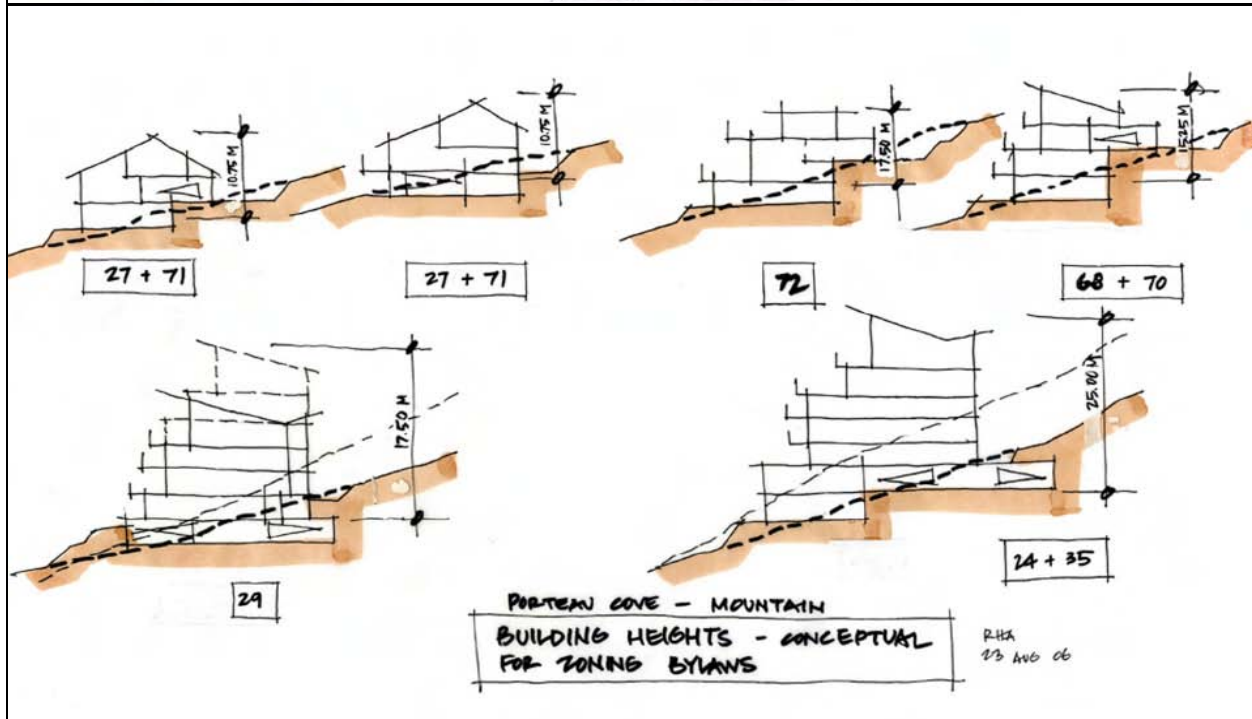
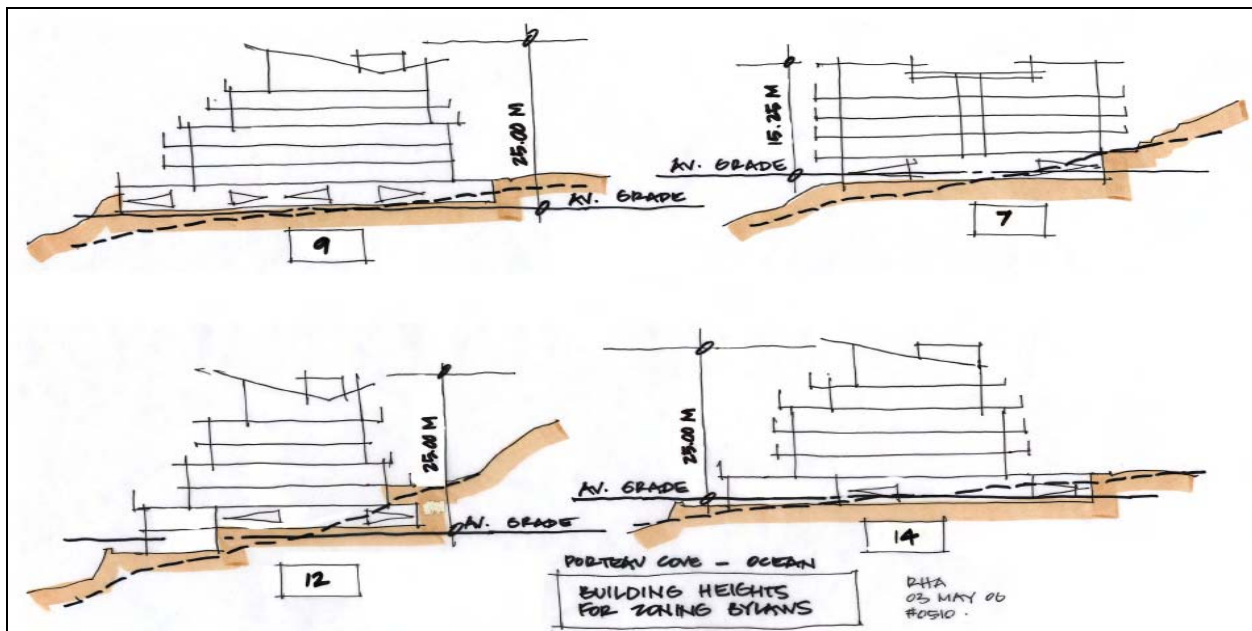


Parks, Open Space & Trails

Nov 23/06

SCHEDULE B4 - ZONING BYLAW NO. 1350-2016





PORTEAU COVE DEVELOPMENT DESIGN GUIDELINES

April 12, 2007



Prepared By:
PWL Partnership Landscape Architects / Rositch Hemphill Architects / Webster Engineering

For:
Porteau Cove Developments Limited

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PORTEAU COVE DESIGN GUIDELINES

OVERVIEW

Porteau Cove is an oceanfront community sited on a dramatic west coast mountainside setting. It offers tremendous opportunities for soaring views of constantly changing fiords, skies, mountain peaks and nature. The setting also creates great challenges: the steepness of the terrain and the superlative setting requires sensitive planning to ensure that manmade development responds to and respects the natural .

These design guidelines are intended to require thoughtful design, high quality materials and innate sensitivity to the site while allowing individual expression. It is imperative that design and construction respect the land.

Reference to Other Regulations

These guidelines are to be read in conjunction with the requirements of Electoral Area D Official Community Plan Bylaw No. 495, Amendment Bylaw No. 946, 2005 and Subdivision and Development Servicing Bylaw No. 741. See in particular Section 5.7 Development Permit Areas and the sections on “Green Building Strategy,” “Sustainable Site Design” and “General Design Principles” of Bylaw 495.

These guidelines are subordinate to Ministry of Transportation regulations, the OCP, Zoning Bylaws, Bylaw 741 and BC Building Code, which govern. However, these guidelines are intended to supplement those bylaws and provide direction on the form and character of the built environment. In some cases the standards contained in the zoning or development servicing bylaw may need to be varied to achieve the objectives of the design guidelines. It is intended that the Development Permit process be the tool to implement these guidelines.

Design Theme

There is no overall design theme. It is expected that architects, landscape architects and other designers who understand the value of the land and natural landscape will create developments that are appropriate to the setting.

It should be understood that Porteau Cove is not an attempt to re-create a style or era found elsewhere. It is a community being built in the twenty-first century and the architecture and man-made landscape should reflect this.

PORTEAU COVE DESIGN GUIDELINES

1. STREETSCAPE

It is recognized that the provincial Ministry of Transportation (MOT) has jurisdiction over all public roads within Porteau Cove, and that MOT standards and requirements must be met. The following road guidelines are intended to supplement MOT standards and provide the overall intended environmental and design concept for the community.

1.1 Village Roads

Village Roads include the main entry road that extends from the overpass into the Village running east-west and the north-south road that connects the Community Facility and the Commercial / Residential parcels in the Village Centre. Turnarounds in the centre and marking the end of the Village provide traffic calming and add a unique character to the streetscape.

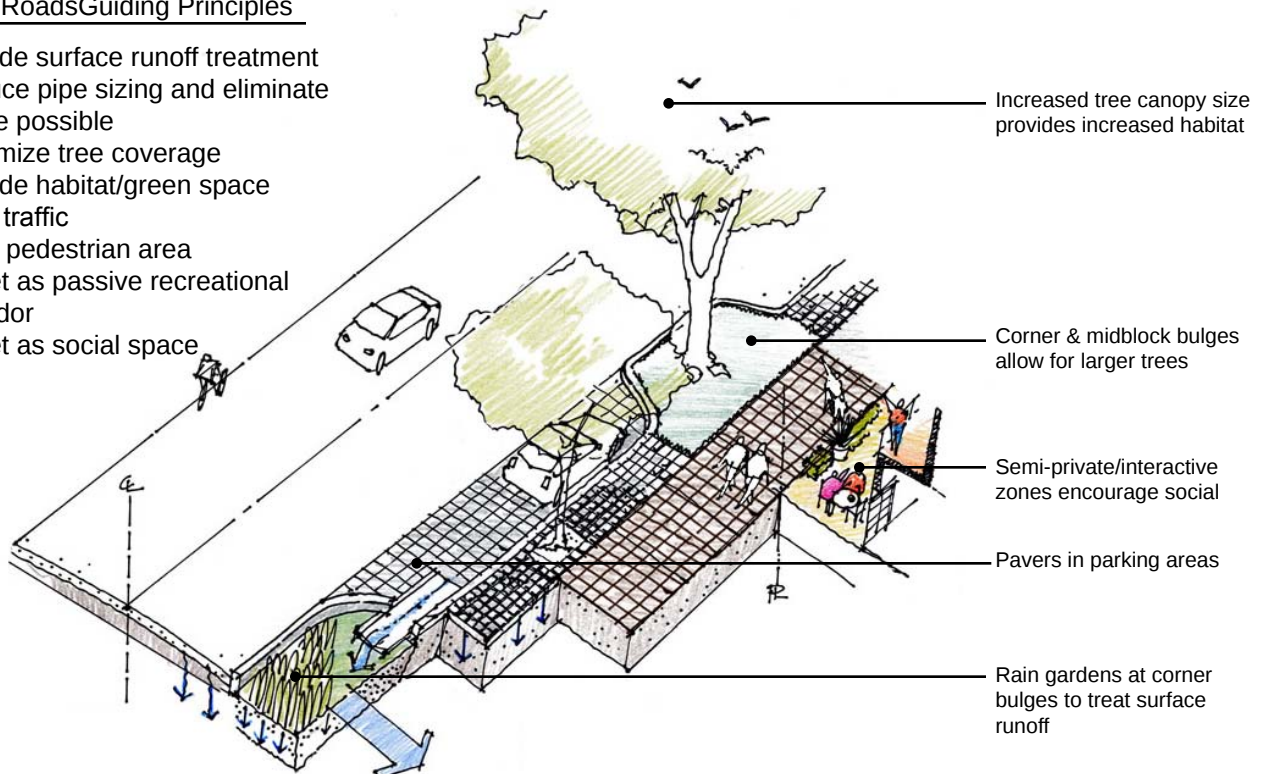
The streetscape character in the Porteau Cove Village should be designed to encourage residents and visitors to walk and to experience the village on foot. It is intended that Village Roads provide low impact development (LID) measures to maximize rainwater infiltration (where possible), evaporation, transpiration and pollutant removal. This can be done through use of pavers, raingardens, planting, and other measures, as illustrated below.

1.1.1 Roadway

- 7.0m wide roadway, with onstreet parking provided in pullouts in some areas
- Roadway surface to be asphalt, except where patterned or

Village Roads Guiding Principles

- Provide surface runoff treatment
- Reduce pipe sizing and eliminate where possible
- Maximize tree coverage
- Provide habitat/green space
- Slow traffic
- Wide pedestrian area
- Street as passive recreational corridor
- Street as social space

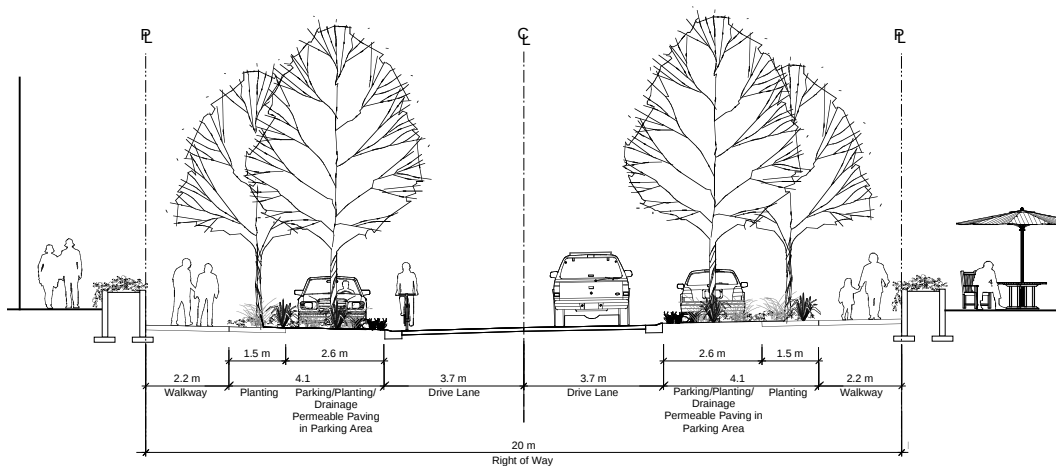


PORTEAU COVE DESIGN GUIDELINES

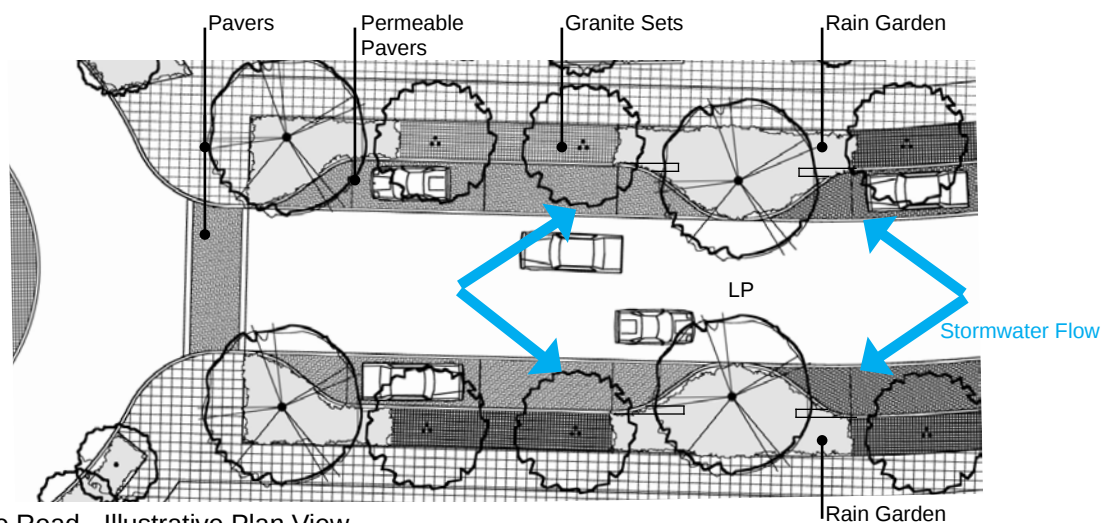
- accented
 - 550mm wide, 150mm high concrete barrier or rolled curbs with letdowns where required
 - Curb bulges to reduce pedestrian crossing width
 - Driving surfaces to be accented with concrete unit pavers, local stone, or scored broom finished concrete at intersections and pedestrian crossings
- 1.1.2 Sidewalks and Pedestrian Areas
 - 1.5m minimum sidewalk, 2m or wider preferred
 - Materials – Large scale Concrete Unit Pavers
 - o Colour – natural / granite / sandstone
 - o Type: 80mm thick on driving surfaces; 60mm thick on walking surfaces
 - o Pattern: driving surfaces shall be in herringbone pattern. Sidewalks shall use a simple field pattern or running bond
- 1.1.3 Parking Areas
 - Materials – Pavers or asphalt



Streetscape Example



Village Road - Typical Section



Village Road - Illustrative Plan View

PORTEAU COVE DESIGN GUIDELINES

1.2 Collector Roads

The collector roads constitute the main roadway spine connecting the neighbourhoods within the Porteau Cove Development.

1.2.1 Roadway

- 7-9m roadway with shoulder of varied width
- Roadway surface to be asphalt
- Provide crushed rock shoulders and minimize use of curbs and gutters
- Allow parking on pervious gravel strips on the shoulder when fronting single family lots.

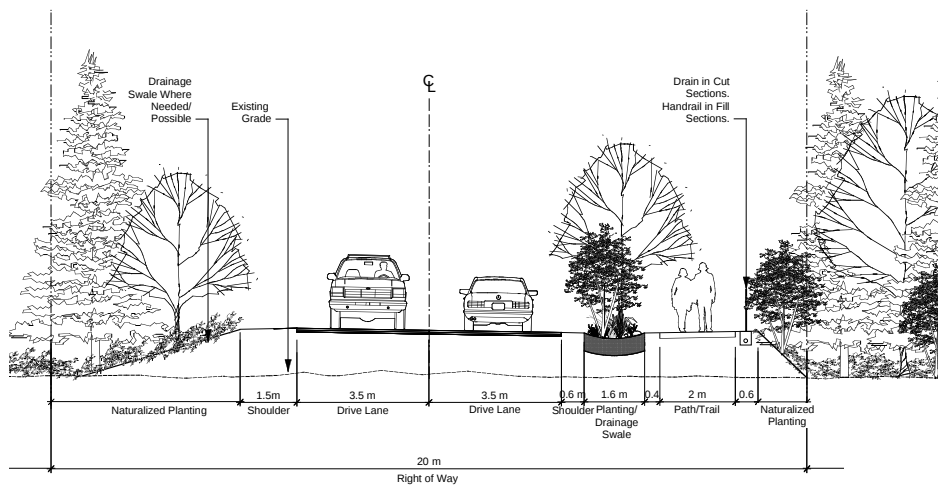
1.2.2 Sidewalks/Trail

Typically the collector roads shall not have the standard sidewalk treatment one expects on neighbourhood collector roads. A pedestrian trail shall follow along one side of the collector road, and, where feasible, will be physically separated from the roadway.

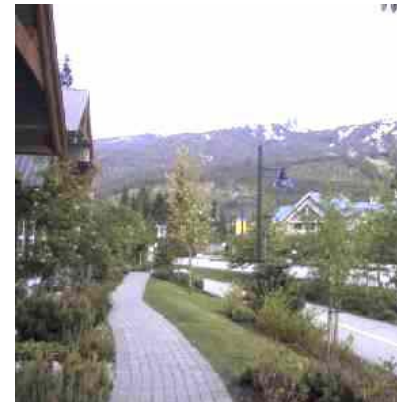
- Sidewalk/Trail width may vary depending on site conditions
- Materials – Asphalt, pavers or crushed, compacted granular material



Collector Road Example



Collector Road - Typical Section



Separated Sidewalk/Trail

1.3 Local Roads

Local roads will extend from the central collector system, serving smaller pockets of residential development, and may be public or strata roads. The intent is that they are narrower streets with no curbs and allow parking along the shoulder on pervious gravel strips that aid in stormwater infiltration, where this is possible.

1.3.1 Roadway - Public Roads:

- 7m roadway with crushed rock shoulders.
- Roadway surface shall be asphalt.

1.3.2 Roadway - Strata/Common Property Roads:

- 6m wide with or without rollover curb and gutter.
- Roadway surface may be asphalt, pavers, or concrete.
- Parking shall be allowed on shoulders where fronting residential lots.

PORTEAU COVE DESIGN GUIDELINES

1.4 Retaining walls

Retaining walls shall typically be rockstack using local stone, however other types are permissible (e.g., shotcrete, reinforced concrete, Mechanically Stabilized Earth with stone facing) in low visibility areas. Lock block walls are not permitted unless faced with stone.

- 1.4.1 Character – Retaining walls to look natural as opposed to engineered.
- 1.4.2 Retaining walls to have landscaping pockets where possible and appropriate.

1.5 Vehicular Bridges

There are a number of locations throughout the Porteau Community where the roadway crosses a creek. These will either be bridge or culvert crossings. The intent is that these bridges or culverts are well designed to fit with the natural environment, using natural materials.

- 1.5.1 Bridges should visually fit with surrounding natural features.
- 1.5.2 Materials - Stone, stone facing, timber, concrete and steel.

1.6 Fences and Guards

- 1.6.1 The intent is that fences and guards visually fit with the surrounding natural features and use natural materials to the greatest extent possible.
- 1.6.2 Fences and guards shall be structurally sound. Concrete barriers shall not be allowed unless specifically required by MOT.



Retaining Wall Examples



Guard Examples



Bridge Example

PORTEAU COVE DESIGN GUIDELINES

2. TRAILS AND WALKWAYS

A hierarchical system of trails will link the different parts of the development, as well as providing a link to the greater landscape features beyond. The Howe Sound Crest trail currently traverses the site - this linkage will be maintained in the new development. In general, BC Parks facility standards shall be followed when constructing trails.

2.1 Trail Hierarchy.

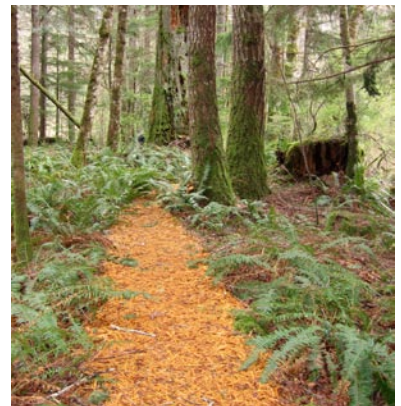
A hierarchy of trails shall serve different purposes, as follows:

- 2.1.1 Major Mountain Trail (like Whistler Valley Trail.) This main trail through the site shall provide primary linkages both within the development and to the regional trail system. This trail shall be a maximum of 2m wide, and may be surfaced with crushed gravel, asphalt or other acceptable material. Wherever possible, the existing trail surfacing and width will be retained. The portions of the trail that constitute the emergency access routes in the development shall be 3m wide within a 6m right-of-way and surfaced with asphalt.
- 2.1.2 Secondary Trails - More minor trails linking with the major mountain trail shall be surfaced with wood chips where grades are moderate, and/or gravel or other natural surface.
- 2.1.3 Boardwalk Trails - These will be used in sensitive areas.

2.2 Trail Heads

Locations where trails start, or trailheads, will occur in several locations in the community.

- 2.2.1 Trailheads should be marked with signage and provided with parking.
- 2.2.2 Trailheads in residential areas should blend in with the neighbourhood to the greatest extent possible.



Trailhead Interface with Residential Areas



Trail Surfacing Examples

PORTEAU COVE DESIGN GUIDELINES

3. ARCHITECTURE - GENERAL

The siting of buildings is critical in the sensitive development of the property. Site buildings to reduce disturbance of adjacent land, reduce volumes of cuts and fills, and reduce the need for blasting.

4. VILLAGE CENTRE

Buildings in the core of the Village at Porteau establish the identity of the place and create its heart. The design approach should be warm, interesting and delightful. Materials must be durable and of good quality. Attention should be paid to the experience of the pedestrian and patron.



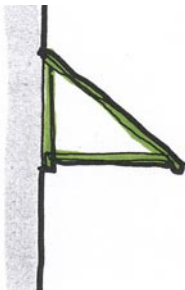
Sensitive Building Siting



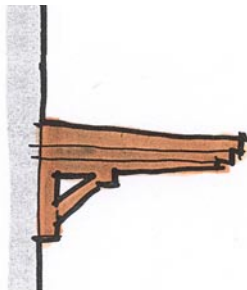
Village Entrance Character

4.1 Building Design + Siting

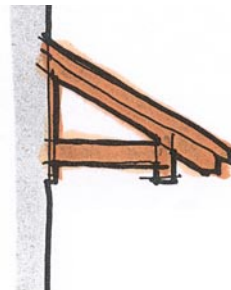
- 4.1.1 Animate the village streetscape with balconies, canopies, planters and recesses in buildings.
- 4.1.2 Provide solid canopies or covers over a portion of the usable outdoor area facing the village street.



Fabric
Canopies



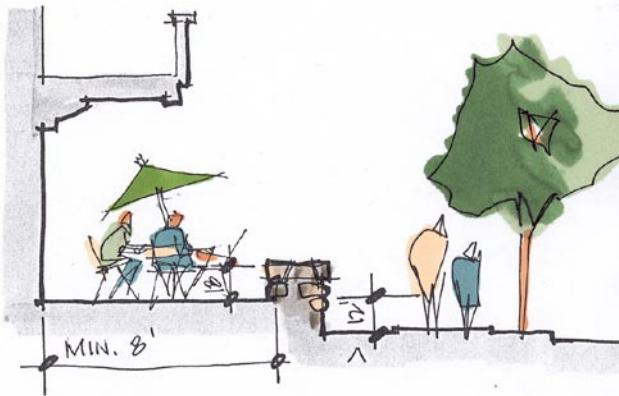
Flat



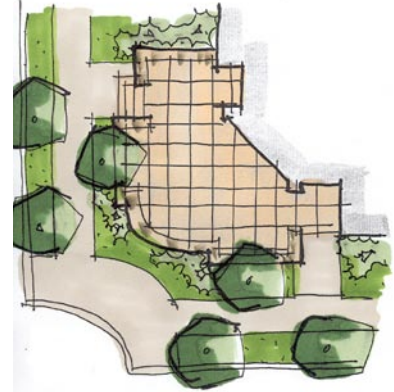
Sloped

PORTEAU COVE DESIGN GUIDELINES

- 4.1.3 On the village street side, provide terraces that are at least 0.3m above adjacent sidewalk elevation with a usable depth of at least 2.4m. Provide easy and regular access, including access for the disabled. Provide low planters or stone walls 0.45m above terrace level. Terraces must be stone, stamped concrete and/or concrete pavers.



Raised Terraces

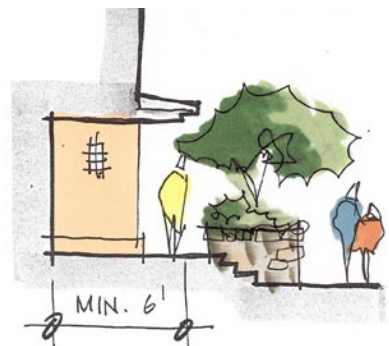


Terrace Surrounded by Stone Walls

- 4.1.4 Provide individual recesses for each live/work studio entrance. Provide entrances for individual or shared residential entry doors that are separate from commercial entries.
- 4.1.5 Create a smaller scale rhythm for storefronts along the main street by:
- .1 designing commercial storefronts with widths of 6m or less, even if the commercial space behind is larger;
 - .2 incorporating strong bases, columns, recesses and bays to provide increased texture;
 - .3 integrating landscape walls, seating, planters, signage and other features to provide a series of points of interest.
- 4.1.6 Provide a separation between the first floor commercial and the residential above through setbacks of the upper floors, canopies and colonnades, awnings and/or other devices.
- 4.1.7 Provide outdoor patios or balconies for all residential units and:
- .1 for upper level residential units, recess half the balcony behind the outermost adjacent residential wall;
 - .2 for second floor residential units provide a solid balcony wall of at least 0.6m in height to provide privacy.



Individual Live/Work Entries



Recessed Entries



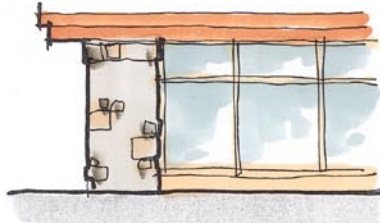
Illustrative sketch of Village terraces - commercial uses with residential above.

PORTEAU COVE DESIGN GUIDELINES

- 4.1.8 Use stone at the base of buildings and/or for significant columns or corners. Provide stone landscape walls at vertical changes of grade. Provide opportunities for planting, planter boxes and planters.



Stone Columns



Stone Corner



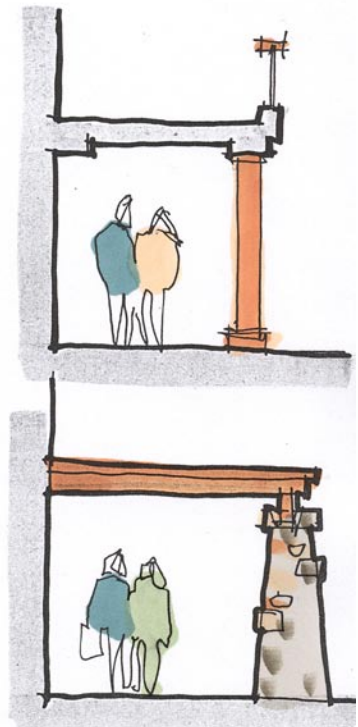
Stone Base

- 4.1.9 Provide sloped roofs on all buildings in the Village Centre.
 4.1.10 Provide generous roof overhangs. First floor soffits must be wood.
 4.1.11 Provide colonnades, canopies and other methods of weather protection along commercial frontages where there is expected to be pedestrian traffic.
 4.1.12 Hide or camouflage mechanical units, both visually and acoustically.
 4.1.13 Garbage areas must be enclosed and bear-proof.
 4.1.14 Lights must be non glare, sufficient to light the adjacent space but not be a nuisance to adjacent neighbours.

4.2 Permitted Materials

Use the best materials where they are seen by the public and passersby. Wood or wood composite materials may be stained or painted and must be in natural colours with some brighter accents permitted.

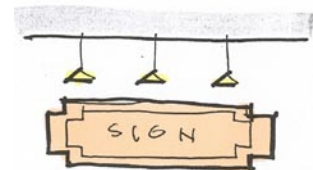
- 4.2.1 The permitted materials for buildings in the Village Centre are:
- .1 stone, from the local area and region;
 - .2 wood, stained, varnished or painted;
 - .3 wood composite or concrete composite siding and panels;
 - .4 clear, coloured or textured glass;
 - .5 textured, painted or similar-finished concrete. Unpainted concrete is permitted to a maximum 0.6m height from grade;
 - .6 textured asphalt, cedar shingle and metal roofs;
 - .7 other materials that are similar to the above and which offer durable finishes.



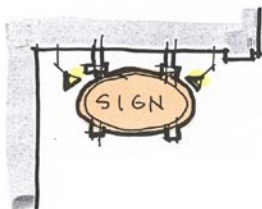
Covered Colonnades

4.3 Village Commercial Signs

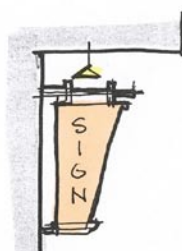
- 4.3.1 Signs are to be front lit. Sign cans and neon lighting are not permitted with the exception of the fuel price signage for the service station.
 4.3.2 With the exception of the service station, signs must be hung from a soffit or wall bracket or recessed into a wall or column. Signs must be made of wood, stone or metal. With the exception of the fuel price signage for the service station, plastic signs are not permitted.



Face Mounted Signs



Top or Side Mounted Signs



Signs Recessed in Stone Walls



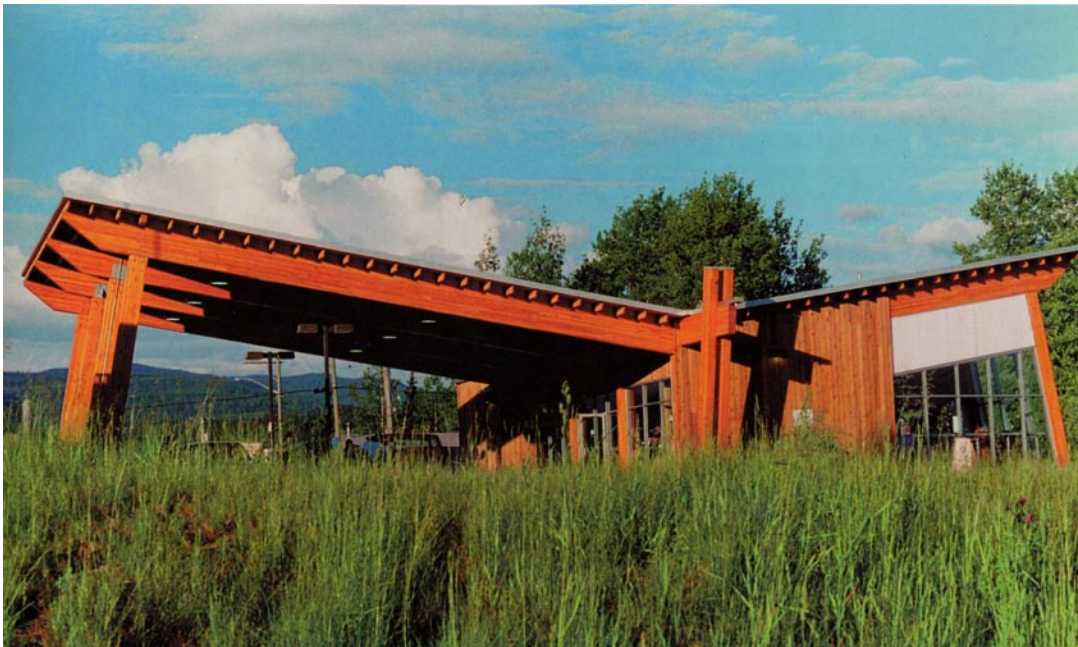
4.4 Village Commercial Lighting

Street lighting will be provided by the master developer. Individual buildings will be responsible for lighting within their own property. Light fixtures should complement and enhance the character of the village centre.

- 4.4.1 Provide sufficient and suitable lighting to provide safe pedestrian access to building entrances in the dark.
- 4.4.2 For terraces that will be used in the dark provide outdoor lighting that allows for use of the space but does not cast light upwards beyond the first floor.
- 4.4.3 Avoid lighting that shines onto a neighbouring property.
- 4.4.4 Provide clearly-seen civic addresses that are lit at night.

4.5 Service Station

The service station is located at the entrance to the Village and will act as a partial gateway. Its design is to convey the intent of the Village design and set a tone for the high quality of building design and use of materials.



Sloped roof canopy over gas pumps

4.5.1 Building Design and Siting

- .1 Create a design that acts as an entrance to the Village at Porteau Cove with the use of strong forms, high quality materials and sensitive integration of hard and soft landscaping.
- .2 For the principal building provide a sloped roof with a minimum slope of 3/12, or a flat roof that incorporates a green roof. Provide generous roof overhangs.
- .3 Provide protective cover for motorists using the gas pumps. That roof may be flat or sloped.
- .4 Incorporate elements of heavy timber, stone and/or other high quality materials that blend into its surroundings.
- .5 Provide enclosures for bulky equipment, supplies and

PORTEAU COVE DESIGN GUIDELINES

garbage. Design the enclosures to integrate with the design of the service station building.

- .6 Provide lighting that is restricted to the area of the service station and avoid lighting that will shine into adjacent residential units.
- .7 Provide general lighting for the service station that can be extinguished if the service station is closed.

4.5.2 Signage

- .1 One primary service station sign is permitted, and the maximum height of that sign is restricted to 2.5 m and must be located at the eastern end of the property.
- .2 Locate the primary service station signage on a stone base, with landscaping around it.
- .3 The primary signage is permitted to be back lit and plastic to a maximum size of 6.0 sm.
- .4 All other signage on or around the service station is required to be front lit or individually lit letters.



Low sign set into stone base

4.5.3 Permitted Materials

- .1 The permitted materials for the service station are:
 - .1 stone, from the local area and region;
 - .2 wood and heavy timber, stained, varnished or painted;
 - .3 wood or concrete composite siding and panels;
 - .4 clear, coloured or textured glass
 - .5 metal panels
 - .6 textured, painted or similar-finished concrete. Unpainted concrete is permitted to a maximum 2' height from grade;
 - .7 textured asphalt, cedar shingle and metal roofs;
 - .8 other materials that are similar to the above and which offer durable finishes.
 - .9 materials similar to the above.
- .2 Stone is required on a minimum of 20% of the front and side walls of the building.
- .3 Metal panels or similar materials are restricted to a maximum of 50% of the area of the exterior walls.

5. MULTI-FAMILY RESIDENTIAL

Buildings in the multi-family areas should be designed to closely respond to the surrounding grades and natural terrain. In many locations they will be highly visible and must convey a warmly modern and sensitive approach to development.

5.1 Building Design + Siting

- 5.1.1 Be a good neighbour.
- 5.1.2 Site buildings to minimize the impact on views from and shadowing of adjacent properties and buildings.
- 5.1.3 If the building/development is adjacent to public trails, provide connections from common space to the public trails whenever possible.



Building sited to minimize impacts.



Common Space and Public Trails Connections

- 5.1.4 Make the front door easy to find, either through the architecture of the building or through a thoughtful landscaped access.
- 5.1.5 Provide a transition between public streets and private property using hard and soft landscaping integrated into natural landscaping.
- 5.1.6 Design buildings and the landscaping so that the buildings and their terraces appear to grow out of the natural landscaping. Minimize the extent of modification to the natural landscape surrounding the development, both during construction and after.
- 5.1.7 Avoid long, unbroken expanses of wall.
- 5.1.8 Except for visitor parking, locate all required parking underground or in enclosed parking garages, with additional convenience spaces at grade integrated into the hard and soft landscaping. Ensure that fluorescent lighting in a parking garage is not generally seen from outside the garage.
- 5.1.9 Provide common open space that maximizes sun access. Design the common space to be usable in most kinds of weather.
- 5.1.10 Decks over living space should be finished with pavers or stone



Buildings grow out of the landscape

PORTEAU COVE DESIGN GUIDELINES

for those areas of deck that are not landscaped. Larger expanses of deck must be broken up with changes of materials, levels and/or landscaping.

- 5.1.11 Flat or nearly-flat roofs must be finished with pavers, stone, decorative pebbles or vegetation. Minimize the visibility of roof-top vents when visible from adjacent development or from public open spaces.
- 5.1.12 Camouflage or hide mechanical equipment when visible from adjacent development or from public open spaces.

5.2 Permitted Materials

Use the best materials where they are seen by the public and passersby. Wood or wood composite materials may be stained or painted and must be in natural colours with some brighter accents permitted.

- 5.2.1 The permitted materials for multi-family residential buildings are:
 - .1 stone, including stacked stone walls, from the local area and region, or cultured stone which replicates this;
 - .2 wood, stained, varnished or painted;
 - .3 wood composite or concrete composite siding and panels;
 - .4 clear, coloured or textured glass;
 - .5 textured, painted or similar-finished concrete. Unpainted concrete is permitted to a maximum 4' height from grade;
 - .6 metal panels with a matte finish;
 - .7 other materials that are similar to the above and which offer durable finishes.



Natural Materials

5.3 Multi-family Residential Signage

- 5.3.1 Integrate the signage into the architecture and landscaping.
- 5.3.2 Provide clearly-seen civic addresses that are lit at night.

5.4 Multi-family Residential Lighting

- 5.4.1 Provide sufficient and suitable lighting to provide safe pedestrian access to the principal entrance in the dark.
- 5.4.2 Avoid lighting that shines onto a neighbouring property.

6. DUPLEX AND SINGLE FAMILY INTENSIVE

Duplex and single family houses on lots of less than 600 square metres are subject to these design guidelines and development permits.

6.1 Building Design and Siting

- 6.1.1 Site the building to minimize cut and fill on the site for the building and for access to the building.
- 6.1.2 Required parking spaces (2 per home) are to be in an enclosed or covered space. To soften the impact of garages facing the street, recess garage doors at least 0.3m from the surrounding building face.
- 6.1.3 Front stairs must be constructed of concrete and/or stone. No wood stairs are permitted.
- 6.1.4 For homes on the uphill side of a street, provide a street-facing balcony above the



PORTEAU COVE DESIGN GUIDELINES

first level with a depth of at least 2.4m. Provide roof cover over at least 50% of the balcony area.

- 6.1.5 Decks and balconies above the first level must be partially recessed or covered.
- 6.1.6 Avoid long runs of straight wall. Introduce jogs in the wall, bay windows, recesses or changes to wall planes to avoid straight runs of more than 10m.
- 6.1.7 Front driveways should be scored or textured concrete or asphalt, concrete pavers or stone.
- 6.1.8 Chimneys are to be boxed to match the siding or finished with stone.
- 6.1.9 Decks over living space should be finished with pavers or stone for those areas of deck that are not landscaped. Larger expanses of deck should be broken up with changes of materials, levels and/or landscaping.
- 6.1.10 Exterior lights should be placed so that they do not shine directly at a neighbour.



6.2 Permitted Materials

Use the best materials where they are seen by the public and passersby. Wood or wood composite materials may be stained or painted with natural colours.

- 6.2.1 The permitted materials for multi-family residential buildings are:
 - .1 stone, from the local area and region, or cultured stone which replicates this;
 - .2 wood, stained, varnished or painted;
 - .3 wood composite siding and panels;
 - .4 clear, coloured or textured glass;
 - .5 textured, painted or similar-finished concrete. Upainted concrete is permitted to a maximum 2' height from grade;
 - .6 metal panels with a matte finish;
 - .7 textured asphalt, cedar shingle and metal for sloped roofs
 - .8 other materials that are similar to the above and which offer durable finishes.



6.3 Residential Signage

- 6.3.1 Provide clearly-seen civic addresses that are lit at night.

6.4 Residential Lighting

- 6.4.1 Avoid lighting that shines onto a neighbouring property.

7. LANDSCAPE

7.1 General

The objective of the landscape guidelines is to ensure a high level of landscape design for all components of the development.

Specific Objectives are to:

- Provide compatibility with and enhancement of the site's intrinsic natural qualities;
- Maintain and enhance the site's native vegetation to the greatest extent possible;
- Encourage the use of natural construction materials (particularly those indigenous to the site and region) for built elements such as terraces, walls, steps, fences, and pathways;
- Recognize the development shares the natural area with wildlife, and consider these impacts in site planning;
- Treat the interface between common areas (such as parks, roadways and paths) and residential or village areas in a manner that protects and enhances the natural site character;
- Rehabilitate areas disturbed during site construction to a natural state;
- Incorporate and enhance the natural landscape features such as significant trees, rock outcrops and topographic variations wherever possible.

7.1.1 Minimize grading. Modifications to existing contours to be minimized where possible.

7.1.2 Use native/native compatible plantings. New landscaping and rehabilitation of disturbed areas will specify native or native compatible plants in the landscape to provide habitat value and limit the need for irrigation once established. A list of Native / Native compatible Plants is included as Appendix A.

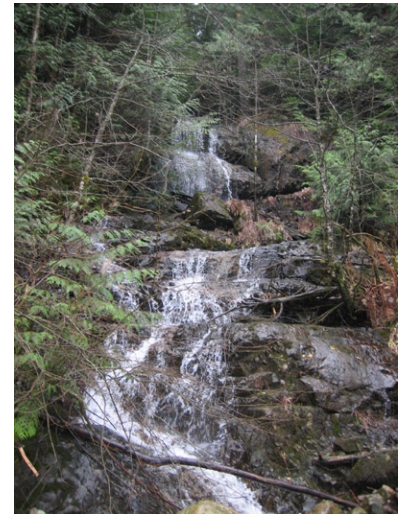
7.1.3 Prohibited plant material. A number of plant materials are prohibited within the overall Porteau Cove Community development due to their invasiveness, high maintenance, toxicity, or other characteristics that make it inappropriate for a mountain environment. Introduction of invasive plant species that will threaten the character and integrity of the plant communities on site shall be avoided. See Appendix B for the list of specifically prohibited plants.

7.1.4 Use natural on-site construction materials. Use natural materials that are on site or in the immediate area wherever possible, including stone, topsoil, gravel, backfill and wood, for built elements such as terraces, walls, steps, fences, and pathways.

7.1.5 Retain natural features. Natural features such as rock outcroppings, significant changes in grade, gullies, special trees/tree groupings will be considered in detailed site planning and retained wherever possible. Building locations shall be adjusted to suit topography and special natural features when the site for each phase is actually ready for construction.

7.1.6 Minimize irrigation. The intent is that irrigation will be minimized on site, and potentially only used for establishment of the landscape and for landscape elements on structure. If irrigation is needed, high efficiency systems utilizing sensors should be used to minimize water use, and should use collected rainwater where possible.

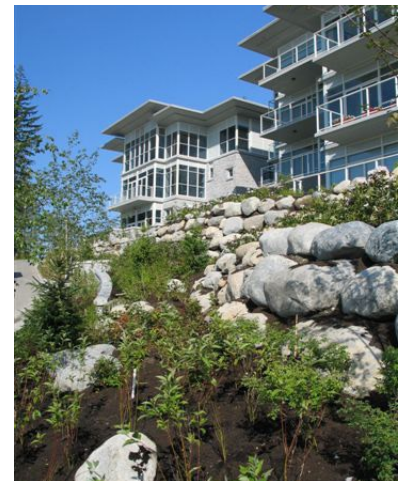
7.1.7 Minimize formal lawn. The use of formal lawns shall be minimized,



Incorporate Natural Landscape Features



Use Native Plants



Use Natural Materials

PORTEAU COVE DESIGN GUIDELINES

and limited to small areas in multi-family projects and limited use in parks. Lawn shall only be used where appropriate for gathering, picnicking or informal play.

- 7.1.8 **Interface areas.** The interface between common areas (such as parks, roadways and paths) and residential or village areas, and the interface between developed and open space areas shall be designed in a manner that protects and enhances the natural site character and reinforces natural edges. Where possible, native plant groupings shall be extended into the developed area to soften the line between developed and open space areas.
- 7.1.9 **Retaining walls.** Where retaining walls are required on development parcels, they are to be constructed of local stone or stone faced concrete.
- 7.1.10 **Fire Smart.** Limit the density of plantings in close proximity to buildings to assist with wildland fire protection.

7.2 Public Realm

The public realm includes areas within the road right-of-ways, parks, open space and the Village Core. In addition to the overall guidelines above, the following shall apply in these areas:

- 7.2.1 **Landscape features and elements.** Planters shall be made of natural stone or natural stone faced concrete - max. height of 1m. Preferred height of .5m to double as informal seating walls.
- 7.2.2 **Street trees.** Street trees in the Village Core may be formally arranged to reinforce the village character. Outside the Core, trees shall be planted in informal groupings, avoid formal street tree plantings, to reinforce the naturalistic character of the development.
- 7.2.3 **Open space.** Areas designated as open space shall be retained in their natural form and enhanced as necessary after development. Only native plant materials shall be allowed in these areas.

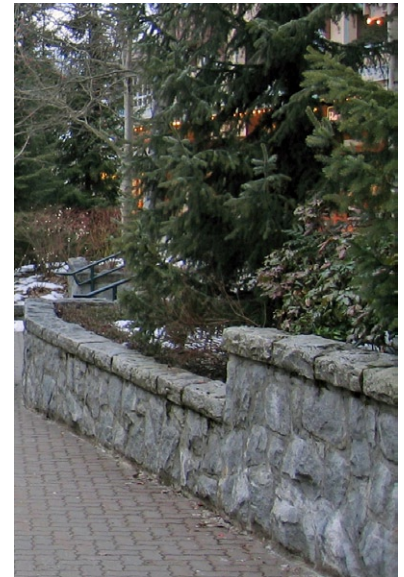
7.3 Residential

The landscape development of the residential parcels is a key design component of the overall Porteau Cove community. This section applies to multi-family residential as well as duplex and intensive single family units.

The overall concept of the landscape for the multi-family unit types is simple and elegant designed courtyards, patios, roof terraces and entry courts juxtaposed with the natural forest and mountain character landscape. The landscape character surrounding the buildings for both multi-family and duplex/intensive single family units should be very naturalistic, while the landscape directly associated with the usable outdoor living areas should reflect a structured, simple, refined and elegant look.

All landscape development for the residential sites should serve a purpose such as but not limited to:

- Forest restoration and enhancement of natural forest setting
- Visual Screening
- Rain water collection
- Defining outdoor space
- Re-enforcing the architecture



Stone Landscape Features



Public Realm



Integrate Landscape with Architecture & Natural Setting

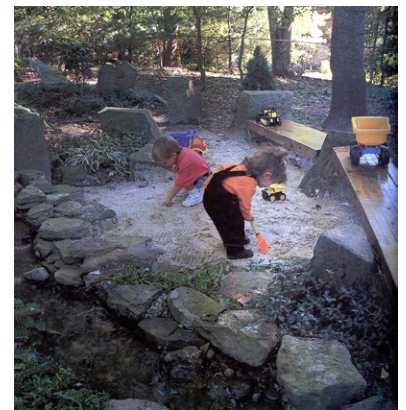
PORTEAU COVE DESIGN GUIDELINES

- Linking the indoor with the outdoor
- Providing drama and Framing views

- 7.3.1 **Landscape integration.** All landscape development should reinforce and integrate with the architecture and natural setting. Landscape should be usable/visible/have a purpose.
- 7.3.2 **Plant material.** Plant materials used in the residential parcels should provide a rich experience of texture, fragrance, drama, and colour. The palette of plant materials for each parcel should reflect a moderate number of plant materials. The majority of plant materials are to be selected from the recommended list (see Appendix A). Refer to Appendix B - list of prohibited plants, due to their invasive or noxious character.
- 7.3.3 **Landscape materials.** The landscape materials suggested and anticipated for the residential parcels should be natural as well as refined in character.
- 7.3.4 **Sustainability.** Wherever feasible sustainability should be visibly evident in the landscape development. See Sustainability Section.
- 7.3.5 **Water features.** Where applicable, water features of re-circulating rain water should be considered in public and semi-public courtyard and patio areas to minimize highway noises. These water features should be integral to the landscape architectural design .
- 7.3.6 **Children's play.** Multi-family residential parcels should incorporate opportunities for children's play within the parcel development unless a neighbourhood park with a play area is within a 10 minute walking distance.
- 7.3.7 **Fencing.** Security fencing and perimeter fencing of multi-family parcels is prohibited, except where recommended adjacent to dense woodlands for bear safety/protection.
- 7.3.8 **Automatic irrigation.** All multi-family residential parcels shall have an automatic irrigation service for all landscape areas over structure. Irrigation in other areas shall be minimized and energy efficient, if used.
- 7.3.9 **Rooftop planting.** Green roofs may be used on flat roofs on multi-family buildings, particularly when highly visible from the road or surrounding development. Such roofs should follow best practices for green roofs, taking into account the mountainside environment.



Use Natural Materials



Opportunities for Child Play in Natural Environment

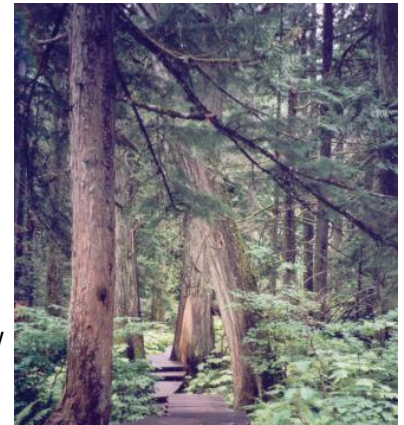
7.4 Tree Management

Much of the site is currently in a natural wooded state. The intent is to minimize the intrusion of development into forested areas. A large portion of the site is protected from development through open space designation.

- 7.4.1 For trees located on development parcels, retention should occur where possible through sensitive site planning, and significant trees should be incorporated into the development.
- 7.4.2 When trees are removed to site buildings, an uneven staggered edge rather than a straight line of trees is recommended to maximize edge habitat for wildlife, regenerate understorey growth and reduce windthrow hazards.
- 7.4.3 A clearing zone should be identified on each development parcel that encompasses the area of the building envelope and up to a 6m buffer area.
 - 7.4.3.1 Significant trees within the lot and outside the clearing zone are to be retained and preserved during construction through the creation of tree protection zones. Trees other than significant trees and understory vegetation located outside the clearing zone and not within a protective easement on specific development parcels may be removed or selectively pruned to improve views, air movement and light penetration.

Trees in potential retention areas should be assessed to determine significance, level of effort for retention and potential hazards associated with retention. Additional considerations should be taken to overall stand management and safety including windfirming edges and fire hazard management.

- 7.4.3.2 Prior to any work being carried out in any phase of the development the contractor will meet with the Landscape Architect or Arborist to confirm the tree clearing boundary and tree protection zones. This boundary shall be completely flagged, clearly marked and fully protected. No access will be allowed into the areas beyond the tree clearing boundary for the duration of construction, except for safety reasons.
- 7.4.4 Trees and vegetation to be retained are to be protected during construction. Tree protection zones should be assigned based on individual tree assessments for age, diameter size and species tolerance to disturbance. Bright coloured, reusable construction fencing and/or wood hoarding should surround tree protection zones. The following activities shall not be permitted in the designated tree protection zones:
 - * Clearing, grading, filling or excavation;
 - * Passage of vehicular traffic including trucks, excavators, backhoes and similar vehicles including
 - * the use of grubbing buckets or blades for vegetation removal;
 - * Storage or piling of construction materials such as sand, aggregates, soil, lumber, formwork, pipes or similar items;
 - * Disposal of waste materials such as paint, solvents or gyproc mud, the washing of cement or stucco machines, or the piling of other waste construction materials;
 - * The location of portable toilets, generators, ancillary service



- * machines, portable sheds and other storage units; or
The disposal of excess water accumulating within the construction area.

7.4.5 Tree topping is to be avoided as it deforms native trees and may result in the degradation of tree integrity and stability.

8. PUBLIC REALM LIGHTING

8.1 Overall Strategy.

The overall strategy for site wide lighting, including that for roads and public areas, is to provide the minimum levels necessary for pedestrian and vehicular safety, security and visibility while minimizing light pollution and ensuring the 'Night Sky' is preserved. Light pollution from the development has been identified as a potential issue from the campsite and areas of Porteau Cove Provincial Park.

- 8.1.1 Fixtures should have a contemporary feel yet fit within the mountain environment.
- 8.1.2 Utilize energy efficient fixtures that produce a soft natural quality of lighting. A white light character that shows true colours, such as Metal Halide, is preferred.

8.2 Street, Parking and Pathway Lighting.

The intent of the overall lighting approach is to minimize the street lighting and light pollution generated from inefficient and inappropriate light fixtures. The lighting character will vary with each street or path type, and will reflect the quality of the overall development.

- 8.2.1 Minimize the lighting in the village by providing more indirect street and pedestrian level lighting only.
- 8.2.2 Roadway lighting will only be provided within the Village Centre and at intersections/entrances, unless required by MOT for safety reasons (e.g., on tight curves.)
- 8.2.3 Parking areas, pathways and other pedestrian areas will use bollard fixtures and suitable pole mounted fixtures.

8.3 Landscape Lighting.

- 8.3.1 Where provided, low landscape elements should contain the lighting source. Tree lighting to be indirect. The source of landscape lighting should not be visible from the street or adjacent lots.
- 8.3.2 The use of timed dimmers and motion sensor actuated lighting is recommended for use in exterior locations where illumination at full intensity level is not required during all the non-daylight hours.
- 8.3.3 Flashing, blinking or coloured lighting is not permitted (except for seasonal holidays.)



Examples of low level street lighting

Lighting Examples

PORTEAU COVE DESIGN GUIDELINES

9. SITE FURNISHINGS

Site furniture in the public realm includes benches, garbage and recycling receptacles, and bicycle racks. Selected products will reinforce the project theme, and shall be durable, easily maintainable and readily available. Site furnishings in the Village core shall include benches, garbage and recycling receptacles, and bike racks. In other areas of the development, including parks and trails, site furnishings will generally be limited to benches and potentially garbage receptacles. Heavier, more rustic looking site furnishings are encouraged in these areas. Site furnishings should be durable and well made.

9.1 Village Centre

9.1.1 Site furnishings within the Village Core shall be made of natural materials, preferably wood and metal, with a rustic yet refined look, as illustrated in these images.

9.1.2 Trash receptacles shall also provide for recycling, and shall be bearproof.

9.2 Other Areas

9.2.1 Trash receptacles shall also provide for recycling, and shall be bearproof.



Trash Receptacle Examples

Bench Examples

PORTEAU COVE DESIGN GUIDELINES

10. SIGNAGE

10.1 Overall Strategy:

Signs in the public realm will fulfill two functions: project identity and wayfinding. Project identity signs will be located at site arrival points, and provide the first impression of the village character.

- 10.1.1 Signage should be simple, rustic yet refined, and incorporate natural materials from the area such as wood and stone.
- 10.1.2 There should be a consistent sign system for village entry points, streets, parking entrances, service areas and buildings.
- 10.1.3 Way-finding and information signage throughout the development shall be kept to the minimum size and number required to direct and inform vehicle drivers and pedestrians.

10.2 Sign Types

- 10.2.1 **Gateway Signs.** Gateway signs should be substantial, made of natural materials from the area - wood and stone. Simple and natural looking graphics, reflecting aesthetic of project... Minimally lit.
- 10.2.2 **Project Signs.** Signage should be low key and coordinated with the architectural features and finishes of each building.
- 10.2.3 **Information Signs.** Signage associated with recreational elements (trails / trailheads, parks, open spaces, viewpoints, interpretive signage) shall be wood and in a style similar to that of BC Parks. Solar panels shall be used to light trail signage where feasible.



Information Sign Examples

Gateway and Project Sign Examples

11. SUSTAINABILITY

11.1 Sustainability Measures

A variety of green development guidelines identify ways to achieve and maintain a high level of inherent sustainability and healthy living - assure energy efficiency, a wholesome living environment, durability, and effective use of local materials. These have been incorporated in other sections of these guidelines, and include provisions for recycling and composting, potential use of green roofs, measures to reduce irrigation or use rainwater for irrigation, use of native plants, etc.

11.2 Stormwater Management

One critical element in the sustainability measures for the project is the natural stormwater management program. Stormwater is an integral part of the Porteau Cove community experience. It is a resource that needs to be protected and celebrated. Design of stormwater Best Management Practices should integrate with the architecture and natural setting of the mountain community.

Stormwater management best management practices are included in more detail in the Integrated Stormwater Management Plan (ISMP). For completeness, the following summary is included in these design guidelines. Refer to the ISMP for more detail.

11.2.1 For Roadways (not including the Village):

- 11.2.1.1 Maintain existing drainage routing and catchment areas to the extent possible
- 11.2.1.2 Provide Best Management Practices to capture the first 50mm of runoff from impervious surfaces in a 24 hour period.
- 11.2.1.3 Provide water quality Best Management Practices to treat the first 100mm of rainfall from impervious surfaces in a 24 hour period.



11.2.2 For the Village:

- 11.2.2.1 Attempt to provide source control Best Management Practices to capture the first 40mm of rainfall from impervious surfaces in a 24 hour period.
- 11.2.2.2 Provide Best Management Practices to detain the second 40mm (40mm to 80mm) of runoff from impervious surfaces in a 24 hour period and release at predevelopment levels.
- 11.2.2.3 Provide water quality Best Management Practices to treat the first 80mm of rainfall from road surfaces in a 24 hour period.



11.2.3 For Multi-Family Lots (not including the Village):

- 11.2.3.1 Provide on-site Best Management Practices to capture the first 50mm of runoff from impervious surfaces in a 24 hour period and infiltrate, evapotranspire, reuse or redistribute to vegetated areas.
- 11.2.3.2 Provide on-site Best Management Practices to detain the second 50mm (50mm to 100mm) of runoff from impervious surfaces in a 24 hour period and release at predevelopment levels.



11.2.4 Best Management Practices

11.2.4.1 For building sites on impervious soils, BMP's include but are not limited to the following

- Impervious area reduction
- Porous pavement
- Green Roofs
- Rain barrels
- Rain gardens/absorbent landscaping
- Constructed wetlands/wet ponds

11.2.4.2 For building sites on pervious soils, in addition to those listed in 8.4.2.1 above, BMP's include but are not limited to the following:

- Infiltration trench/field
- Detention trench/field

11.2.4.3 For roadways, suitable BMP's include but are not limited to the following:

- Impervious area reduction
- Oil and grit separators
- Detention ponds
- Constructed wetlands
- Vegetated filter strips
- Bioswales

11.2.4.4 Ditches and swales on steep slopes to have check dams or coarse lining material to reduce runoff velocities.



APPENDIX A

RECOMMENDED PLANT LIST

Native Plants

Trees

Vine Maple	<i>Acer circinatum</i>
Bigleaf Maple	<i>Acer macrophyllum</i>
Japanese Maple	<i>Acer palmatum</i>
Norway Maple	<i>Acer platanoides</i>
Red Alder	<i>Alnus rubra</i>
Arbutus	<i>Arbutus menzeisii</i>
White Wonder Dogwood	<i>Cornus "Eddie's White Wonder"</i>
Pacific Dogwood	<i>Cornus nuttallii</i>
Cascara	<i>Rhamnus purshiana</i>
Shore Pine	<i>Pinus contorta</i>
Quaking Aspen	<i>Populus tremuloides</i>
Douglas Fir	<i>Pseudotsuga menziesii</i>
Western Red Cedar	<i>Thuja plicata</i>
Canadian Hemlock	<i>Tsuga canadensis</i>
Western Hemlock	<i>Tsuga heterophylla</i>

Shrubs

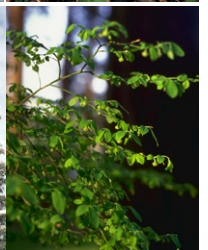
Strawberry Tree	<i>Arbutus unedo</i>
Azalea	<i>Azalea</i> sp./varieties
Red Twig Dogwood	<i>Cornus sericea</i>
Enkianthus	<i>Enkianthus campanulata</i>
Salal	<i>Gaultheria shallon</i>
Mountain Laurel	<i>Kalmia latifolia</i>
Oregon Grape	<i>Mahonia aquifolium</i> , <i>Mahonia nervosa</i>
Sweet Gale	<i>Myrica gale</i>
Osmarea	<i>Osmarea burkwoodii</i>
Oregon Box	<i>Pachystima myrsinites</i>
Mock orange	<i>Philadelphus lewisii</i>
Red Flowering Currant	<i>Ribes sanguineum</i>
Rhododendron	<i>Rhododendron</i> sp./varieties
Nutka Rose	<i>Rosa nutkana</i>
Arctic Willow	<i>Salix arctica</i>
Pussy willow	<i>Salix discolor</i>
Hooker's Willow	<i>Salix hookeriana</i>
Red Elderberry	<i>Sambucus racemosa</i>
Edible blueberry	<i>Vaccinium corymbosum</i>
Evergreen Huckleberry	<i>Vaccinium ovatum</i>
Huckleberry	<i>Vaccinium parvifolium</i>

Note: Kinnickinick, Red twig dogwood and other berry producing shrubs attractive to bears should not be the predominant species in new landscaping.

Vines and Groundcovers

Kinnickinick	<i>Arctostaphylos uva-ursi</i>
Clematis	<i>Clematis</i> sp.

USE NATIVE PLANTS



APPENDIX A (Continued)

Bunchberry	Cornus canadensis
Wild Strawberry	Fragaria virginiana
Western Bog Laurel	Kalmia macrophylla ssp. occidentalis
Trailing Blackberry	Rubus ursinus
Fringecup	Tellima grandiflora

Bulbs, Perennials, Ferns and Grasses

Vanilla leaf	Achlys triphylla
Yarrow	Achillea millefolium
Maidenhair Fern	Adiantum pedatum
Red columbine	Aquilegia formosa
Goat's Beard	Aruncus sylvester
Wild Ginger	Asarum caudatum
Lady Fern	Athyrium filix-femina
Deer Fern	Blechnum spicant
Great Camas	Camassia leichtlinii
Common Camas lily	Camassia quamash
Pacific Bleeding Heart	Dicentra formosa
Coastal Wood Fern	Dryopteris arguta
Fawn lily	Erythronium sp.
Skunk cabbage	Lysichiton americanum
False Lily-of-the-Valley	Maianthemum dilatatum
Licorice Fern	Polypodium glycyrrhiza
Sword Fern	Polystichum munitum
Broad leafed stonecrop	Sedum spathulifolium
False Solomon's Seal	Smilacina racemosa
Piggyback Plant	Tolmeia menziesii

Non-native Plants that meet the following criteria are allowed in multi-family development areas:

- o Drought tolerant
- o Provide habitat value
- o Are non-invasive
- o Low maintenance
- o Hardy to Zone 7

APPENDIX B

PROHIBITED PLANT LIST

Invasive Species

Butterfly Bush	Buddleia davidii
Cotoneaster	Cotoneaster spp.
English Hawthorn	Crataegus laevigata
Daphne	Daphne laureola
English Ivy	Hedera helix
Holly	Ilex spp.
Laurel Varieties	Prunus laurocerasus varieties
Zabel Laurel	Prunus zabeliana

Noxious, Toxic or Invasive Species

Sweet Vernal Grass	Anthoxanthum odoratum
Giant Reed	Arundo donax
Spotted Knapweed	Centaurea maculosa
Canada thistle	Cirsium arvense
Cattails	
Field Bindweed	Convolvulus arvensis
Hedgehog Dogtail	Cynosurus echinatus
Scotch Broom	Cytisus scoparius
Orchard Grass	Dactylis glomerata
Spurge-laurel	Daphne laureola
Leafy Spurge	Euphorbia esula
Giant Hogweed	Heracleum mantegazzianum
Velvet Grass	Holcus lanatus
Hairycats Ear	Hypochoeris radicata
Yellow Flag Iris	Iris pseudacorus
Dalmation Toadflax	Linaria dalmatica
Purple Loosestrife	Lythrum salicaria
Giant Knotweed	Polygonum sachalinense
Japanese Knotweed	Polygonum cuspidatum
Himalayan Blackberry	Rubus discolor
Tansy Ragwort	Senecio jacobaea
Carpet Burweed	Soliva sessilis
Gorse	Ulex europaeus

No Fruit Trees

PUBLIC HEARING
Squamish-Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1433-2016
Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016

SQUAMISH-LILLOOET REGIONAL DISTRICT

Minutes of a Public Hearing convened by the Squamish-Lillooet Regional District Board, held in the District of Squamish Municipal Hall, Squamish, BC on June 16, 2016, at 7:00 p.m.

Present were: T. Rainbow, Electoral Area D Director; K. Needham, Director of Planning & Development, I. Holl, Planner, and T. Mitchell, Building & Planning Assistant (Recording Secretary); and 70 plus members of the public.

CALL TO ORDER

Director Rainbow introduced and called the meeting to order at 7:00 PM.

CHAIR'S INTRODUCTORY COMMENTS

Good evening, my name is Tony Rainbow, and as the Electoral Area D Director for the Squamish Lillooet Regional District Board, I will be chairing this public hearing. I would like to introduce Kim Needham, Director of Planning & Development, Ian Holl, Planner and Trish Mitchell, Building & Planning Assistant who will be recording your comments.

This public hearing is convened pursuant to Section 464 of the Local Government Act to allow the public to make representations to the Board respecting matters contained in the proposed bylaws:

- 1. Squamish-Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1433-2016**

AND

- 2. Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016**

Bylaw No. 1433-2016 is an amendment to the Area D OCP regarding Development Permit Area revisions and consolidations. Bylaw No. 1350-2016 is the proposed new zoning bylaw for Electoral Area D that would replace the existing Bylaw Nos. 20, 540, 672.

This public hearing was advertised in the June 2nd & 9th issues of the Squamish Chief. Every one of you present who believes that your interest in the property is affected by the proposed bylaws shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaw. None of you will be discouraged or prevented from

making your views known. However, it is important that you restrict your remarks to matters contained in the proposed bylaws.

When speaking please address myself, the Chair, and commence your remarks by clearly stating your name and address.

Members of the Regional Board and staff may ask or respond to questions following a presentation. However, the function of the representatives at this public hearing is to listen rather than to debate the merits of the proposed bylaw. After this public hearing has concluded, the Regional Board may, without further notice or hearing, adopt or defeat the bylaw, or alter and then adopt the bylaw, provided that the alteration does not alter the use or density.

May I remind you that tonight is your opportunity for input on the bylaw and that after the conclusion of this hearing, no further public comments can be received.

To date, we have received 2 written submissions regarding the Area D OCP amendment bylaw, and 16 (staff note that two additional submissions were received by the SLRD office prior to and during the public hearing) written submissions on the new Area D Zoning Bylaw.

I will now ask Ian Holl to introduce the Area D OCP Amendment Bylaw No. 1433-2016.

Following that, the floor will be opened to members of the public, and you will be given the opportunity to speak to the OCP Amendment Bylaw No. 1433-2016.

STAFF PRESENTATION

I. Holl, Planner, gave a power point presentation which described the proposed amendment bylaw.

VERBAL SUBMISSIONS

Brad Sills
92 Garibaldi Way

Mr. Sills asked about the 2004 OCP policies for the Callaghan Valley.

I. Holl explained that the proposed bylaw does not change the Callaghan Valley Special Planning Area.

Denise McCracken
182 Stonegate Drive

Ms. McCracken asked if forestry permits or private properties will be affected.

I. Holl explained that forestry permits are a provincial matter. He noted that the bylaw will affect properties that are covered by

development permits.

TERMINATION

OCP Amendment Bylaw No.
1433-2016

Director Rainbow called three times for further comment. No written submissions were received. There being no further comments, he terminated the public hearing for Squamish-Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1433-2016 at 7:20 PM.

I will now ask Ian Holl to introduce the Area D Zoning Bylaw No. 1350-2016.

Following that, the floor will be opened to members of the public, and you will be given the opportunity to speak to the Area D Zoning Bylaw No. 1350-2016.

STAFF PRESENTATION

I. Holl, Planner, gave a power point presentation which described the proposed new zoning bylaw for Area D.

VERBAL SUBMISSIONS

Doug McCracken
182 Stonegate Drive

Mr. McCracken noted that he'd like to see the golf course remain a golf course. He asked if the design guidelines were considered.

I. Holl noted that the design guidelines are a private agreement and that relevant zoning-related aspects of the design guidelines had been incorporated into the zoning bylaw.

Rochelle Gerardi
43 Point Terrace

Ms. Gerardi noted that she is in favour of the bylaw and supports the golf course remaining as a golf course. She would like to see the natural beauty retained.

Doug McDonald
38 Garibaldi Drive

Mr. McDonald asked if minimum parcel size changes on properties around Black Tusk Village are possible.

I. Holl noted that this could be part of a separate rezoning process.

Paul Akers
148 Furry Creek Drive

Mr. Akers supports the bylaw. He doesn't mind if the Furry Creek Golf Course applies to rezone in the future but wants to be included in the process.

Jay Bicknell
7892 Upper Squamish Road

Mr. Bicknell stated that he doesn't understand how the same bylaw can be applied across the SLRD. He feels that the SLRD is cramming everyone into the same bylaw.

Jonathan Levine

Mr. Levine stated that he is concerned about additional

41 Salal Court

Jason Wexler
1030 West Georgia Street

development on and near the golf course and he is concerned about golf balls hitting houses.

Mr. Wexler stated that he is a Vice President of the Furry Creek Development Corporation / Burrard International, the owners of the Furry Creek Golf Course. He noted that current uses at the golf course include a restaurant, pro shop, event space and various other structures as well as a golf course "halfway" house. There is over 160 acres of land and only 60% is occupied by the golf course. They also own several other golf courses. He'd like to see flexible zoning and proposes a comprehensive development zone to allow the SLRD control over the uses.

Mike Tatchell
189 Furry Creek Drive

Mr. Tatchell noted that he supports the zoning bylaw as presented and that the community should be respected. He would like to see the golf course owners come forward in the future with a plan.

Stephen Campbell
400 Ocean Crest Drive

Mr. Campbell stated that he supports the bylaw. He disagrees with the desires of the Furry Creek Development Corporation.

David Hildreth
210 Furry Creek Drive

Mr. Hildreth stated that the proposed bylaw reflects the desires of the Furry Creek community. This is not a down zoning. He would prefer more detail if the golf course is to rezone in the future.

Mike Forshee
100 Stonegate Drive

Mr. Forshee stated that he strongly supports the bylaw.

Paulo Sciancamerci
129 Stonegate Drive

Mr. Sciancamerci stated that he fully supports the bylaw and he rejects the Furry Creek Development Corporation's ideas.

Lynda Watson
118 Furry Creek Drive

Ms. Watson stated that she fully supports the bylaw.

Sharon Knox
182 Furry Creek Drive

Ms. Knox stated that she fully supports the bylaw.

Valerie Castleton
4 Beach Drive

Ms. Castleton stated that she sits on the Furry Creek Community Association. She fully supports the bylaw. She doesn't want to see the golf course given carte blanche to do what they want. In the future, she would expect that the golf course should come forward with a proposal. They should commit to a plan.

Keith Oliver
162 Furry Creek Drive

Mr. Oliver stated that he fully supports the bylaw.

Peter Anderson
200 Ocean Crest Drive

Mr. Anderson stated that he agrees with the bylaw and would like to see it proceed as presented. He is concerned that a new golf course owner could do whatever they want if the land is left

unzoned.

Gordon Wallace
4 Beach Drive

Mr. Wallace stated that he is not against some of the ideas of the Furry Creek Golf Course but he'd like the opportunity to provide input. He is concerned about what future owners could do. He strongly supports the bylaw.

Bill Owen
100 Ocean Crest Drive

Mr. Owen stated that his property is surrounded by the golf course and that it is not palatable to live next door to an unzoned area. He strongly supports the bylaws and commends the SLRD.

Michael Buenza
500 Ocean Crest Drive

Mr. Buenza stated that he supports the bylaws. He is not against development but wants to know what is happening.

Moe Freitag
642 Lower Crescent

Mr. Freitag stated that he is a resident of Britannia Beach. There are Master Planned Communities for a reason. He stated that changes can be processed as they come forward. He looks forward to the zoning bylaw getting passed. Zoning gives certainty.

Vincent Shih
71 Salal Court

Mr. Shih stated that he supports the bylaw.

Jonathan Levine
4 Salal Court

Mr. Levine noted that the golf course includes hundreds of millions of dollars of prime land. This protection is a good start. There should be even more protection than this bylaw.

Mike Tatchell
189 Furry Creek Drive

Mr. Tatchell stated that he is in favour of the bylaw.

Richard Bennetts
15 Beach Drive

Mr. Bennetts stated that he supports the bylaw.

Anne Trantor
99 Stonegate Drive

Ms. Trantor stated that she supports the bylaw.

Bill Wissler
18 Beach Drive

Mr. Wissler stated that he supports the bylaw.

Andrei Dell
Stonegate Drive

Mr. Dell stated that he'd like to see the golf course make a proposal.

Florian Wolff
1078 Goat Ridge Drive

Mr. Wolff asked why changes to density are being proposed and why zones are not named in the same way as it is done in Vancouver.

I. Holl explained that the naming conventions for zones can vary and the SLRD names their bylaws differently than in Vancouver as the naming is made specific to different areas, for ease of use. He also stated that density for houses is being set in order

to prevent “monster houses”, save water and other resources and to address SLRD sustainability policies as set out in the Regional Growth Strategy, Integrated Sustainability Plan and the Official Community Plan for Electoral Area D.

Margarita Reczek
1060 Goat Ridge Drive

Ms. Reczek asked how the SLRD established a 465m² building size.

I. Holl explained that this size regulation is commonly used in various other municipalities for setting a maximum gross floor area in cases where large homes are permitted. He noted that for larger lots, an additional 140 m² cottage is allowed in addition to the 465 m² house.

John Violette
989 Copper Drive

Mr. Violette stated that he is building a house in Britannia Beach that is roughly 6,000 square feet. If he wants to build a detached garage, what is he to do? He feels that this will dissuade people from moving to Britannia Beach. He is fully opposed.

Celeste Bickford
1084 Goat Ridge Drive

Ms. Bickford stated that she lives in a 6,000 square foot house with her parents, her children and her husband. She says that this fits with environmental values. She feels that the SLRD is imposing its values on her. She works from home and so does her husband, who is a composer. She feels that this bylaw is hurting people who work from home and need a lot of space.

David Smith
1015 Goat Ridge Drive

Mr. Smith stated that he feels that the current bylaws at Britannia Beach are working and that the SLRD should spend time and money on improving the services at Britannia Beach rather than work on bylaws.

Rick Poissant
Lots 190, 153 Britannia Beach

Mr. Poissant stated that he owns two lots at Britannia Beach; one lot is 7 acres and the other is 4 acres. When he purchased these lots they had an unlimited house size. He has been paying property taxes for many years but won't be able to utilize his lots as he planned.

Jay Bicknell
7892 Upper Squamish Road

Mr. Bicknell stated that these bylaws don't work for the Upper Squamish Valley and they limit what he can do. He has planned investments based on existing bylaws. It will cost \$45,000 to put a mobile home on a piece of land. It is prohibitive. Now he can only have 2 shipping containers rather than 4 shipping containers.

Oleksii Kyshkovych
Lot 157 Goat Ridge Drive

The property owner stated that he bought the 12.4 acre parcel six months ago and plans to build a house for his parents and wife. He was planning to bring his whole family over from Russia.

Dan Wall

Mr. Wall stated asked if ALR regulations still apply.

2133 Wall Street

Dan Wall
2133 Wall Street

I. Holl stated that ALR regulations still apply.

Mr. Wall stated that the SLRD's ticketing abilities are good news for the Upper Squamish Valley.

Moe Freitag
642 Lower Crescent

Moe Freitag stated that he supports the 5,000 square foot house limit and the 1,500 square foot cottage size. He doesn't think that huge houses should be allowed at Britannia Beach. He stated that the services in Britannia Beach are great for a community of that size. He suggested that if people want more space, rezoning is a possibility.

Florian Wolff
1078 Goat Ridge Drive

Mr. Wolff stated that 90% of his buildable square footage is being removed. He stated that there have been bigger houses built but the vast majority are smaller than they could be. He stated that his accessory building has been cut in half and he feels penalized. He stated that some houses will be allowed bigger homes than previously. He noted that this is not a communist state and Britannia Beach should include a variety of house sizes, big and small.

I. Holl stated that a small number of houses may be allowed to have larger homes based on the new regulation.

Moe Freitag
642 Lower Crescent

Mr. Freitag stated that he remains supportive of the bylaw.

Bill Baker
Britannia Beach Development
Corporation

Mr. Baker talked about the history of the development of Britannia Beach. He agreed that the zoning deals with different areas differently.

Brian Owen
Furry Creek

Mr. Owen stated that he supports the bylaws and they are great for Furry Creek.

Rick Poissant
Lots 190, 153 Britannia Beach

Mr. Poissant stated that he has been paying taxes of \$4,000 per year and he doesn't have a house.

Florian Wolff
1078 Goat Ridge Drive

Mr. Wolff stated that he doesn't understand why things need to change.

Moe Freitag
642 Lower Crescent

Mr. Freitag stated that there are issues at Britannia Beach. People clear their lots and have cut down trees. He noted that the zoning will help Britannia Beach and the current zoning does not offer protection from large monster houses. He stressed the need for stronger and tighter guidelines. He supports the proposed zoning.

Celeste Bickford
1084 Goat Ridge Drive

In response to Mr. Freitag's comments, Ms. Bickford stated that she feels that the zoning will not provide protection to Britannia Beach.

Margarita Reczek
1060 Goat Ridge Drive

Ms. Reczek stated that having to rezone takes time and money. She doesn't understand why the house size should be limited to only 5,000 square feet and feels that it will stop people from moving to Britannia Beach if they can't have a large house.

Denise McCracken
182 Stonegate Drive

Ms. McCracken asked how the zoning will impact Britannia Beach South (the Makin lands).

I. Holl explained that Britannia Beach South is subject to a rezoning application that is being processed separately from this bylaw.

John Violette
989 Copper Drive

Mr. Violette stated that the SLRD has a big decision to make and must take into consideration different sized lots, different sized houses.

Florian Wolff
1078 Goat Ridge Drive

Mr. Wolff feels that individual owners should be provided with better notification of zoning amendments.

Bradley Harris
848 Britannia Way

Mr. Harris stated that there is a need for protection against large houses. It is difficult to do a one size fits all zoning.

TERMINATION
Zoning Bylaw No. 1350-2016

Director Rainbow called three times for further comment. No additional written submissions were received at the meeting. There being no further comments, he terminated the public hearing for Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016 at 9:00 PM.

T. Rainbow, Chair

T. Mitchell, Recording Secretary

Ian Holl

From: Kimberly Needham
Sent: May-27-16 4:54 AM
To: Ian Holl
Subject: Fwd: Bylaw 1350, Area D zoning, Furry Creek

Follow Up Flag: Follow up
Flag Status: Flagged

Fyi
Sent from my iPhone

Begin forwarded message:

From: Bill Avery [REDACTED]
Date: May 26, 2016 at 7:34:21 PM PDT
To: 'Kimberly Needham' <KNeedham@slrd.bc.ca>
Cc: 'Tony and Mary Rainbow' <trainbow@slrd.bc.ca>
Subject: Bylaw 1350, Area D zoning, Furry Creek

I regret I am unable to attend the June 16 public meeting on the above subject. However, I have two major concerns to which I draw your attention:

1. On page 5 of the introductory memorandum to the bylaw, mention is made of the development covenants already in existence in Furry Creek, and that more detailed work with the developer will be needed to discuss compatibility with exiting covenants.

There are probably a dozen lots in Furry Creek governed by SBS and which have not yet been fully developed.

I cannot find in the wording of the proposed bylaw itself any reference to the exemption from the bylaw of the areas covered by restrictive covenants. I believe it should be made clear in the bylaw, that the bylaw does not cancel or replace the existing restrictive covenants.

This omission could be corrected by inserting at the beginning of Section 10.3, after "Intent", wording such as "Subject to any existing Statutory Building Schemes, the intent of this zone is....."

2. The proposal by the Furry Creek Development Corporation that the existing golf club lands be zoned anything other than "Golf Club" is completely unreasonable, and probably unacceptable to the majority of Furry Creek residents. If in future, this Corporation wishes to build an hotel or row housing or anything else on any portion of its lands, it should go through the normal process of public hearings and rezoning, even if it does seem inconvenient. That process is to protect residents, not facilitate the Corporations operations.

Bill Avery
138 Stonegate Drive



Kimberly Needham
Director of Planning and Development Services
kneedham@slrd.bc.ca
P: 604-894-6371 x242
F: 604-894-6526
1-800-298-7753
www.slrd.bc.ca

This message is intended only for the use of the individual or entity named above, and may contain information that is privileged, confidential or exempt from disclosure under applicable law. If you are not the intended recipient or their employee or agent responsible for receiving the message on their behalf, your receipt of this message is in error. Please notify us immediately, and delete the message and any attachments without reading any such information. Any dissemination, distribution or copying of this communication by anyone other than the intended recipient is strictly prohibited. Thank you.

Ian Holl

From: Kimberly Needham
Sent: June-06-16 9:26 AM
To: Ian Holl
Subject: FW: Zoning of Furry Creek Golf Course



Kimberly Needham
Director of Planning and Development Services
kneedham@slrd.bc.ca
P: 604-894-6371 x242
F: 604-894-6526
1-800-298-7753
www.slrd.bc.ca

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From: Catherine Isaacson [REDACTED]
Sent: June-05-16 2:49 PM
To: Kimberly Needham
Cc: Tony Rainbow; Sue & Bruce Barker
Subject: Zoning of Furry Creek Golf Course

Dear Kimberly,

Unfortunately, Paul & I will not be able to attend the meeting on June 16th. Our Golf Event at Furry Creek is on the same day & evening.

We would appreciate it if we can be 'on record' for Furry Creek Golf Course be zoned as a 'Golf Course ONLY'. We are not against development that would enhance our community. However, we believe there is other land nearby which is quite suitable for new development.
Let's leave the Golf Course alone.

Kind regards,

Paul & Catherine Isaacson
30 Salal Court, Furry Creek, BC. V0N 3Z2
[REDACTED]

Begin forwarded message:

Ian Holl

From: Kimberly Needham
Sent: June-09-16 4:39 PM
To: Ian Holl
Subject: FW: Furry Creek Community & Golf Course

FYI



Kimberly Needham
Director of Planning and Development Services
kneedham@slrd.bc.ca
P: 604-894-6371 x242
F: 604-894-6526
1-800-298-7753
www.slrd.bc.ca

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From: Len & Sarah Hughes [REDACTED]
Sent: June-09-16 4:19 PM
To: Kimberly Needham
Cc: Tony Rainbow
Subject: Furry Creek Community & Golf Course

Hello, We, David & Sarah Hughes owners of 159 Stonegate Drive, Furry Creek, V0N 3Z2 bought our home in Furry Creek 3 and 1/2 years ago because we love the design and scenic beauty of this community (the jewel being the golf course). Something that visitors from near and far invariably comment on.

We feel that the balance of single & multi-family home density, forests, mountains, views, walking trails and green space (mostly created by the golf course) are such a unique combination in the lower mainland that doing anything that would significantly change this balance would be a travesty.

And perhaps selfishly, having recently retired we're now in a position to really start enjoying all this community has to offer. Losing the golf course would be a tremendous loss and disappointment.

Regards

David & Sarah Hughes
[REDACTED]

Susanna Kim & Florian Wolff, owners of
1078 Goat Ridge Drive
Britannia Beach, BC
V0N 1J0
[REDACTED]

Squamish-Lillooet Regional District

Kristen Clark, Director of Administrative Services

cc: Tony Rainbow, Area D Director

Lynda Flynn, SLRD CAO

SLRD Planning Department

June 15, 2016

Dear Ms. Clark:

Proposed New Area D Zoning Bylaw No. 1350-2016

While we recognize the desire to consolidate and replace the three existing zoning bylaws that currently apply to different portions of Area D, we are strongly opposed to the following proposed changes affecting the BBR2 Zone in Britannia Beach:

- **Maximum gross floor area of single family dwellings:** The maximum gross floor area should not be limited by an arbitrary number of square meters, and we do not agree with applying a fixed cap of 465m² regardless of parcel size. For our property, the proposed cap would represent a 90% reduction in buildable area, which is excessive and unfair.

BBR2 and BBR3 have estate sized lots that can easily accommodate larger homes. Even though the gross floor area is not currently capped here, we have not seen construction of houses of excessive size. Our street has several houses larger than 5,000 square feet which serve the purpose of the occupants without being intrusive on others. Moreover, the ability to build larger dwellings allows multiple generations in one family to come together under one roof, a trend we have seen in our neighbourhood which should be welcomed and supported by the community.

In the interest of equity and based on the current floor space ratio of 0.35 which should be preserved and kept the same (or, at a minimum, very similar) for BBR1, BBR2, and BBR3, properties larger than 1328.57 m² (465 m² divided by 0.35) should be able to add 0.35 m² to the buildable area for every additional m² of parcel size.

- **Minimum parcel size for subdivision:** The proposed minimum parcel size for subdivision of 2.5 hectares in the BBR2 Zone constitutes an almost 24-fold increase over the current minimum parcel size of 1,060 m² and exceeds the minimum parcel size for parcels on community water and sewerage systems as recommended by Vancouver Coastal Health by a factor of 6 to 12. This is unwarranted.
- **Maximum number of accessory buildings per parcel:** The proposed reduction of the number of accessory buildings to 2 is arbitrary and unnecessary.
- **Maximum permitted combined gross floor area of all accessory buildings:** The proposed reduction of the maximum permitted floor area for properties larger than 4000 m² arbitrarily and exclusively targets larger lots by reducing the permissible accessory building area by 40%.

We ask you to revise the proposed bylaw changes and maintain the status quo with respect to the points above in order to maintain equity throughout the community:

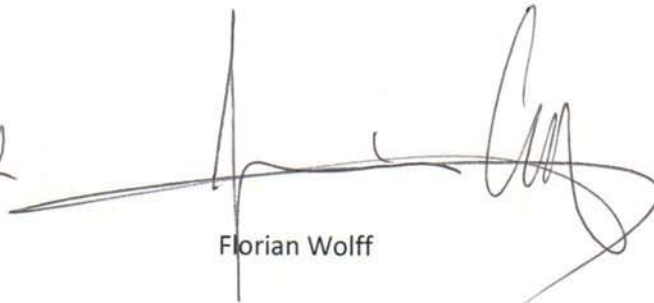
- **For properties larger than 1328 m², define maximum gross floor area of single family dwellings as 465 m² plus 0.35 FSR above without cap.**
- **Keep minimum parcel size for subdivision at 1,060 m².**
- **Remove maximum number of permissible accessory buildings per parcel.**
- **Keep maximum permitted combined gross floor area of all accessory buildings for properties 4000 m² and over at 250m².**

Thank you for your support.

Sincerely,



Susanna Kim Wolff



Florian Wolff

Ian Holl

To: Kimberly Needham
Subject: RE: proposed britannia amendments

From: JAN EASTON [REDACTED]
Sent: June 15, 2016 12:34 PM
To: Kristen Clark <KClark@slrd.bc.ca>
Subject: Fwd: proposed britannia amendments

From: "JAN EASTON" [REDACTED]
To: [REDACTED] planning@slrd.bc.ca
Sent: Wednesday, June 15, 2016 12:27:55 PM
Subject: proposed britannia amendments

To whom it my concern,
My name is Jan Easton and I've owned the following properties at Britannia Beach since since 2004 ,2005, and 2007:
1174 Copper Dr.
1186 Copper Dr.
156 Shaughnessy Hts.

I am not in agreement with the proposed amendments to the Area D Bylaw as they apply to ;limiting the size of new houses to 5000sq.ft.

increasing minimum parcel size for subdivision

These are all estate sized lots and were purchased with the objective of providing personal residences for myself and extended family at retirement.

(the Copper Drive properties are adjacent lots)

As such, I'm strongly opposed to these changes and will "fight tooth and nail" to have the terms and conditions as they existed at time of purchase observed and respected.

Sincerely,
Jan Easton

Ian Holl

From: Kristen Clark
Sent: June-16-16 11:25 AM
To: Kimberly Needham; Ian Holl; Lynda Flynn
Subject: FW: Proposed zoning



Kristen Clark
Director of Legislative and Corporate Services
kclark@slrd.bc.ca
P: 604-894-6371 x230
F: 604-894-6526
1-800-298-7753
www.slrd.bc.ca

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From: Frank [REDACTED]
Sent: June 16, 2016 11:05 AM
To: Kristen Clark <KClark@slrd.bc.ca>
Subject: Proposed zoning

Dear Ms. Clark:

Proposed New Area D Zoning Bylaw No. 1350-2016

While we recognize the desire to consolidate and replace the three existing zoning bylaws that currently apply to different portions of Area D, we are strongly opposed to the following proposed changes affecting the BBR2 Zone in Britannia Beach:

- **Maximum gross floor area of single family dwellings:** The maximum gross floor area should not be limited by an arbitrary number of square meters, and we do not agree with applying a fixed cap of 465m² regardless of parcel size. For our property, the proposed cap would represent a 90% reduction in buildable area, which is excessive and unfair.

BBR2 and BBR3 have estate sized lots that can easily accommodate larger homes. Even though the gross floor area is not currently capped here, we have not seen construction of houses of excessive size. Our street has several houses larger than 5,000 square feet which serve the purpose of the occupants without being intrusive on others. Moreover, the ability to build larger dwellings allows multiple generations in one family to come together under one roof, a trend we have seen in our neighbourhood which should be welcomed and supported by the community.

In the interest of equity and based on the current floor space ratio of 0.35 which should be preserved and kept the same (or, at a minimum, very similar) for BBR1, BBR2, and BBR3, properties larger than 1328.57 m² (465 m² divided by 0.35) should be able to add 0.35 m² to the buildable area for every additional m² of parcel size.

- **Minimum parcel size for subdivision:** The proposed minimum parcel size for subdivision of 2.5 hectares in the BBR2 Zone constitutes an almost 24-fold increase over the current minimum parcel size of 1,060 m² and exceeds the minimum parcel size for parcels on community water and sewerage systems as recommended by Vancouver Coastal Health by a factor of 6 to 12. This is unwarranted.

- **Maximum number of accessory buildings per parcel:** The proposed reduction of the number of accessory buildings to 2 is arbitrary and unnecessary.
- **Maximum permitted combined gross floor area of all accessory buildings:** The proposed reduction of the maximum permitted floor area for properties larger than 4000 m² arbitrarily and exclusively targets larger lots by reducing the permissible accessory building area by 40%.

We ask you to revise the proposed bylaw changes and maintain the status quo with respect to the points above in order to maintain equity throughout the community:

- **For properties larger than 1328 m², define maximum gross floor area of single family dwellings as 465 m² plus 0.35 FSR above without cap.**
- **Keep minimum parcel size for subdivision at 1,060 m².**
- **Remove maximum number of permissible accessory buildings per parcel.**
- **Keep maximum permitted combined gross floor area of all accessory buildings for properties 4000 m² and over at 250m².**

Thank you for your support.

Francisco Elvas
Po box 154
Britannia beach, bc
V0n1j0


Sent from my iPhone

Ian Holl

From: Oleksii Kyshkovych [REDACTED]
Sent: June-16-16 1:42 PM
To: Planning
Subject: Fwd: Letter to board

Sent from my iPhone

Begin forwarded message:

From: Oleksii Kyshkovych [REDACTED]
Date: June 16, 2016 at 1:40:18 PM PDT
To: trainbow@slrd.bc.ca, lflynn@slrd.bc.ca, kclark@slrd.bc.ca, and planning@slrd.bc.ca.
Cc: [REDACTED]

Oleksii Kyshkovych & Iuliia Rekaikyna
1056-goat ridge drive
Britannia Beach BC V0N1J0
Lot Address: Lot 157, 1052 Goat Ridge drive,
Britannia Beach BC V0N1J0

To whom it may concern,
My fiancé and I were surprised to hear about the sudden change in regulation, and hereby reject the current proposal to amend the Area D bylaws to limit the square footage of new houses in Britannia Beach to 5000 Sq f.
We bought this property so that we can live with our families, and have worked, blood sweat and tears to get this marvelous land. We want to be able to span across the land with various buildings that we can host our retired parents give them access to the treasures of the land, as well as our future children, so they can get to know each their grandparents, and learn from them. In order to do this we need more than 5000 square feet.
As Celeste has stated, no monstrous houses have been constructed in Britannia Beach to obstruct or restrict views or impose on any neighbors properties. We intend to show the same level as courtesy and respect to the land and the area that all our neighbors deserve and expect.
We are a stuntwoman and stuntman couple, who live very practically, but would also like to allow certain luxuries in our house to continue our development in our career, such as a gym and outdoor water amenities.
We aquired the land under the impression there were no current limitations to new constructions, as long as they were kept under 20,000 sqf. In accumulated size, and did not interfere with our neighbors, or obstruct their views.

Sincerely
Oleksii Kyshkovych & Iuliia Rekaikyna

Ian Holl

From: Richard Poissant [REDACTED]
Sent: June-16-16 3:00 PM
To: Tony Rainbow; Lynda Flynn; Kristen Clark; Planning; Regional District Board
Subject: Electoral Area D Zoning Bylaw No. 1350-2016

Hi Tony,

My name is Richard Poissant and am owner of lot 190, 1187 Copper Dr and lot 153, 1072 Goat Ridge Dr. in Britannia Beach.

I am writing to oppose changes to the Electoral Area D Zoning Bylaw No. 1350-2016

These lots where marketed and purchased as estate lots with the potential to accommodate extended families or home based business such as a Bed and Breakfast. Limiting the size of a home or accessory building on lots of 4,5,6,7 acres such as in the BBR2 and BBR3 makes no sense from a logistical or financial point of view. There is no reason to purchase, maintain and pay property taxes on such large lots without the potential to utilizes such space.

Regards Rick Poissant.

Ian Holl

From: [REDACTED] Celeste Bickford
Sent: June-16-16 2:00 PM
To: Tony Rainbow; Lynda Flynn; Kristen Clark; Planning; Regional District Board
Subject: Electoral Area D Zoning Bylaw No. 1350-2016

Hi Tony,

I am writing to submit my opinion on the proposed Electoral Area D Zoning Bylaw No. 1350-2016. I am hoping that it will be taken into consideration before this bylaw is finalized. I apologize for not being able to contribute these thoughts earlier in the process and hope that my concerns will be taken seriously regardless.

I am opposed to the following changes to the minimum parcel size for subdivision:

BBR1 zone: from 400 square meters in existing Bylaw No. 540 to 2,000 square meters in proposed Bylaw No. 1350.
BBR2 zone: from 1,060 square meters in existing Bylaw No. 540 to 25,000 square meters in proposed Bylaw No. 1350.

I have no issue with the proposed minimum parcel size for the BBR3 zone of 4,000 square meters. If there is any change in the minimum parcel size for subdivision in the BBR1 and BBR2 zones, it should not be more than the proposed minimum parcel size for the BBR3 zone of 4,000 square meters in the interest of fairness and equity. There is currently a "no subdivide" covenant on most, if not all, properties in Britannia Beach so subdivision should not be an issue in the community. But if this covenant is removed from a given property for any reason, as in the case of a developer's rezoning application for example, the same right to subdivide by other property owners should not be arbitrarily hindered by the regional district through the imposition of an excessively large and unwarranted minimum parcel size for subdivision in BBR2. Bias towards developers is not right and should not be allowed. I hope that you will stand up for this out of principle.

I am also opposed to the proposed maximum gross floor area of a single family dwelling of 465 square meters. The maximum gross floor area in BBR2 and BBR3 should be based on a maximum floor space ratio that is the same or similar to what currently exists in BBR2. This is a huge change for BBR2 and is grossly unfair to those who purchased their properties with specific intentions in mind, such as building a home that can be used for professional activities, like my neighbors who are stunt people and have a wonderful gym in their living room that they use for training (picture Cirque du Soleil style silk scarfs hanging from a 20' ceiling), or to house large extended families, such as my own. There are several acreage properties in BBR2 that can accommodate larger homes without them even being seen from the road. There are already several houses here greater than 465 square meters in size that serve the purpose of the occupants (e.g. the creation of art, housing large extended families, various types of home-based businesses, etc.) without being intrusive on others. The ability to have a larger house should not suddenly be limited by the regional district, especially by an arbitrary number of square meters. I'm sorry to say that this bylaw is so poorly thought out that a flat out rule of a maximum gross floor area of 465 square meters will increase the maximum gross floor area for several lots in BBR2 (any lot smaller than approx 0.132 hectares in size). There is no way that this is fair or appropriate for those smaller lots and speaks to the problems associated with how things are being done in the Planning Department. I implore you to take this seriously and to think about how you would feel if you were the owner of one of the larger lots in BBR2 who was not quite ready to build yet.

Finally, I am opposed to the proposed reduction in the size of the allowed accessory building on certain lots. There is no basis for such a reduction and, again, people purchased these lots with specific purposes in mind. We live in an area where people have a love of the outdoors and have equipment such as bikes and kayaks that need to be stored. Such a change to the way that a lot can be used should only be made with careful consideration and for very good reason. I do not believe that such a reason exists in this case.

Thank you for any consideration that you are able to give to my thoughts on these matters. If needed for the record, I live at 1084 Goat Ridge Drive, Britannia Beach, BC, V0N 1J0.

Best regards,
Celeste

Celeste Bickford,



Leslie & John Violette
Box 193
Britannia Beach, BC V0N 1J0

BY EMAIL

June 17, 2016

Tony Rainbow
Area D Director, SLRD
trainbow@slrd.bc.ca

Dear Mr. Rainbow,

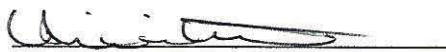
We are the property owners of Lot 159 on 989 Copper Drive in Britannia Beach. We have recently become aware of the proposed amendments to the bylaws of Area D, which covers Britannia Beach and accordingly the property that we own.

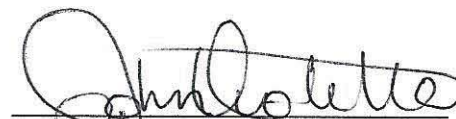
We would like to voice our concerns and disapproval of the proposed amendments and have documented them in this letter. Reasons for our discontent to the bylaw amendments include the following:

1. The introduction or amendment of a bylaw to restrict a new single family residence to 5000 square feet may have been logical had there been an issue or complaints of monstrous houses being built in the area. However, Britannia Beach has had no such problem and therefore this bylaw would be introduced to solve a problem that does not exist.
2. The reason the above-mention problem does not exist is due to the maximum floor space ratio (FSR) bylaw, which is a fair way to limit the size of a home.
3. The maximum FSR bylaw is something that is used in jurisdictions throughout BC and has proven to an effective method to prevent the construction of homes that are to large relative to the size of the properties that they're built on.
4. The ability to have a larger home should not be limited by the regional district, especially by an arbitrary number of square feet. If an individual purchases an estate size lot, they are purchasing the right to build a home that is equally large.
5. Simply put, to tell a property owner that they cannot build a 7000 square foot home on a 3-acre lot just because the district said so seems very unreasonable and quite ridiculous.
6. Increasing the minimum parcel size in subdivision increases the price of each of those new parcels of land correspondingly. The affordability of those parcels of land decreases and prevents the majority of individuals and families from moving to the area. It is our belief that we speak for the majority of the residents of Britannia Beach when we say we would like to see Britannia Beach grow into a vibrant community. The proposed amendments to the bylaw will NOT allow that to occur.

We hope that you take our reasons into consideration and prevent these amendments from proceeding.

Respectfully,


leslie violette


John Violette

Jaspal and Sukhminder Mangat
8663 168b Street
Surrey BC V4N 5J4

BY EMAIL

June 16, 2016

Tony Rainbow
Area D Director, SLRD
trainbow@slrd.bc.ca

Dear Mr. Rainbow,

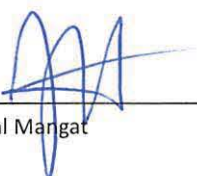
We are the joint property owners of Lot 168 at 1034 Goat Ridge Drive in Britannia Beach. We have recently become aware of the proposed amendments to the bylaws of Area D, which covers Britannia Beach and accordingly the property that we own.

We disapprove of the proposed amendments and we are writing to you to voice our discontent and offer reasons as to why the bylaw amendments should not proceed, including:

- The introduction or amendment of a bylaw to restrict a new single family residence to 5000 square feet may have been logical had there been an issue of monstrous houses being built in the area. However, Britannia Beach has had no such problem and therefore this bylaw would be introduced to solve a problem that does not exist.
- The reason the above-mentioned problem does not exist is due to the maximum floor space ratio (FSR) bylaw, which is a fair way to limit the size of a home.
- The maximum FSR bylaw is something that is used in jurisdictions throughout BC because it is an effective method to prevent the construction of homes that are too large relative to the properties that they're built on.
- The ability to have a larger home should not be limited by the regional district, especially by an arbitrary number of square feet. If an individual purchases an estate size lot, they are purchasing the right to build a home that is equally large.
- Simply put, to tell a property owner that they cannot build a 7000 square foot home on a 3-acre lot just because the district said so seems very unreasonable and quite ridiculous.
- Increasing the minimum parcel size in subdivision increases the price of each of those new parcels of land correspondingly. The affordability of those parcels of land decreases and prevents the majority of individuals and families from moving to the area. We believe we speak for all the residents of Britannia Beach when we say we would like to see Britannia Beach grow into a vibrant community. The proposed amendments to the bylaw will NOT allow that to occur.

We hope that you take our reasons into consideration and prevent these amendments from proceeding.

Sincerely,



Jaspal Mangat



Sukhminder Mangat

Ian Holl

Subject: RE: Area D Zoning Review

From: Nicole Broeckling [REDACTED]
Sent: June 16, 2016 6:46 PM
To: Tony Rainbow <TRainbow@slrd.bc.ca>; Lynda Flynn <LFlynn@slrd.bc.ca>; Kristen Clark <KClark@slrd.bc.ca>;
Planning <planning@slrd.bc.ca>
Subject: Area D Zoning Review

Hi,

Unfortunately I cannot make the meeting tonight in Squamish, however I wanted to make sure that I've been heard.

For the record, here are my details:

Nicole Broeckling
1122 Copper Drive
Britannia Beach, BC

I oppose the proposed zoning changes for Britannia Beach, as I understand that the changes will place limits on the size of a house being built to 5,000sq ft.

While I have already built my house and realize I will not be faced with new limits on the size of my house, I see no reason to change the existing floor space ratio.

There have been no issues with monstrous houses being built in the region, and several people own very large acerages that should support large homes and can do so without creating an eye sore to the rest of the community. There are already several houses above 5,000 sq.ft in the community and they are not obtrusive in any way.

Since there are no issues with the current zoning and no rational reason to change it, I oppose.

Nicole

Ian Holl

Subject: RE: Bylaw No. 1350-2016

From: Will [REDACTED]
Sent: June 16, 2016 5:33 PM
To: Lynda Flynn <LFlynn@slrd.bc.ca>; Tony Rainbow <TRainbow@slrd.bc.ca>; Planning <planning@slrd.bc.ca>; Kristen Clark <KClark@slrd.bc.ca>; Regional District Board <board@slrd.bc.ca>
Cc: [REDACTED]
Subject: Bylaw No. 1350-2016

Hi Tony, Linda, Ian and Kim,

I am writing to submit my opinion on the proposed Electoral Area D Zoning Bylaw No. 1350-2016.

I am opposed to the following changes to the minimum parcel size for subdivision:

BBR1 zone: from 400 square meters in existing Bylaw No. 540 to 2,000 square meters in proposed Bylaw No. 1350.

BBR2 zone: from 1,060 square meters in existing Bylaw No. 540 to 25,000 square meters in proposed Bylaw No. 1350.

I have no issue with the proposed minimum parcel size for the BBR3 zone of 4,000 square meters. If there is any change in the minimum parcel size for subdivision in the BBR1 and BBR2 zones, it should not be more than the proposed minimum parcel size for the BBR3 zone of 4,000 square meters in the interest of fairness and equity. There is currently a "no subdivide" covenant on most, if not all, properties in Britannia Beach so subdivision should not be an issue in the community. But if this covenant is removed from a given property for any reason, as in the case of a developer's rezoning application for example, the same right to subdivide by other property owners should not be arbitrarily hindered by the regional district through the imposition of an excessively large and unwarranted minimum parcel size for subdivision in BBR2. Bias towards developers is not right and should not be allowed. I hope that you will stand up for this out of principle.

I am also opposed to the proposed maximum gross floor area of a single family dwelling of 465 square meters. The maximum gross floor area in BBR2 and BBR3 should be based on a maximum floor space ratio that is the same or similar to what currently exists in BBR2. This is a huge change for BBR2 and is grossly unfair to those who purchased their properties with specific intentions in mind, such as building a home that can be used for professional activities, like my neighbors who are stunt people and have a wonderful gym in their living room that they use for training (picture Cirque du Soleil style silk scarfs hanging from a 20' ceiling), or to house large extended families, such as my own. There are several acreage properties in BBR2 that can accommodate larger homes without them even being seen from the road. There are already several houses here greater than 465 square meters in size that serve the purpose of the occupants (e.g. the creation of art, housing large extended families, various types of home-based businesses, etc.) without being intrusive on others. The ability to have a larger house should not suddenly be limited by the regional district, especially by an arbitrary number of square meters. I'm sorry to say that this bylaw is so poorly thought out that a flat out rule of a maximum gross floor area of 465 square meters will increase the maximum gross floor area for several lots in BBR2 (any lot smaller than approx 0.132 hectares in size). There is no way that this is fair or appropriate for those smaller lots and

speaks to the problems associated with how things are being done in the Planning Department. I implore you to take this seriously and to think about how you would feel if you were the owner of one of the larger lots in BBR2 who was not quite ready to build yet.

Finally, I am opposed to the proposed reduction in the size of the allowed accessory building on certain lots. There is no basis for such a reduction and, again, people purchased these lots with specific purposes in mind.

Thank you for any consideration that you are able to give to my thoughts on these matters. If needed for the record, I live at [1166 Copper Drive, P/O Box 124 Britannia Beach, BC,](#)
[V0N 1J0](#)

Regards,



FURRY CREEK LAND DEVELOPMENT CORPORATION

June 16, 2016

VIA EMAIL (planning@slrd.bc.ca; kclark@slrd.bc.ca; iholl@slrd.bc.ca)

Squamish-Lillooet Regional District
Planning & Development Department
PO Box 219, 1350 Aster Street
Pemberton, BC V0N 2L0

RE: Electoral Area D Zoning Bylaw No. 1350-2016 (the "Proposed Bylaw")

Dear Sirs/Mesdames:

We are the owners of Furry Creek Golf & Country Club (the "**Property**") and are writing further to our letter to you of April 25, 2016 with respect to the Proposed Bylaw.

We have concerns about the Proposed Bylaw and its impact on the potential future use of the Property. Currently, the Property is not zoned for any particular use and is operating as an 18-hole golf course, with clubhouse facilities consisting of a restaurant, pro shop, event/meeting space and members club. Additional structures on the property include course maintenance building, snack shack, washrooms, along with multiple pump houses and irrigation wells.

The Proposed Bylaw would designate the Property as FCC2 – Furry Creek Golf Course Commercial 2 Zone, which would restrict the use of the Property to golf course and ancillary uses. The proposed zoning would impose restrictions on the Property that do not presently exist. In our view, it is not appropriate to impose such restrictions at this time. Although the Property is presently used only as a golf course and ancillary uses, it has the potential for more comprehensive and varied uses of benefit to the community.

Our vision for the future of this Property is that it can be more than just a golf course, but a place where an active and vibrant community can live, work, learn, and play. As an example of this Property's potential, we highlight our master planned community development at Gallagher's Canyon in Kelowna. At this site, the zoning allowed for a golf course, single and multi-family residential units, a village centre with three amenity buildings containing meeting areas, a library, a workshop, a pool and fitness facilities, tennis facilities, commercial space, walking trails, and open space. This flexible zoning allowed us to develop a successful, walkable, amenity rich community. It is our hope that a similar future could be possible for the Property. We strongly encourage the Squamish-Lillooet Regional District to recognize this potential now and enact zoning for the Property that reflects those future possibilities.

At this time, we suggest the most appropriate zoning for the Property would be one similar to the proposed CD1 Comprehensive Development 1 Zone, but with modifications to include golf course and ancillary uses as set out in the proposed FCC2 Zone. A CD1-like Zone for the Property would allow for sufficient flexibility on the future use of the Property without limiting or diminishing the Squamish-Lillooet Regional District's ability to manage and control the development of the Property through the usual development process, which would allow significant community input. For this reason we believe the CD1-like zoning we have suggested is the most appropriate planning tool to apply to the Property.

FURRY CREEK LAND DEVELOPMENT CORPORATION

We would be pleased to further share with you our vision for the Property, get your feedback, and discuss options to ensure that vision can become a reality. Should you have any questions, please do not hesitate to contact Jason Wexler [REDACTED]
[REDACTED]

Furthermore, permitted uses under Section 11.1 Furry Creek Commercial 1 Zone, suggest that bullet point 8 be Dwelling Units.

Regards,

FURRY CREEK LAND DEVELOPMENT CORPORATION

By: _____

Jason Wexler

Vice President Development

Ian Holl

To: Kimberly Needham
Subject: RE: Furry Creek Golf Course Zoning application

From: Michael Moore [REDACTED]
Sent: June-16-16 8:29 AM
To: Kimberly Needham
Subject: Furry Creek Golf Course Zoning application

Hi Kim

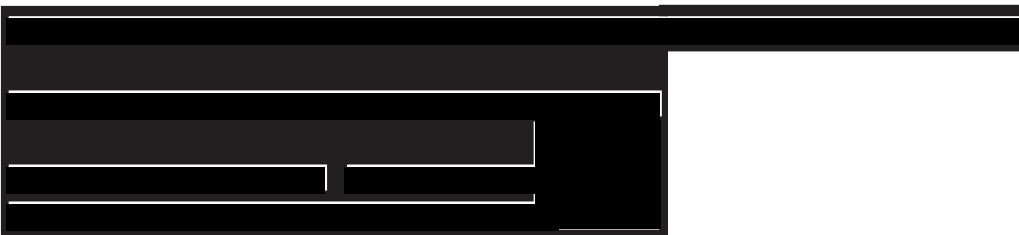
I am unable to attend the meeting tonight in Squamish but would like to lodge my opinion. I would like the zoning of Furry Creek Golf Course to remain as it is - as a golf course.

Michael Moore, 235 Furry Creek Drive, Furry Creek, V0N3Z2.

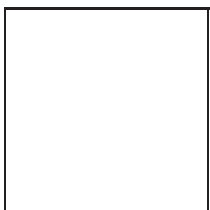
Many thanks

Michael

Michael Moore



"To see things thousands of miles away, things hidden behind walls and within rooms, things dangerous to come to, to draw closer, to see and be amazed; this is the purpose of LIFE. (LIFE magazine motto)"



Gurmail Dhaliwal
8579 171 Street
Surrey BC V4N 5J1

BY EMAIL

June 15, 2016

Tony Rainbow
Area D Director, SLRD
trainbow@slrd.bc.ca

Dear Mr. Rainbow,

I am the property owner of Lot 168, 1008 Goat Ridge Drive, Britannia Beach. I have recently become aware of the proposed amendments to the bylaws of Area D, which covers Britannia Beach and accordingly the property that I own.

I disapprove of the proposed amendments and I am writing to you to voice my discontent and offer reasons as to why the bylaw amendments should not proceed, including:

- The introduction or amendment of a bylaw to restrict a new single family residence to 5000 square feet may have been logical had there been an issue of monstrous houses being built in the area. However, Britannia Beach has had no such problem and therefore this bylaw would be introduced to solve a problem that does not exist.
- The reason the above-mention problem does not exist is due to the maximum floor space ratio (FSR) bylaw, which is a fair way to limit the size of a home.
- The maximum FSR bylaw is something that is used in jurisdictions throughout BC because it is an effective method to prevent the construction of homes that are too large relative to the properties that they're built on.
- The ability to have a larger home should not be limited by the regional district, especially by an arbitrary number of square feet. If an individual purchases an estate size lot, they are purchasing the right to build a home that is equally large.
- Simply put, to tell a property owner that they cannot build a 7000 square foot home on a 3-acre lot just because the district said so seems very unreasonable and quite ridiculous.
- Increasing the minimum parcel size in subdivision increases the price of each of those new parcels of land correspondingly. The affordability of those parcels of land decreases and prevents the majority of individuals and families from moving to the area. I believe I speak for all the residents of Britannia Beach when I say I would like to see Britannia Beach grow into a vibrant community. The proposed amendments to the bylaw will NOT allow that to occur.

I hope that you take my reasons into consideration and prevent these amendments from proceeding.

Sincerely,



Gurmail Dhaliwal

Arvin Dhaliwal & Gurmail Dhaliwal
8579 171 Street
Surrey BC V4N 5J1

BY EMAIL

June 15, 2016

Tony Rainbow
Area D Director, SLRD
trainbow@slrd.bc.ca

Dear Mr. Rainbow,

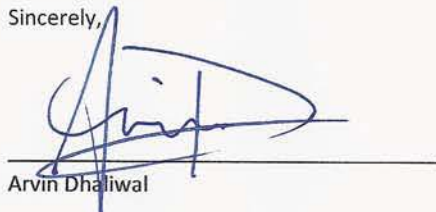
We are the joint property owners of Lot 172, 1033 Goat Ridge Drive, Britannia Beach. We have recently become aware of the proposed amendments to the bylaws of Area D, which covers Britannia Beach and accordingly the property that we own.

We disapprove of the proposed amendments and we are writing to you to voice our discontent and offer reasons as to why the bylaw amendments should not proceed, including:

- The introduction or amendment of a bylaw to restrict a new single family residence to 5000 square feet may have been logical had there been an issue of monstrous houses being built in the area. However, Britannia Beach has had no such problem and therefore this bylaw would be introduced to solve a problem that does not exist.
- The reason the above-mention problem does not exist is due to the maximum floor space ratio (FSR) bylaw, which is a fair way to limit the size of a home.
- The maximum FSR bylaw is something that is used in jurisdictions throughout BC because it is an effective method to prevent the construction of homes that are too large relative to the properties that they're built on.
- The ability to have a larger home should not be limited by the regional district, especially by an arbitrary number of square feet. If an individual purchases an estate size lot, they are purchasing the right to build a home that is equally large.
- Simply put, to tell a property owner that they cannot build a 7000 square foot home on a 3-acre lot just because the district said so seems very unreasonable and quite ridiculous.
- Increasing the minimum parcel size in subdivision increases the price of each of those new parcels of land correspondingly. The affordability of those parcels of land decreases and prevents the majority of individuals and families from moving to the area. We believe we speak for all the residents of Britannia Beach when we say we would like to see Britannia Beach grow into a vibrant community. The proposed amendments to the bylaw will NOT allow that to occur.

We hope that you take our reasons into consideration and prevent these amendments from proceeding.

Sincerely,


Arvin Dhaliwal


Gurmail Dhaliwal

Navdeep Dhaliwal, Mehar Grewal, and Dalip Grewal
8579 171 Street
Surrey BC V4N 5J1

BY EMAIL

June 15, 2016

Tony Rainbow
Area D Director, SLRD
trainbow@slrd.bc.ca

Dear Mr. Rainbow,

I, Navdeep Dhaliwal, am writing to you on behalf of myself and my parents, Mehar and Dalip Grewal, to inform you that we do not agree with the proposed amendments to the Area D bylaws, which directly affect the property that we own, which is Lot 196, 1140 Copper Drive, Britannia Beach.

Lot 196 is over 2-acres and we initially purchased it in the hopes of building a retirement home for myself and a secondary detached suite for my parents. We invested a lot of time and money into the property and held on to it even through times of financial hardship. We think it is absolutely unfair that we would no longer be able to build our dream home due to the proposed bylaw amendment that limits us to 5000 square feet. This proposed amendment has no basis in general (i.e. how was the 5000 square feet decided on?) and more importantly has no correlation to the size of the property.

We could quite easily build a home on this lot that was much higher than 5000 square feet and it would serve our purpose and still be unnoticeable to our neighbours and the public. There is no logical reason to limit the house we can build to "X" amount of square feet.

We hope you take our letter into consideration and prevent this amendment from proceeding.

Sincerely,

Navdeep Dhaliwal
Navdeep Dhaliwal