AGENDA

GREATER VANCOUVER REGIONAL DISTRICT (GVRD) ELECTORAL AREA A ADVISORY PLANNING COMMISSION Members Meeting

Tuesday, May 10, 2011 6:00 p.m.
2nd Floor Café West Meeting Room
4330 Kingsway, Burnaby, BC

Chair: Sharon Kennedy, Strachan Point
Vice Chair: Bruce Bingham, Bowyer Island

Members:
John Russell - Barnston Island
Michael A. Linton - Upper Indian Arm
Chris Forsyth - Pitt Lake (west side)
John C. Lee - Montizambert Wynd
Vacant - Ocean Point
Roger Gale - Passage Island

Please advise Manjit Sunner at 604-432-6369 if you are unable to attend.
*Please note – Dinner will be provided at 5:30 p.m. at this meeting
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NOTICE OF MEETING
GREATER VANCOUVER REGIONAL DISTRICT ELECTORAL AREA A
ADVISORY PLANNING COMMISSION

6:00 p.m.
Tuesday, May 10, 2011
2nd Floor Cafe’ West Meeting Room, 4330 Kingsway, Burnaby, British Columbia.

A G E N D A

A. ADOPTION OF THE AGENDA

1. May 10, 2011 Regular Meeting Agenda
   Staff Recommendation:
   That the Electoral Area A Advisory Planning Commission adopt the agenda
   for its meeting scheduled for May 10, 2011 as circulated.

B. ADOPTION OF THE MINUTES

1. November 5, 2009 Meeting Minutes
   Staff Recommendation:
   That the Electoral Area A Advisory Planning Commission adopt the minutes
   for its meeting held on November 5, 2009 as circulated.

C. REPORTS FROM COMMITTEE OR STAFF

1. Emergency Notification System
   Designated Speaker: Rob Nicholls, Corporate Safety Division Manager,
   Safety, Security & Emergency Management, Corporate Services Department
   Recommendation:
   That the Electoral Area A Advisory Planning Commission receive for
   information the form dated May 2, 2011, titled “Emergency Notification
   System”.

2. Draft Electoral Area Zoning Bylaw Update
   Designated Speaker: Jason Smith, Regional Planner, Policy and Planning
   Department
   Recommendation:
   That the Electoral Area Advisory Planning Commission receive the report
   dated April 29, 2011, titled “Draft Electoral Area Zoning Bylaw Update” for
   comment.
3. **Draft Riparian Area Bylaw**  
*Designated Speaker: Jason Smith, Regional Planner, Policy and Planning Department*  
*Recommendation:*  
That the Electoral Area Advisory Planning Commission receive the report dated April 29, 2011, titled “Draft Riparian Area Bylaw” for comment.

D. **OTHER BUSINESS**  
Round Table Discussion.

E. **ADJOURNMENT**  
*Staff Recommendation:*  
That the Electoral Area A Advisory Planning Commission conclude its meeting of May 10, 2011.
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GREATER VANCOUVER REGIONAL DISTRICT  
ELECTORAL AREA A  
ADVISORY PLANNING COMMISSION

Minutes of the Meeting of the Advisory Planning Commission (APC) held at 6:25 p.m. on Thursday, November 5, 2009 in the 2nd Floor Café West Meeting Room, 4330 Kingsway, Burnaby, British Columbia.

MEMBERS PRESENT:
Adriana (Adri) Vickaryous, Barnston Island
Valerie Linton, Upper Indian Arm
Sharon Kennedy, Strachan Point
Chris Forsyth, Pitt Lake
Bruce Bingham, Bowyer Island

MEMBERS ABSENT:
Catharine G. Johnson, Montizambert Wynd
Leonard E. Wild, Ocean Point
Roger Gale, Passage Island

STAFF PRESENT:
Jason Smith, Regional Planner, Policy and Planning Department
Christina DeMarco, Regional Development Division Manager, Policy and Planning Department
Manjit Sunner, Recording Secretary, Policy and Planning Department

A. ADOPTION OF THE AGENDA

1.1 November 5, 2009 Meeting Agenda

It was MOVED and SECONDED That the Advisory Planning Commission:

a) amend the agenda for its meeting scheduled for November 5, 2009 by adding Item E as Other Business and have a Round Table Discussion and change Adjournment to Item F; and

b) adopt the agenda as amended.

CARRIED

B. ELECTION

1. Electoral Area A Advisory Planning Commission Chair Selection
Manjit Sunner, Recording Secretary, Policy and Planning Department, called for nominations for the Chair.
Sharon Kennedy was nominated as a candidate for the Chair of the Electoral Area A Advisory Planning Commission. Ms. Kennedy consented to the nomination.

The Recording Secretary called for further nominations and after the third call, with there being no further nominations, declared nominations for the Chair of the Electoral Area A Advisory Planning Commission closed, and Sharon Kennedy from Strachan Point acclaimed Chair of the Electoral Area A Advisory Planning Commission.

2. **Electoral Area A Advisory Planning Commission Vice-Chair Selection**

Bruce Bingham was nominated and consented to the appointment of Vice-Chair of Electoral Area A Advisory Planning Commission. The Recording Secretary called for further nominations and after the third call, with there being no further nominations, declared nominations for the Chair of the Electoral Area A Advisory Planning Commission closed, and Bruce Bingham from Bowyer Island acclaimed Vice Chair of the Electoral Area A Advisory Planning Commission.

C. **PROPOSED REZONING FOR PROPERTIES ON INDIAN ARM**

Report dated October 26, 2009 from Jason Smith, Regional Planner, Policy and Planning Department, providing summary of the proposed rezoning for properties on Indian Arm and highlighting some of the key issues emerging from the process, and identifying the next steps in the process of rezoning the properties.

Members were advised of the following:
- The report dealt with 3 properties along the west side of Indian Arm and currently zoned Civic Conservation. An error was made when the zoning bylaw was passed in 2005 and this is why these properties needed to be rezoned. It is proposed that the zoning revert back to A-2 Extensive Rural and Recreation use.
- There are some small buildings on lots 1 and 2 (referenced in attachment 1 of the accompanying report). Lots 4 through 10 are Crown Land and will remain zoned Civic Conservation.
- There is no development currently proposed on these properties.
- A question was raised about whether there were any limitations and what can be done with these properties. Members were advised that the zoning allowed up to 2 dwellings on an 8 hectare parcel (20 acres). The proposed zoning allows for duplex residential.

**It was MOVED and SECONDED**

That the Advisory Planning Commission recommends proceeding with rezoning of the following subject properties from P-1 to A-2:
- District Lot 3222, Group 1, New Westminster Land District

**CARRIED**
D. PROPOSED REZONING FOR PROPERTIES ON PITT LAKE

Report dated October 26, 2009 from Jason Smith, Regional Planner, Policy and Planning Department, providing an overview of the proposed rezoning for properties on Pitt Lake and highlighting some of the key issues emerging from the process, and identifying the next steps in the process of rezoning the properties.

Members were advised of the following:

- Series of 6 properties on Pitt Lake.
- Surrounding properties zoned as RS-1.
- 4 are privately owned and 2 are owned by Crown and are leased for cabin usage.
- Owners may or may not be aware that under the conservation zoning they cannot build anything on their property.
- Appropriate to zone RS-1.
- Property owners have not yet been contacted.
- Current P1 zone will allow only for park or civic uses and no residential uses.
- Consultation with First Nations will need to be conducted before a rezoning can be completed.
- Members asked why the process was being expedited and were advised there may be some inconsistencies with the zoning for these properties. This is an opportune time to rezone the properties as a rezoning process was proceeding for the Indian Arm properties.
- It was noted that the recommendations of the APC will be forwarded to the Electoral Area Committee for their information.

It was MOVED and SECONDED
That the Advisory Planning Commission recommends proceeding with rezoning of the following subject properties from P-1 to RS-1:
District Lots 3051, 3052, 3143 and 3222, New Westminster Group 1 Land District.

CARRIED

A. OTHER BUSINESS

Round Table Discussion

Pitt Lake
- Member from Pitt Lake highlighted issues facing the community of Pitt Lake with regard to building permits and stop work orders.
- A property owner has foundation just touching water and previously approved by Metro Vancouver. The property owner is now dealing with Department of Fisheries.
- A property owner has built a sundeck and has a stop work order imposed to violation of setback.
- Enforcement practices in Fraser Valley Regional District (FVRD) versus GVRD are not consistent.
- GVRD Staff will discuss these issues with the GVRD Building Inspector.
Indian Arm
- Member from Indian Arm highlighted some of the issues facing the community of Indian Arm.
- 911 Service Operator is unable to locate the caller, or is not aware where Buntzen Bay is, thinking it is in Port Moody. Police do not know the location of the caller or how to access the caller.
- Members were advised that there is Emergency Management Plan posted on the Metro Vancouver Website.
- Metro staff will speak to Rod Tulett on how to help the 911 operator know the callers location. Rod is responsible for emergency management at Metro Vancouver and Electoral Area A.
- Recently a woman fell off a ladder and it was 45 minutes before they got a response considering the closeness of vicinity. Currently they can drive them out to Eagleridge or call Coast Guard from members’ area, the closest RCMP responder is North Vancouver City.

Strachan Point
- Member from Strachan Point highlighted issues facing the community of Strachan Point.
- Access is the concern because of the new highway. Drivers wanting to make left turn are unaware that they can make a U-Turn on Highway 99. Members of the community pushing to get left turn lane to Strachan Point off Highway.
- Well water is serviced to the majority of Strachan Point Residents. One property (#17) is currently on a Creek water service which is licenced through the province and is treated and tested.

Barnston Island
- Barnston Island member highlighted issues facing the community of Barnston Island
- Barnston Island receive their water from water wells. Their 911 service is very good.
- Fire issues came about as a result of Gilmore fire and barns could not be saved. Fire insurance is so expensive to get. Previously had major fires on the island and not been able to deal with them.
- Chief Mike Leon from Katzie First Nation, expressed an interest in training the fire fighters and volunteers for fire protection.

Bowyer Island
- Member from the Bowyer Island recounted Bowyer Island history and highlighted issues facing the community of Bowyer Island.
- Never had building inspections before 2006. Building inspector red tagged some properties as not in compliance.
- The type of water system is currently in storage tanks and water is treated.
- Main Issue is that they have multi-jurisdictional ruling over them.
- Currently going through the OCP process with Islands Trust.
- Reference to set back 25 feet from the ocean. Need for mechanism to prevent properties from being built too close to waterline.
• There was a specific formula that was worked out for some specific properties to bring non-compliance in compliance for set backs. Christina DeMarco, Regional Development Division Manager and Bruce Bingham will meet to discuss these concerns.

• Currently Bowyer Island has no fire service and neither does Passage Island. They usually call on forestry service or Coast Guard. In cases where lightning strikes, islands residents get together to put out fire.

• Member wishes to address the Electoral Area Committee and was informed the last meeting of this committee in 2009 is November 20.

• Member also noted they do not have a bus stop. People generally have to go 8 miles up and back. Member has spoken to Ministry of Transportation and Highways and they do not have mechanism to deal with this issue.

• Member was asked how many students would take the bus and member responded 3 students from Bowyer and some from Passage Island.

B. ADJOURNMENT

It was MOVED and SECONDED
That the Advisory Planning Commission conclude its meeting of November 5, 2009.

CARRIED
(Time: 7:35 p.m.)

_____________________________  __________________________
Manjit Sunner, Recording Secretary  Sharon Kennedy, Chair

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Electoral Area Advisory Planning Commission Meeting Date: May 10, 2011

To: Electoral Area Advisory Planning Commission
From: Rob Nicholls, Corporate Safety Division Manager, Corporate Services
Date: May 2, 2011
Subject: Emergency Notification System

Recommendation:

That the Electoral Area Advisory Planning Commission receive for information the report dated May 2, 2011, titled “Emergency Notification System”.

1. PURPOSE

To inform the Electoral Area Advisory Planning Commission regarding the Electoral Area Emergency Notification System.

2. CONTEXT

Metro Vancouver is introducing a computer based system to assist in notifying residents of emergencies. It is private, secure and hosted locally. The system is designed to send a voice, text and email message to residents in the event of an emergency that may affect them. The target residents are those residing in all parts of the electoral area, other than UEL and UBC, as they are generally covered by the system operated by UBC. Residents wishing to sign up can do so easily. The system will only be used for emergencies or other urgent communications, no “spam” type messages will be sent.

3. ALTERNATIVES

None presented.

4. CONCLUSION

If you would like to be added to the emergency notification system please send an email to semsupport@metrovancouver.org with the completed attachment form.

ATTACHMENT:
Emergency Notification System Form (to be completed and returned) (Doc#5079179)
May 2, 2011

Dear Electoral Area A Residents and Property Owners excluding UEL and UBC

Subject: Emergency Notification System

Metro Vancouver is introducing a computer based system to assist in notifying residents of emergencies. It is private, secure and hosted locally. The system is designed to send a voice, text and email message to residents in the event of an emergency that may affect them. The target residents are those residing in all parts of the electoral area, other than UEL, as they are generally covered by the system operated by UBC. Residents wishing to sign up can do so easily. The system will only be used for emergencies or other urgent communications, no “spam” type messages will be sent.

If you would like to be added to the emergency notification system please send an email to semsupport@metrovancouver.org with the following information: (please print)

- First Name_________________
- Last Name_________________
- Physical Address (Street Address or Lot #)________________________
- Community Name (i.e. Strachan Point, Passage Island, Barnston Island, etc)_______________________________________________________
- Home Contact Phone Number__________________________________
- Office Contact Phone Number (if desired) _________________________
- Cellular/Pager number (if desired) _______________________________
- Up to 2 Email addresses (if desired) _____________________________
- Text message address (if desired)_______________________________

The above information can also be faxed to our office at FAX# 604-432-7172

or

Mailed to:
Metro Vancouver
Safety, Security & Emergency Management Division, 15th Floor
4330 Kingsway, Burnaby, BC V5H 4G8

5079179
Electoral Area Advisory Planning Commission Meeting Date: May 10, 2011

To: Electoral Area Advisory Planning Commission

From: Jason Smith, Regional Planner, Policy and Planning

Date: April 29, 2011

Subject: Draft Electoral Area Zoning Bylaw Update

Recommendation:

That the Electoral Area Advisory Planning Commission receive for comment the report dated April 29, 2011, titled “Draft Electoral Area Zoning Bylaw Update”.

1. PURPOSE
To inform the Electoral Area Advisory Planning Commission (APC) of proposed changes to the Electoral Area Zoning Bylaw and seek comments.

2. CONTEXT
The current Electoral Area Zoning Bylaw (the Bylaw) was adopted in 2005. Over the last few years of administering the Bylaw several issues have been identified that could be resolved through changes to the Bylaw. Several opportunities for clarification were also identified. There are no changes to density or uses within any of the zones. The two most substantive changes to the Bylaw were in regards to complying with the Riparian Area Regulation and changes to the definition of height. All of the proposed changes to the Bylaw are outlined in the attached List of Changes (Attachment 1).

Riparian Area Regulation
Since the adoption of the Bylaw, the Province has introduced the Riparian Area Regulation. The purpose of the Riparian Area Regulation is to protect important ecosystem habitat found in riparian areas. In order to comply with the Riparian Area Regulation changes are necessary to the Bylaw.

The changes proposed to comply with the Riparian Area Regulation involve changing the setback requirements from non-tidal waters and the introduction of a companion Riparian Area Bylaw. The basic requirement of the Riparian Area Regulation is to restrict development within 30 metres of a stream. Parameters are provided for a qualified environmental professional to prepare a report on whether it is possible for development to occur any closer. The Riparian Area Regulation also introduced requirements to have setbacks from ravines so this has been added to the Bylaw.

Changes to the definition of Height
The existing definition of height created some issues. There was a lack of clarity on how to calculate height for roofs with a mix of pitches and roof types. There were instances where homeowners were manipulating the grades on properties and enabling them to build very tall buildings that otherwise would not have been permitted. In response to these issues changes have been made to the definition of height in the Bylaw to address these.
Clarification of definitions and language
The wording of some definitions and clauses has been changed to clarify meaning and intent.

Next Steps
Following feedback from the APC, the Bylaw will be forwarded to the Electoral Area Committee at its meeting on June 10, 2011. The Electoral Area Committee will be given the option to recommend to the Metro Vancouver Board that it give first and second reading to the Bylaw and call for a public hearing. If this were to occur staff would anticipate a public hearing being scheduled in late September. Staff will also make the Bylaw and supporting materials available to the Electoral Area residents and to seek their comments prior to the public hearing. As well, all First Nations with an interest in the Electoral Area will be contacted for comment.

3. ALTERNATIVES
None presented.

4. CONCLUSION
The intent of the Bylaw review was to update the Bylaw to address certain technical issues that had arisen through implementing the Bylaw and to respond to new requirements set by the Province.

ATTACHMENTS:
1. List of Changes to the Electoral Area Zoning Bylaw(Doc #5091534)
2. Draft Electoral Area Zoning Bylaw with track changes (Doc #5090287)
<table>
<thead>
<tr>
<th>#</th>
<th>Item Changed</th>
<th>Current Language</th>
<th>Proposed Language</th>
<th>Rationale</th>
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<tbody>
<tr>
<td>1</td>
<td>Definition of Accessory Boarding</td>
<td><strong>accessory boarding</strong> means up to two <em>sleeping units</em> contained within a <em>dwelling unit</em> for the accommodation of no more than two boarders with or without meals</td>
<td>“<strong>accessory boarding</strong>” means the accessory use of a <em>dwelling unit</em> in which up to two <em>sleeping units</em> contained within the <em>dwelling unit</em> are used for the accommodation of no more than two boarders with or without meals;</td>
<td>Clarification that accessory boarding is an accessory use</td>
</tr>
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<td>2</td>
<td>Definition of Apartment Building</td>
<td><strong>apartment building</strong> means any building divided into not less than three <em>dwelling units</em> each of which is occupied or intended to be occupied as a long-term home of one family and includes social and recreational facilities of a non-commercial nature intended for the use of the residents</td>
<td>“<strong>apartment building</strong>” means any building divided into not less than three <em>dwelling units</em> each of which is occupied or intended to be occupied as living accommodation and includes facilities of a non-commercial nature intended for the use of the residents</td>
<td>Updated the definition to no longer reference family.</td>
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<td>3</td>
<td>Definition of Average Finished Grade</td>
<td><strong>average finished grade</strong> means the average of elevations taken at the outermost corners of the finished elevation adjoining each exterior wall of a <em>building</em></td>
<td>“<strong>average finished grade</strong>” means the average grade elevation around a <em>building or structure</em>’s perimeter with any proposed changes to natural grade due to construction, placement of fill, or removal of soil, measured as the average of each point of the building where two exterior walls of the <em>building or structure</em> contact each other and the ground surface. In the case of <em>buildings</em> and <em>structures</em> on the surface of water, <strong>average finished grade</strong> shall be the watermark of any floating <em>building</em> or <em>structure</em>. See Figure 1.</td>
<td>Updated to give clarification as to how the average finished grade is calculated. Figure also added to help clarify.</td>
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<td>4</td>
<td>Definition of Average Natural Grade</td>
<td>No current definition</td>
<td>“<strong>average natural grade</strong>” means the average existing grade elevation, prior to any re-grading or construction, calculated around the perimeter of the <em>building or structure</em> at or directly below its outermost exterior walls, measured as the average of each point of the building where two exterior walls of a <em>building or structure</em> contact each other and</td>
<td>Definition added to limit construction of tall buildings where grade is being artificially</td>
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<td>5</td>
<td>Definition of Building</td>
<td><strong>building</strong> means any <strong>structure or portion thereof</strong>, including affixed mechanical devices, that is used or intended to be used for the purpose of supporting or sheltering any use or occupancy and includes a modular house built in accordance with a system number issued by the National Research Council and/or the Canadian Standards Association, where such modular house is permanently fixed to a foundation and built in accordance with the British Columbia Building Code, as amended from time to time;</td>
<td>“<strong>building</strong>” means any <strong>structure or portion thereof</strong>, including affixed mechanical devices, that is used or intended to be used for the purpose of supporting or sheltering any use or occupancy and includes a modular house built in accordance with a system number issued by the National Research Council and/or the Canadian Standards Association, where such modular house is permanently fixed to a foundation;</td>
<td>Removed reference to BC Building Code</td>
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<td>6</td>
<td>Definition of Building Inspector</td>
<td><strong>Building Inspector</strong> means the Building Inspector appointed by the Regional Board and includes his or her designate</td>
<td>“<strong>Building Inspector</strong>” means an individual designated by the Board as a Building Inspector for the Greater Vancouver Regional District and any person appointed or designated to act in his or her place</td>
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<td>7</td>
<td>Definition of Chief Administrative Officer</td>
<td><strong>Chief Administrative Officer</strong> means the Chief Administrative Officer of the Greater Vancouver Regional District as appointed by the Regional Board</td>
<td>deleted</td>
<td>No longer referenced in Zoning Bylaw</td>
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<td>8</td>
<td>Definition of Dwelling Unit</td>
<td><strong>dwelling unit</strong> means one or a set of habitable rooms used or intended to be used for the residential accommodation of one family and containing only one set of cooking facilities</td>
<td>“<strong>dwelling unit</strong>” means one or a set of habitable rooms used or intended to be used as living accommodation and contains only one set of cooking facilities</td>
<td>Remove reference to family</td>
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|  | Definition of Family | **family** means:  
(a) one person alone, or two or more persons related by blood, marriage, adoption, or foster parenthood sharing one *dwelling unit*; and  
(b) not more than three unrelated persons sharing one *dwelling unit*; | deleted                                                                                                                                                                                                                                                                   | Removed potentially discriminatory language from bylaw                                       |
| 9 | Definition of Farming | **farming** means the use of land, buildings and structures for any of the following:  
1) growing, producing, raising, or keeping animals and plants, including apiculture, poultry and the growing of mushrooms and the primary products of those plants or animals, but does not include the breeding of pets, or operating a *kennel*;  
2) cultivation in plantations of any specialty wood crops or specialty fibre crops prescribed by the Ministry responsible for the Farm Practices Protection (Right to Farm) Act;  
3) turf production with approval under the *Agricultural Land Commission Act*, if required;  
4) raising or keeping of farmed game by a person licensed to do so under the *Game Farm Act*;  
5) raising or keeping of fur-bearing animals by a person licensed to do so under the *Fur Farm Act*;  
6) raising or keeping of exotic animals prescribed by the Minister | “**farming**” means the use of *land, buildings* and *structures* for any of the following activities involved in carrying on a farm operation:  
(a) growing, producing, raising or keeping animals or plants, including mushrooms, or the primary products of those plants or animals;  
(b) clearing, draining, irrigating or cultivating land;  
(c) using farm machinery, equipment, devices, materials and structures;  
(d) applying fertilizers, manure, pesticides and biological control agents, including by ground and aerial spraying;  
(e) conducting any other agricultural activity on, in or over agricultural land;  
(f) intensively cultivating in plantations any specialty wood crops or specialty fibre crops prescribed pursuant to the *Farm Practices Protection (Right to Farm) Act*;  
(g) conducting turf production either outside of an agricultural land reserve or in an agricultural land reserve;  
(h) aquaculture; | Clarified by separating what activities are involved in farming and those that are not                                                                                                                                   |
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<td>responsible for the Farm Practices Protection (Right to Farm) Act; 7) farming activities that enable uses 1-6 above of the farm on that lot including:</td>
<td>(i) raising or keeping game, within the meaning of the <em>Game Farm Act</em>; (j) raising or keeping fur bearing animals, within the meaning of the <em>Fur Farm Act</em>; (k) processing or direct marketing by a farmer of one or both of</td>
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<td>a) clearing, draining, irrigating, or cultivating land;</td>
<td>(1) the products of a farm owned or operated by the farmer, and (2) within limits prescribed pursuant to the <em>Farm Practices Protection (Right to Farm) Act</em>, products not of that farm,</td>
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<td>b) using farm machinery, equipment, devices, materials, buildings and structures;</td>
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<td>c) applying fertilizers, manure, pesticides, biological control agents, including ground and aerial spraying;</td>
<td>to the extent that the processing or marketing of those products is conducted on the farmer's farm but does not include</td>
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<td>d) storage of Agricultural Products and the products of on-farm processing and on-farm product preparation;</td>
<td>(l) an activity, other than grazing or hay cutting, if the activity constitutes a forest practice as defined in the <em>Forest and Range Practices Act</em>; (m) breeding pets or operating a kennel; (n) growing, producing, raising or keeping exotic animals, except types of exotic animals prescribed pursuant to the <em>Farm Practices Protection (Right to Farm) Act</em>;</td>
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<td>10</td>
<td>Definition of Floor Area</td>
<td>(see Gross Floor Area)</td>
<td>“floor area” means the total area of floor space of all storeys of a building to the outside surface of the exterior walls</td>
<td>Deleted definition for Gross Floor Area to avoid unnecessary</td>
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<td></td>
<td>Definition of Gross Floor Area</td>
<td><strong>gross floor area</strong> means the total area of floor space of all storeys of a <strong>building</strong> to the outside surface of the exterior walls</td>
<td>deleted</td>
<td>duplication</td>
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<td>Definition of Group Childcare</td>
<td><strong>group childcare</strong> means a use or facility providing for the care of more than seven (7) children in a group setting, licensed under the Community Care and Assisted Living Act, and includes a nursery school and pre-school</td>
<td>“<strong>group childcare</strong>” means a use or facility providing for the care of more than seven (7) children in a group setting, subject to licensing under the Community Care and Assisted Living Act, and includes a nursery school and pre-school</td>
<td>Clarified to make clearer that licensing is not Metro Vancouver’s jurisdiction</td>
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<td>Definition of Hazardous Substance</td>
<td><strong>hazardous substance</strong> means a substance defined as “dangerous goods” under section 1 of the Transport of Dangerous Goods Act (BC) or as a “health hazard” under section 1 of the Health Act</td>
<td>“<strong>hazardous substance</strong>” means a substance that meets the definition of “dangerous goods” under section 1 of the Transport of Dangerous Goods Act (BC) or as a “health hazard” under section 1 of the Health Act</td>
<td>New height definition clarifies how average finished and average natural grades are used. Also clarifies how height is measured for different types of roofs. Separate</td>
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<td></td>
<td>Definition of Height</td>
<td><strong>height</strong> (of a building or structure) means the vertical distance from <strong>average finished grade</strong> to the highest point of the roof surface of a flat roof to the deck line of a mansard roof, and to the mean level between the eaves and the ridge of a gable, hip, gambrel or other sloping roof, and in the case of a <strong>structure</strong> without a roof, to the highest point of the <strong>structure</strong>;</td>
<td>“<strong>height</strong>” means for the purposes of <strong>buildings</strong>, the vertical distance from the lower of <strong>average natural grade</strong> or <strong>average finished grade</strong>, to: a) the highest point of a <strong>building</strong> with a flat roof (See Figure 3); b) the mean <strong>height</strong> line between the highest point of the <strong>building</strong> and the ceiling immediately below for <strong>buildings</strong> with pitched roofs and attic space (See Figure 4); c) the mean <strong>height</strong> line between the peak and a point 2.44 metres above the immediate floor below for <strong>buildings</strong> with pitched roofs without ceilings (See Figure 5);</td>
<td>New height definition clarifies how average finished and average natural grades are used. Also clarifies how height is measured for different types of roofs. Separate</td>
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<td>d) the highest point of the flat roof or to the midpoint of the projected peak of the pitched roof, whichever is higher, for buildings with roofs composed of a combination of pitched and flat elements (See Figure 6).</td>
<td>height definition for structures. See proposed zoning bylaw for referenced figures.</td>
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<td></td>
<td>“height” means for the purposes of structures that are not buildings, the vertical distance from the lower of average natural grade or average finished grade to the highest point of the structure.</td>
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<tr>
<td>14</td>
<td>Definition of Kennel</td>
<td>kennel means the use of lands, buildings or structures to contain or board dogs or cats;</td>
<td>“kennel” means the use of lands, buildings or structures to board on a temporary basis dogs or cats</td>
<td>Clarified to place emphasis on boarding on a temporary basis</td>
</tr>
<tr>
<td>15</td>
<td>Definition of Lot Coverage</td>
<td>lot coverage means the total horizontal area at grade of all buildings or parts thereof, as measured from the outermost perimeter of all buildings on the lot, and expressed as a percentage of the total area of the lot, as a ratio, or as some other measure</td>
<td>“lot coverage” means the total area on the horizontal plane of those portions of a lot that are covered by buildings divided by the area of the lot and expressed as a percentage, and for this purpose, the area of a lot that is covered by a building is measured to the outer surface of the exterior walls, or in the case of roofed buildings without walls it is measured to the edge of the eaves</td>
<td>Added reference to how roofed buildings without walls would be dealt with in calculating lot coverage.</td>
</tr>
<tr>
<td>16</td>
<td>Definition of Lot Depth</td>
<td>None</td>
<td>“lot depth” means the distance between the front lot line and the most distant part of the rear lot line of a lot</td>
<td>Definition added for clarity</td>
</tr>
<tr>
<td>17</td>
<td>Definition of Manufactured Home</td>
<td>manufactured home means a transportable prefabricated structure, whether ordinarily equipped with wheels or not, that is designed,</td>
<td>“manufactured home” means a structure, whether or not ordinarily equipped with wheels, that is:</td>
<td>Language simplified.</td>
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<td>constructed or manufactured to be moved from one place to another and to be used for residential use by a single family. The structure normally conforms to the CSA Z240 series standards of the Canadian Standards Association for manufactured homes</td>
<td>(a) designed, constructed or manufactured to be moved from one place to another by being towed or carried; and (b) used or intended to be used as living accommodation</td>
<td>changed to more closely match provincial definition</td>
</tr>
<tr>
<td>18</td>
<td>Definition of Natural Boundary</td>
<td><strong>natural boundary</strong> means the visible high water mark on any watercourse, lake, river, stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil of the bed of the watercourse a character distinct from that of the banks thereof, in respect to vegetation as well as in respect to the nature of the soil itself, and includes the active floodplain, and in cases where there is no visible high water mark shall mean the average high water mark</td>
<td><strong>“natural boundary”</strong> means the visible high water mark on any lake, river, stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil of the bed of the body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself</td>
<td>changed to more closely match provincial definition</td>
</tr>
<tr>
<td>19</td>
<td>Definition of Offensive Use</td>
<td><strong>offensive use</strong> means all uses which introduce or produce malodorous, toxic, or noxious matters, or generate excessive vibration, heat, glare, noise, or radiation beyond the boundaries of the lot upon which such operation is located; and the manufacture of a hazardous substance</td>
<td><strong>“offensive use”</strong> means any use that introduces or produces malodorous, toxic, or noxious matters, or generate excessive vibration, heat, glare, noise, or radiation beyond the boundaries of the lot upon which such operation is located; and the manufacture of a hazardous substance</td>
<td>changed to more closely match provincial definition</td>
</tr>
<tr>
<td>20</td>
<td>Definition of Parcel</td>
<td><strong>parcel</strong> means the same as “lot”</td>
<td>deleted</td>
<td>replaced use of the word</td>
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**Section C. 2. - ATTACHMENT 1**
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<tr>
<td>21</td>
<td>Definition of Ravine</td>
<td></td>
<td>&quot;ravine&quot; means a narrow, steep-sided valley that is commonly eroded by running water and has a slope grade greater than 3:1</td>
<td>Definition added as part of compliance with RAR</td>
</tr>
<tr>
<td>22</td>
<td>Definition of Top of the Ravine Bank</td>
<td></td>
<td>&quot;top of the ravine bank&quot; means the first significant break in a ravine slope where the break occurs such that the grade beyond the break is flatter than 3:1 for a minimum distance of 15 metres measured perpendicularly from the break, and the break does not include a bench within the ravine that could be developed</td>
<td>Definition added as part of compliance with RAR</td>
</tr>
<tr>
<td>23</td>
<td>Definition of Waterworks System</td>
<td>waterworks system means a system of water supply including its source, treatment, storage, transmission and distribution facilities where water is furnished or offered for domestic purposes, and which is approved by the Ministry of Health pursuant to B.C. Regulation 230/92, the Safe Drinking Water Regulation; but does not include a water supply serving only one single residential dwelling</td>
<td>“waterworks system” means a system of water supply including its source, treatment, storage, transmission and distribution facilities where water is furnished or offered for domestic purposes, and which is subject to approval by the Ministry of Health pursuant to B.C. Regulation 230/92, the Safe Drinking Water Regulation; but does not include a water supply serving only one single residential dwelling</td>
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<td>24</td>
<td>Section 201 – General Operative Clauses</td>
<td>(1) No land, building or structure in any zone shall be used for any purpose other than that specified in this Bylaw for the zone in which it is located in accordance with the Zoning Map.</td>
<td>(1) No person shall use any land, building or structure in any zone for any purpose other than that specified in this Bylaw for the zone in which the land, building or structure is located in accordance with the Zoning Map.</td>
<td>Attribution to a person.</td>
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<td>(2) No building or structure shall be constructed, sited, moved or altered unless it complies with the General Regulations of this Bylaw and all regulations and requirements specified for the zone in which it is located.</td>
<td>(2) No person shall construct, site, move or alter any building or structure unless building or structure complies with this Bylaw and all regulations and requirements specified for the zone in which it is located.</td>
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<td>(3) No building or structure shall be constructed, sited, moved, or altered unless its screening and landscaping requirements are provided as specified for the zone in which it is located in accordance with the Zoning Map, unless otherwise specified in this Bylaw.</td>
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<td>(4) No parcel shall be created by subdivision unless such parcel is equal to or greater than the minimum lot size and minimum lot width specified in this Bylaw for the zone in which it is located in accordance with the Zoning Map, unless otherwise specified in this Bylaw.</td>
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<td>25 Section 203 Exceptions to Height Requirements</td>
<td>The height of buildings and structures permitted elsewhere in this bylaw may be exceeded by not more than 2 metres above the maximum height permitted in the zone for radio and television antennas, spires, monuments, chimney</td>
<td>A person may exceed the height of buildings and structures permitted elsewhere in this Bylaw by not more than 2 metres above the maximum height permitted in the zone for radio and television antennas, spires, monuments, chimney stacks, flagpoles,</td>
<td>Attribution to a person.</td>
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<td>26</td>
<td>Section 204 – Exceptions to Siting Requirements</td>
<td>stacks, flagpoles, lighting poles, elevator shafts and stair towers.</td>
<td>lighting poles, elevator shafts and stair towers.</td>
<td><em>Fences or walls that are not retaining walls not exceeding a height of 2.5 metres may be sited on any portion of a lot. This clause does not apply to retaining walls.</em></td>
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<td>27</td>
<td>Accessory Bed and Breakfast Use</td>
<td>(a) Not more than four (4) bedrooms shall be used for an accessory bed and breakfast accommodation</td>
<td>(a) Not more than four (4) bedrooms on a lot may be used for an accessory bed and breakfast</td>
<td></td>
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<td>28</td>
<td>212  •  Setbacks from Tidal and Non-Tidal Waters</td>
<td>(1) No area used for habitation shall be located within any building, mobile home, unit, or modular home or structure, such that the underside of any suspended floor system, or the top of any slab on grade or mobile home pad is less than 1.5 metres above the natural boundary of any river, creek, stream, lake or the sea.</td>
<td>212  •  Setbacks from the Natural Boundary of the Sea</td>
<td>Changes made to comply with the Riparian Area Regulations</td>
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<td>legislative requirements that may apply, no building, mobile home or unit, or modular home or structure, shall be constructed, reconstructed, moved, extended or located:</td>
<td>the natural boundary of the sea, except that this distance may be decreased to not less than 7.5 metres provided that the owner:</td>
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<td>(a) within 30 metres of the natural boundary of any river, creek or stream, except that this distance may be decreased to not less than 15 meters provided that the applicant:</td>
<td>(a) furnishes the Regional District with a report certified by a professional engineer with experience in geotechnical engineering stating that the proposed building, mobile home or unit, or modular house or structure, will not be subject to flooding, mud flows, debris flows, debris torrents, erosion, land slip, rockfall, subsidence or avalanche; and</td>
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<td>(i) furnishes the Regional District with a report certified by a professional engineer with experience in geotechnical engineering stating that the proposed building, mobile home or unit, or modular home or structure, will not be subject to flooding, mud flows, debris flows, debris torrents, erosion, land slip, rockfall, subsidence or avalanche; and</td>
<td>(b) covenants with the Regional District, pursuant to Section 219 of the Land Title Act, to use the land only in the manner determined and certified by the aforesaid engineer as enabling the safe use of the land for the use intended, and to indemnify and save harmless the Regional District from any actions arising from a breach of the aforesaid covenant.</td>
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<td>(ii) satisfies the Regional District that the proposed siting conforms to the applicable Provincial and Federal regulations and guidelines pertaining to riparian area protection; and</td>
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<td>(iii) covenants with the Regional District, pursuant to Section 219 of the Land Title Act, to use the land only in the manner</td>
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213 • Setbacks from Non-Tidal Waters

(1) No area used for habitation shall be located within any building, manufactured home or unit, or modular house or structure, such that the underside of any suspended floor system, or the top of any slab on grade or mobile home pad is less than 1.5 metres above the natural boundary of any river, creek, stream, or
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<td>determined and certified by the aforesaid engineer as enabling the safe use of the land for the use intended, and to indemnify and save harmless the Regional District from any actions arising from a breach of the aforesaid covenant.</td>
<td>(b) within 7.5 metres of the natural boundary of any lake; (c) within 15 metres of the natural boundary of the sea, except that this distance may be decreased to not less than 7.5 meters provided that the owner or applicant: (i) furnishes the Regional District with a report certified by a professional engineer with experience in geotechnical engineering stating that the proposed building, mobile home or unit, or modular home or structure, will not be subject to flooding, mud flows, debris flows, debris torrents, erosion, land slip, rockfall, subsidence or avalanche; and (ii) covenants with the Regional District, pursuant to Section 219 of the Land Title Act, to use the land only in the manner determined and certified by the aforesaid engineer as enabling the lake.</td>
<td>(2) Subject to any Federal or Provincial legislative requirements that may apply, no building, manufactured home or unit, or modular house or structure, shall be constructed, reconstructed, moved, extended or located: (a) within 30 metres of the natural boundary of any river, creek or stream; this distance may be decreased to not less than 15 metres provided that the applicant: (i) furnishes the Regional District with a report certified by a professional engineer with experience in geotechnical engineering stating that the proposed building, manufactured home or unit, or modular house or structure, will not be subject to flooding, mud flows, debris flows, debris torrents, erosion, land slip, rockfall, subsidence or avalanche; (ii) covenants with the Regional District, pursuant to Section 219 of the Land Title Act, to use the land only in the manner determined and certified by the aforesaid engineer as enabling the safe use of the land for the use intended, and to indemnify and save harmless the Regional District from any actions arising from a breach of the aforesaid covenant.</td>
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safe use of the land for the use intended, and to indemnify and save harmless the Regional District from any actions arising from a breach of the aforesaid covenant.

(ii) complies with Greater Vancouver Regional District Bylaw 1145, 2011 regarding riparian areas

(b) within 30 metres of the natural boundary of any lake; this distance may be decreased to 7.5 metres provided that the applicant complies with Greater Vancouver Regional District Bylaw 1145, 2011 regarding riparian areas;

(c) within 30 metres of the top of a ravine bank of a ravine that is less than 60 metres wide or within 10 metres of the top of a ravine bank of a ravine that is 60 metres wide or greater; this distance may be decreased to 10 metres provided that the applicant:

(i) furnishes the Regional District with a report certified by a professional engineer with experience in geotechnical engineering stating that the proposed building, manufactured home or unit, or modular house or structure, will not be subject to flooding, mud flows, debris flows, debris torrents, erosion, land slip, rockfall, subsidence or avalanche;

(ii) covenants with the Regional District, pursuant to Section 219 of the Land Title Act, to use the land only in the manner determined
and certified by the aforesaid engineer as enabling the safe use of the land for the use intended, and to indemnify and save harmless the Regional District from any actions arising from a breach of the aforesaid covenant.

(iii) complies with Greater Vancouver Regional District Bylaw 1145, 2011 regarding riparian areas

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<tr>
<td>29</td>
<td>Section 300 – Zone Schedules</td>
<td>No text</td>
<td>Those portions of Electoral Area A that are included in this bylaw are divided in to the following zones:</td>
<td>Clarification added that the areas included in the bylaw were divided into the zones listed.</td>
</tr>
<tr>
<td>30</td>
<td>Section 301.6 Minimum and Maximum Setbacks from Property Lines</td>
<td>Minimum and Maximum Setbacks from Property Lines</td>
<td>The specification of measurements for front yard, side yard and rear yard under the general heading of &quot;Minimum Building Setbacks&quot; in a zone schedule shall be interpreted as defining the minimum distance permitted for buildings and structures (except fences) between the front, side or rear property line and the appropriate setback line on a lot which is designated on the Zoning Map as being regulated by that schedule; such setback areas constituting the front</td>
<td>Simplified title and language of section</td>
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<td>Minimum Setbacks from Lot Lines</td>
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<td>The specification of measurements under the general heading of &quot;Minimum Building Setbacks&quot; in a zone schedule shall be interpreted as defining the minimum distance permitted between buildings and structures (except fences) and the applicable front, exterior, interior or rear lot line on a lot which is designated on the Zoning Map as being regulated by that schedule.</td>
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<td><strong>yard, side yard and rear yard respectively.</strong></td>
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<td>31</td>
<td>Section 301.9 – Zoning Maps</td>
<td>Current bylaw contains reference to zoning maps attached as a schedule to the bylaw.</td>
<td>Deleted to avoid duplication where zoning schedules are already listed</td>
<td></td>
</tr>
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<td>32</td>
<td>Section 302.1 (a) and Section 304.1 (a)</td>
<td>(a) The <strong>minimum lot size</strong> may be decreased to 1.2 ha provided that the <strong>lot</strong> is served by a <strong>waterworks system</strong> pursuant to Section 410 of this Bylaw.</td>
<td>(a) The <strong>minimum lot size</strong> may be decreased to 1.2 ha provided that the <strong>lot</strong> is served by a <strong>waterworks system</strong> or has a water supply that complies with Section 410 of this Bylaw.</td>
<td>Re-worded language so that Section 410 would actually apply</td>
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<td>33</td>
<td>Sections 304.7 – Cottage Residential, 305.6 – Ocean Point, 306.6 – Strachan Point, 306.7 – Montizambert</td>
<td><strong>Landscape Screens</strong> <em>Landscape screens</em> in the form of fences or walls shall conform to the provisions of Section 204 (4)(a), except that any such landscape screen located within an area defined by the building face, the interior and rear lot lines, and the sea shall not exceed a height of 1.2 metres.</td>
<td><strong>Fences or Walls</strong> <em>Fences</em> or walls shall conform to the provisions of Section 204 (4)(a), except that any such fence or wall located within an area defined by the building face, the interior and rear lot lines, and the sea shall not exceed a height of 1.2 metres.</td>
<td>Simplification of language.</td>
</tr>
<tr>
<td>34</td>
<td>Section 507</td>
<td>None</td>
<td><strong>Exemption from Parking Requirements</strong> For properties that are water access only and have no vehicle access to highways or private roads, the provision of off-street parking is not required.</td>
<td>Exemption of water access only lots from having to provide parking</td>
</tr>
<tr>
<td>35</td>
<td>Section 605 and 606</td>
<td><strong>605 • Advisory Planning Commission</strong> Upon receiving an application, staff shall forward it to the Electoral Area A Advisory Planning Commission who shall, in accordance with the procedures established in a Greater Vancouver Regional District Bylaw, prepare</td>
<td><strong>605 • Advisory Planning Commission</strong> Upon receiving a zoning Bylaw amendment application, staff shall forward it to the Electoral Area A Advisory Planning Commission who shall, in accordance with the procedures established in a Greater Vancouver Regional District Bylaw, prepare</td>
<td>Added language clarifying that DVP applications will not be sent to the</td>
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<td>Vancouver Regional District Bylaw, prepare a recommendation for the Regional Board, and submit it to staff for transmittal to the Board.</td>
<td>a recommendation for the Regional Board, and submit it to staff for transmittal to the Board.</td>
<td>APC, as this is something dealt with by the Board of Variance not the Metro Vancouver Board.</td>
</tr>
<tr>
<td>606</td>
<td>Staff Action</td>
<td>Upon receiving the Advisory Planning Commission recommendation, staff shall prepare and present a report to the Regional Board for its consideration. The report shall: (a) contain a copy of the application; (b) contain a copy of the proposed amendment bylaw or proposed permit together with recommendations from staff and the Advisory Planning Commission; (c) specify whether or not the approval of the Minister of Transportation under the Transportation Act or the Local Government Act is required; (d) state the amount of the fee collected; (e) state the proposed security to be posted by the applicant if any; and (f) additional relevant information.</td>
<td>Staff shall prepare and present a report to the Regional Board for its consideration. The report shall: (a) contain a copy of the application; (b) contain a copy of the proposed amendment bylaw or proposed permit together with recommendations from staff and, in the case of a zoning Bylaw amendment, the Advisory Planning Commission; (c) specify whether or not the approval of the Minister of Transportation under the Transportation Act or the Local Government Act is required; (d) state the amount of the fee collected; (e) state the proposed security to be posted by the applicant if any; and (f) additional relevant information.</td>
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<tr>
<td>702</td>
<td>Violations</td>
<td>Each person who contravenes any of the provisions of this Bylaw shall be deemed to have committed an offence against the Bylaw; and each day that</td>
<td>Every person who: 702.1 violates any of the provisions of this Bylaw; 702.2 causes or permits any act or thing to</td>
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<tr>
<td>36</td>
<td>Sections 702-704 – Enforcement</td>
<td>Enforcement provisions altered to clarify what constitutes a violation of</td>
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such contravention continues shall constitute a separate offence.

703 • Penalty
(1) Each person who commits an offence shall be liable on summary conviction to the maximum penalty allowable under the Local Government Act of $10,000.
(2) Each day during which such violation is continued shall be deemed to constitute a new and separate offence.

704 • Entry
The Chief Administrative Officer or his/her designate may enter at all reasonable times premises or lands subject to this Bylaw in order to ascertain whether the provisions of the Bylaw are being observed. Obstruction of the Chief Administrative Officer in the performance of his/her duties shall constitute an offence.

703 • Penalty
(1) Every person who commits an offence shall be liable on summary conviction to the maximum penalty allowable under the Local Government Act of $10,000.
(2) Each day during which such violation is continued shall be deemed to constitute a new and separate offence.

704 • Entry
Any employee or contractor of the Greater Vancouver Regional District is hereby authorized to enter, during normal working hours on any day of the work week, any lot that is subject to the regulations

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<td>be done in contravention or violation of any of the provisions of this Bylaw; 702.3 neglects or omits to do anything required under this Bylaw; 702.4 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; 702.5 fails to comply with an order, direction or notice given under this Bylaw; 702.6 prevents or obstructs or attempts to prevent or obstruct the entry of those authorized under Section 704, shall be deemed to have committed an offence under this Bylaw.</td>
<td>the Bylaw and who can inspect a property to ensure compliance with the Bylaw</td>
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<td>under this Bylaw to ascertain whether there is compliance with the provisions of this Bylaw and to evaluate site specific circumstances for the purposes of application processing.</td>
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GREATER VANCOUVER REGIONAL DISTRICT
ELECTORAL AREA A

ZONING BYLAW NO. **1144, 2011**
ELECTORAL AREA A ZONING BYLAW NO. 1144, 2011

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**Schedule A – Zoning Maps**

**Schedule B – Multi Family Residential Drawing Package:**

Strata Lots 17 & 18, District Lots 5716, 6396, and 7763, NWD, Strata Plan LMS 483, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1
GREATER VANCOUVER REGIONAL DISTRICT
BYLAW NO. 1144, 2011

A BYLAW TO REGULATE THE ZONING AND DEVELOPMENT OF REAL PROPERTY
WITHIN PARTS OF ELECTORAL AREA A OF THE REGIONAL DISTRICT

WHEREAS:
Pursuant to the Local Government Act (the “Act”), the Greater Vancouver Regional District may enact bylaws with respect to zoning and certain other related developmental matters within parts of Electoral Area A;

NOW THEREFORE the Board of the Greater Vancouver Regional District in open meeting assembled enacts as follows:

DIVISION 100 • SCOPE AND DEFINITIONS

101 • REPEAL OF PREVIOUS ZONING BYLAW
Greater Vancouver Regional District Electoral Area A Zoning Bylaw No. 1028, 2005 is hereby repealed.

102 • CITATION
The official citation for this Bylaw is the “Greater Vancouver Regional District Electoral Area A Zoning Bylaw No. 1144, 2011”.

This Bylaw may be cited as the “Electoral Area A Zoning Bylaw”.

103 • APPLICATION
This Bylaw applies to those parts of Electoral Area A that are shown on the maps that are attached as Schedule A and titled as follows:

<table>
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<tr>
<th>Map</th>
<th>Description</th>
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<tr>
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<td>Overall Electoral Area A</td>
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<tr>
<td>2</td>
<td>North of Lions Bay</td>
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<td>3</td>
<td>Howe Sound South</td>
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<td>4</td>
<td>Indian Arms North</td>
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<td>Indian Arms South</td>
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<td>Pitt Lake North</td>
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<td>8</td>
<td>Ocean Point</td>
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<td>9</td>
<td>Strachan Point</td>
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<td>10</td>
<td>Montizambert Wynd</td>
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<td>11</td>
<td>Widgeon Creek</td>
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<td>Barnston Island</td>
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A Building Inspector or such other person appointed by the Board of the Greater Vancouver Regional District shall administer this bylaw.
104 • DEFINITIONS

In this Bylaw:

• “accessory bed and breakfast” means the accessory use of a dwelling unit in which bedrooms are rented to paying customers on an overnight basis;

• “accessory boarding” means the accessory use of a dwelling unit in which up to two sleeping units contained within the dwelling unit are used for the accommodation of no more than two boarders with or without meals;

• “accessory building and structure” means a building or structure located on a lot, the use of which building or structure is incidental and ancillary to the principal permitted use of the land, buildings or structures located on the same lot;

• “accessory home occupation” means an occupation or profession carried on by an occupant of the dwelling unit for consideration which is clearly incidental and subordinate to the use of the lot for residential purposes and includes a family childcare facility;

• “accessory residential dwelling” means a use accessory to an agricultural use, a forestry use, a recreation use, a marina use, a hotel use, a time share use, an assembly use or some other permitted non-residential principal use, where the use is one dwelling unit for the accommodation of an owner, operator, manager or employee on the same lot as that on which the use occurs;

• “accessory suite” means a separate dwelling unit which is completely contained within a principal building and is accessory to the principal residential use;

• “accessory use” means a use combined with, but clearly incidental and ancillary to, the principal permitted uses of land, buildings or structures located on the same lot;

• “agricultural liquid waste” means agricultural waste that has less than 20% solids and includes agricultural waste water and silage juices;

• “agricultural liquid waste facility” means a structure used to contain agricultural liquid waste or aquaculture liquid wastes;

• “agricultural products” means those products derived from activity in the definition of farming;

• “agricultural solid waste” means a by-product of agriculture, and includes manure, used mushroom medium, and agricultural vegetation waste;

• “agricultural solid waste storage facility” means a facility used to contain agricultural solid waste, or biosolids prior to its use or disposal, but does not include a vehicle or any mobile equipments used for transportation or disposal of agricultural solid or liquid waste;
- "agricultural waste water" means water which contains any unwanted or unused products or by-products of agriculture, including but not limited to milk, fertilizers, pesticides, detergents, acids, phosphates, chlorine and manures;
- "agriculture" means the use of land for farming;
Figure 1 - Average Finished Grade

- “average natural grade” means the average existing grade elevation, prior to any re-grading or construction, calculated around the perimeter of the building or structure at or directly below its outermost exterior walls, measured as the average of each point of the building where two exterior walls of a building or structure contact each other and the ground surface. In the case of buildings and structures on the surface of water, average natural grade shall be the high watermark on a building or structure fixed to the bed of the water and the watermark of any floating building or structure. See Figure 2.
Figure 2 - Average Natural Grade

- “building” means any structure or portion thereof, including affixed mechanical devices, that is used or intended to be used for the purpose of supporting or sheltering any use or occupancy and includes a modular house built in accordance with a system number issued by the National Research Council and/or the Canadian Standards Association, where such modular house is permanently fixed to a foundation;

- “Building Inspector” means an individual designated by the Board as a Building Inspector for the Greater Vancouver Regional District and any person appointed or designated to act in his or her place;

- “building setback” means the required minimum horizontal distance of a building or structure or portion thereof to a designated lot line;

- “carport” means an open or enclosed structure attached to the principal building for the use of parking or for temporary storage of private motor vehicles;

- “channelized stream” means a permanent or relocated stream that has been diverted, dredged, straightened and/or dyked;

- “civic use” means a use providing for public functions; includes local government offices, schools, community centres, hospitals, libraries, museums, playgrounds, cemeteries, fire halls, and courts of law, but specifically excludes public storage and works yards.
- **“community sanitary sewer system”** means a system of underground pipes owned, operated and maintained by the Greater Vancouver Regional District or by an Improvement District under the *Water Act* or the *Local Government Act*; and which transports sewage from an area to the trunk sewage collection, treatment and disposal system of the Greater Vancouver Sewerage and Drainage District;

- **“confined livestock area”** means an outdoor, non-grazing area where livestock, poultry, or farmed game is confined by fences, other structures or topography, and includes feedlots, paddocks, corrals, exercise yards and holding areas;

- **“conservation”** means the preservation and protection of natural resources and assets in their natural state including the habitat of birds, fish and other wildlife;

- **“constructed ditch”** means a human-made waterway constructed for the purpose of draining or irrigating land, but does not include a surface drain;

- **“cottage residential”** means a *residential use in a building* which is used for only one *dwelling unit* on a seasonal basis and which is occupied less than 61 consecutive days and less than 182 days in an entire year;

- **“development”** means a change in the use of any *land, building or structure*, the carrying out of any building, engineering, construction, or the construction, addition or alteration of any *building or structure*;

- **“detention pond”** means a water body, either constructed or natural, used to store water including storm water run-off or snow-melt, but excluding *agricultural waste water* for later use or release into a drainage system;

- **“duplex residential”** means a *residential use in a single building* which is used only for two (2) *dwelling units*, the two (2) *dwelling units* to be situated either side by side sharing a common wall for a minimum of 10 metres or up and down sharing a common structure;

- **“dwelling unit”** means one or a set of habitable rooms used or intended to be used as living accommodation and containing only one set of cooking facilities;

- **“farming”** means the use of *land, buildings and structures* for any of the following activities involved in carrying on a farm operation:
  
  (a) growing, producing, raising or keeping animals or plants, including mushrooms, or the primary products of those plants or animals;

  (b) clearing, draining, irrigating or cultivating land;

  (c) using farm machinery, equipment, devices, materials and structures;

  (d) applying fertilizers, manure, pesticides and biological control agents, including by ground and aerial spraying;

  [...]

  Deleted: for the residential
  Deleted: of one family

  Deleted: [17]
(e) conducting any other agricultural activity on, in or over agricultural land;

(f) intensively cultivating in plantations any specialty wood crops or specialty fibre crops prescribed pursuant to the Farm Practices Protection (Right to Farm) Act;

(g) conducting turf production either outside of an agricultural land reserve or in an agricultural land reserve;

(h) aquaculture;

(i) raising or keeping game, within the meaning of the Game Farm Act;

(j) raising or keeping fur bearing animals, within the meaning of the Fur Farm Act;

(k) processing or direct marketing by a farmer of one or both of

1) the products of a farm owned or operated by the farmer, and

2) within limits prescribed pursuant to the Farm Practices Protection (Right to Farm) Act, products not of that farm, to the extent that the processing or marketing of those products is conducted on the farmer's farm

but does not include

(l) an activity, other than grazing or hay cutting, if the activity constitutes a forest practice as defined in the Forest and Range Practices Act;

(m) breeding pets or operating a kennel;

(n) growing, producing, raising or keeping exotic animals, except types of exotic animals prescribed pursuant to the Farm Practices Protection (Right to Farm) Act;

• "fence" means a type of screening consisting of a structure that is used to form a boundary or enclose an area, but excludes hedges, trees and other types of natural vegetation;

• "floor area" means the total area of floor space of all storeys of a building to the outside surface of the exterior walls;

• "floor space ratio" means the figure obtained when the floor area of a building on a lot is divided by the area of the lot:
• “forestry” means a use providing for the management and harvesting of primary forest resources on a lot, and, includes only the preliminary grading and/or cutting of such material for shipment or for consumption on the same lot but specifically excludes all milling, manufacturing, processing, storage and retail sales of products of forest resources originating from the lot or any other source;

• “garage” means an accessory building, that is used for the parking of one or more motor vehicles and is totally enclosed with a roof, walls, and one or more doors;

• “grade” (as applying to the determination of building height) means the lowest of the average levels of finished ground adjoining each exterior wall of a building, except that localized depressions such as for vehicle, or pedestrian entrances need not be considered in the determination of average levels of finished ground;

• “group childcare” means a use or facility providing for the care of more than seven (7) children in a group setting, subject to licensing under the Community Care and Assisted Living Act, and includes a nursery school and pre-school;

• “hazardous substance” means a substance that meets the definition of “dangerous goods” under section 1 of the Transport of Dangerous Goods Act (BC) or as a “health hazard” under section 1 of the Health Act;

• “height” means for the purposes of buildings, the vertical distance from the lower of average natural grade or average finished grade, to:
  a) the highest point of a building with a flat roof (See Figure 3):

![Figure 3 - Building with flat roof](image)

b) the mean height line between the highest point of the building and the ceiling immediately below for buildings with pitched roofs and attic space (See Figure 4);
Figure 4 - Building with pitched roof and attic space

c) the mean height line between the peak and a point 2.44 metres above the immediate floor below for buildings with pitched roofs without ceilings (See Figure 5); or
d) the highest point of the flat roof or to the midpoint of the projected peak of the pitched roof, whichever is higher, for buildings with roofs composed of a combination of pitched and flat elements (See Figure 6).
Figure 6 - Buildings with roofs composed of pitched and flat elements

- **"height"** means for the purposes of structures that are not buildings, the vertical distance from the lower of average natural grade or average finished grade to the highest point of the structure.
- **"highway"** includes a public street, road, path, lane, walkway, trail, bridge, viaduct, thoroughfare and any other public right of way, but specifically excludes private rights of way on private property;
- **"horticultural"** means the cultivation of the ground for the purpose of growing fruits, vegetables, plants or flowers, including non-soil bound operations such as hydroponics;
- **"hotel use"** means a use providing for the temporary accommodation of the transient public in resort dwelling units and may include: personal service facilities for guests, restaurants and lounges licensed for the sale of alcoholic beverages; coffee shops; gift shops, an accessory retail store providing for the sale of groceries, confections, toiletries, non-prescriptive pharmaceutical and sundry household items; recreation facilities commonly associated with hotels, including swimming pools, game courts, outdoor cooking facilities, gymnasiums and health spa facilities; recuperative centre use; and health clinic;
• “junk yard” means any building or land used for the wrecking, salvaging, dismantling or disassembly of vehicles, vehicle parts, vehicle frames or vehicle bodies;
• “kennel” means the use of lands, buildings or structures to board on a temporary basis dogs or cats;
• “land” means real property with or without improvements, and includes the surface of water;
• “landscape screen” means a visual barrier including, but not limited to a row of evergreen shrubs and/or trees, a wooden fence or a masonry wall.
• “lane” means a highway more than 3.0 metres but less than 10 metres in width, intended to provide secondary access to lots of land;
• “lot” means the smallest unit in which land is designated as a separate and distinct area on a legally recorded subdivision plan or description filed in the Land Title Office, and includes a strata lot within a bare land strata plan under the Strata Property Act;
• “lot coverage” means the total area on the horizontal plane of those portions of a lot that are covered by buildings divided by the area of the lot and expressed as a percentage, and for this purpose, the area of a lot that is covered by a building is measured to the outer surface of the exterior walls, or in the case of roofed buildings without walls it is measured to the edge of the eaves;
• “lot depth” means the distance between the front lot line and the most distant part of the rear lot line of a lot;
• “lot line, exterior side” means the lot line or lines not being the front or rear lot line, common to the lot and a highway;
• “lot line, front” means the lot line common to the lot and an abutting highway. Where there is more than one lot line abutting a highway, the shortest of these lines shall be considered the front lot line. In the case of a panhandle lot, the front lot line, for the purpose of determining setback requirements, is at the point where the access strip ends and the lot widens. Where there is no abutting highway and access is by water only, the front lot line is the lot line shared with the natural boundary;
• “lot line, interior side” means a lot line not being a rear lot line, common to more than one lot or to the lot and a lane;
• “lot line, rear” means the lot line opposite to and most distant from the front lot line or where the rear portion of the lot is bounded by intersecting side lot lines, it shall be the point of such intersection;
• “lot size” means the total horizontal area within the lot lines of a lot;
• “lot width” means the mean distance between side lot lines, excluding access strips of panhandle lots;
• “m” means the metric measurement distance of a metre;
• “m²” means square metres;
• “manufactured home” means a structure, whether or not ordinarily equipped with wheels, that is:
  (a) designed, constructed or manufactured to be moved from one place to another by being towed or carried; and
  (b) used or intended to be used as living accommodation
• “minima lot size” means the smallest area into which a lot may be subdivided;
• “n/a” means not applicable to this category;
• “natural boundary” means the visible high water mark on any lake, river, stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil of the bed of the body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself;
• “natural stream” means an historic watercourse that has not been altered and is naturally formed place that perennially or intermittently contains surface water, including a lake, river, creek, spring, ravine, swamp, salt water marsh and bog, but does not include a constructed ditch or surface drain;
• “offensive use” means any use that introduces or produces malodorous, toxic, or noxious matters, or generate excessive vibration, heat, glare, noise, or radiation beyond the boundaries of the lot upon which such operation is located; and the manufacture of a hazardous substance;
• “off-street parking” means the use of land for the parking of vehicles other than on a highway including the parking spaces and the maneuvering aisle;
• “on-farm composting” means the controlled biological oxidation and decomposition of agricultural solid waste, straw, vegetative waste, ground paper, hog fuel, mill ends, wood chips, bark or sawdust, on a farm but excluding demolition waste, construction waste, tree stumps, branches, logs or log ends;
• “on-farm processing” means the transformation of agricultural products by processes, including mixing, smoking, drying, canning, size reduction, fermentation, or treatment by heat, cold, chemical or biological means to increase the market value or convenience to the consumer, or the preparation of feed for livestock, poultry, farmed game, or fur bearing animals located on the farm, but excludes on-farm composting, and on farm soilless medium production.
• “on-farm product preparation” means the cleaning, sorting, separating, grading, packing, and other methods of preparing agricultural products for shipment or storage;

• “on-farm soilless medium production” means the production of soilless medium on a farm, where
  (a) 100% of the raw material used for soilless medium production originate on a farm and the finished medium is either used on that farm or distributed or sold off the farm; or
  (b) 100% of the raw material used for soilless medium production originate off a farm and the finished medium is used on that farm; or
  (c) more than 50% of the raw material used for soilless medium production originate on a farm and the finished medium is either used on that farm or distributed or sold off the farm; or
  (d) less than 50% of the raw materials used for soilless medium production originate on a farm, and more than 50% of the finished medium is used on that farm;

• “panhandle lot” means any lot that gains street frontage through the use of a relatively narrow strip of land which is an integral part of the lot, called “the access strip”;

• “parking area” means a portion of a lot that is used to accommodate off-street parking;

• “parking space” means the space for the parking of one vehicle either outside or inside a building or structure, but excludes maneuvering aisles and other areas providing access to the space;

• “permitted land use” means the principal permissible purpose for which land, buildings or structures may be used;

• “premises” means the buildings and structures located on a lot of land;

• “principal building” means the building for the principal use of the lot as listed under the permitted uses of the applicable zone;

• “principal use” means the primary use of land, buildings or structures on the lot;

• “private sanitary sewer system” means a system of underground works to receive and convey domestic effluent from two or more strata lots within a bare land strata plan, and which is connected to a sewage treatment and disposal plant as permitted by the Waste Management Branch of the Ministry of Environment, or by the Ministry of Health, and which is owned, operated and maintained by a strata corporation under the Strata Property Act;

• “public service use” means a use providing for the essential servicing of Greater Vancouver Regional District with water, sewer, electrical, telephone and similar services where such use is established by the Regional District, by another governmental body or by a person or company regulated by and operating under
Federal and Provincial utility legislation, and includes broadcast transmission facilities;

- "ravine" means a narrow, steep-sided valley that is commonly eroded by running water and has a slope grade greater than 3:1;
- "recreation use" means public parks, conservation, recreation and other ancillary uses; excludes commercial recreation uses;
- "residential use" means a use providing for the accommodation and home life of a person or persons, and domestic activities customarily associated with home life including gardening, recreation, storage and the keeping of animals as household pets when such animals are normally kept within a dwelling unit and when such animals are not kept for financial gain or favour;
- "restaurant" means an eating establishment where food is sold to the public for immediate consumption within the premises or delivered to other premises, but excludes facilities for the consumption of food in motor vehicles parked on the site, or with drive-through takeout facilities;
- "resort dwelling unit" means one or more habitable rooms used or intended to be used as a dwelling unit for the lodging of the transient public;
- "resource use" means a use providing for the extraction of primary forest, mineral and other resource materials, and in addition includes only the primary grading, cutting, crushing, pumping and filtering of such materials for shipment or distribution; excludes all manufacturing of products, and any processing not specifically included in this definition;
- "retaining wall" means a structure erected to hold back or support soil or other similar material;
- "road" means the portion of a highway that is improved, designed, and ordinarily used for vehicular traffic;
- "setback" means the required minimum horizontal distance measured from the respective lot line or natural boundary to the nearest portion of a building or structure;
- "sewage disposal system" means any device which processes, contains or disposes of sewage, and includes a system consisting of building sewers, septic or settling tanks or package treatment plants, discharging into a ground absorption system or other system of effluent disposal, or a privy, but does not include a dry or chemical toilet;
- "sign" means any visual communication device including its structure visible from any highway or other private property used to attract attention for advertising, identification, or information purposes, but does not include a flag, mural, traffic control device, or any element which is an integral part of the design of a building;
- "sign area" means the total area within the outer edge of the borders of a sign, counting all faces, and where the sign has no frame, border or background;
• “single residential dwelling” means a residential use in a building which is constructed for full time use for only one dwelling unit;

• “sleeping unit” means one or more rooms used for the lodging of persons where such unit contains no cooking facilities or sink;

• “storage” means an area outside a building where equipment and materials are stored;

• “storey” means the space between a floor level and the ceiling above it;

• “strata lot” means a strata lot as created under the Strata Property Act;

• “structure” means anything constructed or erected, the use of which requires its permanent location on the ground, or its attachment to something having a permanent location on the ground;

• “subdivision” means the division of land into two or more lots, whether by plan, apt description, words, or otherwise;

• “surface drain” means a temporary or permanent trench used to drain surface water around a farm building or farm structure, or between crop rows;

• “time-sharing use” means the use of real property as a resort dwelling unit provided that such time-sharing use does not permit any one person to use or occupy any buildings on such real property for more than 60 consecutive days or for more than a total of 75 days in any one calendar year;

• “top of the ravine bank” means the first significant break in a ravine slope where the break occurs such that the grade beyond the break is flatter than 3:1 for a minimum distance of 15 metres measured perpendicularly from the break, and the break does not include a bench within the ravine that could be developed;

• “water resource use” means a use providing for the generation of hydro-electric power or for the extraction, compounding, pumping, filtering and treatment of water for bulk shipment or distribution;

• “watercourse” means any natural or man-made depression with well defined banks and a bed of 0.6 metres or more below the surrounding land serving to give direction to or containing 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 under consideration;

• “waterworks system” means a system of water supply including its source, treatment, storage, transmission and distribution facilities where water is furnished or offered for domestic purposes, and which is subject to approval by the Ministry of Health pursuant to B.C. Regulation 230/92, the Safe Drinking Water Regulation; but does not include a water supply serving only one single residential dwelling;

• “yard” means that portion of a lot that may not be built upon as defined by the minimum setback requirements;
• "zone" means a zoning district established by the Bylaw that specifies regulations for the use of land, buildings, and structures that are situated within that zoning district.
DIVISION 200 • GENERAL REGULATIONS

201 • General Operative Clauses

(1) No person shall use any land, building or structure in any zone for any purpose other than that specified in this Bylaw for the zone in which the land, building or structure is located in accordance with the Zoning Map.

(2) No person shall construct, site, move or alter any building or structure unless building or structure complies with this Bylaw and all regulations and requirements specified for the zone in which it is located.

(3) No lot shall be created by subdivision unless such lot is equal to or greater than the minimum lot size and minimum lot width specified in this Bylaw for the zone in which it is located in accordance with the Zoning Map, unless otherwise specified in this Bylaw.

202 • Prohibited Uses of Land, Buildings and Structures and Water

(1) Unless a zone expressly provides otherwise, the following uses shall be prohibited in all zones:

   (a) A tent, travel trailer or camper used for habitation, except as specifically permitted in this Bylaw.

   (b) A use located in a manufactured home, except within a Mobile Home Park, where any manufactured home meeting Canadian Standard Association Z-240 Standards is allowed.

   (c) A use providing a street access, or egress driveway that is within 7.5 metres of the point of intersection of two streets, or of a street and a lane, when such road allowances intersect at an angle of one hundred and thirty-five degrees or less.

   (d) An offensive use, except those permitted pursuant to the Farm Practices Protection (Right to Farm) Act.

203 • Exceptions to Height Requirements

A person may exceed the height of buildings and structures permitted elsewhere in this Bylaw by not more than 2 metres above the maximum height permitted in the zone for radio and television antennas, spires, monuments, chimney stacks, flagpoles, lighting poles, elevator shafts and stair towers.

204 • Exceptions to Siting Requirements

(1) Where chimneys, cornices, headers, gutters, pilasters, sills, bay windows or ornamental features project beyond the face of a building, the minimum distance to an abutting lot line as permitted elsewhere in this Bylaw may be reduced by not
more than 0.6 metres providing such reduction shall only apply to the projecting feature.

(2) Where steps, eaves, sunlight control projections, canopies, balconies, or porches project beyond the face of a building, the minimum distance to an abutting front, rear or exterior lot line as permitted elsewhere in this Bylaw may be reduced by not more than 1.25 metres and the minimum distance to an interior side lot line as permitted in this Bylaw may be reduced by 0.6 metres provided such reduction shall apply only to the projecting feature.

(3) Freestanding light poles, warning devices, antennas, masts, utility poles, wires, and flagpoles may be sited on any portion of a lot, except that, in any “RS” zone, satellite receiving dishes in excess of 0.75 metres in diameter, length or width, shall:

- be enclosed or screened so as not to be visible from external view;
- be sited in compliance with the building setbacks for the zone in which they are situated;
- not exceed the allowable height for the zone in which they are situated.

(4) Fences or walls not exceeding a height of 2.5 metres may be sited on any portion of a lot. This clause does not apply to retaining walls.

(5) Except as otherwise provided elsewhere in this Bylaw, structures not exceeding an average height of 0.6 metres above existing grade may be sited on any portion of a lot except within the side yards established by the required setbacks from interior side lot lines.

(6) Handrails and guards, to the minimum extent that they are required by the British Columbia Building Code, may be excluded from the height prescriptions specified in Section (5) above.

(7) No exterior structure or stair referred to in Section (5) above shall be located closer than 3.0 metres to an on-site sewage disposal system, nor shall such structure or stairs impede the proper function and maintenance of an on-site sewage disposal system.

205 • Artificial Grade

Within the required setback areas of any lot, artificial grade which is contained by or within retaining walls, stacked rock walls, earth embankments or other such landscape elements shall not exceed a height of 0.6 metres above the average elevation of the existing grade below the said artificial grade.

206 • Size, Shape and Siting of Buildings & Structures

(1) No more than one principal building may be sited on one lot, except as otherwise specified in this Bylaw.
207 • Accessory Home Occupation Use

In any zone in which an accessory home occupation use is permitted, the following conditions shall be satisfied:

(1) The activities shall be conducted entirely within the principal building, an accessory building where the building does not exceed 100 m\(^2\) of floor area, or outside of a building where such activity involves horticulture or group childcare.

(2) The use shall not involve the storing, exterior to the building or buildings, of any materials used directly or indirectly in the processing or resulting from the processing or any product of such craft or occupation.

(3) The use may involve the display and the sale of a commodity that is produced on the premises, however in no case shall the retailing of the commodity be the primary accessory home occupation use.

(4) The use within the principal building shall occupy no more than 30% of the floor area of the principal building, up to a maximum of 100 m\(^2\).

(5) The use within one or more accessory buildings shall occupy a total of not more than 100 m\(^2\) of floor area.

(6) In no case shall the aggregate floor area of all buildings used for an accessory home occupation use exceed 100 m\(^2\) on a lot of land.

(7) The total display area of any outdoor advertising sign shall not exceed 0.8 m\(^2\).

(8) The accessory home occupation shall be solely operated by a person resident in the dwelling unit and shall not involve the employment of more than one full-time equivalent employee on the premises.

(9) The accessory home occupation shall not be an offensive use.

(10) An accessory home occupation shall not involve:

(a) material or products that produce inflammable or explosive vapours or gases under ordinary temperatures;
(b) the boarding, breeding and keeping of animals;
(c) the salvage or repair, or motor vehicles, boat, or other machinery as a commercial venture; and
(d) the assembly of more than 4 persons for any artistic, educational, religious, therapeutic or similar activity.
(11) The use shall provide off street parking in accordance with the requirements in the applicable zone.

208 • Accessory Bed and Breakfast Use

(1) When permitted in a zone, an accessory bed and breakfast operation shall be required to comply with the following regulations:

(a) Not more than four (4) bedrooms on a lot may be used for an accessory bed and breakfast;

(b) Accessory bed and breakfast operations may be permitted within either the principal or accessory building;

(c) One off-street parking space shall be provided for each bedroom used as an accessory bed and breakfast;

(d) Signage shall be limited to one sign with an area not to exceed 0.8 m²;

(e) The owner and operator of the accessory bed and breakfast must reside in the principal building;

(f) No cooking facilities or other facilities for the keeping of food shall be provided for within the bedrooms intended for the said operation;

(g) All accessory bed and breakfast operations shall have approved water and sewage disposal systems;

209 • Accessory Residential Dwelling Use

(1) An accessory residential dwelling use shall:

(a) be limited to one per lot;

(b) have a minimum floor area of 50 m² and a maximum floor area of 325 m²;

(c) where located within the same building as the principal use, be provided with a separate entrance.

210 • Accessory Suite

(1) Not more than 1 accessory suite shall be permitted on a lot of land.

(2) An accessory suite shall be located within the principal building for residential use.

(3) An accessory suite shall not have a floor area that exceeds 100 m²

(4) An accessory suite shall not be permitted within a duplex residential use, time share use or an apartment use.

(5) Unless otherwise specified, an accessory suite may be permitted on a lot of land of any lot size provided that all other applicable regulations can be satisfied.

211 • Accessory Buildings and Structures

(1) Buildings and structures containing an accessory use are permitted in each zone, unless otherwise specified, provided that:

(a) the principal use is being carried out on the lot; or
(b) a building for the purpose of the principal use has been constructed on the lot; or,

(c) a building for the purpose of the principal use is in the process of being constructed on the lot.

(2) An accessory building or structure shall not contain a dwelling unit, except for an accessory residential dwelling.

(3) Notwithstanding the setback requirements for accessory buildings within each zone, an accessory building may be permitted within a rear lot line setback provided that the accessory building has a floor area of less than 10 m².

212 • Setbacks from the Natural Boundary of the Sea

(1) No area used for habitation shall be located within any building or structure, such that the underside of any suspended floor system, or the top of any slab on grade or mobile home pad is less than 1.5 metres above the natural boundary of the sea.

(2) No building or structure, shall be constructed, reconstructed, moved, extended or located within 15 metres of the natural boundary of the sea, except that this distance may be decreased to not less than 7.5 metres provided that the owner:

(a) furnishes the Regional District with a report certified by a professional engineer with experience in geotechnical engineering stating that the proposed building, mobile home or unit, or modular house or structure, will not be subject to flooding, mud flows, debris flows, debris torrents, erosion, land slip, rockfall, subsidence or avalanche; and

(b) covenants with the Regional District, pursuant to Section 219 of the Land Title Act, to use the land only in the manner determined and certified by the aforesaid engineer as enabling the safe use of the land for the use intended, and to indemnify and save harmless the Regional District from any actions arising from a breach of the aforesaid covenant.

213 • Setbacks from Non-Tidal Waters

(1) No area used for habitation shall be located within any building, manufactured home or unit, or modular house or structure, such that the underside of any suspended floor system, or the top of any slab on grade or mobile home pad is less than 1.5 metres above the natural boundary of any river, creek, stream, or lake.

(2) Subject to any Federal or Provincial legislative requirements that may apply, no building, manufactured home or unit, or modular house or structure, shall be constructed, reconstructed, moved, extended or located:

(a) within 30 metres of the natural boundary of any river, creek or stream; this distance may be decreased to not less than 15 metres provided that the applicant:

   (i) satisfies the Regional District that the proposed siting conforms to the applicable Provincial and Federal regulations and guidelines pertaining to riparian area protection; and

   (ii) covenants with the Regional District, pursuant to Section 219 of the Land Title Act, to use the land only in the manner determined by...
(i) furnishes the Regional District with a report certified by a professional engineer with experience in geotechnical engineering stating that the proposed building, manufactured home or unit, or modular house or structure, will not be subject to flooding, mud flows, debris flows, debris torrents, erosion, land slip, rockfall, subsidence or avalanche;

(ii) covenants with the Regional District, pursuant to Section 219 of the Land Title Act, to use the land only in the manner determined and certified by the aforesaid engineer as enabling the safe use of the land for the use intended, and to indemnify and save harmless the Regional District from any actions arising from a breach of the aforesaid covenant;

(iii) complies with Greater Vancouver Regional District Bylaw 1145, 2011 regarding riparian areas

(b) within 30 metres of the natural boundary of any lake; this distance may be decreased to 7.5 metres provided that the applicant complies with Greater Vancouver Regional District Bylaw 1145, 2011 regarding riparian areas;

(c) within 30 metres of the top of a ravine bank of a ravine that is less than 60 metres wide or within 10 metres of the top of a ravine bank of a ravine that is 60 metres wide or greater; this distance may be decreased to 10 metres provided that the applicant:

(i) furnishes the Regional District with a report certified by a professional engineer with experience in geotechnical engineering stating that the proposed building, manufactured home or unit, or modular house or structure, will not be subject to flooding, mud flows, debris flows, debris torrents, erosion, land slip, rockfall, subsidence or avalanche;

(ii) covenants with the Regional District, pursuant to Section 219 of the Land Title Act, to use the land only in the manner determined and certified by the aforesaid engineer as enabling the safe use of the land for the use intended, and to indemnify and save harmless the Regional District from any actions arising from a breach of the aforesaid covenant;

(iii) complies with Greater Vancouver Regional District Bylaw 1145, 2011 regarding riparian areas

214 • Undersized Lots

Notwithstanding Section 301.2(a), lots of land that are shown on a plan deposited in the Land Title Office prior to the adoption of this Bylaw, which have less than the minimum lot size requirement as established in the zone in which that lot is situated,
may be used for any use permitted in that zone, subject to all the regulations for that zone.

215 • Obstruction of Vision

On a corner lot in any zone there shall be no obstruction to the line of vision between the heights of 1.0 m and 3.0 m above the established grade of a highway (excluding a lane) or an access route within a strata title subdivision within the sight triangle, being a triangular area formed by extending a 5.0 m boundary along the lot lines from the point of the exterior corner intersection of the lot lines and a line connecting these two points as illustrated following:

216 • Ministry of Transportation Requirements

(1) Notwithstanding the siting requirements specified in Division 300 of this Bylaw, no building shall be located within 4.5 metres of a lot line that is adjacent to a Provincial Highway, unless so authorized by the Ministry of Transportation.

(2) Developments within 800 metres of a Controlled Access Highway fall under the joint jurisdiction of the Ministry of Transportation and the Greater Vancouver Regional District. Such developments must comply with the requirements of the Ministry of Transportation pursuant to Section 52 of the Transportation Act.

217 • Regulations for Vehicle Storage

No lot or road right of way shall be used for wrecking or storage of derelict automobiles, or as a junk yard, and any vehicle which has not been licensed for a period of one year and is not housed in a garage or carport shall be deemed to be a derelict vehicle and junk, except if such a vehicle is maintained in working order and used for work on the lot.

218 • Regulations for Outdoor Signs

(1) Unless otherwise provided elsewhere in this Bylaw, signs and other outdoor advertising devices shall be limited to:

(a) One sign bearing the name, address, and/or occupation of the resident, which
may be illuminated but not flashing and which shall not exceed an 0.8 square metres in sign area; and

(b) One temporary unilluminated sign for real estate purposes, which shall not exceed a 0.5 square metres in sign area.

(2) Signs and other outdoor advertising devices shall not be permitted on road right of ways.

(3) For a farming use in Section 302 Small Holding Rural Zone, Section 303 Extensive Rural and Recreation Zone and Section 313 Barnston Island only, one temporary sign per lot advertising the sale of farm produce grown on the premises for the duration of the growing season provided the sign shall not exceed 3.0 sq. m. in sign area.
DIVISION 300 • ZONE SCHEDULES

INDEX

Those portions of Electoral Area A that are included in this bylaw are divided into the following zones:

<table>
<thead>
<tr>
<th>Section</th>
<th>Zone Name</th>
<th>Short Form</th>
<th>Min. Lot Size</th>
<th>Page No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>302</td>
<td>Small Holding Rural</td>
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<td>Extensive Rural and Recreation</td>
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<td>304</td>
<td>Cottage Residential</td>
<td>RS-1</td>
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<td>Ocean Point Residential</td>
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<td>Strachan Point Residential</td>
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<td>310</td>
<td>Civic Institutional</td>
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<td>560 m²</td>
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<td>311</td>
<td>Natural Resource</td>
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<tr>
<td>312</td>
<td>Watershed</td>
<td>W-1</td>
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<tr>
<td>313</td>
<td>Barnston Island</td>
<td>BI-1</td>
<td>20 ha</td>
<td>41</td>
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</tbody>
</table>
301 • INTERPRETATION

301.1 Permitted Uses
The list of uses under the heading "Permitted Uses" in each of the zones set out in this Division shall be interpreted to mean the uses listed in that particular zone or elsewhere in this Bylaw and no others shall be permitted.

301.2 Minimum Lot Size
Where a "Minimum Lot Size" regulation applies in a zone, the dimensions that follow such regulations are to be interpreted as:
(a) the minimum dimensions permissible for a lot which is to be used as the site of buildings for the use specified therein; and
(b) the minimum dimensions permissible for a new lot that is to be created by subdivision.

301.3 Minimum Lot Width
Where a "Minimum Lot Width" regulation applies in a zone, the dimensions that follow such regulations are to be interpreted as the minimum dimensions permissible for the width of a new lot, and where a percentage is used it shall mean the percentage of the perimeter of the new lot.

301.4 Maximum Number and Size
Where a "Buildings and Structures" and a "Maximum Number and Size of Buildings and Structures" regulation applies in a zone, such regulation shall be interpreted as meaning that a lot which is designated on the Zoning Map of the Greater Vancouver Regional District as being regulated by that schedule shall not be occupied by:
(a) a greater number of dwelling units than the number specified, and
(b) a building or structure that exceeds the amount of floor area that is specified.

301.5 Maximum Heights
The specification of measurements for buildings, structures or accessory buildings under the general heading of "Maximum Heights" in a zone schedule shall be interpreted as meaning the greatest height, as height is defined in this Bylaw, to which a building, structure or accessory building may be constructed on a lot which is designated on the Zoning Map as being regulated by that schedule.

301.6 Minimum Setbacks from Lot Lines

Greater Vancouver Regional District Electoral Area A Zoning Bylaw No. 1144, 2011
The specification of measurements under the general heading of "Minimum Building Setbacks" in a zone schedule shall be interpreted as defining the minimum distance permitted between buildings and structures (except fences) and the applicable front, exterior, interior or rear lot line on a lot which is designated on the Zoning Map as being regulated by that schedule.

301.7 Maximum Lot Coverage

Where a zone schedule includes a regulation entitled "Maximum Lot Coverage", such regulation shall be interpreted as meaning that a lot that is designated on the Zoning Map as being regulated by that schedule may not have a lot coverage, as defined in this Bylaw, which exceeds the percentage specified.

301.8 Maximum Floor Area Ratio or Maximum Floor Area

Where a zone schedule includes a regulation entitled "Maximum Floor Area Ratio" or "Maximum Floor Area", it shall be interpreted to mean that a lot in an area designated as being regulated by that zoning schedule may not have buildings erected on that lot that exceed the maximum floor area or floor area ratio, as defined in this Bylaw.

301.9 Zone Boundaries

(1) Where a zone boundary is designated as following a highway or a watercourse, the edge of the highway or the natural boundary of the watercourse shall be the zone boundary.

(2) Where a zone boundary does not follow a legally defined lot line, and where distances are not specifically indicated, the location of the boundary shall be determined by scaling from the Zoning Map.

The portions of Electoral Area A that are included in this Bylaw are the areas shown on the maps in Schedule A that are attached hereto and form part of this Bylaw and that bear the title:

Schedule A. This is one of the Zoning Maps referred to in Section 301.9 of the Greater Vancouver Regional District Zoning Bylaw 1012, 2005 and amendments thereto, each of which additionally bears one of the following sub-titles:

Map 1 Overall Electoral Area
Map 2 North of Lions Bay
Map 3 Howe Sound South
Map 4 Indian Arm North
Map 5 Indian Arm South
Map 6 Pitt Lake North
Map 7 Pitt Lake South
Map 8 Ocean Point
Map 9 Strachan Point
Map 10 Montizambert Wynd
Map 11 Wigwam Inlet
Map 12 Widgeon Creek
Map 13 Barnston Island

Deleted: for front yard, side yard and rear yard
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Deleted: property line
Deleted: and the appropriate setback line
Deleted: ; such setback areas constituting the front yard, side yard and rear yard respectively.

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### 302 • SMALL HOLDING RURAL ZONE

**302.1 Permitted Land Uses**

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<thead>
<tr>
<th>Land Use</th>
<th>Minimum Lot Size</th>
<th>Minimum Lot Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farming</td>
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<tr>
<td>Single Residential Dwelling</td>
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<tr>
<td>Duplex Residential Dwelling</td>
<td>8 ha (a)</td>
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<tr>
<td>Conservation</td>
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<tr>
<td>Accessory Bed Breakfast (b)</td>
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<tr>
<td>Accessory Boarding</td>
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<td>n/a</td>
</tr>
<tr>
<td>Accessory Home Occupation (c)</td>
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</tr>
<tr>
<td>Accessory Residential Dwelling</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Accessory Suite (d)</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Accessory Uses</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

(a) The **minimum lot size** may be decreased to 1.2 ha provided that the **lot** is served by a **waterworks system** or has a water supply that complies with Section 410 of this **Bylaw**.

(b) *Accessory Bed and Breakfast* shall be subject to Section 208.

(c) *Accessory Home Occupation* shall be subject to the requirements of Section 207.

(d) *Accessory Residential Dwelling* shall be subject to Section 209.

(e) *Accessory Suite* shall be subject to Section 210.

**302.2 Buildings and Structures**

<table>
<thead>
<tr>
<th>Buildings/Structures</th>
<th>Maximum Number</th>
<th>Maximum Size</th>
<th>Maximum Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>1 (a)</td>
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<td>8.5 m (b)</td>
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<tr>
<td>Accessory Buildings/Structures</td>
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<td>4.5 m</td>
</tr>
</tbody>
</table>

(a) In the case of a *single residential dwelling* use or a *duplex residential dwelling* use, there shall not be more than 1 *single residential dwelling* or 1 *duplex residential dwelling* on a lot, except where the lot is greater than 2.4 ha in which case a maximum of 2 *single residential dwellings* shall be permitted.

In the case of an *agricultural* use, there shall be no restrictions on the number of *principal buildings* used for farm use.

(b) Provided that the highest point of any roof shall not exceed a **height** of 10 *metres*. 
302.3 **Minimum Building Setbacks** (a), (b)

<table>
<thead>
<tr>
<th>Use</th>
<th>Front Lot Line Setback</th>
<th>Rear Lot Line Setback</th>
<th>Exterior Lot Line Setback</th>
<th>Interior Lot Line Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>3.0 m</td>
<td>1.5 m</td>
</tr>
<tr>
<td><strong>Accessory Buildings and Structures</strong></td>
<td>7.5 m</td>
<td>3.0 m</td>
<td>3.0 m</td>
<td>3.0 m</td>
</tr>
</tbody>
</table>

(a) In the case where there is a *watercourse* on the property or the property abuts the sea or lake, the *setback* requirements outlined in Section 212 shall take precedence.

(b) In cases where there are 2 *principal buildings* located on the same *lot*, they shall be separated by not less than 5 *metres*.

302.4 **Off-Street Parking**

*Off-street parking* spaces shall be provided in accordance with the requirements of Division 500.

302.5 **Maximum Lot Coverage**: n/a
### 303.1 Permitted Land Uses

<table>
<thead>
<tr>
<th>Permitted Uses</th>
<th>Minimum Lot Size</th>
<th>Minimum Lot Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farming</td>
<td>8 ha</td>
<td>n/a</td>
</tr>
<tr>
<td>Single Residential Dwelling</td>
<td>8 ha</td>
<td>n/a</td>
</tr>
<tr>
<td>Duplex Residential Dwelling</td>
<td>8 ha</td>
<td>n/a</td>
</tr>
<tr>
<td>Conservation</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Forestry</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Public Service</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Recreation</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Water Resource</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Accessory Home Occupation (a)</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Accessory Bed Breakfast (b)</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Accessory Boarding</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Accessory Residential Dwelling (c)</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Accessory Suite (d)</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Accessory Uses</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

(a) Accessory Home Occupation shall be subject to the requirements of Section 207.

(b) Accessory Bed and Breakfast shall be subject to Section 208.

(c) Accessory Residential Dwelling shall be subject to Section 209.

(d) Accessory Suite shall be subject to Section 210.

### 303.2 Buildings and Structures

<table>
<thead>
<tr>
<th>Buildings and Structures</th>
<th>Maximum Number</th>
<th>Maximum Size</th>
<th>Maximum Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>1 (a)</td>
<td>n/a</td>
<td>8.5 m (b)</td>
</tr>
<tr>
<td>Accessory Buildings/Structures</td>
<td>2</td>
<td>n/a</td>
<td>4.5 m</td>
</tr>
</tbody>
</table>

(a) In the case of a single residential dwelling use or a duplex residential dwelling use, there shall not be more than 1 single residential dwelling or 1 duplex residential dwelling on a lot, except where the lot is greater than 2.4 ha in which case a maximum of 2 single residential dwellings shall be permitted.

In the case of an agricultural use, there shall be no restrictions on the number of principal buildings used for agricultural purposes.

(b) Provided that the highest point of any roof shall not exceed a height of 10 metres.
303.3 **Minimum Building Setbacks** (a)(b)

<table>
<thead>
<tr>
<th>Use</th>
<th>Front Lot Line Setback</th>
<th>Rear Lot Line Setback</th>
<th>Exterior Lot Line Setback</th>
<th>Interior Lot Line Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>3.0 m</td>
<td>1.5 m</td>
</tr>
<tr>
<td><strong>Accessory Buildings and Structures</strong></td>
<td>7.5 m</td>
<td>3.0 m</td>
<td>3.0 m</td>
<td>3.0 m</td>
</tr>
</tbody>
</table>

(a) In the case where there is a *watercourse* on the property or the property abuts the sea or lake, the *setback* requirements outlined in Section 212 shall take precedence.

(b) In cases where there are 2 *principal buildings* located on the same *lot*, they shall be separated by not less than 5 *metres*.

303.4 **Off-Street Parking**

*Off-street parking* spaces shall be provided in accordance with the requirements of Division 500.

303.5 **Maximum Lot Coverage:** n/a
### 304 COTTAGE RESIDENTIAL

#### 304.1 Permitted Land Uses

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Lot Size</th>
<th>Minimum Lot Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Residential Dwelling</td>
<td>8.0 ha (a)(b)</td>
<td>30 m</td>
</tr>
<tr>
<td>Duplex Residential Dwelling</td>
<td>8.0 ha (a)(b)</td>
<td>30 m</td>
</tr>
<tr>
<td>Cottage Residential</td>
<td>8.0 ha (a)(b)</td>
<td>30 m</td>
</tr>
<tr>
<td>Accessory Home Occupation (c)</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Accessory Boarding</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Accessory Bed and Breakfast (d)</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Accessory Suite (e)</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Accessory Uses</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

(a) The *minimum lot size* may be decreased to 1.2 ha provided that the *lot* is served by a waterworks system or has a water supply that complies with Section 410 of this Bylaw.

(b) The *minimum lot size* may be reduced in accordance with Section 304.6

(c) Accessory Home Occupation shall be subject to the requirements of Section 207.

(d) Accessory Bed and Breakfast shall be subject to the requirements of Section 208.

(e) Accessory Suite shall be subject to Section 210.

#### 304.2 Buildings and Structures

<table>
<thead>
<tr>
<th>Use</th>
<th>Maximum Number</th>
<th>Maximum Size</th>
<th>Maximum Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Buildings (a)</td>
<td>1 (a)</td>
<td>n/a</td>
<td>7.5 m (b)</td>
</tr>
<tr>
<td>Accessory Buildings/Structures</td>
<td>2</td>
<td>n/a</td>
<td>4.5 m</td>
</tr>
</tbody>
</table>

(a) Except where the *lot* is greater than 0.8 ha in which case a maximum of 2 *single residential dwellings* or *cottage residential dwellings* shall be permitted.

(b) Provided that the highest point of any roof shall not exceed a *height* of 9 **metres**.

#### 304.3 Minimum Building Setbacks (a)(b)

<table>
<thead>
<tr>
<th>Use</th>
<th>Front Lot Line Setback</th>
<th>Rear Lot Line Setback</th>
<th>Exterior Lot Line Setback</th>
<th>Interior Lot Line Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>3.0 m</td>
<td>1.5 m</td>
</tr>
<tr>
<td>Accessory Buildings and Structures</td>
<td>7.5 m</td>
<td>3.0 m</td>
<td>3.0 m</td>
<td>1.5 m</td>
</tr>
</tbody>
</table>
304.4 Off-Street Parking

Off-street parking spaces shall be provided in accordance with the requirements of Division 500.

304.5 Maximum Lot Coverage: 15%

304.6 Special Subdivision Conditions – Boundary Line Adjustment

Notwithstanding the minimum lot size specified in Section 304.1, a subdivision may be approved containing a lot having a lesser area than specified provided that:

(a) no lot shall have a minimum lot size that is less than 80% of the minimum lot size;

(b) the total number of lots to be created by the subdivision is no greater than the number produced by dividing the lot area of the parent lot by the minimum lot size specified in Section 304.1 and shall not exceed two; and

(c) for purposes of Section 304, “parent lot” shall mean a lot which was recorded in the Land Title Office prior to the effective date of this Bylaw and which was, or is proposed to be, the subject of a plan of subdivision.

304.7 Fences or Walls

Fences or walls shall conform to the provisions of Section 204 (4), except that any such fence or wall located within an area defined by the building face, the interior and rear lot lines, and the sea shall not exceed a height of 1.2 metres.
### 305 • OCEAN POINT RESIDENTIAL ZONE RS-2

#### 305.1 Permitted Land Uses

<table>
<thead>
<tr>
<th>Permitted Land Uses</th>
<th>Minimum Lot Size</th>
<th>Minimum Lot Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Residential Dwelling (a)</td>
<td>0.4 ha</td>
<td>30 m</td>
</tr>
<tr>
<td>Accessory Home Occupation (b)</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Accessory Boarding</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Accessory Bed and Breakfast (c)</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Accessory Suite (d)</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Accessory Uses</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

(a) The minimum lot size may be less than 0.4 ha for a strata lot within a bare land strata plan where the lot is served by a waterworks system and a private sanitary sewer system and where the total area of the bare land strata plan (including all common property) divided by the number of strata lots within the bare land strata plan is equal to or greater than 1394 square metres.

(b) Accessory Home Occupation shall be subject to the requirements of Section 207.

(c) Accessory Bed and Breakfast shall be subject to the requirements of Section 208.

(d) Accessory Suite shall be subject to Section 210.

#### 305.2 Buildings and Structures

<table>
<thead>
<tr>
<th>Use</th>
<th>Maximum Number</th>
<th>Maximum Size</th>
<th>Maximum Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Buildings</td>
<td>1</td>
<td>n/a</td>
<td>10 m (a)</td>
</tr>
<tr>
<td>Accessory Buildings/Structures</td>
<td>1</td>
<td>n/a</td>
<td>4.5 m</td>
</tr>
</tbody>
</table>

(a) Provided that the highest point of any roof shall not exceed a height of 11.5 metres.

#### 305.3 Minimum Building Setbacks (a)

<table>
<thead>
<tr>
<th>Use</th>
<th>Front Lot Line Setback</th>
<th>Rear Lot Line Setback</th>
<th>Exterior Lot Line Setback</th>
<th>Interior Lot Line Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>7.5 m (b)</td>
<td>4.5 m</td>
<td>3.0 m</td>
<td>1.5 m</td>
</tr>
<tr>
<td>Accessory Buildings and Structures</td>
<td>7.5 m</td>
<td>4.5 m</td>
<td>3.0 m</td>
<td>1.5 m</td>
</tr>
</tbody>
</table>

(a) In the case where there is a watercourse on the property or the property abuts the sea or lake, the setback requirements outlined in Section 212 shall take precedence.

(b) Or 20% of the lot depth to a minimum or 4.5 metres.
305.4 Off-Street Parking

*Off-street parking* spaces shall be provided in accordance with the requirements of Division 500.

305.5 Maximum Lot Coverage: 25%

305.6 **Fences or Walls**

*Fences or walls* shall conform to the provisions of Section 204 (4)(a), except that any such *fence* or *wall* located within an area defined by the building face, the interior and rear lot lines, and the sea shall not exceed a *height* of 1.2 metres.
### 306 • STRACHAN POINT RESIDENTIAL ZONE RS-3

#### 306.1 Permitted Land Uses

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Lot Size</th>
<th>Minimum Lot Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Residential Dwelling</td>
<td>0.4 ha</td>
<td>30 m</td>
</tr>
<tr>
<td>Accessory Home Occupation (a)</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Accessory Boarding</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Accessory Bed and Breakfast (b)</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Accessory Suite (c)</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Accessory Uses</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

(a) Accessory Home Occupation shall be subject to the requirements of Section 207.

(b) Accessory Bed and Breakfast shall be subject to the requirements of Section 208.

(c) Accessory Suite shall be subject to Section 210.

#### 306.2 Buildings and Structures

<table>
<thead>
<tr>
<th>Use</th>
<th>Maximum Number</th>
<th>Maximum Size</th>
<th>Maximum Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Buildings</td>
<td>1</td>
<td>n/a</td>
<td>10 m (a)</td>
</tr>
<tr>
<td>Accessory Buildings/Structures</td>
<td>1</td>
<td>n/a</td>
<td>4.5 m</td>
</tr>
</tbody>
</table>

(a) Provided that the highest point of any roof shall not exceed a height of 11.5 metres.

#### 306.3 Minimum Building Setbacks

<table>
<thead>
<tr>
<th>Use</th>
<th>Front Lot Line Setback</th>
<th>Rear Lot Line Setback</th>
<th>Exterior Lot Line Setback</th>
<th>Interior Lot Line Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>See b – d</td>
<td>See b – d</td>
<td>3.0 m</td>
<td>1.5 m</td>
</tr>
<tr>
<td>Accessory Buildings and Structures</td>
<td>See b – d</td>
<td>See b – d</td>
<td>3.0 m</td>
<td>1.5 m</td>
</tr>
</tbody>
</table>

(a) In the case where there is a watercourse on the property or the property abuts the sea or lake, the setback requirements outlined in Section 212 shall take precedence.

(b) 7.5 metres from the westerly boundary of District Lots 1745, 1746, and 5383 as established by Plan 13331.

(c) 4.5 metres from the westerly boundary of the BC Rail right of way.

(d) 1.5 metres from the private easement established by Reference Plan 10413, 10850, and 10973.
306.4 **Off-Street Parking**

*Off-street parking* spaces shall be provided in accordance with the requirements of Division 500.

306.5 **Maximum Lot Coverage:** 20%

306.6 **Fences or Walls**

Fences or walls shall conform to the provisions of Section 204 (4)(a), except that any such fence or wall located within an area defined by the building face, the interior and rear lot lines, and the sea shall not exceed a *height* of 1.2 metres.
307. **MONTIZAMBERT RESIDENTIAL ZONE** RS-4

307.1 Permitted Land Uses

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Lot Size</th>
<th>Minimum Lot Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Residential Dwelling</td>
<td>0.4 ha</td>
<td>30 m</td>
</tr>
<tr>
<td>Duplex Residential Dwelling</td>
<td>0.4 ha</td>
<td>30 m</td>
</tr>
<tr>
<td>Accessory Home Occupation (a)</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Accessory Boarding</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Accessory Bed and Breakfast (b)</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Accessory Suite (c)</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Accessory Uses</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

(a) **Accessory Home Occupation** shall be subject to the requirements of Section 207.

(b) **Accessory Bed and Breakfast** shall be subject to the requirements of Section 208.

(c) **Accessory Suite** shall be subject to Section 210.

307.2 Buildings and Structures

<table>
<thead>
<tr>
<th>Use</th>
<th>Maximum Number</th>
<th>Maximum Size</th>
<th>Maximum Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Buildings</td>
<td>1 (a)</td>
<td>n/a</td>
<td>10 m (b)</td>
</tr>
<tr>
<td>Accessory Buildings/Structures</td>
<td>1</td>
<td>n/a</td>
<td>4.5 m</td>
</tr>
</tbody>
</table>

(a) Except where the lot is greater than 0.8 ha in which case a maximum of 2 *single residential dwellings* shall be permitted.

(b) Provided that the highest point of any roof shall not exceed a *height* of 11.5 *metres*.

307.3 Minimum Building Setbacks (a) (b) (c)

<table>
<thead>
<tr>
<th>Use</th>
<th>Front Lot Line Setback</th>
<th>Rear Lot Line Setback</th>
<th>Exterior Lot Line Setback</th>
<th>Interior Lot Line Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>See b &amp; c</td>
<td>See b &amp; c</td>
<td>3.0 m</td>
<td>1.5 m</td>
</tr>
<tr>
<td>Accessory Buildings and Structures</td>
<td>See b &amp; c</td>
<td>See b &amp; c</td>
<td>3.0 m</td>
<td>1.5 m</td>
</tr>
</tbody>
</table>

(a) In the case where there is a *watercourse* on the property or the property abuts the sea or lake, the setback requirements outlined in Section 212 shall take precedence.

(b) 7.5 *metres* from the westerly boundary of District Lot 2365 as established by Reference Plan 4095.

(c) 1.5 *metres* from the westerly boundary of the private right of way established by Explanatory Plan 8610.

Greater Vancouver Regional District Electoral Area A Zoning Bylaw No. 1144, 2011
307.4 **Off-Street Parking**

*Off-street parking spaces* shall be provided in accordance with the requirements of Division 500.

307.5 **Maximum Lot Coverage:** 15%

307.6 **Fences or Walls**

*Fences or walls* shall conform to the provisions of Section 204 (4)(a), except that any such fence or wall located within an area defined by the building face, the interior and rear lot lines, and the sea shall not exceed a *height* of 1.2 metres.

- Deleted: Landscape Screens
- Deleted: Landscape screens in the form of fences or walls shall conform to the provisions of Section 204 (4)(a), except that any such landscape screen located within an area defined by the building face, the interior and rear lot lines, and the sea shall not exceed a *height* of 1.2 metres.
308 • MULTIPLE FAMILY RESIDENTIAL ZONE  RM-1

308.1 Permitted Land Uses

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Lot Size</th>
<th>Minimum Lot Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartment Building (a)</td>
<td>1 ha</td>
<td>n/a</td>
</tr>
<tr>
<td>Accessory Uses</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

(a) Apartment Building use shall be served by a waterworks system and by either a community sanitary sewer system or a private sanitary sewer system.

308.2 Buildings and Structures

<table>
<thead>
<tr>
<th>Use</th>
<th>Maximum Number</th>
<th>Maximum Size</th>
<th>Maximum Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Buildings</td>
<td>1</td>
<td>0.95 FSR (a)</td>
<td>10 m (b)</td>
</tr>
<tr>
<td>Accessory Buildings/Structures</td>
<td>n/a</td>
<td>n/a</td>
<td>4.5 m</td>
</tr>
</tbody>
</table>

(a) The maximum density for an apartment shall not exceed a floor space ratio of 0.95.
(b) Provided that the highest point of any roof shall not exceed a height of 11.5 metres.

308.3 Minimum Building Setbacks (a)

<table>
<thead>
<tr>
<th>Use</th>
<th>Front Lot Line Setback</th>
<th>Rear Lot Line Setback</th>
<th>Exterior Lot Line Setback</th>
<th>Interior Lot Line Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>7.0 m</td>
<td>3 m</td>
</tr>
<tr>
<td>Accessory Buildings and Structures</td>
<td>7.5 m</td>
<td>1.5 m</td>
<td>3.0 m</td>
<td>1.5 m</td>
</tr>
</tbody>
</table>

(a) In the case where there is a watercourse on the property or the property abuts the sea or lake, the setback requirements outlined in Section 212 shall take precedence.

308.4 Off-Street Parking

Off-street parking spaces shall be provided in accordance with the requirements of Division 500.

308.5 Maximum Lot Coverage: 30%

308.6 Special Conditions

Notwithstanding the requirements within this zone, an apartment use on Strata Lots 17 and 18, DL’s 5716, 6396, and 7763, NWD, Strata Plan LMS 483, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as...
shown on Form 1 shall conform to the drawing package contained in Schedule B of this Bylaw.
### 309.1 Permitted Land Uses

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Lot Size</th>
<th>Minimum Lot Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Marina (a)</td>
<td>9 ha.</td>
<td>n/a</td>
</tr>
<tr>
<td>Hotel (b)</td>
<td>9 ha.</td>
<td>n/a</td>
</tr>
<tr>
<td>Time Sharing (c)</td>
<td>9 ha.</td>
<td>n/a</td>
</tr>
<tr>
<td>Assembly</td>
<td>9 ha.</td>
<td>n/a</td>
</tr>
<tr>
<td>Accessory Residential Dwelling</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Accessory Uses</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

(a) A *marina* use shall be subject to the Conditions of Use specified in Section 309.4

(b) A *hotel* use shall be subject to the Conditions of Use specified in Section 309.4

(c) A *time sharing* use may be on a lot less than 9 ha provided that the lot is a *strata lot* within a strata plan where the total area is not less than 9 ha.

### 309.2 Buildings and Structures

<table>
<thead>
<tr>
<th></th>
<th>Maximum Number</th>
<th>Maximum Size</th>
<th>Maximum Height</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Buildings</strong></td>
<td>1</td>
<td>20 units (a) 93 m² (b)</td>
<td>12.0 m</td>
</tr>
<tr>
<td><strong>Accessory Buildings/Structures</strong></td>
<td>1</td>
<td>n/a</td>
<td>4.5 m</td>
</tr>
</tbody>
</table>

(a) The maximum number of resort dwelling units within a *time sharing* use which may be erected on any lot shall not exceed 20 resort dwelling units per hectare of land of that lot.

(b) The floor area of a resort dwelling unit shall not exceed 93 square metres.

### 309.3 Minimum Building Setbacks

<table>
<thead>
<tr>
<th>Use</th>
<th>Front Lot Line Setback</th>
<th>Rear Lot Line Setback</th>
<th>Exterior Lot Line Setback</th>
<th>Interior Lot Line Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>7.5 m</td>
</tr>
<tr>
<td>Accessory Buildings and Structures</td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>7.5 m</td>
</tr>
</tbody>
</table>

(a) In the case where there is a watercourse on the property or the property abuts the sea or lake, the setback requirements outlined in Section 212 shall take precedence.
309.4 Conditions of Use

(1) Outdoor storage areas shall be totally screened from view from the sea and from hotel uses by a landscape screen of not less than 1.8 metres in height to a maximum of 2.4 metres.

(2) A marina use shall not provide moorage to float homes or to vessels used principally for purposes other than transportation and no vessel while moored at a marina within a C-1 Zone shall be used for overnight accommodation.

(3) Notwithstanding Section 209, an accessory residential dwelling use shall:
   (a) not be located in part or in total in a mobile home;
   (b) not exceed a gross floor area of 375 square metres; and
   (c) be located within one building which is situate on the same lot as the business to which it is necessary.

(4) Signs and other visual advertising devices shall:
   (a) together not exceed a total area of 4.7 square metres except that no sign shall exceed 2.0 square metres in area; and
   (b) may be illuminated, but not flashing or moving.

(5) A hotel use shall not permit the use of, or occupancy in resort dwelling units by or the occupation in resort dwelling units of any one person for more than 60 consecutive days or for more than a total of 75 days in any one calendar year.

309.5 Off-Street Parking

(1) Off-street parking spaces shall be provided in accordance with the requirements of Division 500.

(2) Where a lot in the C-1 Zone abuts a street so that it is accessible to or may become accessible to automobiles, off-street parking shall be provided on the same lot as the use being served and requirements shall be in compliance with the provisions of Division 500.

309.6 Maximum Lot Coverage: 10%, except for a strata lot that is used for a time sharing use.
310 • CIVIC INSTITUTIONAL ZONE

310.1 Permitted Land Uses

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Lot Size</th>
<th>Minimum Lot Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Civic</td>
<td>560 m²</td>
<td>n/a</td>
</tr>
<tr>
<td>Conservation</td>
<td>560 m²</td>
<td>n/a</td>
</tr>
<tr>
<td>Public Service</td>
<td>560 m²</td>
<td>n/a</td>
</tr>
<tr>
<td>Resource Use (a)</td>
<td>560 m²</td>
<td>n/a</td>
</tr>
<tr>
<td>Accessory Uses</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

(a) When such use is conducted for purposes of park improvement in accordance with a park-development or park-maintenance program.

310.2 Buildings and Structures

<table>
<thead>
<tr>
<th>Use</th>
<th>Maximum Number</th>
<th>Maximum Size</th>
<th>Maximum Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Buildings</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Accessory Buildings/Structures</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

310.3 Minimum Building Setbacks (a)

<table>
<thead>
<tr>
<th>Use</th>
<th>Front Lot Line Setback</th>
<th>Rear Lot Line Setback</th>
<th>Exterior Lot Line Setback</th>
<th>Interior Lot Line Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>7.5 m</td>
<td>6 m</td>
<td>6 m</td>
<td>6 m</td>
</tr>
<tr>
<td>Accessory Buildings and Structures</td>
<td>7.5 m</td>
<td>6 m</td>
<td>6 m</td>
<td>6 m</td>
</tr>
</tbody>
</table>

(a) In the case where there is a watercourse on the property or the property abuts the sea or lake, the setback requirements outlined in Section 212 shall take precedence.

310.4 Off-Street Parking

Off-Street Parking spaces shall be provided in accordance with the requirements of Division 500.

310.5 Maximum Lot Coverage: 40%

310.6 Conditions of Use

A storage area accessory to a civic use other than within a building shall be bounded on all sides by a landscape screen not less than 1.8 metres or more than 2.4 metres high.
### 311.1 NATURAL RESOURCE ZONE NR

<table>
<thead>
<tr>
<th>Permitted Land Uses</th>
<th>Minimum Lot Size</th>
<th>Minimum Lot Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conservation</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Forestry</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Resource</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Water Resource</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Accessory Uses</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

### 311.2 Buildings and Structures

<table>
<thead>
<tr>
<th>Use</th>
<th>Maximum Number</th>
<th>Maximum Size</th>
<th>Maximum Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Buildings</td>
<td>n/a</td>
<td>n/a</td>
<td>12 m</td>
</tr>
<tr>
<td>Accessory Buildings/Structures</td>
<td>n/a</td>
<td>n/a</td>
<td>4.5 m</td>
</tr>
</tbody>
</table>

### 311.3 Minimum Building Setbacks (a)

<table>
<thead>
<tr>
<th>Use</th>
<th>Front Lot Line Setback</th>
<th>Rear Lot Line Setback</th>
<th>Exterior Lot Line Setback</th>
<th>Interior Lot Line Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>7.5 m</td>
</tr>
<tr>
<td>Accessory Buildings and Structures</td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>7.5 m</td>
</tr>
</tbody>
</table>

(a) In the case where there is a watercourse on the property or the property abuts the sea or lake, the setback requirements outlined in Section 212 shall take precedence.

### 311.4 Off-Street Parking

*Off-Street Parking* spaces shall be provided in accordance with the requirements of Division 500.

### 311.5 Maximum Lot Coverage: n/a
312 • WATERSHED ZONE  W-1

312.1 Conditions of Use

(1) Land within this zone shall be used for the catchment, containment, and diversion of water, and any other activities that are required to maintain a watershed.

Deleted: (1). For purposes of this bylaw, all lands within the Watershed Zone (W-1) are regulated and administered by the Greater Vancouver Water District through the agency of the Watershed Management Department of the Greater Vancouver Regional District.

Deleted: 2
### 313 • BARNSTON ISLAND BI-1

#### 313.1 Permitted Land Uses

<table>
<thead>
<tr>
<th>Permitted Land Uses</th>
<th>Minimum Lot Size</th>
<th>Minimum Lot Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farming (a)</td>
<td>20 ha</td>
<td>n/a</td>
</tr>
<tr>
<td>Single Residential Dwelling (b)</td>
<td>20 ha</td>
<td>n/a</td>
</tr>
<tr>
<td>Agri-tourism (c)</td>
<td>20 ha</td>
<td>n/a</td>
</tr>
<tr>
<td>Conservation</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Public Service</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Recreation</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Aquaculture</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Accessory Home Occupation (d)</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Accessory Bed Breakfast (e)</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Accessory Boarding</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Accessory Suite (f)</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Accessory Uses (g)</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

(a) A *farming use* shall be subject to Section 313.6.

(b) A *manufactured home* up to 9 metres in width for use by a member of the immediate family of the occupier of the single residential dwelling shall be permitted.

(c) An *agri-tourism* use shall be subject to Section 313.6.4.

(d) *Accessory Home Occupation* shall be subject to the requirements of Section 207.

(e) *Accessory Bed and Breakfast* shall be subject to Section 208.

(f) *Accessory Suite* shall be subject to the requirements of Section 210.

(g) *Accessory Uses* shall be subject to Section 313.6.13.

#### 313.2 Buildings and Structures

<table>
<thead>
<tr>
<th>Buildings and Structures</th>
<th>Maximum Number</th>
<th>Maximum Size</th>
<th>Maximum Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>1 (a) (b)</td>
<td>500 m² (c)</td>
<td>8.5 m (d) (e)</td>
</tr>
<tr>
<td>Accessory Buildings/Structures</td>
<td>n/a</td>
<td>n/a</td>
<td>4.5 m</td>
</tr>
</tbody>
</table>

(a) Where the *lot* is 8 hectares or more and is a farm operation, an additional *single residential dwelling* may be permitted provided the *single residential dwelling* is necessary for a *farming use*.

(b) In the case of an *agricultural use*, there shall be no restrictions on the number of *principal buildings* used for agricultural purposes.
(c) In the case of a *single residential dwelling* use, the maximum *gross floor area* shall not exceed 500 square *metres*.

(d) In the case of a *single residential dwelling* use, the highest point of any roof shall not exceed a *height* of 10 *metres*.

(e) In the case of a buildings and structure containing a *farming use*, maximum height shall not exceed 15 metres unless it is a silo in which case it shall be limited to a maximum height of 34 metres.

### 313.3 Minimum Building Setbacks

<table>
<thead>
<tr>
<th>Use</th>
<th>Front Lot Line</th>
<th>Rear Lot Line</th>
<th>Exterior Lot Line Setback</th>
<th>Interior Lot Line Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Residential Dwelling - Principal <em>(a)</em></td>
<td>6 m</td>
<td>6 m</td>
<td>6 m</td>
<td>6 m</td>
</tr>
<tr>
<td>Single Residential Dwelling - Accessory <em>(a)</em></td>
<td>6 m</td>
<td>6 m</td>
<td>6 m</td>
<td>6 m</td>
</tr>
<tr>
<td>Farm Buildings A <em>(b)</em></td>
<td>7.5 m</td>
<td>4.5 m</td>
<td>7.5 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td>Farm Buildings B <em>(c)</em></td>
<td>15 m</td>
<td>15 m</td>
<td>15 m</td>
<td>15 m</td>
</tr>
<tr>
<td>Farm Buildings C <em>(d)(e)</em></td>
<td>30 m</td>
<td>30 m</td>
<td>30 m</td>
<td>30 m</td>
</tr>
<tr>
<td>Farm Buildings D <em>(f)</em></td>
<td>15 m</td>
<td>7.5 m</td>
<td>15 m</td>
<td>7.5 m</td>
</tr>
<tr>
<td>Agricultural Solid Waste Storage</td>
<td>15 m</td>
<td>15 m</td>
<td>15 m</td>
<td>15 m</td>
</tr>
<tr>
<td>Agricultural Liquid Waste Storage <em>(g)</em></td>
<td>30 m</td>
<td>30 m</td>
<td>30 m</td>
<td>30 m</td>
</tr>
<tr>
<td>On-farm Composting and Storage <em>(h)</em></td>
<td>30 m</td>
<td>30 m</td>
<td>30 m</td>
<td>30 m</td>
</tr>
<tr>
<td>Detention Pond</td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>7.5 m</td>
</tr>
<tr>
<td>Silo</td>
<td>30 m</td>
<td>30 m</td>
<td>30 m</td>
<td>30 m</td>
</tr>
<tr>
<td>Chemical Storage</td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>7.5 m</td>
</tr>
<tr>
<td>Incinerators</td>
<td>30 m</td>
<td>30 m</td>
<td>30 m</td>
<td>30 m</td>
</tr>
<tr>
<td>Generator Shed</td>
<td>15 m</td>
<td>15 m</td>
<td>15 m</td>
<td>15 m</td>
</tr>
<tr>
<td>Accessory Buildings and Structures</td>
<td>7.5 m</td>
<td>3.0 m</td>
<td>3.0 m</td>
<td>3.0 m</td>
</tr>
</tbody>
</table>

(a) Notwithstanding the minimum setbacks in the above table, buildings must not be more than 6 *metres* from any lot line.

(b) Farm Buildings A means buildings and structures containing a *farming* use except those containing animals, *agricultural solid waste*, mushroom growing, mushroom compost and greenhouses.

(c) Farm Buildings B means buildings and structures that specifically contain indoor and outdoor storage areas containing animals, including livestock, poultry, and farmed game, but excluding swine and fur-bearing animals.

(d) Farm Buildings C means buildings and structures that specifically contain indoor and outdoor storage areas containing swine and fur-bearing animals.
(e) Farm Buildings C means buildings and structures that specifically contain mushroom composting and mushroom compost storage.

(f) Farm Buildings D means buildings and structures that specifically contain mushroom growing.

(g) Facility for liquid or wet waste handling.

(h) Except mushroom growing, composting, and compost storage.

<table>
<thead>
<tr>
<th>Use</th>
<th>Natural Stream</th>
<th>Channelized</th>
<th>Constructed Ditch</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seasonal Feeding Area</td>
<td>30 m</td>
<td>30 m</td>
<td>30 m</td>
</tr>
<tr>
<td>Agricultural Solid Waste Field Storage Facility</td>
<td>30 m</td>
<td>30 m</td>
<td>30 m</td>
</tr>
<tr>
<td>Confined Livestock</td>
<td>30 m</td>
<td>30 m</td>
<td>30 m</td>
</tr>
<tr>
<td>Agricultural Solid Waste Storage Facility</td>
<td>15 m</td>
<td>15 m</td>
<td>15 m</td>
</tr>
<tr>
<td>Agricultural Liquid Waste Storage Facility</td>
<td>15 m</td>
<td>15 m</td>
<td>15 m</td>
</tr>
<tr>
<td>Chemical Storage</td>
<td>15 m</td>
<td>15 m</td>
<td>15 m</td>
</tr>
<tr>
<td>Compost Storage</td>
<td>15 m</td>
<td>15 m</td>
<td>15 m</td>
</tr>
<tr>
<td>Composting</td>
<td>15 m</td>
<td>15 m</td>
<td>15 m</td>
</tr>
<tr>
<td>Incinerator</td>
<td>15 m</td>
<td>15 m</td>
<td>15 m</td>
</tr>
<tr>
<td>Silo</td>
<td>15 m</td>
<td>15 m</td>
<td>15 m</td>
</tr>
<tr>
<td>Woodwaste Storage</td>
<td>15 m</td>
<td>15 m</td>
<td>15 m</td>
</tr>
<tr>
<td>Other Farm Buildings</td>
<td>15 m</td>
<td>10 m</td>
<td>5 m</td>
</tr>
</tbody>
</table>

Note: These numbers reflect preliminary directions of the joint process involving the Province of BC and Department of Fisheries and Oceans (DFO) regarding streamside setbacks on agricultural lands. Streamside setback requirements for natural streams, channelized streams and ditches on agricultural lands are currently being reviewed by the Minister responsible for the Farm Practices Protection (Right to Farm) Act; and DFO and effective management measures are being developed. As standards are developed, the Bylaw may be revised accordingly.

### 313.4 Off-Street Parking

(1) Off-street parking spaces shall be provided in accordance with the requirements of Division 500.

(2) U-Pick facilities and other direct farm marketing/agri-tourism operations must have sufficient on site parking to accommodate their customers.
313.6 Other Regulations Pertaining to Farming Uses

(1) All land located within the Agricultural Land Reserve (ALR) is regulated by the Agricultural Land Commission Act.

(2) Storage, packing, product preparation or processing of farm products shall be permitted provided that at least 50% of the farm product being stored, packed, prepared or processed is produced on the farm or is feed required for farm production purposes on the farm.

(3) Land development works required for a farming use of the lot at farm shall be permitted including clearing, leveling, draining, berming, irrigating and construction of reservoirs and ancillary works.

(4) An agri-tourism use, other than accommodation, shall be permitted on land that is classified as a farm under the Assessment Act, if the use is temporary and seasonal, and promotes or markets farm products grown, raised or processed on the farm.

(5) Horse riding, training and boarding, including a facility for horse riding, training and boarding shall be permitted provided that the stables do not have more than 40 permanent stalls, and the facility does not include a racetrack licensed by the British Columbia Racing Commission.

(6) The storage and application of fertilizers, mulches and soil conditioners shall be permitted.

(7) The application of soil amendments collected, stored and handled shall be in compliance with the Agricultural Waste Control Regulation, B.C. Reg. 131/92.

(8) The production, storage and application of compost from agricultural wastes produced on the farm for farm purposes shall be in compliance with the Agricultural Waste Control Regulation, B.C. Reg. 131/92.

(9) The application of compost and biosolids produced and applied shall be in compliance with the Organic Matter Recycling Regulation, B.C. Reg. 18/2002.

(10) The production, storage and application of Class A compost shall be in compliance with the Organic Matter Recycling Regulation, B.C. Reg. 18/2002, provided that the compost produced is used on the farm.

(11) The construction, maintenance and operation of farm buildings shall be permitted including, but not limited to, any of the following:

   (i) a greenhouse; and

   (ii) a barn, shed, or other building used for farm purposes.
(ii) a farm building or structure for use in an intensive livestock operation.

(12) The total area covered by all buildings and structures shall not exceed 100 m² in cases where the lot is located within Agricultural Land Reserve (ALR) and is used in the following manner:

(i) Agricultural and horticultural education;
(ii) Conservation and nature study;
(iii) Fish, game and wildlife enhancement; or
(iv) Hunting and wilderness survival training.

(13) Accessory uses shall be limited to the following:

(i) Display and sale of products grown on the same lot or grown in British Columbia, provided that:

(a) at least 50% of the retail sales area is limited to the sale of farm products produced on the farm and all on-farm processed products and any processed meat product facility must be approved by the Ministry of Health;

(b) the maximum total floor area used for retail sales does not exceed 300 m²; and

(c) the sale of products is an accessory use to the principal agricultural and horticultural use of the lot.
DIVISION 400 • SUBDIVISION OF LAND

401 • Regulation of Subdivision
The purpose of this Division is to regulate the minimum dimensions and area of lots of land that may be created by subdivision.

402 • Local Services Act
Unless otherwise provided elsewhere in this Bylaw the Subdivision Regulations (B.C. Regulation 262/70) enacted pursuant to the Local Services Act shall apply.

403 • Minimum Lot Size and Width
(1) The size and width of a lot to be created by subdivision and which may lawfully be used as the site for a building shall not be less than the minimum dimensions and area for the construction of buildings or dwelling units, as set out in the minimum lot size and width statement in the applicable zone schedule, where such minimum lot size and width have been specified.

(2) Notwithstanding 403(1), lots of land may be created that are less than the minimum lot size requirement applicable in a zone provided that:
   (a) the lot shall not be less than 98% of the size of the minimum lot size requirement; and
   (b) not more than one such undersized lot shall be permitted in a plan of subdivision.

(3) In the case of a panhandle lot, the access strip shall not be included in the calculation of lot size.

405 • Lots Exempt From Minimum Lot Size Requirements
(1) The consolidation of two or more lots into a single lot may be permitted, notwithstanding that the consolidated lot may not comply with the minimum lot size requirement as specified in the zone in which the new lot is situated.

(2) The realignment of lot lines to create new lots may be permitted provided that:
(a) the number of new lots created by subdivision would be equal to or less than the number of lots that existed prior to the subdivision, and;
(b) the boundary change would not result in the creation of a lot having less than 80% of the lot area of any of the original lots.

406 • Lot Shape

(1) Unless the pattern of existing subdivision precludes it, and unless it is impracticable, side lot lines shall be perpendicular or radial to the adjoining highway.
(2) No panhandle lot shall be created where the access strip is narrower than 7.5 m.

407 • Bare Land Strata Subdivision

Any lot created under a Bare Land Strata Plan pursuant to the Strata Property Act shall be subject to the provisions of this Bylaw.

408 • Subdivision for Relative

The minimum lot size for a lot that may be subdivided under Section 946 of the Local Government Act shall be 0.4 hectares.

409 • Sewage Disposal

No subdivision shall be approved unless the sewage disposal system has been approved by either:
(a) the Ministry of Health pursuant to the Health Act and Regulations thereto; or
(b) the Ministry of responsible for the Waste Management Act and Regulations thereto.

410 • Water Supply

Where a lot to be created is less than 8.0 hectares in area and is not to be served by a waterworks system, the Approving Officer from the Ministry of Transportation shall require proof of an independent water supply to that lot, which shall:
(a) Not involve any water distribution line within or across any land not lying within the subject lot, unless such line lies within a registered easement or a highway;
(b) Have its source located at least 30 metres from any component of an existing or planned sewage disposal system;
(c) In the case of a source which comes within the terms of the Water Act, have a license from the Comptroller of Water Rights for a water volume of not less than 2250 litres per day;
(d) In the case of a subsurface source (well or spring), have a supply certified in a document signed and sealed by a professional engineer registered in the Province of British Columbia as delivering a water volume of not less than 18 litres per minute over a one hour period to a minimum of 2250 litres per day;
(e) Be approved as potable by the Approving Officer in accordance with the Drinking Water Protection Regulation under the Drinking Water Protection Act except that, where a water source does not meet the required standards for
potability, the Approving Officer may approve the subdivision provided that the applicant covenants with the Greater Vancouver Regional District to:

(i) include within the construction of any dwelling unit, and subsequently to maintain, such water purification devices as the Regional District may approve, to bring the water supply within acceptable standards of potability; and

(ii) indemnify and save harmless the Regional District for any and all liabilities charged to the Regional District from actions related to water quality within the subject lot.
501 • Off-Street Parking Requirements

(1) Off-street parking spaces for buildings and uses shall be provided and maintained for that purpose in accordance with the following table:

(a) Residential
   - Single Residential Dwelling: 2 spaces per dwelling unit
   - Duplex Residential Dwelling: 2 spaces per dwelling unit
   - Apartment: 2 spaces per dwelling unit, plus 0.5 spaces per apartment dwelling unit for Visitor Parking that shall be clearly marked “Visitor Parking Only” within the parking space
   - Cottage Residential: 1 space per dwelling unit
   - Home Occupation: 1 space per non-residential employee
   - Bed and Breakfast: 1 space for each bedroom used for bed and breakfast over and above the requirements for the dwelling unit
   - Accessory Residential Dwelling: 1 space per dwelling unit
   - Boarding: 1 space per sleeping unit used for accessory boarding

(b) Commercial
   - Resort Dwelling Unit: 1 space per unit
   - Marina: 1 space per slip or berth
   - Restaurant and Lounge: 1 space per 4 seats
   - Time Share Unit: 1 space per unit

(c) Other
   - Civic Use: 1 space per 9 m² of gross floor area
   - Assembly Use: 1 space per 4 seats
   - Boat Launching Ramp: 0.4 ha per ramp
502 • Calculation of Off-Street Parking Requirements

(1) Where the calculation of required spaces results in a fractional number, the nearest whole number above that calculation shall be provided.

(2) If more than one use is located on a lot, or if the parking area collectively serves more than one building or use, the total number of spaces shall be the sum of the requirement for the various classes of uses calculated separately, and the parking space required for one use shall not be included in calculations for any other use.

(3) An off-street loading space shall not be considered as an off-street parking space for the purpose of calculating the parking spaces required.

(4) If a use is not listed in Section 501 the number of spaces shall be calculated on the basis of a similar use that is listed.

(5) Where the calculation of total required spaces is based upon gross floor area for the purposes of this section of the Bylaw, gross floor area means the floor area of the entire building or structure, except for the floor area of a building that is used to support the principal use (i.e. parking, storage and heating and other similar areas).

(6) Where the number of employees is used as a unit of measurement, it shall mean the greatest number of persons at work at any time, in a particular building or site for a particular use.

(7) Where seating accommodation is used as a unit of measurement, and such accommodation consists of benches, pews, booths and the like, each one-half metre of width of such seating accommodation shall be counted as one seat.

503 • Location of Parking Facilities

(1) Required parking spaces shall be located on the same lot as the use that they serve, unless exempted by this Bylaw.

(2) Notwithstanding subsection 503(1), off-street parking spaces required for all uses, except residential, may be located on a lot of land within 150 metres of the use which they serve, on condition that:
   (a) pursuant to Section 219 of the Land Title Act, a restrictive covenant shall be registered on the title of that lot limiting the use of that lot or a portion of it to the provision of off-street parking for the benefiting owner; and
   (b) an easement is registered on that lot in favour of the benefiting owner permitting the customers of the benefiting owner access to the parking spaces.
(3) *Off-street parking* requirements for new construction shall be provided in such a manner that the location of the required spaces for new development does not result in a loss in the number of existing *off-street parking* spaces required for existing development.

(4) In a commercial zone, required *parking spaces* for separate commercial uses may be provided 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 the *uses* are met.

(5) No *off-street parking* spaces shall be located within a required *front or side yard setback*.

### 504 • Use of Parking Facilities

Required *off-street parking* spaces shall not be used for off-street loading, driveways, commercial repair work, display, sale or storage of goods of any kind, and overnight accommodation by recreational vehicles.

### 505 • Spaces for Disabled Persons

(1) *Off-street parking* spaces for the physically disabled shall be provided as follows:

<table>
<thead>
<tr>
<th>Required Number of Parking Spaces</th>
<th>Required Number of Disability Parking Spaces for Disabled Persons</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 - 20</td>
<td>1</td>
</tr>
<tr>
<td>21 - 50</td>
<td>2</td>
</tr>
<tr>
<td>51 - 80</td>
<td>3</td>
</tr>
<tr>
<td>81 - 110</td>
<td>4</td>
</tr>
<tr>
<td>111 - 140</td>
<td>5</td>
</tr>
<tr>
<td>141 - 170</td>
<td>6</td>
</tr>
</tbody>
</table>

For every 30 spaces over and above 170, one additional *parking space* for the physically disabled shall be provided.

(2) Each *parking space* for the physically disabled shall be:

(a) a minimum of 4 metres in width;

(b) marked with the international symbol of Accessibility for the Handicapped;

(c) located within convenient access of the development, building or *use* that it is intended to serve, and with minimum changes in level.

(3) *Off-street parking* spaces for the physically disabled shall only be required in the commercial, institutional and multiple-family residential zones.
506 • Design Criteria

(1) The minimum parking stall and aisle dimensions shall be in accordance with the following:

<table>
<thead>
<tr>
<th>Parking Angle (in degrees)</th>
<th>Width of Space</th>
<th>Length of Space</th>
<th>Width of Aisle</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parallel</td>
<td>2.75 metres</td>
<td>7.0 metres</td>
<td>3.6 metres</td>
</tr>
<tr>
<td>30-40</td>
<td>2.75 metres</td>
<td>6.0 metres</td>
<td>4.6 metres</td>
</tr>
<tr>
<td>45-60</td>
<td>2.75 metres</td>
<td>6.0 metres</td>
<td>5.5 metres</td>
</tr>
<tr>
<td>60-75</td>
<td>2.75 metres</td>
<td>6.0 metres</td>
<td>6.1 metres</td>
</tr>
<tr>
<td>75-90</td>
<td>2.75 metres</td>
<td>6.0 metres</td>
<td>6.7 metres</td>
</tr>
</tbody>
</table>

(2) Other than for a farming use, parking areas to accommodate four or more vehicles shall have a surface that is continually dust free with all parking spaces, manoeuvring aisles, entrances and exits clearly marked.

507 Exemption from Parking Requirements

For properties that are water access only and have no vehicle access to highways or private roads, the provision of off-street parking is not required.
DIVISION 600 • AMENDMENT PROCEDURES

601 • Eligibility Requirements

Applications for amendments to this Bylaw, and for development variance permits to vary any provision of this Bylaw, shall be made by the owner of the land involved, or by a person so authorized by the owner in writing.

602 • Submission of Application

Applications for Bylaw amendments and development variance permits shall be submitted in writing to the Secretary, Greater Vancouver Regional District, and shall include the following information:

(a) Legal description of subject property.
(b) Address and general location of subject property.
(c) Name and Address of owners of subject property.
(d) If the applicant is not the owner, a statement of the owner’s written consent is required.
(e) A copy of a State-of-Title Certificate, or a copy of a Certificate of Indefeasible Title, dated no more than thirty (30) days prior to submission of the application.
(f) Statement of the proposed change in designation, together with reasons in support of the application.
(g) Description of services currently existing or readily available to the subject property, including road access, water supply, sewage disposal, hydro, telephone and school bus service.
(h) A Site Profile in accordance with the requirements of the Provincial Contaminated Sites Regulations enacted pursuant to the Waste Management Amendment Act.

603 • Additional Requirements

At the time of application, the Regional District staff may require the following additional information to be included in the submission:

(a) A dimensioned sketch plan, to a scale stipulated by staff, showing the lot(s) or part of the lot(s) to be affected by the amendment, together with the location of existing buildings, structures and use.
(b) A dimensioned site development plan, to a scale stipulated by staff, showing the proposed use, buildings, structures, and highway access.
(c) A contour map, to a scale and with contour intervals as stipulated by staff.
(d) Where subdivision is contemplated, a dimensioned sketch plan of the proposed subdivision, to a scale stipulated by staff.
(e) A report certified by a professional engineer with experience in geotechnical engineering that the land may be used safely for the use intended.
604 • Application Fee
At the time of application for a zoning amendment or a development variance permit, the applicant shall pay to the Greater Vancouver Regional District an application fee as follows:
(a) zoning amendment processing fee, all applications - $1500 plus $100 per lot (non refundable).
(b) development variance permit applications - $1000.
(c) public hearing advertising fee (where applicable) - $700 (refunded if no public hearing advertisements are published).

605 • Advisory Planning Commission
Upon receiving a zoning Bylaw amendment application, staff shall forward it to the Electoral Area A Advisory Planning Commission who shall, in accordance with the procedures established in a Greater Vancouver Regional District Bylaw, prepare a recommendation for the Regional Board, and submit it to staff for transmittal to the Board.

606 • Staff Action
Staff shall prepare and present a report to the Regional Board for its consideration. The report shall:
(a) contain a copy of the application;
(b) contain a copy of the proposed amendment bylaw or proposed permit together with recommendations from staff and, in the case of a zoning Bylaw amendment, the Advisory Planning Commission;
(c) specify whether or not the approval of the Minister of Transportation under the Transportation Act or the Local Government Act is required;
(d) state the amount of the fee collected;
(e) state the proposed security to be posted by the applicant if any; and
(f) additional relevant information.

607 • Board Action – Zoning Amendments
When dealing with an application to amend this Bylaw, the Regional Board may upon receipt of the report under Section 606 of this Bylaw, proceed with an amendment bylaw or reject the application.

608 • Notice of Public Hearing
(1) When proceeding with an amendment bylaw which requires a public hearing pursuant to the Local Government Act, the Regional Board shall give notice of the hearing.

(2) The notice of hearing must state the following:
(a) the time, date and place of the public hearing;
(b) in general terms the purpose of the bylaw;
(c) the land or lands that are the subject of the bylaw;
(d) where and the days and hours during which a copy of the bylaw may be inspected.

(3) The notice must be published in at least 2 consecutive issues of a newspaper that is distributed at least weekly in the area affected by the subject matter of the notice, the last publication to appear not less than 3 and not more than 10 days before the public hearing.

(4) If the bylaw in relation to which the notice is given alters the permitted use or density of any area, the notice must:

(a) include a sketch that shows the area that is the subject of the bylaw alteration, including the name of adjacent roads, where applicable, unless the subject land can be clearly identified in a manner other than a sketch; in which case it may be identified in that manner;

(b) be provided to the owners and occupiers of all real property within the area subject to the bylaw alteration and within a minimum distance of 50 metres of the perimeter of the subject area;

(c) be delivered by:
   (i) mail addressed to the owners and occupiers of real property referred to in (a) above as shown on the assessment roll as at the date of the first reading of the bylaw; and
   (ii) mail addressed to the “occupant” or “occupants” at the date of the mailing or delivery of the notice at the street address (if any) of real property referred to in (a) above; or
   (iii) direct delivery by the Secretary of the Greater Vancouver Regional District or a duly authorized representative to the principal entrance of any principal use building on real property referred to in (a) above, such notice to be addressed to the “occupant” or “occupants”;

(d) Nothing in this bylaw shall preclude the Greater Vancouver Regional District from having the right to send notices of public hearings to persons other than the owners and occupiers of all real property described in (a) above;

(e) More than one notice of public hearing may be sent to each owner and occupier of all real property described in (a) above, but the latest of such notices shall:
   (i) if delivered by mail, be posted at least 10 days before the date of the hearing;
   (ii) if sent by direct delivery, be delivered at least 10 days before the date of the hearing.
(5) The obligation to deliver a notice under subsection (4) must be considered satisfied if a reasonable effort was made to mail or otherwise deliver the notice.

(6) Section (4) does not apply if 10 or more lots owned by 10 or more persons are the subject of the bylaw alteration.

609 • Board Action – Development Variance Permits
When dealing with an application for a development variance permit the Regional Board, upon receipt of the report under Section 606 of this Bylaw, and after providing notice under Section 610 of this Bylaw, may:
(a) authorize the issuance of the permit;
(b) authorize the issuance of the permit as amended by the Regional Board in its resolution; or
(c) refuse to authorize the issuance of the permit.

610 • Notice of Development Variance Permit
When proposing to pass a resolution to issue a development variance permit the Regional Board shall give notice of its intent, which:
(a) shall be sent to the owners and occupiers of all real property within the area subject to the proposed development variance permit and within a minimum distance of 50 metres from the perimeter of the subject area;
(b) shall be delivered by:
   (i) mail addressed to the owners and occupiers of real property referred to in (i) above, or
   (ii) mail addressed to the "occupant" or "occupants" at the street address (if any) of real property referred to in (i) above, or
   (iii) direct delivery by the Secretary of the Greater Vancouver Regional District or an authorised representative of the said Secretary, to the principal entrance of any principal use building on real property referred to in (i) above, such notice to be addressed to the "occupant" or "occupants";
(c) shall:
(i) state the time and place at which the Regional Board will be considering the proposed permit;
(ii) identify the land or lands which are subject to the proposed permit;
(iii) state in general terms the intent of the proposed permit;
(iv) state where and the days and hours during which a copy of the proposed permit may be inspected;
(v) include a sketch that shows the area that is the subject of the proposed permit including the name of adjacent roads where applicable, unless the subject land can be clearly identified in a manner other than a sketch, in which case it may be identified in that manner;
(vi) describe the procedures to be followed by persons wishing to make a presentation to the Regional Board regarding the proposed permit.

(d) Nothing in this Bylaw shall preclude the Greater Vancouver Regional District from having the right to send notices regarding a proposed development variance permit to persons other than the owners and occupiers of all real property described in (i) above.

(e) More than one notice regarding a proposed development variance permit may be sent to each owner and occupier of all real property described in (i) above, but the latest of such notices shall be mailed or delivered no earlier than 30 days and no later than 10 days before the deadline for complying with the applicable Greater Vancouver Regional District Bylaw.

611 • Notice of Decision
Where an application for an amendment bylaw or a permit has been refused by the Regional Board, the staff shall notify the applicant in writing within fifteen (15) days immediately following the date of refusal and shall give the reasons for refusal.

612 • Limitations on Re-Application
Subject to the Local Government Act, re-application for a bylaw amendment or permit that has been refused by the Regional Board shall not be considered within a six (6) month period immediately following the date of refusal.
DIVISION 700 • SEVERABILITY AND ENFORCEMENT

701 • Severability of Bylaw
If any Division, Section, Subsection, Sentence, Clause or Phrase of this Bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Bylaw.

702 • Violations
Every person who:
702.1 violates any of the provisions of this Bylaw;
702.2 causes or permits any act or thing to be done in contravention or violation of any of the provisions of this Bylaw;
702.3 neglects or omits to do anything required under this Bylaw;
702.4 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;
702.5 fails to comply with an order, direction or notice given under this Bylaw;
702.6 prevents or obstructs or attempts to prevent or obstruct the entry of those authorized under Section 704,
shall be deemed to have committed an offence under this Bylaw.

703 • Penalty
(1) Every person who commits an offence shall be liable on summary conviction to the maximum penalty allowable under the Local Government Act of $10,000.
(2) Each day during which such violation is continued shall be deemed to constitute a new and separate offence.

704 • Entry
Any employee or contractor of the Greater Vancouver Regional District is hereby authorized to enter, during normal working hours on any day of the work week, any lot that is subject to the regulations under this Bylaw in order to ascertain whether there is compliance with the provisions of this Bylaw and to evaluate site specific circumstances for the purposes of application processing.

705 • Other Regulations
Nothing contained within this Bylaw shall relieve any owner of an interest in land from the responsibility to seek out and comply with any other legislation applicable to that interest.
DIVISION 800 • EFFECTIVE DATE

READ A FIRST TIME this XX day of 2011

READ A SECOND TIME this XX day of 2011

PUBLIC HEARING HELD this XX day of 2011

READ A THIRD TIME this day of 2011.

RECONSIDERED, PASSED, AND FINALLY ADOPTED this day of 2011.

Chairperson

Secretary

The following metric conversions are provided for the convenience of the reader of this Bylaw:

1 metre = 3.28 feet
1 foot = 0.30 metre
1 sq. metre (m²) = 10.76 sq. ft.
1 sq. ft. = 0.093 sq. m
1 hectare (ha) = 2.47 acres
1 acre = 0.4047 ha
1400 sq. m = 15,064 sq. ft. or 0.34 acres
2000 sq. m = 21,520 sq. ft. or 0.49 acres
4047 sq. m = 43,560 sq. ft. or 1 acre
0.4047 hectares = 1.0 acre
1.0 hectares = 2.47 acres
2.0 hectares = 4.94 acres
8.0 hectares = 19.96 acres
20.0 hectares = 49.92 acres
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SCHEDULE A

Zoning Maps

Map 1  Overall Electoral Area
Map 2  North of Lions Bay
Map 3  Howe Sound South
Map 4  Indian Arm North
Map 5  Indian Arm South
Map 6  Pitt Lake North
Map 7  Pitt Lake South
Map 8  Ocean Point
Map 9  Strachan Point
Map 10 Montizambert Wynd
Map 11 Widgeon Creek
Map 12 Barnston Island

Deleted: 11. Widgeon Creek
Deleted: 2
Deleted: 3
Map 3. Howe Sound South

Legend
- Lot Line
- Zoning Boundary
- Municipal Boundary

Village of Lions Bay

Howe Sound

Bowyer Island

District of West Vancouver

Electoral Area A

Howe Sound South

Howe Sound

Map 8

Map 9

Map 10

RS-2

RS-3

RS-4

Electoral Area A

Howe Sound

Bowyer Island

District of West Vancouver

Electoral Area A

Howe Sound

Howe Sound

Bowyer Island

District of West Vancouver

Electoral Area A
Map 5. Indian Arm South

District of North Vancouver

Seymour Provincial Park

Seymour Provincial Park

Indian Arm

Buntzen Lake

Buntzen Recreation Area

Bunzen Bay

Best Point

Brighton Beach

Coldwell Beach

Blackwell Bay

Buntzen Provincial Marine Park

Cozy Cove

Lane Rock Point

Lug Is

Raccoon Is

Twin Islands

Village of Belcarra

Village of Anmore

City of Port Moody

Electoral Area A

P-1

RS-1

Encroachment Boundary

Lot Line

Zoning Boundary

Municipal boundary

Legend

1 0 1 2

Kilometers

G:\PROJECTS\CR1600\Electoral_A_bylaw\Review\maps\2010\Revision\ElectA_Map5_2010_JH.mxd
SCHEDULE B

Multi Family Residential Drawing Package

Strata Lots 17 & 18, District Lots 5716, 6396, and 7763, NWD, Strata Plan LMS 483, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1
To: Electoral Area Advisory Planning Commission  

From: Jason Smith, Regional Planner, Policy and Planning  

Date: April 29, 2011  

Subject: Draft Riparian Area Bylaw  

Recommendation:

That the Electoral Area Advisory Planning Commission receive for comment the report dated April 29, 2011, titled “Draft Riparian Area Bylaw”.  

1. PURPOSE
To inform the Advisory Planning Commission of a proposed new Riparian Area Bylaw and seek comments.  

2. CONTEXT
Since the adoption of the current zoning bylaw the Province introduced the Riparian Area Regulation. These regulations were introduced to protect important riparian habitat that is important for fish life and is found near streams.

Local governments are required to comply with the Riparian Area Regulation. Most jurisdictions in British Columbia have complied with the regulation through the introduction of development permits. This tool is not available in the Electoral Area because development permits can only be implemented through an Official Community Plan, which does not exist for the Electoral Area.

That has meant compliance with the Riparian Area Regulation will need to be done through other means. There are two key components of the regulations. One key component is the establishment of riparian areas and to restrict development within those areas. The second key component is to require a report from a qualified environmental professional for any development that is proposed within those areas.

The intent of the attached Riparian Area Bylaw is to outline how compliance with the requirement for a report from a qualified environmental professional will be satisfied. Staff is proposing to establish the riparian areas through setback requirements in the zoning bylaw. If development is to occur within those riparian areas one of the conditions introduced in the zoning bylaw is compliance with the Riparian Area Bylaw.

The Bylaw establishes a definition for a qualified environmental professional, outlines what is required in a report, and provides for notification of other government agencies with an interest in protecting riparian areas. The provincial Ministry of the Environment, which established the Riparian Area Regulations and administers the reports received by qualified environmental professionals, is one of the other government agencies. The federal Ministry of Fisheries and Oceans is the other government agency involved.
3. ALTERNATIVES
None presented.

4. CONCLUSION

Metro Vancouver is required to comply with the Riparian Area Regulations. Through proposed changes to the Electoral Area Zoning Bylaw and the introduction of the Riparian Area Bylaw the Electoral Area will comply with those requirements.

ATTACHMENT:
Riparian Area Bylaw No. 1145, 2011 (Doc#5090293)
WHEREAS:

A. Pursuant to section 909 of the *Local Government Act*, a local government may, by bylaw, require, set standards for and regulate the provision of screening or landscaping for certain purposes including preserving, protecting, restoring and enhancing the natural environment and preventing hazardous conditions.

B. Pursuant to section 12 of the *Fish Protection Act* and the *Riparian Area Regulation*, the Lieutenant Governor in Council established policy directives regarding the protection and enhancement of riparian areas that the Lieutenant Governor in Council considers may be subject to residential, commercial or industrial development.

C. Given the application of the *Riparian Area Regulation*, the Greater Vancouver Regional District must:

   (a) include in its zoning and rural land use bylaws riparian area protection provisions in accordance with the directive, or

   (b) ensure that its bylaws and permits under Part 26 of the *Local Government Act* provide a level of protection that, in the opinion of the Greater Vancouver Regional District, is comparable to or exceeds that established by the directive.

D. The purpose of this Bylaw is to protect streams within Electoral Area A that support fish habitat from harmful conditions associated with commercial, industrial, and residential development, and to preserve, protect, restore and enhance the natural environment near streams that support fish habitat.

NOW THEREFORE the Board of the Greater Vancouver Regional District in open meeting assembled enacts as follows:

1.0 **CITATION**

1.1 This Bylaw may be cited as the Riparian Area Bylaw No. 1145, 2011.

2.0 **DEFINITIONS**

2.1 In this Bylaw:

   (a) "Active Floodplain" means an area of land within a boundary that is indicated by the visible High Water Mark or water level of a Stream that is reached during annual flood events as evidenced by Riparian Area conditions described in the definition of "Riparian Area";
(b) "Assessment Methods" mean the methods set out in the Schedule to the Riparian Area Regulation;

(c) "Assessment Report" means a report prepared in accordance with the Assessment Methods of the Riparian Area Regulation to assess the potential impact of a Proposed Development in a Streamside Protection and Enhancement Area, and which is certified for the purposes of the Riparian Area Regulation by a Qualified Professional, and which report shall include, without limitation:

(i) a statement of qualification by the Qualified Professional;

(ii) a description of the Proposed Development including a proposed work schedule and all works related to site preparation, construction, post construction monitoring or maintenance, and decommissioning;

(iii) site photographs and a survey sketch of the Proposed Development Area indicating the Top of the Bank or Top of the Ravine Bank of any Stream within that area and delineating the relevant Streamside Protection and Enhancement Area;

(iv) a description of existing Fish and Fish habitat of any Stream within the Proposed Development Area;

(v) details of any potential loss of Streamside Protection and Enhancement Area from the Proposed Development and a plan for compensation;

(vi) mitigation measures to minimize the potential for harmful impact to Fish and Fish habitat;

(vii) recommendation as to whether or not the Proposed Development should proceed based on the assessment results;

(viii) recommendation as to whether or not a further assessment is required; and

(ix) recommendation as to how activities related to the Proposed Development will be monitored, including identification of a class of Qualified Professionals for monitoring those activities;

(d) "Development" means any of the following associated with or resulting from the GVRD's regulation or approval of residential, commercial, or industrial activities or ancillary activities to the extent that they are subject to the GVRD's powers under Part 26 of the Local Government Act:

(i) removal, alteration, disruption or destruction of vegetation:

(ii) disturbance of soils;
(iii) construction or erection of buildings and structures;

(iv) creation of non structural impervious or semi-impervious surfaces;

(v) flood protection works;

(vi) construction of roads, trails, docks, wharves and bridges;

(vii) provision and maintenance of sewer and water services;

(viii) Development of drainage systems;

(ix) Development of utility corridors;

(x) subdivision as defined in Section 872 of the Local Government Act;

(e) "Development Area" means the land on which a Proposed Development is to occur;

(f) "Existing Vegetation" means native and non-native vegetation;

(g) "Fish" means all life stages of salmonids, game Fish, and regionally significant Fish;

(h) “GVRD” means the Greater Vancouver Regional District;

(i) "High Water Mark" means the visible High Water Mark of a Stream where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the Stream a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself, and includes the Active Floodplain;

(j) "Ministry" means the Ministry of Environment of the Province of British Columbia;

(k) "Natural Features, Functions and Conditions" include, but are but not limited to, the following natural features, functions and conditions:

(i) large organic debris that falls into the Stream or Streamside Protection and Enhancement Area, including logs, snags and root wads;

(ii) areas for channel migration, including Active Floodplains;

(iii) side channels, intermittent Streams, seasonally wetted contiguous areas and floodplains;

(iv) the multi-canopied forest and ground cover adjacent to Streams that:
1. moderates water temperatures;
2. provides a source of food, nutrients and organic matter to Streams;
3. establishes root matrices that stabilize soils and Stream banks, thereby, minimizing erosion; and
4. buffers Streams from sedimentation and pollution in surface runoff:
5. a natural source of Stream bed substrates;
6. permeable surfaces that permit infiltration to moderate water volume, timing and velocity and maintain sustained water flows in Streams, especially during low flow periods;

(l) "Permanent Structure" means any building or structure that was lawfully constructed, placed or erected on a secure and long lasting foundation on land in accordance with any of the GVRD's bylaws or approval conditions in effect at the time of construction, placement or erection;

(m) "Potential Vegetation" is considered to exist if there is a reasonable ability for regeneration either with assistance through enhancement or naturally, and is considered to not exist on that part of an area covered by a Permanent Structure:

(n) "Proposed Development" means any Development that is proposed in a Streamside Protection and Enhancement Area that is within the areas where the Electoral Area A Zoning Bylaw applies;

(o) "Qualified Environmental Professional" means an applied scientist or technologist who practices in a relevant applied science or technology field including, without limitation, the field of agrology, forestry, biology, engineering, geomorphology, geology, hydrology, hydrogeology or landscape architecture, whether acting alone or together with another qualified environmental professional, if

(i) the individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association's code of ethics and subject to disciplinary action by that association;

(ii) the individual's area of expertise is recognized in the Assessment Methods as one that is acceptable for the purpose of providing all or part of an Assessment Report in respect of that Proposed Development; and

(iii) the individual is acting within that individual's area of expertise;
(p) "Ravine" means a narrow, steep-sided valley that is commonly eroded by running water and has a slope grade greater than 3:1;

(q) "Riparian Area" means the area adjacent to a Stream that may be subject to temporary, frequent or seasonal inundation, and supports plant species that are typical of an area of inundated or saturated soil conditions, and that are distinct from plant species on freely drained adjacent upland sites because of the presence of water;

(r) "Stream" includes a watercourse or source of water supply, whether usually containing water or not, a pond, lake, river, creek, brook, ditch and a spring or Wetland that is integral to a Stream and provides Fish habitat;

(s) "Streamside Protection and Enhancement Area" means an area adjacent to a Stream that links aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential adjacent upland vegetation that exerts an influence on the Stream, the width of which is determined according to Section 3 of this Bylaw;

(t) "Top of the Bank" means:

(i) the point closest to the boundary of the Active Floodplain of a Stream where a break in the slope of the land occurs such that the grade beyond the break is flatter than 3:1 at any point for a minimum distance of 15 metres measured perpendicularly from the break; and

(ii) for a floodplain area not contained in a Ravine, the edge of the Active Floodplain of a Stream where the slope of the land beyond the edge is flatter than 3:1 at any point for a minimum distance of 15 metres measured perpendicularly from the edge;

(u) "Top of the Ravine Bank" means the first significant break in a Ravine slope where the break occurs such that the grade beyond the break is flatter than 3:1 for a minimum distance of 15 meters measured perpendicularly from the break, and the break does not include a bench within the Ravine that could be developed;

(v) "Wetland" means land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, fens, estuaries and similar areas that are not part of the Active Floodplain of a Stream.
3. WIDTH OF STREAMSIDE PROTECTION AND ENHANCEMENT AREAS

(1) Streamside Protection and Enhancement Areas are:

(a) for a Stream, the 30 metre strip on both sides of the Stream measured from the High Water Mark,

(b) for a Ravine that is less than 60 metres wide, a strip on both sides of the Stream measured from the High Water Mark to a point that is 30 metres beyond the Top of the Ravine Bank, and

(c) for a ravine 60 metres wide or greater, a strip on both sides of the Stream measured from the High Water Mark to a point that is 10 metres beyond the Top of the Ravine

4. PROHIBITION

No person may undertake Development in a Streamside Protection and Enhancement Area, except as follows:

(1) for a Development variance permit that would permit the reconstruction or repair of a Permanent Structure described in Section 911 (8) of the Local Government Act if the structure remains on its existing foundation; or

(2) in accordance with Section 5 of this Bylaw.

5. ASSESSMENT AND DEPARTMENT OF FISHERIES AND OCEANS CANADA AUTHORIZATION

In respect of Proposed Development related wholly or partially to Streamside Protection and Enhancement Areas, no person may undertake Development until all of the following conditions are met:

(1) a Qualified Environmental Professional carries out an assessment and certifies in the Assessment Report for that Proposed Development that he or she is qualified to carry out the assessment; that the Assessment Methods were followed, and provides that, in his or her professional opinion:

(a) if the Development is implemented as proposed there will be no harmful alteration, disruption or destruction of Natural Features, functions and conditions that support Fish life processes in the Streamside Protection and Enhancement Area; or

(b) if the Streamside Protection and Enhancement Areas identified in the report are protected from the Development and the measures identified in the report are necessary to protect the integrity of those areas from the effects of the Development are implemented by the developer, there will be no harmful alteration, disruption or destruction of Natural Features, Functions and Conditions that support Fish life processes in the Streamside Protection and Enhancement Area;
(2) the GVRD receives notice from the Department that Fisheries and Oceans (Canada) and the Ministry were notified of the Proposed Development and provided with a copy of the Assessment Report described in paragraph (1); and

(3) the Department of Fisheries and Oceans authorizes the implementation of all or part of the Proposed Development, whether or not the Development may result in an alteration, disruption or destruction of Natural Features, Functions and Conditions that is or may be harmful to Fish life processes.

6. CONTRAVENTION, OFFENCE AND PENALTIES

(1) The GVRD may issue a notice of contravention of this Bylaw if it appears that a breach of this Bylaw occurred or is occurring.

(2) A person that receives a notice of contravention shall immediately cease activity or work related to a Development within a Streamside Protection and Enhancement Area and shall not engage in or allow further activity or work to proceed within the area without express, written authorization by the GVRD.

(3) Every person that contravenes Section 4 or Subsection 6 (2) of this Bylaw or who suffers or permits a contravention of those provisions commits an offence and is liable on summary conviction to a fine of not more than $10,000.

Where the offence is a continuing one, each day that the offence continues shall be a separate offence.

(4) In addition to Subsection (3), a person who contravenes Section 4 or Subsection 6 (2) of this Bylaw shall remedy the contravention and, if required, rehabilitate the affected area in accordance with direction from the GVRD.

7. INTERPRETATION

If any part of this Bylaw is declared invalid by a court of competent jurisdiction, then that part will be severed and the remainder of the Bylaw will be deemed valid and remain in effect.

In this Bylaw, the word “person” includes a corporation
This Bylaw comes into force and takes effect on ________.

READ A FIRST TIME this XX day of 2011

READ A SECOND TIME this XX day of 2011

READ A THIRD TIME this day of , 2011.

RECONSIDERED, PASSED, AND FINALLY ADOPTED this day of , 2011.

_________________________  _________________________
Chairperson                      Secretary