

# **GVRD ELECTORAL AREA A ZONING BYLAW NO. 1144, 2012**

## **UNOFFICIAL CONSOLIDATION**

This is a consolidation for reference purposes only

- GVRD Electoral Area A Zoning Bylaw No. 1144, 2011  
*(Adopted April 27, 2012)*
- GVRD Electoral Area A Zoning Amendment Bylaw No. 1231, 2016  
*(Adopted September 23, 2016)*
- MVRD Electoral Area A Zoning Amendment Bylaw No. 1399, 2024  
*(Adopted November 29, 2024)*

As of November 29, 2024

**ORIGINAL BYLAWS CAN BE INSPECTED  
AT THE BOARD AND INFORMATION SERVICES DEPARTMENT  
AT THE METRO VANCOUVER HEAD OFFICE**

**GREATER VANCOUVER REGIONAL DISTRICT  
ELECTORAL AREA A ZONING BYLAW NO. 1144, 2011**

*The Table of Contents have been updated as part of the unofficial consolidation and are not reflective of the original bylaw or subsequent amendment bylaws.*

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**GREATER VANCOUVER REGIONAL DISTRICT  
ELECTORAL AREA A ZONING BYLAW NO. 1144, 2011**

**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**

**Repeal of previous zoning bylaw**

**101** The “Greater Vancouver Regional District Electoral Area A Zoning Bylaw No. 1028, 2005” is hereby repealed.

**Citation**

**102** The official citation for this bylaw is “Greater Vancouver Regional District Electoral Area A Zoning Bylaw No. 1144, 2011”. This bylaw maybe cited as “Electoral Area A Zoning Bylaw”.

**Application**

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

<b>Map 1</b>	<b>Overall Electoral Area A</b>
<b>Map 2</b>	<b>North of Lions Bay</b>
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## Definitions

**104** In this Bylaw:

**“accessory bed and breakfast”** means the *accessory use* of a *dwelling unit* in which a maximum of four (4) 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 subordinate detached *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 a business operation carried on by a resident of the *dwelling unit* which is clearly subordinate to the *principal use* of the *lot* for *residential* purposes and includes a *group childcare* facility;

**“accessory residential dwelling”** means a single *dwelling unit*, intended and used for accommodating persons engaged in an *agricultural*, *forestry*, *recreational*, *marina*, a *hotel*, a *time share*, or *assembly* activity or operation, or another non-residential use that is permitted as a *principal use* on the same *lot*;

**“accessory suite”** means a separate *dwelling unit* completely contained within a single residential *dwelling* that is the *principal building* on the *lot*, and that has been granted an occupancy permit pursuant to the *British Columbia Building Code*;

**“accessory use”** means a use, *building* or *structure* of a nature that is clearly incidental or subordinate to, a *principal use*, *building* or *structure* 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 waste*;

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

**“agricultural solid waste”** means any by-product of *agriculture use*, 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;

**“agri-tourism”** means a tourist oriented activity, service or facility promoting products grown, raised or processed on the same farm operation upon which they are grown, raised or processed, that is accessory to *land* that is classified as a farm under the *Assessment Act* R.S.B.C. 1996, c. 20;

**“apartment building”** means any *building* divided into not less than three *dwelling units* 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;

**“Approving Officer”** means a person appointed under the *Land Title Act* (B.C.) by the Province or by the Board pursuant to recommendation by the minister charged with the administration of the *Transportation Act* (B.C.) to examine subdivision plans make decisions with respect to subdivision within rural areas of Electoral Area A described in Schedule A;

**“aquaculture”** means the growing, harvesting and cultivation of fish, shellfish, mollusca, crustaceans, aquatic plants, or fish, for commercial purposes, in any water environment or in human made containers of water, and includes the growing and cultivation of shellfish on, in or under the foreshore or in the water;

**“aquaculture liquid waste”** means a waste that has less than 20% solids, is produced on a farm and included fish fecal material and residual fish food material;

*Replaced by Bylaw 1231, 2016*

**“area used for habitation”** means any room or space within a *building* or *structure* which is or may be used for human occupancy, commercial sales, business or storage of goods other than goods used in connection with *farming*;

**“assembly”** means a use providing for the *assembly* of persons for religious, charitable, philanthropic, cultural, private recreational or private educational purposes; including but not limited to churches, places of worship, auditoriums, youth centres, social halls, group camps, private schools, kindergartens, play schools, day nurseries and *group childcares*;

“average finished grade” means the average grade elevation around a *building* or *structure’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 *building* or *structure* contact each other and the ground surface. In the case of *buildings* and *structures* on the surface of water, *average finished grade* shall be the watermark of any floating *building* or *structure* (example shown in Figure 1);

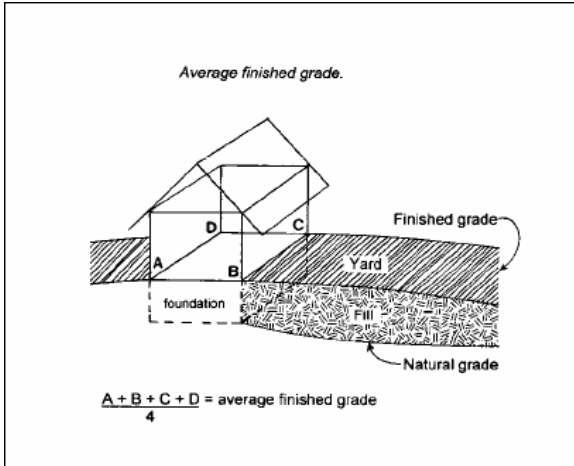


Figure 1 - Average Finished Grade

“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* (example shown in Figure 2);

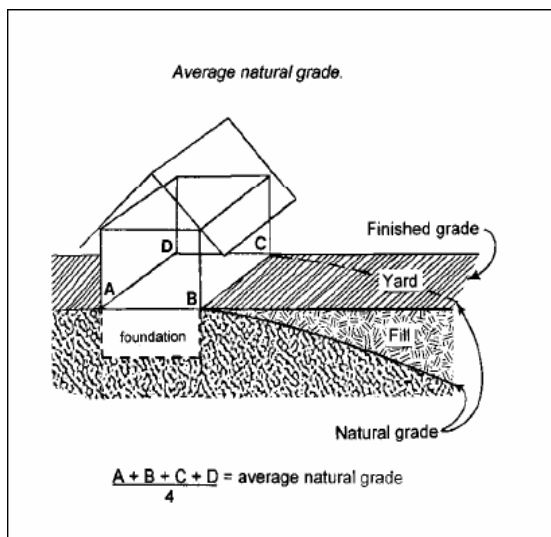


Figure 2 - Average Natural Grade



Replaced by Bylaw 1231, 2016

**“building”** means any structure or portion thereof that is used or intended to be used for the purpose of supporting or sheltering any use or occupancy;

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

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

**“civic use”** means an activity or operation primarily for a public or community purpose, including local government offices, schools, community centres, hospitals, libraries, museums, playgrounds, cemeteries, fire halls, and courts of law, but does not include 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*;

**“cooking equipment”** means equipment, devices or appliances that can be utilized to prepare a meal within a *dwelling unit* and includes a sink, counter-top, gas or electric range or stove, counter-top cooking unit, hot plate, wall oven, microwave oven, convection oven, toaster oven, electric frying pan, electric wok, pressure cooker, crock pot, cabinet for the storage of food or any other such culinary facility or any combination of such culinary facilities and includes the arrangement of service lines which provide the energy source being used or intended to be used to service such facilities;

**“cottage residential”** means a *residential* use in a *building* which is used for only one *dwelling unit* on a seasonal basis and which is not occupied for more than 61 consecutive days and is not occupied for more than 182 days in an entire year;

**“derelict vehicle”** means any vehicle which has not been licensed for a period of one year and is not housed within a completely enclosed *structure* shall be deemed to be a derelict

vehicle and junk, unless such a vehicle is maintained in working order and used for work on the *lot*;

**“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;

**“development”** means:

- (a) any change in the use of any *land, building or structure*;
- (b) the execution or carrying out of any *building, engineering, or construction on or of any land, building or structure*; or
- (c) the construction, addition or alteration of any *building or structure*;

**“duplex residential”** means a single residential *building* which includes two (2) *dwelling units*, designed for or occupied separately which are 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 more habitable rooms which constitute one self-contained unit used or intended to be used for living and sleeping purposes for which is provided:

- (a) *cooking equipment* or the facilities for the installation of *cooking equipment*; and
- (b) one or more bathrooms with a water closet, wash basin and shower or bath;

**“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, or the primary products of those plants or animals;
- (b) clearing, draining, irrigating or cultivating *land*;
- (c) using farm machinery, equipment, devices, materials and *structures*;
- (d) applying fertilizers, manure, pesticides and biological control agents, including by ground and aerial spraying;
- (e) conducting any other agricultural activity on, in or over agricultural land; and includes
- (f) intensively cultivating in plantations any specialty wood crops or specialty fibre crops prescribed pursuant to the *Farm Practices Protection (Right to Farm) Act*;
- (g) conducting turf production;
- (h) aquaculture as defined in the *Fisheries Act (Canada)*;
- (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
  - i. the products of a farm owned or operated by the farmer, and
  - ii. 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*;
- (o) growing or raising mushrooms.

**“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 stories 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;

**“grade”** in the determination of *building* height, means the lowest of the average levels of finished ground adjoining each exterior wall of a *building*, except localized depressions such as for vehicle or pedestrian entrances;

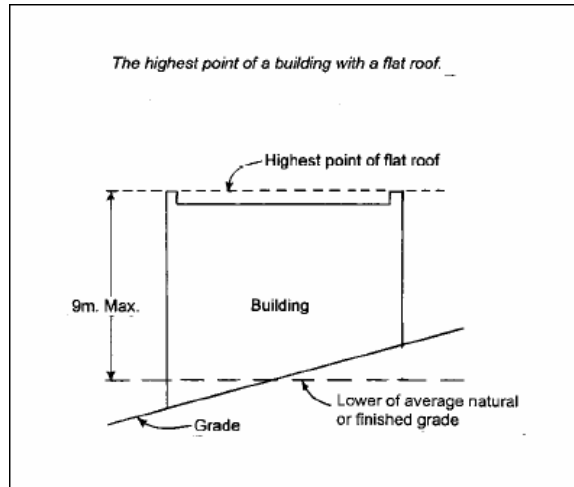
**“group childcare”** means a use or facility for children which includes preschool, family child care, occasional child care and multi-age child care all as defined, licensed and regulated under the Community Care and Assisted Living Act, S.B.C. 2002, c. 75, as amended and the Child Care Licensing Regulation set out under B.C. Reg 95/2009, as amended;

**“ha”** means hectare(s);

“**hazardous substance**” means any product, substance or organism that meets the definition of “dangerous goods” under section 1 of the *Transport of Dangerous Goods Act* (B.C.) or as a “health hazard” under section 1 of the *Public Health Act*;

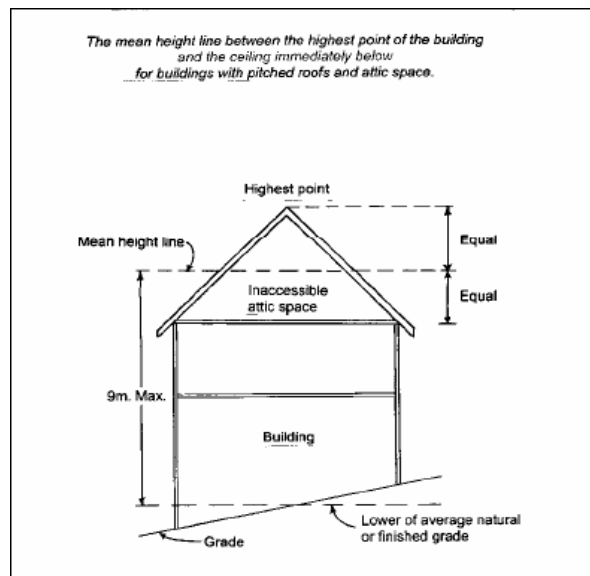
“**height**” means, in reference to *buildings*, the vertical distance from the lower of *average natural grade* or *average finished grade*, to:

- (a) the highest point of a *building* with a flat roof (example shown in Figure 3).



**Figure 3 - Building with flat roof**

- (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 (example shown in 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 (8 feet) above the immediate floor below for *buildings* with pitched roofs without ceilings (example shown in Figure 5); or

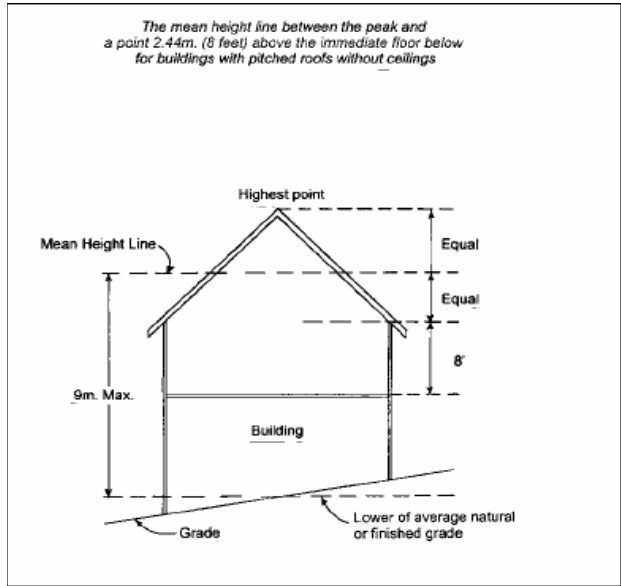


Figure 5 - Building with pitched roof without ceilings

- (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 (example shown in Figure 6);

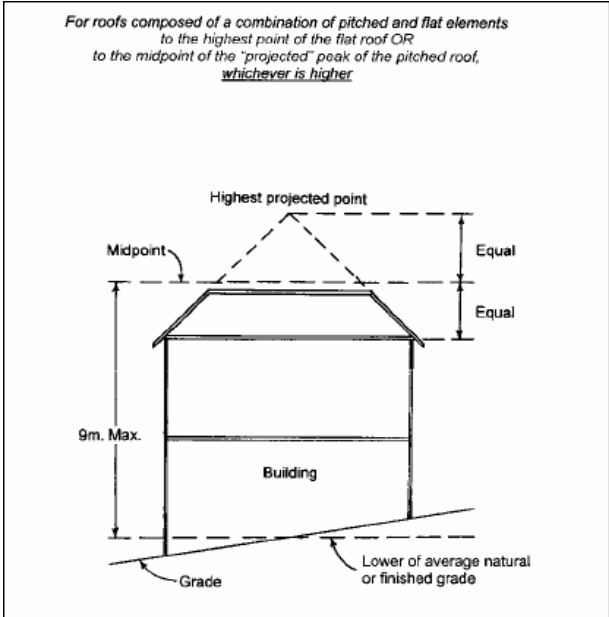


Figure 6 - Buildings with roofs composed of pitched and flat elements

“height” means, in reference to *structures* other than *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 or any other way open to the use of the public, but specifically excludes private rights-of-way on a private *lot*;

**“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 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 an accessory health clinic no larger than 100 square metres of floor area;

**“junk yard”** means any *building* or *land* used for the wrecking, salvaging, dismantling, disassembly or storage of vehicles, vehicle parts, vehicle frames or vehicle bodies;

**“kennel”** means the use of *lands*, *buildings* or *structures* to board, train or keep, on a temporary basis, dogs or cats or both that are not owned by the kennel operator or *lot* owner;

**“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 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 *land* designated as a separate and distinct parcel on a legally recorded subdivision plan or description filed in the Land Title Office, and includes a strata *lot* registered under the *Strata Property Act*;

*Replaced by Bylaw 1231, 2016*

**“lot coverage”** means the total area of those portions of a lot that are covered by roofed *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 is the *front lot line*. For determining *setback* requirements in the case of a *panhandle lot*, the *front lot line* 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 *front* or *rear lot line*, common to more than one *lot* or to the *lot* and a *lane*;

**“lot line, rear”** means:

- (a) the *lot line* opposite to and most distant from the *front lot line*; or
- (b) where the rear portion of the *lot* is bounded by intersecting *side lot lines*, 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;

**“m<sup>2</sup>”** means square metres;

**“marina use”** means a facility providing launching, moorage, or storage, for the accommodation, maintenance, rental, repair and servicing of boats and yachts, and which may include other such functions associated with the operation of a marina for the needs of marina customers including an administrative office, restaurant or cafe, canteen, grocery and common amenities or club room, retail facilities for fishing equipment, marine fuel and other marine supplies;

**“minimum lot size”** means the smallest area into which a *lot* may be subdivided;

**“mobile 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;

**“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 lake, river, stream or other 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 a 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 *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 excludes demolition waste, construction waste, tree stumps, branches, logs or log ends originating from any location other than the farm operation;

**“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 purpose or activity for which *land*, *buildings* or *structures* may be used under this Bylaw;

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

**“principal building”** means a *building* intended for the *principal use* of the *lot*, as listed under the permitted uses of the applicable *zone*;

**“principal use”** means a use other than an *accessory use*, specifically permitted in a *zone*;

**“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;

**“recreation use”** means public parks, conservation, recreational activities and programs, and ancillary uses;

**“Regional Board”** means the members of the board of the Greater Vancouver Regional District (Metro Vancouver);

**“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 business purposes;

**“resort dwelling unit”** means one or more habitable rooms used or intended to be used as a temporary *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;

**“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;

**“retaining wall”** means a *structure* erected or installed 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 least horizontal distance between a *lot line* or *natural boundary* and 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 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 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, including the 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, or are intended to be 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;

**“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 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 months of the year or having a drainage area of 2 square kilometers 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 the *Safe Drinking Water Regulation*, B.C. Regulation 230/92; but does not include a water supply serving only one *single residential dwelling*;

**“yard”** means an area created by *setback*;

**“zone”** means a district under this Bylaw that establishes specific regulations for the use of land, *buildings*, and *structures* that are situated within that zoning district.

## DIVISION 200 GENERAL REGULATIONS

### General Operative Clauses

- 201** (1) A person must not develop or use any *land, building or structure* in any *zone* for any purpose other than that specifically permitted in this Bylaw for the *zone* in which the *land, building, or structure* is located as shown on the Zoning Map. Any use not specifically permitted in a *zone* is an unlawful use.
- (2) The development or use of *land*, or the construction, location, siting, moving, altering or use any *building or structure* on land by a person may only be done by a person if it is in accordance with the requirements of this Bylaw, including, without limitation, the restrictions, conditions and requirements specified for the *zone* in which the *land, building or structure* is located.
- (3) A *lot* must not be *subdivided* unless each resulting lot is equal to or greater than the minimum *lot* size and minimum *lot* width specified in this Bylaw for the *zone* in which the *lot* is located as shown on the Zoning Map.

### Prohibited Uses

- 202** (1) Except as expressly permitted within a *zone*, a person must not, in any *zone*:
- (a) use a tent, travel trailer or camper for habitation;
  - (b) locate a *mobile home* on any land other than within a mobile home park which requires that any *mobile home* located there must meet the Canadian Standard Association Z-240 Standards;
  - (c) construct, provide or use for street access or egress a driveway that is within 7.5 metres of the point of intersection of two streets; or
    - i. the point of intersection of a street and a lane, when such road
    - ii. allowances intersect at an angle of 135 degrees or less; or
  - (d) engage in, permit, suffer or allow any *offensive use*.
- (2) Where land or any lot includes a "*riparian assessment area*" as defined in the *Riparian Area Regulation to the Fish Protection Act*, a person must not, in relation to residential, commercial or industrial development within the *riparian assessment area*:
- (a) remove, alter, disrupt or destroy vegetation;
  - (b) disturb soils;
  - (c) construct, erect or install *buildings, structures*, flood protection works, *roads*, trails, docks, wharves or bridges;
  - (d) create non-structural impervious or semi-impervious surfaces;
  - (e) develop drainage systems or utility corridors;

- (f) provide or maintain sewer and water service systems; or
- (g) subdivide, within the meaning of “*subdivision*” in the *Land Titles Act* or under the *Strata Property Act*,

except in accordance with Section 214 of this Bylaw.

### **Exceptions to Height Requirements**

**203** For the purpose of installing permitted radio and television antennas, spires, monuments, chimney stacks, flagpoles, lighting poles, elevator shafts and stair towers, the *height* limits established for a *zone* in this Bylaw may be exceeded by not more than two metres above the maximum height permitted in that *zone*.

### **Exceptions to Siting Requirements**

**204** (1) Where a chimney, cornice, header, gutter, pilaster, sill, bay window or ornamental feature projects beyond the face of a *building*, that feature may project a maximum of 0.6 metres into the *setback*.

(2) Where steps, eaves, sunlight control projections, canopies, balconies or porches project beyond the face of a *building*:

- (a) 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
- (b) the minimum distance to an interior side lot line as permitted in this Bylaw may be reduced by 0.6 metres,

provided that only the projecting feature is reduced.

(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 that exceed 0.75 metres in diameter, length or width must:

- (a) be enclosed or screened so as not to be visible from external view;
- (b) be located in compliance with the applicable *building setbacks* established in the *zone*; and
- (c) not exceed the permitted *height* for the *zone* in which they are situated.

(4) *Fences* or walls other than *retaining walls* must not exceed:

- (a) a *height* of 1.8 metres within the area defined by the *front* and *interior side lot lines* and the front face of the *principal building*; and
- (b) a *height* of 2.4 metres within the area defined by the *rear* and *interior side lot lines* and the rear face of the *principal building*.

(5) Except as provided elsewhere in this Bylaw, and subject to subsection (6), a

*structure* that does not exceed 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 applicable *setbacks* from *interior side lot lines*.

(6) Handrails and guards that are required under the *British Columbia Building Code* may exceed the *height* restriction of subsection (5) to the extent minimally required by that *Code*.

(7) An exterior *structure* or stair referred to in subsection (5):

- (a) must not be located closer than 3.0 metres from any on-site *sewage disposal system*; and
- (b) must not impede the proper function and maintenance of any on-site *sewage disposal system*.

*Added by Bylaw 1231, 2016*

(8) An access ramp or walkway to a dock, including its foundations, may extend to the lot line at the *natural boundary* of the sea, any river, creek, stream, or lake, provided such access ramp or walkway is less than 1.5 metres wide.

## **Artificial Grade**

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

## **Size, Shape and Siting of Buildings and Structures**

**206** (1) No more than one *principal building* may be sited on one *lot*, except as expressly and specifically provided in this Bylaw.

(2) No *building* or *structure* may be constructed, reconstructed, sited, altered or extended so as to cause any existing *building* or *structure* on the same *lot* to be in contravention of this Bylaw.

(3) The *interior lot line setbacks* established in this Bylaw do not apply to adjoining *strata lots* under a deposited plan pursuant to the *Strata Title Act* with regard to a common wall shared by two or more units within a *strata building*.

## **Accessory Home Occupation Use**

**207** (1) An *accessory home occupation* use must comply with all of the following:

- (a) Except in relation to *child care* or *horticulture*, *accessory home occupation* activities must be conducted entirely within the *principal building* or an *accessory building*, which *accessory building* can not exceed 100 square metres of floor area;

- (b) The *accessory home occupation* use within the *principal building* must occupy no more than thirty percent of the floor area of the *principal building*, up to a maximum of 100 square metres;
- (c) In no case may the aggregate floor area of all *buildings* used for an *accessory home occupation* exceed 100 square metres on a *lot*;
- (d) The *accessory home occupation* use must not involve the storage, exterior to any *building* on the *lot*, of any materials used directly or indirectly in the *accessory home occupation* use.
- (e) A *accessory home occupation* use may involve the display and the sale of a commodity or service that is produced or provided on the premises, but in no case may advertising, retailing or other activity associated with the *accessory home occupation* become the *principal use* of the *land* or a *building*, or any part of a *building*, where only *residential use* is permitted;
- (f) The total display area of any outdoor advertising *sign* must not exceed 0.8 square metres in area;
- (g) An *accessory home occupation* must be operated solely by a person resident in the *dwelling unit* and must not involve the employment of more than one full-time employee on the premises who does not live on the *lot* where the *accessory home occupation* use is located;
- (h) An *accessory home occupation* must not be or involve an *offensive use*;
- (i) Without limiting paragraph (h), an *accessory home occupation* must not involve:
  - i. material or products that produce inflammable or explosive vapours or gases under ordinary temperatures;
  - ii. the *boarding*, breeding or keeping of animals as a business;
  - iii. the salvage, repair, or holding of motor vehicles, boat, or other machinery as a business; or
  - iv. the *assembly* of more than four persons for any business activity or operation in relation to the *accessory home occupation* use, except in relation to child care.
- (j) *Off-street parking* must be provided in accordance with the requirements of this Bylaw.

### **Accessory Bed and Breakfast Use**

**208** (1) Where *bed and breakfast*, all of the following conditions shall apply:

- (a) On a *lot* not more than four (4) bedrooms accommodating not more than eight (8) patrons may be used for the *accessory bed and breakfast* operation;

- (b) an *accessory bed and breakfast* use is permitted only within either the *principal building* or one *accessory building*;
- (c) one off-street parking space must be provided for each bedroom used for the *accessory bed and breakfast* operation;
- (d) only one sign, having an area not exceeding 0.8 square metres, is permitted on the lot;
- (e) the owner and operator of the *accessory bed and breakfast* operation must reside in the *principal building*;
- (f) the bedrooms used for the *accessory bed and breakfast* operation must not include kitchen or other facilities for the keeping of food; and
- (g) every *accessory bed and breakfast* operation must include water and sewage disposal systems that are installed and maintained in accordance with Provincial regulations.

### Accessory Residential Use

- 209** (1) An accessory residential dwelling use must;
- (a) be limited to one *building per lot*;
  - (b) have a minimum *floor area* of 50 square metres and a maximum *floor area* of 325 square metres; and
  - (c) where located within the same *building* as the *principal* use, be provided with a separate entrance.

### Accessory Suite

- 210** (1) Not more than one *accessory suite* is permitted on any one *lot*.
- (2) An *accessory suite* must be located within the *principal building* for *residential use*.
  - (3) An *accessory suite* must not have a *floor area* that exceeds 100 square metres.
  - (4) An *accessory suite* is not permitted within a *building* used or intended for use as *duplex residential, time share* use, or within an *apartment building*.

### Accessory Buildings and Structures

- 211** (1) *Buildings* and *structures* that contain 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, or is in the process of being constructed, on the *lot*.



(2) An *accessory building* or *structure* must not contain a *dwelling unit* other than an *accessory residential dwelling*.

(3) Despite the *setback* regulations for *accessory buildings* within each *zone*, an *accessory building* is permitted within a *rear lot line setback* where the *accessory building* has a *floor area* of less than 10 square metres.

## **Setbacks from the Natural Boundary of the Sea**

**212** (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 taking into consideration the exposure of the proposed *building* or *structure* to flooding, mud flows, debris flows, debris torrents, erosion, land slip, rockfall, subsidence or avalanche certified by a professional engineer; 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.

*Replaced by Bylaw 1231, 2016*

## **Setbacks from Fresh Waterbodies (including Pitt Lake & Fraser River)**

**213** (1) No *area used for habitation* shall be located within any *building*, *mobile 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*, *mobile 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 taking into consideration the exposure of the proposed *building* or *structure* to flooding, mud flows, debris flows, debris torrents, erosion, land slip, rockfall, subsidence or avalanche certified by a professional engineer; 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 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;

(b) within 7.5 metres of the *natural boundary* of any lake.

## Riparian Area Setbacks

**214** (1) This Section applies to all the areas covered by this Bylaw.

(2) Where not defined in subsection (3), the italicized words and terms used in this Section have the same meanings as in the *Fish Protection Act* and *Riparian Area Regulation*, B.C. Reg. 376/2004.

(3) In this Section, in relation to a use or activity, or to any ancillary activities:

“**Commercial**” includes the sale or rental of goods and services, for the servicing or repair of goods, or for the provision of personal and non-personal services, and includes retail sales, wholesale or storage facilities that are accessory to retail sales, offices, second-hand stores, antique stores, commercial schools, entertainment services, collection and recycling depots, household services and repairs, and similar business activities or operations, but excludes farming, forestry, manufacturing, salvaging, warehousing, and the sale, servicing or repair of agricultural and industrial activities.

“**Industrial**” includes the manufacturing, *assembly*, salvaging, storage, warehousing, wholesale, testing, transporting, servicing, and repair of vehicles, industrial or heavy equipment, and other goods or materials, food processing, but excludes farming, fishing, and forestry activities and operations.

“**Residential use**” has the same meaning as defined in Section 104 of this Bylaw.

(4) A person must not undertake *development* or otherwise engage in a commercial, industrial or residential use or activity within a *riparian assessment area* except:

(a) in accordance with a permit issued only for the purpose of enabling 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

(b) in accordance with this subsection (5).

(5) A person must not proceed with *development* within a *riparian assessment area* until, at the sole expense of the owner or developer, the requirements of subsections (6) or

(7) are met.

(6) For each development proposal:

- (a) a *qualified environmental professional* (QEP) must be retained to conduct an assessment under the *Riparian Area Regulation*, in accordance with the *assessment methods* set out in the Schedule to that *Regulation*, and prepare an *assessment report*, wherein the QEP certifies that he or she is qualified to carry out the assessment, that the *assessment methods* were followed, and that, in his or her professional opinion:
- i. 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 *riparian area*; or
  - ii. if the *riparian areas* identified in the report are protected from the *development*, and the measures identified as necessary to protect the integrity of those areas from the effects of the *development* are implemented, there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the *riparian assessment area*;

and

- (b) the Regional District must receive notice from the Ministry of Environment (British Columbia) that Fisheries and Oceans Canada and the Ministry of Environment have been notified of the *development proposal* and provided with a copy of the *assessment report* described in paragraph (a).

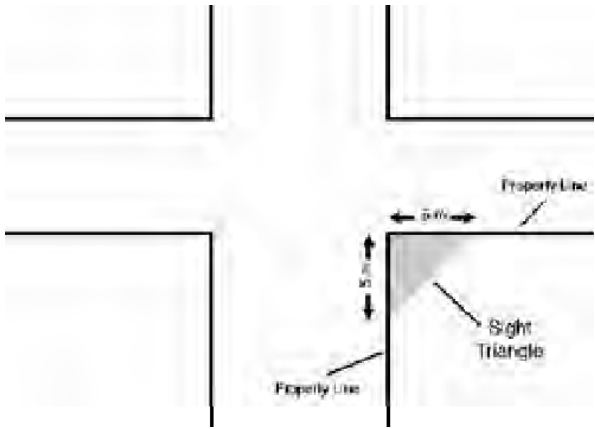
(7) Where a QEP report described in subsection (6) indicates that implementation of a development proposal would result in harmful alteration, disruption or destruction (HADD) of natural features, functions and conditions that support fish life processes in the riparian assessment area, the owner or developer must provide evidence to the satisfaction of the (administrative official) for the Regional District that the HADD is authorized by the minister of Fisheries and Oceans Canada or by a regulation under the *Fisheries Act* (Canada).

## Undersized Lots

**215** Notwithstanding Section 302, *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 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 applying to that zone.

**Obstruction of Vision**

**216** On a corner *lot* in any *zone* there shall be no obstruction to the line of vision between the heights of 1.0 metre and 3.0 metre 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 metre boundary along the *lot lines* from the point of the exterior corner intersection of the *lot lines* and a line connecting these two points (example shown in Figure 7).



**Figure 7. Intersection sight clearance**

**Ministry of Transportation and Infrastructure Requirements**

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

**Regulations for Vehicle Storage**

**218** No *lot* or *road* right-of-way shall be used for wrecking or *storage* of *derelict vehicles*, or as a *junk yard*.

**Regulations for Outdoor Signs**

- 219** (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 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 unlit sign for real estate purposes, which shall not exceed a 0.5 square metres in *sign area*.
- (2) Signs and other outdoor advertising devices are prohibited on road right-of-ways.
- (3) For a *farming* use exclusively within the zones of Section 310 [*Small Holding Rural Zone*], Section 311 [*Extensive Rural and Recreation Zone*] and Section 321 [*Barnston Island*] only, one temporary *sign* per lot advertising the sale of farm produce grown on the premises is permitted for the duration of the growing season, provided the *sign* shall not exceed 3.0 square metre. in *sign area*.

## DIVISION 300 ZONE SCHEDULES

*The page numbers in the Index have been updated as part of this unofficial consolidation and are not reflective of the original bylaw or subsequent amendment bylaws.*

### INDEX

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

<b>Section</b>	<b>Zone Name</b>	<b>Short Form</b>	<b>Min. Lot Size</b>	<b>Page No.</b>
310	Small Holding Rural	A-1	1.2 ha	29
311	Extensive Rural and Recreation	A-2	8.0 ha	31
312	Cottage Residential	RS-1	8.0 ha	33
313	Ocean Point Residential	RS-2	0.4 ha	35
314	Strachan Point Residential	RS-3	0.4 ha	37
315	Montizambert Residential	RS-4	0.4 ha	39
316	Multi Family Residential	RM-1	n/a	41
317	Resort Commercial	C-1	9 ha	43
318	Civic Institutional	P-1	560 m <sup>2</sup>	45
319	Natural Resource	NR	n/a	46
320	Watershed	W-1	n/a	47
321	Barnston Island	BI-1	20 ha	48

## PART A: INTERPRETATION

### Permitted Uses

**301** The list of uses under the heading "Permitted Uses" in each of the zones set out in this Division refers to the uses listed in that particular zone. All other uses are prohibited unless expressly and specifically permitted elsewhere in this Bylaw.

### Minimum Lot Size

**302** Where a "*Minimum Lot Size*" regulation applies in a zone, the dimensions that follow such regulations are:

- (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*.

### Minimum Lot Width

**303** Where a "*Minimum Lot Width*" regulation applies in a zone, the dimensions that follow such regulations are 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*.

### Maximum Number and Size

**304** Where a "*Buildings and Structures*" and a "*Maximum Number and Size of Buildings and Structures*" regulation applies in a zone, a *lot* which is designated on the Zoning Map of the Greater Vancouver Regional District as being regulated by that schedule must not contain:

- (a) a greater number of *dwelling units* than the number specified, or
- (b) a *building* or *structure* that exceeds the amount of *floor area* that is specified.

### Maximum Heights

**305** The specification of measurements for *buildings*, *structures* or *accessory buildings* under the general heading of "Maximum Heights" in a zone schedule means 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.

### Minimum Setbacks from Lot Lines

**306** The specification of measurements under the general heading of "*Minimum Building Setbacks*" in a zone defines the minimum distance permitted between *buildings and structures* (except fences) and the applicable *front*, *exterior side*, *interior side* or *rear lot line* on a *lot* which is designated on the Zoning Map as being regulated by that schedule.

## Maximum Lot Coverage

**307** Where a zone schedule includes a regulation entitled "Maximum Lot Coverage", such regulation means 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.

## Maximum Floor Space Ratio or Maximum Floor Area

**308** Where a zone schedule includes a regulation entitled "Maximum Floor Space Ratio" or "Maximum Floor Area", a lot in an area designated as being regulated by that zoning schedule may not have a building or buildings erected on that lot that exceed the maximum floor area or floor space ratio, as defined in this Bylaw.

## Zone Boundaries

- 309** (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.



## PART B: ZONE SCHEDULES

### Small Holding Rural Zone - A-1

**310** (1) The table below outlines permitted land uses, minimum *lot size* and minimum *lot width* for the Small Holding Rural Zone - A-1:

Permitted Land Uses	Minimum Lot Size	Minimum Lot Width
<i>Farming</i>	8 ha	n/a
<i>Single Residential Dwelling</i>	8 ha	n/a
<i>Duplex Residential Dwelling</i>	8 ha	n/a
<i>Conservation</i>	n/a	n/a
<i>Accessory Bed Breakfast</i> <sup>(b)</sup>	n/a	n/a
<i>Accessory Boarding</i>	n/a	n/a
<i>Accessory Home Occupation</i> <sup>(c)</sup>	n/a	n/a
<i>Accessory Residential Dwelling</i> <sup>(d)</sup>	n/a	n/a
<i>Accessory Suite</i> <sup>(e)</sup>	n/a	n/a
<i>Accessory Uses</i>	n/a	n/a

- (a) The *minimum lot size* may be decreased to 1.2 hectares provided that the *lot* is served by a *waterworks system* or has a water supply that complies with Section 410 of this Bylaw.
- (b) An *Accessory Bed and Breakfast* use must comply with Section 208.
- (c) An *Accessory Home Occupation* use must comply with Section 207.
- (d) An *Accessory Residential Dwelling* use must comply with Section 209.
- (e) An *Accessory Suite* use must comply with Section 210.

Replaced by Bylaw 1399, 2024

(2) The table below outlines the maximum number and maximum height for *buildings* and *structures* in this zone:

Buildings and Structures	Maximum Number	Maximum Height
<i>Principal Building</i>	1 <sup>(a) (b)</sup>	11 m <sup>(c)</sup>
<i>Accessory Buildings and Structures</i>	n/a	4.5 m

- (a) Where a *building* is used as a *single residential dwelling* use or a *duplex residential dwelling*, 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 hectares in which case a maximum of 2 *single residential dwellings* shall be permitted.

- (b) Where the use on a *lot is agricultural*, there are no restrictions on the number of *principal buildings* used for farm use.
- (c) Provided that the highest point of any roof shall not exceed a *height* of 12.5 metres.

Replaced by Bylaw 1399, 2024

(3) The table below outlines minimum *building setbacks* in this zone:

Minimum Building Setbacks	Front Lot Line Setback	Rear Lot Line Setback	Exterior Lot Line Setback	Interior Lot Line Setback
<i>Principal Building</i> <sup>(a)</sup>	4.5 m	3.0 m	3.0 m	1.5 m
<i>Accessory Buildings and Structures</i>	4.5 m	3.0 m	3.0 m	1.5 m

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

(4) Where there is a *watercourse* on the property or the property abuts the sea or lake, the *setback* requirements outlined in Sections 212-214 shall apply and prevail.

**Off-Street Parking**

(5) *Off-street parking* spaces must be provided in accordance with the requirements of Division 500.

## Extensive Rural and Recreation Zone - A-2

**311** (1) The table below outlines permitted land uses, minimum *lot size* and minimum *lot width* for the Extensive Rural and Recreation Zone - A-2:

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

- (a) An *Accessory Home Occupation* use must comply with Section 207.
- (b) An *Accessory Bed and Breakfast* use must comply with Section 208.
- (c) An *Accessory Residential Dwelling* use must comply with Section 209.
- (d) An *Accessory Suite* use must comply with Section 210.

Replaced by Bylaw 1399, 2024

(2) The table below outlines the maximum number and maximum height for *buildings and structures* in this zone:

Buildings and Structures	Maximum Number	Maximum Height
<i>Principal Building</i>	1 <sup>(a)(b)</sup>	11 m <sup>(c)</sup>
<i>Accessory Buildings and Structures</i>	n/a	4.5 m

- (a) Where a *building* is used as a *single residential dwelling* or a *duplex residential dwelling*, 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 hectares in which case a maximum of 2 *single residential dwellings* is permitted.

- (b) Where the use on a *lot* is *agricultural*, there are no restrictions on the number of *principal buildings* used for agricultural purposes.
- (c) The highest point of any roof shall not exceed a *height* of 12.5 metres.

Replaced by Bylaw 1399, 2024

- (3) The table below outlines minimum *building setbacks* in this zone:

<b>Minimum Building Setbacks</b>	<b>Front Lot Line Setback</b>	<b>Rear Lot Line Setback</b>	<b>Exterior Lot Line Setback</b>	<b>Interior Lot Line Setback</b>
<i>Principal Building</i> <sup>(a)</sup>	4.5 m	3.0 m	3.0 m	1.5 m
<i>Accessory Buildings and Structures</i>	4.5 m	3.0 m	3.0 m	1.5 m

- (a) Where there are 2 *principal buildings* located on the same *lot*, they must be separated by not less than 5 metres.

- (4) Where there is a *watercourse* on the property, or the property abuts the sea or a lake, the *setback* requirements established in Section 212-214 shall apply and prevail.

### **Off-Street Parking**

- (5) *Off-street parking* spaces must be provided in accordance with the requirements of Division 500.

## Cottage Residential Zone - RS-1

**312** (1) The table below outlines permitted land uses, minimum *lot size* and minimum *lot width* for the Cottage Residential Zone - RS-1:

Permitted Land Uses	Minimum Lot Size	Minimum Lot Width
<i>Single Residential Dwelling</i>	8.0 ha <sup>(a) (b)</sup>	30 m
<i>Duplex Residential Dwelling</i>	8.0 ha <sup>(a) (b)</sup>	30 m
<i>Cottage Residential</i>	8.0 ha <sup>(a) (b)</sup>	30 m
<i>Accessory Home Occupation</i> <sup>(c)</sup>	n/a	n/a
<i>Accessory Boarding</i>	n/a	n/a
<i>Accessory Bed and Breakfast</i> <sup>(d)</sup>	n/a	n/a
<i>Accessory Suite</i> <sup>(e)</sup>	n/a	n/a
<i>Accessory Uses</i>	n/a	n/a

- (a) The *minimum lot size* may be decreased to 1.2 hectares 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) An *Accessory Home Occupation* use must comply with Section 207.
- (d) An *Accessory Bed and Breakfast* use must comply with Section 208.
- (e) An *Accessory Suite* use must comply with Section 210.

Replaced by Bylaw 1399, 2024

(2) The table below outlines the maximum number and maximum height for *buildings and structures* in this zone:

Buildings and Structures	Maximum Number	Maximum Height
<i>Principal Buildings</i>	1 <sup>(a)</sup>	11 m <sup>(b)</sup>
<i>Accessory Buildings and Structures</i>	n/a	4.5 m

- (a) Except where the *lot* is greater than 0.8 hectares in which case a maximum of 2 *single residential dwellings* or *cottage residential dwellings* shall be permitted.
- (b) The highest point of any roof shall not exceed a *height* of 12.5 metres.

Replaced by Bylaw 1399, 2024

(3) The table below outlines minimum *building setbacks*:

Minimum Building Setbacks	Front Lot Line Setback	Rear Lot Line Setback	Exterior Lot Line Setback	Interior Lot Line Setback
<i>Principal Building<sup>(a)</sup></i>	1.5 m	1.5 m	1.5 m	1.5 m
<i>Accessory Buildings and Structures</i>	1.5 m	1.5 m	1.5 m	1.5 m

(a) Where there are 2 *principal buildings* located on the same lot, they must be separated by not less than 5 metres.

(4) Where there is a *watercourse* on the property or the property abuts the sea or a lake, the *setback* requirements outlined in Sections 212-214 shall apply and prevail.

### Off-Street Parking

(5) *Off-street parking* spaces must be provided in accordance with the requirements of Division 500.

### Maximum Lot Coverage

(6) The maximum *lot coverage* is 15%.

### Special Subdivision Conditions – Boundary Line Adjustment

(7) 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 312 (1) shall not exceed two lots; 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.

### Fences or Walls

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

## Ocean Point Residential Zone - RS-2

**313** (1) The table below outlines permitted land uses, minimum *lot size* and minimum *lot width* for the Ocean Point Residential Zone - RS-2:

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

- (a) The *minimum lot size* may be less than 0.4 hectares for a *strata lot* within a bare land strata plan where:
- i. the *lot* is served by a *waterworks system* and a *private sanitary sewer system*; and
  - ii. 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) An *Accessory Home Occupation* use must comply with Section 207.
- (c) An *Accessory Bed and Breakfast* use must comply with Section 208.
- (d) An *Accessory Suite* use must comply with Section 210.

Replaced by Bylaw 1399, 2024

(2) The table below outlines the maximum number and maximum *height* for *buildings and structures* in this zone:

Buildings and Structures	Maximum Number	Maximum Height
<i>Principal Buildings</i>	1	11 m <sup>(a)</sup>
<i>Accessory Buildings and Structures</i>	n/a	4.5 m

- (a) The highest point of any roof shall not exceed a *height* of 12.5 metres.

Replaced by Bylaw 1399, 2024

(3) The table below outlines minimum *building setbacks*:

<b>Minimum Building Setbacks</b>	<b>Front Lot Line Setback</b>	<b>Rear Lot Line Setback</b>	<b>Exterior Lot Line Setback</b>	<b>Interior Lot Line Setback</b>
<i>Principal Building</i>	4.5 m	4.5 m	3.0 m	1.5 m
<i>Accessory Buildings and Structures</i>	4.5 m	4.5 m	3.0 m	1.5 m

(4) Where there is a *watercourse* on the property or the property abuts the sea or a lake, the *setback* requirements outlined in Sections 212-214 shall apply and prevail.

### **Off-Street Parking**

(5) *Off-street parking* spaces must be provided in accordance with the requirements of Division 500.

### **Maximum Lot Coverage**

(6) The maximum *lot coverage* is 25%.

### **Fences or Walls**

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



## Strachan Point Residential Zone - RS-3

Replaced by Bylaw 1399, 2024

- 314** (1) The table below outlines permitted land uses, minimum *lot size* and minimum *lot width* for the Strachan Point Residential Zone - RS-3:

Permitted Land Uses	Minimum Lot Size	Minimum Lot Width
<i>Single Residential Dwelling</i>	0.1 ha	30 m
<i>Accessory Home Occupation<sup>(a)</sup></i>	n/a	n/a
<i>Accessory Boarding</i>	n/a	n/a
<i>Accessory Bed and Breakfast<sup>(b)</sup></i>	n/a	n/a
<i>Accessory Suite<sup>(c)</sup></i>	n/a	n/a
<i>Accessory Uses</i>	n/a	n/a

(a) An *Accessory Home Occupation* use must comply with Section 207.

(b) An *Accessory Bed and Breakfast* use must comply with Section 208.

(c) An *Accessory Suite* use must comply with Section 210.

Replaced by Bylaw 1399, 2024

- (2) The table below outlines the maximum number and maximum *height for buildings and structures* in this zone:

Buildings and Structures	Maximum Number	Maximum Height
<i>Principal Buildings</i>	1	11.5 m <sup>(a)</sup>
<i>Accessory Buildings and Structures</i>	n/a	4.5 m

(a) Provided that the highest point of any roof shall not exceed a *height* of 13 metres.

Replaced by Bylaw 1399, 2024

(3) The table below outlines minimum *building setbacks*:

<b>Minimum Building Setbacks<sup>(a)</sup></b>	<b>Exterior Lot Line Setback</b>	<b>Interior Lot Line Setback</b>
<i>Principal Building</i>	3.0 m	1.5 m
<i>Accessory Buildings and Structures</i>	3.0 m	1.5 m

(a) 1.5 metres from every boundary of the private access right of way shown on Reference Plans: VAP10413RX, VAP10850RX, VAP10973RX, VAP18022RX, and BCP49241, at all times that these Reference Plans correspond to a grant of a private access right of way that is in effect.

(4) Where there is a *watercourse* on the property or the property abuts the sea or a lake, the *setback* requirements outlined in Sections 212-214 shall apply and prevail.

### **Off-Street Parking**

(5) *Off-street parking* spaces must be provided in accordance with the requirements of Division 500.

Replaced by Bylaw 1231, 2016

### **Maximum Lot Coverage**

(6) The maximum *lot coverage* is 35%.

### **Fences or Walls**

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

## Montizambert Residential Zone - RS-4

**315** (1) The table below outlines permitted land uses, minimum *lot size* and minimum *lot width* for the Montizambert Residential Zone - RS-4:

Permitted Land Uses	Minimum Lot Size	Minimum Lot Width
<i>Single Residential Dwelling</i>	0.4 ha	30 m
<i>Duplex Residential Dwelling</i>	0.4 ha	30 m
<i>Accessory Home Occupation</i> <sup>(a)</sup>	n/a	n/a
<i>Accessory Boarding</i>	n/a	n/a
<i>Accessory Bed and Breakfast</i> <sup>(b)</sup>	n/a	n/a
<i>Accessory Suite</i> <sup>(c)</sup>	n/a	n/a
<i>Accessory Uses</i>	n/a	n/a

(a) An *Accessory Home Occupation* use must comply with Section 207.

(b) An *Accessory Bed and Breakfast* use must comply with 208.

(c) An *Accessory Suite* use must comply with Section 210.

*Replaced by Bylaw 1399, 2024*

(2) The table below outlines the maximum number and maximum height for *buildings and structures* in this zone:

Buildings and Structures	Maximum Number	Maximum Height
<i>Principal Buildings</i>	1 <sup>(a)</sup>	11 m <sup>(b)</sup>
<i>Accessory Buildings and Structures</i>	n/a	4.5 m

(a) Where the lot is greater than 0.8 hectares in which case a maximum of 2 single residential dwellings is permitted.

(b) Provided that the highest point of any roof shall not exceed a *height* of 12.5 metres.

Replaced by Bylaw 1399, 2024

(3) The table below outlines minimum *building setbacks*:

<b>Minimum Building Setbacks <sup>(a)</sup></b>	<b>Exterior Lot Line Setback</b>	<b>Interior Lot Line Setback</b>
<i>Principal Building</i>	3.0 m	1.5 m
Accessory Buildings and Structures	3.0 m	1.5 m

(a) 1.5 metres from the westerly boundary of the private access right of way shown on Explanatory Plan VAP8610RX, at all times that this Explanatory Plan corresponds to a grant of a private access right of way that is in effect.

(4) Where there is a *watercourse* on the property or the property abuts the sea or lake, the *setback* requirements outlined in Sections 212-214 shall apply and prevail.

### **Off-Street Parking**

(5) *Off-street parking spaces* must be provided in accordance with the requirements of Division 500.

### **Maximum Lot Coverage**

(6) The maximum *lot coverage* is 15%.

### **Fences or Walls**

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

## Multiple Family Residential Zone - RM-1

**316** (1) The table below outlines permitted land uses, minimum *lot size* and minimum *lot width* for the Multiple Family Residential Zone - RM-1:

Permitted Land Uses	Minimum Lot Size	Minimum Lot Width
<i>Apartment Building</i> <sup>(a)</sup>	1 ha	n/a
<i>Accessory Uses</i>	n/a	n/a

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

(2) The table below outlines the maximum number, maximum size and maximum *height* for *Buildings* and *Structures* in this zone:

Buildings and Structures	Maximum Number	Maximum Size	Maximum Height
<i>Principal Buildings</i>	1	0.95 FSR <sup>(a)</sup>	10 m <sup>(b)</sup>
<i>Accessory Buildings/Structures</i>	n/a	n/a	4.5 m

(a) The maximum density for an *apartment* must not exceed a *floor space ratio* of 0.95.

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

(3) The table below outlines minimum *building setbacks*:

Minimum Building Setbacks	Front Lot Line Setback	Rear Lot Line Setback	Exterior Lot Line Setback	Interior Lot Line Setback
<i>Principal Building</i>	7.5 m	7.5 m	7.0 m	3 m
<i>Accessory Buildings and Structures</i>	7.5 m	1.5 m	3.0 m	1.5 m

(4) Where there is a *watercourse* on the property or the property abuts the sea or a lake, the *setback* requirements outlined in Sections 212-214 shall apply and prevail.

### Off-Street Parking

(5) *Off-street parking* spaces must be provided in accordance with the requirements of Division 500.

### Maximum Lot Coverage

(6) The maximum *lot coverage* is 30%.

## Special Conditions

(7) 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, must conform to the drawing package contained in Schedule B of this Bylaw.

## Resort Commercial Zone - C-1

**317** (1) The table below outlines permitted land uses, minimum *lot size* and minimum *lot width* for the Resort Commercial Zone - C-1:

Permitted Land Uses	Minimum Lot Size	Minimum Lot Width
<i>Marina</i>	9 ha	n/a
<i>Hotel</i>	9 ha	n/a
<i>Time Sharing</i>	9 ha <sup>(a)</sup>	n/a
<i>Assembly</i>	9 ha	n/a
<i>Accessory Residential Dwelling</i>	n/a	n/a
<i>Accessory Uses</i>	n/a	n/a

(a) Where a *lot* is a *strata lot* within a strata plan and the total area is not less than nine (9) hectares a *time sharing* use is permitted

(2) The table below outlines the maximum number, maximum size and maximum *height* for *Buildings and Structures* in this zone:

Buildings and Structures	Maximum Number	Maximum Size	Maximum Height
<i>Principal Buildings</i>	1	20 units <sup>(a)</sup> 93 m <sup>2</sup> <sup>(b)</sup>	12.0 m
<i>Accessory Buildings/Structures</i>	1	n/a	4.5 m

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

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

(3) The table below outlines minimum *building setbacks*:

Minimum Building Setbacks	Front Lot Line Setback	Rear Lot Line Setback	Exterior Lot Line Setback	Interior Lot Line Setback
<i>Principal Building</i>	7.5 m	7.5 m	7.5 m	7.5 m <sup>(a)(b)</sup>
<i>Accessory Buildings and Structures</i>	7.5 m	7.5 m	7.5 m	7.5 m <sup>(a)(b)</sup>

(4) Where there is a *watercourse* on the property, or the property abuts the sea or a lake, the *setback* requirements outlined in Sections 212-214 shall apply and prevail.

## Conditions of Use

- (5) The following regulations apply to *hotel*, *time sharing* and *marina* uses within this zone:
- (a) 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.
  - (b) A *marina* use shall not provide moorage to float homes and no vessel while moored at a *marina* within a C-1 Zone shall be used for overnight accommodation for more than 21 consecutive days or a total of 75 days in any one calendar year.
  - (c) Notwithstanding Section 209, an *accessory residential dwelling* use must:
    - i. not be located in part or in total in a *mobile home*;
    - ii. not exceed a gross floor area of 375 square metres; and
    - iii. be located on the same *lot* as the business to which it is accessory.
  - (d) The total area of all signs and other visual advertising devices on a *lot* must not exceed 4.7 square metres and no single sign shall exceed 2.0 square metres in area. Signage and other visual advertising devices may be illuminated with light emitting devices but no signs or other visual advertising shall have the appearance of flashing or moving.
  - (e) In this zone, where the use is a *hotel use*, the use, or occupancy of a resort dwelling unit, by a person must not exceed 60 consecutive days or a total of 75 days in any one calendar year.

## Off-Street Parking

- (6) (a) *Off-Street parking* spaces shall be provided in accordance with the requirements of Division 500.
- (b) 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 shall be in compliance with the provisions of Division 500.

## Maximum Lot Coverage

- (7) The maximum *lot coverage* is 10%, except for a *strata lot* that is used for a *time sharing* use.



## Civic Institutional Zone - P-1

**318** (1) The table below outlines permitted land uses, minimum lot size and minimum lot width for the Civic Institutional Zone - P-1:

Permitted Land Uses	Minimum Lot Size	Minimum Lot Width
<i>Civic</i>	560 m <sup>2</sup>	n/a
<i>Conservation</i>	560 m <sup>2</sup>	n/a
<i>Public Service</i>	560 m <sup>2</sup>	n/a
<i>Resource Use</i> <sup>(a)</sup>	560 m <sup>2</sup>	n/a
<i>Accessory Uses</i>	n/a	n/a

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

Replaced by Bylaw 1231, 2016

(2) The table below outlines minimum *building setbacks*:

Minimum Building Setbacks	Front Lot Line Setback	Rear Lot Line Setback	Exterior Lot Line Setback	Interior Lot Line Setback
<i>Principal Building</i>	7.5 m	6 m	6 m	6 m
<i>Accessory Buildings and Structures</i>	7.5 m	6 m	6 m	6 m

(3) Where there is a *watercourse* on the property or the property abuts the sea or a lake, the *setback* requirements outlined in Sections 212-214 shall apply and prevail.

### Off-Street Parking

(4) *Off-Street Parking* spaces must be provided in accordance with the requirements of Division 500.

### Maximum Lot Coverage

(5) The maximum *lot coverage* is 40%.

### Conditions of Use

(6) 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.

## Natural Resource Zone - NR

**319** (1) The table below outlines permitted land uses, minimum *lot size* and minimum *lot width* in the Natural Resource Zone - NR:

Permitted Land Uses	Minimum Lot Size	Minimum Lot Width
<i>Conservation</i>	n/a	n/a
<i>Forestry</i>	n/a	n/a
<i>Resource</i>	n/a	n/a
<i>Water Resource</i>	n/a	n/a
<i>Accessory Uses</i>	n/a	n/a

(2) The table below outlines maximum number, maximum size and maximum height for *buildings and structures* in this zone:

Buildings and Structures	Maximum Number	Maximum Size	Maximum Height
<i>Principal Buildings</i>	n/a	n/a	12 m
<i>Accessory Buildings/Structures</i>	n/a	n/a	4.5 m

*Replaced by Bylaw 1231, 2016*

(3) The table below outlines minimum building setbacks:

Minimum Building Setbacks	Front Lot Line Setback	Rear Lot Line Setback	Exterior Lot Line Setback	Interior Lot Line Setback
<i>Principal Building</i>	7.5 m	7.5 m	7.5 m	7.5 m
<i>Accessory Buildings and Structures</i>	7.5 m	7.5 m	7.5 m	7.5 m

(4) Where there is a *watercourse* on the property, or the property abuts the sea or a lake, the *setback* requirements outlined in Sections 212-214 shall apply and prevail.

### Off-Street Parking

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

## **Watershed Zone - W-1**

### **Conditions of Use**

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

## Barnston Island Zone - BI-1

**321** (1) The table below outlines permitted land uses, minimum *lot size* and minimum *lot width* for the Barnston Island Zone - BI-1:

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

- (a) *A farming use* must comply with Section 313.6
- (b) *A mobile home* up to 9 metres in width for use by a member of the immediate family of the occupier of the single residential dwelling is permitted.
- (c) *An agri-tourism use* must comply with Section 321 (6) (d).
- (d) *Accessory Home Occupation* must comply with Section 207.
- (e) *Accessory Bed and Breakfast* must comply with Section 208.
- (f) *Accessory Suite* must comply with Section 210.
- (g) *Accessory Uses* must comply with Section 321(6) (m).

Replaced by Bylaw 1399, 2024

(2) The table below outlines the maximum number, maximum size and maximum *height* for *buildings* and *structures* in this zone:

Buildings and Structures	Maximum Number	Maximum Size	Maximum Height
<i>Principal Building</i>	1 <sup>(a)(b)</sup>	500 m <sup>2</sup> <sup>(c)</sup>	11 m <sup>(d)(e)</sup>
<i>Accessory Buildings and Structures</i>	n/a	n/a	4.5 m

- (a) Where the *lot* is 8 hectares or more and is used for a farm operation, an additional *single residential dwelling* is permitted, provided the *single residential dwelling* is used for the accommodation of those involved in the *farming use* on that lot.
- (b) In the case of an *agricultural use*, there are 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* must not exceed 500 square metres.
- (d) In the case of a *single residential dwelling use*, the highest point of any roof must not exceed a *height* of 12.5 metres.
- (e) In the case of a *building or structure* containing a *farming use*, maximum height must not exceed 15 metres, except a silo, which must not exceed a maximum height of 34 metres.

Replaced by Bylaw 1399, 2024

- (3) The table below outlines minimum *building setbacks*:

Minimum Building Setbacks	Front Lot Line Setback	Rear Lot Line Setback	Exterior Lot Line Setback	Interior Lot Line Setback
<i>Principal Building</i>	4.5 m	3.0 m	3.0 m	1.5 m
<i>Accessory Buildings and Structures</i>	4.5 m	3.0 m	3.0 m	1.5 m

### Off-Street Parking

- (4) *Off-street parking* spaces must be provided in accordance with the requirements of Division 500.

Deleted by Bylaw 1399, 2024

### Other Regulations Pertaining to Farming Uses

- (5)

## DIVISION 400 SUBDIVISION OF LAND

### Regulation of Subdivision

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

### Local Services Act

**402** Except as otherwise provided in this Bylaw, the *Subdivision Regulations* (B.C. Regulation 262/70) under the *Local Services Act* shall apply.

### Minimum Lot Size and Width

**403** (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.

### Minimum Frontage

**404** (1) As required by the *Local Government Act*, no *lot of land* in any proposed *subdivision* shall have less than 10% of its perimeter fronting on a *highway*. This regulation may be relaxed by the Regional Board upon application by the property owner.

(2) Notwithstanding Subsection 404(1), the minimum frontage for lots of land in a proposed cul-de-sac *subdivision* may be less than 10% of the perimeter of the *lot*, provided that the minimum frontage is not less than 15 metres and the *width* of the lot is not less than 20 metres measured 10 metres back in a perpendicular manner from the *front lot line*.

### Lots Exempt From Minimum Lot Size Requirements

**405** (1) The consolidation of two or more *lots* into a single *lot* is 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* is 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*.

### **Lot Shape**

- 406** (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) A *panhandle lot* must not be created where the access strip is narrower than 7.5 metres.

### **Bare Land Strata Subdivision**

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

### **Subdivision for Relative**

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

### **Sewage Disposal**

- 409** No *subdivision* shall be approved unless the *sewage disposal system* has been approved by either:
  - (a) the Ministry of Health pursuant to the *Public Health Act* and any applicable regulations thereto; or
  - (b) the Ministry responsible for the *Environmental Management Act* and applicable regulations thereto.

### **Water Supply**

- 410** Where a *lot* to be created is less than 8.0 hectares in area and is not to be served by *waterworks system*, the *Approving Officer* 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 *Water Act*, have a license from the Comptroller of Water Rights for a water volume of at least 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, who is registered in the Province of British Columbia, as delivering a water volume of at least 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;
  - 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*; and
  - iii. not permit any occupancy of any *building or structure* until potable water is supplied.



## DIVISION 500 OFF-STREET PARKING

### Off-Street Parking Requirements

**501** (1) The minimum number of *off-street parking spaces* for *buildings* and land uses permitted under this bylaw shall be provided and maintained in accordance with the following table:

*Revised by Bylaw 1399, 2024*

<i>(a) Residential</i>	
<i>Single Residential Dwelling</i>	2 spaces per dwelling unit
<i>Duplex Residential Dwelling</i>	2 spaces per dwelling unit
<i>Apartment</i>	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
<i>Cottage Residential</i>	1 space per dwelling unit
<i>Accessory Home Occupation</i>	1 space per non-residential employee
<i>Bed and Breakfast</i>	1 space for each bedroom used for bed and breakfast over and above the requirements for the dwelling unit
<i>Accessory Residential Dwelling</i>	1 space per dwelling unit
<i>(b) Commercial</i>	
<i>Resort Dwelling Unit</i>	1 space per unit
<i>Marina</i>	1 space per slip or berth
<i>Restaurant</i>	1 space per 4 seats
<i>Time Share Unit</i>	1 space per unit
<i>(c) Other</i>	
<i>Civic Use</i>	1 space per 9 square metres of gross floor area
<i>Assembly Use</i>	1 space per 4 seats
<i>Boat Launching Ramp</i>	0.4 hectare per ramp
<i>Boat Hoist</i>	4 spaces per hoist

(2) In cases where the Ministry of Transportation and Infrastructure approval is required, parking requirements as specified by the Ministry may be more restrictive than those specified in this Bylaw.

## Calculation of Off-Street Parking Requirements

- 502** (1) Where the calculation of required *parking 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 *parking 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 *parking spaces* shall be calculated on the basis of a *use* that is similar to a use that is listed.
- (5) Where the calculation of total required *parking 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.

## Location of Parking Facilities

- 503** (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 provided:
- (a) a restrictive covenant shall be registered on the title of the *lot* providing the *off-street parking* spaces 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 the *lot* providing the *off-street parking* spaces in favour of the benefiting owner permitting the customers of the benefiting owner access to the *parking spaces*; and
  - (c) the Regional District is named as a benefiting party to the restrictive covenant.

(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*.

### Use of Parking Facilities

**504** 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.

### Spaces for Disabled Persons

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

Required Number of Parking Spaces	Required Number of Disability Parking Spaces for Disabled Persons
1 - 20	1
21 - 50	2
51 - 80	3
81 - 110	4
111 - 140	5
141 - 170	6

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

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

- (a) a minimum of 4 metres in width;
- (b) marked with the international symbol of Accessibility for the Handicapped; and
- (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 disabled persons shall only be required in the commercial, institutional and multiple-family residential *zones*.

## Design Criteria

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

Parking Angle (in degrees)	Width of Space	Length of Space	Width of Aisle
Parallel	2.75 metres	7.0 metres	3.6 metres
30-40	2.75 metres	6.0 metres	4.6 metres
45-60	2.75 metres	6.0 metres	5.5 metres
60-75	2.75 metres	6.0 metres	6.1 metres
75-90	2.75 metres	6.0 metres	6.7 metres

(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.

*Replaced by Bylaw 1399, 2024*

### Exemption from Parking Requirements

**507** 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. This exemption does not apply to Barnston Island.

## DIVISION 600 AMENDMENT PROCEDURES

### Eligibility Requirements

**601** Applications for amendments to this Bylaw, or for development variance permits to vary any provision of this Bylaw, may only be made by the owner(s) of the land involved, or by a person so authorized by the owner in writing.

### Submission of Application

**602** Applications for Bylaw amendments or development variance permits must 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 or is one of two or more owners, a statutory declaration of the owner's consent or the other owners' consent to the application for an amendment or development variance permit is required.
- (e) A copy of a State-of-Title Certificate, or a copy of a Certificate of Indefeasible Title, dated no more than 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, electricity, telephone and school bus service.
- (h) A site profile in accordance with the requirements of the Provincial *Contaminated Sites Regulation* under the *Environmental Management Act*.

### Additional Requirements

**603** 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.

### **Application Fee**

**604** 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, \$1500 plus \$100 per lot
- (b) development variance permit applications - \$1000
- (c) public hearing advertising fee (where applicable) - \$700 (refunded if no public hearing advertisements are published).

*Deleted by Bylaw 1231, 2016*

### **Advisory Planning Commission**

**605**

*Replaced by Bylaw 1231, 2016*

### **Staff Action**

**606** Staff will prepare and present a report to the Regional Board for its consideration that includes the following information:

- (a) a description of the application;
- (b) a copy of the proposed amendment bylaw or proposed permit together with recommendations from staff;
- (c) specify whether or not the approval of the Minister of Transportation and Infrastructure under the *Transportation Act* or the *Local Government Act* is required;
- (d) state the amount of any fees to be collected;
- (e) state the proposed security to be posted by the applicant, if any;
- (f) additional information that is relevant to the application.

### **Notice of Public Hearing**

**607** 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. Where required, the notice of public hearing will 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 200 metres of the perimeter of the subject area.

## **Regional Board Action – Zoning Amendments**

**608** When dealing with an application to amend this Bylaw, the Regional Board may, upon receipt of the report under Section 606, proceed with an amendment bylaw or reject the application.

## **Regional Board Action – Development Variance Permits**

**609** When dealing with an application for a development variance permit, the Regional Board may, upon receipt of the report under Section 606 of this Bylaw, and after providing notice in accordance with the *Local Government Act*, to the owners and occupiers of all real property within a minimum distance of 200 metres from the perimeter of the subject area, may:

- (a) authorize the issuance of the permit;
- (b) authorize the issuance of the permit as amended by the Regional Board in its resolution;
- (c) refuse to authorize the issuance of the permit.

## **Notice of Decision**

**610** Where an application for an amendment bylaw or a permit has been refused by the Regional Board, staff will notify the applicant in writing within 15 days immediately following the date of refusal.

## **Limitations on Re-Application**

**611** Subject to the *Local Government Act*, re-application for a bylaw amendment or permit that has been refused by the Regional Board will not be considered within a six (6) month period immediately following the date of refusal.

## DIVISION 700 SEVERABILITY AND ENFORCEMENT

### Severability of Bylaw

**701** 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.

### Violations

**702** Every person who:

- (a) violates any of the provisions of this Bylaw;
- (b) causes or permits any act or thing to be done in contravention or violation of any of the provisions of this Bylaw;
- (c) neglects or omits to do anything required under this Bylaw;
- (d) 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;
- (e) fails to comply with an order, direction or notice given under this Bylaw; or
- (f) prevents or obstructs or attempts to prevent or obstruct the entry of those authorized under Section 704,

commits an offence under this Bylaw, and each day that the violation continues amounts to a separate offence.

### Penalty

**703** (1) On being convicted of an offence under this Bylaw, a person shall be liable on summary conviction to a maximum penalty of \$10,000.

(2) Each day during which such violation is continued shall be deemed to constitute a new and separate offence.

### Entry

**704** Any employee or contractor of the Greater Vancouver Regional District may enter, at reasonable times and in a reasonable manner, any *lot* that is subject to the regulations 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.

### Other Regulations

**705** 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.

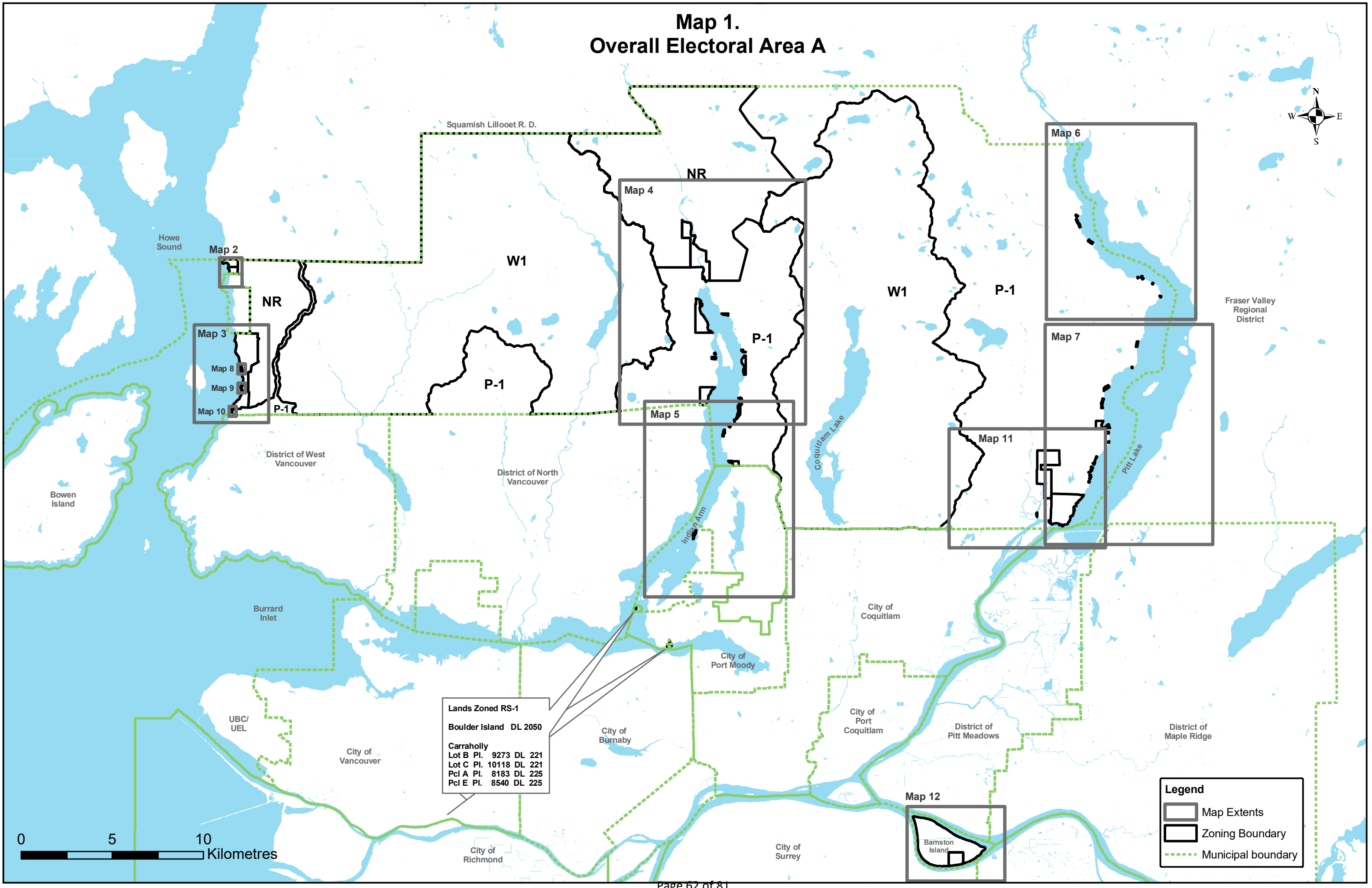


**SCHEDULE A TO GREATER VANCOUVER REGIONAL DISTRICT ELECTORAL AREA A  
ZONING BYLAW NO. 1144, 2011**

**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

# Map 1. Overall Electoral Area A

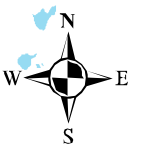


**Lands Zoned RS-1**  
**Boulder Island DL 2050**  
 Carraholly  
 Lot B Pl. 9273 DL 221  
 Lot C Pl. 10118 DL 221  
 Pcl A Pl. 8183 DL 225  
 Pcl E Pl. 8540 DL 225

**Legend**

- Map Extents
- Zoning Boundary
- Municipal boundary

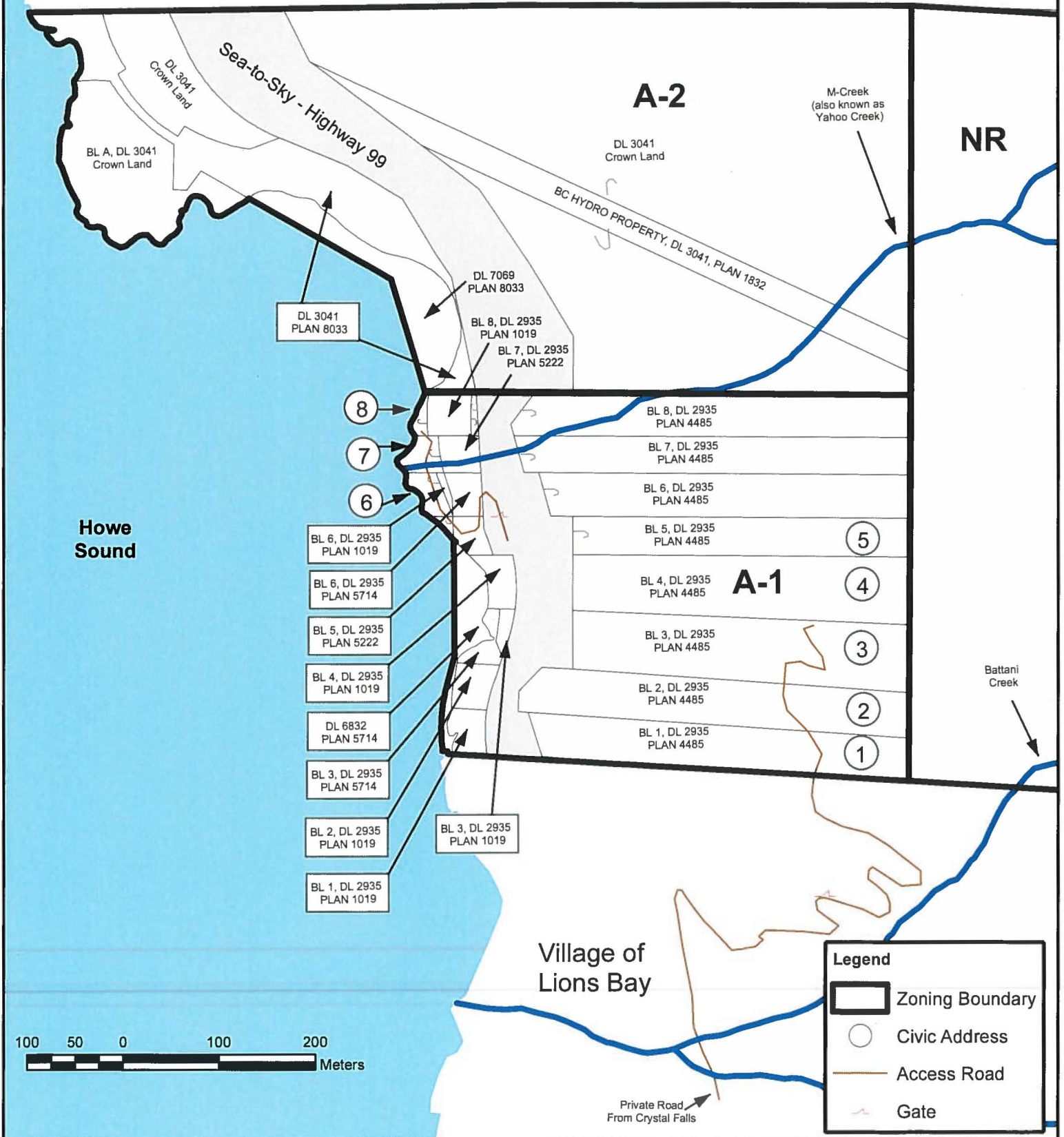
0 5 10 Kilometres



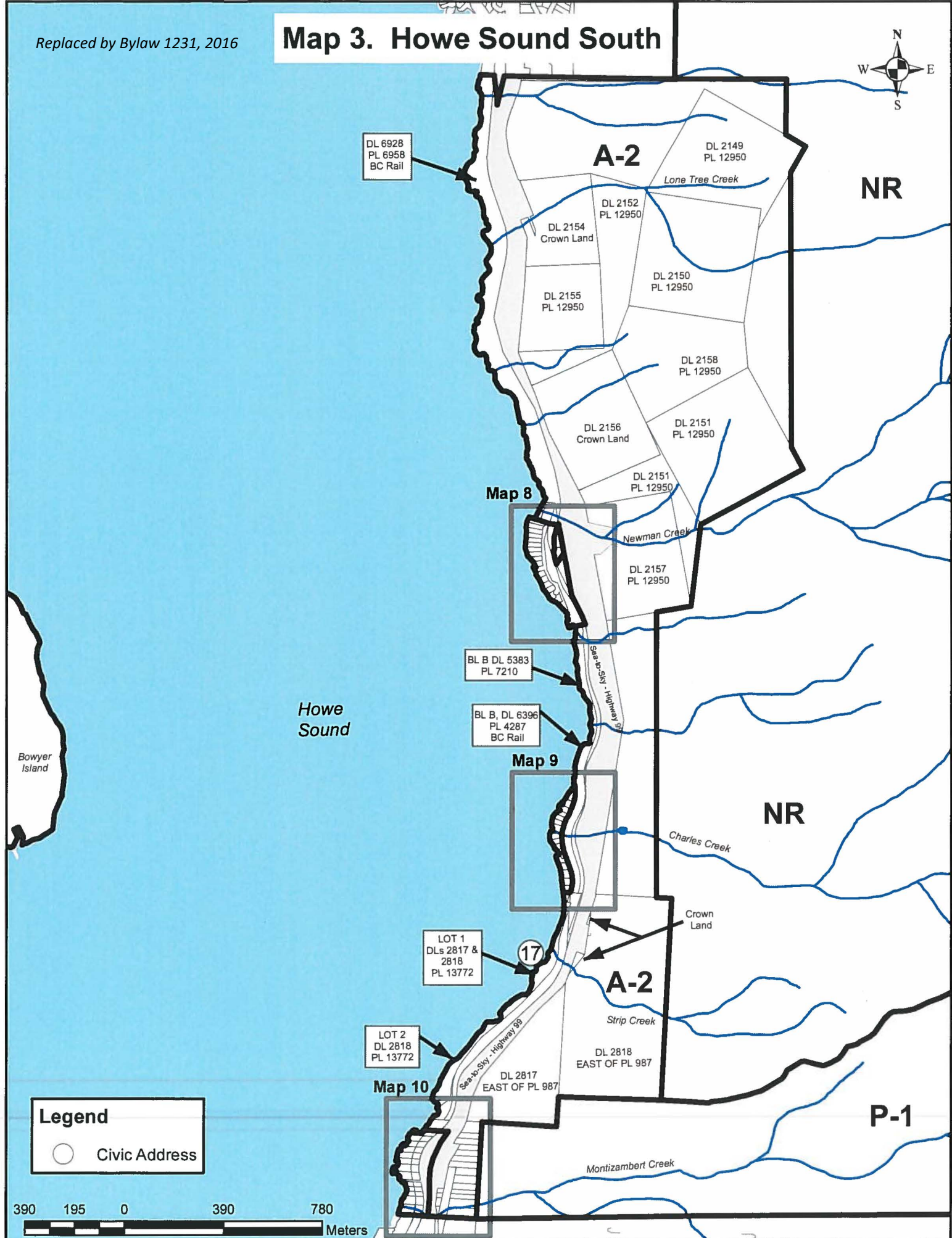
# Map 2. North of Lions Bay



## Squamish - Lillooet Regional District (SLRD)



# Map 3. Howe Sound South

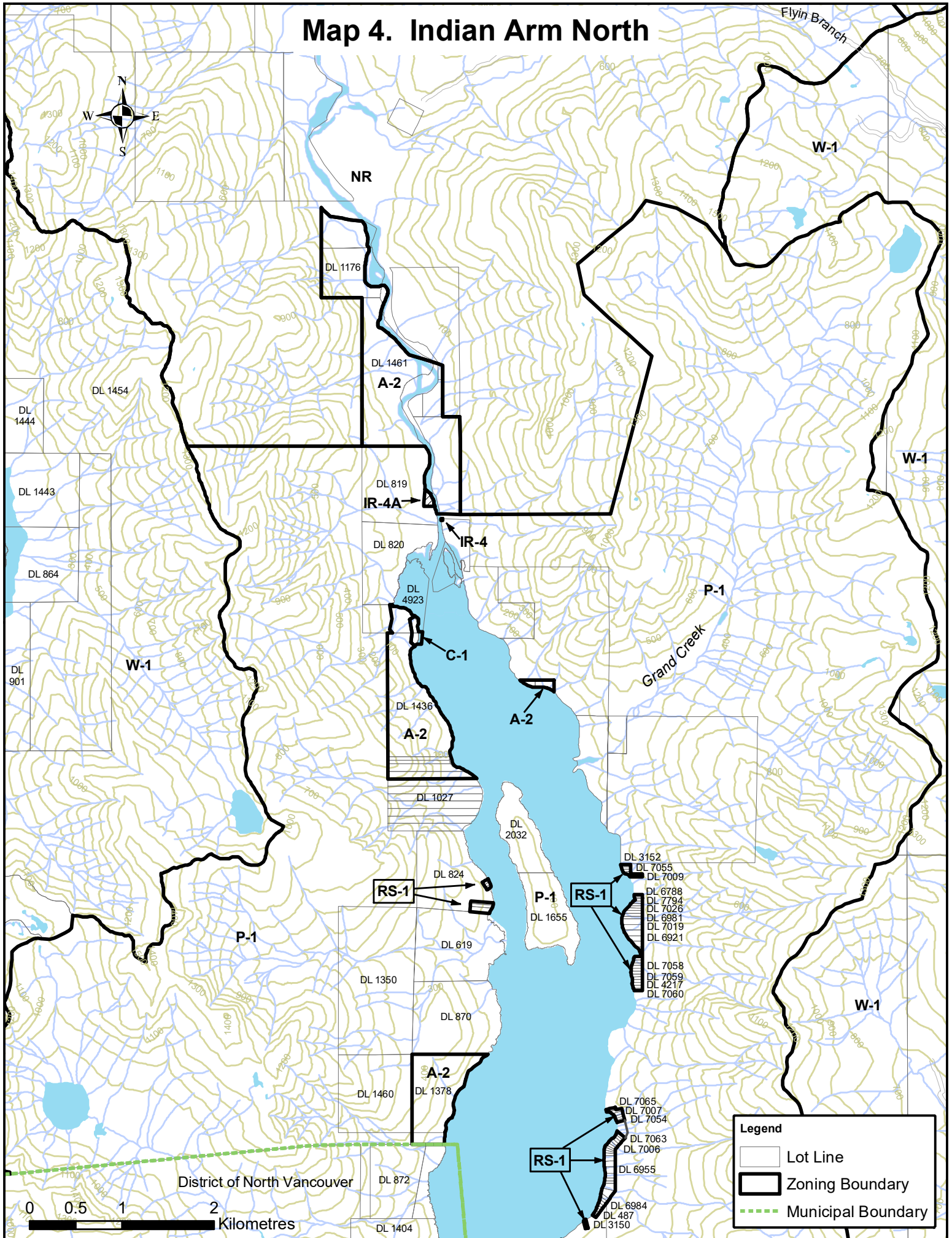


**Legend**

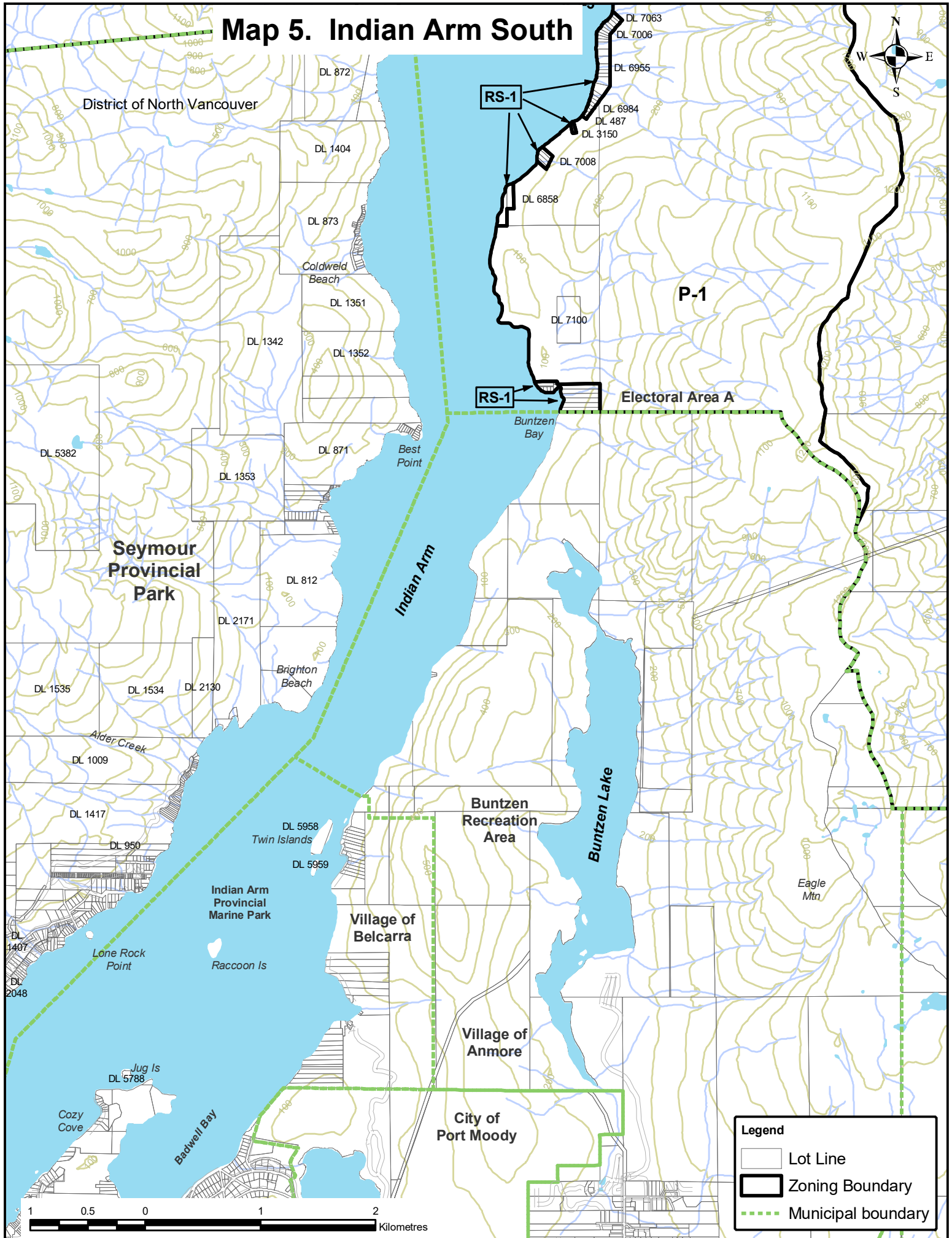
- Civic Address






# Map 4. Indian Arm North



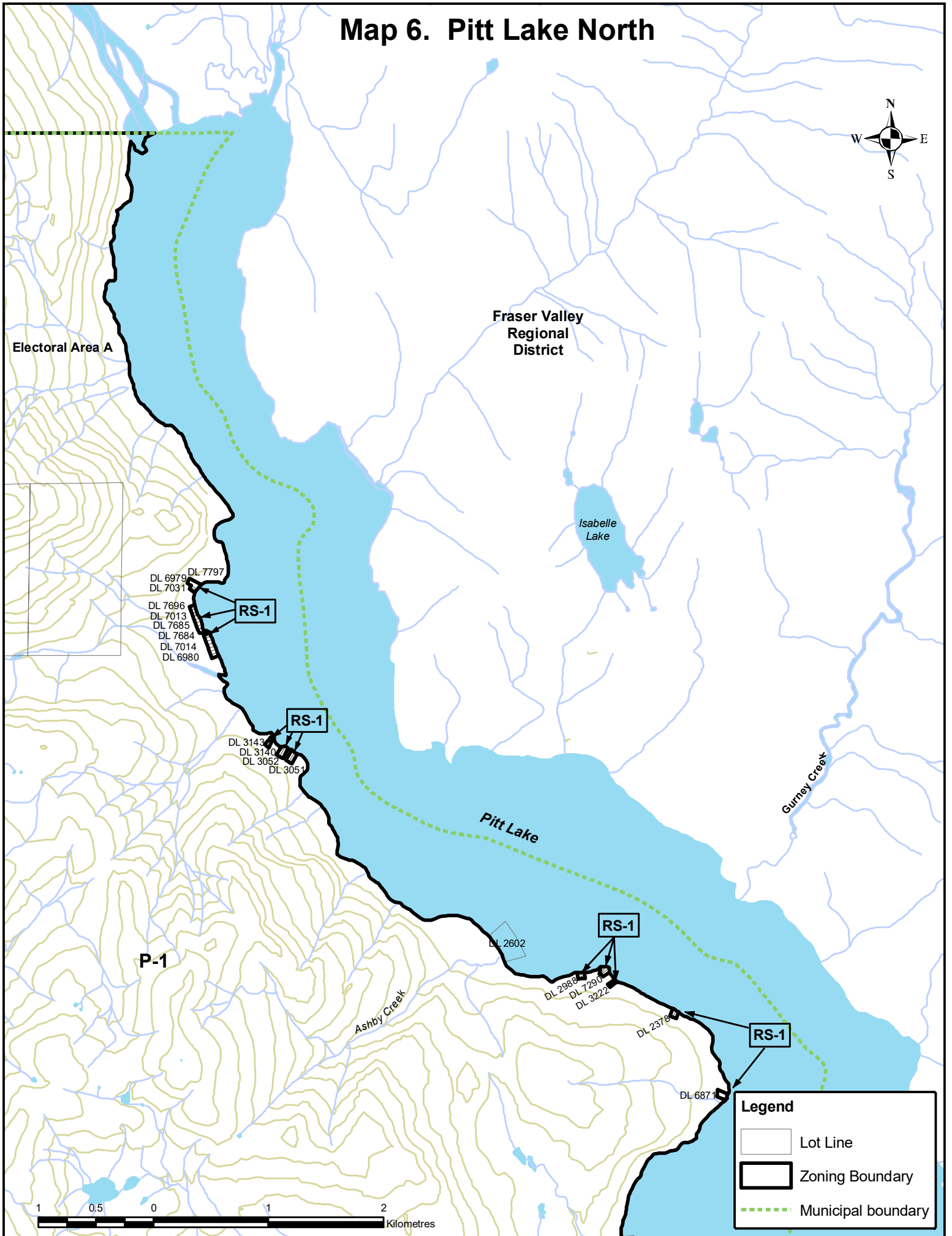
# Map 5. Indian Arm South






**Legend**

-  Lot Line
-  Zoning Boundary
-  Municipal boundary

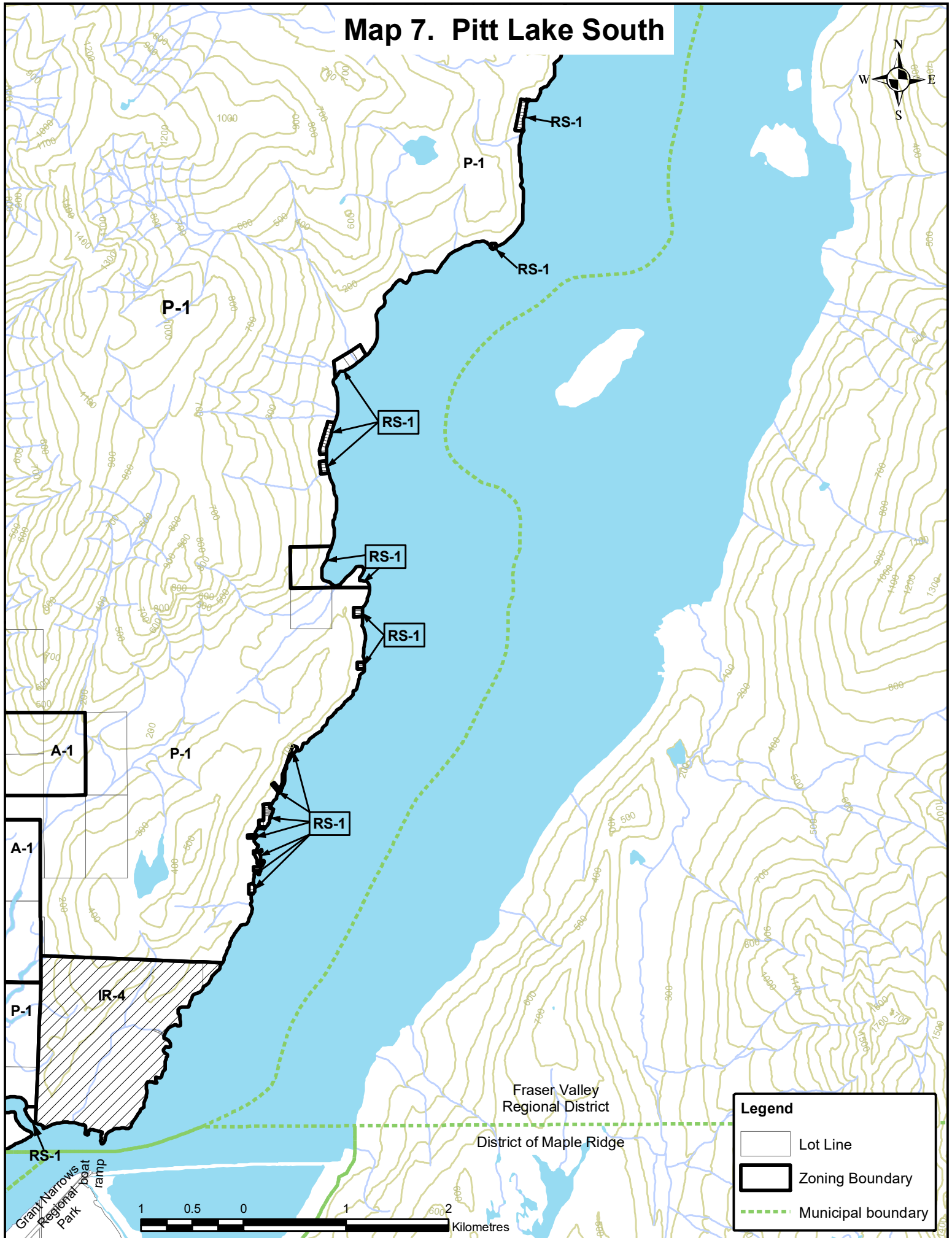
# Map 6. Pitt Lake North






**Legend**

-  Lot Line
-  Zoning Boundary
-  Municipal boundary

# Map 7. Pitt Lake South



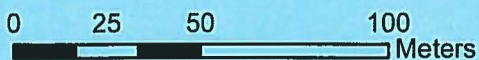
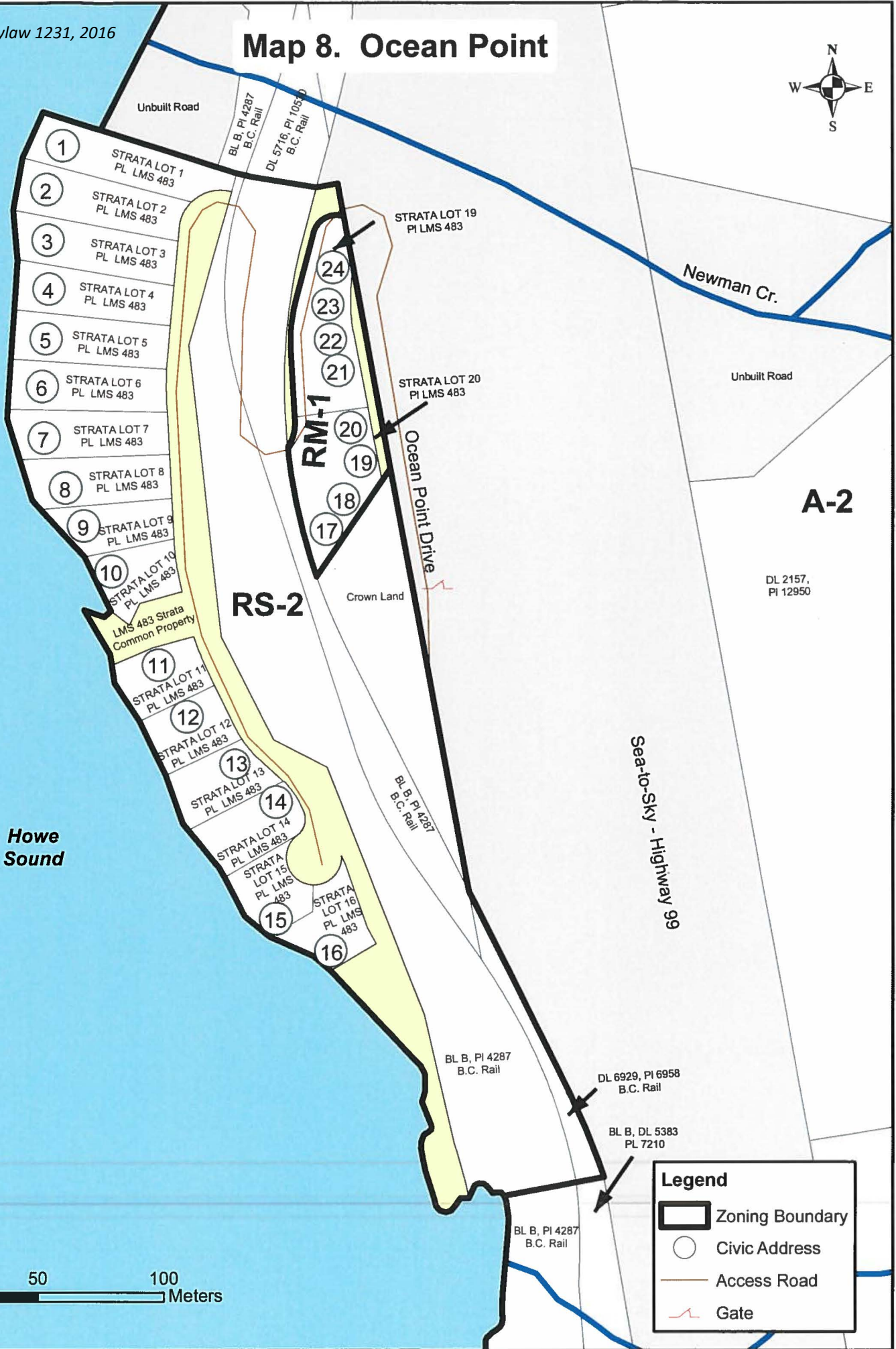
**Legend**

-  Lot Line
-  Zoning Boundary
-  Municipal boundary





# Map 8. Ocean Point



**Legend**

- Zoning Boundary
- Civic Address
- Access Road
- Gate

# Map 9. Strachan Point



Howe Sound

BL B, DL 6396  
PL 4287

BL B, DL 6396  
PL 4287

Strachan  
Point Road

A-2

Charles  
Creek

Sea-to-Sky - Highway 99

RS-3

R  
A  
I  
L  
P  
R  
O  
P  
E  
R  
T  
I  
E  
S

BL A, DL 5383  
PI 7210

Unsurveyed  
Crown Lands

B.C.

**Legend**

- Zoning Boundary
- Civic Address
- Access Road
- Gate



Crown Lands

LOT 1  
DLs 2817 &  
2818  
PL 13772

DL 2818  
PL 987

DL 2818

# Map 10. Montizambert Wynd



Howe Sound

DL 2817 EAST OF PL 987 EXCEPT PL 1831 & PL 45

Lot 2  
Pl. 16213

DL 2817 Pl. 987

BL. I  
Pl. 19066RX

BL. I  
Pl. 11180

13

BL. H  
Pl. 11180

BL. 13  
Pl. 4095

12

BL. G  
Pl. 11180

BL. 12  
Pl. 4095

11

BL. F  
Pl. 11180

BL. 11  
Pl. 4095

10

BL. E  
Pl. 11180

BL. 10  
Pl. 4095

9

Lot A, BL. 9  
Pl. 7016

BL. 9  
Pl. 4095

8

Lot A, BL. 8  
Pl. 7016

BL. 8  
Pl. 4095

## RS-4

Sea-to-Sky - Highway 99

## A-2

BL. D  
Pl. 11180

7

BL. 7  
Pl. 7016

BL. 7  
Pl. 4095

BL. C  
Pl. 11180

6

BL. 6  
Pl. 7016

BL. 6  
Pl. 4095

Unbuilt Road

## P-1

5

BL. 5  
Pl. 7016

BL. 5  
Pl. 4095

4

BL. 4  
Pl. 7016

BL. 4  
Pl. 4095

BC HYDRO PROPERTY  
DL 2365 PLAN 1831

3

BL. 3  
Pl. 7016

BL. 3  
Pl. 4095

2

BL. 2  
Pl. 7016

BL. 2  
Pl. 4095

Montizambert Creek

1

BL. 1  
Pl. 7016

BL. 1  
Pl. 4095

BL. 1  
Pl. 5295

District of West Vancouver

Access Road  
From Sunset Marina

### Legend

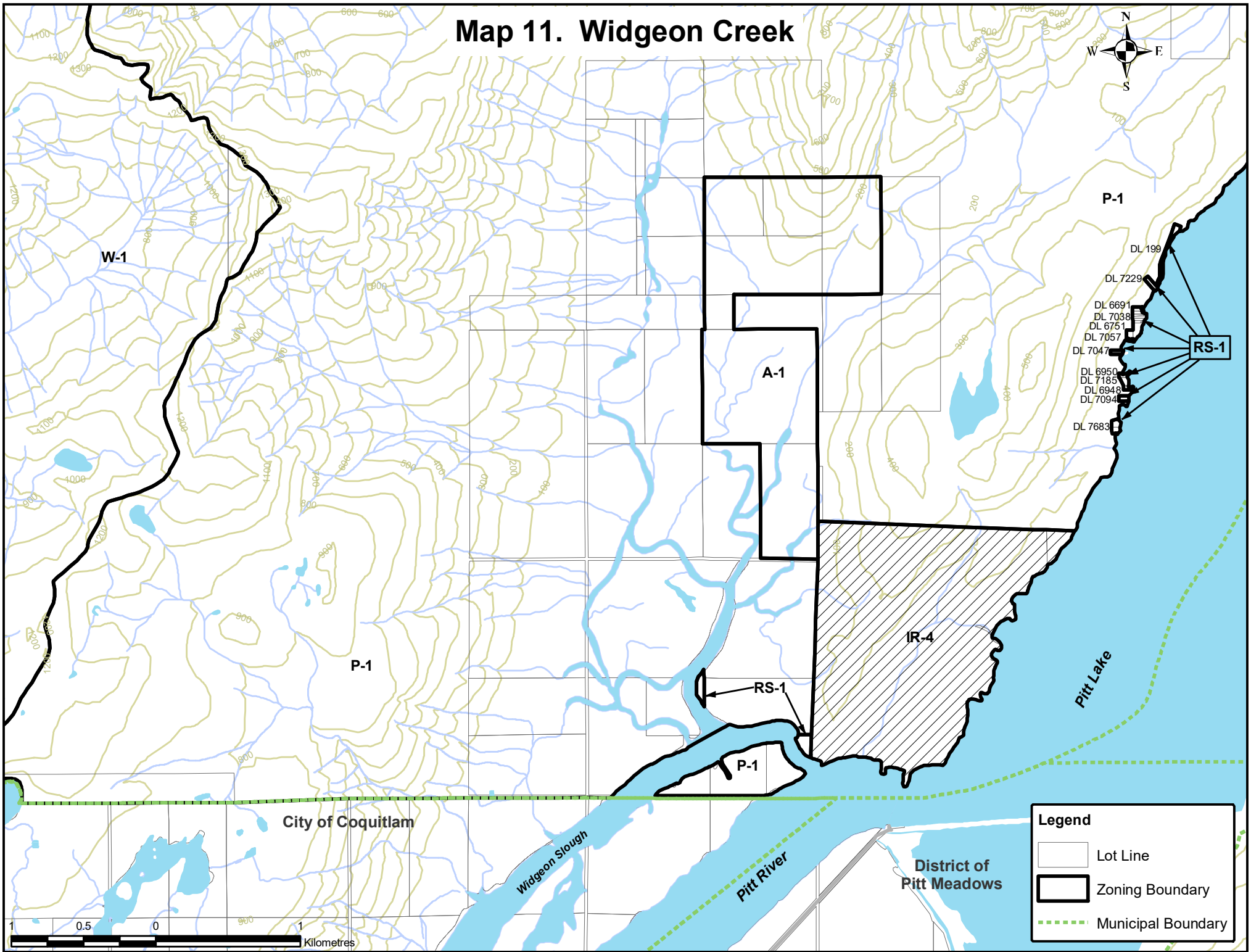
Zoning Boundary

Access Road

Civic Address



# Map 11. Widgeon Creek



- P-1
- DL 199
- DL 7229
- DL 6691
- DL 7038
- DL 6751
- DL 7057
- DL 7047
- DL 6950
- DL 7183
- DL 6948
- DL 7094
- DL 7683
- RS-1

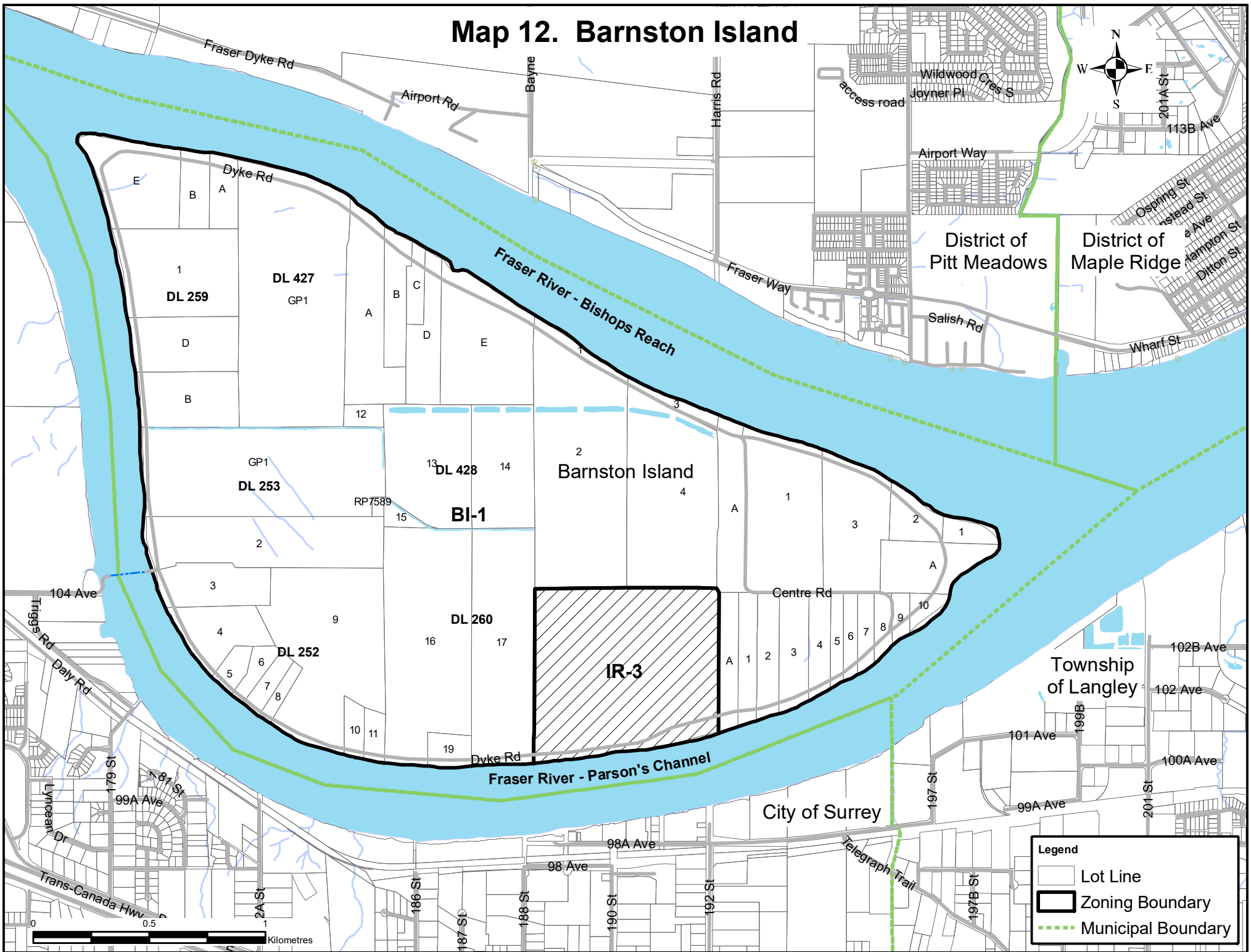
**Legend**

- Lot Line
- Zoning Boundary
- Municipal Boundary

City of Coquitlam

District of Pitt Meadows

# Map 12. Barnston Island



**SCHEDULE B TO GREATER VANCOUVER REGIONAL DISTRICT  
ELECTORAL AREA A ZONING BYLAW NO. 1144, 2011**

**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

DVP #01-97

**DEVELOPMENT VARIANCE PERMIT**

TO: Barrie Joseph Sali  
2393 Point Grey Road  
Vancouver, BC V6K 1A7

and

Jerry Charles Bordian  
304 - 2247 Folkestone Way  
West Vancouver, BC V7S 2Y7

(the "Applicants")

WHEREAS:

A. Barrie Joseph Sali is the registered owner of those lands situate, lying and being in Electoral Area C of the Greater Vancouver Regional District, in the Province of British Columbia and more particularly known and described as:

Parcel Identifier: 017-875-435  
Strata Lot 17, District Lots 5716, 6396 and 7763 N.W.D.  
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.

B. Jerry Charles Bordian is the registered owner of those lands situate, lying and being in Electoral Area C of the Greater Vancouver Regional District, in the Province of British Columbia and more particularly known and described as:

Parcel Identifier: 017-876-443  
Strata Lot 18, District Lots 5716, 6396 and 7763 N.W.D.  
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.

C. The Applicants applied to the Greater Vancouver Regional District for a Development Variance Permit in respect of the lands referred to in Recitals A and B above (the "Lands").

D. The Board of Directors of the Greater Vancouver Regional District authorized the issuance of a Development Variance Permit to the Applicants by a resolution passed on the 28<sup>th</sup> day of February 1997.

NOW THEREFORE in accordance with the provisions of the *Municipal Act* and aforesaid resolution the Greater Vancouver Regional District hereby varies the provisions of the Greater Vancouver Regional District Electoral Area C Zoning Bylaw No. 785, 1995 by directing that section 11.03(2) not apply to the Lands and that the Lands may only be developed in accordance with all other applicable sections of the said bylaw and in substantial compliance with the following plans prepared by Rositch Hemphill Associates, Architects, copies of which were delivered to the Greater Vancouver Regional District on June 26, 1996:

(a) Site Plan	Page No. A-1	"Ocean Point Villas"
(b) Character Sketch	Page No. A-2	"Ocean Point Villas"
(c) Plan A: Lower Floor	Page No. A-3	"Ocean Point Villas"
(d) Plan A: Main Floor	Page No. A-4	"Ocean Point Villas"
(e) Plan A: Upper Floor	Page No. A-5	"Ocean Point Villas"
(f) Plan B: Lower Floor	Page No. A-6	"Ocean Point Villas"
(g) Plan B: Main Floor	Page No. A-7	"Ocean Point Villas"
(h) Plan B: Upper Floor	Page No. A-8	"Ocean Point Villas"
(i) Plan C: Lower Floor	Page No. A-9	"Ocean Point Villas"
(j) Plan C: Main Floor	Page No. A-10	"Ocean Point Villas"
(k) Plan C: Upper Floor	Page No. A-11	"Ocean Point Villas"

Dated this 4<sup>th</sup> day of June, 1997.

GREATER VANCOUVER REGIONAL DISTRICT

Per: [Signature]  
Chair

Per: P.O. [Signature]  
Secretary

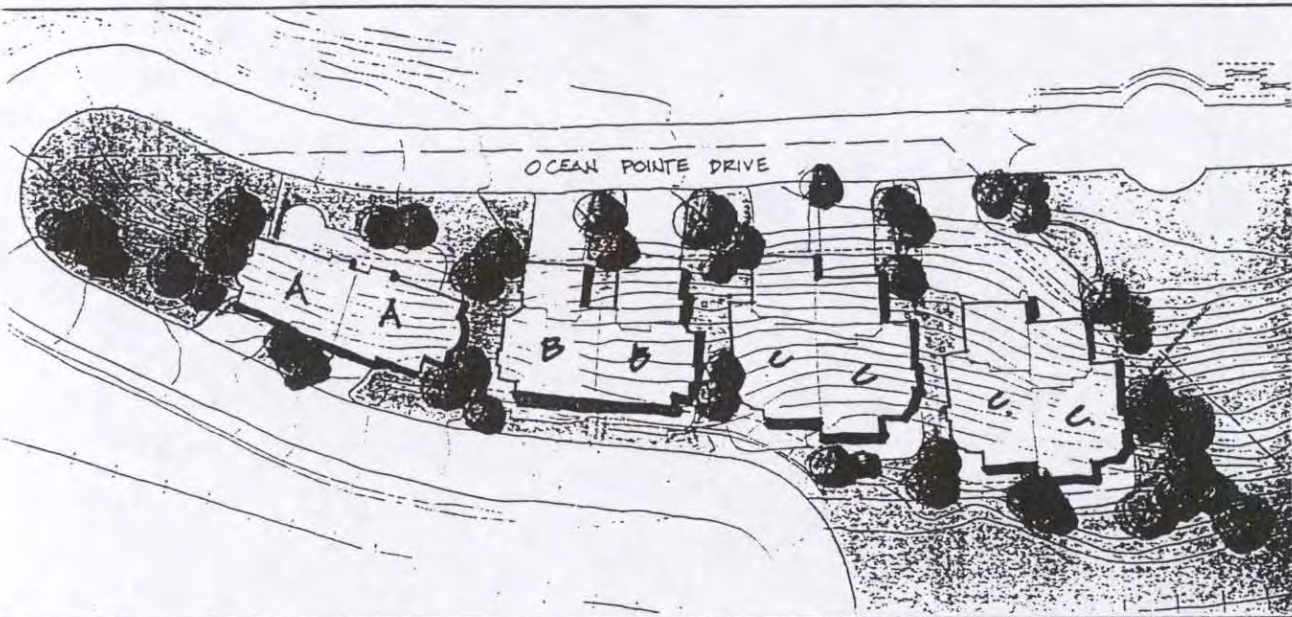
\\spider\elector\Planning\Board of Variance\DVPERMIT.doc - dl

39(a)



PROJECT: OCEAN POINT VILLAS OCEAN PONTE DR., HOWE SOUND, B.C.  
 DRAWING NO: 1608  
 SCALE: 1/4" = 1'-0"  
 DATE: 1987

CHARACTER SKETCH

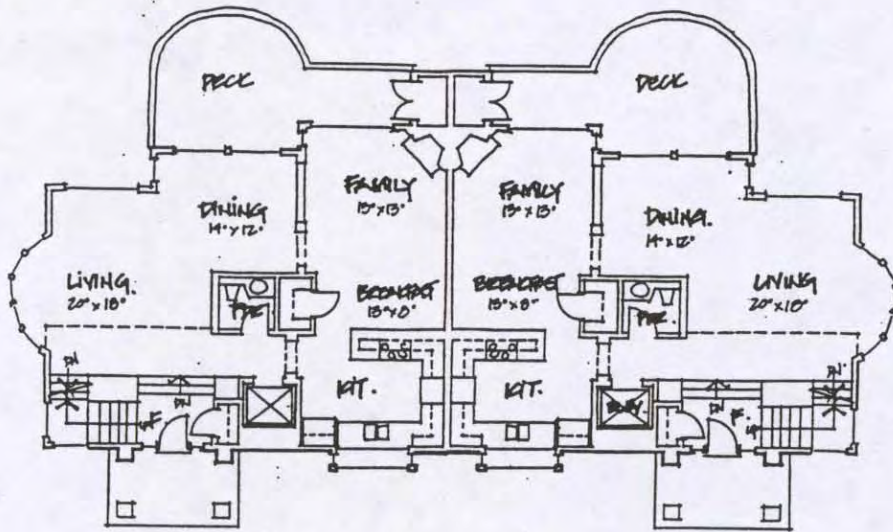


PROJECT: OCEAN POINT VILLAS OCEAN PONTE DR., HOWE SOUND, B.C.  
 DRAWING NO: 1608  
 SCALE: 1/4" = 1'-0"  
 DATE: 1987

SITE PLAN

SCALE 1:400 METRIC



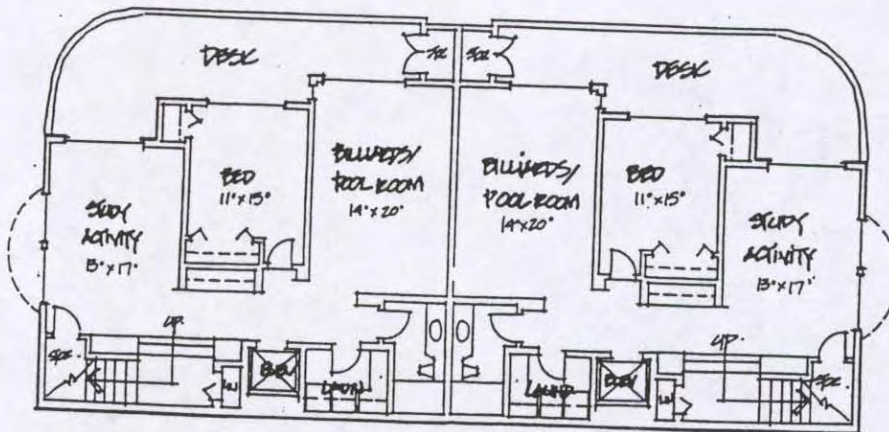


PLAN A

PLAN A

FLOOR AREA: 1200 SQ. FT.

OCEAN POINT VILLAS OCEAN PONTE DR., HOWE SOUND, B.C.  
 PLAN A: MAIN FLOOR  
 1/20/08  
 A-4

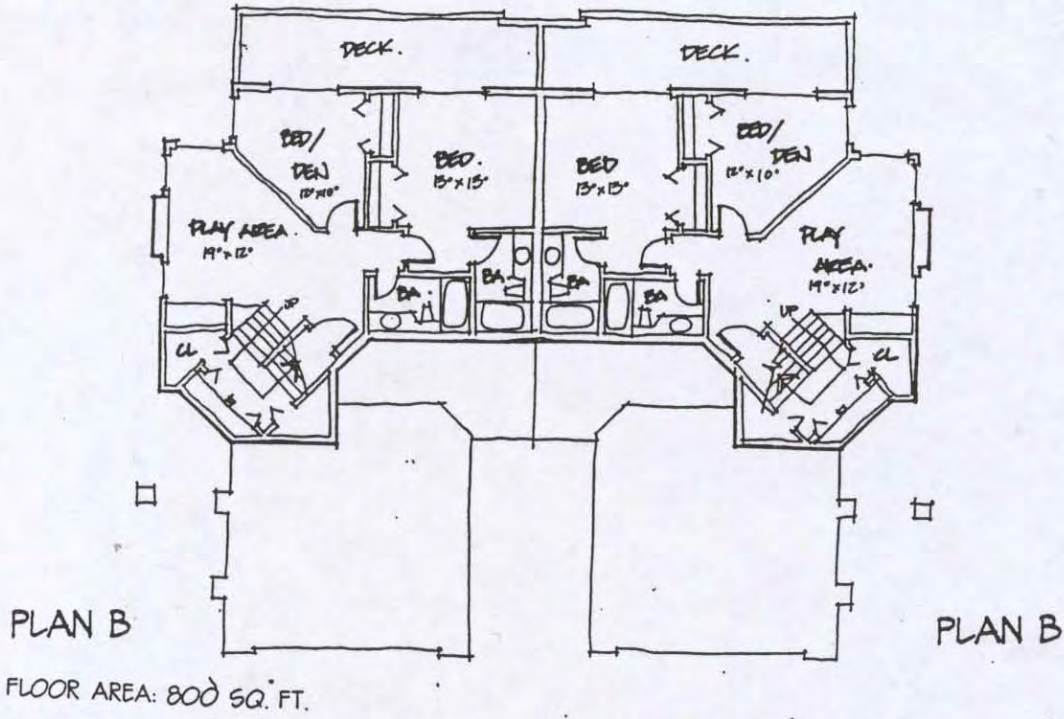


PLAN A  
(GARAGE BELOW)

PLAN A

FLOOR AREA: 1075 SQ. FT.

OCEAN POINT VILLAS OCEAN PONTE DR., HOWE SOUND, B.C.  
 PLAN A: LOWER FLOOR  
 1/20/08  
 A-3

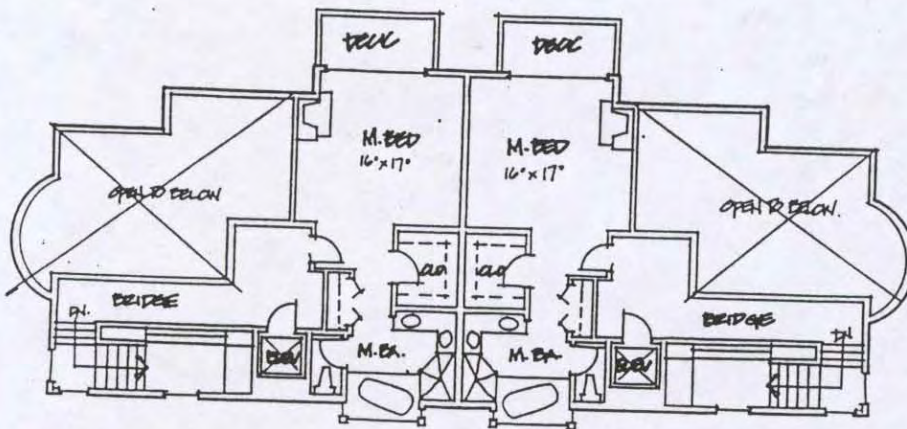


PLAN B

PLAN B

FLOOR AREA: 800 SQ. FT.

OCEAN POINT VILLAS OCEAN PONTE DR., HOWE SOUND, B.C.  
 1808 A-6  
 11/10/10

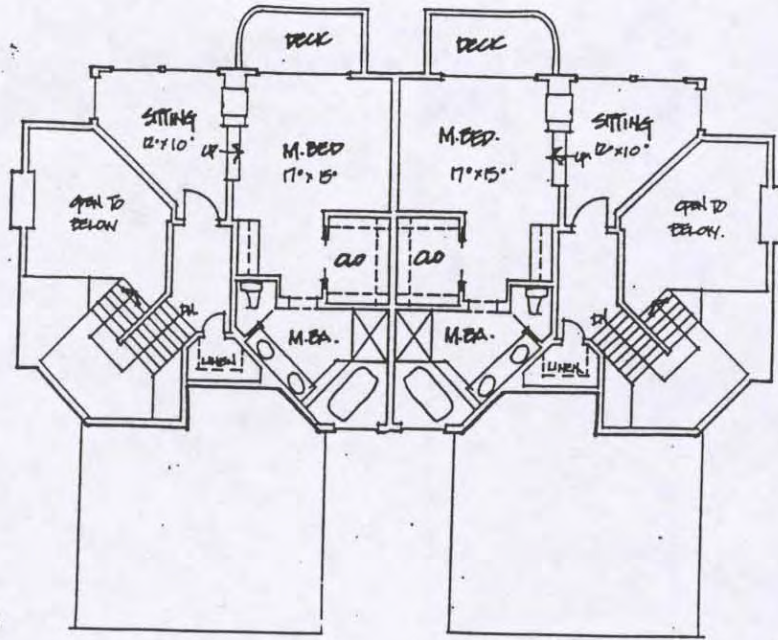


PLAN A

PLAN A

FLOOR AREA: 742 SQ. FT.  
 TOTAL BUILDING AREA: 3029 SQ. FT.

OCEAN POINT VILLAS OCEAN PONTE DR., HOWE SOUND, B.C.  
 1808 A-5  
 11/10/10

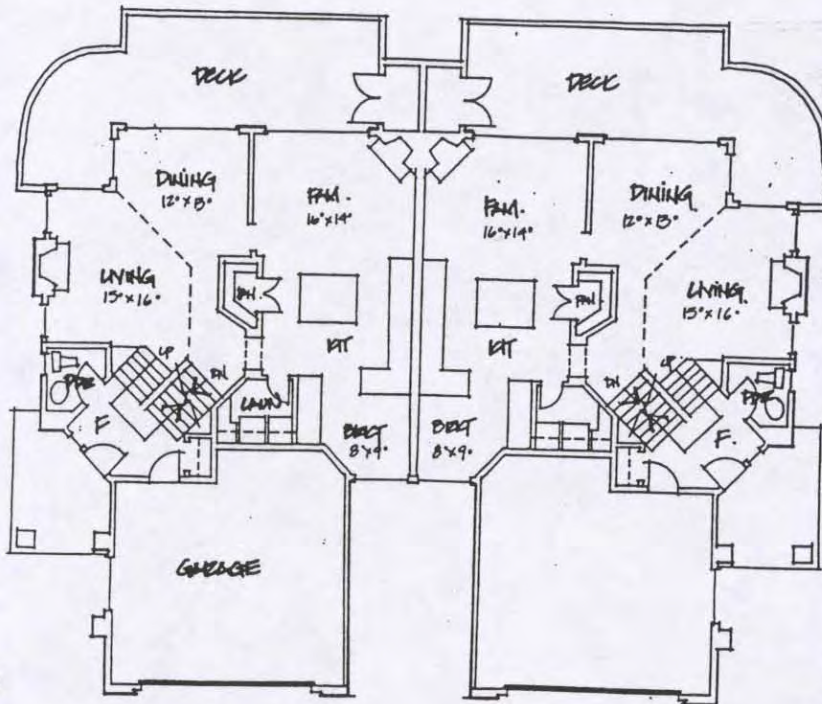


PLAN B

FLOOR AREA: 790 SQ. FT.  
TOTAL BUILDING AREA: 2700 SQ. FT.

PLAN B

OCEAN POINT VILLAS OCEAN PONTE DR. HOWE SOUND, B.C.  
 PLAN B: UPPER FLOOR  
 1608 A-8

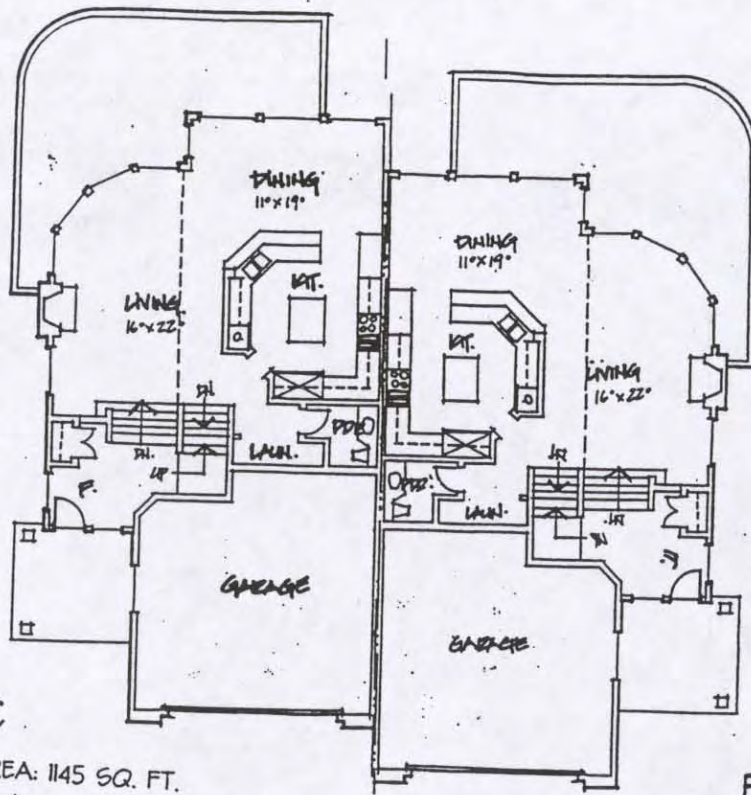


PLAN B

FLOOR AREA: 1110 SQ. FT.

PLAN B

OCEAN POINT VILLAS OCEAN PONTE DR. HOWE SOUND, B.C.  
 PLAN B: MAIN FLOOR  
 1608 A-7

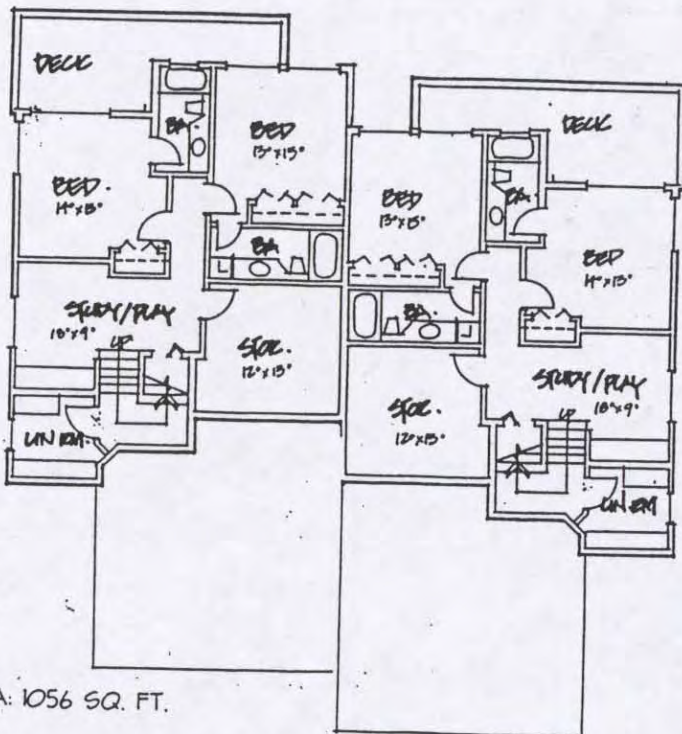


PLAN C

FLOOR AREA: 1145 SQ. FT.

PLAN C

OCEAN POINT VILLAS OCEAN PONTE DR., HOWE SOUND, B.C.  
 PLAN C: MAIN FLOOR  
 1/100  
 A-10

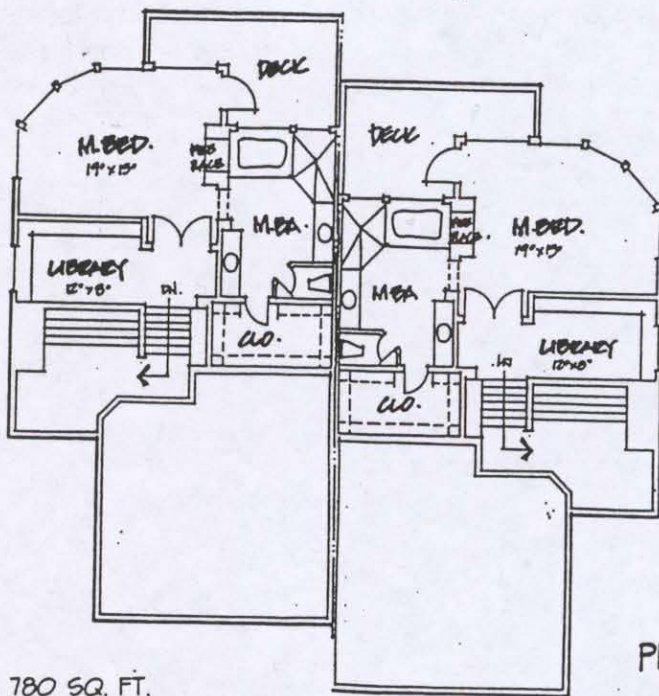


PLAN C

FLOOR AREA: 1056 SQ. FT.

PLAN C

OCEAN POINT VILLAS OCEAN PONTE DR., HOWE SOUND, B.C.  
 PLAN C: LOWER FLOOR  
 1/100  
 A-9



PLAN C

PLAN C

FLOOR AREA: 780 SQ. FT.  
 TOTAL BUILDING AREA: 2980 SQ. FT.

OCEAN POINT VILLAS OCEAN PONTE DR., HOWE SOUND, B.C.  
 PLAN C: UPPER FLOOR  
 1800 A-11