

METRO VANCOUVER REGIONAL DISTRICT
BYLAW NO. 1399, 2024
A bylaw to amend Greater Vancouver Regional District
Electoral Area A Zoning Bylaw No. 1144, 2011

WHEREAS:

- A. The Board of Directors of the Metro Vancouver Regional District has adopted “Greater Vancouver Regional District Electoral Area A Zoning Bylaw No. 1144, 2011”, a bylaw with respect to zoning and certain other related developmental matters within parts of Electoral Area A; and
- B. The Board of Directors of the Metro Vancouver Regional District wishes to amend "Greater Vancouver Regional District Electoral Area A Zoning Bylaw No. 1144, 2011".

NOW THEREFORE the Board of Directors of the Metro Vancouver Regional District enacts as follows:

Citation

- 1. The official citation of this bylaw is “Metro Vancouver Regional District Electoral Area A Zoning Amendment Bylaw No. 1399, 2024”.

Amendment of Bylaw

- 2. “Greater Vancouver Regional District Electoral Area A Zoning Bylaw No. 1144, 2011” is amended as follows:

(a) Section 310(2) is deleted and replaced with the following:

- (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 ^{(a) (b)}	11 m ^(c)
<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.

(b) Section 310(3) is deleted and replaced with the following:

(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> ^(a)	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.

(c) Section 311(2) is deleted and replaced with the following:

(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 ^{(a)(b)}	11 m ^(c)
<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.

(d) Section 311(3) is deleted and replaced with the following:

(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> ^(a)	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.

(e) Section 312(2) is deleted and replaced with the following:

(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 ^(a)	11 m ^(b)
<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.

(f) Section 312(3) is deleted and replaced with the following:

(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^(a)</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.

(g) Section 313(2) is deleted and replaced with the following:

(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 ^(a)
<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.

(h) Section 313(3) is deleted and replaced with the following:

(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	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

(i) Section 314(1) is deleted and replaced with the following:

(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^(a)</i>	n/a	n/a
<i>Accessory Boarding</i>	n/a	n/a
<i>Accessory Bed and Breakfast^(b)</i>	n/a	n/a
<i>Accessory Suite^(c)</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.

(j) Section 314(2) is deleted and replaced with the following:

(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 ^(a)
<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.

(k) Section 314(3) is deleted and replaced with the following:

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

Minimum Building Setbacks^(a)	Exterior Lot Line Setback	Interior Lot Line Setback
<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.

(l) Section 315(2) is deleted and replaced with the following:

(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 ^(a)	11 m ^(b)
<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.

(m) Section 315(3) is deleted and replaced with the following:

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

Minimum Building Setbacks ^(a)	Exterior Lot Line Setback	Interior Lot Line Setback
<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.

(n) Section 321(2) is deleted and replaced with the following:

- (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 ^{(a)(b)}	500 m ² (c)	11 m ^{(d)(e)}
<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.

(o) Section 321(3) is deleted and replaced with the following:

- (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

(p) Section 321(5) is deleted in its entirety.

(q) Section 501(1)(a) is amended by deleting the following row:

Accessory boarding 1 space per sleeping unit used for

(r) Section 507 is deleted and replaced with the following:

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.

First public notification given this _____ day of _____, _____.

Second public notification given this _____ day of _____, _____.

Read a first, second, and third time this _____ day of _____, _____.

Per s.52 (3)(a) of the Transportation Act, approved by the Ministry of Transportation and Infrastructure this _____ day of _____, _____.

Adopted this _____ day of _____, _____.

Mike Hurley, Chair

Dorothy Shermer, Corporate Officer