

**METRO VANCOUVER REGIONAL DISTRICT**  
**BYLAW NO. 1447, 2026**  
**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"; 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 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. 1447, 2026".

**Amendment of Bylaw**

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

- (a) In section 104, the definition "**accessory residential dwelling**" is replaced with the following:

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

- (b) In section 104, the definition "**time-sharing use**" is deleted;

- (c) section 210(4) is replaced with the following:

(4) An *accessory suite* is not permitted within a *building* used or intended for use as *duplex residential*, or within an *apartment building*.

- (d) section 317 is replaced with the following:

**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

Assembly	9 ha	n/a
Accessory Residential Dwelling	n/a	n/a
Accessory Uses	n/a	n/a

(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 Height
Principal Buildings	1	12.0 m
Accessory Buildings and Structures	n/a	4.5 m

(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
Principal Building	4.5 m	4.5 m	3.0 m	1.5 m
Accessory Buildings and Structures	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.

### Conditions of Use

(5) The following regulations apply to *hotel* 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 other than *hotel* employees must not exceed 60 consecutive days or a total of 75 days in any one calendar year.

## Maximum Lot Coverage

(6) The maximum *lot coverage* is 10%.

(e) In section 501(1)(b), the text “*Time Share Unit* 1 space per unit” is deleted.

First public notification given this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Second public notification given this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Mike Hurley, Chair

---

## Dorothy Shermer, Corporate Officer