

**FRASER VALLEY REGIONAL DISTRICT**

**BYLAW NO. 1375, 2016**

**A Bylaw to Establish Zoning Regulations for Cultus Lake Park,  
a Portion of Electoral Area "H" of the Fraser Valley Regional District**

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**WHEREAS** the Fraser Valley Regional District Board of Directors ("the Board") has deemed it advisable to adopt *Cultus Lake Park Zoning Bylaw No. 1375, 2016*;

**THEREFORE** the Board enacts as follows:

**1) CITATION**

This bylaw may be cited as Cultus Lake Park Zoning Bylaw No. 1375, 2016.

**2) SCHEDULES**

Schedule A – Zoning Regulations for Cultus Lake Park, and;

Schedule B – Cultus Lake Park Zoning Map.


**3) SEVERABILITY**

If a portion of this *bylaw* is found invalid by a court, it will be severed and the remainder of the *bylaw* will remain in effect.

**4) READINGS AND ADOPTION**


PUBLIC HEARING WAS HELD THIS	15 <sup>th</sup>	day of	December, 2017
READ A FIRST TIME THIS	20 <sup>th</sup>	day of	December, 2017
READ A SECOND TIME THIS	27 <sup>th</sup>	day of	February, 2018
READ A THIRD TIME THIS	27 <sup>th</sup>	day of	February, 2018
ADOPTED THIS	27 <sup>th</sup>	day of	February, 2018

  
Chair/Vice Chair

  
Corporate Officer/Deputy

5) **CERTIFICATION**

I hereby certify that this is a true and correct copy of *Cultus Lake Park Zoning Bylaw No. 1375, 2016* as adopted by the Board of Directors of the Fraser Valley Regional District on the *27<sup>th</sup> day of Feb, 2018*  
Dated at Chilliwack, B.C. this *08<sup>th</sup> day of February, 2018*

  
\_\_\_\_\_  
Corporate Officer/Deputy

**FRASER VALLEY REGIONAL DISTRICT  
CULTUS LAKE PARK ZONING BYLAW NO. 1375, 2016**

**SCHEDULE A – Cultus Lake Park Zoning Regulations**

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## **1 ADMINISTRATION**

### **1.1 APPLICATION**

- 1.1.1 The provisions of this *Bylaw* shall apply to the whole of the area within the boundaries of *Cultus Lake Park* and to buildings and structures thereon, or shown otherwise on Schedule B - Zoning Map for Cultus Lake Park attached to and forming part of this *Bylaw*.
- 1.1.2 Unless otherwise provided, no land, *Building* or *Structure*, or the surface of water, shall be used or occupied, and no *Building* or *Structure* or part thereof shall be erected, moved, altered or enlarged, unless in conformity with this *Bylaw*, and the contrary shall be unlawful.
- 1.1.3 This *Bylaw* shall be administered and interpreted by the Director of Planning and Development, or other official of the *Fraser Valley Regional District* who may be appointed by the *Regional District Board*.
- 1.1.4 This *Bylaw* shall come into force and take effect upon the date of adoption.

### **1.2 PROHIBITIONS**

- 1.2.1 Land, including airspace and the surface of water, must not be used and *Buildings* and *Structures* must not be constructed, altered, located or used except as specifically permitted in this *Bylaw*, except those deemed lawfully under construction and lawfully non-conforming at the time this *Bylaw* was adopted.
- 1.2.2 Where the use of an existing *Building* or *Structure* conforms to the *Bylaw*, but is non-conforming due to size, siting or dimensions there shall be no structural alterations permitted to the *Building* or *Structure* as it exists, however normal maintenance is permitted to continue. New additions to the *Building* or *Structure* are permitted provided it produces no further non-conformities and meets all the requirements of the BC Building Code.
- 1.2.3 No subdivision may be approved, in particular to create *Lots* less than the minimum permissible *Lot* size or contrary to other regulations, as identified in this *Bylaw*.
- 1.2.4 Every *Use* of land, *Building*, and *Structure* permitted in each *Zone* must conform to all of the regulations of the applicable *Zone* and all other regulations of this *Bylaw*.
- 1.2.5 No land, *Building* or *Structure* may be used or occupied except in conformity with this *Bylaw*.

### **1.3 AUTHORIZATION FOR INSPECTION**

- 1.3.1 All officers, employees and agents of the *Fraser Valley Regional District* are authorized to enter at all reasonable times and on any property or premises to inspect and determine whether all regulations, prohibitions and requirements of the *Bylaw* are being met.

## **1.4 OFFENCE AND PENALTIES**

- 1.4.1 A person who contravenes any provisions of this *Bylaw*, or who directs, permits, suffers or allows any act or thing to be done in contravention or violation of any of the provisions of this *Bylaw*, commits an offence and each day that the offence continues constitutes a separate offence.
- 1.4.2 If proceedings are brought under the *Offence Act, RSBC 1996, Chapter 338*, a person convicted of an offence under this *Bylaw* is liable to pay a fine in the maximum amount established under that Act, and any further penalties, costs, fines and compensation that may be ordered by the court under that Act or the *Local Government Act* or both.
- 1.4.3 Proceedings for a contravention of this *Bylaw* may be brought under the *Fraser Valley Regional District Bylaw Offence Notice Enforcement Bylaw* in which case a person who is issued a bylaw notice is liable to pay the penalties established under that bylaw for the contravention.

## **2 DEFINITIONS AND INTERPRETATION**

### **2.1 APPLICABLE REGULATIONS**

- 2.1.1 Where this *Bylaw* sets out two or more regulations that could apply to a situation, the most stringent regulation will apply.
- 2.1.2 Where this *Bylaw* sets out competing general and specific regulations that could apply to a situation, the specific regulation will apply.
- 2.1.3 Nothing contained within this *Bylaw* shall be construed as relieving any person or party to whom a building permit or variance is issued from complying with any other legislation, order or regulation requiring a licence or permit to accomplish, engage in, carry on or maintain a particular business, enterprise, occupation, transaction or *Use*.
- 2.1.4 Nothing contained within this *Bylaw* shall be construed as validating or legalizing any land use in violation of any *Cultus Lake Park* bylaws, or other legislation.

### **2.2 METRIC UNITS**

Metric units are used for all measurements in this *Bylaw*. Imperial measurements, shown in brackets, are also included from time to time following metric units, and are included for convenience only. The following short forms may be used:

- square metres = sq m
- metres = m
- square feet = sq feet
- feet = ft

## 2.3 DEFINITIONS USED IN THIS BYLAW

**ACCESSORY and ACCESSORY USE** means a *Building* or *Use* that is clearly incidental and subordinate, to that which is the *Principal Use* and which is located on the same *Lot* as that occupied by the *Principal Use*.

**ACCESSORY EMPLOYEE RESIDENTIAL USE** means a use *Accessory* to a *Primary Commercial Use* where a *Building* is used for one *Dwelling Unit* for the accommodation of an employee of the *Use* on the same *Lot* as that on which the *Use* occurs.

**ACCESSORY DWELLING UNIT** means a use *Accessory* to a *Commercial Use* where a *Building* or *Buildings* so used include one *Dwelling Unit* for the accommodation of the owner, operator, or manager.

**ACCESSORY OFFICE** use shall not exceed fifteen percent (15%) of the *Floor Area* of the *Buildings* or *Structures* devoted to the *Principal Use*.

**AMUSEMENT PARK** means an outdoor place with various types of machinery, *Structures*, surfaces and permanent installations designed specifically for public recreation and enjoyment for which a user fee or price may be charged, demanded or accepted; includes bicycle, tricycle and other non-motorized carriage type bike rentals, amusement park attractions and operations such as ferris wheel, carousel, miniature train, bumper boats, tower drop rides, rotating swings and other similar equipment (rides) in nature, Mini golf, and Concession with sit down eating and excludes *Water Parks* and water sports, and tracks, paths, stadia, pits or raceways for motorized vehicles and related devices, drive-in movie theatres, rifle ranges and similar installations involving noise-producing weaponry, outdoor facilities for musical or theatrical performances or pinball arcades and related activities.

**ARTISAN SHOP** means a facility for small-scale, on-site production and sale of goods including, but not limited to, such uses as bakeries, craft shops, art and sculpture studios such as potter, glass blower, wood and stone carving, furniture makers and other similar activities.

**BASEMENT** means that habitable portion of a *Building* not more than 2.74 metres (9 feet) in *Height* below the *First Storey*.

**BOARDING** means the provision of accommodation and home life within a *Single-Detached Dwelling* for not more than 2 persons who are not members of a *Household*.

**BUILDING** means a *Structure* used or intended for supporting or sheltering any *Use* or *Occupancy*.

**BYLAW** means Cultus Lake Park Zoning Bylaw No. 1375, 2016.

**CAMPGROUND** means the *Use* of land for the provision of seasonal and short-term accommodation for tents, tent trailers, *Travel Trailers*, *Recreational Vehicles* and campers. Any and all *Cabins* located within a *Campground* or *Conservation Area* is intended for seasonal occupancy. *Occupancy* of a *Cabin* must be limited to a maximum stay of 181 days per calendar year.

**CHIEF BUILDING INSPECTOR** means an *Official* of or appointed by the *Fraser Valley Regional District*.



**CIVIC USE** means a use providing for public functions by a parks board, municipal, provincial or federal government and, also, includes uses such as parks and playgrounds.

**COMMERCIAL** means a category of *Zone, Building or Use* that provides for the sale or provision of goods and professional or personal services.

**COMMERCIAL VEHICLE** means any motor vehicle that is:

- (1) A truck or truck tractor with a licensed gross vehicle weight of 5,600 KG or greater;
- (2) A truck or truck tractor with a height in excess of 2.25 metres;
- (3) A bus with seating capacity greater than nine people; or
- (4) Defined as such in the Commercial Transport Act.

**COMMUNITY WATER SYSTEM** means a water supply system:

- (1) Owned, operated and maintained by the *Fraser Valley Regional District*;
- (2) Operated by a water utility holding a Certificate of Public Convenience and Necessity under the Water Act in respect of which no compliance issues under the Drinking Water Protection Act are outstanding as of the date of subdivision application; or
- (3) Operated by a strata corporation, in accordance with the Strata Property Act, in respect of which no compliance issues under the Drinking Water Protection Act are outstanding as of the date of subdivision application.

**COMMUNITY SANITARY SEWER SYSTEM** means a system of work owned, operated and maintained by the *Fraser Valley Regional District*, Strata Corporation, Improvement District, Utility or Corporation (Private or Public), and which is established and operated under the Public Health Act, and regulations, or Environmental Management Act, and regulations, or any other provincial legislation that may apply, for the collection, treatment and disposal of sanitary sewage, which serves more than one *Parcel*.

**CRAWLSPACE** means an area of a building not more than 1.8m in height and located between the lowest part of a floor assembly and the ground or other surface.

**CULTUS LAKE PARK** means *Cultus Lake Park* within the boundaries shown on Schedule B attached to this *Bylaw*.

**DAYCARE CENTRE** means a group day care centre and other related facilities licensed and in compliance with Provincial legislation.

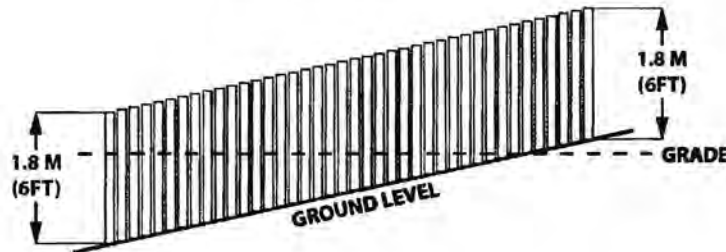
**DENSITY** means the number of *Uses or Dwelling Units* per *Lot*.



**DWELLING UNIT** means a self-contained *Residence* exclusively occupied by no more than one *Household* and containing only one set of cooking facilities. A *Travel Trailer* and *Recreational Vehicles* and the like shall not be considered a *Single-Detached Dwelling* or *Manufactured Home* within the meaning of this definition.

**FENCE** means a constructed barrier erected to enclose or screen a *Use* or *Parcel*. As shown in Figure 1, fence height is the vertical distance between the ground level and the top of the fence at any given point.

**Figure 1: Fence Height**



**FINANCIAL INSTITUTION** means a bank, trust company, investment dealer, credit union, mortgage broker, insurance company, financial planner or similar establishment.

**FIRE INSPECTOR** means an individual by a local authority under Section 8 of the BC Fire Safety Act.

**FIRST STOREY** means the *Storey* with its floor closest to grade and the *First Storey* above the *Basement*, crawl space or slab on ground.

**FLOOR AREA** means the area of a *Storey* or a basement measured to the inside of the exterior walls.

**FOOTPRINT** means the area of the *First Storey* of a *Building*, measured to the outer extent of the exterior walls, including all parts of the *First Storey* with a permanent roof *Structure* such as living space and attached garages.

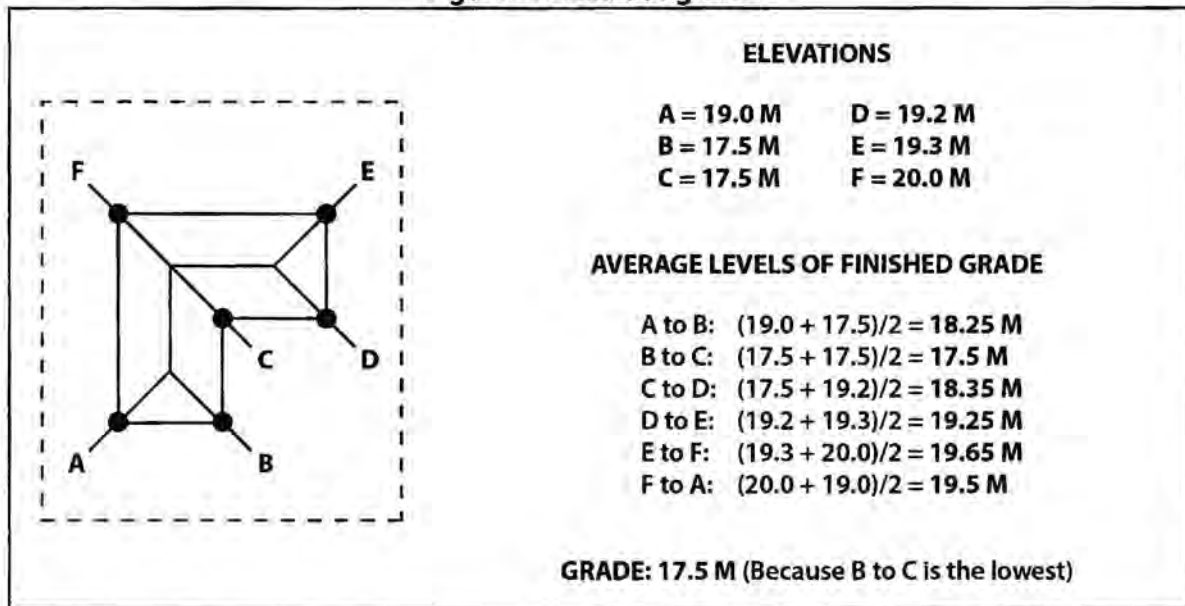
**FRONTING STREET** in relation to a *Corner Lot* means the *Highway* adjacent to the narrower side of the *Lot*.

**FRASER VALLEY REGIONAL DISTRICT** means the governing and executive of the Fraser Valley Regional District.

**GAS BAR** means a retail fueling facility with no more than two pump islands and does not include a service station or automobile repair shop but can include *Accessory* retail to the travelling public and vehicle washing.

**GRADE** means the lowest of the average levels of finished ground levels adjoining each exterior wall, excluding vehicle or pedestrian entrances, as shown in Figure 2.

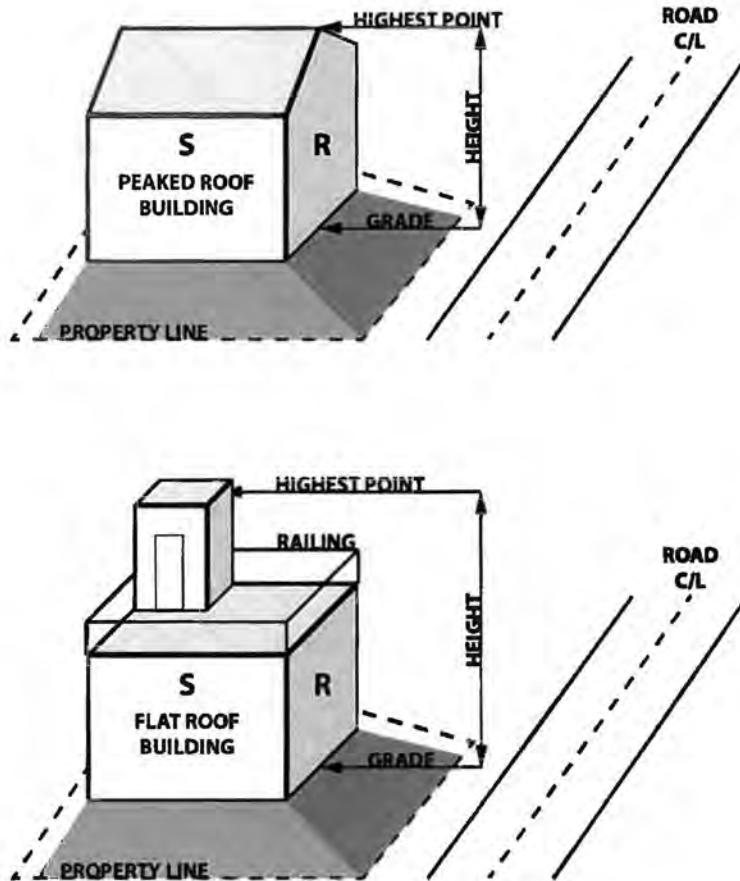
**Figure 2: Calculating Grade**



**GROSS FLOOR AREA** means the *Floor Area* of each *Storey* in each *Building* including exterior walls, excluding area used exclusively for parking purposes.

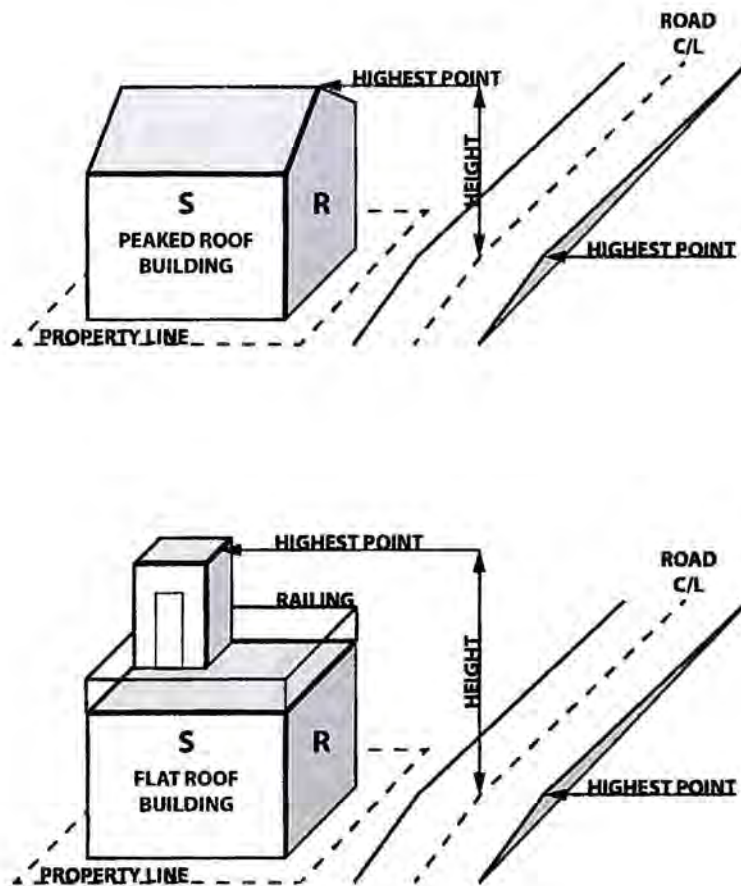
**HEIGHT** (for all zones except R-3 Waterfront Residential and R-4 Hillside Residential) means the greatest vertical distance between *Grade* and the highest point on a structure including elevator and stairway housings, and guard railings and excluding chimneys and similar fixtures, as shown in Figure 3

**Figure 3: Calculating Height**



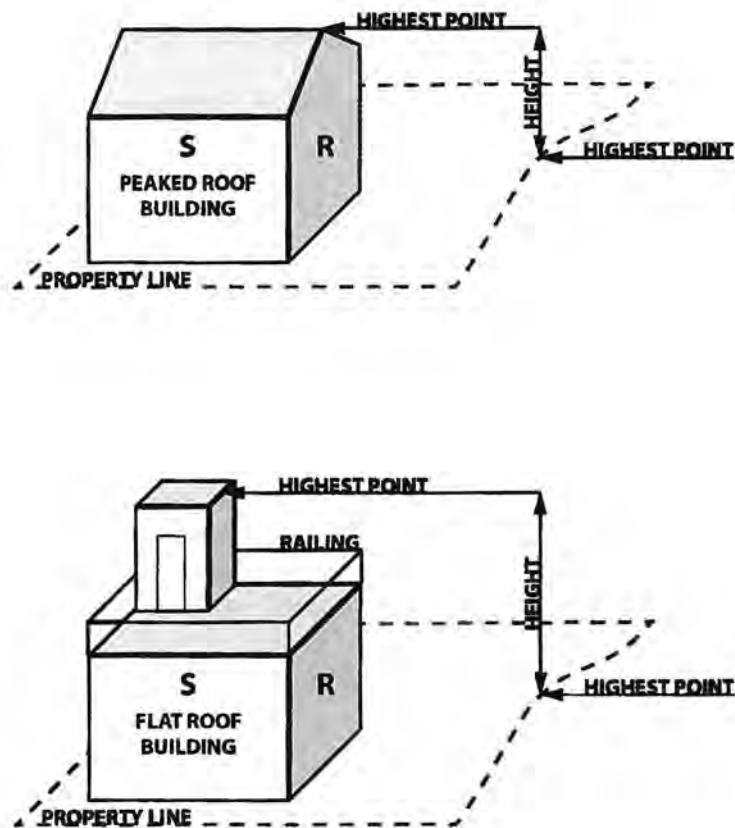
**HEIGHT** (for the R-3 Waterfront Residential zone) means the greatest vertical distance between the highest point of the centre line of the street at the rear of the building and between the projection of the side lot lines and the highest point on a structure including elevator and stairway housings, and guard railings and excluding chimneys and similar fixtures, as shown in Figure 4.

**Figure 4: Calculating R-3 Height**



**HEIGHT** (for the R-4 Hillside Residential zone) means the greatest vertical distance between the highest point on the property line at the high side (upslope) side of a Lot and the highest point on a structure including elevator and stairway housings, and guard railings and excluding chimneys and similar fixtures, as shown in Figure 5

**Figure 5: Calculating R-4 Height**



**HIGHWAY** means a street, road, Lane, pathway, walkway, bridge, viaduct and any other way open to public use, other than a private right-of-way on privately owned Lots.

**HOUSEHOLD** means one of the following *Residential Occupancies* in one *Dwelling Unit*:

- (1) A person;
- (2) Two or more persons related by blood, marriage, adoption or foster parenthood; or
- (3) Not more than 4 unrelated persons living together.

**INSTITUTIONAL USE** means land and *Buildings* that provide for public functions such as hospitals, public schools, community centres, libraries, museums, parks, playgrounds and protective services and the like.

**LANDSCAPING** means a vegetated area, garden or combination thereof, which has a mix of ground cover, plants, shrubs, trees, hard surfaces such as brick or stone and other landscape elements such as walkways, seating areas, water features and public art.

**LANE** means a *Highway* that provides a secondary means of access to a *Lot* at the side or rear.

**LOT** means a *Parcel* of land occupied by or which may be occupied by a *Building* and its *Accessory Building* or *Buildings* and including the *Setbacks*, *Yard* and other open spaces required by this *Bylaw*.

**LOT AREA** means the total area of the *Parcel* or *Lot* expressed in square metres or hectares.

**LOT, CORNER** means the *Parcel* or *Lot* at the intersection or junction of two or more *Highways* other than a *Lane*.

**LOT COVERAGE** means the percentage of the *Parcel* or *Lot* covered by the *Footprint* of all *Buildings* and *Structures*.

**LOT LINE** means the legally defined limits of any *Parcel* and *Lot*.

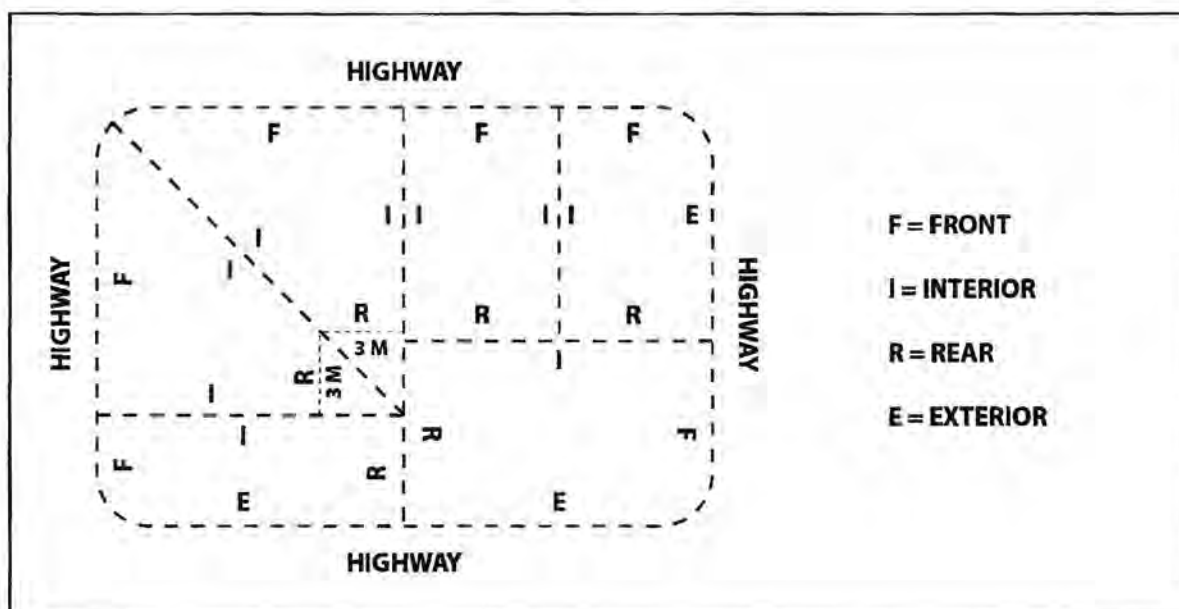
**LOT LINE, EXTERIOR** means a side *Lot Line*, other than a *Front* or *Rear Lot Line*, which abuts a *Highway* on a *Corner Lot*, as shown in Figure 5.

**LOT LINE, FRONT** means any *Lot Line* common to a *Lot* and one *Highway* as shown in Figure 5. Where a *Lot* has frontages on more than one *Highway*, the *Front Lot Line* is the shortest *Lot Line* adjacent to a *Highway*. If a *Lot* has frontages on more than one *Highway* and the frontages are the same length, then any frontage may be the *Front Lot Line*, provided it is opposite and not connected to the *Rear Lot Line*.

**LOT LINE, INTERIOR** means a side *Lot Line* between two or more *Lots* or a *Lane*, other than a *Front* or *Rear Lot Line*, as shown in Figure 5.

**LOT LINE, REAR** means the boundary of a *Lot* which is opposite to and is not connected to the *Front Lot Line*, as shown in Figure 6. In the case of a triangular shaped *Lot*, a *Rear Lot Line* is a line 3.0 metres in length that is entirely within the *Lot* and is parallel to and at a maximum distance from the *Front Lot Line*.

### Figure 6: Lot Lines



**LOT WIDTH** means the width of a *Lot* between the two side *Lot Lines* as measured at the minimum *Setback* distance from the *Front Lot Line* along a line perpendicular to the centre of the *Front Lot Line*. In the case of the panhandle Lot, the panhandle will not be considered as part of the calculation for minimum lot width.

**MANUFACTURED HOME** means a dwelling built under CSA standard Z240 or A277, whether ordinarily equipped with wheels or not, that is designed, constructed or manufactured to be moved from one place to another by being towed or carried and attached to a *Permanent Foundation*. Mobile manufactured homes include single-wide and double-wide manufactured homes, but not modular homes built under CSA standard A241, travel trailers, recreational vehicles or campers.

**MARINA** means the use of land, *Buildings, Structures* and the surface of water for providing docking, berths, and facilities for launching and storage of pleasure boats, and includes boat rental facilities, the sale of motor fuels and lubricating oils, and other retail sales clearly incidental to marine activities of a recreational nature including concession food services, includes one (1) *Accessory Employee Residential Use*.

**NEIGHBOURHOOD PUB** means an establishment licensed as a neighbourhood public house in accordance with the Liquor Control and Licensing Act.

**OCCUPANCY** means the *Use* or intended *Use* of a *Building* or part thereof for the shelter or support of persons or property.



**OFFICIAL** means an employee or agent appointed by the *Fraser Valley Regional District*.

**OFFICIAL COMMUNITY PLAN** means a community plan that is adopted by the *Fraser Valley Regional District Board* under the authority of Section 472 of the Local Government Act.

**PAD** means one of the following:

- (1) A paved surface on which blocks, posts, runners or strip footings are placed for the purpose of supporting a *Manufactured Home*; or
- (2) A concrete pad, slab or floor supporting a *Building, Structure* or space such as a patio.

**PARCEL** means any *Lot*, including leased lots, block or other area in which land is held or into which it is subdivided but does not include a *Highway*.

**PARK BOARD** means the members of the *Cultus Lake Park Board*.

**PARKING SPACE** means a space of the size and dimensions to park one motor vehicle and does not include aisle space and other areas providing access to the parking space.

**PAVILION** means a weather protection structure for picnics and park uses.

**PERMANENT FOUNDATION** means a foundation that significantly alters land because it is constructed on and is physically difficult to remove. Block or concrete post footings are not considered to be permanent foundations.

**PERSONAL SERVICE ESTABLISHMENT** means an establishment that provides personal goods or services to persons involving the health, beauty or grooming of a person, such as barber shops, hairdressers, tailors, laundromats, dry cleaning and shoe repair shops. Personal service establishments do not include health services.

**PLACE OF WORSHIP** means the *Use of land or Buildings* for religious worship such as churches, chapels, synagogues, temples, monasteries and convents.

**PRIMARY USE** means the main purpose for which land, *Buildings* or *Structures* are used.

**PRINCIPAL BUILDINGS** means a *Building* within which the *Primary Use* on the *Lot* occurs.

**RECREATIONAL FACILITY – INDOOR** means land or *Buildings* for the provision of recreation and sports activities primarily conducted indoors such as arcades, arenas, fitness clubs, racquet courts, gymnasias, dance studios, swimming pools and bowling alleys.

**RECREATIONAL FACILITY – OUTDOOR** means a *Use* providing for open area leisure time activities requiring specialized equipment, taking place at prescribed places, sites or fields and involves periodic public congregation and could include outdoor facilities for musical or theatrical performances, outdoor market such as a farmers or artisan market and related activities; but excludes *Amusement Parks* and golf courses.

**RECREATIONAL VEHICLES** means a vehicular unit designed as temporary living quarters for recreational camping, travel or seasonal use that either has its own motive power or is mounted on or towed by another vehicle, but excludes park model trailers and mobile homes.

**REGIONAL DISTRICT BOARD** means the governing and executive body of the *Fraser Valley Regional District*.

**RENTAL CABIN** means a *Structure* with a maximum *Gross Floor Area* of 46 square metres (500 square feet) that can only be rented for seasonal *Occupancy*.

**RESIDENTIAL** means a category or *Zone, Building or Use* that provides for *Dwelling Units* for human habitations.

**RETAIL STORE** means the Use of land and Buildings for retail sales.

**RETAINING WALL** means a *Structure* constructed to hold back, stabilize or support a bank as a result of changes in elevation on a *Parcel* or *Lot*.

**SCREENING** means a *Fence, wall, compact evergreen hedge, berm, or combination, supplemented with Landscape planting* that would effectively screen the *Use, Lot* or portion of the *Lot* it encloses from adjacent *Lots* and *Highways*.

**SECONDARY USE** means a Use that is *Accessory* to a *Primary Use* on the same *Parcel* or *Lot*.

**SETBACK** means:

- (1) The minimum permitted distance between a *Building Structure* and the related *Lot Lines*; or
- (2) The required minimum distance from a watercourse, or other body of water to the *Building* or *Structures* or any landfill or structure support required to elevate a floor system or *Pad* above the Flood Construction Level; or
- (3) The minimum separation between *Buildings* and *Structures* on a *Lot*.

**SINGLE-DETACHED DWELLING** means a *Building* that contains one *Dwelling Unit* for *Residential Use* and is separate on all sides from any other *Structure*.

**STOREY** means the portion of a *Building*, excluding a *Basement, cellar or crawl spaces* that are situated between the top of any floor and the top of the next floor above it, or the ceiling above it where there is no floor above the ceiling.

**STRUCTURE** means any *Building* or construction fixed to, supported by or sunk into land or water such as swimming pools, satellite dishes, parkade and *Retaining Walls*.

**USE** means the purpose or function to which land, *Buildings* or *Structures* are put.

**UTILITY** means a system, work, building, plant, equipment or resource for the provision and maintenance of infrastructure such as water, sewer, drainage, gas, electricity, transportation, communication, or *Fraser Valley Regional District* works services.

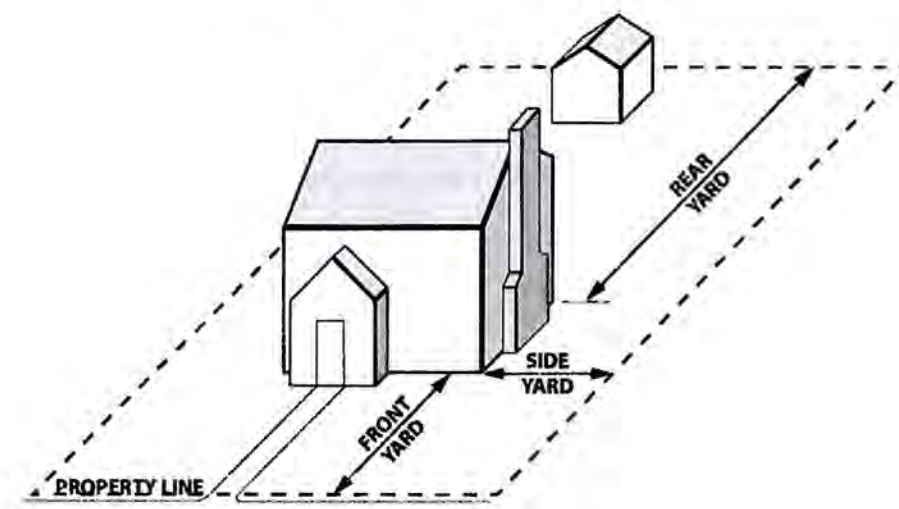
**WATER PARK** means a commercial or public park that features water play areas, such as swimming pools, water slides, splash pads, spray play grounds, lazy rivers, or other recreational bathing, swimming and barefooting environments, accessory amusement facilities and food services.

**YARD, FRONT** means part of a *Parcel* lying between the *Front Lot Line* and the front of the *Principal Building* and extended across the full width of the *Parcel*, as shown in Figure 6.

**YARD, REAR** means part of a *Parcel* lying between the *Rear Lot Line* and the rear of the *Principal Building* and extended across the full width of the *Parcel*, as shown in Figure 6.

**YARD, SIDE** means part of a *Parcel* extending from the *Front Yard* to the *Rear Yard* and lying between the *Interior or Exterior Lot Line* and closest side of the *Principal Building*, as shown in Figure 7.

**Figure 7: Front, Rear and Side yards**



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

### **3 GENERAL REGULATIONS**

#### **3.1 PERMITTED USES**

The following uses are generally permitted in all zones:

##### **3.1.1 *Civic Uses***

##### **3.1.2 *Utilities* provided that:**

- 3.1.2.1 utility structures are for transmission of water, sewage, rainwater, electrical power, telecommunication, natural gas, cable television and other similar services, and the facilities are exempt from minimum *Lot* size requirements;
- 3.1.2.2 the structure or use is necessary in this location for the safe and efficient operation of the utility or service;
- 3.1.2.3 the utility or service is for the benefit of the general public;
- 3.1.2.4 screening at least 0.9 metres in height is included on all boundaries except as required elsewhere in this *Bylaw*; and
- 3.1.2.5 security fencing at least 1.8 metres in height shall be maintained around the utility where any danger to persons exists.
- 3.1.2.6 *Temporary Structures* may be used for the storage of construction equipment and materials or for an office required during a construction project on any *Lot* subject to the following:
  - 3.1.2.6.1 there is a lawful building permit for the construction;
  - 3.1.2.6.2 the temporary structure is removed upon completion of the construction project; and
  - 3.1.2.6.3 for the purpose of this section, no structure designed as a *Dwelling Unit* may be used as a temporary structure in the *Cultus Lake Park*.

##### **3.1.3 A *Use* is only permitted if lawfully established and ongoing in accordance with:**

- 3.1.3.1 Any applicable "Regulations", as identified in each *Zone*; and
- 3.1.3.2 Such further general regulations applicable to the use, as identified throughout this *Bylaw*.

#### **3.2 PROHIBITED USES**

##### **3.2.1 A *Use* not specifically permitted in a *Zone* is prohibited from that *Zone*.**

##### **3.2.2 No land, *Building* or *Structure* may be used for a *Use* that is not specifically listed under the heading "Permitted Use" in the *Zone* that the land, *Building* or *Structure* is located, and no *Building* or *Structure* may be placed, constructed, sunk into, erected, moved, sited, altered or enlarged for any *Use* other than a specifically permitted use in the *Zone*. Furthermore:**

- 3.2.2.1 A *Use* listed under "Secondary Use" is only permitted if a *Use* under "Primary Uses" is lawfully established and ongoing.



- 3.2.2.2 A *Use* listed under "Site Specific Permitted Uses" is only permitted on the specific *Lots* identified.
- 3.2.3 The following *Uses* are prohibited unless specifically permitted:
  - 3.2.3.1 Any use located all or partly within a tent, Recreation Vehicle or vehicles except for temporary use as street merchants or concessions.
  - 3.2.3.2 The accommodation of more than one *Household* in a *Dwelling Unit*.
  - 3.2.3.3 The storage of fuel or other flammable liquids in quantities greater than 20 litres in or adjacent to a *Dwelling Unit* or *Accessory Buildings* except under permit from the *Fire Inspector*.
  - 3.2.3.4 More than one cooking facility (kitchen) in a *Dwelling Unit*.
  - 3.2.3.5 The accommodation of persons in a *Recreational Vehicle* in a *Residential Zone*.
- 3.2.4 Notwithstanding any other provisions of this *Bylaw*, a *Use* that produces any of the following across any *Lot Line* containing the *Use*, or as a periodically recurring result of the *Use*:
  - 3.2.4.1 Unreasonable or objectionable levels of sound, noise, heat or glare;
  - 3.2.4.2 Unsafe, unhealthful or objectionable levels of odour, vapour, dust, fumes, ash or any other toxic or nontoxic mater;
  - 3.2.4.3 Ground vibration;
  - 3.2.4.4 Radiation or electromagnetic interference;
  - 3.2.4.5 Any health or safety hazard to persons or property in areas surrounding the *Use*.

### 3.3 PRINCIPAL BUILDINGS PER LOT

Only one *Principal Building* may be located on any one *Lot*, except as otherwise permitted in this *Bylaw*.

### 3.4 ACCESSORY BUILDINGS, STRUCTURES AND USE

The following apply to *Accessory Buildings, Structures and Uses*:

- 3.4.1 No *Accessory Building and Structure* is permitted on any *Lot* unless the *Principal Building* to which the build, structure or use is an *Accessory* has been erected or will be erected simultaneously with the *Accessory Building, Structure or Use*.
- 3.4.2 An *Accessory Residential Use* shall be limited to the following:
  - 3.4.2.1 Gardening activities;
  - 3.4.2.2 *Residential* storage and maintenance items;
  - 3.4.2.3 Housing for *Household* pets not exceeding three (3) in number;
  - 3.4.2.4 Off-street parking associated with a *Single-Detached Dwelling*.

3.4.3 Where *Accessory Buildings or Structures* greater than 10 square metres are permanently attached to the *Primary Use Building* or sited closer than 0.6 metres, they shall be considered part of the *Primary Use Building* and must comply in all respects with the requirements of this *Bylaw* applicable to *Primary Use Buildings*. *Accessory Buildings or Structures* 10 square metres or less may be located anywhere on the lot behind the front face of a *Principal Building*.

3.4.4 No *Accessory Building or Structure* on a *Residential Zoned Lot* shall be located in a *Front Yard*.

### **3.5 FENCES**

3.5.1 On *Residential* properties and subject to the visual clearance requirement of Section 3.8, fencing will not exceed the following heights:

3.5.1.1	Front Yard and Exterior Side Yard	1.3 metres (4.5 feet)
3.5.1.2	Interior and Rear Yard	1.8 metres (6 feet)

3.5.2 *Fences* shall not be constructed of barbed wire nor be electrified.

### **3.6 ROADS AND LANES**

3.6.1 No *Building or Structure* shall be located closer than 4.5m to the right-of-way boundary of any Ministry of Transportation and Infrastructure roadway, including Columbia Valley Road.

3.6.2 Roads and lanes may be used for public conveyance and uses normally associated with and ancillary to local public roadways.

### **3.7 LIGHTING**

Site lighting shall be designed to minimize "light spill" onto adjacent lands and 'light pollution' in the night sky. Site lighting shall be designed to emit no light above horizontal through the use of shielding, 'full cut-off' lights, or other means to direct light towards the ground or surface requiring illumination.

### **3.8 HEIGHT EXCEPTIONS**

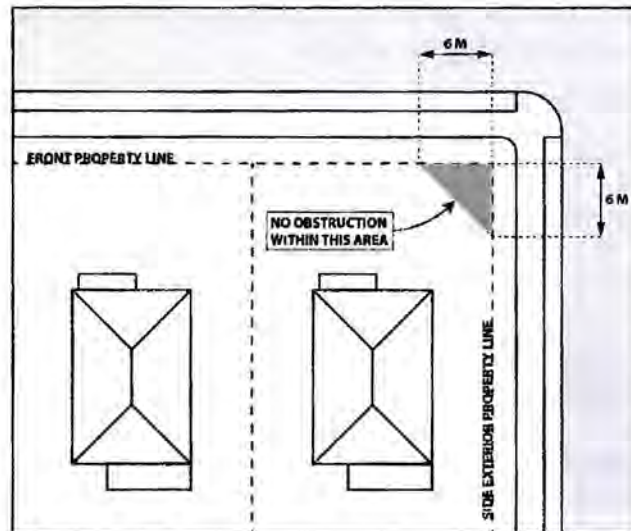
Any of the following may exceed the "Maximum Height" regulations of this *Bylaw*:

- 3.8.1 Chimney stacks;
- 3.8.2 HVAC equipment;
- 3.8.3 Mechanical appurtenance on rooftops, including satellite dishes or other telecommunications apparatus used for domestic or commercial purposes;
- 3.8.4 Monument, sculpture;
- 3.8.5 Radio and television antenna; and
- 3.8.6 Skylights, excluding structures providing access to rooftop decks.

### 3.9 VISUAL CLEARANCE AT INTERSECTIONS

In all *Zones*, no *Fence*, wall or *Structure* is to be erected to a height greater than 0.9 metres and no hedge, bush, shrub, tree or other growth will be maintained or allowed to grow so as to obstruct vision in the area bounded by the intersecting *Lot Lines* at a *Highway*, *Lane* or roadway corner, or driveway corner and a line joining points along the *Lot Line* edge 6.0 metre from their point of intersection as shown in Figure 8.

**Figure 8: Vision Clearance at Intersections**



### 3.10 DENSITY

- 3.10.1 Where a *Zone* includes a regulation entitled "*Floor Area*", the *Gross Floor Area* of all floors of all *Buildings*, including *Accessory Buildings* but excluding areas used exclusively for parking purposes, on the *Lot* divided by the total area of the *Lot* must not exceed the ratio identified in the *Zone* in which the *Lot* is located.
- 3.10.2 Where a *Zone* includes a regulation entitled "*Density*", that is expressed as an absolute number of units, no *Lot* may be subdivided and no *Lot* may be developed with more than the number of *Lots* or units identified for the *Zone* in which the *Lot* is located.
- 3.10.3 Where a *Zone* includes a regulation entitled "*Density*" that is expressed with a square metre figure, no *Lot* may be developed with less than the area noted for the *Zone* in which the *Lot* is located.
- 3.10.4 For certainty, where more than one of the above density regulations apply to any particular *Lot*, the most restrictive governs but all remain applicable.



### 3.11 SCREENING AND LANDSCAPING

3.11.1 Subject to the visual clearance requirement of Section 3.8, *Screening* will not exceed the following *Heights*:

3.11.1.1 *Front Yard and Exterior Side Yard* 1.3 metres (4.5 feet)

3.11.1.2 *Interior and Rear Yard* 1.8 metres (6 feet)

3.11.2 All areas not utilized by *Buildings, Structures* or paved areas shall be *Landscaped*.

3.11.3 *Landscaping* shall consist of a suitable combination of trees, shrubs, flowers, ground cover, lawns or other horticultural elements together with other architectural elements designed to enhance the visual amenity of the property.

### 3.12 OFF-STREET PARKING AND LOADING

3.12.1 Application of Regulations

3.12.1.1 The off-street parking or storage of the following is not permitted on any *Residentially Zoned Lots*:

3.12.1.1.1 Commercial trailers;

3.12.1.1.2 Vehicles for hauling of solid waste or sewage; or

3.12.1.1.3 Vehicles for hauling hazardous materials.

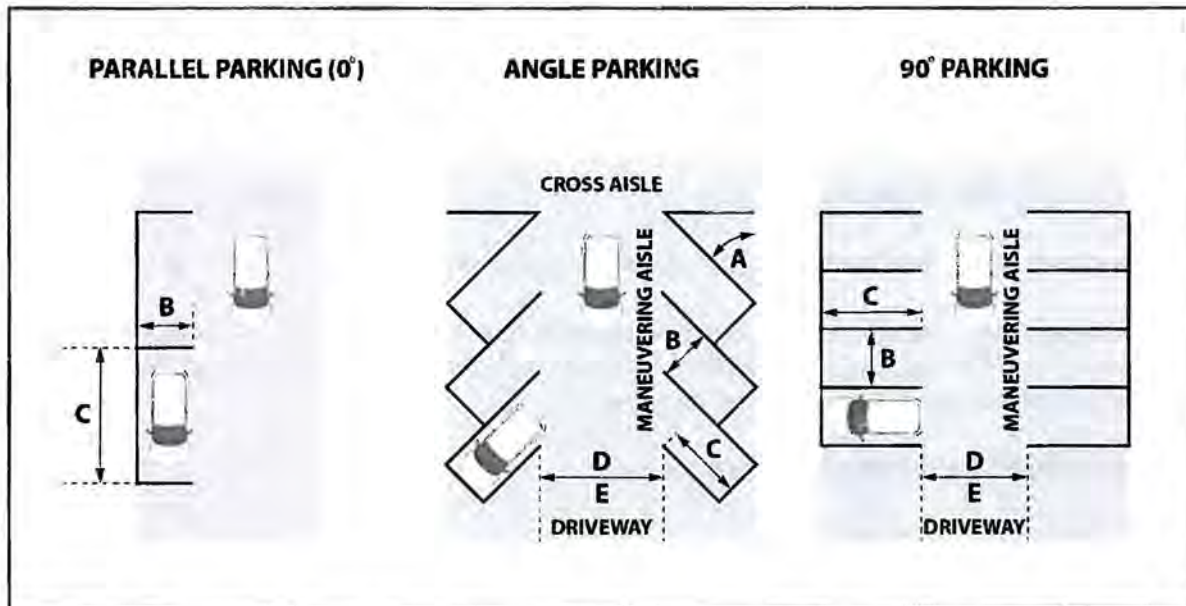
3.12.2 No contractors equipment shall be stored or parked on any *Lot* unless completely enclosed within a *Structure Accessory* to a *Residential Use*.

### 3.13 OFF-STREET PARKING STANDARDS

3.13.1 The minimum parking space dimensions for motor vehicles, not including commercial vehicles, shall be in accordance with Table 1 and Figure 9.

**Table 1: Off-Street Motor Vehicle Parking Dimensions**

Angle (Degree)	Space Width	Space Length	Driveway Width One-Way	Driveway Width Two-Way
A	B	C	D	E
0	2.1 m	7.3 m	3.5 m	6.0 m
30	2.8 m	6.1 m	3.5 m	6.0 m
45	2.8 m	5.8 m	4.0 m	6.0 m
60	2.8 m	5.5 m	5.5 m	6.0 m
90	2.8 m	5.5 m	7.0 m	7.0 m

**Figure 9 Parking Space Dimensions**

3.13.2 All off-street motor vehicle parking spaces shall have a minimum 2.1 m overhead height clearance.

3.13.3 In order to be considered as a required residential motor vehicle parking space:

3.13.3.1 vehicles using parallel parking spaces may use a portion of the road width, however, the vehicle must be able to park entirely outside the travel lane delineated by the yellow lines;

3.13.3.2 parking spaces shall have a minimum 2.1 m overhead height clearance;

3.13.3.3 any sloped area within the property line that is required to access the parking space shall not have a slope greater than 15%; and

3.13.3.4 parking areas shall be surfaced with concrete, brick or similar pavement that provides a surface which is durable and dust-free and shall be graded and drained as to properly dispose of all surface water.

3.13.4 Adequate provision shall be made for vehicle movement to all non-residential off-street motor vehicle parking spaces at all times by means of unobstructed maneuvering aisles and cross aisles, having widths not less than:

3.13.4.1 7.0 m, where parking spaces are located at 90° to the maneuvering aisle providing access to the space.

3.13.4.2 6.0 m, where parking spaces are located at 60° or less to the maneuvering aisle providing access to the space.

3.13.4.3 One-way cross aisles shall have a minimum width of 4.0 m. Two-way cross aisles shall have a minimum width of 7.0 m. Cross aisles are traffic corridors connecting maneuvering aisles.

- 3.13.4.4 All parking and loading areas shall be provided with adequate curbs in order to retain all vehicles within such permitted parking areas, and ensure that required fences, walls, hedges or landscaped areas, as well as any buildings, will be protected from parked vehicles.
- 3.13.4.5 Parking and loading areas shall be surfaced with:
- 3.13.4.5.1 An asphalt, concrete, brick or similar pavement that provides a surface which is durable and dust-free and shall be graded and drained as to properly dispose of all surface water.
  - 3.13.4.5.2 A permeable surface material, including porous pavement, pervious unit paver systems or unit grass pave systems, that allows all precipitation events to infiltrate into the underlying soil.
  - 3.13.4.5.3 In the case of single detached and semi-detached dwellings, an alternative finished surface treatment such as crushed gravel.
- 3.13.4.6 All parking and loading areas shall be illuminated to a minimum of 5.8 lux/ m<sup>2</sup>.
- 3.13.4.7 Any lighting installed to illuminate a parking space, loading space or parking facility shall be directed to that parking area and not on any adjacent parcels.

### **3.14 ACCESSIBLE MOTOR VEHICLE PARKING SPACES**

All commercial, public, apartment and non-residential uses must provide 4% of the total required number of off-street motor vehicles parking spaces or a minimum of 1 space, whichever is greater, for the use of persons with physical disabilities. Each space must be:

- 3.14.1 At least 3.7 metres in width;
- 3.14.2 Located as close as possible to a building entrance; and
- 3.14.3 Be clearly identified as an accessible parking space.

### **3.15 COMMERCIAL PARKING SPACE REQUIREMENTS**

**Table 2 – Number of Parking Spaces Required by Use**

<b>Use</b>	<b>Number of Parking Spaces Required</b>
Golf Course	2 per hole
Driving Range	1 per driving range tee
Institutional Use	1 per 40 square feet of floor area

#### 4 ESTABLISHMENT OF ZONES

The area within the boundaries of the *Cultus Lake Park* shall be divided into the *Zones* identified in Column I and Column II of Table 3.

**Table 3: Establishment of Zones**

<b>COLUMN I Zones</b>	<b>COLUMN II Description</b>
<u>Residential Zones</u> R-1 R-2 R-3 R-4	Suburban Residential Urban Residential Waterfront Residential Hillside Residential
<u>Commercial Zones</u> C-1 C-2 C-3 C-4 C-5	Local Commercial Tourism Commercial Amusement Park Tourism Commercial Water Park Campground Golf Course
<u>Public and Institutional Zones</u> P-1 P-2 P-3 P-4 P-5	Local Park Conservation Area Landfill Lands Institutional Service and Management Institutional Community

##### 4.1 ZONE TITLE

The correct name of each *Zone* provided for in this *Bylaw* is set out in Column I of Table 3. The *Zone* names are grouped into categories by predominant uses for the respective *Zones*, although mixed *Uses* and *Uses* from other categories may be permitted when specifically listed under "Permitted Uses".

##### 4.2 LOCATION OF ZONES

The location of each *Zone* is established on Schedule B, the Zoning Map of this *Bylaw* which is attached thereto and forms part of this *Bylaw*. The "Prohibitions", "Regulations" and requirements of each *Zone* in this *Bylaw* are applicable to the areas designated on Schedule B of this *Bylaw*: Zoning Map.



### 4.3 ZONE BOUNDARIES

Where a *Zone* boundary is shown on Schedule B of this *Bylaw*, the Zoning Map, following a feature such as *Highway* or water course, the centreline shall be the *Zone* boundary. Where the *Zone* boundary does not follow a legally defined line, the location of the zoning boundary shall be determined by the *Fraser Valley Regional District* by scaling from the Zoning Map (Schedule B of this *Bylaw*).

### 4.4 ZONE REGULATIONS

- 4.4.1 In each *Zone*, the table in the "Regulations" section sets out the subdivision and development regulation that apply to all *Lots* in the *Zone*.
- 4.4.2 No *Building* or *Structure* is to be constructed, located or altered which contravenes the "Regulations" section of the applicable *Zone*.

## 5 RESIDENTIAL ZONES

### 5.1 R-1 SUBURBAN RESIDENTIAL

Purpose: To support residential use of generally large uniform suburban residential lots.

#### 5.1.1 Permitted Uses

The following *Uses* are permitted in the R-1 *Zone*:

<b>Primary Uses</b>	
5.1.1.1	Single-Detached <i>Dwelling Unit</i>
5.1.1.2	<i>Manufactured Home</i>
<b>Secondary Uses</b>	
5.1.1.3	<i>Accessory Uses</i>
5.1.1.4	<i>Boarding</i>

#### 5.1.2 Site Specific Permitted Uses

Currently no site specific permitted uses.

#### 5.1.3 Regulations

COLUMN I	COLUMN II
5.1.3.1 <i>Density per Lot</i>	One (1) Single-Detached <i>Dwelling Unit</i>
Maximum <i>Lot Coverage</i>	
5.1.3.2 <i>Primary Uses</i> , including attached decks	25%
5.1.3.3 <i>Accessory Uses</i> , including detached decks	lesser of 60 sq m or 10%
Maximum <i>Building /Structure Height</i>	
5.1.3.4 <i>Principal Building/Structure</i>	7.6m (25ft) Maximum two (2) <i>Stories</i> plus <i>Basement</i> or <i>Crawlspace</i> and roof.
5.1.3.5 <i>Accessory Building/Structure</i> (less than 10m <sup>2</sup> )	3.0m (10ft)
5.1.3.6 <i>Accessory Building/Structure</i> (greater than 10m <sup>2</sup> )	4.0m (13ft)
5.1.3.7 <i>Parking spaces</i>	2

**5.1.4 Setbacks from Lot Lines**

	<b>Front Lot Line</b>	<b>Rear Lot Line</b>	<b>Interior Lot Line</b>	<b>Exterior Lot Line</b>
Single Family Dwelling <sup>5.1.4.1, 5.1.4.8</sup>	6.0 m	10.7 m	1.5 m	4.5 m
Eaves, Gutters and Sunlight Controls	4.5 m	9.8 m	0.9 m	3.6 m
Decks, Balconies, <sup>5.1.4.2</sup>	3.0 m	5.3 m	1.5 m	4.5 m
Uncovered external stairs -	3.0 m	5.3 m	0.6 m	3.6 m
Supporting Posts for Decks, Balconies	3.6 m	5.9 m	1.5 m	4.5 m
Chimneys, China Cabinets, Eating Nooks <sup>5.1.4.1, 5.1.4.3</sup>	5.4 m	10.1 m	1.0 m	4.0 m
Cantilevered Bay Windows <sup>5.1.4.1, 5.1.4.4</sup>	5.4 m	10.1 m	1.0 m	4.0 m
In-ground structures <sup>5.1.4.5</sup>	0.3 m	0.3 m	0.3 m	0.3 m
Patios <sup>5.1.4.6</sup>	1.5 m	1.5 m	0	0
Retaining Walls, Curbs, at grade stairs <sup>5.1.4.7</sup>	0	0	0	0
Accessory Residential	6.0 m	1.2 m	1.2 m	4.5 m
Accessory Residential Eaves, Gutters	5.4 m	0.6 m	0.6 m	3.9 m

All measurements are in meters and are unobstructed and open to the sky.

- 5.1.4.1 Building cladding materials such as siding, brick, stucco, hardy-board or materials required to enhance fire resistance may project 3.0 centimetres into any required setback.
- 5.1.4.2 Decks or Balconies shall have no enclosing walls. Decks or Balconies may have guard railings and may have screening to maximum height of 1.5 metres above the floor of the Deck, Balconies or Stairs.
- 5.1.4.3 Chimney, China Cabinets, Eating Nooks shall not exceed 1.8 metres in length or 0.6 metres in depth.
- 5.1.4.4 Cantilevered Bay Window shall not exceed 3.0 metres in length or 0.6 metres in depth.
- 5.1.4.5 In-ground structure means an in-ground swimming pool, in-ground stairs, or other underground structures. No portion of an in-ground structure shall extend more than 0.3 metres above grade, except for required guard railings.
- 5.1.4.6 Patios may be constructed of concrete, asphalt, rock, gravel, wood or earth and shall not exceed 0.45 metres in height.
- 5.1.4.7 At grade stairs, which are set into the natural grade, may be sited anywhere on a lot.
- 5.1.4.8 All structures, required guard railings and building materials must meet BC Building Code requirements as amended from time to time.

**5.1.5 Additional Regulations for this Zone**

- 5.1.5.1 R-1 Lots may be used for "Permitted Uses" without connecting to a public sewer system; however, the *Principal Use* must be connected to an *Approved Community Water System*.

5.1.5.2 A *Manufactured Home* shall have a minimum width and length of 6 metres excluding approved additions and projections.

5.1.5.3 The parking of one (1) only *Commercial Vehicle* per *Lot* having a gross vehicle weight in excess of 5,600 kg shall be permitted where the owner or driver of said vehicle is a resident thereon and where the said vehicle is parked entirely on said property, and can be screened from the adjacent *Lot* or *Lots* by *Screening* 1.8 metres in Height.

## 5.2 R-2 URBAN RESIDENTIAL

Purpose: To support residential use of *Lots* not on the lakeshore but located in the older section of *Cultus Lake Park* with access to all available community services.

### 5.2.1 Permitted Uses

The following *Uses* are permitted in the R-2 *Zone*:

<b>Primary Uses</b>	
5.2.1.1	Single-Detached <i>Dwelling Unit</i>
5.2.1.2	<i>Manufactured Home</i>
<b>Secondary Uses</b>	
5.2.1.3	<i>Accessory Uses</i>
5.2.1.4	<i>Boarding</i>

### 5.2.2 Site Specific Permitted Uses

Currently no site specific permitted uses.

### 5.2.3 Regulations

COLUMN I		COLUMN II
5.2.3.1	<i>Density per Lot</i>	One (1) Single-Detached <i>Dwelling Unit</i>
5.2.3.2	Maximum <i>Lot Coverage</i> for all <i>Buildings/Structure</i> for lots with a <i>lot width</i> greater than 7.6 m or a length greater than 19.8 m.	60%
Maximum <i>Building /Structure Height</i>		
5.2.3.3	<i>Principal Building/Structure</i>	8.5m (28ft) Maximum two (2) <i>Stories</i> plus <i>Basement</i> or <i>Crawlspace</i> and roof.
5.2.3.4	<i>Accessory Building/Structure</i> (less than 10m <sup>2</sup> )	3m (10ft)
5.2.3.5	<i>Accessory Building/Structure</i> (greater than 10m <sup>2</sup> )	4.0m (13ft)
5.2.3.6	<i>Parking spaces</i>	2



**5.2.4 Setbacks from Lot Lines**

	Front Lot Line	Rear Lot Line	Exterior Lot Line	Interior Lot Line		
				Lot Width Equal to or less than 7.62m (25ft)	Lot width greater than 7.62m (25ft) and less than or equal to 9.144m (30ft)	Lot Width greater than 9.144m (30ft)
Single Family Dwelling <sup>5.2.4.1, 5.2.4.8</sup>	3.0 m	1.8 m	0.6 m	0.6 m	0.9 m	1.2 m
Eaves, Gutters and Sunlight Controls	1.5 m	0.9 m	0.45 m	0.45 m	0.75 m	1.05 m
Decks, Balconies, <sup>5.2.4.2</sup>	1.5 m	0.9 m	0.6 m	0.6 m	0.9 m	1.2 m
Uncovered external stairs	1.5 m	0.9 m	0.6 m	0.6 m	0.6 m	0.6 m
Supporting Posts for Decks, Balconies	2.1 m	1.5 m	0.6 m	0.6 m	0.9 m	1.2 m
Chimneys, China Cabinets, Eating Nooks <sup>5.2.4.1, 5.2.4.3</sup>	2.4 m	1.2 m	0.6 m	0.6 m	0.9 m	1.2 m
Cantilevered Bay Windows <sup>5.2.4.1, 5.2.4.4</sup>	2.4 m	1.2 m	0.6 m	0.6 m	0.9 m	1.2 m
In-ground structures <sup>5.2.4.5</sup>	0.3 m	0.3 m	0.3 m	0.3 m	0.3 m	0.3 m
Patios <sup>5.2.4.6</sup>	0	0	0	0	0	0
Retaining Walls, Curbs, at grade stairs <sup>5.2.4.7</sup>	0	0	0	0	0	0
Accessory Residential	3.0 m	0.6 m	0.6 m	0.6 m	0.9 m	1.2 m
Accessory Residential Eaves, Gutters	2.7 m	0.45 m	0.45 m	0.45 m	0.75 m	1.05 m

All measurements are in meters and are unobstructed and open to the sky.

- 5.2.4.1 Building cladding materials such as siding, brick, stucco, hardy-board or materials required to enhance fire resistance may project 3.0 centimetres into any required setback.
- 5.2.4.2 Decks, Balconies and Stairs shall have no enclosing walls. Decks, Balconies and Stairs may have guard railings and may have screening to maximum height of 1.5 metres above the floor of the Deck, Balconies or Stairs.
- 5.2.4.3 Chimney, China Cabinets, Eating Nooks shall not exceed 1.8 metres in length or 0.6 metres in depth.
- 5.2.4.4 Cantilevered Bay Window shall not exceed 3.0 metres in length or 0.6 metres in depth.
- 5.2.4.5 In-ground structure means an in-ground swimming pool, in-ground stairs, or other underground structures. No portion of an in-ground structure shall extend more than 0.3 metres above grade, except for required guard railings.
- 5.2.4.6 Patios may be constructed of concrete, asphalt, rock, gravel, wood or earth and shall not exceed 0.45 metres in height.
- 5.2.4.7 At grade stairs, which are set into the natural grade, may be sited anywhere on a lot.
- 5.2.4.8 All structures, required guard railings and building materials must meet BC Building Code requirements as amended from time to time.

#### **5.2.5 Additional Regulations for this Zone**

- 5.2.5.1 Notwithstanding section 5.2.3.2 of this Bylaw, if the *lot width* or length of the *Lot* is less than 7.6 metres and 19.8 metres respectively, *Lot Coverage* may be greater than 60% as long as *Setbacks* are maintained and BC Building Code requirements are met.
- 5.2.5.2 A *Manufactured Home* shall have a minimum width and length of 6 metres excluding approved additions and projections.

### 5.3 R-3 WATERFRONT RESIDENTIAL

**Purpose:** To provide for waterfront residential use of Lots fronting on Cultus Lake and with access to all community services.

#### 5.3.1 Permitted Uses

The following *Uses* are permitted in the R-3 Zone:

<b>Primary Uses</b>	
5.3.1.1	<i>Single-Detached Dwelling</i>
5.3.1.2	<i>Manufactured Home</i>
<b>Secondary Uses</b>	
5.3.1.3	<i>Accessory Uses</i>
5.3.1.4	<i>Boarding</i>

#### 5.3.2 Site Specific Permitted Uses

Currently no site specific permitted uses.

#### 5.3.3 Regulations

COLUMN I		COLUMN II
5.3.3.1	<i>Density per Lot</i>	One (1) <i>Single-Detached Dwelling Unit</i>
5.3.3.2	<i>Maximum Lot Coverage for all Buildings/Structure for lots with a lot width greater than 7.6 m or a length greater than 19.8 m.</i>	60%
<i>Maximum Building /Structure Height</i>		
5.3.3.3	<i>Principal Building/Structure</i>	6.7m (22ft) Maximum two (2) <i>Stories</i> plus <i>Basement</i> or <i>Crawlspace</i> and roof.
5.3.3.4	<i>Accessory Building/Structure (less than 10m2)</i>	3m (10ft)
5.3.3.5	<i>Accessory Building/Structure (greater than 10m2)</i>	4m (13ft)
5.3.3.6	<i>Parking spaces</i>	2

**5.3.4 Setbacks from Lot Lines**

	Front Lot Line (Highway)	Rear Lot Line (Cultus Lake)	Exterior Lot Line	Interior Lot Line		
				Lot Width Equal to or less than 7.62m (25ft)	Lot width greater than 7.62m (25ft) and less than or equal to 9.144m (30ft)	Lot Width greater than 9.144m (30ft)
Single Family Dwelling <sup>5.3.4.1, 5.3.4.8</sup>	1.8 m	3.0 m	0.6 m	0.6 m	0.9 m	1.2 m
Eaves, Gutters and Sunlight Controls	0.9 m	1.5 m	0.45 m	0.45 m	0.75 m	1.05 m
Decks, Balconies, <sup>5.3.4.2</sup>	0.9 m	1.5 m	0.6 m	0.6 m	0.9 m	1.2 m
Uncovered external stairs	0.9 m	1.5 m	0.45 m	0.6 m	0.6 m	0.6 m
Supporting Posts for Decks, Balconies	1.5 m	2.1 m	0.6 m	0.6 m	0.9 m	1.2 m
Chimneys, China Cabinets, Eating Nooks <sup>5.3.4.1, 5.3.4.3</sup>	1.2 m	2.4 m	0.6 m	0.6 m	0.9 m	1.2 m
Cantilevered Bay Windows <sup>5.3.4.1, 5.3.4.4</sup>	1.2 m	2.4 m	0.6 m	0.6 m	0.9 m	1.2 m
In-ground structures <sup>5.3.4.5</sup>	0.3 m	0.3 m	0.3 m	0.3 m	0.3 m	0.3 m
Patios <sup>5.3.4.6</sup>	0	0	0	0	0	0
Retaining Walls, Curbs, at grade stairs <sup>5.3.4.7</sup>	0	0	0	0	0	0
Accessory Residential	0.6 m	3.0 m	0.6 m	0.6 m	0.9 m	1.2 m
Accessory Residential Eaves, Gutters	0.45 m	2.7 m	0.45 m	0.45 m	0.75 m	1.05 m

All measurements are in meters and are unobstructed and open to the sky.

- 5.3.4.1 Building cladding materials such as siding, brick, stucco, hardy-board or materials required to enhance fire resistance may project 3.0 centimetres into any required setback.

- 5.3.4.2 Decks and Balconies shall have no enclosing walls. Decks and Balconies may have guard railings and may have screening to maximum height of 1.5 metres above the floor of the Deck or Balconies .
- 5.3.4.3 Chimney, China Cabinets, Eating Nooks shall not exceed 1.8 metres in length or 0.6 metres in depth.
- 5.3.4.4 Cantilevered Bay Window shall not exceed 3.0 metres in length or 0.5 0.6 metres in depth..
- 5.3.4.5 In-ground structure means an in-ground swimming pool, in-ground stairs, or other underground structures. No portion of an in-ground structure shall extend more than 0.3 metres above grade, except for required guard railings.
- 5.3.4.6 Patios may be constructed of concrete, asphalt, rock, gravel, wood or earth and shall not exceed 0.45 metres in height.
- 5.3.4.7 At grade stairs, which are set into the natural grade, may be sited anywhere on a *lot*.
- 5.3.4.8 All structures, required guard railings and building materials must meet BC Building Code requirements as amended from time to time.

### **5.3.5 Additional Regulations for this Zone**

- 5.3.5.1 Notwithstanding section 5.3.3.2 of this Bylaw, if the *lot width* or length of the *Lot* is less than 7.6 metres and 19.8 metres respectively, *Lot Coverage* may be greater than 60% as long as *Setbacks* are maintained and BC Building Code requirements are met.
- 5.3.5.2 A *Manufactured Home* shall have a minimum width and length of 6 metres excluding approved additions and projections.
- 5.3.5.3 The "Primary Uses" shall not be lower than 45.5 metres based on the Geodetic Survey of Canada.

## 5.4 R-4 HILLSIDE RESIDENTIAL

**Purpose:** To provide *Lots* on the west side of the lake, varying in size and shape and located on very steep terrain. Building conditions and the ability to access utilities to service lots vary considerably due to rock outcropping and the significant difference in height from front and rear of the lot.

### 5.4.1 Permitted Uses

The following *Uses* are permitted in the R-4 Zone:

<b>Primary Uses</b>	
5.4.1.1	<i>Single-Detached Dwelling</i>
5.4.1.2	<i>Manufactured Home</i>
<b>Secondary Uses</b>	
5.4.1.3	<i>Accessory Uses</i>
5.4.1.4	<i>Boarding</i>

### 5.4.2 Site Specific Permitted Uses

Currently no site specific permitted uses.

### 5.4.3 Regulations

COLUMN I		COLUMN II
5.4.3.1	<i>Density per Lot</i>	One (1) <i>Single-Detached Dwelling Unit</i>
5.4.3.2	<i>Maximum Lot Coverage for all Buildings/Structure for lots with a lot width greater than 7.6 m or a length greater than 19.8 m.</i>	60%
<i>Maximum Building /Structure Height</i>		8.5m (28ft) Maximum two (2) <i>Stories</i> plus <i>Basement</i> or <i>Crawlspace</i> and roof. 3m (10ft) 4m (13ft)
5.4.3.3	<i>Principal Building/Structure</i>	
5.4.3.4	<i>Accessory Building/Structure (less than 10m2)</i>	
5.4.3.5	<i>Accessory Building/Structure (Greater than 10m2)</i>	
5.4.3.6	<i>Parking spaces</i>	2

**5.4.4 Setbacks from Lot Lines**

	Front Lot Line	Rear Lot Line	Exterior Lot Line	Interior Lot Line		
				Lot Width Equal to or less than 7.62m (25ft)	Lot width greater than 7.62m (25ft) and less than or equal to 9.144m (30ft)	Lot Width greater than 9.144m (30ft)
Single Family Dwelling <sup>5.4.4.1, 5.4.4.8</sup>	3.0 m	1.8 m	0.6 m	0.6 m	0.9 m	1.2 m
Eaves, Gutters and Sunlight Controls	1.5 m	0.9 m	0.45 m	0.45 m	0.75 m	1.05 m
Decks, Balconies, <sup>5.4.4.2</sup>	1.5 m	0.9 m	0.6 m	0.6 m	0.9 m	1.2 m
Uncovered external stairs	1.5 m	0.9 m	0.6 m	0.6 m	0.6 m	0.6 m
Supporting Posts for Decks, Balconies	2.1 m	1.5 m	0.6 m	0.6 m	0.6 m	0.6 m
Chimneys, China Cabinets, Eating Nooks <sup>5.4.4.1, 5.4.4.3</sup>	2.4 m	1.2 m	0.6 m	0.6 m	0.9 m	1.2 m
Cantilevered Bay Windows <sup>5.4.4.1, 5.4.4.4</sup>	2.4 m	1.2m	0.6m	0.6 m	0.9 m	1.2 m
In-ground structures <sup>5.4.4.5</sup>	0.3 m	0.3 m	0.3 m	0.3 m	0.3 m	0.3 m
Patios <sup>5.4.4.6</sup>	0	0	0	0	0	0
Retaining Walls, Curbs, at grade stairs <sup>5.4.4.7</sup>	0	0	0	0	0	0
Accessory Residential	3.0 m	0.6 m	0.6 m	0.6 m	0.9 m	1.2 m
Accessory Residential Eaves, Gutters	2.7 m	0.45 m	0.45 m	0.45 m	0.75 m	1.05 m

All measurements are in meters and are unobstructed and open to the sky.

- 5.4.4.1 Building cladding materials such as siding, brick, stucco, hardy-board or materials required to enhance fire resistance may project 3.0 centimetres into any required setback.
- 5.4.4.2 Decks or Balconies shall have no enclosing walls. Decks or Balconies may have guard railings and may have screening to maximum height of 1.5 metres above the floor of the Deck or Balconies.



- 5.4.4.3 Chimney, China Cabinets, Eating Nooks shall not exceed 1.8 metres in length or 0.6 metres in depth.
- 5.4.4.4 Cantilevered Bay Window shall not exceed 3.0 metres in length or 0.6 metres in depth.
- 5.4.4.5 In-ground structure means an in-ground swimming pool, in-ground stairs, or other underground structures. No portion of an in-ground structure shall extend more than 0.3 metres above grade, except for required guard railings.
- 5.4.4.6 Patios may be constructed of concrete, asphalt, rock, gravel, wood or earth and shall not exceed 0.45 metres in height.
- 5.4.4.7 At grade stairs, which are set into the natural grade, may be sited anywhere on a lot. Retaining Walls and Curbs may be constructed of concrete, wood, stone, rock or masonry and have no height restrictions. All retaining walls must be applicable BC Building Code requirements as amended from time to time.
- 5.4.4.8 All structures, required guard railings and building materials must meet BC Building Code requirements as amended from time to time.

#### **5.4.5 Additional Regulations for this Zone**

- 5.4.5.1 Notwithstanding section 5.4.3.2 of this Bylaw, if the *lot width* or length of the *Lot* is less than 7.6 metres and 19.8 metres respectively, *Lot Coverage* may be greater than 60% as long as *Setbacks* are maintained and BC Building Code requirements are met.
- 5.4.5.2 A *Manufactured Home* shall have a minimum width and length of 6 metres excluding approved additions and projections.
- 5.4.5.3 Plans for all *Retaining Walls* must be submitted to the *Chief Building Inspector* for approval prior to the issuance of a permit. The *Chief Building Inspector* will determine the need for engineering and the *Height* required.

## 6 COMMERCIAL ZONES

### 6.1 C-1 LOCAL COMMERCIAL

**Purpose:** To provide for a limited range of *Commercial Uses* in a small-scale shopping area that caters primarily to the daily needs of the residents and visitors.

#### 6.1.1 Permitted Uses

The following *Uses* are permitted in the C-1 Zone:

<b>Primary Uses</b>	
6.1.1.1	<i>Daycare Centre</i>
6.1.1.2	<i>Financial Institution</i>
6.1.1.3	<i>Neighbourhood Pub</i>
6.1.1.4	<i>Office</i>
6.1.1.5	<i>Personal Service Establishment</i>
6.1.1.6	<i>Recreational Facility – Indoors</i>
6.1.1.7	<i>Restaurant</i>
6.1.1.8	<i>Retail Store</i>
6.1.1.9	<i>Artisan Shop</i>
6.1.1.10	<i>Post Office</i>
6.1.1.11	<i>Government Office</i>
<b>Secondary Uses</b>	
6.1.1.12	<i>Accessory Dwelling Unit</i>
6.1.1.13	<i>Outdoor Community Space with Landscaping</i>
6.1.1.14	<i>Accessory Uses</i>

#### 6.1.2 Site Specific Permitted Uses

6.1.2.1 *Gas Bar* located at 4161 Columbia Valley Road legally described as NEW WESTMINSTER DISTRICT BLDG 32 SERVICE STATION CULTUS LAKE PARK Folio 733.07006.032

6.1.2.2 *Recreational Facility – Outdoors* is permitted at 4121 Columbia Valley Road and legally described as NEW WESTMINSTER DISTRICT BLDGS 36 - 38A&B RIDING STABLE CULTUS LAKE PARK Folio 733-07006.060

### 6.1.3 Regulations

COLUMN I	COLUMN II
6.1.3.1 Minimum Lot Area	1000 sq m
6.1.3.2 Minimum Lot Width	30.0 m (100 ft)
Minimum Setbacks	
6.1.3.3 Front Lot Line	6.0m (20ft)
6.1.3.4 Interior Lot Line	3.0m (10ft)
6.1.3.4.1 adjacent to Residential Uses	6.0m (20ft)
6.1.3.5 Exterior Lot Line	3.0m (10ft)
6.1.3.6 Rear Lot Line	6.0m (20ft)
6.1.3.7 Maximum Lot Coverage	20%
Maximum Building /Structure Height	
6.1.3.8 Principal Building/Structure	10m (33ft)
6.1.3.9 Accessory Building/Structure	6.4m (21ft)
6.1.3.10 Maximum Gross Floor Area of Accessory Building/Structure	55 sq m
6.1.3.11 Signage	3 sq m (32.3 sq ft)

### 6.1.4 Additional Regulations for this Zone

6.1.4.1 An *Artisan Shop* use shall be permitted subject to the following conditions:

- 6.1.4.1.1 No *Artisan Shop* or related *Structure* shall be used for the sale of any product other than the finished product produced on the premises;
- 6.1.4.1.2 All activities shall be confined to the interior of a *Building* and shall not involve storage exterior to the *Building* of any material used directly or indirectly in the processing or resulting from the processing of any product of such occupation or craft; and
- 6.1.4.1.3 All odours, noise and vibrations related to the activity shall not extend beyond the property line of the *Lot* where the workshop is located.
- 6.1.4.1.4 One *Accessory Dwelling Unit* is permitted per *Lot* in conjunction with one or more *Primary Use(s)* on the same *Lot*, provided the *Dwelling Unit* has a separate access from the *Primary Use(s)*.

## 6.2 C-2 TOURISM COMMERCIAL AMUSEMENT PARK

**Purpose:** To function as the primary area for private recreational enterprises.

### 6.2.1 Permitted Uses

The following *Uses* are permitted in the C-2 Zone:

<b>Primary Uses</b>
6.2.1.1 <i>Amusement Park</i>
<b>Secondary Uses</b>
6.2.1.2 <i>Accessory Uses</i>

### 6.2.2 Site Specific Permitted Uses

Currently no site specific permitted uses

### 6.2.3 Regulations

COLUMN I	COLUMN II
6.2.3.1 <i>Minimum Lot Area</i>	2,000sq m
6.2.3.2 <i>Minimum Setbacks from all Lot Lines to residentially zoned Lots.</i>	115m (377ft)
6.2.3.2.1 <i>Notwithstanding the above minimum Setbacks, on the subject Lot the greater applies.</i>	0.75m (2.5ft) for every 0.3m (1ft) <i>Building or Structure Height</i>
6.2.3.3 <i>Maximum Lot Coverage</i>	25%
<i>Maximum Building /Structure Height</i>	
6.2.3.4 <i>Principal Building/Structure</i>	10m (33ft)
6.2.3.5 <i>Accessory Building/Structure</i>	6.4m (21ft)
6.2.3.6 <i>Amusement Rides</i>	23m (75ft)

### 6.2.4 Additional Regulations for this Zone

6.2.4.1.1 An *Amusement Park Use* shall be permitted subject to the following conditions:

- 6.2.4.1.2 It shall conform with all regulations made pursuant to the Health Act, Waste Management Act, Fire Services Act, Factory Act, and all amendments thereto as the case may be;
- 6.2.4.1.3 It shall be licensed under the Trade Licence Act; and
- 6.2.4.1.4 No *Amusement Park* shall be established or extended unless two separate *Highway* access permits are approved by the authority having jurisdiction.

### 6.3 C-3 TOURISM COMMERCIAL WATER PARK

Purpose: To function as the primary area for private recreational enterprises.

#### 6.3.1 Permitted Uses

The following *Uses* are permitted in the C-3 Zone:

<b>Primary Uses</b>
6.3.1.1 <i>Water Park</i>
<b>Secondary Uses</b>
6.3.1.2 <i>Accessory Uses</i>
6.3.1.3 <i>One Accessory Dwelling Unit</i>

#### 6.3.2 Site Specific Permitted Uses

Currently no site specific permitted uses

#### 6.3.3 Regulations

COLUMN I	COLUMN II
6.3.3.1 Minimum <i>Lot Area</i>	2,000sq m
6.3.3.2 Minimum <i>Setbacks</i> from all Lot Lines to residentially zoned <i>Lots</i> .	115m (377ft)
6.3.3.2.1 Notwithstanding the above minimum <i>Setbacks</i> , on the subject <i>Lot</i> the greater applies	0.75m (2.5ft) for every 0.3m (1ft) <i>Building or Structure Height</i>
6.3.3.3 Maximum <i>Lot Coverage</i>	10%
Maximum <i>Building /Structure Height</i>	
6.3.3.4 <i>Principal Building/Structure</i>	10m (33ft)
6.3.3.5 <i>Accessory Building/Structure</i>	6.4m (21ft)
6.3.3.6 <i>Water Slides</i>	25m (82ft)

#### 6.3.4 Additional Regulations for this Zone

6.3.4.1 A *Water Park Use* shall be permitted subject to the following conditions:

- 6.3.4.1.1 It shall conform with all regulations made pursuant to the Health Act, Waste Management Act, Fire Services Act, Factory Act, and all amendments thereto as the case may be;
- 6.3.4.1.2 It shall be licensed under the Trade Licence Act; and
- 6.3.4.1.3 No *Water Park* shall be established or extended unless two separate *Highway* accesses are approved by the authority having jurisdiction.



## 6.4 C-4 CAMPGROUND

**Purpose:** To provide convenient, overnight or seasonal (temporary) accommodation in tents, *Recreational Vehicles* and motor homes for visitors to *Cultus Lake Park* and access to Cultus Lake.

### 6.4.1 Permitted Uses

The following *Uses* are permitted in the C-4 Zone:

<b>Primary Uses</b>	
6.4.1.1	Commercial Recreational Campground
<b>Secondary Uses</b>	
6.4.1.2	Accessory <i>Uses</i> such as washrooms, playground, convenience store, boat launch facilities, docks, laundry facilities, community meeting space and the like.
6.4.1.3	Accessory Employee Residence

### 6.4.2 Site Specific Permitted Uses

Currently no site specific permitted uses

### 6.4.3 Regulations

COLUMN I	COLUMN II
6.4.3.1 Minimum size of a recreational camping site	130 sq m
Minimum <i>Setbacks</i> including camping site spaces	
6.4.3.2 Front Lot Line	7.6m (25ft)
6.4.3.3 Interior Lot Line	7.6m (25ft)
6.4.3.4 Exterior Lot Line	7.6m (25ft)
6.4.3.5 Rear Lot Line	7.6m (25ft)
6.4.3.6 Camping site	7.6m (25ft)
Building Dimensions	
6.4.3.7 Maximum Height of Principal Building	10 metres (33 feet)
6.4.3.8 Maximum permitted Gross Floor Area for an Accessory Employee Residence	74 sq m (800 sq ft)
6.4.3.9 Maximum permitted Gross Floor Area for an Accessory retail use of food, camping supplies and souvenirs	55 sq m (592 sq ft)
6.4.3.10 Parking on each camping site	1

### 6.4.4 Additional Regulations for this Zone

- 6.4.4.1 The Campground shall contain recreational camping sites but shall not contain any strata Lots or any park model sites.
- 6.4.4.2 Accessory *Uses* do not included commercial Recreational Facilities - Outdoor and Amusement Parks.

- 6.4.4.3 No Structures, including Fences, porches or storage sheds, shall be permitted on a recreational camping site.
- 6.4.4.4 The Campground design and management shall comply with all applicable Cultus Lake Park Bylaws.
- 6.4.4.5 Vegetated landscaping buffer of 7.6 metres is required from all Lot Lines.

## 6.5 C-5 GOLF COURSE

**Purpose:** To provide private or public outdoor recreation on a Golf Course or Driving Range.

### 6.5.1 Permitted Uses

The following *Uses* are permitted in the C-5 Zone:

<b>Primary Uses</b>	
6.5.1.1	Golf Course
6.5.1.2	Driving Range
<b>Secondary Uses</b>	
6.5.1.3	<i>Accessory Dwelling Unit</i>
6.5.1.4	<i>Accessory Uses</i> that could include a restaurant, banquet facility, café or pub and retail sales, workshops and equipment storage

### 6.5.2 Site Specific Permitted Uses

Currently no site specific permitted uses

### 6.5.3 Regulations

COLUMN I	COLUMN II
Minimum <i>Setbacks</i> (For all <i>Buildings/Structure</i> )	
6.5.3.1 <i>Front Lot Line</i>	7.6m (25ft)
6.5.3.2 <i>Interior Lot Line</i>	30.0m (100ft)
6.5.3.3 <i>Exterior Lot Line</i>	30.0m (100ft)
6.5.3.4 <i>Rear Lot Line</i>	30.0m (100ft)
6.5.3.5 Maximum Lot Coverage	10%
Building/Structure Dimensions	
6.5.3.6 Maximum <i>Height of Principal Building</i>	10m (33ft)

### 6.5.4 Additional Regulations for this Zone

- 6.5.4.1 A building to serve as a clubhouse for the *Use* and enjoyment of the players shall be permitted on the *Lot*, and may include a restaurant, café or pub.
- 6.5.4.2 The retail sales of equipment and clothing necessary to golf shall be permitted.

## 7 PUBLIC and INSTITUTIONAL ZONES

### 7.1 P-1 LOCAL PARK AND RECREATION

**Purpose:** To provide an area for high-intensity public recreation for both local residents and visitors to enjoy the natural amenities and recreational activities.

#### 7.1.1 Permitted Uses

The following *Uses* are permitted in the P-1 Zone:

<b>Primary Uses</b>	
7.1.1.1	Public Park
7.1.1.2	Dog Park
7.1.1.3	Playgrounds
7.1.1.4	Sports Fields
7.1.1.5	Trails
7.1.1.6	Docks
7.1.1.7	Pavilion
7.1.1.8	<i>Recreational Facility – Indoors</i>
7.1.1.9	<i>Recreational Facility - Outdoors</i>
7.1.1.10	Museum
7.1.1.11	<i>Marina</i>
<b>Secondary Uses</b>	
7.1.1.12	Accessory Uses that provide facilities and services for park users
7.1.1.13	Public parking lots
7.1.1.14	Visitor Information Centre
7.1.1.15	Non-permanent services such as food carts concession stands and the like

#### 7.1.2 Site Specific Permitted Uses

*Rental Cabins* located near 4169 Columbia Valley Highway that are intended for temporary recreational accommodation. Includes one (1) *accessory employee residential use*..

#### 7.1.3 Additional Regulations for this Zone

The maintenance and management, including leasing of *Primary and Secondary Uses* within local park areas, is the responsibility of the *Cultus Lake Park Board* and its *Bylaws* as determined by the *Cultus Lake Park Act 1932* as amended from time to time.

## 7.2 P-2 CONSERVATION AREAS

Purpose: To provide for conservation and enhancement, and low-intensity public use of land that is identified, protected and managed as forested lands, undeveloped natural areas, and environmentally sensitive areas containing fish and wildlife habitat, riparian areas, wildlife corridors and other protected areas.

### 7.2.1 Permitted Uses

The following *Uses* are permitted in the P-2 Zone:

<b>Primary Uses</b>	
7.2.1.1	Walking and Cycling Trails
7.2.1.2	Low-impact Recreational Activities – Outdoors
7.2.1.3	Natural Areas
7.2.1.4	Conservation and Environmental Management included infrastructure
7.2.1.5	<i>Highways</i> and servicing equipment (including pump stations and right-of-way for utilities)
<b>Secondary Uses</b>	
7.2.1.6	<i>Accessory Uses</i>
7.2.1.7	Hazard management facilities such as access for wildfire control

### 7.2.2 Site Specific Permitted Uses

Currently no site specific permitted uses

### 7.2.3 Additional Regulations for this Zone

- 7.2.3.1 Nature trails, natural areas and *Highways* are only permitted if the *Use* is limited to a portion of the *Lot* and does not compromise the natural characteristics and vegetated portions of a *Lot* in this *Zone*.
- 7.2.3.2 Low-impact outdoor *Recreational Facilities* means activities that require minimal infrastructure such as a ropes course and hiking trails, and has minimal impact on flora and fauna.

### 7.3 P-3 LANDFILL LANDS

Purpose: To provide the former landfill area with limited use while future use and remediation requirements are considered.

#### 7.3.1 Permitted Uses

The following *Uses* are permitted in the P-3 Zone:

<b>Primary Uses</b>	
7.3.1.1	Parking
7.3.1.2	<i>Recreation Vehicle</i> and boat storage
7.3.1.3	Low impact commercial or recreational activities that requires no permanent <i>Structure</i>
<b>Secondary Uses</b>	
7.3.1.4	<i>Accessory Uses</i>

#### 7.3.2 Site Specific Permitted Uses

One Communication Tower is currently located on this site.

#### 7.3.3 Additional Regulations for this Zone

7.3.3.1 Notwithstanding section 9.3.1 (c), any commercial or recreational activity must receive prior approval from the *Cultus Lake Park Board*, which includes an assessment prepared by a qualified professional that concludes that the site is safe and suitable for the intended use and ensures that the use will not result in unacceptable public expenditures or service demands.

7.3.3.2 No permanent *Buildings* or *Structures* shall be erected on land zoned P-3 Landfill.



## 7.4 P-4 INSTITUTIONAL SERVICE AND MANAGEMENT

**Purpose:** To provide governmental facilities and infrastructure which service the needs of local residents and visitors.

### 7.4.1 Permitted Uses

The following *Uses* are permitted in the P-4 Zone:

#### **Primary Uses**

- 7.4.1.1 Park Board Administration Buildings
- 7.4.1.2 Provincial and Federal Offices and Works Yards
- 7.4.1.3 Fire Hall
- 7.4.1.4 Parks Board Works Yards
- 7.4.1.5 Public Parking Lots

#### **Secondary Uses**

- 7.4.1.6 Accessory Uses

### 7.4.2 Site Specific Permitted Uses

Highway operations and maintenance works yard located at 44900 Parmenter Road.

### 7.4.3 Regulations

COLUMN I	COLUMN II
7.4.3.1 Minimum Lot Area	1000 sq m
Minimum Setbacks	
7.4.3.2 Front Lot Line	6.0m (20ft)
7.4.3.3 Interior Lot Line	6.0m (20ft)
7.4.3.4 Exterior Lot Line	6.0m (20ft)
7.4.3.5 Rear Lot Line	6.0m (20ft)
7.4.3.6 Maximum Lot Coverage	50%
Maximum Building /Structure Height	
7.4.3.7 Principal Building/Structure	15.0m (49ft)
7.4.3.8 Accessory Building/Structure	6.4m (21ft)

### 7.4.4 Additional Regulations for this Zone

Currently no additional regulations

## 7.5 P-5 INSTITUTIONAL COMMUNITY

**Purpose:** To provide community and public facilities and infrastructure intended to be used as *Places of Worship*, educational and cultural facilities and public assembly facilities, which service the needs of local residents and visitors.

### 7.5.1 Permitted Uses

The following *Uses* are permitted in the P-5 Zone:

<b>Primary Uses</b>	
7.5.1.1	Community Centre
7.5.1.2	Museum
7.5.1.3	Art Gallery
7.5.1.4	Schools
7.5.1.5	Place of Worship
<b>Secondary Uses</b>	
7.5.1.6	Accessory Uses

### 7.5.2 Site Specific Permitted Uses

Currently no site specific permitted uses.

### 7.5.3 Regulations

COLUMN I	COLUMN II
7.5.3.1 Minimum Lot Area	1000 sq m
Minimum Setbacks (Principal Buildings/Structure)	
7.5.3.2 Front Lot Line	6.0m (20ft)
7.5.3.3 Interior Lot Line	6.0m (20ft)
7.5.3.4 Exterior Lot Line	6.0m (20ft)
7.5.3.5 Rear Lot Line	6.0m (20ft)
7.5.3.6 Maximum Lot Coverage	50%
Maximum Building /Structure Height	
7.5.3.7 Principal Building/Structure	12.0m (39ft)
7.5.3.8 Accessory Building/Structure	6.4m (21ft)
7.5.3.9 Maximum Gross Floor Area of Accessory Buildings / Structures	55 sq m

### 7.5.4 Additional Regulations for this Zone

Currently no additional regulations

## 7.6 P-6 WATERFRONT COMMERCIAL

**Purpose:** To provide for commercial marine activities and a range of associated commercial uses.

### 7.6.1 Permitted Uses

The following *Uses* are permitted in the P-6 Zone:

#### **Primary Uses**

- 7.6.1.1 Marina
- 7.6.1.2 Wharf

### 7.6.2 Site Specific Permitted Uses

- 7.6.2.1 Motorized and Non-motorized boat rentals, sales and servicing, Water sports equipment sales, Food Concession without table service and *One (1) Accessory Employee Residential Use* located at Cultus Lake Park Building #50 (Cultus Lake Marina).
- 7.6.2.2 Non-motorized boat rentals, sales and servicing, Water sports equipment sales, Food Concession without table service located at Cultus Lake Park Lease Lot 103 – Sec 25, Twp 22 NWD 103 First Ave (Main Beach Boat Rentals).

### 7.6.3 Regulations

COLUMN I	COLUMN II
Minimum <i>Setbacks (Principal Buildings/Structure)</i>	
7.6.3.1 <i>Front Lot Line</i>	6.0m (20ft)
7.6.3.2 <i>Interior Lot Line</i>	6.0m (20ft)
7.6.3.3 <i>Exterior Lot Line</i>	6.0m (20ft)
7.6.3.4 <i>Rear Lot Line</i>	6.0m (20ft)
Maximum <i>Building /Structure Height</i>	
7.6.3.5 <i>Principal Building/Structure</i>	7.6m (25ft)
7.6.3.6 <i>Accessory Building/Structure</i>	4.5m (15ft)

### 7.6.4 Additional Regulations for this Zone

Currently no additional regulations

**FRASER VALLEY REGIONAL DISTRICT  
CULTUS LAKE PARK ZONING BYLAW NO. 1375, 2016**

**SCHEDULE B -Cultus Lake Park Zoning Map**



