

FRASER VALLEY REGIONAL DISTRICT

Bylaw No. 1525, 2019

A Bylaw to Amend the Zoning for Electoral Area D

WHEREAS the Fraser Valley Regional District Board of Directors ("the Board") has deemed it advisable to amend *Zoning Bylaw [No. 75] for Electoral Area D, 1976 of the Regional District of Fraser Cheam*;

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1525, 2019*.

2) TEXT AMENDMENT

a) *That Zoning Bylaw [No. 75] for Electoral Area D, 1976 of the Regional District of Fraser Cheam*, be amended:

- i. In Section 2702 CONDITIONS OF USE by deleting the table, in its entirety and replacing it with the following:

Type of Use and Structures	Minimum Strata Lot Size Required for Types of Uses and Structures.	
	130m ²	222m ²
One (1) Recreational Vehicle	Permitted	Permitted
One (1) Holiday Cottage	NOT permitted	Permitted
One (1) Shed - Maximum Size 9.3m ² (100 sq ft)	Permitted	Permitted
One (1) Open Deck	NOT permitted	Permitted
One (1) Ramada	Permitted	Permitted only on strata lots with a recreational vehicle.
		Not permitted on any strata lot with a Holiday Cottage.

Enclosed Deck (e.g. Arizona room/sunroom)	NOT Permitted	Permitted subject to further regulations of this Bylaw.
Any structure that is attached to a Recreational Vehicle or a Holiday Cottage	NOT Permitted	NOT Permitted
The use of a bunk house, shed or similar structures for sleeping accommodation.	NOT Permitted	NOT Permitted

- ii. In Section 2704 LOT COVERAGE by deleting "The maximum lot coverage of all structures on a strata lot shall not exceed 50% of the gross strata lot area. For the purpose of calculating lot coverage, structures include; Recreational Vehicles, Holiday Cottages, Sheds, Open Decks, Ramadas and similar structures." and replacing it with: "The maximum lot coverage of all structures on a strata lot shall not exceed 50% of the gross strata lot area. For the purpose of calculating lot coverage, structures include: Recreational Vehicles, Holiday Cottages, Sheds, Open Decks, Enclosed Decks, Ramadas and similar structures."

- iii. In Section 2707 BUILDING REGULATIONS by adding:

"Notwithstanding Division One, for the purposes of Division Twenty Seven, an Enclosed Deck means: an Open Deck enclosed with single pane safety glass panels mounted on a railing system that allows for the glass panels to be opened to provide ventilation.

Enclosed Decks shall be permitted provided that:

- i. The Enclosed Deck is constructed on a strata lot where a Holiday Cottage has been placed;
- ii. The Enclosed Decks shall not be constructed on any strata lot where a Recreational Vehicle is placed;
- iii. The Enclosed Deck must not be used as habitable space; and
- iv. The Enclosed Deck floor area must not exceed 20 square metres. "

- iv. In Section 2078 SITING REGULATIONS by inserting the following row at the bottom of the table:

Enclosed Deck	2.5m	1.5m	1.5m	4.5m
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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**

READ A FIRST TIME THIS

28th day of January 2020

PUBLIC HEARING WAS HELD THIS

26th day of February 2020

READ A SECOND TIME THIS

day of

READ A THIRD TIME THIS

day of

APPROVED BY THE MINISTRY
OF TRANSPORTATION AND
INFRASTRUCTURE THIS

3rd day of MARCH 2020

ADOPTED THIS

day of

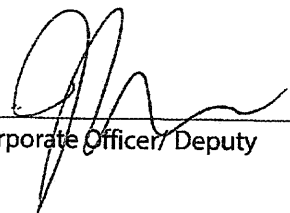
Chair/Vice Chair

Corporate Officer/Deputy

5) **CERTIFICATION**

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1525, 2019* as read a first time by the Board of Directors of the Fraser Valley Regional District on the 28th day of January 2020.

Dated at Chilliwack, B.C. this



Corporate Officer/Deputy

