

**FRASER VALLEY REGIONAL DISTRICT**  
**Bylaw No. 1620, 2021**

**A Bylaw to Amend the Zoning for a portion of Electoral Area C**

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**WHEREAS** the Fraser Valley Regional District Board of Directors ("the Board") has deemed it advisable to amend *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021*:

**THEREFORE** the Board enacts as follows:

**1) CITATION**

This bylaw may be cited as *Fraser Valley Regional District Zoning Amendment Bylaw No. 1620, 2021*.

**2) MAP AMENDMENT**

- a) That Schedule D of *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021*, is amended by rezoning the lands described as:

LOT 2 SECTION 21 TOWNSHIP 3 RANGE 30 WEST OF THE 6TH MERIDIAN  
NEW WESTMINSTER DISTRICT PLAN 57252  
P.I.D. 002-041-154

and as outlined in heavy black and cross-hatched on Schedule 1620-A, attached to this bylaw, from the Rural 4 (R-4) to the Indoor Film Production (IFP) zone, as shown on Schedule 1620-A.

- b) That the map appended hereto as Schedule 1620-A showing such amendments is an integral part of this bylaw.

**3) TEXT AMENDMENT**

- a) That Schedule A of *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021*, is amended by inserting the following definition(s) in the correct alphabetical order to Part 3: Defined Terms:

**"Indoor Film Production Facility**

**Definition**

Means the production of films or, television programs within *buildings*, or *structures*.

Excludes overnight accommodation in *recreational vehicles*, or trailers.

Excludes a *Kennel, Outdoor Storage* and *Temporary Tourist Accommodation*."

- b) That Schedule A of *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021*, is amended by inserting the following regulations(s) in the correct alphabetical order to Part 4: Regulations:

**“Indoor Film Production Facility**

**Regulation**

Must be located in a *building or structure*;

Must not be located within temporary sets, trailers, *recreational vehicles* or park model trailers;

May include:

Filming within sound stages, or similar *buildings or structures*;

*Buildings or structures* where meals, conferences, seminars, or training courses associated with film production are delivered;

Excludes; outdoor filming and outdoor film production.”

- c) That Schedule A of *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021*, is amended by deleting “*Screening* or a continuous, natural vegetated buffer of no less than 20m in width, is required to conceal *Film Production Facility* along all lot lines.” from Part 5: General Regulations section 5.6 and inserting the following:

“*Screening* or a continuous, natural vegetated buffer of no less than 20m in width, is required to conceal a *Film Production Facility* or an *Indoor Film Production Facility* along all lot lines.”

- d) That Schedule A of *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021*, is amended by inserting a new row to the table in section 6.5 in the correct alphabetical order:

<i>Indoor Film Production Facility</i>	1 space per 2 employees plus 1 space per 100.0 m <sup>2</sup> of <i>gross floor area</i> plus 1 space for persons with physical disabilities
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- e) That Schedule A of *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021*, is amended by inserting the following in Part 14: Special Zones

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#### 14.6

INDOOR FILM PRODUCTION	IFP
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##### Intent

The Indoor Film Production (IFP) zone is for *Indoor Film Production Facilities* and associated *accessory uses*.

##### 14.6.1 Permitted Uses

The following *principal uses* are permitted:

*Indoor Film Production Facility;*

*Residential.*

The following *accessory uses* are permitted:

*Home Occupation;*

*Accessory Employee Residential.*

##### 14.6.2 Site-Specific Uses

None.

##### 14.6.3 Development Regulations

Subject	Requirement or Regulation
Maximum Density - Residential	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density - Accessory Employee Residential	One (1) dwelling unit in a manufactured home per lot
Minimum Setback – Front	20.0 m
Minimum Setback – Exterior-Side	20.0 m
Minimum Setback – Interior-Side	20.0 m
Minimum Setback – Rear	20.0 m
Maximum Gross Floor Area	2,500.0 m <sup>2</sup> - all buildings and structures - Indoor Film Production Facility
Maximum Height	11.0 m
Maximum Lot Coverage	7%

##### 14.6.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum Lot Area	8.0 ha

#### 14.6.5 Conditions of Use

The number of *off-street parking spaces* must not exceed 15 on a *lot*."

#### 4) **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.

#### 5) **READINGS AND ADOPTION**

READ A FIRST TIME THIS 28<sup>th</sup> day of January 2021

RE-READ A FIRST TIME THIS 27<sup>th</sup> day of October, 2022

RE-READ A FIRST TIME THIS

PUBLIC HEARING WAS HELD THIS day of

READ A SECOND TIME THIS day of

READ A THIRD TIME THIS day of

ADOPTED THIS day of

\_\_\_\_\_  
Chair/Vice Chair

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

#### 6) **CERTIFICATION**

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Electoral Zoning Amendment Bylaw No. 1620, 2021* as adopted by the Board of Directors of the Fraser Valley Regional District on the

Dated at Chilliwack, B.C. this

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

**FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1620, 2021**  
**Map Schedule 1620- A**

This is map1 of 1 constituting Schedule 1620-A, attached to and forming part of *Fraser Valley Regional District Zoning Amendment Bylaw No. 1620, 2021*.

