

FRASER VALLEY REGIONAL DISTRICT
Bylaw No. 1723, 2023

**A Bylaw to Amend the Zoning Regulations for the Electoral Areas
of the Fraser Valley Regional District**

WHEREAS the Fraser Valley Regional District Board of Directors ("the Board") wishes 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. 1723, 2023*.

2) TEXT AMENDMENT

a) That Schedule A of *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021* is amended by:

- i. In PART 3: DEFINED TERMS, insert the following definitions in the correct alphabetical order:

Micro Cannabis Production Facility

Definition

Means a small-scale business or service licensed by Health Canada as a micro-cannabis facility for growing, cultivating, germinating, producing, storing, warehousing, packaging or wholesale distribution of any product or thing containing *cannabis*.

Standard Cannabis Production Facility

Definition

Means a large-scale business or service licensed by Health Canada as a standard cannabis facility for growing, cultivating, germinating, producing, storing, warehousing, packaging or wholesale distribution of any product or thing containing *cannabis*.

- ii. In PART 3: DEFINED TERMS, delete the definition for Cannabis Production Facility.
- iii. In PART 3: DEFINED TERMS, replace the definition of *Farm* with the following:

Farm

Definition

Means the use of land, *buildings* and *structures* for the production of agricultural products and *livestock*.

May include the following:

Storage and processing of agricultural products produced on that *lot*;
Storage and repair of equipment necessary to farming on that *lot*;
Storage of feeds and fertilizers necessary to farming on that *lot*.

Excludes *Intensive Agriculture, Micro Cannabis Production facility, Standard Cannabis Production Facility*

- iv. In PART 4: REGULATIONS, insert the following regulations in the correct alphabetical order:

Micro Cannabis Production Facility

Must be located on a *lot* with a minimum *lot area* of 4.0 ha.

Must not exceed a *gross floor area* of 600 m².

Minimum *setbacks* for all *buildings and structures*:

Regulation	Requirement
<i>Setback - Front</i>	60.0 m
<i>Setback – Exterior-Side</i>	60.0 m
<i>Setback – Interior-Side</i>	30.0 m
<i>Setback - Rear</i>	30.0 m
<i>Setback – Residential Use</i>	30.0 m
<i>Setback – Watercourses and Wells</i>	30.0 m

Is subject to the requirements of the *Agricultural Land Commission Act* and *Agricultural Land Reserve Regulations* within the Agricultural Land Reserve.

- v. In PART 5: GENERAL REGULATIONS – Section 5.6 Screening below Screening is required to conceal the following uses along all lot lines adjoining a Residential Use insert *Micro Cannabis Production Facility* and *Standard Cannabis Production Facility* in the correct alphabetical order in the list of uses.
- vi. In PART 5: GENERAL REGULATIONS – Section 5.6 Screening below Screening is required to conceal the following uses along all lot lines adjoining a Commercial Use insert *Standard Cannabis Production Facility* in the correct alphabetical order in the list of uses.
- vii. In PART 6: OFF-STREET PARKING AND LOADING REGULATIONS – Section 6.5 Required Off-Street Parking Spaces According to Use replace the following text *General Industrial, Heavy Industrial, Resource Extraction* with *General Industrial, Heavy Industrial, Resource Extraction, Standard Cannabis Production Facility*.
- viii. Replace *Cannabis Production Facility* (Electoral Area A only) with *Micro Cannabis Production Facility* (Electoral Area A only) in the Permitted Uses section under principal uses. In the following zones:

9.11 Residential and Recreational Assembly (RRA)

12.4 Park 2 (P-2)

- ix. Replace *Cannabis Production Facility* (Electoral Area B only) with *Micro Cannabis Production Facility* (Electoral Area B only) in the Permitted Uses section under principal uses. In the following zones:

7.9 Rural Resource (RR)

14.3 Limited Use (LU)

- x. Replace *Cannabis Production Facility* (excluding Electoral Area B) with *Micro Cannabis Production Facility* in the Permitted Uses section under principal uses. In the following zone:

10.7 Highway Commercial 3 (HC-3)

- xi. Replace *Cannabis Production Facility* (excluding Electoral Area D) with *Micro Cannabis Production Facility* (excluding Electoral Area D) in the Permitted Uses section under principal uses. In the following zones:

7.1 Rural 1 (R-1)

8.3 Agricultural 3 (AG-3)

- xii. Replace *Cannabis Production Facility* (excluding Electoral Area F) with *Micro Cannabis Production Facility* (excluding Electoral Area F) in the Permitted Uses section under principal uses. In the following zones:

7.2 Rural 2 (R-2)

7.4 Rural 4 (R-4)

7.6 Rural 6 (R-6)

8.2 Agricultural 2 (AG-2)

8.4 Agricultural 4 (AG-4)

- xiii. Replace *Cannabis Production Facility* (excluding Electoral Areas D, E, F, H) with *Micro Cannabis Production Facility* (excluding Electoral Areas D, F, H) in the Permitted Uses section under principal uses. In the following zone:

7.3 Rural 3 (R-3)

- xiv. Replace *Cannabis Production Facility* with *Micro Cannabis Production Facility* in the Permitted Uses section under principal uses. In the following zones:

7.5 Rural 5 (R-5)

7.7 Rural 7 (R-7)

- xv. Replace *Cannabis Production Facility* with *Standard Cannabis Production Facility* in the Permitted Uses section under principal uses. In the following zones:

11.2 General Industrial (GI)

11.3 Heavy Industrial (HI)

11.4 Resource Industrial 1 (RI-1)

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 23rd day of November 2023

PUBLIC HEARING WAS HELD THIS 6th day of February 2024

READ A SECOND TIME THIS 29th day of February 2024

READ A THIRD TIME THIS 29th day of February 2024

APPROVED BY THE MINISTRY
OF TRANSPORTATION AND
INFRASTRUCTURE THIS 13th day of March 2024

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 Zoning Amendment Bylaw No. 1723, 2023* as read a third time/adopted by the Board of Directors of the Fraser Valley Regional District on

Dated at Chilliwack, B.C. on

Corporate Officer/ Deputy