

To: Electoral Area Services Committee
From: Ray Schipper, Planning Technician

Date: 2025-07-10
File Number: 3920-20 1799

Subject: Zoning Amendment Bylaw No. 1799, 2025 to amend Zoning Bylaw No. 1638, 2021 to introduce a new definition for tourist accommodation unit and permit tourist accommodation uses with interior access

Reviewed by: Katelyn Hipwell, Manager of Planning
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board give First Reading to the bylaw cited *as Fraser Valley Regional District Zoning Amendment Bylaw No. 1799, 2025* to amend *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021* to update the tourist accommodation regulation and associated definition to allow tourist accommodation uses with interior access;

THAT the Fraser Valley Regional District Board by resolution waive the requirement to post a sign per Section 4.8.2 of *Bylaw No. 1377, 2016*;

THAT *Fraser Valley Regional District Zoning Amendment Bylaw No. 1799, 2025* be forwarded to Public Hearing;

THAT the Fraser Valley Regional District Board delegate the holding of the Public Hearing with respect to the proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1799, 2025* to Director Dixon or in their absence to Director Dickey;

THAT Director Dixon or in their absence Director Dickey preside over and Chair the Public Hearing with respect to proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1799, 2025*;

AND THAT the Chair of the Public Hearing be authorized to establish procedural rules for the conduct of the Public Hearing with respect to the proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1799, 2025* in accordance with the *Local Government Act*;

AND FURTHER THAT in the absence of Director Dixon and Director Dickey at the time of the Public Hearing with respect to the proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1799, 2025*, the Fraser Valley Regional District Board Chair is delegated the authority to designate who shall preside over and Chair the Public Hearing regarding this matter;

AND FINALLY THAT the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to *Fraser Valley Regional District Zoning Amendment Bylaw No. 1799, 2025*.

BACKGROUND

The Fraser Valley Regional District (FVRD) has received a zoning amendment application to amend the definition and regulations of *Tourist Accommodation* in *Zoning Bylaw No. 1638, 2021*. The zoning bylaw currently limits building design of a tourist accommodation use by restricting access to individual units from the exterior of a building only. The amendment application aims to eliminate the access restriction and allow tourist accommodation with interior access, enabling more flexible building design options that are consistent with a hotel-style development.

The applicants have also applied for a building permit application to establish a *Tourist Accommodation* use at 45618 Sleepy Hollow Road, Electoral Area H. Tourist Accommodation use is permitted under the current property zone (Highway Commercial 1). The zoning amendment application is an amendment to general provisions within the zoning bylaw and is not specific to the **proponent's development** and does not impact the permissible uses on the property. However, the zoning amendment would facilitate a more flexible design for the proposed development.

DISCUSSION

Zoning Bylaw No. 1638, 2021 defines *Tourist Accommodation* as “a commercial use providing for the temporary accommodation of the travelling public”. The current regulations stipulate that the use “**must** be contained within one or more detached buildings containing *dwelling units or sleeping units* designed for and intended to be occupied temporarily by the travelling public.”

The applicant seeks an amendment to accommodate a form of tourist accommodation that does not conform to the existing definitions of a *sleeping unit* or *dwelling unit*. *Dwelling units* are currently permitted to be used as tourist accommodation units; however, the definition of *dwelling unit* is very prescriptive, requiring:

“one (1) or more adjoining rooms in a building that together contain or provide for the installation of:

- A separate entrance from the exterior of the building;
- One (1) or more sleeping areas;
- One (1) or more washrooms;
- A single (1) **cooking facility.**”

The proponents have requested a change to the bylaw to enable tourist accommodation use consisting of units with interior access. The intent is to enable a hotel-style building design where units are accessed from an interior corridor, rather than from the exterior of the building.

Staff have determined that introducing a new definition for *tourist accommodation unit* will enable appropriate design flexibility that does not undermine the intent of the zoning bylaw or the scope of the permitted tourist accommodation use. This approach is consistent with the bylaws of member municipalities. The proposed definition is as follows:

Tourist Accommodation Unit

“one (1) or more adjoining rooms for overnight accommodation of the travelling public that together contain or provide for the installation of:

- One (1) or more sleeping areas;
- One (1) or more washrooms;
- Up to one (1) **cooking facility.**”

This new definition is consistent with the current definition of *dwelling unit* and *sleeping unit*, however, the requirement for a separate entrance from the exterior of the building has been removed.

Amendment Summary

Bylaw 1638 Section	Subject	Amendment
Part 3: Definitions	<i>Tourist Accommodation Unit</i>	Add new definition for <i>tourist accommodation unit</i> .
Part 4: Regulations	<i>Tourist Accommodation</i>	Amend <i>Tourist Accommodation</i> to remove <i>dwelling units</i> or <i>sleeping units</i> and replace with <i>tourist accommodation units</i> .
Part 6.5: Off-Street Parking and Loading Regulations	<i>Tourist Accommodation</i>	Update parking requirements to reflect new terminology, replacing <i>dwelling unit</i> or <i>sleeping unit</i> with <i>tourist accommodation unit</i> .
Part 12.7 – Tourist Campground 1 (TGC-1)	<i>Conditions of Use</i>	<i>Tourist Accommodation must be contained within a dwelling unit or sleeping unit.</i>

Scope of Proposed Amendment and Impacts to Other Zones

The proposed amendment is not site specific, and, if adopted, will apply broadly throughout *Zoning Bylaw 1638, 2021* wherever *Tourist Accommodation* use is permitted. This amendment will not expand where tourist accommodation uses are permitted. It only affects zones where the use is already permitted under the existing bylaw.

As part of the review process, staff analyzed the zones where *Tourist Accommodation* is currently permitted. This use is permitted in nine zones, including various commercial and recreational zones. Staff reviewed these zones and determined that the existing zoning regulations include adequate provisions related to *Tourist Accommodation* use and that hotel-style typology would be consistent with other permitted uses.

An exception is the Tourist Campground 1 (TCG-1) zone. This zone is intended for campground use with opportunity for motel-style tourist accommodation development. This amendment retains exterior access requirements to prevent hotel-style typology in this zone. Outside of the TCG-1 zone, no new restrictions are proposed, maintaining the allowable uses in the current regulatory framework.

Notification and Public Hearing

In accordance with the *Local Government Act*, a public hearing is required for a zoning bylaw amendment. A mailout is not required, per Section 466 (7) of the *Local Government Act*, as this application applies to more than 10 parcels owned by 10 or more persons.

FVRD Bylaw No. 1377, 2016 regulates procedures for permit applications and requirements for zoning amendment signs. Section 4.8.2 states:

“Notwithstanding Section 4.8.1 of this bylaw, the Board may by resolution waive the requirement to post a sign where the Board determines that placing a sign would be ineffective due to the remoteness of the location or other factors.”

Staff recommend that the Board waive the requirement for a zoning amendment sign, as this amendment is not associated with a specific property, despite being initiated by a private property owner. The amendment will apply broadly to the entirety of the zoning bylaw. The amendment does not constitute an expansion of *Tourist Accommodation* use within existing zones and relates only to a provision related to building design.

Since this text amendment applies to a use occurring in numerous zones, located in all Electoral Areas in the FVRD, staff recommend holding a virtual hearing per the *Public Hearings in the Electoral Areas* policy. A virtual hearing will provide greater accessibility to all participants, allow participants to comment via computer or other device, and a virtual hearing is well-suited to matters that apply to a large geographical area.

A referral to the Ministry of Transportation and Transit will be required prior to adoption, per Section 52(3) of the *Transportation Act*.

NEXT STEPS

After First Reading, staff will schedule a Public Hearing for Bylaw 1799, 2025. The hearing will be held in August 2025 to prepare the bylaw for the FVRD Board to consider subsequent readings at a future Board meeting. Staff recommend holding a virtual hearing per the *Public Hearings in the Electoral Areas* policy.

COST

The application fee of \$2,680 has been received.

CONCLUSION

The proposed zoning bylaw amendment introduces a new definition for *tourist accommodation units*, allowing for units with interior access. The amendment does not expand the application of the *tourist accommodation* use in the zoning bylaw or enable new uses where they have not previously existed. The amendment effectively removes a provision of the *tourist accommodation* use regulation that limits the design typology of a *tourist accommodation* use and enables more flexible building design where *tourist accommodation units* can be accessed from the exterior or interior of a building. Staff recommend giving First Reading to *Fraser Valley Regional District Zoning Amendment Bylaw No. 1799, 2025*.