

FRASER VALLEY REGIONAL DISTRICT
Bylaw No. 1791, 2025

A Bylaw to Amend the Zoning regulations for Cultus Lake Park, a portion of Electoral Area H

WHEREAS the Fraser Valley Regional District Board of Directors (“the Board”) wishes to amend *Fraser Valley Regional District Cultus Lake Park Zoning Bylaw No. 1375, 2016*;

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District Cultus Lake Park Zoning Amendment Bylaw No. 1791, 2025*.

2) TEXT AMENDMENT

a) That Schedule A (Zoning Regulations) of *Cultus Lake Park Zoning Bylaw No. 1375, 2016* is amended by:

i. In section 2.3 DEFINITIONS USED IN THIS BYLAW, insert the following in the correct alphabetical order:

SECONDARY SUITE means a *Dwelling Unit* that is located within and is accessory to a *Single-Detached Dwelling*, where both dwelling units constitute a single, undivided real estate entity. The Secondary Suite must be self-contained, with its own cooking, sleeping, and sanitary facilities.

ii. In the following zones:

- R-1 Suburban Residential
- R-2 Urban Residential
- R-3 Waterfront Residential – First Avenue
- R-4 Hillside Residential
- R-5 Waterfront Residential – Lower Lakeshore Drive
- R-6 Waterfront Residential – Upper Lakeshore Drive

- a. Add *Secondary Suite* to the Permitted Uses section under Secondary Uses in the correct alphabetical order
- b. Amend the *Density per Lot* and the *Parking spaces* rows in the Regulations table as follows:

<i>Density per Lot</i>	One (1) <i>Single-Detached Dwelling Unit</i> , and one <i>Secondary Suite</i>
<i>Parking space</i>	2 spaces per <i>Single-Detached Dwelling Unit</i> , and 1 space per <i>Secondary Suite</i>

c. Amend the term "Single Family Dwelling" to "Single Detached Dwelling in the Setbacks from Lot Lines table

iii. In the R-1 Suburban Residential zone, amend the Maximum *Lot Coverage* row in the Regulations table as follows:

Maximum <i>Lot Coverage</i>	
5.1.3.2 <i>Primary Uses</i> , including attached decks	25%
5.1.3.3 <i>Accessory Buildings/Structures</i> , including detached decks	lesser of 60 m ² or 10%

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 27th day of November 2025
READ A SECOND TIME THIS day of
READ A THIRD TIME THIS day of
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 Cultus Lake Park Zoning Amendment Bylaw No. 1791, 2025* as adopted by the Board of Directors of the Fraser Valley Regional District on

Dated at Chilliwack, B.C. on

Corporate Officer/ Deputy