



Electoral Area Committee Meeting Date: October 23, 2009

To: Electoral Area Committee

From: Christina DeMarco, Division Manager, Policy & Planning Department

Date: October 19, 2009

Subject: **Introduction of Additional Land Use Development Provisions to Implement the Official Community Plan for the University of British Columbia Campus**

Recommendations:

That the Electoral Area Committee:

- a) Forward to the GVRD/UBC Joint Committee the report dated October 19, 2009, titled "Introduction of Additional Land Use Development Provisions to Implement the Official Community Plan for the University of British Columbia Campus" and request that it be discussed at their November 2009 meeting;
 - b) Direct Metro Vancouver staff, in consultation with UBC staff, to develop a public consultation program for the introduction of additional land use development provisions at UBC.
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1. PURPOSE

The purpose of this report is to outline options to proceed with a Zoning Bylaw and/or other development provisions for the University of British Columbia (UBC) campus located within Electoral Area A, as follow up to the Board direction to staff to prepare a Zoning Bylaw for the UBC lands.

2. CONTEXT

2.1 Background

Interest in pursuing a Zoning Bylaw for the UBC campus is based on the Board's direction to establish authority in matters concerning the UBC Official Community Plan (OCP), in particular the legal authority to enforce its provisions. The Greater Vancouver Regional District (Metro Vancouver) may exercise its jurisdiction over UBC land use planning if it enacts the necessary bylaws, specifically a Zoning Bylaw. There have been specific UBC development issues, such as the Marine Towers and the future of the UBC Farm, which have generated significant public controversy and required the attention of the Metro Vancouver Board. There has also been concern expressed about development close to the Pacific Spirit Regional Park and the interface between the UBC campus and Regional Park. It is the intent that a Zoning Bylaw or other forms of development control would help set clearer direction for land use and development policy at UBC.

Current Situation

Under the *Local Government Act*, Metro Vancouver is responsible for planning and development control of UBC campus as it is within the unincorporated Electoral Area. UBC, which owns the lands, has administrative authority for the campus under the provisions of the *University Act*. The UBC Official Community Plan bylaw was adopted by Metro Vancouver in July 1997, applying to the UBC campus and two foreshore lots owned by Metro Vancouver as part of the Pacific Spirit Regional Park.

Implementation of the OCP has been largely undertaken by UBC as outlined in a Memorandum of Understanding (MoU) dated December 18, 2000 between Metro Vancouver and UBC. Implementation has included preparation of Neighbourhood Plans, and the administration of development controls and the review/approval process. The review/approval process for non-institutional development (primarily market housing) has had involvement by Metro Vancouver predominantly at the Neighborhood Plan review level.

UBC currently acts as the landowner, developer, and approver for the campus lands. This situation has and will continue to place UBC in a real or perceived conflict of interest on some land use issues.

To date, UBC has not been receptive to the possibility of campus zoning, as they believe it would hamper their development abilities and options. They believe that the current process in place works well in terms of public consultation/accountability and the application review/approval.

2.2 Overview of Applicable Planning Documents

UBC Main Campus Plan

The 1992 UBC Main Campus Plan establishes the principles and strategies for growth, development and management of the institutional portions of the campus. A new UBC Campus Plan was released in October 2009 for public review and is expected to be completed by early 2010. The Plan covers all campus institutional lands and excludes existing and proposed market housing sites.

For the 24 hectare UBC Farm site, the Plan states that future land uses will be determined through a separate academic study process. It also states that no market housing is to be pursued, as long as the university's housing, community development and endowment goals can be met through transferring density to other parts of the campus, as determined through a future separate review process.

A separate report on the new UBC Campus Plan is provided in this agenda.

1997 UBC Official Community Plan

The UBC Official Community Plan bylaw was adopted by Metro Vancouver in July 1997. The OCP was created through a process involving Metro Vancouver, UBC, interest groups from both on and off campus, and the public. The OCP contains land use designations and policy statements preserving the academic core for university uses, and developing peripheral sites as market housing (mostly multi-unit residential and some retail) components. The content of the UBC OCP assigns specific floor space density provisions to certain designations, as well as a height limit. These provisions are normally found in a Zoning Bylaw, and in the absence of such a Zoning Bylaw, their legal effect may be questionable.

The OCP has been amended by the Metro Vancouver Board twice since 1997. In July 2004 it was amended to accommodate a boundary change in the East Campus Neighbourhood Plan area to create an improved traffic circulation system and a small increase in park space. In September 2005 a text amendment was adopted for the South Campus Neighbourhood Plan area for the school, community centre and commercial core land use designations, including the removal of the research designation to accommodate the school designation, as well as increase in the number of storeys for the senior's facility.

Since 1997, five new Neighbourhood Plans have been prepared. However, the OCP has not yet had a comprehensive review and update, which is normally completed for municipal OCPs every five years. The OCP contains some dated references, such as to sites with future development designations which have since been developed, and only partial references to maximum floor space ratios for certain parts of the campus. Additionally, the OCP does not include any Development Permit Areas and Guidelines which are now common in OCPs and allows certain issues to be appropriately addressed on a site specific basis (e.g. issues of environmental protection). The OCP and new Campus Plan should also be made consistent.

2000 UBC Comprehensive Community Plan

The 2000 UBC Comprehensive Community Plan (CCP), to initiate local area planning, interprets the policies and objectives of the OCP and together with the Neighbourhood Plans serves as a framework for the development review/approval process. The CCP was adopted by the UBC Board of Governors in November 2000. In December 2000, the Metro Vancouver Board determined that the CCP was consistent with the UBC OCP.

Neighbourhood Plans

The UBC OCP and CCP identify areas for further planning study, specifically eight local area / neighbourhood plans, five of which have been completed to date. These plans provide greater details for the vision and development for these areas. Neighbourhood plans are approved in principle by the Board of Governors and reviewed by the Metro Vancouver Board for compliance with the OCP.

2000 Memorandum of Understanding Between Metro Vancouver and UBC

The December 2000 (update of an initial 1994 document) Memorandum of Understanding between Metro Vancouver and UBC outlines an agreed upon protocol concerning the planning, development, and governance of the UBC campus. The MoU, which is not legally enforceable, refers to land uses and development as outlined in the UBC Official Community Plan, Comprehensive Community Plan, and Neighbourhood Plans. The MoU indicates the process for UBC to manage its land use planning and review/approval process. Since the establishment of the MoU, there has been significant development activity on campus, both institutional and residential.

2008 UBC Development Handbook

The UBC Development Handbook was developed by UBC staff and serves as a reference guide for developers on campus, outlining the roles of the various parties, and the development review/approval process for new non-institutional uses. It has no statutory authority and Metro Vancouver was not requested to review the Development Handbook. Although UBC does not have zoning authority, the Handbook has the form of a municipal Zoning Bylaw, including definitions, general provisions, and maps.

The Handbook applies only to the non-institutional parts of the UBC campus yet to be developed, covering less than half of the total UBC lands.

2.3 Municipal Zoning for Other Major Academic Campuses in British Columbia

All other academic campuses in British Columbia are regulated through municipal processes. Municipalities generally regulate academic campus uses through broad institutional zones which allow for a relatively wide range of uses, densities, and forms with few provisions. Zoning provisions for on-campus market housing are more specific and detailed. University initiated development applications are processed through the municipal development review/approval process. The review of the municipal zoning for select campuses in BC is summarized in Attachment 1.

2.4 Zoning Practices at Other Major University Research Campuses

McGill University, City of Montreal

The downtown campus of McGill University is located within the City of Montreal, and within two local boroughs. The city reviews major projects and the boroughs review minor / local projects. The campus is zoned university institutional which allows for all supporting university related uses, including residential and commercial. Building permits are issued by the local government which require authorization from the Ministry of Culture as it may impact historic buildings and landscaping.

University of Toronto, City of Toronto

The downtown University of Toronto St. George campus in the City of Toronto is within the University of Toronto Secondary Plan District which designates different areas, provides for development guidelines, and is within a very broad institutional zone. The University can develop within these designations and guidelines, with building permits issued by the City.

2.5 Summary of Typical Zoning Bylaw Provisions

Below is a list of the typical provisions in Zoning Bylaws. With regards to the development and use of the UBC lands, Metro Vancouver may have a greater direct interest in some of these provisions than others.

Typical Zoning Bylaw Provisions

- Permitted Uses - Principal
- Permitted Uses - Secondary
- Maximum Site Coverage
- Maximum Floor Area Ratio
- Minimum Lot Size
- Minimum Siting / Setback Requirements
- Maximum Building Heights
- Off-Street Parking Requirements
- Off-Street Loading Requirements
- Other Regulations

Building height and views, and development along the interface between the UBC campus and Pacific Spirit Regional Park, as well as the long term land uses for UBC Farm, are likely the issues of greatest interest to Metro Vancouver. There is only one property owner and, therefore, there are no competing property owner 'interest' issues.

However, there is a growing community on campus and a neighbouring community, and they need to be canvassed to determine whether there are community interests that would affect the nature of a Zoning Bylaw.

3. DISCUSSION

3.1 Major Issues to be Addressed

Over the last decade of development at the UBC campus, a number of issues have arose which have received attention by the public and the Board. These include: UBC Farm (land use), Marine Towers (height and views), and tree cutting (views), geo-technical and stormwater management (slope stability and infrastructure). Any new development controls should both address these issues and avoid the need for significant Board attention to other possible matters. However, it is unrealistic to assume that all controversial issues will disappear as a result of the introduction of additional planning tools. Rezoning will need to be considered for unanticipated developments and to be able to respond to opportunities and challenges as they arise.

The Official Community Plan was put in place prior to the development of a new residential community at UBC. As of the 2006 Census, the community has grown to 8,400. The presence of a substantial new community and their aspirations for stability and appropriate governance for land use planning in their neighbourhood and the adjoining campus adds further rationale for an enforceable development control system.

3.2 Possible Planning Tools

There are a number of possible tools that could be used to control land use and planning on the UBC campus. The appropriateness and practicality of these tools vary depending on the issue which is being addressed:

- Official Community Plan (OCP) provides high level guidance for long term land uses, however does not directly regulate development.
- Zoning Bylaw (zones) regulates the allowable uses and densities for particular lands, and to a certain degree controls design form through building setback and height limits.
- Development Permit Area (DPA) and Guidelines can regulate development for specific purposes, such as form and character, and geotechnical / drainage hazards.

The table below lists some of the major planning and development issues which have been identified on the UBC campus, and the possible tools which could be used to control and guide such matters.

Issues / Tools	Zoning	DPA
UBC Farm	X	
Marine Towers	X	
Tree Cutting		X
Views from Buildings	X	X
Views from Beaches	X	X
Park Boundary Interface		X
Greenspace Buffer		X
Stormwater / Drainage		X
Geo-Technical / Slope		X

3.3 Zoning Bylaw Considerations

The degree of control exercised by zoning bylaws varies along a continuum. At one extreme, permissive provisions could allow most types of land uses and densities which would not then require many rezoning or variance applications. At the other extreme, restrictive provisions could regulate land uses and densities to the point of requiring individual rezoning applications for site developments and could make many existing buildings legally non-conforming.

The following are three approaches, in order of increasing degree of control that could be considered in developing a zoning bylaw for UBC:

1. General zone(s) allowing for a wide range of uses which would accommodate the existing and proposed uses on campus with permissive provisions.
2. Broad zones based on the OCP land use designations allowing for a range of uses, with some limiting provisions for certain areas.
3. Detailed zones based on the OCP land use designations as well as other considerations such as the new UBC Campus Plan, Neighbourhood Plans, UBC Comprehensive Community Plan, and UBC Development Handbook, with restrictive land use and density provisions for each zone.

The third, more detailed approach, would implement the approved OCP in full, but require the most administration. The first, more general approach, would require the least administration, but would leave the OCP largely in its current status as an essentially voluntary guideline document. The second approach allows a strategic compromise between the other two approaches. Staff has prepared a preliminary draft of a zoning bylaw of this compromise type to illustrate the concept and stimulate discussion.

3.4 Development Permit Areas

Development Permit Area (DPA) and Guidelines are established through designation in the OCP which necessitates an amendment to the OCP bylaw.

The ability to designate a Development Permit Area is a power granted to local government authorities in the Local Government Act. DPAs allow for a finer grain of detail in regulating development than can normally be implemented through zoning. DPAs can be created to control the form and character of development in certain areas, to protect the natural environment, to protect farming, to protect against hazardous conditions, to establish objectives for water and energy conservation, and to establish objectives for the reduction of greenhouse gases. Development Permits are meant to be used in conjunction with zoning powers and they can not vary the use or density allowed for a given zone.

One possible DPA that could be created at UBC would be a DPA for multi-family residential development; this could control the form and character of buildings and help to avoid issues similar to those that arose around Marine Towers. This DPA could also be used to protect the interface with Pacific Spirit Regional Park in areas where the park borders multi-family or commercial development.

Another possible DPA includes protection against the hazardous conditions presented by the steep slopes in parts of the campus, namely the north campus area around the Museum of Anthropology. Guidelines could be created that would restrict and control development to ensure that it is constructed safely.

Development Permit Area and Guidelines could be established at the same time as the Zoning Bylaw and apply to certain development areas near the Regional Park. The administrative requirements would depend on the extent and intent of the DPA guidelines and the number of applications.

3.5 Consultation Process

The introduction of additional planning provisions at UBC would benefit from consultation with UBC. To date, no discussions have taken place at the staff or at the GVRD/UBC Joint Committee level as it has been UBC's policy to not support the introduction of zoning. The wider university community, including the University Neighbourhoods Association should also be consulted to ensure that their interests are represented. The University Endowment Lands and the City of Vancouver should be included in the consultation process because they are neighbouring municipalities.

It is proposed that a planning process be designed with public meetings, workshops and perhaps a working group be formed to help craft the introduction of new planning provisions.

3.6 Planning and Development Process Implications

Creating a new broad Zoning Bylaw and Development Permit Areas, with an associated concurrent OCP bylaw amendment, may be the best way to ensure that the vision of the UBC OCP and the community's interests are protected through enforceable regulations.

The introduction of a Zoning Bylaw would change the development review/approval process which up to now has been largely independently undertaken by UBC. The existing MoU would become largely outdated and would need substantial amendment, or more probably, rescinding. The MoU would need to be amended to consider the presence of a new Zoning Bylaw. Changes to the MoU require the consent of both parties.

In order to encourage cooperation, the respective roles of Metro Vancouver and UBC in the administration of development applications and the Zoning Bylaw should be discussed and agreed upon. Much of the existing development review process could remain intact, and UBC, as the single landowner, could continue to impose its own requirements as a matter of contract on developers. Finalization of zone boundaries, allowable uses and provisions would be expected to rely on existing OCP designations and related planning documents.

The proposed development control system and a process of public consultation could be reviewed and discussed through the GVRD / UBC Joint Committee and the results of those discussions be reported back to the Board in order to inform the preparation of a Zoning Bylaw and Development Permit Areas for the UBC lands, and a process to engage the community in that task.

4. ALTERNATIVES

The Board has the following options for the possible UBC Zoning Bylaw:

- 1) Request comments from GVRD/UBC Joint Committee on the report dated October 19, 2009, titled "Introduction of Additional Land Use Development Provisions to Implement the Official Community Plan for the University of British Columbia Campus" and direct Metro Vancouver, staff in consultation with UBC staff, to develop a public consultation program for the introduction of additional land use development provisions at UBC. **This is the recommended alternative.**

OR

- 2) Proceed directly to the preparation of a Zoning Bylaw and Development Permit Areas for the UBC lands, and consulting the public on those proposals.

OR

- 3) Take no further action at this time.

5. CONCLUSION

This report responds to the Board direction to introduce a Zoning Bylaw for the UBC lands. The primary objective is to provide Board authority to legally enforce and implement the UBC OCP, including controlling campus land uses and development impacts on the Pacific Spirit Regional Park. It is anticipated that in addition to providing enforceability, the presence of additional development provisions will improve clarity around planning decisions, reduce real or perceived conflicts of interest for UBC, assist with the successful implementation of the UBC Campus Plan, and provide the campus and local communities with more predictability in land use development processes. It is recommended that the attached draft Zoning Bylaw be used as a means of advancing discussion with UBC and that a joint process be put in place to proceed with the development of additional planning provisions to support the Official Community Plan.

ATTACHMENTS

- 1 Summary of Municipal Zoning for Academic Campuses in British Columbia (eRIM doc. #004977761).
- 2 Draft Example Broad Zoning Bylaw for UBC Campus (eRIM doc. #004980163).

5.1 ATTACHMENT 1

Summary of Municipal Zoning for Academic Campuses in British Columbia

	SFU Downtown Vancouver	UBC Okanagan Kelowna	UBC Downtown Vancouver	SFU Campus Burnaby	Langara College Vancouver	Great Northern Way Campus Vancouver	BCIT Campus Burnaby	UNBC Prince George	Quest University Squamish	University of Victoria Oak Bay / Saanich
Nature of Bylaw	Simple zone allowing broad range of uses, which refers to complex Downtown Official Development Plan and Development Permit review process	Broad zone allows for great flexibility in terms of use, density, and form	Zone is for entire Robson Square complex; nearly no specifications for land uses, densities, and forms within zone	Mixture of different zones; simple institutional zones allow broad range of education uses; specific and detailed CD zones apply for mixed use market development	Zone accommodates facilities expansion, allowing for institutional educational uses, and specifying allowable densities and standards	For this future campus comprising four educational institutions, detailed zoning bylaw defines mixture of land uses and densities for different sub-areas	Simple zone allow for a wide range of institutional uses with limited controls	Simple zone allows for a range of educational uses, with few limitations on density and form	Zone specifies broad university uses, with greater details on densities, siting and form for university housing zone	Saanich zone is very broad and allows full range of academic and related uses; Oak Bay zone is for General Institutional use which allows full range of possible uses
Applicable Zones	DD Downtown District Zone	CD 20	CD-1 (204)	P-6, P-11, P-11e, and three CD zones	CD-1 (55)	CD-1 (402)	P-6 Regional Institutional	P-4 Higher Education	UC-1 University Campus, UH-1 University Housing	P-1 General Institutional Use / P-1U University Zone
How Institutional Uses are addressed	Allowed under broad DD zone	Zone allows all range of university institutional uses	Few specifications in zoning bylaw	Allowed within institutional / educational zones	School – University of College and Accessory Uses permitted as defined	Allows educational uses, as well as high tech and light industrial	Allows all types of educational institutions uses	All educational uses allowed, as well as supporting ancillary uses	Allowed for under university campus permitted use	Oak Bay: zone allows full range of uses, Saanich: zone allows full range of uses
How Non-Institutional Uses are addressed	Allowed under broad DD zone	Allows student residences, and faculty / staff housing	Few specifications in zoning bylaw	CD zones allow for market retail and residential	Not permitted under this zone	Allows live-work and hotel uses on parts of site, and office and retail uses on other parts	Allows limited student accommodations	Allows student housing under educational definition	Student and faculty housing and some retail allowed under university campus zone; full range of housing allowed under university housing zone	Oak Bay: no statement about residential uses, Saanich: zone allows accessory residential
Administrative Responsibility	City of Vancouver	City of Kelowna	City of Vancouver	City of Burnaby	City of Vancouver	City of Vancouver	City of Burnaby	City of Prince George	District of Squamish	District of Oak Bay & District of Saanich
Building Permit Issuance	City of Vancouver	City of Kelowna	City of Vancouver	City of Burnaby	City of Vancouver	City of Vancouver	City of Burnaby	City of Prince George	District of Squamish	District of Oak Bay & District of Saanich
Enforcement Responsibility	City of Vancouver	City of Kelowna	City of Vancouver	City of Burnaby	City of Vancouver	City of Vancouver	City of Burnaby	City of Prince George	District of Squamish	District of Oak Bay & District of Saanich

This preliminary summary table was compiled based on available information from municipal websites and public documents. Note that this table is preliminary only and is not based on direct discussions with municipal or institutional staff.

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GREATER VANCOUVER REGIONAL DISTRICT

***ELECTORAL AREA A
ZONING BYLAW NO. XXXX, 20XX***

***FOR THE
UNIVERSITY OF BRITISH COLUMBIA
CAMPUS LANDS***

DRAFT

**GREATER VANCOUVER REGIONAL DISTRICT
ZONING BYLAW XXXX, 20XX**

**A BYLAW TO REGULATE THE ZONING AND DEVELOPMENT OF REAL
PROPERTY WITHIN PARTS OF ELECTORAL AREA A OF THE REGIONAL
DISTRICT**

WHEREAS the *Local Government Act* authorizes a local government to enact Bylaws respecting zoning and certain other related developmental matters;

AND WHEREAS the *Local Government Act* also authorizes a local government to exercise these powers in a single Bylaw;

NOW THEREFORE the Regional Board of the Greater Vancouver Regional District in open meeting assembled enacts as follows:

DRAFT

TABLE OF CONTENTS / DIVISION NO. / PAGE REFERENCE

100 Scope & Definitions

200 General Regulations

- 201 General Operative Clauses
- 202 Prohibited Uses of Land, Buildings and Structures and Water
- 203 Exceptions to Height Requirements
- 204 Home Occupation Use
- 205 Secondary Suite
- 206 Accessory Buildings and Structures
- 207 Setbacks from Tidal and Non-Tidal Waters
- 208 Obstruction of Vision
- 209 Ministry of Transportation Requirements
- 210 Regulations for Vehicle Storage
- 211 Regulations for Outdoor Signs

300 Zone Schedules

- 301 Interpretation
- 302 Institutional 1 University/Community Institutional Zone
- 303 Institutional 2 Bio-Science Zone
- 304 Institutional 3 Recreational Facility Zone
- 305 Institutional 4 School Zone
- 306 Residential 1 Existing Residential Zone
- 307 Residential 2 Future Residential Zone
- 308 Park 1 Public Open Space Zone
- 309 Commercial 1 Mixed-Use Commercial Zone

600 Amendment Procedures

- 601 Eligibility Requirements
- 602 Submission of Application
- 603 Additional Requirements
- 604 Application Fee
- 605 Advisory Planning Commission
- 606 Staff Action
- 607 Board Action – Zoning Amendments
- 608 Notice of Public Hearing
- 609 Board Action – Development Variance Permits
- 610 Notice of Development Variance Permits
- 611 Notice of Decision
- 612 Limitations of Re-application

700 Severability & Enforcement

- 701 Severability of Bylaw
- 702 Violations
- 703 Penalty
- 704 Entry
- 705 Other regulations

800 Repeal & Effective Date

900 Metric Conversions

Schedule A – Zoning Bylaw Map

100 SCOPE & DEFINITIONS

101 • TITLE

This Bylaw may be cited for all purposes as the "Greater Vancouver Regional District Electoral Zoning Bylaw No. XXXX, 20XX".

102 • APPLICATION

This Bylaw shall be applicable to the portions of Electoral Area A of the Greater Vancouver Regional District depicted on the maps in Schedule A that are attached hereto and form part of this Bylaw.

103 • ADMINISTRATION

A *Building Inspector* or such other person appointed by the Board of the Greater Vancouver Regional District shall administer this Bylaw.

DEFINITIONS

accessory building and structure means a *building* or *structure* located on a *parcel*, the use of which *building* or *structure* is incidental and ancillary to the *principal* permitted use of the *land*, *buildings* or *structures* located on the same *parcel*;

accessory use means a use combined with, but clearly incidental and ancillary to, the *principal* permitted uses of *land*, *buildings* or *structures* located on the same *parcel*;

agriculture means the use of land for *farming*;

assembly means a use providing for the assembly of persons for religious, charitable, philanthropic, cultural, private recreational or private educational purposes; including but not limited to churches, places of worship, auditoriums, youth centres, social halls, group camps, private schools, kindergartens, play schools, day nurseries and *group day cares*;

bio-science means institutional facilities relating to any of the branches of natural science dealing with the structure and behaviour of living organisms.

building means any *structure* or portion thereof, including affixed mechanical devices, that is used or intended to be used for the purpose of supporting or sheltering any use or occupancy and includes a modular house built in accordance with a system number issued by the National Research Council and/or the Canadian Standards Association, where such modular house is permanently fixed to a foundation and built in accordance with the British Columbia Building Code, as amended from time to time;

chief administrative officer means the Chief Administrative Officer of the Greater Vancouver Regional District as appointed by the Regional Board;

community centre means public locations where members of a community may gather for group activities, social support, public information, and other purpose.

conservation means the preservation and protection of natural resources and assets in their natural state including the habitat of birds, fish and other wildlife;

development means a change in the use of any *land, building or structure*, the carrying out of any building, engineering, construction, or the construction, addition or alteration of any *building or structure*;

dormitory unit means a building in which sleeping units are provided and/or rented for occupancy by students and/or staff members affiliated with a college, hospital, private school, religious order, rest home, university or similar institution, and which is regulated by such institution. A dormitory unit may contain communal dining facilities but shall exclude the preparation of meals within the sleeping units which are provided;

dwelling unit means one or a set of habitable rooms used or intended to be used for the residential accommodation and containing only one set of cooking facilities;

dwelling, apartment means a multi-level building divided into not less than three dwelling units each;

dwelling, semi-detached / duplex means a two-unit dwelling wherein the two dwelling units are placed one above the other, or side by side;

dwelling, single detached means any building consisting of one dwelling unit;

dwelling, townhouse means three or more dwellings with a separate exterior entrance that shares no more than two party walls with adjacent dwellings. No part of any dwelling is placed over another in part or whole and every dwelling shall have a separate, individual, direct access to finished grade, including stairs;

dwelling, stacked townhouse means townhousing, except that dwellings may be arranged two deep, either vertically so that dwellings may be placed over others, or horizontally so that dwellings may be attached at the rear as well as at the side. Each dwelling shall have separate and individual access to the exterior, not necessarily directly to finished grade;

farming means the use of land, buildings and structures for any of the following:

- 1) growing, producing, raising, or keeping animals and plants, including apiculture, poultry and the growing of mushrooms and the primary products of those plants or animals, but does not include the breeding of pets, or operating a *kenneled*;
- 2) cultivation in plantations of any specialty wood crops or specialty fibre crops prescribed by the Ministry responsible for the Farm Practices Protection (Right to Farm) Act;
- 3) turf production with approval under the *Agricultural Land Commission Act*, if required;
- 4) raising or keeping of farmed game by a person licensed to do so under the *Game Farm Act*;
- 5) raising or keeping of fur-bearing animals by a person licensed to do so under the *Fur Farm Act*;
- 6) raising or keeping of exotic animals prescribed by the Minister responsible for the Farm Practices Protection (Right to Farm) Act;
- 7) farming activities that enable uses 1-6 above of the farm on that *lot* including:
 - a) clearing, draining, irrigating, or cultivating land;

- b) using farm machinery, equipment, devices, materials, buildings and structures;
- c) applying fertilizers, manure, pesticides, biological control agents, including ground and aerial spraying;
- d) storage of Agricultural Products and the products of *on-farm processing* and *on-farm product preparation*;

floor space ratio (FSR) means the figure obtained when the *gross floor area* of a *building* on a *parcel* is divided by the area of the parcel;

forestry means a use providing for the management and harvesting of primary forest resources on a *lot*, and, includes only the preliminary grading and/or cutting of such material for shipment or for consumption on the same *lot* but specifically excludes all milling, manufacturing, processing, storage and retail sales of products of forest resources originating from the *lot* or any other source;

gross floor area means the total area of floor space of all storeys of a *building* to the outside surface of the exterior walls;

height (of a building or structure) means the vertical distance from *average finished grade* to the highest point of the roof surface of a flat roof to the deck line of a mansard roof, and to the mean level between the eaves and the ridge of a gable, hip, gambrel or other sloping roof, and in the case of a *structure* without a roof, to the highest point of the *structure*;

highway includes a public street, *road*, path, *lane*, walkway, trail, bridge, viaduct, thoroughfare and any other public right of way, but specifically excludes private rights of way on private property;

home occupation means an occupation or profession carried on by an occupant for consideration which is clearly incidental and accessory to the use of the dwelling unit for residential purposes, and which shall be limited to (a) Crafts & Teaching, (b) Residential Registered Office, (c) Residential Business Office, and (d) Child Care Programme as herein defined, which uses do not indicate from the exterior that the building is being utilized for any purpose other than residential; (a) Crafts and Teaching, which shall include traditional crafts, handicrafts as an extension of a hobby, and instruction in the arts; (b) Residential Registered Office, which means a principal office located within the dwelling unit and used by an occupant for the keeping of records providing the other business of the company is carried on entirely off the premises; (c) Residential Business Office, which means an office located within the dwelling unit and used by an occupant provided the business is carried on entirely within the dwelling unit; (d) Child Care Programme, which means Family Day Care, Group Day Care, Specialized Day Care, Nursery School, Child Minding and Out-of-School Care, established pursuant to the Community Care Facility Act and having a maximum capacity of 10 children;

institutional means uses associate with higher education and academic research and learning which offers courses at the postsecondary level, and supporting facilities. Hospitals and its supporting are also considered to be institutional uses. Cultural facilities such as performance spaces or museums are also appropriate institutional uses;

land means real property with or without improvements, and includes the surface of water;

lane means a *highway* more than 3.0 metres but less than 10 metres in width, intended to provide secondary access to *parcels* of *land*;

local retail sales / services means a building or part of a building used for the retail sale of those goods / services required by area residents or employees on a day-to-day basis;

lot means the smallest unit in which *land* is designated as a separate and distinct *parcel* on a legally recorded subdivision plan or description filed in the Land Title Office, and includes a strata lot within a bare land strata plan under the *Strata Property Act*;

parcel means the same as “lot”;

park facility means a use which provides for the construction of a park interpretive centre and park related offices;

permitted land use means the principal permissible purpose for which *land*, *buildings* or *structures* may be used;

principal building means the *building* for the *principal use* of the *lot* as listed under the permitted uses of the applicable zone;

principal use means the primary use of *land*, *buildings* or *structures* on the *parcel*;

public school means a place of instruction, other than a commercial, trade or self-improvement school, for kindergarten to grade twelve;

recreation facility means a use which provides for participatory recreational activities. This includes gymnasium, squash or tennis court, curling rink, swimming pool, bowling alley, pool hall, hockey rink / arena, or stadium;

recreation means public parks, conservation, sports fields and other ancillary uses; excludes commercial recreation uses;

research laboratory means the use of premises not providing service directly to the public for the provision of analytical, research, or testing services, including biotechnologies and energy and environmental technologies;

restaurant means an eating establishment where food is sold to the public for immediate consumption within the premises or delivered to other premises, but excludes facilities for the consumption of food in motor vehicles parked on the site, or with drive-through takeout facilities;

road means the portion of a *highway* that is improved, designed, and ordinarily used for vehicular traffic;

secondary suite means a subordinate self-contained area located within a dwelling unit having complete provision for residential living by the occupants of such area, including living, sleeping, kitchen and sanitary facilities;

subdivision means the division of land into two or more parcels, whether by plan, apt description, words, or otherwise;

storey means a space situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that space between the top of such floor and the ceiling above it. A storey shall not include a basement or cellar;

structure means anything constructed or erected, the use of which requires its permanent location on the ground, or its attachment to something having a permanent location on the ground;

watercourse means any natural or man-made depression with well defined banks and a bed of 0.6 metres or more below the surrounding land serving to give direction to or containing a current of water at least six (6) months of the year or having a drainage area of 2 km² or more upstream of the point under consideration;

zone means a *zone* as established by this Bylaw.

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200 GENERAL REGULATIONS

201 • General Operative Clauses

- (1) No *land, building or structure* in any *zone* shall be used for any purpose other than that specified in this Bylaw for the *zone* in which it is located in accordance with the Zoning Map.
- (2) No *building or structure* shall be constructed, sited, moved or *altered* unless it complies with the General Regulations of this Bylaw and all regulations and requirements specified for the *zone* in which it is located.

202 • Prohibited Uses of Land, Buildings and Structures and Water

- (1) Unless a *zone* expressly provides otherwise, the following uses shall be prohibited in all zones:
 - (a) A tent, travel trailer or camper used for habitation.
 - (b) A *use* located in a mobile home, except within a Mobile Home Park, where any mobile home meeting Canadian Standard Association Z-240 Standards is allowed.
 - (d) A *use* providing a street access, or egress driveway that is within 7.5 metres of the point of intersection of two streets, or of a street and a *lane*, when such road allowances intersect at an angle of one hundred and thirty-five degrees or less.
 - (e) An *offensive use*, except those permitted pursuant to the *Right to Farm Act*.

203 • Exceptions to Height Requirements

The *height of buildings and structures* permitted elsewhere in this Bylaw may be exceeded by not more than 2 metres above the maximum height permitted in the zone for radio and television antennas, spires, monuments, chimney stacks, flagpoles, lighting poles, elevator shafts and stair towers.

204 • Home Occupation Use

In any zone in which a *home occupation* use is permitted, the following conditions shall be satisfied:

- (1) The activities shall be conducted entirely within the *principal building*, an accessory building where the *building* does not exceed 100 m² of *floor area*, or outside of a *building* where such activity involves a family or group childcare.

- (2) The use shall not involve the storing, exterior to the building or buildings, of any materials used directly or indirectly in the processing or resulting from the processing or any product of such craft or occupation.
- (3) The use may involve the display and the sale of a commodity that is produced on the premises, however in no case shall the retailing of the commodity be the primary *home occupation* use.
- (4) The use within the principal building shall occupy no more than 30% of the *floor area* of the principal building, up to a maximum of 100 m².
- (5) The use within one or more accessory buildings shall occupy a total of not more than 100 m² of *floor area*.
- (6) In no case shall the aggregate *floor area* of all buildings used for a *home occupation* use exceed 100 m² on a *parcel of land*.
- (7) The total display area of any outdoor advertising sign shall not exceed 0.5 m².
- (8) The *home occupation* shall be solely operated by a person resident in the *dwelling unit* and shall not involve the employment of more than one full-time equivalent employee on the premises.
- (9) The *home occupation* shall not be an *offensive use*.
- (10) A *home occupation* shall not involve:
 - (a) material or products that produce inflammable or explosive vapours or gases under ordinary temperatures;
 - (b) the boarding, breeding and keeping of animals;
 - (c) the salvage or repair, or motor vehicles, boat, or other machinery as a commercial venture; and
 - (d) the assembly of more than 4 persons for any artistic, educational, religious, therapeutic or similar activity.

205 • Secondary Suite

- (1) An *secondary suite* shall be located within a *principal building* for *residential use*.
- (2) An *secondary suite* shall not have a *floor area* that exceeds 100 m².
- (3) Unless otherwise specified, an *secondary suite* may be permitted on a *parcel of land* of any *lot size* provided that all other applicable regulations can be satisfied.

206 • Accessory Buildings and Structures

- (1) *Buildings and structures* containing an *accessory use* are permitted in each zone, unless otherwise specified, provided that:

- (a) the *principal use* is being carried out on the *parcel*; or
 - (b) a *building* for the purpose of the *principal use* has been constructed on the *parcel*; or,
 - (c) a *building* for the purpose of the *principal use* is in the process of being constructed on the *parcel*.
- (2) An *accessory building* or *structure* shall not contain a *dwelling unit*.
- (3) Notwithstanding the setback requirements for *accessory buildings* within each *zone*, an *accessory building* may be permitted within a rear lot line setback provided that the *accessory building* has a *floor area* of less than 10 m².

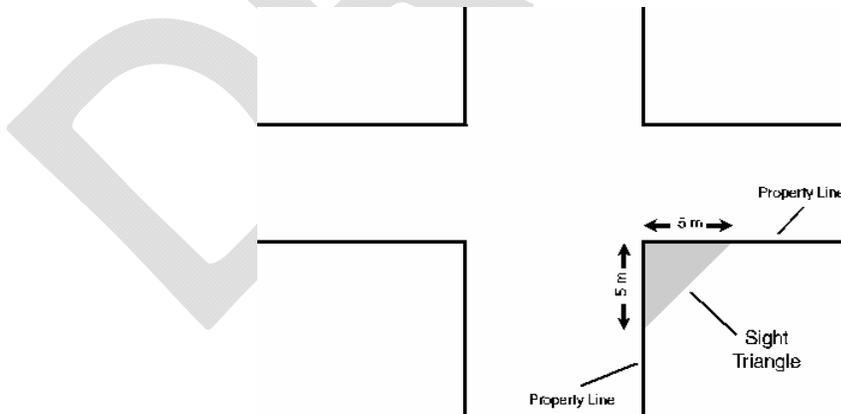
207 • Setbacks from Tidal and Non-Tidal Waters

- (1) No *area used for habitation* shall be located within any *building*, mobile home or unit, or modular home or structure, such that the underside of any suspended floor system, or the top of any slab on grade or mobile home pad is less than 1.5 metres above the *natural boundary* of any river, creek, stream, lake or the sea.
- (2) Subject to any Federal or Provincial legislative requirements that may apply, no *building*, mobile home or unit, or modular home or structure, shall be constructed, reconstructed, moved, extended or located:
- (a) within 30 metres of the *natural boundary* of any river, creek or stream, except that this distance may be decreased to not less than 15 meters provided that the applicant:
 - (i) furnishes the Regional District with a report certified by a professional engineer with experience in geotechnical engineering stating that the proposed *building*, mobile home or unit, or modular home or structure, will not be subject to flooding, mud flows, debris flows, debris torrents, erosion, land slip, rockfall, subsidence or avalanche;
 - (ii) satisfies the Regional District that the proposed siting conforms to the applicable Provincial and Federal regulations and guidelines pertaining to riparian area protection; and
 - (iii) covenants with the Regional District, pursuant to Section 219 of the *Land Title Act*, to use the land only in the manner determined and certified by the aforesaid engineer as enabling the safe use of the land for the use intended, and to indemnify and save harmless the Regional District from any actions arising from a breach of the aforesaid covenant.
 - (b) within 7.5 metres of the *natural boundary* of any lake;

- (c) within 15 metres of the *natural boundary* of the sea, except that this distance may be decreased to not less than 7.5 meters provided that the owner or applicant:
 - (i) furnishes the Regional District with a report certified by a professional engineer with experience in geotechnical engineering stating that the proposed *building*, mobile home or unit, or modular home or structure, will not be subject to flooding, mud flows, debris flows, debris torrents, erosion, land slip, rockfall, subsidence or avalanche; and
 - (ii) covenants with the Regional District, pursuant to Section 219 of the *Land Title Act*, to use the land only in the manner determined and certified by the aforesaid engineer as enabling the safe use of the land for the use intended, and to indemnify and save harmless the Regional District from any actions arising from a breach of the aforesaid covenant.

208 • Obstruction of Vision

On a corner *parcel* in any *zone* there shall be no obstruction to the line of vision between the heights of 1.0 m and 3.0 m above the established grade of a *highway* (excluding a *lane*) or an access route within a strata title subdivision within the sight triangle, being a triangular area formed by extending a 5.0 m boundary along the *lot lines* from the point of the exterior corner intersection of the *lot lines* and a line connecting these two points as illustrated following:



209 • Ministry of Transportation Requirements

- (1) Notwithstanding the siting requirements specified in Division 300 of this Bylaw, no *building* shall be located within 4.5 metres of a *lot line* that is

adjacent to a Provincial Highway, unless so authorized by the Ministry of Transportation.

- (2) Developments within 800 metres of a Controlled Access Highway fall under the joint jurisdiction of the Ministry of Transportation and the Greater Vancouver Regional District. Such developments must comply with the requirements of the Ministry of Transportation pursuant to Section 54 of the *Transportation Act*.

210 • Regulations for Vehicle Storage

No *lot* shall be used for wrecking or *storage* of derelict automobiles, or as a junk yard, and any vehicle which has not been licensed for a period of one year and is not housed in a garage or carport shall be deemed to be a derelict vehicle and junk, except if such a vehicle is maintained in working order and used for work on the *lot*.

211 • Regulations for Outdoor Signs

- (1) Unless otherwise provided elsewhere in this Bylaw, signs and other outdoor advertising devices shall be limited to:
 - (a) One sign bearing the name, address, and/or occupation of the resident, which may be illuminated but not flashing and which shall not exceed an area of 0.5 square metres; and
 - (b) One temporary unilluminated sign for real estate purposes, which shall not exceed an area of 0.5 square metres.
- (2) Signs and other outdoor advertising devices shall not be permitted on road right of ways.

300 ZONE SCHEDULES

301 • INTERPRETATION

301.1 Permitted Uses

The list of uses under the heading "Permitted Uses" in each of the zones set out in this Division shall be interpreted to mean the uses listed in that particular zone or elsewhere in this Bylaw and no others shall be permitted.

301.2 Maximum Heights

The specification of measurements for *buildings, structures* or *accessory buildings* under the general heading of "Maximum Heights" in a zone schedule shall be interpreted as meaning the greatest *height*, as *height* is defined in this Bylaw, to which a *building, structure* or *accessory building* may be constructed on a *lot* which is designated on the Zoning Map as being regulated by that schedule.

301.3 Maximum Floor Area Ratio or Maximum Floor Area

Where a zone schedule includes a regulation entitled "Maximum *Floor Area Ratio*" or "Maximum *Floor Area*", it shall be interpreted to mean that a *lot* in an area designated as being regulated by that zoning schedule may not have *buildings* erected on that *lot* that exceed the maximum *floor area* or *floor area ratio*, as defined in this Bylaw.

301.4 Zoning Map

The portions of Electoral Area A that are included in this Bylaw are the areas shown on the maps in Schedule A that are attached hereto and form part of this Bylaw and that bear the title:

"Schedule A. This is one of the Zoning Maps referred to in Section XXXX of the Greater Vancouver Regional District Electoral Area A Zoning Bylaw XXXX, 20XX and amendments thereto."

301.5 Zone Boundaries

- (1) Where a *zone* boundary is designated as following a *highway* or a *watercourse*, the edge of the *highway* or the *natural boundary* of the *watercourse* shall be the *zone* boundary.
- (2) Where a *zone* boundary does not follow a legally defined *lot line*, and where distances are not specifically indicated, the location of the boundary shall be determined by scaling from the Zoning Map.

I1 – Institutional 1 University / Community Institutional Zone

Purpose

To accommodate a variety of educational / academic and community / recreational facilities and accessory uses in support of a comprehensive university campus.

Permitted Land Uses

<i>Institutional</i>
<i>Dormitory Unit</i>
<i>Local Retail Sales / Services</i>
<i>Restaurant</i>
<i>Recreation Use</i>
<i>Recreation Facility</i>
<i>Conservation</i>
<i>Research Laboratory</i>
<i>Accessory Use</i>

Buildings and Structures	Maximum Size	Maximum Height
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<i>Principal Buildings</i>	2.8 FSR	53 m
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I2 – Institutional 2 Bio-Science Zone

Purpose

To accommodate a variety of agricultural and bio-science research related uses in support of university academic and research programs.

Permitted Land Uses

<i>Bio-Science</i>
<i>Institutional</i>
<i>Farming</i>
<i>Forestry</i>
<i>Conservation</i>
<i>Accessory Use</i>

Buildings and Structures

Maximum Size

Maximum Height

<i>Principal Buildings</i>	0.1 FSR	7 m
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I3 – Institutional 3 Recreation Facility Zone

Purpose

To accommodate recreation opportunities and facilities for both the permanent residential and the university community.

Permitted Land Uses

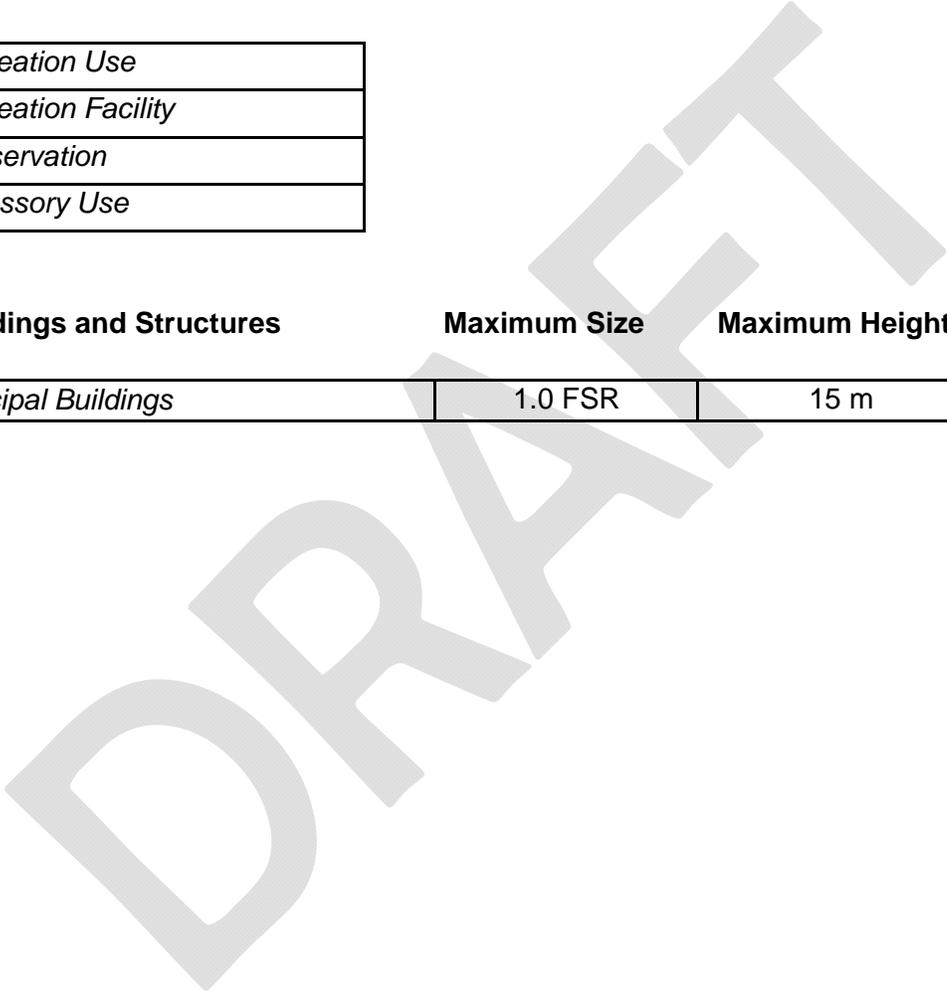
<i>Recreation Use</i>
<i>Recreation Facility</i>
<i>Conservation</i>
<i>Accessory Use</i>

Buildings and Structures

Maximum Size

Maximum Height

<i>Principal Buildings</i>	1.0 FSR	15 m
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I4 – Institutional 3 School Zone

Purpose

To accommodate the construction of a public school and associated recreational uses.

Permitted Land Uses

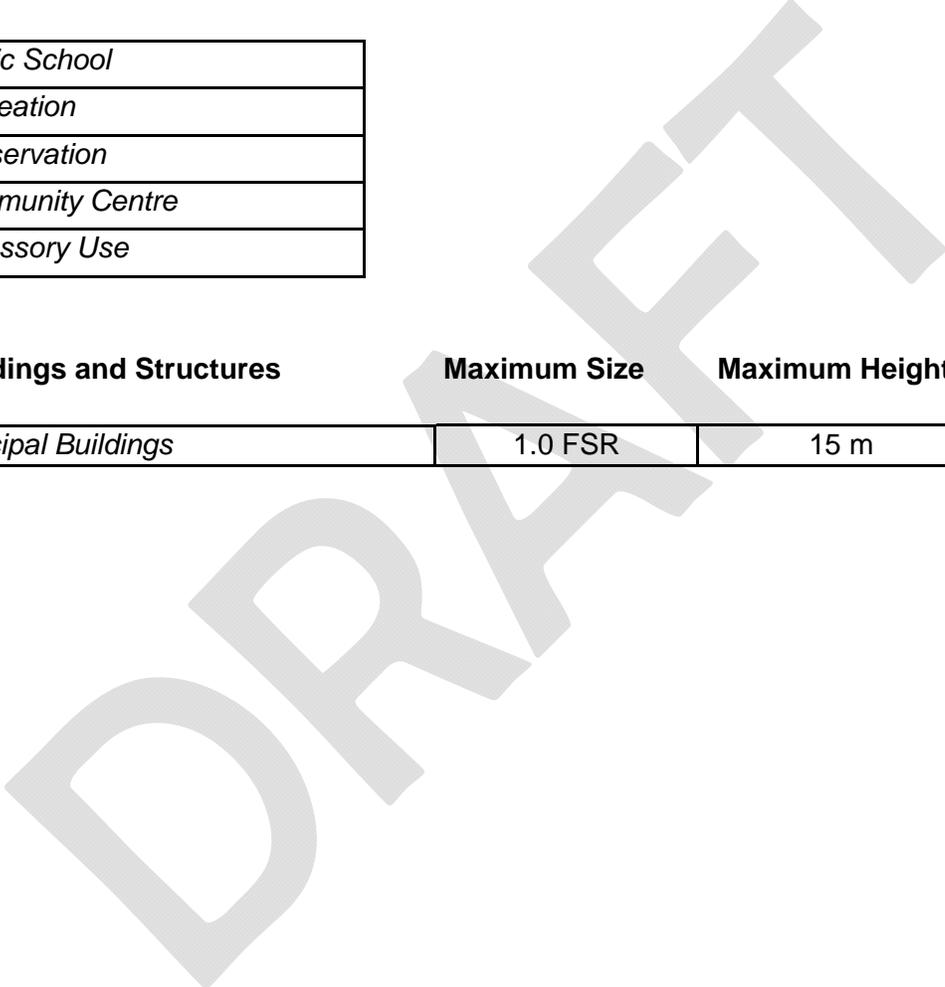
<i>Public School</i>
<i>Recreation</i>
<i>Conservation</i>
<i>Community Centre</i>
<i>Accessory Use</i>

Buildings and Structures

Maximum Size

Maximum Height

<i>Principal Buildings</i>	1.0 FSR	15 m
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R1 – Residential 1 Existing Residential Zone

Purpose

To accommodate a variety of residential uses and accessory uses in support of the comprehensive residential community. Development will be primarily infill.

Permitted Land Uses

Principal Uses

<i>Dwelling, Single Detached</i>
<i>Dwelling, Duplex</i>
<i>Dwelling, Townhouse</i>
<i>Dwelling, Stacked Townhouses</i>
<i>Dwelling, Apartment</i>
<i>Dormitory Unit</i>
<i>Conservation</i>

Accessory Uses

<i>Secondary Suite</i>
<i>Local Retail Sales / Services</i>
<i>Restaurant</i>
<i>Home Occupation</i>

Buildings and Structures

Maximum Size

Maximum Height

<i>Principal Buildings</i>	1.0 FSR	53 m
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R2 – Residential 2 Future Housing Zone

Purpose

To accommodate future residential uses and accessory uses in support of the comprehensive residential community in areas where more detailed planning is required.

Permitted Land Uses

Principal Uses

<i>Dwelling, Single Family</i>
<i>Dwelling, Duplex</i>
<i>Dwelling, Townhouse</i>
<i>Dwelling, Stacked Townhouses</i>
<i>Dwelling, Apartment</i>
<i>Dormitory Unit</i>
<i>Conservation</i>

Accessory Uses

<i>Secondary Suite</i>
<i>Local Retail Sales / Services</i>
<i>Restaurant</i>
<i>Home Occupation</i>

Buildings and Structures

Maximum Size

Maximum Height

<i>Principal Buildings</i>	2.8 FSR Zone average needs to be 1.2	53 m
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**P1 – Park 1
Public Open Space Zone**

Purpose

To accommodate regional park use, where the intent is to maintain the park in a natural state with some trails for public access

Permitted Land Uses

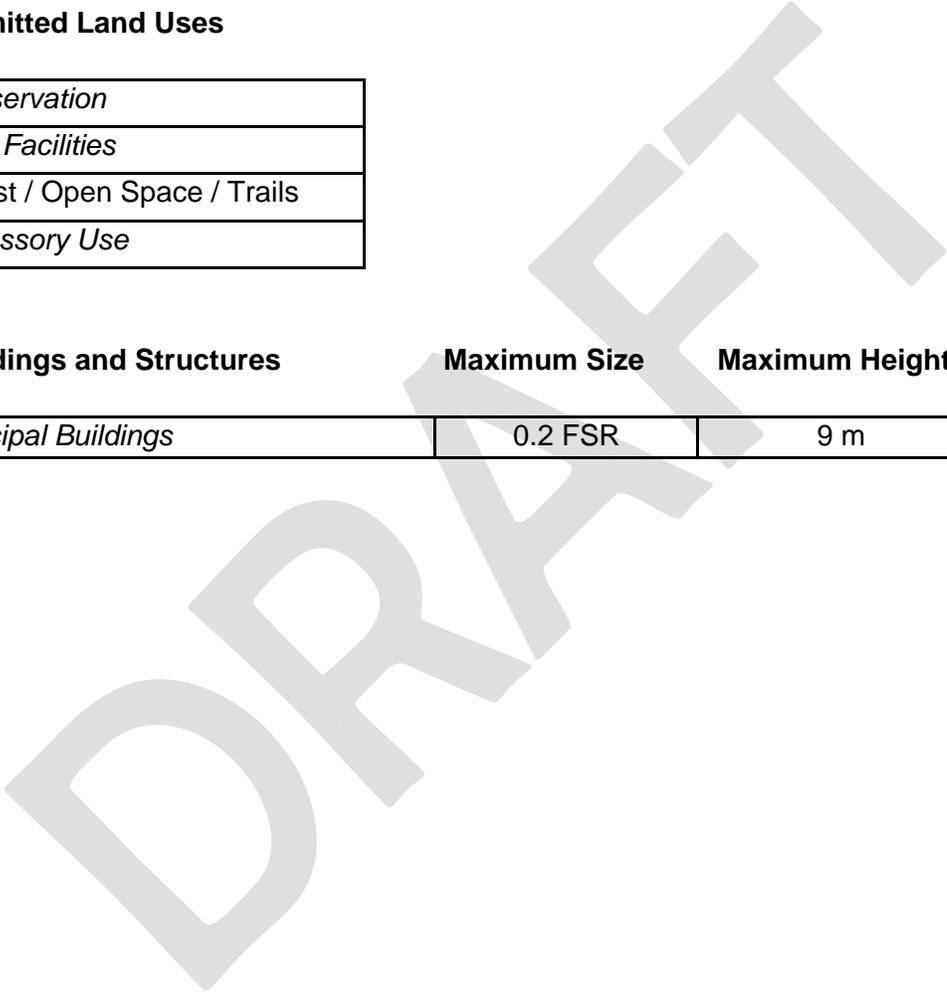
<i>Conservation</i>
<i>Park Facilities</i>
<i>Forest / Open Space / Trails</i>
<i>Accessory Use</i>

Buildings and Structures

Maximum Size

Maximum Height

<i>Principal Buildings</i>	0.2 FSR	9 m
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C1 – Commercial 1 Mixed-Use Commercial Zone

Purpose

To accommodate day-to-day services of the residential and university population in a mixed-use setting, with commercial at grade and residential uses located above

Permitted Land Uses

<i>Local Retail Sales / Services</i>
<i>Restaurant</i>
<i>Dwelling, Stacked Townhouses</i>
<i>Dwelling, Apartment</i>
<i>Dormitory Unit</i>
<i>Accessory Use</i>

Buildings and Structures

Maximum Size

Maximum Height

<i>Principal Buildings</i>	1.43 FSR	15 m
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Special Conditions / Conditions of Use:

Retail sales and services shall be limited to the first two storeys of any building

Zone Variations

On those lands in the C1 zone that are identified on Schedule “A” by C1, followed by a letter in brackets, the following additional regulations apply.

C1 (a) – 4500 square metres maximum of *Local Retail Sales / Services* and/or *Restaurant* at ground level.

C1 (b) – 6000 square metres maximum of *Local Retail Sales / Services* and/or *Restaurant* at ground level.

600 AMENDMENT PROCEDURES

601 • Eligibility Requirements

Applications for amendments to this Bylaw, and for development variance permits to vary any provision of this Bylaw, shall be made by the owner of the land involved, or by a person so authorized by the owner in writing.

602 • Submission of Application

Applications for Bylaw amendments and development variance permits shall be submitted in writing to the Secretary, Greater Vancouver Regional District, and shall include the following information:

- (a) Legal description of subject property.
- (b) Address and general location of subject property.
- (c) Name and Address of owners of subject property.
- (d) If the applicant is not the owner, a statement of the owner's written consent is required.
- (e) A copy of a State-of-Title Certificate, or a copy of a Certificate of Indefeasible Title, dated no more than thirty (30) days prior to submission of the application.
- (f) Statement of the proposed change in designation, together with reasons in support of the application.
- (g) Description of services currently existing or readily available to the subject property, including road access, water supply, sewage disposal, hydro, telephone and school bus service.
- (h) A Site Profile in accordance with the requirements of the Provincial Contaminated Sites Regulations enacted pursuant to the *Waste Management Amendment Act*.

603 • Additional Requirements

At the time of application, the Regional District staff may require the following additional information to be included in the submission:

- (a) A dimensioned sketch plan, to a scale stipulated by staff, showing the parcel(s) or part of the parcel(s) to be affected by the amendment, together with the location of existing buildings, structures and use.
- (b) A dimensioned site development plan, to a scale stipulated by staff, showing the proposed use, buildings, structures, and highway access.
- (c) A contour map, to a scale and with contour intervals as stipulated by staff.
- (d) Where subdivision is contemplated, a dimensioned sketch plan of the proposed subdivision, to a scale stipulated by staff.
- (e) A report certified by a professional engineer with experience in geotechnical engineering that the land may be used safely for the use intended.

604 • Application Fee

At the time of application for a zoning amendment or a development variance permit, the applicant shall pay to the Greater Vancouver Regional District an application fee as follows:

- (a) zoning amendment processing fee, all applications - \$1500 plus \$100 per lot (non refundable).
- (b) development variance permit applications - \$1000.
- (c) public hearing advertising fee (where applicable) - \$700 (refunded if no public hearing advertisements are published).

605 • Advisory Planning Commission

Upon receiving an application, staff shall forward it to the Electoral Area A Advisory Planning Commission who shall, in accordance with the procedures established in a Greater Vancouver Regional District Bylaw, prepare a recommendation for the Regional Board, and submit it to staff for transmittal to the Board.

606 • Staff Action

Upon receiving the Advisory Planning Commission recommendation, staff shall prepare and present a report to the Regional Board for its consideration. The report shall:

- (a) contain a copy of the application;
- (b) contain a copy of the proposed amendment Bylaw or proposed permit together with recommendations from staff and the Advisory Planning Commission;
- (c) specify whether or not the approval of the Minister of Transportation under the *Highway Act* or the *Local Government Act* is required;
- (d) state the amount of the fee collected;
- (e) state the proposed security to be posted by the applicant if any; and
- (f) additional relevant information.

607 • Board Action – Zoning Amendments

When dealing with an application to amend this Bylaw, the Regional Board may upon receipt of the report under Section 606 of this Bylaw, proceed with an amendment Bylaw or reject the application.

608 • Notice of Public Hearing

(1) When proceeding with an amendment Bylaw which requires a public hearing pursuant to the *Local Government Act*, the Regional Board shall give notice of the hearing.

(2) The notice of hearing must state the following:

- (a) the time, date and place of the public hearing;
- (b) in general terms the purpose of the Bylaw;
- (c) the land or lands that are the subject of the Bylaw;
- (d) where and the days and hours during which a copy of the Bylaw may be inspected.

- (3) The notice must be published in at least 2 consecutive issues of a newspaper that is distributed at least weekly in the area affected by the subject matter of the notice, the last publication to appear not less than 3 and not more than 10 days before the public hearing.
- (4) If the Bylaw in relation to which the notice is given alters the permitted use or density of any area, the notice must:
 - (a) include a sketch that shows the area that is the subject of the Bylaw alteration, including the name of adjacent roads, where applicable, unless the subject land can be clearly identified in a manner other than a sketch; in which case it may be identified in that manner;
 - (b) be provided to the owners and occupiers of all real property within the area subject to the Bylaw alteration and within a minimum distance of 100 metres of the perimeter of the subject area;
 - (c) be delivered by:
 - (i) mail addressed to the owners and occupiers of real property referred to in (a) above as shown on the assessment roll as at the date of the first reading of the Bylaw; and
 - (ii) mail addressed to the “occupant” or “occupants” at the date of the mailing or delivery of the notice at the street address (if any) of real property referred to in (a) above; or
 - (iii) direct delivery by the Secretary of the Greater Vancouver Regional District or a duly authorized representative to the principal entrance of any principal use building on real property referred to in (a) above, such notice to be addressed to the “occupant” or “occupants”;
 - (d) Nothing in this Bylaw shall preclude the Greater Vancouver Regional District from having the right to send notices of public hearings to persons other than the owners and occupiers of all real property described in (a) above;
 - (e) More than one notice of public hearing may be sent to each owner and occupier of all real property described in (a) above, but the latest of such notices shall:
 - (i) if delivered by mail, be posted at least 10 days before the date of the hearing;
 - (ii) if sent by direct delivery, be delivered at least 10 days before the date of the hearing.
- (5) The obligation to deliver a notice under subsection (4) must be considered satisfied if a reasonable effort was made to mail or otherwise deliver the notice.

- (6) Section (4) does not apply if 10 or more parcels owned by 10 or more persons are the subject of the Bylaw alteration.

609 • Board Action – Development Variance Permits

When dealing with an application for a development variance permit the Regional Board, upon receipt of the report under Section 606 of this Bylaw, and after providing notice under Section 610 of this Bylaw, may:

- (a) authorize the issuance of the permit;
- (b) authorize the issuance of the permit as amended by the Regional Board in its resolution; or
- (c) refuse to authorize the issuance of the permit.

610 • Notice of Development Variance Permit

When proposing to pass a resolution to issue a development variance permit the Regional Board shall give notice of its intent, which:

- (a) shall be sent to the owners and occupiers of all real property within the area subject to the proposed development variance permit and within a minimum distance of 100 metres from the perimeter of the subject area;
- (b) shall be delivered by:
 - (i) mail addressed to the owners and occupiers of real property referred to in (i) above, or
 - (ii) mail addressed to the “occupant” or “occupants” at the street address (if any) of real property referred to in (i) above, or
 - (iii) direct delivery by the Secretary of the Greater Vancouver Regional District or an authorised representative of the said Secretary, to the principal entrance of any principal use building on real property referred to in (i) above, such notice to be addressed to the “occupant” or “occupants”;
- (c) shall:
 - (i) state the time and place at which the Board will be considering the proposed permit;
 - (ii) identify the land or lands which are subject to the proposed permit;
 - (iii) state in general terms the intent of the proposed permit;
 - (iv) state where and the days and hours during which a copy of the proposed permit may be inspected;
 - (v) include a sketch that shows the area that is the subject of the proposed permit including the name of adjacent roads where applicable, unless the subject land can be clearly identified in a manner other than a sketch, in which case it may be identified in that manner;
 - (vi) describe the procedures to be followed by persons wishing to make a presentation to the Regional Board regarding the proposed permit.
- (d) Nothing in this Bylaw shall preclude the Greater Vancouver Regional District from having the right to send notices regarding a proposed development variance permit to persons other than the owners and occupiers of all real property described in (i) above.

- (e) More than one notice regarding a proposed development variance permit may be sent to each owner and occupier of all real property described in (i) above, but the latest of such notices shall be mailed or delivered no earlier than 30 days and no later than 10 days before the deadline for complying with the applicable Greater Vancouver Regional District Bylaw.

611 • Notice of Decision

Where an application for an amendment Bylaw or a permit has been refused by the Regional Board, the staff shall notify the applicant in writing within fifteen (15) days immediately following the date of refusal and shall give the reasons for refusal.

612 • Limitations on Re-Application

Subject to the *Local Government Act*, re-application for a Bylaw amendment or permit that has been refused by the Regional Board shall not be considered within a six (6) month period immediately following the date of refusal.

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700 SEVERABILITY & ENFORCEMENT

701 • Severability of Bylaw

If any Division, Section, Subsection, Sentence, Clause or Phrase of this Bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Bylaw.

702 • Violations

Each person who contravenes any of the provisions of this Bylaw shall be deemed to have committed an offence against the Bylaw; and each day that such contravention continues shall constitute a separate offence.

703 • Penalty

- (1) Each person who commits an offence shall be liable on summary conviction to the maximum penalty allowable under the Local Government Act of \$10,000.
- (2) Each day during which such violation is continued shall be deemed to constitute a new and separate offence.

704 • Entry

The *Chief Administrative Officer* or his/her designate may enter at all reasonable times premises or lands subject to this Bylaw in order to ascertain whether the provisions of the Bylaw are being observed. Obstruction of the *Chief Administrative Officer* in the performance of his/her duties shall constitute an offence.

705 • Other Regulations

Nothing contained within this Bylaw shall relieve any owner of an interest in land from the responsibility to seek out and comply with any other legislation applicable to that interest.

800 REPEAL & EFFECTIVE DATE

801 • Repeal Of Previous Bylaw

"The Greater Vancouver Regional District Electoral Area C Bylaw No. 785, 1995" and all amendments thereto are hereby repealed.

READ A FIRST TIME this day of 20XX

READ A SECOND TIME this day of 20XX

PUBLIC HEARING HELD this day of 20XX

READ A THIRD TIME this day of 20XX

RECEIVED APPROVAL OF THE MINISTRY OF TRANSPORTATION
this day of 20XX

RECONSIDERED, PASSED, AND FINALLY ADOPTED
this day of 20XX.

Chairperson

Secretary

900 METRIC CONVERSIONS

The following metric conversions are provided for the convenience of the reader of this Bylaw:

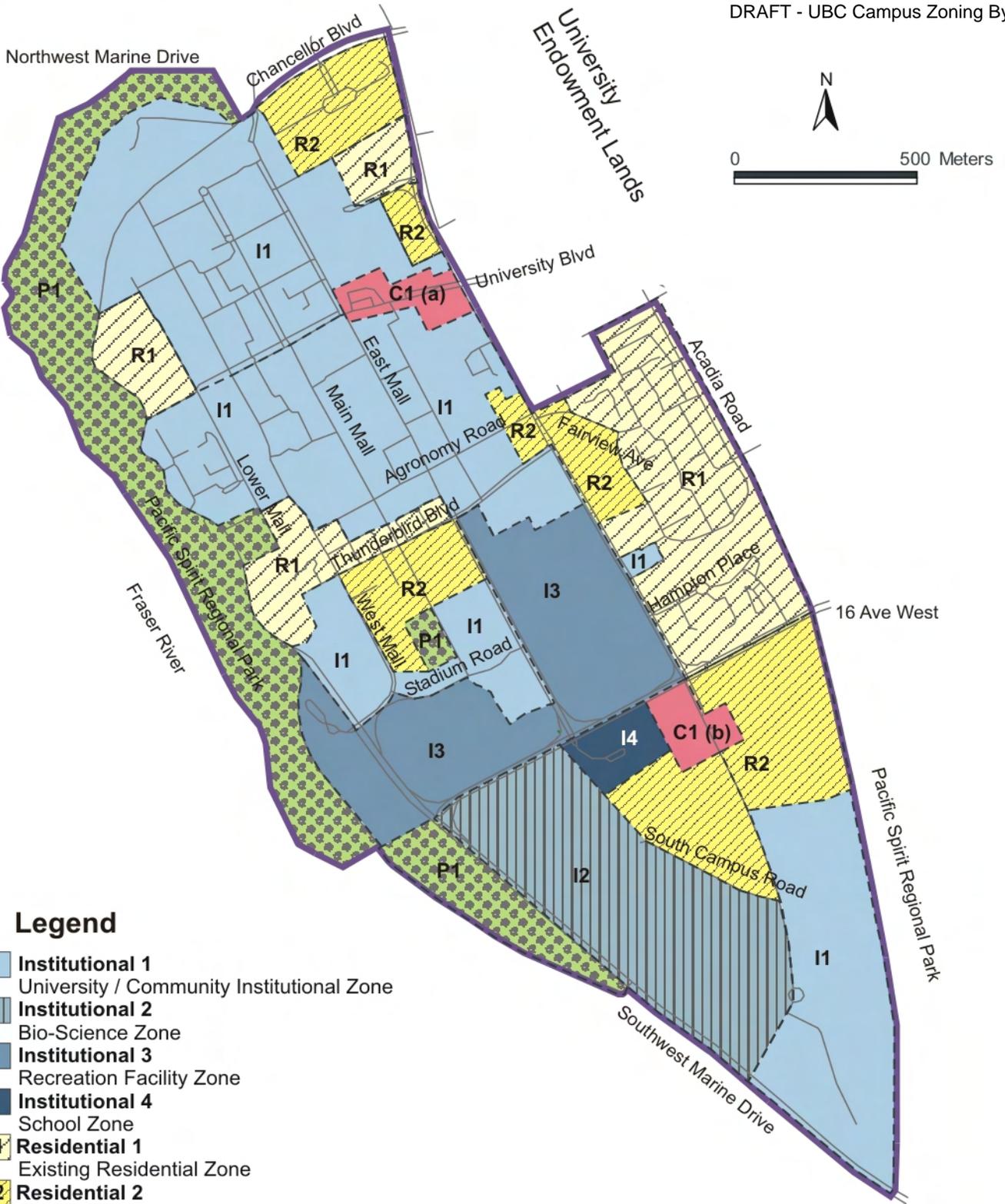
1 metre	=	3.28 feet	1 foot	=	0.30 metre
1 sq. metre (m ²)	=	10.76 sq. ft.	1 sq. ft.	=	0.093 sq. m
1 hectare (ha)	=	2.47 acres	1 acre	=	4047sq. m or 0.405 ha

The following specific metric conversions are provided as they occur quite frequently in this Bylaw:

1.5 metres	=	4.92	feet
3.0 metres	=	9.84	feet
4.5 metres	=	14.76	feet
7.5 metres	=	24.61	feet
10.0 metres	=	32.81	feet
15.0 metres	=	49.21	feet
1400 sq. m	=	15,064	sq. ft. or 0.34 acres
2000 sq. m	=	21,520	sq. ft. or 0.49 acres
4047 sq. m	=	43,560	sq. ft. or 1 acre
0.4047 hectares	=	1.0	acre
1.0 hectares	=	2.47	acres
2.0 hectares	=	4.94	acres
4.0 hectares	=	9.88	acres
8.0 hectares	=	19.96	acres
20.0 hectares	=	49.42	acres

SCHEDULE A - DRAFT ZONING MAP

DRAFT - UBC Campus Zoning Bylaw



Legend

- I1 Institutional 1**
University / Community Institutional Zone
- I2 Institutional 2**
Bio-Science Zone
- I3 Institutional 3**
Recreation Facility Zone
- I4 Institutional 4**
School Zone
- R1 Residential 1**
Existing Residential Zone
- R2 Residential 2**
Future Housing Zone
- P1 Park 1**
Public Open Space Zone
- C1 Commercial 1**
Mixed-Use Commercial Zone