



SUNSHINE COAST REGIONAL DISTRICT



REGULAR BOARD MEETING TO BE HELD ELECTRONICALLY AND TRANSMITTED VIA THE BOARDROOM OF THE SUNSHINE COAST REGIONAL DISTRICT OFFICES AT 1975 FIELD ROAD, SECHELT, B.C.

THURSDAY, JULY 28, 2022

AGENDA

CALL TO ORDER 2:00 p.m.

AGENDA

1. Adoption of agenda

MINUTES

2. Regular Board meeting minutes of July 14, 2022

Annex A
Pages 1 - 7

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

PRESENTATIONS AND DELEGATIONS

3. ?akista xaxanak Garry Feschuk, syiyaya Reconciliation Movement
Regarding partnership proposal for installation of reconciliation
crosswalks

Annex B
pp 8 - 25

REPORTS

4. Committee of the Whole recommendation Nos. 1-7 of July 14, 2022
5. Inaugural Board Policy Review Committee recommendation Nos. 1-6 of July 20, 2022
6. Electoral Area Services Committee recommendation Nos. 1-11 of July 21, 2022
7. Inaugural Finance Committee recommendation Nos. 1-5 of July 21, 2022
8. Training Structure – Roberts Creek Volunteer Fire Department - Fire Chief, Roberts Creek Volunteer Fire Department
9. Community Emergency Preparedness Fund Grant Receipt Approval for Sunshine Coast Emergency Program Emergency Operations Centre Modernization Project – Manager, Protective Services
10. Office of the CAO Monthly Report

Annex C
pp 26 – 28

Annex D
pp 29 – 33

Annex E
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Annex F
pp 38 – 39

Annex G
pp 40 – 41

Annex H
pp 42 - 43

Verbal

COMMUNICATIONS

MOTIONS

BYLAWS

- 11. *Sunshine Coast Regional District Zoning Bylaw No. 722, 2019 – receipt of staff report – second reading (Voting – Electoral Area Directors – 1 vote each)* Annex I
pp 44 - 336

- 12. *Sunshine Coast Regional District Financial Plan Amendment Bylaw No. 735.1, 2022 – receipt of staff report – first, second, third reading and adoption (Voting – All Directors – weighted vote: A-2, B-2, D-2, E-2, F-2, Sechelt -6, Gibsons-3, SIGD-1)* Annex J
pp 337 - 383

DIRECTORS’ REPORTS

Verbal

IN CAMERA

THAT the public be excluded from attendance at the meeting in accordance with Section 90 (1) (a), (f), (i) and (k) of the *Community Charter* – “personal information about an identifiable individual...”, “law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment”, “the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose” and “negotiations and related discussions respecting the proposed provision of a municipal service”.

ADJOURNMENT



SUNSHINE COAST REGIONAL DISTRICT

July 14, 2022

MINUTES OF THE MEETING OF THE BOARD OF THE SUNSHINE COAST REGIONAL DISTRICT HELD ELECTRONICALLY AND TRANSMITTED VIA THE BOARDROOM AT 1975 FIELD ROAD, SECHELT, B.C.

PRESENT*:	Chair	District of Sechelt	D. Siegers
	Directors	Electoral Area A	L. Lee
		Electoral Area B	L. Pratt
		Electoral Area D	A. Tize
		Electoral Area E	D. McMahon
		Electoral Area F	M. Hiltz
		Town of Gibsons	B. Beamish
ALSO PRESENT*:	Chief Administrative Officer		D. McKinley
	Corporate Officer		S. Reid
	GM, Corporate Services / Chief Financial Officer		T. Perreault
	GM, Infrastructure Services		R. Rosenboom
	GM, Community Services		S. Gagnon (in part)
	Fire Chief, RCVFD		P. Higgins (in part)
	Manager, Capital Projects		S. Misiurak (in part)
	Deputy Corporate Officer / Recorder		J. Hill
	Area A Alternate Director		C. Alexander
	Media		0
	Public		1

**Directors, staff, and other attendees present for the meeting may have participated by means of electronic or other communication facilities in accordance with Sunshine Coast Regional District Board Procedures Bylaw 717.*

CALL TO ORDER **2:00 p.m.**

AGENDA **It was moved and seconded**

178/22 THAT the agenda for the meeting be adopted as amended.

CARRIED

MINUTES

Minutes **It was moved and seconded**

179/22 THAT the Regular Board meeting minutes of June 23, 2022 be adopted.

CARRIED

REPORTS

Committee of the
Whole

It was moved and seconded

180/22

THAT Committee of the Whole recommendation Nos. 1-6, 9, 10 and 12-14 of June 23, 2022 be received, adopted and acted upon as follows:

Recommendation No. 1 *Sunshine Coast Regional District Corporate Annual Report*

THAT the report titled Sunshine Coast Regional District Corporate Annual Report be received for information;

AND THAT the 2021 Annual Report be approved for distribution, as amended to update page 33 Town of Gibson populations and dwellings.

Recommendation No. 2 *Financial Planning Policy - Draft*

THAT the report titled Financial Planning Policy - draft be received for information;

AND THAT the draft Financial Planning Policy be brought forward to a future Committee for consideration with the following amendments:

- Sections 4.1 and 4.4 Guiding Principles and Costs of Services – add content concerning the SCRD’s environmental, social, governance (ESG) and community emissions goals and costs of services;
- Section after Section 4.10 - consider provision for the dissolution of services;
- Section 4.11 Carry-Forwards – amend “for inclusion in the Financial Plan Bylaw”;
- Section 5.2(a-c) – Change to a) Determine service levels through staff direction and approval of policies, procedures, budgets and financial plans.

Recommendation No. 3 *Draft Asset Management Policy*

THAT the report titled Draft Asset Management Policy be received for information;

AND THAT the draft Asset Management Policy be brought forward to a future Committee for consideration with the following amendments:

- Section 4.4.4. – “...incorporate and leverage natural assets to facilitate service delivery.”;

180/22 cont.

- Section 4.5.2 - “consideration of full financial and environmental costs associated with...”;
- Scope – “...use constructed assets, natural assets or equipment in the delivery of their service.”;
- Section 5.1 Authority to Act – Remove “Accept the responsibility as a steward of SCRD Assets” and add ‘oath of office” to the reference documents;
- Section 4.2.4 – “...will encourage communication and collaboration with other local governments...”.

Recommendation No. 4 *Election Services and Cost Sharing Agreements*

THAT the report titled Election Services and Cost Sharing Agreements be received for information;

AND THAT the delegated signing authorities be authorized to execute cost sharing service agreements for the 2022 general local election with School District No. 46 and Islands Trust.

Recommendation No. 5 *District Lot 1313 Letter to Minister Osborne*

THAT the report titled District Lot 1313 Letter to Minister Osborne be received for information;

AND THAT the proposed letter be sent to Minister Osborne as amended, replacing Paragraph 2 “DL1313 is an area with unauthorized...” with the following wording:

DL1313 is a naturally regenerated Coastal Western Hemlock forest which is located very close to population centres in Elphinstone and the Town of Gibsons. The steep and very wet slopes provide abundant biodiversity and exceptional growing conditions. The area was designated as a community watershed reserve in the 1940's in recognition of its important role in the recharge of a major aquifer that supplies drinking water to the Town of Gibsons, and will account for an increasing share of the Sunshine Coast Regional District's water supply.

The creeks that traverse DL1313 are increasingly impacted by flooding, which has caused serious damage to public and private infrastructure. Highway 101, which is the sole transportation corridor connecting the Town of Gibsons to the rest of the Sunshine Coast, lies directly downstream. Lower Road, also downstream from this area, was severely damaged by stormwater in 2020, leading the SCRD to declare a state of emergency. And Russell Road, in Area E, washed out in 2014 and again in 2018.

180/22 cont.

AND THAT the acknowledgement of a referral response from the Skwxwú7mesh Nation supportive of conservation be incorporated in the letter;

AND FURTHER THAT the letter to the Minister of Land, Water and Resource Stewardship regarding District Lot 1313 options for conservation be copied to BC Timber Sales and to the Minister of Forests, Lands, Natural Resource Operations and Rural Development.

Recommendation No. 6 *District Lot 1313*

THAT next steps for the District Lot 1313 including developing an application to the Province of BC seeking a nominal rent tenure be referred to the 2023 Budget process;

AND THAT BC Timber Sales be advised that the Sunshine Coast Regional District (SCRD) intends to make application for nominal rent tenure pertaining to District Lot 1313;

AND FURTHER THAT the SCRCD meet with Minister of Land, Water and Resource Stewardship at the Union of British Columbia Municipalities Convention as a follow-up on the receipt of this letter and discuss conservation needs associated with DL1313.

Recommendation No. 9 *Joint Use Agreement with School District #46*

THAT the report titled Joint Use Agreement with School District #46 (SD46) be received for information;

AND THAT the Joint Use Agreement be extended for an additional five years from September 1, 2022 – August 31, 2027;

AND FURTHER THAT the delegated authorities be authorized to execute the Joint Use Agreement with SD46 extension.

Recommendation No. 10 *Gibsons and District Aquatic Facility Lease Agreement*

THAT the report titled Gibsons and District Aquatic Facility Lease Agreement be received for information;

AND THAT the Lease Agreement be forwarded to the Town of Gibsons for final approval and execution;

AND FURTHER THAT the delegated authorities be authorized to execute the Lease Agreement.

Recommendation No. 12 *Coast Car Co-Op*

THAT the correspondence from the Coast Car Co-Op dated June 13, 2022 regarding Electoral Areas' Grant-in-Aid eligibility be received for information;

180/22 cont. AND THAT staff review the potential eligibility to provide Electoral Areas' Grants-in-Aid to not-for-profit co-ops with asset lock restrictions as provided under the *Cooperative Association Act*.

Recommendation No. 13 *Corporate Greenhouse Gas Emissions Target*

THAT staff report to a future Committee in Q4 of 2022, as part of the work regarding the corporate carbon neutrality work plan, a plan for and the capacity and estimated timing required to reach the Clean BC Roadmap targets of reducing corporate greenhouse gas (GHG) emissions.

Recommendation No. 14 *Referral of In-Camera Agenda*

THAT the June 23, 2022 In-Camera Committee of the Whole Agenda be referred to the July 14, 2022 In Camera Committee of the Whole meeting.

CARRIED

Contract Award **It was moved and seconded**

181/22 THAT the report titled Wescan Marine Crossing Watermain Replacement Engineering Services (2137002) Contract Amendment be received for information;

AND THAT the contract with Great Pacific Consulting Ltd. for the Wescan Marine Crossing Watermain Replacement Engineering Services be increased by \$113,268 to \$209,066 (excluding GST);

AND FURTHER THAT the delegated authorities be authorized to execute this contract.

CARRIED

UBCM Water Meter Installation Grant **It was moved and seconded**

182/22 THAT the report titled Strategic Priorities Fund Grant Application – SCRD Water Meter Installations Phase 3 be received for information;

AND THAT the SCRD Board approve the grant application to the Union of British Columbia Municipalities' Canada Community-Building Fund for the installation of water meters (Phase 3) within the Sunshine Coast Regional District.

CARRIED

Extreme Heat
Response Plan

It was moved and seconded

183/22

THAT the report titled Community Emergency Preparedness Fund Grant Application – Extreme Heat Response Plan for SCRCD be received for information;

AND THAT the grant application to the Union of British Columbia Municipalities' Community Emergency Preparedness Fund for development of an Extreme Heat Response Plan for the Sunshine Coast Regional District be approved;

AND FURTHER THAT a request for resolutions or letters of support be forwarded to the Town of Gibsons, District of Sechelt and shíshálh Nation.

CARRIED

RC Fire Hall Engine
Replacement

It was moved and seconded

184/22

THAT the report titled Engine #1 Replacement – Roberts Creek Volunteer Fire Department be received for information;

AND THAT the project budget for Engine #1 Replacement - Roberts Creek Volunteer Fire Department be increased from \$374,928 to \$390,978 with the additional \$10,700 for changes and \$5,350 for contingencies funded from Roberts Creek Fire Protection 212 operating reserves;

AND THAT the contract supply and delivery of a fire truck for the Roberts Creek Volunteer Fire Department with Intercontinental Truck Body (BC) Ltd. be increased to up to \$390,978 (before GST);

AND FURTHER THAT the 2022-2026 Financial Plan Bylaw be amended accordingly.

CARRIED

COMMUNICATIONS

Letter of Support

It was moved and seconded

185/22

THAT the correspondence from Darnelda Siegers, Mayor, District of Sechelt, dated June 28, 2022 regarding a letter of support for UBCM Community to Community funding be received for information;

AND THAT a letter of support be provided to the District of Sechelt in support of their UBCM Community to Community funding application.

CARRIED

DIRECTORS' REPORTS

Directors provided a verbal report of their activities.

The Board moved In Camera at 3:21 p.m.

IN CAMERA It was moved and seconded

186/22 THAT the public be excluded from attendance at the meeting in accordance with Section 90 (1) (a), (e), (i), (k) and (2) (b) of the *Community Charter* – “personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality...”, “the acquisition, disposition or expropriation of land or improvements...”, “the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose”, “negotiations and related discussions respecting the proposed provision of a municipal service” and “the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government...”;

AND THAT Christine Alexander, Alternate Director for Area A, be authorized to attend the July 14, 2022 In Camera Board meeting.

CARRIED

The Board moved out of In Camera at 4:25 p.m.

ADJOURNMENT It was moved and seconded

187/22 THAT the Regular Board meeting be adjourned.

CARRIED

The meeting adjourned at 4:25 p.m.

Certified correct _____
Corporate Officer

Confirmed this _____ day of _____

Chair



syiyaya Reconciliation Movement

for all peoples living within the shishalh homelands

May 11, 2022

Dear Sunshine Coast Regional District Board Members:

As co-chairs and co-founders of the syiyáyá Reconciliation Movement, we are writing to request an opportunity to present to Council a very important reconciliation project that we have initiated and to invite your participation as a full partner. The project – a Reconciliation Crosswalk – will be launched this Fall on the National Day for Truth and Reconciliation, September 30.

The project will have deep meaning to the shishalh people and provide a powerful reflective opportunity for all people in our community. Attached is information about the syiyaya Reconciliation Movement and the proposed project.

This is a crucial time in the reconciliation process. The shishalh Nation has embarked on ground penetrating radar and the results will be revealed later this year. As a partner with the Nation, syiyaya Reconciliation Movements has a role to play in supporting Survivors in this time of renewed trauma. We want to be ready with something positive to provide a symbol of community support for them in their journey of healing. The Reconciliation Crosswalk will be a daily reminder to Survivors that the community stands with them. For the non-Indigenous community - residents and visitors alike – the project will symbolize our community's commitment to Reconciliation.

We would love an opportunity to discuss this project further with you. Please contact Garry at 604-230-3415 with any questions you might have. We look forward to the opportunity to attend the next Council meeting to provide greater detail about this very important project for our community.

Warm regards

?akista xaxanak Garry Feschuk
Former Shishalh Chief and syiyaya Co-chair

Cam Reid
Former RCMP Officer, Former Sechelt
Mayor and syiyaya Co-chair



Partnership Proposal for Installation of Reconciliation Crosswalks

Vision:

Our community acknowledges the legacy of residential schools in our community at the very entrance to Sechelt through the installation of a high quality, artistic crosswalk at the Tsain-Ko Mall and Sechelt Hospital intersection, which borders the property of the former Residential School in Sechelt.

Rational:

With identification of graves on the sites of many residential schools in Canada, many survivors are having to relive their trauma each day. The shishalh Nation is in the early stages of the ground penetrating radar investigation (GPR) on the site of the former St Augustine Residential School. The entire community must anticipate that the profound pain experienced by Survivors will only deepen when the GPR is completed and we must be ready to support and honor the Survivors and their families.

One way that we can do this is having projects completed that honor the Survivors, inter Generational Survivors, Ones who passed on from their pain, Forgotten Ones, the Children who Never made it Home. The Reconciliation Crosswalk will honor those whose lives were taken away or severally damaged by their residential school

experience by being a very public and visible acknowledgement. Survivors will know that their entire community stands up with them. Non-indigenous community members and visitors to shishalh will be reminded of Canada's painful legacy of genocide and offered an opportunity to hold the Survivors in their hearts for that moment that they are at the intersection.

Proposed Partners:

We propose that this project be undertaken through a partnership between the shishalh Nation, siyaya Reconciliation Movement, Tsain-Ko, District of Sechelt, SCRD, SD46, Telus, Industry Partners, as well and the Federal and Provincial Government. Tsain-Ko Development Corporation has agreed undertake project management for the project.

Proposed Timeline:

This project will be completed by Orange Shirt Day and National Reconciliation Day, September 30, 2022. On this day the cross walks would be unveiled and a healing ceremony for Survivors held.

Anticipated Costs:

Because of the quality of material used and intricacy of the design the cost is considerably more than a typical cross walk. It is estimated that this installation and ceremony will cost up to \$60,000 to complete. This estimate is based estimates received from possible contractors.



syiyaya

Reconciliation Movement

VISION

THE PEOPLE OF THE SHISHALH SWIYA ARE ALL PADDLING IN THE SAME DIRECTION

All people live as one, with respect for each other, honoring shared history and caring for the land we share



tsut-iwan 2022-2025

Intentions

- > HEALING & RECONCILIATION > RELATIONSHIP & FRIENDSHIP
- > STORY SHARING AS KNOWLEDGE > RESPECT & UNDERSTANDING
- > HEART CENTRED TRUTH TELLING
- > **VALUES**
- > COLLABORATION & PARTNERSHIP
- > ONE WITH EACH OTHER AND THE EARTH
- > SUSTAINABLE STEWARDSHIP

STRATEGIES

- > Communicate about the local response to TRC recommendations
- > Educate & share the truth of residential school experiences & racism in the community
- > Reflect the journey of reconciliation in public spaces
- > Provide healing support and ceremony
- > Hold honoring events
- > Support partnership & collaboration in promoting a local response
- > Connect with businesses & other organizations
- > Build organizational capacity

OUTCOMES

- > **shishalh** voices are respected and their experience of cultural genocide deeply understood
- > **Institutions** serving our swiya demonstrate cultural humility and anti-racism practices
- > **Greater community** supports healing of intergenerational trauma
- > **syiyaya Reconciliation Movement** is an enduring grass-roots structure
- > **Indigenous and non-indigenous** people live together as friends and neighbours



siyaya Reconciliation Movement

for all peoples living within the shíshálh homelands

Overview of Activities to Date

March 2022



"It may take a million steps to reach reconciliation between our peoples in the shíshálh swiya, and right now, we may only be on step 500... but we're on our way."

?akista xaxanak Garry Feschuk

What is in this Report?

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Our Purpose

The syíyáyá Reconciliation Movement is a local initiative welcoming all people living on the shíshálh swíya (homelands) to come together to work together as one for healing of the intergenerational harm done to First People by Canada's history of cultural genocide and abuse in residential schools. The word 'syíyáyá' literally means "family and friends" in the shashíshálhem, the language of the shíshálh people.

This visionary movement is a joint initiative of Indigenous and non-Indigenous residents of the Sunshine Coast, offering a local response to the Truth and Reconciliation Calls to Action while also calling for systemic change, provincially and nationally. Local actions involve collaborative projects that create a clear path to reconciliation through dialogue and relationships.

Launched at the shíshálh Longhouse in April 2018 by co-chairs *?akista xaxanak* Garry Feschuk, former Chief of shíshálh Nation, and Cam Reid, former Mayor of Sechelt, the syíyáyá Reconciliation Movement is inspired by and dedicated to the Survivors of Indian Residential School system.

Our Values

- We are **one** people
- All people are treated with **respect and understanding**
- We honor the relationship between **healing and reconciliation**
- We commit to sustainable stewardship of the **land** Our work is done **collaboratively and in partnership**
- Heart centred **truth telling** is needed for true healing to occur
- **Story** sharing as an important knowledge source
- **Relationship and friendship** is the foundation of reconciliation

Our Process

The syíyáyá Reconciliation Movement began with leaders from both the Indigenous and non-Indigenous in dialogue with shíshálh Nation members for a full year to get guidance and secure support for the initiation of the Movement. shíshálh gave the movement its name. The founding leaders then developed a partnership with the shíshálh Nation and District of Sechelt to strengthen the Movement's organizational capacity.

The Movement is guided by the sk'ak'ts'itawilh Committee comprised of equal representation of Indigenous and non-Indigenous people. The Committee has three main objectives:

- to create a grounded vision for how and where to focus energies
- to develop a healing and educational component, and

- to identify and acquire resources to sustain reconciliation

The Committee uses a consensus-based decision-making model.

Committee

Our current membership includes:

- *ʔakista xaxanak* Garry Feschuk, Co-chair
- Cam Reid, Co-chair
- Nancy and John Denham
- Valerie Joe Bourne
- Tetalus Audrey Joe Santiago
- Corey August, shishalh Nation Representative
- Dale Sankey
- xwash Steven Feschuk, shishalh Nation Representative
- Keith Julius
- Alphonso Salinas, shishalh Nation Representative
- Bev Dixon
- Samantha Baker
- Siobhan Smith, District of Sechelt Representative
- Alydia Joe
- Rachel Yordy, shishalh Nation Representative

Partners

The syíyáyá Reconciliation Movement would like to honor our very committed and supportive partnership with the shíshálh Nation and the District of Sechelt in the planning, development and implementation of our activities.

We also gratefully acknowledge the incredible support of many sectors:

Other levels of government:

- Sunshine Coast Regional District
- Government of Canada
- Government of British Columbia

Funding organizations:

- Sunshine Coast Community Forest
- Sunshine Coast Community Foundation
- Canada Council for the Arts
- Vancouver Foundation

- First Peoples' Cultural Council
- Ananda Foundation

Local business sector

- Sunshine Coast Credit Union
- Tsain-ko Group of Companies
- Lehigh Hanson
- Lons's Contacting and Crane Service

Churches

- United Church Healing Fund
- St. John's United Church
- St Hilda's by the Sea Anglican Church

Community Organizations:

- Sechelt Public Library
- Friends of the Sechelt Library
- 100 Women Who Care
- Restorative Justice of the Sunshine Coast

Individual donors and volunteers, literally hundreds of our friends and neighbours, have also given considerable time and resources to making this movement happen. You are too numerous to name but you are tremendously valued and appreciated.

To all our partners and supporters: *úl nu msh chalap* (we raise our hands in thanks to you all)!

Our Projects

Our projects are designed to educate about the history of the residential school system and cultural genocide, honor shíshálh culture and build relationships between Indigenous and non-Indigenous people.

Launch of the Movement

The syíyáyá Reconciliation Project, in response to the Truth & Reconciliation Commission's Calls to Action, to honour the students and survivors of the St Augustine Indian Residential School in Sechelt and in the spirit of sk'ák'ts'ítáwílh (people working together), launched the Reconciliation Movement on Wednesday April 25th, 2018 at the shíshálh Longhouse. The launch began with a potluck feast, followed by a ceremony, emceed by shíshálh Protector of Culture, xwash Steven Feschuk. The ceremony included performances by the tl'ikwem dancers, speeches from Movement Co-chairs Garry Feschuk and Cam Reid, testimonies of Residential

and Day School Survivors, a description of the activities of the movement by John and Nancy Denham, gifts for honoured dignitaries and all guests, and the reflections of Witnesses. It was a powerful day and the beginning of something beautiful.

Visioning for Reconciliation

This project provided the opportunity for dialogue on the need for reconciliation between Indigenous and non-Indigenous peoples on the Sunshine Coast. Dialogue circles were facilitated to build a sense of shared understanding about reconciliation, what it is not, and what we can do to build it on the Coast. Pairing dialogue circles with Indigenous eco-tours/land-based learning was particularly successful during Covid-19.

Through the dialogue circles and discussions with our sk'ák'ts'ítáwílh Committee, the project identified many systemic challenges. We also identified powerful tools that can help us continue to address anti-Indigenous racism and build relationships of understanding and respect going forward.

Through these circles, we strengthened relationships with all who participated across the shíshálh swiya/southern Sunshine Coast including:

- government officials from shíshálh Nation, the Sunshine Coast Regional District, District of Sechelt, and Town of Gibsons
- members of local organizations like the Sunshine Coast Museum and Archives, Community Associations, Rotarians; and
- the public at large through video and zoom dialogues.

Most importantly we deepened our relationships within our sk'ák'ts'ítáwílh committee. We learned more about how we each viewed reconciliation, what draws us to this committee work, and where we want to go from here: continuing to balance between Indigenous healing, non-Indigenous education, and collective relationship-building engagement.

Honouring Survivors Feast and Healing Ceremony

A healing ceremony was held for survivors on November 14, 2019. The traditional healing blanket, created by Tetalus Audrey Joe, was presented to the community. Healer Eugene Harry wore the healing blanket as shared a healing ceremony with approximately 150 Survivors and inter generational Survivors. syiyaya gifted each Survivor with a red blanket with a syiyaya logo to honor their courage and strength.

What People Say

The list of projects that syiyaya has completed was a needed reminder and encouragement in the discouraging times of COVID. Though appallingly few of the many national goals for reconciliation have yet been realized, it is some comfort to be reminded that dedicated workers are slowly making progress locally toward the cultural acknowledgement and healing of wrongs that were done.

Larry Westlake

Film Nights

The Road Forward, a musical documentary by Marie Clements was shown in March 2019. This film connects a pivotal moment in Canada's civil rights history—the beginnings of Indian Nationalism in the 1930s—with the powerful momentum of First Nations activism today. There were two film viewings: one for School District 46 students and one for the general public. Two Elders, Maurice and Delhia who acted in the film, join us for each viewing.

Ladies of the Inlet the acclaimed film by Annie Frazier Henry was shown on November 7, 2019 to Nation members. This film completed in 1995 document a journey by sea with the six oldest women of the shíshálh Nation to their majestic homelands located up Jervis Inlet of BC. This film was very important to the Nation members, many of the ones filmed or helping the Elders during filming attended. Elders participating in the film were remembered. Families of Five Elders who journeyed this year were honoured.

Weaving Tears into Dreams of Reconciliation

The “Weaving Tears into Dreams of Reconciliation” Project celebrated and honoured the shíshálh art of weaving. Four master weavers were commissioned to lead the public in the design and creation of reconciliation blankets and sashes. The goals of the project were to:

- celebrate the vitality of shíshálh culture through the art form of wool weaving
- provide an opportunity for members of the public to participate in the weaving of four friendship blankets as they learn from shíshálh master weavers, and
- raise awareness and cultivate dialogue about the importance of reconciliation in the shíshálh Homelands (Sunshine Coast of British Columbia).

The weavings were completed between August 2018 and June 2019, unveiling the designs and gifting them to local governments in a ceremony on Indigenous Peoples' Day, June 21, 2019. The blankets are prominently displayed in each institution, in commitment to the journey we are weaving together, towards reconciliation.

Learn more about these weavings on our website: www.syíyáyáreconciliation.ca

Exploring Reconciliation: Events and Activities

This project involved a series of workshops, dialogue circles and public events under the umbrella of “Exploring Reconciliation.” We hosted public talks and KAIROS Blanket Exercises at the Sechelt Public Library with turnouts of approximately 30-60 people each. We also organized public screenings followed by discussion circles of the Aboriginal Peoples Television Network miniseries “First Contact”. These screenings had at between 30-50 people at each event, including strong representation from shíshálh Nation.

In 2019, we continued with a public screening of the musical documentary *The Road Forward*, a series of workshops in the shíshálh Longhouse, and other events based on requests from community organizations.

Our 2018 events were co-sponsored by the Sechelt Public Library and funded by Friends of the Sechelt Library. Our 2019 cultural workshops and screening involved a partnership with shíshálh Nation, School District 46, and Vancity.

Carving Tears into Dreams of Reconciliation

This vital project, which started in June 2019, seeks to honour the shíshálh art form of cedar carving that continues to this day. Like the weaving project, it is designed to do three things:

- celebrate the vitality of shíshálh culture through the art form of cedar carving,
- provide an opportunity for members of the public to participate in the carving of a reconciliation totem pole and up to three additional carving projects as they learn from shíshálh master carvers, and
- raise awareness and cultivate dialogue about the importance of reconciliation in the shíshálh Homelands/Sunshine Coast (BC)

The main component of the project was the public carving of a Reconciliation Totem Pole by shíshálh Master Carver *?antuni* Tony Paul. Tragically, Tony and his wife Cindy passed away from Covid 19 in October 2021 before he was able to complete the pole.

Work on the project will begin soon, in accordance with shíshálh culture and the families wishes. The completed Reconciliation Pole will be raised on the site of the former St Augustine's Indian Residential School as a symbol of the journey we are continuing on the path towards reconciliation.

More than 1,500 people have been involved in learning about the project, the story of the pole's design and participate in the unique opportunity to help carve the pole under the watchful eye of *?antuni*, Tony Paul.

Healing Regalia

This project began with the Survivors and what they say their needs are. *?akista xaxanak* Garry Feschuk, former Chief of shíshálh Nation and his wife Pauline visited each of the Survivors to talk with them about their experience and see how the project can help them. Now the project will begin the work to support them to reclaim what was taken from them to the extent possible. It will do this by:

- teaching and supporting families to weave regalia for the Survivors in their family as a way of honouring their identities, dignity and spirit as shíshálh people

- creating opportunities for Survivors and their families to undertake private healing work at the former school site with Coast Salish healer - gifting regalia, and restoring sheshashíshálhem names where lost or needed in younger generations
- holding a healing ceremony and feast at the Longhouse where all Survivors will be stood up in their regalia, their ancestral names are publicly shared and they're brushed down with cedar; and
- publicly raising the newly carved Totem Pole - honouring the Survivors of all 48+ Nations whose children attended the school, the master carver who made the pole, all project partners and participants, and publicly renewing a collective commitment to reconciliation - that 'every child matters' and that we will all do everything in our power to work for justice, truth, decolonization and healing so that the dark days of the residential school era will never be repeated on these lands.

Participating Artists

The syíyáyá Reconciliation Movement creates a strong relationship between reconciliation and the shíshálh culture. Thus, shíshálh artists are critical partners in this Reconciliation work. This section introduces the artists who have been involved to date.

kwayimin Andy Johnson

Andy was born and raised on the Sunshine Coast. He was with his grandmother Cecil August a lot growing up, and this is where he learned a lot of the shashíshálhem history and culture. He is a shashíshálhem language teacher at Kinnickinnick Elementary School and a Cultural Ambassador for shíshálh Nation.

His weaving began in 2005, taught by Janice George and Buddy Joseph of the Sk̓wx̓wú7mesh Úxwumixw (Squamish Nation). He has woven and taught numerous classes since then, teaching the basic twine and twill. His workshops have included making anything from quarter bags, ceremonial sashes, shawls, tunics, wall hangings and memorial blankets.

Andy is also the lead singer of our tl'ikwem Dance Group, and has written four songs for the group to perform.



Jessica Silvey

Jessica Silvey has been weaving with wool and cedar for over thirty years, and participating in public exhibitions since 2004. Her love of Coast Salish Basketry and weaving comes from the cedar root baskets in her Grandmother's home, baskets of various shapes, sizes and patinas

that were woven by her aunts and grandmothers. Jessica has learned traditional techniques from research as well as trial and error. She harvests and prepares her own materials as well as traditional plants for dyes and medicines.

Jessica's love for weaving and fibre arts, coupled with a background in museum curating and love of nature inspired her to open her own studio. In 2016 she opened Red Cedar Woman Weaving Studio, where she facilitates immersive weaving workshops in Coast Salish basketry, Salish weaving on the floor loom and harvesting traditional plants for dyes and medicines for Nations, schools, local museums, and universities. To date, she has also curated eight weaving exhibits in British Columbia and Australia.

ch'elkwilw Raquel Joe

ch'elkwilw has been weaving for 10 years. Her ʔalish kwayimin taught her how to weave the basic tunic which she loved it as soon as she touched the wool and has been weaving ever since. She has created numerous shawls, blankets, wall hangings, tunics, head bands, sashes and scarves. Her traditional shíshálh name means “to weave back and forth and push through the warp.”

The type of loom Raquel uses is the traditional loom our ancestors used, being the third bar. Warping many times to the size you desire. She uses non-traditional wool the majority of the time (as traditional wool was made from mountain goat hair and woolly dog hair from a breed that lived in the villages with us, who now no longer exist).

Raquel has a spiritual connection to each piece she weaves. She dreams about it. She goes by her visions from her dreams and what feels right at the time.



Shy Watters

Shy Watters is a member of shíshálh Nation who also has Skwx̱ wú7mesh (Squamish), Tla'amin, and Kwakwaka'wakw ancestry. Her intricate and beautiful designs integrate the unique patterns of her rich cultural background into her work. Her preferred medium is cedar. Shy has woven with both red and yellow cedar for over 19 years, and continues to explore her art with tenacity and passion. The innovative patterns used in Shy's cedar hats are well known on the Sunshine Coast and her work is sought after for cultural ceremonies. Ms. Watters also offers weaving courses both on the Sunshine Coast and throughout BC, amidst her other commitments to shíshálh Nation and her family.

Tony Paul

Tony Paul was an highly skilled shíshálh Nation carver who has practiced his art form from the young age of 16 years. A descendent of master carver and canoe builder Anthony Hurst, Tony was deeply recognized by his community for his talents and position as an artist. In following his passion, Tony pursued an apprenticeship with renowned artist, the late Richard Krentz, where Tony honed his talents in designing and carving totems. When you travel to the shíshálh swiya (Sunshine Coast), you will see Tony's art, including totems, semi relief wood sculptures and wood plaques on many public buildings throughout the region. A visual storyteller, every carving tells an amazing story of a rich culture and history.

Tragically Tony and his wife Cindy passed away from COVID 19 in October 2021. Their passing was a profound loss to their family, the shíshálh Nation and the community as a whole.

Tetalus Audrey Joe Santiago

Tetalos Audrey Santiago is an Elder from shíshálh Nation ala Ts'unay, ala Saikuz, born in kalpalin. She has been weaving for approximately the last fifteen years, and also makes baskets and regalia. She is also active in supporting the shishishalhem language and culture classes in SD46. As secretary of the shishalsh Elders Association, she is involved in a range of planning activities for the group, and participates in their advisory meetings for and with the Nation. Tetalos is a mother of four, grandmother of 11, and great grandmother of four. She is a sister of nine so an auntie and grand auntie of many many more. Along with her sister ?enchelain Valerie Joe, she is a matriarch in her family.

Three years ago, while participating in the syiyaya film, Telalos promised that she would make a medicine blanket one day. This project is a testament to that promise kept. As she explains "This Medicine Blanket comes from my great grandmother *molyan* Marianne Jeffries, and my grandmother *lamxat* Lena Joe. When I lived in Ts'unay as a youth, my grandmother always made the youngest kids rock climb on the cliffs where the *sxweit'lay* (goats) were. Our job was to gather the goat hair off the rocks and bushes for her to spin together into a blanket. We put it in cedar satchels that we carried across our bodies. My grandmothers taught me that this blanket was for healing any time people had a fever. We didn't have doctors there, but we put medicines in these blankets to help with the healing."

She also explained, "The Ta'ahs were the matriarchs of the family, and it was their job to keep us healthy after the medicine men disappeared. Ethel, Sarah, Lena, Ellen, Philistine Julian – they were all medicine women. It runs in our family for four or five generations. We've been doing this since the 1700s. The blankets were very important in healing amidst the time of the big disease."

Shain Niniwum Selápem Jackson

Shain Niniwum Selápem Jackson is Coast Salish from the community of Sechelt. He is a lawyer who has represented the interests of Indigenous communities and organizations throughout British Columbia in relation to a broad array of issues. After years devoted to the legal profession Shain has taken a break to follow his passion as an artist.

Artistically, Shain works in Coast Salish design. As he has continued to develop his own artwork to a higher level, he has had the privilege of collaborating with many amazing local artists. Along these lines Shain has devoted much of his time to the protection of artists' rights.

Currently Shain is the President of Spirit Works Limited, an Indigenous owned, operated and staffed company focused on the design, production and distribution of Indigenous artwork such as jewelry, bentwood boxes, paddles, and others.

is Coast Salish from the community of Sechelt. He is a lawyer who has represented the interests of Indigenous communities and organizations throughout British Columbia in relation to a broad array of issues. After years devoted to the legal profession Shain has taken a break to follow his passion as an artist.

Our Plan for Achieving Change

Movement Purpose The syiyáya Reconciliation Movement is a grassroots community organizing movement of Indigenous and non-Indigenous residents of the shíshálh Homelands who work together to create collaborative projects that build relationships, promote dialogue and foster respect and equality. Our aim is to fulfill recommendations of the Truth and Reconciliation Commission Report to “establish and maintain mutually respectful relationships between Indigenous and non-Indigenous” at a local level.			Values <ul style="list-style-type: none"> • We are one people • All people are treated with respect and understanding • We honor the relationship between healing and reconciliation • We commit to sustainable stewardship of the land Our work is done collaboratively and in partnership • Heart centred truth telling is needed for true healing to occur • Story sharing as an important knowledge source • Relationship and friendship is the foundation of reconciliation 		
INPUTS	ACTIVITIES	PLANNED OUTPUTS	SHORT TERM OUTCOMES	INTERMEDIATE OUTCOMES	LONG TERM OUTCOME
Cultural healers Carvers Regalia making teachers Regalia materials Food Office support Transportation Meeting space Coordinator	Outreach and Communication Develop webpage, newsletter and monthly article in the paper	webpage and Facebook Newsletter 2/yr articles in the paper Gratitude letter to supporters	Community members are aware of the project and know how to get involved	The voice of shíshálh people is respected and their experience of cultural genocide deeply understood Institutions serving our swiya demonstrate cultural humility and anti racism practices in all they do Settler people act in respectful ways toward shíshálh people with a commitment to	The people of the shíshálh swiya are all paddling in the same direction All people live as one, with respect for each other, honoring shared history and caring for the land we share.
	Education and Truthsharing Offer shíshálh history walks and courses at Elder college and support cultural awareness and language initiatives for non-indigenous people	history walks courses at Elder college language courses for non-Indigenous people cultural awareness and anti-racism workshops held	Settler people understand the shíshálh culture and history of colonization and residential schools		
	Public spaces Complete and unveil totem pole, explore pagoda project and support installation of orange crosswalks	Honoring Totem pole Pagoda Orange crosswalks Heritage signs	Artists are honored for their contribution to the community		

	<p>Healing Support and ceremony Coordinate Healing Regalia Project, support healing processes and hold honoring ceremony when pole is unveiled</p>	<p>160 families 160 Survivors 160 regalia made Healing ceremonies held</p>	<p>Survivors feel supported in sharing their truth and in healing from their experience in the residential school system.</p>	<p>support the healing of intergenerational trauma.</p>	
	<p>Honoring Events Play a leadership role in promoting events honoring First Peoples.</p>	<p>community wide National Indigenous Day Indigenous focused Canada Day 5th anniversary event</p>	<p>Settler people honor speak up for Indigenous people and maintain their commitment to Reconciliation</p>	<p>syíyáya Reconciliation Movement is an enduring grassroots structure supporting longterm reconciliation</p>	
	<p>Organizational Capacity Building Build organizational capacity for sustainability</p>	<p>Non-profit status Membership and committee review X Youth committee Grants written MOU with DoS Develop volunteer capacity</p>	<p>syíyáya has the resources and structure it needs to continue its work</p>	<p>Indigenous and non-indigenous people are comfortable with each other, together as friends and neighbours</p>	
	<p>Partnership and Collaboration Maintain strong relationship with the Nation and D of S and build relationships with all parts of the community.</p>	<p>Projects with the Nation Business and organization partners</p>	<p>Community partners work together to support reconciliation</p>		

**SUNSHINE COAST REGIONAL DISTRICT
COMMITTEE OF THE WHOLE**

July 14, 2022

RECOMMENDATIONS FROM THE COMMITTEE OF THE WHOLE MEETING HELD ELECTRONICALLY AND TRANSMITTED VIA THE BOARDROOM AT 1975 FIELD ROAD, SECHELT, B.C.

PRESENT:	Chair	Electoral Area D	A. Tize
	Directors	Electoral Area A Electoral Area B Electoral Area E Electoral Area F Town of Gibsons District of Sechelt	L. Lee L. Pratt D. McMahon M. Hiltz B. Beamish D. Siegers
ALSO PRESENT:	Chief Administrative Officer General Manager, Infrastructure Services General Manager, Community Services Interim Manager, Solid Waste Services Manager, Asset Management Recording Secretary Media Public		D. McKinley R. Rosenboom (part) S. Gagnon (part) R. Porte (part) K. Doyle (part) L. Mosimann 0 8 (part)

CALL TO ORDER 9:31 a.m.

Director Lee was appointed Vice-Chair for the July 14, 2022 Committee of the Whole meeting.

AGENDA The amended agenda was adopted as presented.

REPORTS

Recommendation No. 1 *Water Supply Update*

The Committee of the Whole recommended that the verbal report titled Water Supply Update be received for information.

Recommendation No. 2 *Church Road Well Field Project Construction – Update Three*

The Committee of the Whole recommended that the report titled Church Road Well Field Project Construction - Update Three be received for information.

Recommendation No. 3 *Major Appliances Recycling Roundtable Program*

The Committee of the Whole recommended that the report titled Major Appliances Recycling Roundtable Program be received for information;

AND THAT the SCRCD pursue a partnership with the Major Appliance Recycling Roundtable (MARR) Program for the Sechelt Landfill and Pender Harbour Transfer Station to become MARR Program collection sites;

AND THAT the delegated authorities be authorized to execute the required agreements with the Major Appliance Recycling Roundtable;

AND THAT the required Financial Plan amendments be provided as part of the 2023 Budget process for the newly implemented MARR program;

AND THAT Sanitary Landfill Site Bylaw No. 405 be amended to include a definition of the eligible appliances under this program and to define them as a separate recyclable material;

AND FURTHER THAT Schedule B of Sanitary Landfill Site Bylaw No.405 be amended to set the tipping fee for MARR appliances to \$0.

Recommendation No. 4 *Textile Recycling*

The Committee of the Whole recommended that the report titled Textile Recycling be received for information;

AND THAT pending the confirmation of the implementation of a textile recycling program on the Sunshine Coast by Diabetes Canada, textile recycling be added to the services offered at Sechelt Landfill and Pender Harbour Transfer Station;

AND THAT Schedule B of Sanitary Landfill Site Bylaw No. 405 be amended to include textiles as a recyclable material and set the tipping fee for textiles to \$0;

AND FURTHER THAT the delegated authorities be authorized to execute the required agreements with Diabetes Canada.

Recommendation No. 5 *Coopers Green Hall Replacement Project Update*

The Committee of the Whole recommended that the verbal report titled Coopers Green Hall Replacement Project Update be received for information.

Director Beamish left the meeting at 10:10 a.m. and returned at 10:16 a.m.

COMMUNICATIONS**Recommendation No. 6** *Correspondence regarding Howe Sound Community Forum 2022 and beyond*

The Committee of the Whole recommended that the correspondence from Ruth Simons, President, Howe Sound Biosphere Region Initiative Society, dated June 19, 2022 regarding Howe Sound Community Forum 2022 and beyond be received for information.

AND THAT staff bring forward a report to the Committee of the Whole to provide the budget implications for hosting a Howe Sound Community Forum meeting in 2023 as well as the ongoing budget implications for Board and staff participation in the Howe Sound Community Forum;

AND THAT the report also address item three of the draft Memorandum of Understanding to consider Elphinstone's population being representative of a one-third contribution;

AND FURTHER THAT the implications of item six of the draft Memorandum of Understanding, be addressed, including the impact on staff work load and capacity.

Director Pratt left the meeting at 10:37 a.m. and returned at 10:42 a.m.

Recommendation No. 7 *Correspondence regarding feedback on Water Rates and Regulations Bylaw No. 422*

The Committee of the Whole recommended that the correspondence from The Sunshine Coast Farmers Institute Board, dated June 27, 2022 regarding feedback on Water Rates and Regulations Bylaw No. 422 be received for information;

AND THAT staff bring forward a report to the Committee of the Whole on developing a separate water rate for commercial farms.

The Committee recessed at 11:18 a.m. and reconvened at 11:30 a.m.

IN CAMERA

The Committee moved to In Camera at 11:30 a.m.

That the public be excluded from attendance at the meeting in accordance with Section 90 (1) (k) of the *Community Charter* "negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.";

AND THAT Alternate Director Alexander be allowed to attend the July 14, 2022 In Camera Committee of the Whole meeting.

The Committee moved out of In Camera at 12:02 p.m.

ADJOURNMENT 12:02 p.m.

Committee Chair

**SUNSHINE COAST REGIONAL DISTRICT
BOARD POLICY REVIEW COMMITTEE**

July 20, 2022

RECOMMENDATIONS FROM THE BOARD POLICY REVIEW COMMITTEE MEETING HELD ELECTRONICALLY AND TRANSMITTED VIA THE BOARDROOM AT 1975 FIELD ROAD, SECHELT, B.C.

PRESENT:	Chair	Electoral Area E	D. McMahon
	Directors	Electoral Area A Electoral Area B Electoral Area F District of Sechelt District of Sechelt	L. Lee L. Pratt M. Hiltz A. Toth D. Siegers
ALSO PRESENT:		Chief Administrative Officer Corporate Officer Executive Assistant/ Recorder Area A Alternate Director	D. McKinley S. Reid C. Armitage C. Alexander

CALL TO ORDER 1:05 p.m.

AGENDA The agenda was adopted as presented.

REPORTS

Recommendation No. 1 *Board Policy Review - Repeal*

The Board Policy Review Committee recommended that the report titled Inaugural Meeting of the Board Policy Review Committee be received for information;

AND THAT the following policies be repealed:

Subsection	Policy No.	Policy Title
Board - General	1-0530-1	Public Statements
Board - General	1-0530-2	Press Release
Board - General	1-0530-4	Access to Planning Files
Board - Meetings	1-0550-1	Agendas
Board - Meetings	1-0550-3	Public Notice for SCRD Meetings
Board - Meetings	1-0550-5	Board Meetings
Board - Meetings	1-0550-6	Filming Board and Committee Meetings
Board - Meetings	1-0550-7	Retention and Destruction of Audio Recordings
Board - Meetings	1-0550-8	Late Agenda Items
Plans and Programs	1-0620-1	Overall Goals

Subsection	Policy No.	Policy Title
Plans and Programs	1-0620-2	Overall Goals
Security - General	1-0680-1	Access After Hours
Energy Management	2-0970-2	Energy Management Policy
Procurement - General	3-1200-1	Tender Documents
Procurement - General	3-1200-2	Supplies and Services
Procurement - General	3-1200-3	Capital Assets
Procurement - General	3-1200-4	Contracts
Vehicles	3-1280-1	Vehicle Identification
Information Services - Books and Publications	4-1405-1	Dissemination of Mapping & Digital Equipment
Salaries and Wages - Benefits and Services	5-1900-1	Directors - Loss of Wages
Personnel - General	7-2510-1	Hiring of Regional District Officers
Building Regulations - General	9-3760-1	Mobile Homes within the Agricultural Land Reserve
Building Regulations - Building Permits & Inspections	9-3800-1	Notification of Stop Work Orders
Building Regulations - Building Permits & Inspections	9-3800-2	Enforcement - Floating Structures
Bylaw Enforcement - General	9-4000-2	Complaints - Confidentiality
Bylaw Enforcement - General	9-4000-3	Adjudicator Qualifications
Cemetery Administration	9-4100-1	No Irrigation of SCRD Cemeteries
Elections	9-4200-1	Election Results
Licenses - Individual	9-4320-1	Beer Gardens - Annual Limit of Approvals
Ports	11-5230-1	Docks - Piling Replacement
Solid Waste Disposal - Recycling	11-5380-1	Relief Funding for Private Recyclers
Solid Waste Disposal - Recycling	11-5380-2	Large Volume Recycling from the ICI Sector
Utilities	11-5500-1	Utility Lines
Water Supply and Distribution	11-5600-1	Unauthorized Water Connections
Water Supply and Distribution	11-5600-2	Drought Management
Parks Administration - General	12-5810-1	Facility Rental Fees
Planning and Development	13-6410-1	Land Use
Planning and Development	13-6410-2	Indian Reserves
Planning and Development	13-6410-3	ALR Lands within Villages
Planning and Development	13-6410-5	Complaints - Planning Related Permits
Strategic Planning - General	13-6430-1	Sustainable Community
Official Community Plan	13-6480-1	Official Community Plans
Development - Agricultural Land	13-6635-1	Agricultural Land Reserves Covenant for Second Dwelling
Development - Agricultural Land	13-6635-2	ALR Applications within Roberts Creek

Recommendation No. 2 *Board Policy Review – Hold for Repeal*

The Board Policy Review Committee recommended that the following policies be held for repeal until the replacement policies have been adopted:

Subsection	Policy No.	Policy Title
Asset Management and Inventories	5-1025-1	Asset Management Policy
General	5-1610-2	Feasibility Study Funding
Bylaw Enforcement	9-3800-4	Bylaw Enforcement Complaints
Sanitary Sewer	11-5340-1	Local Community Sewage Systems

Recommendation No. 3 *Board Policy Review – Reaffirm*

The Board Policy Review Committee recommended that the following policies be reaffirmed:

Subsection	Policy No.	Policy Title
Board - General	1-0340-1	Waiving Fees and Charges
Board - General	1-0530-5	Proclamations
Budgets - General	5-1700-1	Financial Sustainability
Grants to Organizations	5-1850-2	Electoral Areas' Grant-in-Aid

Recommendation No. 4 *Board Policy Review – Reaffirm as Operational*

The Board Policy Review Committee recommended that the following policies be reaffirmed as Operational Policies:

Subsection	Policy No.	Policy Title
Strata Title Properties	8-3300-1	Strata Conversion of Previously Occupied Lawful Dwelling Units
Building Regulations - Building Permits & Inspections	9-3800-3	Registering Notice on Title
Water Supply and Distribution	11-5600-3	Toilet Rebate Program
Planning and Development	13-6410-7	Public Hearing Submissions

Recommendation No. 5 *Board Policy Review – For Further Review*

The Board Policy Review Committee recommended that the following policies be brought back to the Board Policy Review Committee for further review and minor amendment:

Subsection	Policy No.	Policy Title
Ceremonies and Celebrations	1-0330-1	Laying of Wreaths
Board – General	1-0530-6	Board Administration
Board – Meetings	1-0550-2	Petitions and Delegations
Board – Meetings	1-0550-4	Agenda Item Submission Deadline
Plans and Programs	1-0620-3	Pesticide Use and Invasive Species Management
Assets and Procurement	3-1200-5	Procurement Policy

Vehicles	3-1280-2	Use & Insurance of Rental & Personal Vehicles
General	5-1610-1	Support Service Allocation
Debt	5-1760-1	Debt Management Policy
Expense Accounts	5-1800-1	Directors - Reimbursement of Travel & Other Expenses
Expense Accounts	5-1800-2	Constituency Expenses
Benefits – General	7-2550-1	Directors - Travel Accident Insurance
Bylaw Enforcement - General	9-4000-4	Screening Officer Bylaw Notice
Street and Roads	11-5400-1	Street Lighting
Independent Power Projects	11-5510-1	Independent Power Production Development in the Sunshine Coast Regional District
Water Supply and Distribution	11-5600-4	Funding Watermain Extensions DRAFT
Parks Administration – General	12-5810-2	SCRD Park Naming
Planning and Development	13-6410-6	Development Variance Permits
Planning and Development	13-6410-8	Geo-Hazard Acceptability in Development Approval
Planning and Development	13-6410-10	Water Extraction for the purpose of Commercial Bottled Water Sales
Planning and Development	13-6410-11	Community Amenity Contribution for Independent Power and Resource Projects
Strategic Planning – General	13-6430-2	Strategic Planning
Recreation – General	15-TBD-1	Room Naming - Parks and Recreation Facilities
Transit	16-8500-1	Free Ticket Program

Recommendation No. 6 *Board Policy Review – For Revision*

The Board Policy Review Committee recommended that the following policies be brought back to the Board Policy Review Committee for further review and major revision:

Subsection	Policy No.	Policy Title
Board - General	1-0530-3	Correspondence
Gas Tax	5-0580-1	Federal Gas Tax - Community Works Fund
Legal Matters - General	6-2210-1	Contacting SCRDC Solicitors
Volunteers	7-2830-1	Committee Volunteer Meeting Expenses
Subdivisions and Subdivision Control	8-3320-2	Parks Acquisition from Subdivision
Parks Administration - General	12-5810-4	New Trails and Bikeways Procurement And Administration by SCRDC Function
Planning and Development	13-6410-9	Advisory Planning Commission Communications

ADJOURNMENT

3:50 p.m.

Committee Chair

**SUNSHINE COAST REGIONAL DISTRICT
ELECTORAL AREA SERVICES COMMITTEE**

July 21, 2022

RECOMMENDATIONS FROM THE ELECTORAL AREA SERVICES COMMITTEE MEETING HELD ELECTRONICALLY AND TRANSMITTED VIA THE BOARDROOM AT 1975 FIELD ROAD, SECHELT, B.C.

PRESENT:	Chair	District of Sechelt	A. Toth
Directors		Electoral Area A Electoral Area B Electoral Area D Electoral Area E Electoral Area F District of Sechelt Town of Gibsons	L. Lee L. Pratt A. Tize D. McMahon M. Hiltz D. Siegers D. Croal
ALSO PRESENT:	Chief Administrative Officer General Manager, Planning & Development General Manager, Infrastructure Services Manager, Planning & Development Senior Planner Planner Senior Planner Manager, Protective Services Chief Building Official Manager, Sustainable Development Alternate Director, Electoral Area A (Alt.) Recording Secretary Public		D. McKinley I. Hall R. Rosenboom (part) J. Jackson Y. Siao (part) N. Copes (part) J. Clark (part) M. Treit (part) A. Whittleton (part) R. Shay (part) C. Alexander A. O'Brien 4 +/-

CALL TO ORDER 9:32 a.m.

AGENDA The agenda was adopted as presented

PRESENTATIONS and DELEGATIONS

Kathleen Suddes, Chair, and Warren Hansen, Manager of Forestry, Sunshine Coast Community Forest presented to the Committee regarding Sunshine Coast Community Forest Update including: progress of ecosystem based management practices, community engagement activities, conferences, community grants and donations.

Recommendation No. 1 *Delegation - Sunshine Coast Community Forest Update*

The Electoral Area Services Committee recommended that the delegation materials from Sunshine Coast Community Forest regarding Sunshine Coast Community Forest update be received for information.

REPORTS**Recommendation No. 2** *Amendment to Development Variance Permit DVP00029 (Persephone Brewery)*

The Electoral Area Services Committee recommended that the report titled Amendment to Development Variance Permit DVP00029 (Persephone Brewery) be received for information;

AND THAT Development Variance Permit DVP00029 be amended by modifying the following conditions contained in the covenant (CA7303479 and CA7303480) between Persephone Brewing Company and SCRCD that forms part of the Permit:

Change the operating hours of the food and beverage service lounge from

“From 10:00 hours to 21:00 hours from and including the Friday preceding the Victoria Day long weekend to and including the Monday of the Thanksgiving Day long weekend in each and every year; and

From 11:00 hours to 19:00 hours from and including the Tuesday following the Thanksgiving Day long weekend to and including the Thursday preceding the Victoria Day long weekend in each and every year.”

to

“From 10:00 am to 9:00 pm daily year round.”

Director Toth passed the Chair to Director Hiltz at 10:32 a.m. Director Toth resumed the Chair at 10:37 a.m.

The Committee recessed at 11:45 a.m. and reconvened at 11:56 a.m.

Recommendation No. 3 *Zoning Bylaw No. 722 Consideration of Second Reading*

The Electoral Area Services Committee recommended that the report titled Zoning Bylaw No. 722 Consideration of Second Reading be received for information;

AND THAT references to “chickens” be amended to “poultry and rabbits” with exceptions continued for roosters;

AND THAT the revised *Zoning Bylaw No. 722* be considered for Second Reading;

AND THAT a public hearing be arranged to consider *Zoning Bylaw No. 722*;

AND THAT Director Pratt be delegated as the Chair and Director Siegers be delegated as the Alternate Chair for the Public Hearing.

AND FURTHER THAT the staff report titled “*Zoning Bylaw No. 722 Consideration of Second Reading*” be referred to the Electoral Area Advisory Planning Commissions and Roberts Creek Official Community Planning Committee to support their involvement in the public hearing process or to gather input for future consideration.

Recommendation No. 4 *Zoning Amendment Bylaw No. 310.195, 2022 (562 Veterans Road)*

The Electoral Area Services Committee recommended that the report titled Zoning Amendment Bylaw No. 310.195, 2022 (562 Veterans Road) – Consideration of First, Second and Third Readings and Adoption be received for information;

AND THAT *Zoning Amendment Bylaw No. 310.195, 2022* be forwarded to the Board for First, Second and Third Readings and Adoption;

AND FURTHER THAT prior to adoption of *Zoning Amendment Bylaw No. 310.195, 2022* the following conditions be met:

- Notification in accordance with Section 467 of the *Local Government Act*;
- Approval by the Ministry of Transportation and Infrastructure pursuant to Section 52 of the *Transportation Act*;
- Registration of a Section 219 Restrictive Covenant to ensure adequate future land dedication for a possible Hough Road Trail connection.

Recommendation No. 5 *Agricultural Land Commission Application 64280 (SCRD ALR00016)*

The Electoral Area Services Committee recommended that the report titled Agricultural Land Commission Application 64280 (SCRD ALR00016) be received for information;

AND THAT Agricultural Land Commission Application 64280 for retroactive approval of placement of unauthorized fill be forwarded to the Agricultural Land Commission for review of decision with the following comments:

- Based on the information provided, the proposal to retain the unauthorized fill does not comply with the Sunshine Coast Regional District Agricultural Area Plan, Regional Sustainability Plan or West Howe Sound Official Community Plan.

Recommendation No. 6 *Management of Community Sewer Systems*

The Electoral Area Services Committee recommended that the report titled Management of Community Sewer Systems be received for information;

AND THAT SCR D *Subdivision Servicing Bylaw No. 320* be amended to remove the requirement that ownership of community sewer systems greater than 22.7m³/day be automatically taken over by the SCR D and instead require that ownership transfer to the SCR D of community sewer systems designed to accommodate over 22.7m³/day of effluent be decided by the SCR D Board on a case-by-case basis.

Recommendation No. 7 *Planning and Development Department 2022 Q2 Report*

The Electoral Area Services Committee recommended that the report titled Planning and Development Department 2022 Q2 Report be received for information.

Recommendation No. 8 *Halfmoon Bay APC Meeting Minutes of June 28, 2022*

The Planning and Development Committee recommended that the Halfmoon Bay Advisory Planning Commission meeting minutes of June 28, 2022 be received for information.

Recommendation No. 9 *Roberts Creek APC Meeting Minutes of June 20, 2022*

The Planning and Development Committee recommended that the Roberts Creek Advisory Planning Commission meeting minutes of June 20, 2022 be received for information.

Recommendation No. 10 *Elphinstone APC Meeting Minutes of June 22, 2022*

The Planning and Development Committee recommended that the Elphinstone Advisory Planning Commission meeting minutes of June 22, 2022 be received for information.

Recommendation No. 11 *West Howe Sound APC Meeting Minutes of June 28, 2022 and July 5, 2022*

The Planning and Development Committee recommended that the West Howe Sound Advisory Planning Commission meeting minutes of June 28, 2022 and July 5, 2022 be received for information.

ADJOURNMENT 1:01 p.m.

Committee Chair

**SUNSHINE COAST REGIONAL DISTRICT
INAUGURAL FINANCE COMMITTEE
July 21, 2022**

RECOMMENDATIONS FROM THE INAUGURAL FINANCE COMMITTEE MEETING HELD ELECTRONICALLY AND TRANSMITTED VIA THE BOARDROOM AT 1975 FIELD ROAD, SECHELT, B.C.

PRESENT:	Chair	Electoral Area B	D. Siegers
	Directors	Electoral Area E	D. McMahon
		Electoral Area A	L. Lee
		Electoral Area D	A. Tize
		Electoral Area F	M. Hiltz
		District of Sechelt	A. Toth
		Town of Gibsons	B. Beamish
ALSO PRESENT:	Chief Administrative Officer		D. McKinley (Part)
	GM, Corporate Services / Chief Financial Officer		T. Perreault
	Manager, Financial Services		B. Wing (Part)
	GM, Infrastructure Services		R. Rosenboom (Part)
	GM, Community Services		S. Gagnon (Part)
	GM, Planning and Development		I. Hall (Part)
	Alternate Director, Electoral Area A		C. Alexander
	Administrator / Recorder		T. Crosby
	Media		0
	Public		0

CALL TO ORDER 2:00 p.m.

AGENDA The agenda was adopted as presented.

REPORTS

Recommendation No. 1 *Corporate Financial Variance –2nd Quarter 2022*

The Committee of the Whole recommended that the report titled Sunshine Coast Regional District Q2-2022 Corporate Financial Variance be received for information.

Recommendation No. 2 *Debt as at June 30, 2022*

The Committee of the Whole recommended that the report titled Sunshine Coast Regional District Debt as at June 30, 2022 be received for information.

Recommendation No. 3 *Gas Tax Community Works Fund Update*

The Committee of the Whole recommended that the report titled Gas Tax Community Works Fund Update be received for information.

Recommendation No. 4 *Financial Planning Policy – Revised Draft*

The Committee of the Whole recommended that the report titled Financial Planning Policy – Revised Draft be received for information;

AND THAT the Financial Planning Policy be approved as amended, as follows:

- Replace instances of “preceding” with “following” in Section 4.3 Planning Cycle;
- Add definition of “Fiscal Year” – January 1 to December 31.

Recommendation No. 5 *Asset Management Policy - Draft*

The Committee of the Whole recommended that the report titled Asset Management Policy - Draft be received for information;

AND THAT the Asset Management Policy be approved as amended, as follows:

- Add definitions of ‘expected useful life’ and ‘full lifecycle’.

ADJOURNMENT 3:02 p.m.

Committee Chair

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: SCRD Board – July 28, 2022

AUTHOR: Patrick Higgins - Fire Chief, Roberts Creek Volunteer Fire Department

SUBJECT: TRAINING STRUCTURE – ROBERTS CREEK VOLUNTEER FIRE DEPARTMENT

RECOMMENDATION(S)

THAT the report titled Training Structure – Roberts Creek Volunteer Fire Department be received for information;

AND THAT the overall project budget for Training Structure – Roberts Creek Volunteer Fire Department be increased from \$75,000 to \$130,000 with the additional \$55,000 funded from Roberts Creek Fire Protection [212] Operating Reserves;

AND FURTHER THAT the 2022-2026 Financial Plan Bylaw be amended accordingly.

BACKGROUND

On February 25, 2021, the SCRD Board adopted the following resolution:

046/21 **Recommendation No. 37** *Roberts Creek Fire Protection [212] - 2021 R1
Budget Proposals*

THAT the following budget proposals be approved and incorporated into the 2021 Round 2 Budget:

- Budget Proposal 3 – Training Structure, \$75,000 funded from Operating Reserves;

The purpose of this report is to seek approval of a \$55,000 budget increase for the Roberts Creek Volunteer Fire Department (RCVFD) Training Structure from \$75,000 to \$130,000 from Operating Reserves, and to award the contract for the roof to Future Buildings. The requested amount includes a contingency of \$8,500 which if unused will be returned to reserves.

DISCUSSION

Due to market price increases and enhanced engineering, the costs of the structure will exceed the original budgeted amount (estimates developed in 2020).

The funds being used from operating reserves represent income generated from provincial wildfire deployments.

The training structure provides the RCFVD with needed space dedicated to training as we have exceeded the area available in our existing building. Currently, time is required for setting up and demobilizing training props which drastically reduces actual training time which is limited. This structure provides dedicated space where training props can be left in place and are readily available. Additionally, this reduces the need to travel to other locations for the same training, which saves time, fuel costs, and reduces the amount of time that members of the RCVFD are absent from their Fire Protection Area.

The main component of the facility remaining to be completed is the roof system. The roof system is integral to the structure; omitting or delaying the roof will substantially impact the function of the facility.

Analysis

Staff have delegated authority to award a roof system contract pending Board decision on the overall project budget.

Financial Implications

As stated in prior reports, the capital reserves are dedicated as part of the capital renewal plan for the RCVFD. Therefore, the funding is recommended to come from operating reserves which were generated by deployments during provincial states of emergency. The current operating reserve balance for the RCVFD service is approximately \$160,000.

Timeline for next steps or estimated completion date

The training structure will be commissioned and in service for training shortly after roof work is completed (anticipated Q4 2022).

STRATEGIC PLAN AND RELATED POLICIES

N/A – operational

CONCLUSION

Staff is seeking Board approval for a \$55,000 overall project budget increase to complete development of the Roberts Creek Volunteer Fire Department training structure, from \$75,000 to \$130,000. This requires a Financial Plan amendment.

Reviewed by:			
Manager	X – M. Treit	Finance	X – T.Perreault
GM	X – I. Hall	Legislative	
CAO	X – D. McKinley	Risk/Purchasing	X – V.Cropp

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: SCRD Board – July 28, 2022

AUTHOR: Matt Treit, Manager, Protective Services

SUBJECT: COMMUNITY EMERGENCY PREPAREDNESS FUND GRANT RECEIPT APPROVAL FOR SUNSHINE COAST EMERGENCY PROGRAM EMERGENCY OPERATIONS CENTRE MODERNIZATION PROJECT

RECOMMENDATIONS

THAT the report titled Community Emergency Preparedness Fund (CEPF) Grant Receipt Approval for the Sunshine Coast Emergency Program (SCEP) Emergency Operations Centre (EOC) Modernization Project be received for information;

AND THAT the CEPF - SCEP EOC Modernization Project Grant receipt in the amount of \$25,000 be approved;

AND THAT the delegated authorities be authorized to execute the agreement;

AND FURTHER THAT the 2022-2026 Financial Plan be amended accordingly.

BACKGROUND

The Community Emergency Preparedness Fund (CEPF) is a suite of Union of British Columbia Municipalities (UBCM) funding streams intended to enhance the resiliency of local governments and First Nations communities in responding to emergencies. Funding is provided by the Province of BC and is administered by the UBCM.

The Protective Services Division applied to the UBCM CEPF grant stream on February 25, 2022 seeking funding to improve our EOC's capability during emergencies. A follow-on resolution of the support was adopted on June 9, 2022 (minute 155/22 No. 6). On June 24, 2022, the SCRD received notification from UBCM that funding in the amount of \$25,000 had been approved.

The purpose of this report is to seek approval for the receipt of the grant, and its inclusion in the 2022-2026 Financial Plan. The project will be funded in its entirety by the grant.

DISCUSSION

As described in the May staff report preceding the Board resolution of support, funding will be used to purchase computer equipment and supplies to replace aging and failing units to ensure continued reliability of the Emergency Communication Team equipment. Establish a satellite connection to receive and transmit data to/from PREOC and other established EOCs.

CONCLUSION

On June 24, 2022, the SCRD was informed that the CEPF grant application for EOC modernization in the amount of \$25,000 was approved.

This report seeks Board support to approve and include this project in the 2022-2026 Financial Plan.

Reviewed by:			
Manager	X - M. Treit	CFO/Finance	X – T.Perreault
GM	X – I. Hall	Legislative	
CAO	X – D. McKinley		

**SUNSHINE COAST REGIONAL DISTRICT
ZONING BYLAW NO. 722**

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PART 1 ENACTMENT

1.1 TITLE

1.1.1 This Bylaw may be cited for all purposes as the “Sunshine Coast Regional District Zoning Bylaw No. 722, 2019”.

PART 2 ADMINISTRATION

2.1 ADMINISTRATION

2.1.1 Land, including the airspace above it and the surface of water, shall not be *used, altered* or subdivided and *buildings* and *structures* shall not be constructed, altered, sited or *used* except as specifically permitted by this bylaw.

2.2 ENFORCEMENT

2.2.1 The Chief Administrative Officer, Corporate Officer, General Manager of Planning and Community Development, Manager of Planning and Development, Planner, Chief Building Official, Building Official, Bylaw Enforcement Officer, or other persons so designated by resolution, are authorized at all reasonable times to enter on property that is subject to regulation under this bylaw to ascertain whether the regulations or directions under this bylaw are being observed.

2.3 OFFENCE

2.3.1 Every person who:

- a) violates any of the provisions of this bylaw;
- b) *causes* or permits any act or thing to be done in contravention of any of the provisions of this bylaw;
- c) neglects or omits to do anything required under this bylaw;
- d) carries out, *causes* or permits to be carried out any development in a manner prohibited by or contrary to any of the provisions of this bylaw;
- e) alters land in contrary to any provisions of this bylaw;
- f) fails to comply with an order, direction or notice given under this bylaw;
- g) prevents or obstructs or attempts to prevent or obstruct the authorized entry of the Manager, Planning & Development, Planner, Chief *Building* official, *Building* official, Bylaw Enforcement *Officer*, or other person so designated by resolution of the *Board*

shall be deemed to have committed an *offence* under this bylaw.

2.4 PENALTY

2.4.1 Every person who commits an offence under this bylaw is liable on summary conviction to a penalty under the *Offence Act*.

2.4.2 Each day during which an offence occurs shall be deemed to constitute a new and separate offence.

2.5 SEVERABILITY

- 2.5.1 If any section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.

PART 3 INTERPRETATION

3.1 INTERPRETATION

- 3.1.1 In this Bylaw, defined terms and provincial legislation are shown in italics, except for those in headings.
- 3.1.2 A reference to any bylaw of the *Regional District* or Provincial or Federal legislation is a reference to that law as amended, whether amended before or after the effective date of this Bylaw.
- 3.1.3 All measurements and symbols in this Bylaw shall be interpreted as follows:
- a) “m” means metre
 - b) “m²” means square metres
 - c) “kg” means kilogram
 - d) “ha” means hectares
 - e) “<” means “less than”
 - f) “≤” means “equal to or less than”
 - g) “>” means “greater than”
 - h) “≥” means “equal to or greater than”
 - i) Where “Section” does not expressly refer to another enactment, it shall be interpreted as referring to this Bylaw.
- 3.1.4 For ease of use, all defined words in this Bylaw are shown in italics; be it in their singular or plural forms and with any combination of uppercase or lowercase letters.

PART 4 ESTABLISHMENT OF ZONES AND SUBDIVISION DISTRICTS

4.1 ESTABLISHMENT OF ZONES

4.1.1 For the purposes of this Bylaw the Sunshine Coast Regional District Electoral Areas B, D, E and F are divided into the following zones:

RESIDENTIAL ZONES	ABREVIATION
Residential One	R1
Residential Two	R2
Residential Three	R3
Residential Multiple One	RM1
Residential Multiple Two	RM2
Residential Multiple Three	RM3
RURAL ZONES	
Country Residential One	CR1
Country Residential Two	CR2
Rural Residential One	RU1
Rural Residential One A	RU1A
Rural Residential Two	RU2
Rural Forest One	RF1
Rural Forest Two	RF2
Rural Forest Three	RF3
Rural Forest Four	RF4
Rural Forest Five	RF5
Agriculture	AG
COMPREHENSIVE DEVELOPMENT ZONES	
Comprehensive Development One	CD1
Comprehensive Development Two	CD2
Comprehensive Development Three	CD3
Comprehensive Development Four	CD4
COMMERCIAL ZONES	
Commercial One	C1
Commercial Two	C2
Commercial Three	C3
Commercial Four	C4

Commercial Five	C5
Marine Transportation	M1
WATER ZONES	
Water One	W1
Water Two	W2
INDUSTRIAL ZONES	
Industrial One	I1
Industrial Two	I2
Industrial Three	I3
Industrial Four	I4
Industrial Five	I5
Industrial Six	I6
Industrial Seven	I7
Industrial Eight	I8
Industrial Nine	I9
Industrial Ten	I10
Industrial Eleven	I11
Industrial Twelve	I12
Industrial Thirteen	I13
PARK ZONES	
<i>Park and Assembly One</i>	PA1
<i>Park and Assembly Two</i>	PA2
<i>Park and Assembly Three</i>	PA3
<i>Park and Assembly Four</i>	PA4

- 4.1.2 The area and boundary of each zone is defined by Schedule A which is hereby deemed to form part of the bylaw.
- a) Land located outside Schedule A or not expressly identified in a particular zone in Schedule A is zoned RU2.
 - b) The surface of tidal or non-tidal waters located outside Schedule A or not identified on Schedule A as being a particular zone shall be deemed to be un-zoned.
- 4.1.3 Where the zone boundary is shown on Schedule A as following a *highway* or *watercourse*, the centre line of the road allowance or *watercourse* shall be the zone boundary.
- 4.1.4 Despite any provisions in this bylaw that would permit residential, *industrial* or *commercial* activities within a *riparian assessment area*, the *Riparian Areas Protection Regulation* applies in respect to that area.

4.2 ESTABLISHMENT OF SUBDIVISION DISTRICTS

4.2.1 For the purposes of this Bylaw the Sunshine Coast Regional District Electoral Areas B, D, E and F are divided into the following Subdivision Districts:

<i>SUBDIVISION DISTRICT</i>	<i>MINIMUM PARCEL AREA</i>	<i>AVERAGE PARCEL AREA</i>	Conditions
A	1000 m ²	-	-
B	1500 m ²	-	-
C	2000 m ²	-	-
D	2800 m ²	3500 m ²	-
E	4000 m ²	5000 m ²	-
E1	8000 m ²	-	-
E2	8000 m ²	-	Except Block 30 District Lot 695 Plan 2746
F	8000 m ²	10000 m ²	-
G	1.75 ha	-	-
G1	1 ha	1.7 ha	Parcels donated to the <i>Regional District</i> as park, excluding areas dedicated as park under Section 510 of the <i>Local Government Act</i> , may be used towards the calculation of average parcel area.
I	4 ha	-	-
J	25 ha	-	The minimum <i>parcel area</i> may be reduced to 10 ha if a minimum of 15% of the land in the <i>subdivision</i> is dedicated as <i>park</i> in an area deemed to be a significant <i>site</i> for a public parks amenity by the <i>Regional District</i> , pursuant to Section 510 of the <i>Local Government Act</i> and one or more of the following criteria are met: <ol style="list-style-type: none"> 1. The land improves access to waterfront lands, including the sea and watercourses; 2. The land links or expands parks and greenways, forming interconnected natural corridors; 3. The land connects community focal features and the waterfront; 4. The land includes areas for the protection of environmentally sensitive lands; and 5. The land includes a viewpoint and opportunity for nature appreciation.
Z	100 ha	-	-
CD1	-	360m ²	See Section 8.1

CD3	-	-	See Section 8.3
RM3	-	-	See Section 7.6

- 4.2.2 The area and boundary of each *subdivision district* is defined by Schedule B which is hereby deemed to form part of the bylaw. Land not expressly identified in a particular *subdivision district* in Schedule B is designated *Subdivision District Z*.
- 4.2.3 Where the *subdivision district* boundary is shown on Schedule B as following a *highway* or *watercourse*, the centre line of the road allowance or *watercourse* shall be the subdivision boundary.

4.3 SUBDIVISION REQUIREMENTS

- 4.3.1 The calculation of minimum *parcel area* shall not include:
- a) Area to be used for community sewer field and equipment;
 - b) Area to be dedicated for public open space, *park* or returned to the Province, except as permitted by the *Strata Property Act*; or
 - c) Area to be dedicated as a *highway*.
- 4.3.2 Where a proposed parcel is equal or greater than 3500 m² in area, it shall have a minimum of 2000 m² of continuous developable area which is not included within:
- (a) a panhandle; or
 - (b) a right-of-way, hydro transmission corridor or an area restricted by covenant where the effect of the restriction imposed by the right-of-way or covenant prohibits the placement of a structure; or
 - (c) a streamside protection and enhancement area where the effect of the restriction imposed by the streamside protection and enhancement area prohibits the placement of a structure.
- 4.3.3 Where a proposed parcel is less than 3500 m² but not less than 2000 m² in area, it shall have a minimum of 1000 m² of continuous developable area which is not included within:
- (a) a panhandle; or
 - (b) a right-of-way, hydro transmission corridor or an area restricted by covenant where the effect of the restriction imposed by the right-of-way or covenant prohibits the placement of a structure; or
 - (c) a streamside protection and enhancement area where the effect of the restriction imposed by the streamside protection and enhancement area prohibits the placement of a structure.
- 4.3.4 The requirements of Sections 4.3.3 and 4.3.4 shall not apply to:
- (a) a parcel in the CD1 or CD2 or RM3 zone; or

(b) a parcel, which is used or intended for a purpose that does not generate sewage, and a restrictive covenant is registered on its title, satisfactory to the Approving Officer, which prohibits the construction of buildings and structures.

4.4 HOOKED PARCELS

4.4.1 No *parcel* shall be created which has a portion of the proposed *parcel* physically separated by a *highway* or another legal *parcel* except:

- a) Where each physically separated portion has an area sufficient to satisfy the minimum and average *parcel area* requirements of the applicable *subdivision district*; or
- b) Where each non-conforming part of the *parcel* is restricted to uses that do not generate sewage, and a covenant is registered on title to restrict the uses and prohibit the construction of a *building* or structure or further subdivision.

4.5 MINIMUM PARCEL AREA EXCEPTIONS

4.5.1 Minimum or average *parcel area* regulations required by the applicable *subdivision district* shall not apply:

- a) Where the *parcel* is intended for a use that does not generate sewage, and a restrictive covenant is registered on its title, which prohibits sewage generating uses and the construction of *buildings* and *structures*;
- b) Where the *parcel* is intended for *public utility use* or *park*;
- c) Where lot lines are relocated to facilitate an existing development or improve parcel layout provided that:
 - 1. No additional *parcels* are created; and
 - 2. All *parcels* are adjacent; and
 - 3. no parcel shall be enlarged to a size permitting further subdivision unless the area of each parcel included in the lot line relocation meets the minimum parcel area and all other requirements of the applicable *subdivision district*.
- d) Where a *Provincial non-residential upland lease* or *aquatic lease* is granted;
- e) To a hooked parcel that meets the criteria that is described in Section 4.4.1.b;
- f) Where a *parcel* has more than one *subdivision district* designation and the proposed *subdivision* is limited to separating the two designations;

4.5.1 The minimum *parcel area* and the average *parcel area* required by the applicable *subdivision district* under this bylaw for a proposed *subdivision* may be reduced by a maximum of 10 % where:

- a) this bylaw or the Approving Officer requires that land be provided by the owner for widening of an existing *highway* or right-of-way; and

- b) The proposed *subdivision* will create no more than two additional *parcels*; and
- c) The subject parcel is within the C, D, E, E1, E2, F, G or I *subdivision district*.

4.5.2 The minimum parcel size and the average parcel size required by the applicable subdivision district under this bylaw for a proposed subdivision may be reduced by a maximum of 20 percent, where the proposed subdivision is to provide a residence for a relative pursuant to Section 514 of the *Local Government Act*, provided that no parcel created by the subdivision is less than 2500 square metres and a covenant is registered on title of each *parcel* created to limit the number of *dwelling* units to one and to prevent a change in the parcel's use for 5 years.

4.5.3 The maximum reduction available under Sections 4.5.2 and 4.5.3 is 20% of the original parent *parcel*.

PART 5 GENERAL REGULATIONS

5.1 USE REGULATIONS FOR ALL ZONES

5.1.1 The following *uses* are permitted in any zone:

- a) *Public uses;*
- b) *Public utilities;*
- c) *Horticulture or silviculture;*
- d) *Forest management* is permitted on private managed forest land as defined under the *Private Managed Forest Land Act;*
- e) *Child group daycare* facilities in accordance with requirements of the *Community Care and Assisted Living Act* of BC except in the RF3 Zone;
- f) Real estate field sales office, to a maximum floor area of 15 m², in all zones except the RF3 Zone;
- g) *Community Care Facilities* pursuant to the *Community Care and Assisted Living Act* and amendments thereto; and
- h) A secondary suite except in any zone where a single-unit dwelling is prohibited.
- i) Home-based business except in any zone where a dwelling unit is prohibited.

5.1.2 Notwithstanding subsection 5.1.1, all *uses* not expressly permitted within a zone are prohibited.

5.2 AUXILIARY DWELLING UNIT

5.2.1 An auxiliary dwelling unit:

- a) Shall not exceed 90 m² in floor area excluding otherwise permitted enclosed parking area, on parcels where not more than 2 single-unit dwellings are permitted;
- b) Shall not exceed 55 m² in floor area excluding enclosed parking area, on parcels where more than 2 single-unit dwellings are permitted;
- c) May be attached to or detached from any building on the same parcel.

5.3 SHORT TERM RENTAL

5.3.1 *Short term rental* is permitted as an auxiliary use, in the R1 zone where the parcel size exceeds 2000 m², and in the R2, C1, C2, C3, C4, CR1, CR2, RU1, RU1A, RU2, AG, PA2 and PA3 zones, subject to the following conditions:

- a) Except as provided for in Section 7.10.2(c) for the RU1A zone or any other parts of this bylaw, the number of bedrooms utilized for bed and breakfast shall not exceed two per dwelling, including an auxiliary dwelling.
- b) An *auxiliary dwelling unit* with a size exceeding 55 m² shall not be utilized for *short term rental*.

- c) *Short term rental* shall not be permitted in a secondary suite.
- d) The total number of occupants of a *short term rental* establishment shall not exceed two per each permitted bedroom.
- e) No external indication or advertising associated with a *short term rental* shall be permitted on the property except a single sign up to 0.35 m² in area.
- f) Any dwelling utilized for *short term rental* shall be connected to sewerage disposal and water supply facilities that are in compliance with current regulations pursuant to the *Public Health Act* of British Columbia.
- g) A *short term rental* shall be operated by an operator who resides on the property where the *short term rental* is located and for the duration when the *short term rental* is in operation.

5.4 HOME-BASED BUSINESS

5.4.1 Where a *home-based business* is a permitted use:

- a) It shall be *auxiliary use* to the permitted *principal uses* on a parcel;
- b) It shall be conducted entirely within a completely enclosed *building* permitted under this Bylaw, except in the case of a group day care where outdoor recreation *uses* are required under the *Community Care and Assisted Living Act*;
- c) Not more than the following percentage of the total floor area of all buildings on a parcel shall be used for a home-based business: 50% in R1, R2 and R3 Zones, and 40% in all other zones;
- d) No external indication other than that normally associated with a residential *building* shall exist except for a single sign up to 0.35 m² in area;
- e) There shall be no outdoor storage of materials, equipment, containers, or finished products;
- f) It must not generate traffic that exceeds the level prevailing in the neighbourhood or create a demand for off-street parking that cannot be contained within the *parcel* containing the *home-based business*;
- g) It must not produce a public offence or nuisance of any kind, including noise, smoke, dust, toxic or noxious matter, odour, heat, glare, electrical interference, beyond the *parcel lines* of the *parcel* containing the *home-based business*;
- h) It shall not require more than two deliveries per week to be made by *commercial* vehicles or trailers;
- i) No product shall be sold on the premises except that which is made or produced on the premises;
- j) Floor area of *retailing* or *wholesaling use* of the home-business shall be limited to 20% of the floor area of the building containing the home-based business;
- k) *Kennels*, vehicle equipment repair and maintenance, body shops and fabricating are prohibited.
- l) the activities and number of non-resident employees permitted, subject to *parcel size*, shall be as per the table below:

Parcel Size	Employees	Permitted Activities
<1500 m ²	No non-resident employees	Child Care; Business Services; Office uses; Health Services; Artisan uses; Personal Services; Group sessions up to a maximum of 2 sessions per day; Tutoring and lessons, limited to 6 clients per day and a maximum of 3 at one time; On-site client visits only by appointment; scheduled in advance and a maximum of 6 clients per day; Horticultural product sales.
1500 to 5000 m ²	1 non-resident employee	As above
<5000 m ²	2 non-resident employees	As above with a maximum of 16 clients per day; group day care

5.5 Residential Agriculture

5.5.1 The keeping of poultry, rabbits and bees is permitted in accordance with the following:

Parcel size (m ²)	Zone	Total number of poultry and rabbits	Number of bee hives
<1000	All zones except AG	None permitted	None permitted
1000 -3500	All zones except RM1, RM2, RM3	6 per 1000m ² , roosters not permitted	2
>3500	All zones except RM1, RM2, RM3	No limit	No limit
Any size	AG	No limit	No limit

5.5.2 Setback and facility requirements:

- a) Poultry and rabbits shall be provided with coops, enclosed structures or outdoor enclosures;
- b) No drinking or feeding trough, manure pile, enclosure, structure or building for the keeping of poultry or rabbits, except fences under 2 m in height to enclose animals, shall be located within 10 m of a parcel line;
- c) Entrance to a beehive shall face away from adjacent parcels;
- d) No beehives shall be located within 7.5 m from any parcel line other than one abutting a highway;
- e) No beehive shall be located within 5 m of any parcel line abutting a highway;
- f) Premises where poultry or rabbits are kept are required to be registered with the Province of British Columbia to support the Province's emergency response network;
- g) Beekeeping is required to register with the Province of British Columbia pursuant to the Bee Regulation of the Animal Health Act.

5.6 KEEPING OF LIVESTOCK

- 5.6.1 Where the keeping of *livestock* is a permitted *use*:
- a) No enclosure, feeding or drinking trough, or structure used for the storage of feed, bedding or manure related to the keeping of *livestock* shall be located within 20 m of a *parcel line*;
 - b) The minimum *parcel* area shall be 3500 m²; and
 - c) Premises where livestock are kept are required to be registered with the Province of British Columbia to support the Province's emergency response network.

5.7 HORTICULTURAL PRODUCT SALES

- 5.7.1 Where *horticultural product sales* are a permitted *use*:
- a) Notwithstanding any other parts of this bylaw, only one sign up to 0.35 m² in area is permitted to be installed on a *parcel*, in a manner that does not obstruct the site access or egress.
 - b) Notwithstanding other setback regulations in this bylaw, a portable open-air stand used for horticultural product sales shall be setback a minimum of 1.5 m from a parcel line abutting a highway.

5.8 AGRICULTURAL PRODUCT SALES

- 5.8.1 *Agricultural product sales* are permitted in any zone where keeping of *livestock*, *residential agriculture* or *agriculture* is permitted and the production of *livestock* or *agriculture* takes place on the parcel so zoned.
- 5.8.2 Where *agricultural product sales* are a permitted *use*:
- a) Except for the AG Zone, only one sign up to 0.35 m² in area is permitted to be installed on a *parcel*, in a manner that does not obstruct the site access or egress.
 - b) A portable open-air stand used for horticultural product sales shall be setback a minimum of 1.5 m from a parcel line abutting a highway.

5.9 CANNABIS PRODUCTION AND RETAIL

- 5.9.1 Notwithstanding any other provisions of this bylaw:
- a) Growing of cannabis is prohibited in any zone except in accordance with sub-section (b) or the growing of not more than four cannabis plants per household for personal *use* from licensed seeds or seedlings from licensed suppliers in accordance with federal legislation.
 - b) *Cannabis production* is only permitted in the following zones in accordance with the following provisions:

ZONES		STANDARD CULTIVATION	MICRO CULTIVATION OR NURSERY	CONDITIONS OF USE
INDUSTRIAL	I1, I2, I3, I4, I5, I6, I7, I8, I9, I10, I11	Permitted	Permitted	
RURAL RESIDENTIAL	RU1, RU1A, RU2	Permitted		<i>Parcel size not less than 8 ha</i>
			Permitted	<i>Parcel size not less than 4 ha</i>
AGRICULTURAL LAND RESERVE	AG	Permitted	Permitted	Outdoors in a field or inside a structure with a base consisting entirely of soil

5.9.2 In RU1, RU1A and RU2 Zones that are not within the Agricultural Land Reserve, no standard cannabis cultivation shall be located within 30 m of a *parcel* line, and no micro cannabis cultivation or nursery shall be located within 15 m of a *parcel* line.

5.9.3 Cannabis retail shall be prohibited in any zone except the C1, C2 and C3 Zone.

5.9.4 Cannabis production or retail shall not be permitted as a home-based business.

5.10 AUXILIARY BUILDINGS

5.10.1 Unless specifically noted in the zone, auxiliary *buildings* are permitted in conjunction with a *principal use* where:

- a) A *principal use* exists on the *parcel*, or a valid *building* permit has been issued for the *principal use* on that *parcel*;
- b) *Auxiliary buildings* do not include *agricultural buildings*;
- c) *Auxiliary buildings* do not include a *dwelling unit* or *sleeping unit*;
- d) Neither overnight accommodation or cooking facilities are permitted; *and*
- e) The combined *floor area* of all *auxiliary buildings* shall not exceed:
5% of the *parcel area* or 300 m², whichever is less for a parcel more than 1500 m² in size;
or
75 m² for a parcel equal to or less than 1500 m² in size.

5.11 HEIGHT OF BUILDINGS AND STRUCTURES

- 5.11.1 Except as otherwise provided in the Bylaw, the *height* of all *buildings* and *structures* shall not exceed 11 m.
- 5.11.2 On *parcels* less than 750 m² in the R1, R2, R3, CR1, CR2, RU1, RU1A and RU2 zones, the maximum *height* of a *single-unit dwelling* unit shall not exceed 8.5 m.
- 5.11.3 Notwithstanding subsection 5.11.2, where the average slope, as determined by a British Columbia Land Surveyor, of a parcel exceeds 20 percent as determined by field survey, the maximum height shall be increased to 11 m.
- 5.11.4 A detached *auxiliary dwelling unit* or an auxiliary building or structure shall not exceed a *height* of 8.5 m.
- 5.11.5 Notwithstanding the definition of *height*, where fill is necessary to raise the elevation as required by the flood control provisions of this bylaw, the *height* of a *building* or *structure* shall be measured from the minimum permitted elevation or the top of the fill.
- 5.11.6 The following *structures* shall not be subject to the *height* requirements of this bylaw provided that such *structures* occupy no more than 10% of the *parcel area*, or if situated on a *building*, not more than 15% of the roof area of the *building*:
- a) Building spire;
 - b) Chimney;
 - c) Mast or flag pole;
 - d) Antennas;
 - e) Transmission, telecommunication or utility tower;
 - f) Monument;
 - g) Observation tower;
 - h) Fire hall hose drying tower;
 - i) Water tank;
 - j) Rooftop access limited to 5 m² in *floor area*;
 - k) Elevator or ventilation machinery;
 - l) Wind turbine;
 - m) Silo;
 - n) *Green roof*; and
 - o) *Solar collector*.

5.12 HEIGHT OF FENCES

- 5.12.1 The maximum *height* of a *fence* shall not exceed 2 m except where:
- a) Expressly permitted; or
 - b) the fence abuts a highway and the height of the fence does not exceed 2 meters above the centre line of the highway.

5.13 FLOOR AREA OF BUILDINGS

- 5.13.1 On a *parcel* less than 1500 m² in area in the R1, R2, CR1, CR2, RU1, RU1A and RU2 zones, the maximum *floor area* of all *buildings* shall be 40% of the *parcel area*, or 450 m², whichever is less.
- 5.13.2 Notwithstanding 5.13.1, the calculation of *floor area* within *buildings* does not include area of up to a maximum of 45 m² used for enclosed *off-street parking*.

5.14 SETBACK OF BUILDINGS AND STRUCTURES

- 5.14.1 The setback of *building or structure* shall be:
- a) a minimum of 5 m from any portion of a parcel line adjacent to a *highway* or an internal private road;
 - b) the minimum setback from a parcel line not adjacent to a *highway*, an internal private road, a *waterbody* or a *watercourse* shall be as follows:

Height of building and structure	Setback
≤ 8.5 m	1.5 m
> 8.5 m	4 m

5.15 SETBACK EXCEPTIONS

- 5.15.1 Features that attach to and project beyond the face of a *building*, including but not limited to exterior insulation, chimney, bay window, balcony, porch, deck, ornament, step, eave, canopy, may extend into a required *setback* not abutting a highway to a maximum of 0.6 m measured perpendicular to the line that defines the setback area if the extension conforms to the British Columbia Building Code.
- 5.15.2 An *underground structure* may be sited on any portion of a *parcel*, except within 4.5 m of a *highway*, provided the maximum projection above finished grade does not exceed 1 m at any point and the purpose of the projection is not for a driveway or stairwell entrance.
- 5.15.3 *Setback* exceptions in this section apply to *setbacks* from the *natural boundary* of a *waterbody* or *watercourse*.
- 5.15.4 Where a variance is proposed to reduce a required setback the measurement shall be taken to the outermost extreme, as measured in plan view, of any overhangs, projections, cantilevered architectural features and the like.

5.16 SETBACK FROM WATERBODIES AND WATERCOURSES

- 5.16.1 No, *building or structure* or any part thereof, except a boathouse located within an inter-tidal zone or within the I13 Zone, shall be constructed, reconstructed, moved, located or extended within:
- a) 15 m of the *natural boundary* of the ocean;
 - b) 17 m of the *natural boundary* of a creek, lake, swamp or pond;

- c) 32 m of the *natural boundary* of Chapman Creek, Tzoonie River, Clowhom River, Rainy River, McNab Creek, McNair Creek, Dakota Creek and Chickwat Creek;
- d) 22 m of the *natural boundary* for the portion of Roberts Creek that is seaward of Lower Road;
- e) In geographic areas that are in parts of Electoral Areas B, D, E and F not covered by an Official Community Plan:
 - 1) 32 m of the *natural boundary of a stream*;
 - 2) 32 m of the top of the bank of a *ravine* less the 60 m wide;
 - 3) 17 m of the top of the bank of a *ravine* 60 m wide or greater; and
- f) 17 m of the *natural boundary* of all other *watercourses*.

5.16.2 Unless expressly authorized pursuant to a valid and subsisting Development Permit, as required, no removal, alteration, or destruction of vegetation, soil removal or deposit, may take place within:

- a) 15 m of the *natural boundary* of the ocean;
- b) 30 m of the *natural boundary* of a creek, lake, swamp or pond;
- c) 30 m of the *natural boundary* of Chapman Creek, Tzoonie River, Clowhom River, Rainy River, McNab Creek, McNair Creek, Dakota Creek and Chickwat Creek;
- d) 20 m of the *natural boundary* for the portion of Roberts Creek that is seaward of Lower Road;
- e) In geographic areas that are in parts of Electoral Areas B, D, E and F not covered by an Official Community Plan:
 - 1) 30 m of the *natural boundary of a stream*;
 - 2) 30 m of the top of the bank of a *ravine* less the 60 m wide;
 - 3) 15 m of the top of the bank of a *ravine* 60 m wide or greater; and
- f) 15 m of the *natural boundary* of all other *watercourses*.

5.17 SETBACK EXCEPTIONS: MOORAGE FACILITIES

5.17.1 Notwithstanding Section 5.16.1, Moorage facilities shall be permitted to extend into the *setback*.

5.18 FLOOD CONSTRUCTION LEVELS

5.18.1 Notwithstanding any other provision of this Bylaw, the underside of the floor system of any area *used* for habitation, business or storage of goods damageable by floodwaters; the top of land fill elevation or top of *pad* on which a *manufactured home* is located; or the top of the perimeter of a poured-in-place concrete footing on which a *manufactured home* is located shall be:

- a) At least 0.6 m above the 200-year flood level according to provincial records or 2 m above the *natural boundary* of the ocean or any *waterbody* or *watercourse*, *whichever is higher*;
or

- b) At least 3 m above the *natural boundary* of Chapman Creek, Tzoonie River, Clowhom River, Rainy River, McNab Creek, McNair Creek, Dakota Creek and Chickwat Creek.

5.19 STORAGE

5.19.1 Other than as permitted in the I7 zone, no *parcel* shall be used:

- a) For the wrecking of a motor vehicle; or
- b) For the storage of a motor vehicle which has been without a license under the *Motor Vehicle Act* for a period of more than one year, is not housed in a garage or carport, and which is intended to be self-propelled but is not capable of locomotion under its own power.

5.19.2 In residential zones, one shipping container per *parcel* is permitted only on a temporary basis during active construction on the property, where such construction is subject to a valid *Building Permit*, provided the shipping container is removed within two weeks of the completion of construction or the expiration of the permit.

5.20 SIGNAGE

5.20.1 No sign shall be located on a *parcel* for the purpose of advertising any person, service, matter, thing, event, or property that is not directly related to the business conducted on that *parcel*, with the exception of election signage during an election period.

5.20.2 Signs for businesses on *parcels* with zoning for *agriculture, commercial or industrial uses* shall be subject to the following conditions:

- a) The maximum total area of all sign faces on a *parcel* shall be 5 m²; and
- b) The maximum *height* of a sign shall be 3 m.

5.20.3 Signs for businesses, other than home occupation *use* and *short term rental use*, on *parcels* that are not zoned for an *agriculture, commercial or industrial use*, shall be subject to the following conditions:

- a) No more than one sign in conjunction with a business *use* on the same *parcel* may be located on that *parcel*;
- b) A sign shall have a maximum of two faces;
- c) The maximum area of a sign shall be 1 m²; and
- d) The maximum *height* of a sign shall be 2.5 m.

5.20.4 Signs permitted in all zones are as follows:

- a) An address sign including street number and street name;
- b) A maximum of two Real Estate Signs indicating that the *building, premise or parcel* on which the sign is located is for sale, rent or lease, provided each sign has a maximum of two faces and a maximum sign area of 2 m²;
- c) A maximum of two Development Signs each having a maximum sign area of 5 m² advertising a new development which may include the name, nature and particulars of the development, the names of the developer, contractors, subcontractors, consultants and a

logo identifying the project and is temporary during the time for which there are active *building* permits or development related approvals in place with the *Regional District*;

- d) A maximum of one entry or identification sign for a completed *subdivision or strata* development, a place, a landmark or a neighbourhood, and having a maximum sign area of 3 m²; and
- e) A Directional Sign provided the maximum sign area is 0.5 m².

5.20.5 Signs erected by the Regional District are permitted in all zones.

5.21 GOLF COURSE

5.21.1 In any zone except an AG, RF3 or RM3 zone, on a parcel of land having an area of 20 ha or more, the use of land, buildings and/or structures may include a golf course.

5.21.2 The combined floor area of clubhouses, pro shops, restaurants and similar facilities auxiliary to a golf course permitted under 5.21.1 shall not exceed 200 m².

5.22 OCCUPANCY DURING CONSTRUCTION

5.22.1 A building or recreational vehicle may be used in the R1, R2, CR1, CR2, RU1, RU2, and AG Zones to provide accommodation for the resident during construction of a principal dwelling on a parcel, provided that:

- a) a building permit under the current applicable SCRD Building Bylaw has been issued for the principal dwelling on the parcel and the principal dwelling is under construction;
- b) a temporary building permit under the current applicable SCRD Building Bylaw, if necessary, has been issued for the building or recreational vehicle providing accommodation during construction;
- c) the method of sewage disposal complies with the applicable regulations;
- d) no addition shall be made to the building or recreational vehicle; and
- e) occupancy of the building or recreational vehicle shall not continue beyond the commencement of occupancy of the permanent dwelling or the expiry date of the temporary building permit for the building or recreational vehicle, whichever occurs first.

5.23 SPLIT-ZONED PARCELS

5.23.1 Where a parcel has more than one zone:

- a) In Electoral Area D, the zone that permits the least number of dwellings when calculated using the total parcel area shall be used to determine the maximum number of dwellings that may be permitted on a parcel;
- b) In all other electoral areas, the zone that permits the greatest number of dwellings when calculated using the total parcel area shall be used to determine the maximum number of dwellings that may be permitted on a parcel; and
- c) all other zoning regulations of each applicable zone shall apply exclusively to the portion of the parcel with that zone.

5.24 SECONDARY SUITE

- 5.24.1 A secondary suite is permitted as an auxiliary use to a single-unit dwelling on any parcel except parcels within SCRD wastewater service areas.
- 5.24.2 Except as otherwise provided in the bylaw, no more than one secondary suite shall be permitted per single-unit dwelling permitted on a parcel.
- 5.24.3 The floor area of a secondary suite shall not exceed 55 m².
- 5.24.4 The number of secondary suites permitted on a parcel shall be excluded from the calculation of any required maximum total number of dwelling units of a parcel or a building.

PART 6 PARKING AND LOADING

6.1 GENERAL PARKING SPACE REQUIREMENTS

- 6.1.1 Except for parallel parking, every required *off-street parking* space shall have a minimum width of 2.5 m and a minimum length of 5.5 m.
- 6.1.2 Where an off-street parking space abuts a wall or other obstruction along its side, the required width shall be 0.3 metres wider than required under Section 6.1.1.
- 6.1.3 Where parallel parking is provided, every required *off-street parking* space shall have a minimum width of 2.5 m and a minimum length of 6.5 m.
- 6.1.4 Tandem parking spaces shall count as one parking space.
- 6.1.5 Every required *off-street parking* space shall provide vehicular access to a *highway or a manoeuvring aisle*.
- 6.1.6 The minimum width of a manoeuvring aisle for two way 90-degree parking shall be 6.5 m.
- 6.1.7 The minimum width of a manoeuvring aisle for parallel parking shall be 3.8 m (one way manoeuvring aisle) or 6.4 m (two way manoeuvring aisle).
- 6.1.8 Unless expressly permitted otherwise, required *off-street parking* spaces shall be located on the same *parcel* as the *use* being served.
- 6.1.9 Notwithstanding Section 6.1.8, required *off-street parking* spaces for a parcel accessed only by water may be provided in an area where public parking or parking for other properties is permitted by this Bylaw.
- 6.1.10 Where any new development is proposed, an existing *use* of a development is changed, or an existing development is enlarged, on-site vehicle parking and loading shall be provided by the property owner in accordance with Section 6.4.
- 6.1.11 In the case of multiple *uses*, the total requirements for the *off-street parking* facilities shall be the sum of the requirements for each *use* computed separately.
- 6.1.12 In the case of a *use* not specifically mentioned, the required *off-street parking* spaces shall be the same as for a similar *use*.
- 6.1.13 When excess *off-street parking* facilities are provided, the location, design and operation of such facilities shall comply with all the regulations of Part 6 of this Bylaw.
- 6.1.14 All *off-street parking* for more than three vehicles shall provide a permanent durable surface consisting of asphalt, concrete, permeable/porous pavement, interlocking paving stones or similar treatment that is dust-free.
- 6.1.15 All *off-street parking* areas and manoeuvring aisles, with the exception of driveways, shall have a maximum gradient and cross slope of 6 percent.

- 6.1.16 All *off-street parking* areas and manoeuvring aisles shall have surface drainage directed to rain gardens, drainage ditches, rock pits or landscaped areas within the *parcel*.
- 6.1.17 All off-street parking signs and pavement markings shall comply with the standards of the Transportation Authority of Canada publication entitled "Uniform Traffic Control Devices for Canada".
- 6.1.18 All *off-street parking* in Commercial and Residential Multiple Zones shall provide a continuous landscape strip not less than 2 m wide, planted with shrubs and trees at least 0.9 m in height at the time of planting, except for accesses for manoeuvring aisles, *highways* and walkways.

6.2 ACCESSIBLE PARKING SPACE REQUIREMENTS

- 6.2.1 Each accessible parking space provided shall have a minimum width of 3.7 m, a minimum depth of 5.5 m and a minimum height clearance of 2.75 m.
- 6.2.2 Each accessible parking space shall include a vertical sign of at least 300 mm wide and 450 mm high centre mounted 1.5 m to 2.5 m above the surface of the parking area and a sign painted on the surface of the parking area, identifying the space as an accessible parking space.
- 6.2.3 Commercial, *Industrial*, *Assembly* and Multi-unit residential *uses* must provide one accessible space once a total of 10 parking spaces are required, two spaces once 40 spaces are required, three spaces once 75 spaces are required, and one additional accessible space for each 50 subsequently required spaces.

6.3 LOADING SPACE REQUIREMENTS

- 6.3.1 Every required *off-street loading* space shall have a minimum width of 3.0 m, a minimum depth of 9.2 m and a vertical clearance of 4.3 metres.
- 6.3.2 Every required *off-street loading* space shall provide vehicular access to a *highway*.

6.4 OFF-STREET PARKING AND LOADING SPACE REQUIREMENTS

- 6.4.1 The number of *off-street parking* and loading spaces for motor vehicles shall be calculated according to the following table:

USE	REQUIRED PARKING SPACE	REQUIRED LOADING SPACE
PRINCIPAL DWELLINGS		
single-unit dwelling	2	0
single-unit dwelling in CD1	1.5	0
dwelling in CD3	1.5 per dwelling	0
two-unit dwelling (each dwelling unit)	2	0
townhouse	1.5 plus 0.25 per dwelling unit for visitors	0

apartment	1.2 plus 0.25 per dwelling unit for visitors	0
manufactured home in RM2	1 plus 0.25 per dwelling unit for visitors	0
AUXILIARY DWELLING UNITS		
single-unit dwelling in conjunction with commercial or industrial use	1	0
auxiliary dwelling unit	1	0
secondary suite	1	0
AUXILIARY RESIDENTIAL USES		
Home-based business	1 per employee plus 1 per 20 m ² of retail area	0
short term rental	1 per bedroom	0
horticultural product sales	2 per parcel	0
auxiliary residential assembly	6 per 100 m ² floor area	0
COUNTRY AND RURAL RESIDENTIAL USES		
animal shelter	1 per 100 m ² of floor area + 2.0 per 100 m ² of office floor area + 1 per fleet vehicle	1
horse riding, training or boarding facility	1 per stall	0
garden nursery	4 per 100 m ² of retail sales area plus 1 per 185 m ² of greenhouse area	0
community care facility	1 per bedroom	0
COMMERCIAL USES		
retail and general commercial	4 per 100 m ² floor area	1 for the first 700 m ² of floor area plus 1 for each additional 500 m ² of floor area
office	2.5 per 100 m ² floor area	0
bank	3.5 per 100 m ² floor area	1
healthcare office	4 per 100 m ² floor area	0

specialty food retail	4 per 100 m ² floor area	0
personal service establishment	3 per 100 m ² floor area	0
restaurant	10 per 100 m ² floor area	1 per 200 m ² floor area
tourist accommodation	1 per sleeping unit	0
marina	1 per 2 berths of mooring	1 per 40 boat stalls to a maximum of 4
neighbourhood pub	10 per 100 m ² floor area	1 per 200 m ² floor area
tourist information centre	1 per 8m ² floor area	0
<i>fuel service station</i>	1 per service bay	1
golf course	6 per green	0
theatre	0.25 per seat	0
artisan studio	1 per employee plus 4 per 100 m ² floor area	0
funeral home	1 per seat in assembly hall	0
all uses permitted in CD2	60	1 combined space to serve assembly and camp assembly
commercial and marina uses in CD3	4	1
commercial storage in I1A	1 per 620 m ² floor area	1 per 1860 m ² floor area
INDUSTRIAL USES		
light industry	1.5 per 100 m ² floor area	1 per 1400 m ² of floor area for buildings greater than 700 m ² floor area to a maximum of 4
warehouse	1 per 200 m ² floor area	
manufacturing	1 per 100 m ² floor area	
cannabis production facility	1 per 200 m ² floor area	
INSTITUTIONAL USES		
post office	3 per 100 m ² floor area	1
hospital	1.8 per bed	1 per 60 beds
assembly	6 per 100 m ² floor area	0
church	0.25 per seat	0
elementary school	1 per classroom	1 per 3000 m ² floor area
secondary school	2 per classroom	
yard waste transfer station	1 for each waste disposal area	0

- 6.4.2 Where the number of required parking spaces in the table is expressed as a calculated figure or as a minimum number of spaces, the number of spaces provided shall be the greater of the two requirements.
- 6.4.3 Where the calculation of parking spaces results in a fraction, the total number of spaces required shall be rounded to the nearest whole number.

6.5 BICYCLE PARKING REQUIREMENTS

- 6.5.1 Two enclosed bicycle parking spaces shall be provided for each dwelling unit in RM1, RM2 and RM3 zone with such bicycle parking spaces located in a separate, dedicated room or enclosure within the *apartment* or *townhouse* with direct outside access, secured with a separate lock and key or programmed entry system, and available only to authorised users.
- 6.5.2 Each enclosed bicycle space shall have a minimum vertical clearance of 1.9 metres, a minimum width of 0.6 metre, and a minimum length of 1.8 m of length.
- 6.5.3 Each principal use in a *Commercial* zone shall provide an outdoor bicycle rack designed to accommodate a minimum of three bicycles, with a minimum width of 0.3 m for each bicycle, constructed of sturdy theft-resistant material, and having secure theft-resistant anchoring to the floor or ground.
- 6.5.4 Each outdoor bicycle rack in a *Commercial* zone shall be in a convenient, well-lit location that provides visual surveillance by the occupants of the building the racks are intended to serve and located not more than 10 m from the entrance to the principal use.
- 6.5.5 Each outdoor bicycle space shall be located on a rack with a minimum width of 0.3 m for each bicycle, designed to enable the bicycle frame and front wheel to be locked to the rack with a U-style lock and support the bicycle frame above the centre of gravity, with the bicycle rack constructed of sturdy theft-resistant material anchored to the ground.

PART 7 RESIDENTIAL ZONES

7.1 RESIDENTIAL ONE (R1)

7.1.1 Intent

To permit *Single-Unit dwellings* in residential areas with additional *dwellings* on larger residential lots.

7.1.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	<i>single-unit dwelling</i>	See Part 5 for General Regulations.
2	<i>additional single-unit dwellings</i>	1) <i>Parcel area</i> must exceed 3500 m ² . 2) The total number of <i>dwelling</i> units shall not exceed the maximum density permitted in Section 7.1.3.

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

c) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	<i>auxiliary dwelling unit</i>	1) <i>Parcel area</i> must exceed 2000 m ² . 2) The total number of <i>dwelling</i> units shall not exceed the maximum density permitted in Section 7.1.3. 3) See Section 5.2 for <i>Use Provisions</i> .
2	short term rental	1) <i>Parcel area</i> must exceed 2000 m ² . 2) See Section 5.3 for <i>Use Provisions</i> .
3	<i>residential agriculture</i>	See Section 5.5 for <i>Use Provisions</i> .
4	keeping of <i>livestock</i>	1) <i>Parcel area</i> must exceed 3500 m ² . 2) See Section 5.6 for <i>Use Provisions</i> .

d) Additional general *use* regulations are provided in Section 5.1.

7.1.3 Density

a) The maximum density shall be as follows:

<i>PARCEL AREA</i>	<i>MAXIMUM DWELLING UNITS PER PARCEL</i>	<i>DWELLING UNITS PERMITTED</i>
≤2000 m ²	1	Single-unit <i>Dwelling</i>
>2000 m ²	2	1 Single-Unit <i>Dwelling</i> and 1 <i>Auxiliary dwelling unit</i>
>3500 m ²	2	2 Single-unit <i>Dwellings</i>

7.1.4 Parcel coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be as follows:

<i>PARCEL AREA</i>	<i>PARCEL COVERAGE</i>
<750 m ²	45%
≥750 m ²	35%

7.1.5 Setbacks

Shall be as per Part 5.

7.1.6 Parking

Requirements as per Part 6.

7.1.7 Site Specific Uses

Notwithstanding provisions of Section 7, in Lot 5, District Lot 1398, Plan VAP21531 (81 MONROE RD – Electoral Area F), the maximum total floor area of all buildings shall be the parcel area multiplied by 0.313, to a maximum of 310m².

7.1.8 Height of Buildings and Structures

Requirements as per Section 5.11.

7.1.9 Floor Area of Buildings

Requirements as per Section 5.13.

7.2 RESIDENTIAL TWO (R2)

7.2.1 Intent

To permit *Single-Unit dwellings* and in low density residential areas.

7.2.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	<i>single-unit dwelling</i>	1) See Part 5 for General Regulations.
2	<i>additional single-unit dwelling or two-unit dwelling</i>	1) <i>Parcel area</i> must exceed 3500 m ² . 2) The additional <i>single-unit dwelling</i> may be used as a <i>community care facility</i> . 3) The total number of <i>dwelling units</i> shall not exceed the maximum density permitted in Section 7.2.3.

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

c) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	<i>auxiliary dwelling unit</i>	1) <i>Parcel area</i> must exceed 2000 m ² . 2) The total number of <i>dwelling units</i> shall not exceed the maximum density permitted in Section 7.2.3. 3) See Section 5.2 for <i>Use Provisions</i> .
2	<i>short term rental</i>	See Section 5.3 for <i>Use Provisions</i> .
3	<i>residential agriculture</i>	See Section 5.5 for <i>Use Provisions</i> .
4	<i>keeping of livestock</i>	1) <i>Parcel area</i> must exceed 3500 m ² . 2) See Section 5.6 for <i>Use Provisions</i> .

d) Additional general *use* regulations are provided in Section 5.1.

7.2.3 Density

The maximum density shall be as follows:

PARCEL AREA	MAXIMUM DWELLING UNITS PER PARCEL	DWELLING UNITS PERMITTED
≤2000 m ²	1	Single-unit <i>Dwelling</i>

>2000 m ²	2	1 Single-unit <i>Dwelling</i> and 1 <i>Auxiliary dwelling unit</i> ; or 1 two-unit dwelling
>3500 m ²	2	2 Single-unit <i>Dwelling Units</i> ; or 1 single-unit dwelling and one community care facility

7.2.4 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be as follows:

<i>PARCEL AREA</i>	<i>PARCEL COVERAGE</i>
<3500 m ²	35%
≥3500 m ²	15%

7.2.5 Setbacks

The minimum *setbacks* from a *parcel* line for all *buildings* and *structures* shall be as per Sections 5.14, 5.15, 5.16 and 5.17.

7.2.6 Parking

Requirements as per Part 6.

7.2.7 Height of Buildings and Structures

Requirements as per Section 5.11.

7.2.8 Floor Area of Buildings

Requirements as per Section 5.13.

7.3 RESIDENTIAL THREE (R3)

7.3.1 Intent

To permit *Single-Unit dwellings* with restricted second *floor areas* in low density residential areas.

7.3.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	single-unit <i>dwelling</i>	See Part 5 for General Regulations.

b) The permitted auxiliary *uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	<i>short term rental</i>	See Section 5.3 for <i>Use Provisions</i> .

c) Additional general *use* regulations are provided in Section 5.1.

7.3.3 Density

The maximum permitted density shall be limited to one *Single-Unit Dwelling per parcel*.

7.3.4 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 45%.

7.3.5 Setbacks

The minimum *setbacks* from a *parcel* line for all *buildings* and *structures* shall be as per Sections 5.14, 5.15, 5.16 and 5.17.

7.3.6 Parking

Requirements as per Part 6.

7.3.7 Additional Building Requirements

- a) The maximum *floor area* of all *buildings* in any *parcel* in the R3 zone shall be the *parcel* area multiplied by 0.40, to a maximum of 300 m², including a minimum of 28 m² reserved for parking within a garage or carport.
- b) The maximum *floor area* of the second storey of any building shall not exceed 75% of the *floor area* of the first storey, including the *floor area* of an attached garage.
- c) Maximum height of any building shall be 8.5 m.

7.4 RESIDENTIAL MULTIPLE ONE (RM1)

7.4.1 Intent

To permit *multi-unit residential buildings*.

7.4.2 Permitted Uses

- a) The permitted *principal uses* shall be limited to the following:

	<i>PRINCIPAL USE</i>	<i>CONDITIONS</i>
1	<i>apartment</i>	See Part 5 for General Regulations.

- b) The permitted *auxiliary uses* shall be limited to the following:

	<i>AUXILIARY USE</i>	<i>CONDITIONS</i>
1	<i>community care facility</i>	1) <i>Parcels</i> must exceed 3500 m ² . 2) Maximum total floor area of 300 m ² .
2	<i>common amenity area</i>	See Section 7.4.6

- c) Subject to compliance with all other provisions of this bylaw, more than one auxiliary *use* shall be permitted.
- d) Additional use regulations are provided in Part 5.

7.4.3 Density

The maximum permitted *Density* shall be as follows:

<i>MAXIMUM NUMBER OF DWELLING UNITS</i>	<i>TYPE OF DWELLING UNIT PERMITTED</i>
60 per hectare	<i>Apartment</i>

7.4.4 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 35%.

7.4.5 Setbacks

- a) The minimum *setback* from a *parcel* line for all *buildings* and *structures* permitted shall be 7.5m.
- b) *Setback* exceptions as per Section 5.15.

7.4.6 Common Amenity Areas

Common amenity areas shall be provided as per the following:

- a) A minimum of 6 m² per dwelling unit, or a total of 40 m² per parcel, whichever the greater; and
- b) On sites containing 12 or more dwelling units, a minimum of 40% of the required common amenity area shall be within a building.

7.4.7 **Parking**

Requirements as per Part 6.

7.4.8 **Height of Buildings and Structures**

The maximum height of any building shall be 15m.

7.5 RESIDENTIAL MULTIPLE TWO (RM2)

7.5.1 Intent

To permit *manufactured home* parks.

7.5.2 Permitted Uses

- a) The permitted *principal uses* shall be limited to the following:

	<i>PRINCIPAL USE</i>	CONDITIONS
1	<i>manufactured home</i>	See Part 5 for General Regulations.

- b) The permitted *auxiliary uses* shall be limited to the following:

	<i>AUXILIARY USE</i>	CONDITIONS
1	<i>service buildings</i>	See Part 5 for General Regulations.
2	<i>retail sales</i>	1) For RM2 zone residents only. 2) <i>Parcel area</i> must exceed 1.75 ha. 3) <i>Retail sales area</i> shall not exceed 30 m ² .
3	<i>common amenity area</i>	See Section 7.5.6

- c) Subject to compliance with all other provisions of this bylaw, more than one auxiliary use shall be permitted.
- d) Additional use regulations are provided in Part 5.

7.5.3 Density

The maximum permitted *Density* shall be 15 dwelling units per hectare.

7.5.4 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 35%.

7.5.5 Setbacks

- a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* permitted shall be 5m.
- b) *Setback* exceptions as per Section 5.15.

7.5.6 Common Amenity Areas

Common amenity areas shall be provided as per the following: A minimum of 6 m² per dwelling unit, or a total of 40 m² per parcel, whichever the greater.

7.5.7 **Private Outdoor Space**

A minimum area of 40 m² of directly accessible *Private outdoor space* must be provided for each dwelling unit.

7.5.8 **Parking**

Requirements as per Part 6.

7.5.9 **Height of Buildings and Structures**

Requirements as per Section 5.11.

7.6 RESIDENTIAL MULTIPLE THREE (RM3)

7.6.1 Intent

To permit *manufactured home* parks.

7.6.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	<i>manufactured home</i>	See Part 5 for General Regulations.

b) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	<i>service buildings</i>	See Part 5 for General Regulations.
2	<i>common amenity area</i>	See Section 7.5.6

c) Subject to compliance with all other provisions of this bylaw, more than one *principal* or *auxiliary use* shall be permitted.

d) Additional use regulations are provided in Part 5.

7.6.3 Density

The maximum permitted *Density* shall be as follows:

MAXIMUM NUMBER OF DWELLING UNITS	CONDITIONS
15 per hectare	Base density
20 per hectare	Density Bonus, where: a) a minimum of an additional 0.92 hectares of park is dedicated; and b) a housing agreement under Section 483 of the <i>Local Government Act</i> designating at least 20% of the units or parcels as affordable housing using criteria based on CHMC and Statistics Canada information.

7.6.4 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 40%.

7.6.5 Setbacks

The minimum *setbacks* from a *parcel* line for all *buildings* and *structures* shall be as per Sections 5.14, 5.15, 5.16 and 5.17.

7.6.6 Common Amenity Areas

Common amenity areas shall be provided as per the following:

A minimum of 6 m² per dwelling unit, or a total of 40 m² per parcel, whichever the greater.

7.6.7 Private Outdoor Space

A minimum area of 40 m² of directly accessible *Private outdoor space* must be provided for each dwelling unit.

7.6.8 Parking

Requirements as per Part 6.

7.6.9 Height of Buildings and Structures

Requirements as per Section 5.11.

7.7 COUNTRY RESIDENTIAL ONE (CR1)

7.7.1 Intent

To permit residential *and rural uses* on large rural lots.

7.7.2 Permitted Uses

- a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	single-unit <i>dwelling</i>	See Part 5 for General Regulations.
2	second single-unit <i>dwelling or two-unit dwelling</i>	1) <i>Parcel area</i> must exceed 8000 m ² . 2) The second <i>dwelling unit</i> may be used as a <i>community care facility</i> . 3) Total number of <i>dwelling units</i> shall not exceed maximums under Section 7.7.4.
3	<i>agriculture</i>	
4	keeping of <i>livestock</i>	See Section 5.6 for <i>Use Provisions</i> .

- b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.
- c) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	<i>auxiliary dwelling unit</i>	1) <i>Parcel area</i> must exceed 3500 m ² . 2) See Section 5.2 for <i>Use Provisions</i> .
2	<i>residential agriculture</i>	See Section 5.5 for <i>Use Provisions</i> .
3	<i>short term rental</i>	See Section 5.3 for <i>Use Provisions</i> .

- d) Subject to compliance with all other provisions of this bylaw, more than one *auxiliary use* shall be permitted.
- e) Additional use regulations are provided in Part 5.

7.7.3 Parcel Coverage

PARCEL AREA	MAXIMUM PARCEL COVERAGE
≤3500 m ²	35%

>3500 m ²	15%
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7.7.4 Density

The maximum density of *dwelling units* shall be as follows:

MINIMUM PARCEL AREA	MAXIMUM DWELLING UNITS PER PARCEL	TYPE OF DWELLING UNITS PERMITTED
≤3500 m ²	1	Single-unit <i>Dwelling</i>
>3500 m ²	2	1 Single-unit <i>Dwelling</i> and 1 <i>Auxiliary dwelling unit</i> ; or 1 two-unit <i>dwelling</i>
>8000 m ²	2	2 Single-unit <i>Dwellings</i> ; or 1 single-unit <i>dwelling</i> and one community care facility

7.7.5 Setbacks

The minimum *setbacks* from a *parcel* line for all *buildings* and *structures* shall be as per Sections 5.14, 5.15, 5.16 and 5.17.

7.7.6 Parking

Requirements as per Part 6.

7.7.7 Height of Buildings and Structures

Requirements as per Section 5.11.

7.7.8 Floor Area of Buildings

Requirements as per Section 5.13.

7.8 COUNTRY RESIDENTIAL TWO (CR2)

7.8.1 Intent

To permit residential *and rural uses* on large rural lots.

7.8.2 Permitted Uses

- a) The permitted *principal uses* shall be limited to the following:

	<i>PRINCIPAL USE</i>	<i>CONDITIONS</i>
1	single-unit <i>dwelling</i>	See Part 5 for General Regulations.
2	<i>agriculture</i>	
3	keeping of <i>livestock</i>	1) <i>Parcel area</i> must exceed 3500 m ² . 2) See Section 5.6 for <i>Use Provisions</i> .

- b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

- c) The permitted *auxiliary uses* shall be limited to the following:

	<i>AUXILIARY USE</i>	<i>CONDITIONS</i>
1	<i>residential agriculture</i>	See Section 5.5 for <i>Use Provisions</i> .
2	<i>short term rental</i>	See Section 5.3 for <i>Use Provisions</i> .

- d) Subject to compliance with all other provisions of this bylaw, more than one *auxiliary use* shall be permitted.

- e) Additional use regulations are provided in Part 5.

7.8.3 Parcel Coverage

<i>PARCEL AREA</i>	<i>MAXIMUM PARCEL COVERAGE</i>
≤3500 m ²	35%
>3500 m ²	15%

7.8.4 Density

The maximum density of *dwelling units* shall be one single-unit dwelling per parcel.

7.8.5 Setbacks

The minimum *setbacks* from a *parcel* line for all *buildings* and *structures* shall be as per Sections 5.14, 5.15, 5.16 and 5.17.

7.8.6 Parking

Requirements as per Part 6.

7.8.7 Height of Buildings and Structures

Requirements as per Section 5.11.

7.8.8 Floor Area of Buildings

Requirements as per Section 5.13.

7.9 RURAL RESIDENTIAL ONE (RU1)

7.9.1 Intent

To permit residential and rural *uses*.

7.9.2 Permitted Uses

- a) The permitted *principal uses* shall be limited to the following:

	<i>PRINCIPAL USE</i>	<i>CONDITIONS</i>
1	<i>single-unit dwelling</i>	See Part 5 for General Regulations.
2	<i>second single-unit dwelling</i>	1) The second <i>dwelling unit</i> may be used as a <i>community care facility</i> . 2) Total number of <i>dwelling units</i> shall not exceed maximums under Section 7.9.4.
3	<i>agriculture</i>	
4	<i>garden nursery</i>	
5	<i>keeping of livestock</i>	1) Parcel area must exceed 3500 m ² 2) See Section 5.6 for <i>Use Provisions</i> .
6	<i>vehicle repair and maintenance</i>	1) Contained within an enclosed building; 2) There is no storage outside of the enclosed building; 3) No such building shall exceed 4.5 m in height; 4) Minimum setback of such a building from all parcel lines shall be 7.5 m; 5) The floor area of such building shall not exceed 75 m ² ; 6) <i>Parcel area</i> must exceed 8000 m ² within Electoral Area E and 3500 m ² in all other electoral areas.
7	<i>animal shelters</i>	1) <i>Parcel area</i> must exceed 1.75 ha. 2) <i>Kennels</i> are only permitted in Electoral Areas E and F.
8	<i>horse riding, training or boarding facility</i>	<i>Parcel area</i> must exceed 1.75 ha.
9	<i>manufacturing or storage</i>	1) <i>Parcel area</i> must exceed 1.75 ha. 2) <i>Use</i> must be within a single fully enclosed <i>building</i> . 3) <i>Building floor area</i> shall not exceed 75 m ² . 4) Maximum <i>building height</i> shall be 6 m. 5) Minimum building setback to any parcel line shall be 7.5 m.

- b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.
- c) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	<i>auxiliary dwelling unit</i>	1) Density requirement as per Section 7.9.4. 2) See Section 5.2 for <i>Use Provisions</i> .
2	<i>short term rental</i>	See Section 5.3 for <i>Use Provisions</i> .
3	<i>residential agriculture</i>	See Section 5.5 for <i>Use Provisions</i> .
4	wildlife rehabilitation	1) Parcel area must exceed 3500 m ² 2) Must be auxiliary to a residential use

- d) Subject to compliance with all other provisions of this bylaw, more than one *auxiliary use* shall be permitted.
- e) Additional use regulations are provided in Part 5.

7.9.3 Parcel Coverage

PARCEL AREA	MAXIMUM PARCEL COVERAGE
≤3500 m ²	35%
>3500 m ²	15%

7.9.4 Density

- a) In Electoral Areas B, D and E, except Lot C (being a consolidation of Lots A and B, CA7357770), Block A, District Lot 4537, Group 1, New Westminster District, Plan EPP24269, the maximum number of *dwelling units* shall be as follows:

PARCEL AREA	DWELLING UNITS PER PARCEL	TYPE OF DWELLING UNITS PERMITTED
<3500 m ²	1	1 Single-unit Dwelling
≥3500 m ² ≤8000 m ²	2	1 Single-unit <i>Dwelling</i> and 1 <i>Auxiliary dwelling unit</i>
>8000 m ²	2	2 single-unit dwellings; or 1 single-unit dwelling and 1 community care facility

- b) In Electoral Area F except Block 9, North Part of District Lot 693, Plan 3920, the maximum number of *dwelling units* shall be as follows:

PARCEL AREA	DWELLING UNITS PER PARCEL	TYPE OF DWELLING UNITS PERMITTED
<0.8 ha	1	1 Single-unit Dwelling
≥0.8 ha ≤1.75 ha	2	1 Single <i>Dwelling Unit</i> and 1 <i>Auxiliary dwelling unit</i>
>1.75 ha	2	2 single-unit dwellings

- c) In Block 9, North Part of District Lot 693, Plan 3920, the maximum number of *dwelling units* shall be as follows:

PARCEL AREA	DWELLING UNITS PER PARCEL	TYPE OF DWELLING UNITS PERMITTED
<3500 m ²	1	1 Single-unit Dwelling
≥3500 m ² ≤8000 m ²	2	1 Single-unit <i>Dwelling</i> and 1 <i>Auxiliary dwelling unit</i>
>8000 m ²	2	2 single-unit dwellings; or 1 single-unit dwelling and 1 community care facility

- d) In Lot C (being a consolidation of Lots A and B, CA7357770), Block A, District Lot 4537, Group 1, New Westminster District, Plan EPP24269, the maximum number of *dwelling units* shall be as follows:

PARCEL AREA	DWELLING UNITS PER PARCEL	TYPE OF DWELLING UNITS PERMITTED
<1.6 ha	1	1 Single-unit Dwelling
≥1.6 ha	2	2 single-unit dwellings; or 1 single-unit dwelling and 1 community care facility

7.9.5 Setbacks

- a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* and setback exceptions shall be in accordance with Sections 5.14 and 5.15.
- b) Notwithstanding Subsection (a), no *manufacturing* or *storage use* shall be located within 7.5 m of a *parcel line*.
- c) Notwithstanding Subsection (a), no *animal shelter*, *horse riding*, *training or boarding facility*, or *wildlife rehabilitation use* shall be sited within 15 m of a *parcel line*.

7.9.6 Parking

Requirements as per Part 6.

7.9.7 Height of Buildings and Structures

Requirements as per Section 5.11.

7.9.8 Floor Area of Buildings

Requirements as per Section 5.13.

7.9.9 Site Specific Uses

7.9.9.1 A distillery, meadery or cidery licensed under the *BC Liquor Control and Licensing Act* and associated sale, tasting and on-site tour are permitted on Lot 15 District Lot 1311 Plan 4216, subject to the following provisions:

- a) Tasting and on-site tours shall be conducted in accordance with the terms and conditions of the liquor license for the distillery.
- b) Third-party commercial events or assembly associated with the distillery: not permitted.
- c) Maximum building height: 4.5 m
- d) Maximum building floor area: 100 m²
- e) Minimum setback from any lot line: 7.5 m
- f) Minimum number of parking spaces for distillery and associated uses: 11
- g) Outdoor storage: not permitted
- h) Tasting and retail room: maximum floor area shall be 18 m²; maximum seating capacity shall be 8 persons
- i) Outdoor tasting: not permitted

7.9.9.2 Notwithstanding any other parts of this bylaw, within Lot 10 of Block 3, District Lot 3376, Plan 14932, the following shall apply:

- a) *auxiliary residential assembly* is permitted, provided that:
 1. no more than 12 persons are assembled at any one time and per day;
 2. the total combined floor area used for *auxiliary residential assembly*, exclusive of bedrooms providing transient overnight accommodation, dining and other amenity areas, does not exceed 60 m²;
 3. any area used for *auxiliary residential assembly* is located at least 7.5 m from a parcel line;
 4. on-site parking is provided in accordance with Part 6 of this bylaw, and shall be located at least 7.5 m from a parcel line;
 5. the *auxiliary residential assembly* is operated by the principal residents;
 6. employees of the *auxiliary residential assembly* are restricted to members of the family who are the principal residents plus one other person;
 7. notwithstanding any other parts of this bylaw, no more than one sign is installed on the parcel, in a manner that does not obstruct or obscure site access or egress, nor has an area exceeding 0.35 m²;
 8. the provision of transient overnight accommodation for persons attending the *auxiliary residential assembly* does not exceed five bedrooms per parcel;
 9. a building used for *auxiliary residential assembly* purposes is connected to either a community sewer facility or on-site sewage disposal facilities in accordance with current regulations pursuant to the *Public Health Act*.
- b) The total combined number of bedrooms used for transient accommodation for both *auxiliary residential assembly* and short term rental use shall not exceed five bedrooms per parcel, with the total number of bedrooms for short term rental independent of *auxiliary residential assembly* not exceeding two bedrooms per dwelling.
- c) Animal shelter, kennel, vehicle repair and maintenance, horse riding, training and boarding facility, manufacturing and storage building and wildlife rehabilitation facility are not permitted.

7.10 RURAL RESIDENTIAL ONE A (RU1A)

7.10.1 Intent

To permit Single-Unit *dwelling*s and auxiliary rural *uses*.

7.10.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	<i>single-unit dwelling</i>	See Part 5 for General Regulations.
2	<i>second single-unit dwelling</i>	1) The second <i>dwelling unit</i> may be used as a <i>community care facility</i> . 2) Total number of <i>dwelling units</i> shall not exceed maximums under Section 7.10.4.
3	<i>agriculture</i>	
4	<i>garden nursery</i>	
5	<i>keeping of livestock</i>	1) Parcel area must exceed 3500 m ² 2) See Section 5.6 for <i>Use Provisions</i> .
6	<i>vehicle repair and maintenance</i>	1) Contained within an enclosed building; 2) There is no storage outside of the enclosed building; 3) No building shall exceed 6.0 m in height; 4) Minimum setback of a building from all parcel lines shall be 7.5 m; 5) The floor area of such building shall not exceed 75 m ² ; 6) <i>Parcel area</i> must exceed 8000 m ² within Electoral Area E and 3500 m ² in all other electoral areas.
7	<i>horse riding, training or boarding facility</i>	<i>Parcel area</i> must exceed 1.75 ha.
8	<i>manufacturing or storage</i>	1) <i>Parcel area</i> must exceed 1.75 ha. 2) <i>Use</i> must be within a single fully enclosed <i>building</i> . 3) <i>Building floor area</i> shall not exceed 75 m ² . 4) Maximum <i>building height</i> shall be 6.0 m. 5) Minimum building setback to any parcel line shall be 7.5 m.

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

c) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	<i>auxiliary dwelling unit</i>	1) Density requirement as per Section 7.10.4. 2) See Section 5.2 for <i>Use Provisions</i> .
2	<i>short term rental</i>	1) May be provided in one or two dwellings permitted on a parcel. 2) The area utilized for short term rental accommodation shall not exceed a combined total of five bedrooms per parcel. 3) See Section 5.3 for <i>Use Provisions</i> .
3	<i>residential agriculture</i>	See Section 5.5 for <i>Use Provisions</i> .
4	wildlife rehabilitation	1) Parcel area must exceed 3500 m ² 2) Must be auxiliary to a residential use

- d) Subject to compliance with all other provisions of this bylaw, more than one *auxiliary use* shall be permitted.
- e) Additional use regulations are provided in Part 5.

7.10.3 Parcel Coverage

PARCEL AREA	MAXIMUM PARCEL COVERAGE
≤3500 m ²	35%
>3500 m ²	15%

7.10.4 Density

The maximum number of *dwelling units* shall be as follows:

PARCEL AREA	DWELLING UNITS PER PARCEL	TYPE OF DWELLING UNITS PERMITTED
<3500 m ²	1	1 Single-unit Dwelling
≥3500 m ² ≤8000 m ²	2	1 Single <i>Dwelling Unit</i> and 1 <i>Auxiliary dwelling unit</i>
>8000 m ²	2	2 single-unit dwellings; or 1 single-unit dwelling and 1 community care facility

7.10.5 Setbacks

- a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* and setback exceptions shall be in accordance with Part 5.
- b) Notwithstanding Subsection (a), no *manufacturing* or *storage use* shall be located within 7.5 m of a *parcel line*.

- c) Notwithstanding Subsection (a), no *horse riding, training or boarding facility*, or wildlife rehabilitation *use* shall be sited within 15 m of a *parcel line*.

7.10.6 **Parking**

Requirements as per Part 6.

7.10.7 **Height of Buildings and Structures**

Requirements as per Section 5.11.

7.10.8 **Floor Area of Buildings**

Requirements as per Section 5.13.

7.11 RURAL RESIDENTIAL TWO (RU2)

7.11.1 Intent

To permit residential, rural and resource *uses*.

7.11.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	<i>single-unit dwelling</i>	See Part 5 for General Regulations.
2	<i>second single-unit dwelling</i>	1) The second <i>dwelling unit</i> may be used as a <i>community care facility</i> . 2) Total number of <i>dwelling units</i> shall not exceed maximums under Section 7.11.4.
3	<i>agriculture</i>	
4	<i>garden nursery</i>	
5	<i>residential agriculture</i>	See Section 5.5 for <i>Use Provisions</i> .
6	<i>keeping of livestock</i>	1) <i>Parcel area</i> must exceed 3500 m ² . 2) See Section 5.6 for <i>Use Provisions</i> . 3) A maximum of 50 pigs may be kept on a parcel exceeding 1.75 ha.
7	<i>vehicle repair and maintenance</i>	1) Contained within an enclosed building; 2) There is no storage outside of the enclosed building; 3) No building shall exceed 6.0 m in height; 4) Minimum setback of a building from all parcel lines shall be 7.5 m; 5) The floor area of this use shall not exceed 75 m ² ; 6) <i>Parcel area</i> must exceed 8000 m ² within Electoral Area E and 3500 m ² in all other electoral areas.
8	<i>animal shelters</i>	1) <i>Parcel area</i> must exceed 1.75 ha. 2) <i>Kennels</i> are only permitted in Electoral Areas E and F.
9	<i>wildlife rehabilitation</i>	<i>Parcel area</i> must exceed 8000 m ² .
10	<i>horse riding, training or boarding facility</i>	<i>Parcel area</i> must exceed 1.75 ha.
11	<i>manufacturing or storage</i>	1) <i>Parcel area</i> must exceed 1.75 ha. 2) <i>Use</i> must be within a single fully enclosed <i>building</i> . 3) <i>Building floor area</i> shall not exceed 75 m ² . 4) Maximum <i>building height</i> shall be 6.0 m. 5) Minimum building setback to any parcel line shall be 7.5 m.
12	<i>fire training area</i>	Only in Block A, District Lot 1313, Plan 5950

13	tourist information centre	1) <i>Parcel area</i> must exceed 8000 m ² . 2) The building does not exceed 4.5m in height 3) The maximum floor area does not exceed 185m ²
14	<i>forest management</i>	
15	public works yard	Only in Block A, District Lot 1313, Plan 5950
16	<i>campground</i>	1) <i>Parcel area</i> must exceed 1.75 ha. 2) Maximum 10 camp sites per hectare
17	<i>construction camp</i>	<i>Parcel area</i> must exceed 1.75 ha.
18	sawmill and shakemill	1) <i>Parcel area</i> must exceed 1.75 ha. 2) Excludes the <i>use</i> of planers and chippers. 3) <i>Site area</i> must not exceed 1000 m ² .
19	equipment repair and maintenance	1) <i>Parcel area</i> must exceed 1.75 ha. 2) <i>Use</i> must be contained with a fully enclosed <i>building</i>
20	<i>cannabis production facility</i>	1) <i>Parcel area</i> must exceed 8 ha 2) See Section 5.9 for <i>use</i> regulations

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

c) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	<i>auxiliary dwelling unit</i>	1) Density requirement as per Section 7.11.4. 2) See Section 5.2 for <i>Use</i> Provisions.
2	<i>short term rental</i>	See Section 5.3 for <i>Use</i> Provisions.

d) Subject to compliance with all other provisions of this bylaw, more than one *auxiliary use* shall be permitted.

e) Additional use regulations are provided in Part 5.

7.11.3 Parcel Coverage

PARCEL AREA	MAXIMUM PARCEL COVERAGE
≤3500 m ²	35%
>3500 m ²	15%

7.11.4 Density

a) The maximum density of *dwelling units* shall be as follows:

PARCEL AREA	ELECTORAL AREA	DWELLING UNITS PER PARCEL	TYPE OF DWELLING UNITS PERMITTED
< 8000 m ²	E	1	1 Single-unit Dwelling
< 1 ha	B, D	1	1 Single-unit Dwelling
< 1.5 ha	F	1	1 Single-unit Dwelling
≥ 1.5 ha	F	2	2 single-unit dwellings
≥ 8000 m ² ≤ 4 ha	E	2	2 single-unit dwellings; or 1 single-unit dwelling and 1 community care facility
≥ 1 ha ≤ 4 ha	B, D	2	2 single-unit dwellings; or 1 single-unit dwelling and 1 community care facility
> 4 ha	B, D	4	3 single-unit dwellings, and 1 auxiliary dwelling unit not exceeding 55 m ² in floor area
> 4 ha	E	2	2 single-unit dwellings

7.11.5 Setbacks

- a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* and setback exceptions shall be in accordance with Sections 5.14 and 5.15.
- b) Notwithstanding Subsection (a), none of the following *uses* shall be located within 15 m of any *parcel line*:
1. wildlife rehabilitation centre;
 2. tourist information centre;
 3. campground;
 4. animal shelter or kennel;
 5. manufacturing and storage;
 6. construction camp;
 7. sawmill or shakemill;
 8. equipment repair and maintenance;
 9. horse riding, training or boarding facility;
 10. keeping of pigs.

7.11.6 Parking

Requirements as per Part 6.

7.11.7 **Height of Buildings and Structures**
Requirements as per Section 5.11.

7.11.8 **Floor Area of Buildings**
Requirements as per Section 5.13.

7.11.9 **Site Specific Uses**

7.11.9.1 A maximum of 10 sleeping cabins are permitted on Block 2 District Lot 3380 Plan 4341, subject to the following regulations:

- a) No cooking or sanitary facilities shall be contained within any sleeping cabin.
- b) No person shall occupy any sleeping cabin for transient accommodation for more than 10 days in any calendar month.

7.11.9.2 In addition to the uses permitted in Section 7.11.2 the following uses are permitted on Lot 1, DL 1657, Plan VAP23053, PID 016-713-541:

- a) general contractor facility;
- b) equipment works yard;
- c) storage and sale of landscape products such as topsoil, bark mulch, gravel and sand;
- d) concrete batch plant;
- e) third dwelling, in the form of a manufactured home, auxiliary to the uses in (a) – (d) to be used for the purpose of housing a caretaker or watchman.
- f) Conditions of Use:
 1. For vehicle repair and maintenance, despite Section 7.11.2:
 - 1) there is no storage outside of an enclosed building;
 - 2) no such building shall exceed 7.5 m in height;
 - 3) the total floor area of such buildings shall not exceed 600 m²;
 - 4) the required setback from all parcel lines is 7.5 m.
 2. For manufacturing or storage, despite Section 7.11.2:
 - 1) there is no storage outside of an enclosed building;
 - 2) more than one building is permitted;
 - 3) no such building shall exceed 7.5 m in height;
 - 4) the total floor area of such buildings shall not exceed 600 m²;
 - 5) the required setback from all parcel lines is 7.5 m.
 3. For equipment works yard:
 - 1) more than one site area may be used;
 - 2) the use shall be screened by a solid fence or landscaping;
 - 3) the maximum total site area shall be 1 ha.

7.11.8.3 In addition to the uses permitted in Section 7.11.2, concrete batch plant is permitted on Block 6 except; Part Now Road Plan LMP1312, District Lot 1657, Plan 4563 and Block 7 except; Part Now Road Plan LMP1312, District Lot 1657, Plan 4563.

7.11.8.4 Notwithstanding Section 7.11.4, an auxiliary dwelling unit is permitted on Lot 7 District Lot 1582 Group 1 New Westminster District Plan LMP22397.

7.11.8.5 In Block A District Lot 1313 Plan 5950, the following apply:

a) In addition to the uses permitted in Section 7.11.2, the following uses are permitted on a parcel exceeding 1.75 ha:

1. Non-commercial *community storage facility* provided that:
 - 1) No building shall exceed 6 m in height; and
 - 2) The footprint of the building shall not exceed 450 m².
2. Public works yard;
3. Yard waste transfer station that is auxiliary to a public works yard;
4. *fire training area*, with a minimum of 7.5 m setback to all property lines.

b) The maximum density of *dwelling units* shall be as follows:

PARCEL AREA	DWELLING UNITS PER PARCEL	TYPE OF DWELLING UNITS PERMITTED
< 1 ha	1	1 Single-unit Dwelling
≥ 1 ha ≤ 4 ha	2	2 single-unit dwellings; or 1 single-unit dwelling and 1 community care facility
> 4 ha	4	3 single-unit dwellings and 1 auxiliary dwelling unit

7.12 RURAL FOREST ONE (RF1)

7.12.1 Intent

To permit *forest management* uses.

7.12.2 Permitted Uses

- a) The permitted *principal uses* shall be limited to the following:

	<i>PRINCIPAL USE</i>	<i>CONDITIONS</i>
1	single-unit <i>dwelling</i>	1) See Part 5 for General Regulations. 2) Not more than one single-unit dwelling is permitted per parcel
2	<i>forest management</i>	

- b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

- c) The permitted *auxiliary uses* shall be limited to the following:

	<i>AUXILIARY USE</i>	<i>CONDITIONS</i>
1	log booming, sorting and storage	Must be auxiliary to <i>forest management</i> . Shall be setback a minimum of 100 m from a parcel line. Must not exceed a <i>site area</i> of 2,000 m ²
2	wood processing in the form of sawmills, shake mills and wood chippers	Must be auxiliary to <i>forest management</i> . Shall be setback a minimum of 100 m from a parcel line. Must not exceed a <i>site area</i> of 2,000 m ²

7.12.3 Parcel Coverage

The maximum permitted *parcel coverage* shall be 5%.

7.12.4 Floor Area

The floor area of all buildings on a parcel shall not exceed 300 m².

7.12.5 Setbacks

- a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* permitted in RF1 Zone shall be 5m.
- b)

7.12.6 Parking

Requirements as per Part 6.

7.12.7 Height of Buildings and Structures

Requirements as per Section 5.11.

7.13 RURAL FOREST TWO (RF2)

7.13.1 Intent

To permit *forest management* without allowance for a *Single-Unit dwelling*.

7.13.2 Permitted Uses

- a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	<i>forest management</i>	

- b) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	log booming, sorting and storage	Must be auxiliary to <i>forest management</i> . Shall be setback a minimum of 30 m Must not exceed a <i>site area</i> of 2,000 m ²
2	wood processing in the form of sawmills, shake mills and wood chippers	Must be auxiliary to <i>forest management</i> . Shall be setback a minimum of 30 m Must not exceed a <i>site area</i> of 2,000 m ²

7.13.3 Parcel Coverage

The maximum permitted *parcel coverage* shall be 5%.

7.13.4 Floor Area

The floor area of all buildings on a parcel shall not exceed 300 m².

7.13.5 Setbacks

- a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* permitted in RF2 Zone shall be 5m.

7.13.6 Parking

Requirements as per Part 6.

7.13.7 Height of Buildings and Structures

Requirements as per Section 5.11.

7.14 RURAL FOREST THREE (RF3)

7.14.1 Intent

To permit *forest management* and other rural uses.

7.14.2 Permitted Uses

- a) The permitted *uses* shall be limited to the following:

	<i>PRINCIPAL USE</i>	<i>CONDITIONS</i>
1	<i>single-unit dwelling</i>	1) See Part 5 for General Regulations. 2) Not more than 1 permitted per parcel 3) The total floor area of all dwellings on a parcel shall not exceed 355 m ² .
2	auxiliary dwelling unit	1) Not more than 1 permitted per parcel 2) The total floor area of all dwellings on a parcel shall not exceed 355 m ² .
3	<i>forest management</i>	
4	<i>park</i>	
5	log booming, sorting and storage	1) Parcel size must exceed 3.75 ha. 2) The total building floor area shall not exceed 250 m ² . 3) Shall not be located within 30 m of a parcel line.
6	wood processing in the form of sawmills, shake mills and wood chippers	

7.14.3 Parcel Coverage

<i>PARCEL AREA</i>	<i>MAXIMUM PARCEL COVERAGE</i>
≤ 3.5 ha	15%
> 3.5 ha	10%

7.14.4 Setbacks

- a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* permitted in RF3 Zone shall be 5m.

7.14.5 Parking

Requirements as per Part 6.

7.14.6 Height of Buildings and Structures

Requirements as per Section 5.11.

7.15 RURAL FOREST THREE (RF4)

7.15.1 Intent

To permit rural uses compatible with watershed protection.

7.15.2 Permitted Uses

- a) The permitted *principal uses* shall be limited to the following:

	<i>PRINCIPAL USE</i>
1	<i>forest based outdoor recreation</i>
2	outdoor natural science education or research
3	fish and wildlife habitat management and enhancement facilities
4	interpretive facilities
5	<i>park</i>
6	<i>restricted watershed areas</i>

7.15.3 Floor Area

The floor area of all buildings on a parcel shall not exceed 100 m².

7.15.4 Setbacks

No *uses* or structures permitted under Section 7.15.2 shall be sited within 30 m of a *parcel* line.

7.15.5 Parking

Requirements as per Part 6.

7.15.6 Height of Buildings and Structures

Requirements as per Section 5.11.

7.16 RURAL FOREST THREE (RF5)

7.16.1 Intent

To permit *forest management* and other rural uses.

7.16.2 Permitted Uses

a) The permitted *uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	<i>single-unit dwelling</i>	1) See Part 5 for General Regulations. 2) Not more than 1 permitted per parcel
2	<i>forest management</i>	
3	<i>park</i>	
4	<i>forest based recreation</i>	
5	<i>environmental conservation</i>	

7.16.3 Parcel Coverage

PARCEL AREA	MAXIMUM PARCEL COVERAGE
≤ 3.5 ha	15%
> 3.5 ha	10%

7.16.4 Floor Area

The floor area of all buildings on a parcel shall not exceed 300 m².

7.16.5 Parcel Coverage

The maximum permitted *parcel coverage* shall be 10%.

7.16.6 Setbacks

The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* permitted in RF5 Zone shall be 5m.

7.16.7 Parking

Requirements as per Part 6.

7.16.8 Height of Buildings and Structures

Requirements as per Section 5.11.

7.17 AGRICULTURAL (AG)

7.17.1 Intent

To permit agricultural *uses* on suitable lands, including those located within the Agricultural Land Reserve (ALR).

7.17.2 Permitted Uses

- a) Notwithstanding any provision in this Bylaw, any use within the AG Zone shall be in accordance with the Agricultural Land Reserve Use Regulation.
- b) Permitted *uses* shall be limited to the following:

	<i>USE</i>	<i>CONDITIONS</i>
1	<i>agriculture</i>	
2	<i>raising and keeping livestock</i>	
3	<i>farm or farm operation</i>	
4	single-unit dwelling	<ol style="list-style-type: none"> 1) Not more than 1 permitted per parcel 2) Floor area shall not exceed 350 m²
5	auxiliary dwelling unit	<ol style="list-style-type: none"> 1) Not more than 1 permitted per parcel 2) <i>Parcel area</i> must exceed 1 ha 3) Floor area shall not exceed 90 m²
6	<i>horse riding, training or boarding facility</i>	<ol style="list-style-type: none"> 1) <i>Parcel area</i> must exceed 1 ha. 2) A <i>horse riding, training or boarding facility</i> shall not contain more than 3 horse stalls per hectare to a maximum of 40 horse stalls per <i>parcel</i>.
7	<i>park</i>	The total <i>floor area</i> of all <i>buildings</i> and <i>structures</i> used as part of a <i>park</i> , including biodiversity conservation, passive recreation, heritage, wildlife and scenery viewing shall not exceed 100 m ² .
8	<i>cannabis production facility</i>	See Section 5.9.
9	<i>agricultural product sales</i>	<ol style="list-style-type: none"> 1) Must be auxiliary to a farm. 2) All farm products offered for sale must be produced on the farm on which the <i>retail</i> sales are taking place; or 3) The total sales <i>floor area</i>, both indoors and outdoors, for all agricultural products does not exceed 300 m², and at least 50% which is limited to the sale of farm products produced either on that agricultural land or

		by an association, as defined by the <i>Cooperative Association Act</i> , to which the owner of the farm on which the <i>agricultural product sales</i> take place belongs.
10	<i>animal processing</i>	At least 50% of animals slaughtered and farm product processed, packaged or stored by an animal slaughtering facility shall be reared and produced on the same farm.
11	<i>farm research and education</i>	The total <i>floor area</i> of all <i>buildings</i> and <i>structures</i> used for farm education and research shall not exceed 100 m ² .
12	dairy production	<ol style="list-style-type: none"> 1) At least 50% of the farm products <i>used</i> for dairy products must be produced on the same farm. 2) Retail sale area subject to conditions of agricultural product sale 3) Use may include on-site tour
13	<i>alcohol production facility</i>	<ol style="list-style-type: none"> 1) May include a brewery, <i>distillery</i>, meadery, <i>cidery</i> and/or <i>winery</i>. 2) Unless otherwise authorized by the ALC, a minimum of 50% of the farm products <i>used</i> in alcoholic beverage products must be produced on the same farm; or 3) Must have a land area more than 2 ha, and at least 50% of the total farm product for processing supplied by a British Columbia farm under a minimum three-year contract. 4) <i>Use</i> may include preparation and storage of products. 5) <i>Use</i> may include an <i>area</i> for agricultural product sale. 6) <i>Use</i> may include on-site tours.
14	food and beverage service lounge	<ol style="list-style-type: none"> 1) Shall be an auxiliary <i>use</i> to alcoholic beverage production. 2) Total <i>floor area</i> shall not exceed 100 m². 3) Shall have a maximum indoor seating capacity of 30. 4) Shall have a maximum outdoor area of 50 m². 5) May serve alcoholic beverages other than those produced on the same farm, provided that the beverages are sold as single servings for immediate consumption within the food and beverage service lounge or in a special event area operated in accordance with a special event endorsement issued under the <i>Liquor Control and Licensing Regulation</i>.
15	<i>agri-tourism</i>	Accommodation <i>uses</i> are permitted as per Section 7.17.3.
16	<i>short term rental</i>	See Sections 5.3 and 7.17.3 for <i>Use</i> Provisions.

17	<i>kennel</i>	Only permitted in Electoral Areas E and F.
18	<i>Agricultural processing</i>	

7.17.3 Temporary Uses

- a) A temporary *use* permit may be issued for the purpose of permitting *agri-tourism accommodation* auxiliary to *agriculture* or a farm operation.
- b) Accommodation approved under a temporary use permit under this section shall:
 1. be situated on a parcel having an area of at least 1.75 ha and classified for property tax assessment purposes as a farm;
 2. occupy less than 5% of the parcel for the total developed area for structures, landscaping and access associated with the accommodation.
 3. be limited to 10 sleeping units in total, including short term rental bedrooms.
 4. be either connected to a community sewer facility or have *on-site* sewage disposal facilities in place that are in accordance with current regulations pursuant to the *Health Act*.

7.17.4 Setbacks

- a) The minimum *setbacks* from a *parcel line* for *buildings* and *structures* and setback exceptions shall be in accordance with Sections 5.14 and 5.15.
- b) Notwithstanding Subsection (a), the minimum *setbacks* from a *parcel line* for permitted *uses*, structures or buildings for agricultural purposes in the AG Zone shall be as follows:

<i>USE, STRUCTURE OR BUILDING</i>	<i>ABUTTING A HIGHWAY (m)</i>	<i>OTHER PARCEL LINE (m)</i>	<i>WATERCOURSE / WATERBODY SETBACK (m)</i>
beekeeping	5	1.5	-
<i>agricultural buildings, structures, or outdoors storage areas, except otherwise specified under this section</i>	5	5	-
<i>agricultural buildings, structures, or outdoor storage areas having confined livestock areas including up to 1 au of swine</i>	10	15	15 for 10 or fewer AU
<i>agricultural buildings, structures, or outdoor storage areas having confined livestock areas including more than 1 au of swine</i>	25	30	30 for more than 10 AU

animal slaughter or processing for:			
1. <i>domestic consumption</i>	5	5	15
2. <i>commercial</i>	5	30	15
food and beverage service lounge	10	15	-
<i>greenhouse</i> containing no artificial lighting	5	5	-
<i>greenhouse</i> containing artificial lighting	15	15	-
<i>kennel</i> , including outdoor runs	10	15	-
<i>agricultural product sales</i> except in the form of an open air stand	5	5	-
<i>agricultural product sales</i> in the form of an open air stand	1.5	5	-
<i>agri-tourism campground</i>	10	10	-
<i>agricultural waste storage facility</i>	5	10	15
field storage of agricultural solid waste	5	10	30
chemical storage <i>structure</i>	10	10	15
mushroom growing medium preparation and storage	5	40	15
soiless medium preparation	10	15	-
soiless medium storage	5	7.5	-
<i>seasonal</i> feeding areas	-	-	30
composting or compost storage	5	10	15
wood waste storage	5	10	15

7.17.5 Parcel Coverage

<i>USES</i>	<i>MAXIMUM PARCEL COVERAGE</i>
All buildings and structures except greenhouses	15%
Residential buildings and structures and their auxiliary uses	10%
Greenhouse	50%

7.17.6 Parking

Requirements as per Part 6.

7.17.7 Height of Buildings and Structures
Requirements as per Section 5.11.

7.17.8 Site Specific Uses

	LEGAL DESCRIPTION	REGULATION
a)	Lot 17, District Lot 682, Plan 13714	A <i>garden supply centre</i> is an additional permitted use.
b)	Lot 12, Block E, District Lot 905, Plan EPP47776 Lot 13, Block E, District Lot 905, Plan EPP47776	1. Only one <i>single-unit dwelling</i> is permitted. 2. The <i>dwelling unit</i> shall have a ground <i>floor area</i> not exceeding 170 m ² and a total <i>floor area</i> not exceeding 280 m ² .

PART 8 – COMPREHENSIVE DEVELOPMENT ZONES

8.1 COMPREHENSIVE DEVELOPMENT ONE (CD1)

8.1.1 Intent

To permit *Single-Unit dwellings, two-unit dwellings* and common amenities.

8.1.2 Permitted Uses

The permitted *uses* shall be limited to the following:

	<i>USE</i>	<i>CONDITIONS</i>
1	single-unit dwelling	Only in Strata Lots 1-31 as shown on Schedule C.
2	<i>two-unit dwelling</i>	Only in Strata Lots 1-31 as shown on Schedule C.
3	common facility	May include shared kitchen and dining room, laundry, day-care and children’s play area, auxiliary office and meeting rooms, lounge, library, workshop, one guest room, and greenhouse only in location as shown on Schedule C.
4	<i>ground level parking</i>	Only in the area labelled as Vehicle Parking on Schedule C.
5	<i>outdoor recreation facility</i>	May be in the form of a playground, courtyard, kitchen garden areas, and gazebo only in the area labelled as Common Amenity Area (CAA) on Schedule C.
6	<i>park and trail</i>	Permitted in the area labelled as Park on Schedule C.
7	<i>nature oriented recreation</i>	Permitted in the area labelled as Forested Area on Schedule C.
8	<i>auxiliary building</i>	Used for storage, workshops, studios, greenhouses, recycling and composting; and the keeping of livestock, subject to Section 5.6 of this bylaw and permitted only in the area labelled as Common Amenity Area (CAA) as shown on Schedule C.

8.1.3 Siting of Buildings and Structures

8.1.3.1 Structures shall be sited in accordance with the setbacks delineated on Schedule C, or otherwise as specified in Sections 5.14 and 5.15.

8.1.3.2 Structures located on land designated pursuant to the *Land Title Act* as "strata lot" shall be sited as follows:

- a) no structure shall be located within 0.6 m of a parcel line adjacent to an internal road;
- b) a building above its first storey shall not be located within 2.3 m of a parcel line adjacent to an internal road;
- c) the distance between two buildings used as dwellings located opposite of a side parcel line shall not be less than 3 m;

- d) a building used for a dwelling shall not be located within 6 m of a parcel line opposite to the parcel line adjacent to an internal road;
- e) an auxiliary building may be located within 0 m from a parcel line not adjacent to an internal road, and may not be located within 15 m of a parcel line adjacent to an internal road.

8.1.3.3 Structures located on land designated pursuant to the *Land Title Act* as "common property" shall be sited as follows:

- a) no structure shall be located within 5 m of a parcel line;
- b) a building containing less than 55 m² of floor area shall not be located within 3 m of a strata lot parcel line.

8.1.4 Floor Area

8.1.4.1 The floor area of buildings located on land designated pursuant to the *Land Title Act* as "strata lot" shall be regulated as follows:

- a) the total floor area in a dwelling on a strata lot shall not exceed 195 m²;
- b) the combined floor area of all auxiliary buildings located on a strata lot shall not exceed 20 m².

8.1.4.2 The floor area of buildings located on land designated pursuant to the *Land Title Act* as "common property" shall be regulated as follows:

- a) the combined floor area of all buildings in the area labelled as Common Amenity Area (CAA) on Schedule C shall not exceed 2,000 m²; and
- b) the floor area of a building in the area labelled as Common Amenity Area (CAA) on Schedule C shall not exceed 325 m².

8.1.5 Building Size

The size of buildings located on land designated pursuant to the *Land Title Act* as "strata lot" shall be regulated as follows:

- a) parcel coverage shall not exceed 40% per parcel;
- b) a building shall have a length not exceeding 17 m;

8.1.6 Density

- a) The total number of *parcels* designated pursuant to the *Land Title Act* as *strata lot* shall not exceed 31, in addition to one *parcel* designated as "common property", one parcel dedicated as *park* and at least one area dedicated for sewerage disposal and treatment.
- b) No more than one dwelling may be located on a parcel

8.1.7 Forested Area

Construction or placement of any structure or building in the area labelled as Forested Area on Schedule C is expressly prohibited.

8.1.8 Parking

Requirements as per Part 6.

8.1.9 Height of Buildings and Structures

Requirements as per Part 5, except that the *height* of a *building* shall not exceed 8 m.

8.2 COMPREHENSIVE DEVELOPMENT TWO (CD2)

8.2.1 Intent

To permit *mixed residential, rural and commercial uses*.

8.2.2 Permitted Uses

- a) The permitted principal *uses* shall be limited to the following in the locations depicted on Schedule E:

	USE	CONDITIONS
1	assembly	Shall be limited to a total audience seating capacity of 120.
2	camp assembly	1) A Minimum <i>site area</i> of 758 m ² shall be provided per <i>sleeping unit</i> as part of a <i>camp assembly</i> ; 2) Shall be limited to a total combination <i>sleeping units</i> and practice studios not exceeding 50.
3	horticulture	
4	agriculture	
5	music and teaching studios	
6	child care facility	
7	community care facility	
8	indoor and outdoor recreation	

- b) The permitted auxiliary *uses* shall be limited to the following in conformance to Schedule E:
1. kitchen / dining hall auxiliary to a camp assembly;
 2. office;
 3. one *single-unit dwelling*;
 4. surface parking;
 5. washroom facilities;
 6. maintenance / storage.

8.2.3 Siting of Buildings, Structures and Uses

- a) No structure may be located within 15 m of a parcel line, except as expressly permitted by this Bylaw.
- b) Notwithstanding Section 8.2.3 (a), a structure may be located on a parcel line in the following circumstances:
1. a retaining wall adjoining a surface parking area
 2. a fence used to screen a surface parking area
 3. a single freestanding sign

- c) Notwithstanding Section 8.2.3 (a), unless as otherwise specified on Schedule E, no vehicle parking, loading/unloading or storage area may be located within 15 m from a parcel line.

8.2.4 Parking and Loading Area

- a) all parking/loading/unloading or storage areas shall be completely screened from abutting rural-residential properties, by the placement of plant materials, berms, retaining structures and/or fencing, as specified on Schedule E.
- b) off-street parking spaces shall be sited and screened in a manner that minimizes disturbance of mature coniferous and deciduous trees and arranged in groupings of at least one tree per five parking spaces.

8.2.5 Signage

Except for directional parking and traffic signs, not more than one freestanding sign is permitted per parcel, having a maximum of two sign faces, with each sign face area not exceeding 1m², and with a height not exceeding 2.5 m.

8.2.6 Parcel Coverage

The coverage of all buildings and structures on a parcel shall not exceed 10 %.

8.2.7 Height of Buildings and Structures

Requirements as per Section 5.11.

8.3 COMPREHENSIVE DEVELOPMENT ONE (CD3)

8.3.1 Intent

To permit *mixed residential and commercial uses*.

8.3.2 Permitted Uses

a) The permitted principal *uses* shall be limited to the following in compliance with Schedule D:

	USE	CONDITIONS
1	Single-unit dwelling	A maximum of 52 dwelling units is permitted, consisting of up to 33 single-unit dwellings and up to 19 units of two-unit dwellings and/or multi-unit dwellings.
2	Two-unit dwelling	
3	Multi-unit dwelling	
4	Marina	
5	Restaurant	The total floor area for these uses permitted in Commercial Area 1 shown on Schedule D shall not exceed 100 m ² .
6	Retail	

b) The permitted auxiliary *uses* shall be limited to the following:

1. Recreation facilities auxiliary to residential uses
2. Common sewage disposal facilities auxiliary to the principal uses

8.3.3 Siting of Buildings, Structures and Uses

- a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* and setback exceptions shall be in accordance with Sections 5.14 and 5.15.
- b) No vehicle parking, loading/unloading or storage area may be located within 5 m from a *parcel line* except when used for launching marine craft or temporarily servicing the marina or a loading space for the commercial uses.

8.3.4 Density

The total number of *parcels* designated pursuant to the *Land Title Act* as “strata” shall not exceed 52 for residential *dwellings*, in addition to not more than one *commercial* area, one area designated as “marina”, at least one area designated as “common property”, one *parcel* dedicated as “park” and at least one area dedicated for sewerage disposal and treatment.

8.3.5 Parcel Coverage

The coverage of all buildings and structures on a parcel shall not exceed 25 %.

8.3.6 Parking

Requirements as per Part 6.

8.3.7 Height of Buildings and Structures

Requirements as per Section 5.11.

8.4 COMPREHENSIVE DEVELOPMENT FOUR (CD4)

8.4.1 Intent

To permit a *strata development with common amenities*.

8.4.2 Permitted Uses

- a) In area designated as “strata lot” pursuant to the *Strata Property Act*, the permitted uses shall be limited to the following:

	USE	CONDITIONS
1	single-unit dwelling	Not more than 1 per strata lot
2	auxiliary building	In accordance with Section 5.10

- b) In area designated as “common property” of a strata pursuant to the *Strata Property Act*, the permitted uses shall be limited to the following:

	USE	CONDITIONS
1	building for common use of the strata	May contain: 1) kitchen, dining room, laundry 2) day care and auxiliary children’s play area, office, meeting room, lounge, library and workshop 3) one guest bedroom for non-commercial transient accommodation of the same occupant(s) for a period not exceeding 15 consecutive days
2	<i>ground level parking</i>	5 spaces including a minimum of 1 accessible space
3	<i>outdoor recreation facility</i>	May be in the form of a playground, courtyard and garden
4	<i>greenhouse</i>	
5	<i>auxiliary building</i>	In accordance with Section 5.10 and used for storage, workshop, studio, recycling or composting
6	keeping of <i>livestock</i>	See Section 5.6 for <i>Use Provisions</i> .

8.4.3 Siting of Buildings and Structures

- No structures shall be located within 1.5 m from a parcel line not adjacent to a highway or a parcel within the Agricultural Land Reserve.
- No structures shall be located within 5 m from a parcel line adjacent to a highway.
- No structures shall be located within 10 m from a parcel line adjacent to a parcel within the Agricultural Land Reserve.

8.4.4 Floor Area

The maximum floor area of a dwelling on a strata lot shall not exceed 30% of the area of the strata lot.

8.4.5 Lot Size

- a) The minimum average size of all strata lots shall be 500 m².
- b) The absolute minimum strata lot size shall be 485 m².
- c) The absolute maximum strata lot size shall be 810 m².
- d) The area of land designated as “common property” pursuant to the *Strata Property Act* shall not be less than 50% of the entire area of the strata parcel.

8.4.6 Parcel Coverage

- a) Parcel coverage of all buildings and structures on land designated as “strata lot” pursuant to the *Strata Property Act* shall not exceed 35% of the area of the strata lot.
- b) Parcel coverage of all buildings and structures on land designated as “common property” of a strata pursuant to the *Strata Property Act* shall not exceed 15% of the area of the “common property”.

8.4.7 Buffering

A buffer consisting of existing vegetation supplemented by new plantings shall be in place within the setback area adjacent to a parcel within the Agricultural Land Reserve or a highway.

8.4.8 Parking

Requirements as per Part 6 except as expressly permitted by Section 8.4.2.

8.4.9 Height of Buildings and Structures

Requirements as per Section 5.11.

PART 9 COMMERCIAL ZONES

9.1 COMMERCIAL ONE (C1)

9.1.1 Intent

To permit a limited range of small-scale local neighbourhood *commercial uses*.

9.1.2 Permitted Uses

- a) The permitted *principal uses* shall be limited to the following:

	<i>PRINCIPAL USE</i>	<i>CONDITIONS</i>
1	<i>retail sales</i>	The total <i>floor area</i> used for <i>retail sales</i> and storage shall not exceed 250 m ² .
2	<i>restaurant</i>	The total <i>floor area</i> used for the restaurant including dining, cooking and storage shall not exceed 100 m ² .
3	<i>tourist information centre</i>	

- b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.
- c) The permitted *auxiliary uses* shall be limited to the following:

	<i>AUXILIARY USE</i>	<i>CONDITIONS</i>
1	<i>single-unit dwelling</i>	Limited to one auxiliary to the commercial use per <i>parcel</i> .
2	<i>short term rental</i>	See Section 5.3 for <i>Use Provisions</i> .

- d) Subject to compliance with all other provisions of this bylaw, more than one *auxiliary use* shall be permitted.
- e) Additional use regulations are provided in Part 5.

9.1.3 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 50%.

9.1.4 Setbacks

- a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* shall be 5m.
- b) No parking, loading or storage areas shall be located in a *setback* required under this bylaw where the abutting property is zoned R1, R2, RM1 or RM2.
- c) *Setbacks* exceptions as per 5.15.

9.1.5 Parking

Requirements as per Part 6.

9.1.6 Height of Buildings and Structures
Requirements as per Section 5.11.

9.2 COMMERCIAL TWO (C2)

9.2.1 Intent

To permit neighbourhood or village centre *commercial uses*.

9.2.2 Permitted Uses

- a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	<i>retail sales</i>	No building located within the boundaries of the Roberts Creek Official Community Plan that is used for retail sales as a principal use shall have a floor area larger than 500 m ² .
2	bakery	
3	<i>restaurant</i>	Excluding drive-through restaurant
4	<i>personal service establishment</i>	
5	artisan studio	Lot 13 District Lot 810 Plan 5157 only
6	educational facility	1) Lot 13 District Lot 810 Plan 5157 only; 2) No more than 12 students and 3 instructors shall be assembled at any one time.
7	<i>office</i>	
8	<i>health care office</i>	
9	veterinary clinic	
10	<i>assembly</i>	
11	<i>neighbourhood pub</i>	
12	<i>tourist information centre</i>	Excluding Lot 13 District Lot 810 Plan 5157
13	<i>off-street parking</i>	

- b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.
- c) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	single-unit <i>dwelling</i>	Limited to one auxiliary to a commercial use per <i>parcel</i> .
2	<i>short term rental</i>	See Section 5.3 for <i>Use Provisions</i> .
3	keeping of <i>livestock</i>	Excluding Lot 13 District Lot 810 Plan 5157
4	residential agriculture	Excluding Lot 13 District Lot 810 Plan 5157

5	parking	Includes parking provided for other properties.
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- d) Subject to compliance with all other provisions of this bylaw, more than one *auxiliary use* shall be permitted.
- e) Additional use regulations are provided in Part 5.

9.2.3 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 50%.

9.2.4 Setbacks

- a) The minimum setbacks from a *parcel* line for all buildings and structures permitted shall be 5m.
- b) No parking, loading or storage areas shall be located in a setback required under this bylaw where the abutting property is zoned R1, R2, RM1, RM2 or RU1.
- c) Setbacks exceptions as per Section 5.15.

9.2.5 Parking

Requirements as per Part 6.

9.2.6 Height of Buildings and Structures

Requirements as per Section 5.11.

9.3 COMMERCIAL THREE (C3)

9.3.1 Intent

To permit tourist *commercial uses*.

9.3.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	<i>tourist accommodation</i>	
2	<i>campground</i>	Maximum 25 camp sites per hectare in Electoral Area E
3	<i>marina</i>	
4	<i>restaurant</i>	
5	<i>tourist information centre</i>	

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

c) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	<i>retail</i>	1) Maximum of 100 m ² in Electoral Area E; 2)
2	<i>personal service establishment</i>	
3	<i>single-unit dwelling</i>	Limited to one auxiliary to a commercial use per <i>parcel</i> .
4	<i>short term rental</i>	See Section 5.3 for <i>Use Provisions</i> .
5	<i>keeping of livestock</i>	See Section 5.6 for <i>Use Provisions</i> .
6	<i>residential agriculture</i>	See Section 5.5 for <i>Use Provisions</i> .

d) Subject to compliance with all other provisions of this bylaw, more than one *auxiliary use* shall be permitted.

e) Additional use regulations are provided in Part 5.

9.3.3 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 50%.

9.3.4 Setbacks

- a) The minimum setbacks from a *parcel* line for all buildings and structures permitted shall be 5m.
- b) No parking, loading or storage areas shall be located in a setback required under this bylaw.
- c) Setbacks exceptions as per Section 5.15.

9.3.5 Parking

Requirements as per Part 6.

9.3.6 Height of Buildings and Structures

Requirements as per Section 5.11.

9.3.7 Site Specific Uses

	LEGAL DESCRIPTION	REGULATIONS
a)	Strata lots 1-30, Strata Plan VR757, District Lot 4545.	1. Additional to permitted uses in Section 9.3.2, one dwelling per strata lot is permitted. 2. A minimum 50% of the land area denoted on Strata Plan VR757, District Lot 4545, shall be undivided and undeveloped open space.
b)	District Lot 2657 Group 1 New Westminster District	Notwithstanding Section 9.3.2, the following provisions shall apply: 1. Only the following uses are permitted: <ul style="list-style-type: none"> a. <i>Campground</i> with a maximum of 10 campsites per hectare; b. A maximum of 5 <i>portable cabins</i> per hectare; c. <i>Restaurant, retail, service and office</i> not exceeding a total floor area of 3 m² per campsite and 6 m² per portable cabin; d. Home occupation; e. Short term rental; f. Boat ramp; g. Outdoor recreation. 2. <i>Portable Cabin</i> 3. No person shall occupy any <i>portable cabins</i> or camp sites for transient accommodation purposes for more than a total of 15 days in any calendar month. 4. A <i>portable cabin</i> shall not be considered an <i>auxiliary building or structure</i> . 5. Notwithstanding Section 9.3.3, the <i>parcel coverage</i> of all <i>buildings and structures</i> shall not exceed 15%.

9.4 COMMERCIAL FOUR (C4)

9.4.1 Intent

To permit *tourist accommodation and auxiliary commercial uses*.

9.4.2 Permitted Uses

- a) The permitted *principal uses* shall be limited to the following:

	<i>PRINCIPAL USE</i>
1	<i>tourist accommodation</i>
2	<i>restaurant</i>
3	<i>tourist information centre</i>
4	<i>fuel service station</i>

- b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.
- c) The permitted *auxiliary uses* shall be limited to the following:

	<i>AUXILIARY USE</i>	<i>CONDITIONS</i>
1	<i>single-unit dwelling</i>	Limited to one auxiliary to a principal use per <i>parcel</i> .
2	<i>retail sales</i>	
3	<i>short term rental</i>	See Section 5.3 for <i>Use Provisions</i> .
4	keeping of <i>livestock</i>	See Section 5.6 for <i>Use Provisions</i> .

- d) Subject to compliance with all other provisions of this bylaw, more than one *auxiliary use* shall be permitted.
- e) Additional use regulations are provided in Part 5.

9.4.3 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings and structures* shall be 35%.

9.4.4 Setbacks

- a) No structure shall be located within:
1. 15 m of the parcel line adjacent to a highway;
 2. 5 m of the south parcel line;
 3. 3.5 m of the east or west parcel line.
- b) No parking, loading or storage areas shall be located in a setback area.
- c) *Setbacks* exceptions as per Section 5.15.

9.4.5 Parking

Requirements as per Part 6.

9.4.6 Height of Buildings and Structures

Requirements as per Section 5.11.

9.5 COMMERCIAL FIVE (C5)

9.5.1 Intent

To permit *commercial uses*.

9.5.2 Permitted Uses

- a) The permitted *principal uses* shall be limited to the following:

	<i>PRINCIPAL USE</i>	<i>CONDITIONS</i>
1	<i>retail</i>	
2	<i>whole sale</i>	
3	<i>office</i>	
4	<i>personal service</i>	
5	<i>neighbourhood pub</i>	
6	<i>assembly</i>	
7	<i>restaurant</i>	
8	<i>tourist accommodation</i>	
9	<i>tourist information centre</i>	
10	<i>fuel service station</i>	
11	<i>light industry</i>	Must be contained entirely within an enclosed building
12	<i>marina</i>	
13	moving and storage facility	
14	<i>Off-street parking</i>	

- b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.
- c) The permitted *auxiliary uses* shall be limited to the following:

	<i>AUXILIARY USE</i>	<i>CONDITIONS</i>
1	<i>single-unit dwelling</i>	Limited to one auxiliary to a principal use per <i>parcel</i> .
2	<i>residential agriculture</i>	See Section 5.5 for <i>Use Provisions</i> .
3	keeping of <i>livestock</i>	See Section 5.6 for <i>Use Provisions</i> .

- d) Subject to compliance with all other provisions of this bylaw, more than one *auxiliary use* shall be permitted.
- e) Additional use regulations are provided in Part 5.

9.5.3 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 50%.

9.5.4 Setbacks

a) No structure shall be located within:

1. 5 m of the east or west parcel line;
2. 3.5 m of the north or south parcel line.

b) No parking, loading or storage areas shall be located in a setback area.

c) *Setbacks* exceptions as per Section 5.15.

9.5.5 Size of Structure

No building used for retail and wholesale sales as a principal use shall have a floor area larger than 2350 m², with the exception of Electoral Area E, where the maximum floor area shall be 1394 m².

9.5.6 Parking

Requirements as per Part 6.

9.5.7 Height of Buildings and Structures

Requirements as per Section 5.11.

PART 10 - WATER ZONES

10.1 MARINE TRANSPORTATION ZONE (M1)

10.1.1 Intent

To recognize the Langdale Ferry Terminal for marine transportation *use*.

10.1.2 Permitted Uses

- a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	marine transportation	Includes the <i>use</i> of marine vessels as a ferry terminal and temporary storage of marine vessels (private and/or public)
2	transportation centre	Includes foot passengers, bicyclists, transit, motor vehicles, car share, <i>commercial</i> trailer drop, <i>float</i> plane and emergency helicopter services.

- b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

- c) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	<i>office</i>	
2	<i>retail</i>	
3	<i>restaurant</i>	
4	mobile vendors	Includes food truck
5	<i>single-unit dwelling</i>	Limited to one for the purpose of housing a caretaker or watchman.
6	parking	Includes parking provided for employees, the public and other properties.
7	<i>park</i>	

- d) Subject to compliance with all other provisions of this bylaw, more than one *auxiliary use* shall be permitted.

10.1.3 Floor and Site Area

The combined *floor area* and site area for *retail*, *restaurant* and mobile vendor *uses* shall not exceed 20% of the total *building floor area* up to a maximum of 835 m².

10.1.4 Setbacks

- a) No structure shall be located within:
 - 1. 7.5 m of a parcel line adjacent to a highway;
 - 2. 4.5 m of all other parcel lines.
- b) *Setbacks* exceptions as per Section 5.15.

10.1.5 Maximum Height of Buildings and Structures

The maximum permitted *height* of all *buildings* and *structures* in Marine Transportation zones shall be as follows:

<i>BUILDING TYPE</i>	<i>MAXIMUM HEIGHT</i>
<i>building</i>	20 m
<i>structure</i>	25 m
<i>fence</i> within the required <i>setback</i> area	3 m

10.1.6 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 50%.

10.1.7 Parking

Requirements as per Part 6.

10.2 WATER ZONE ONE (W1)

10.2.1 Intent

To permit *park* and limited boat facilities in a water zone.

10.2.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	<i>mooring facility</i>	1) Must be auxiliary to the <i>principal use</i> on the <i>adjacent upland parcel</i> . 2) Must have a maximum combined area of 65 m ² , excluding pedestrian access areas.
2	<i>boathouse</i>	Exterior perimeter not exceeding 35 m
3	<i>public boat ramp</i>	
4	<i>private float</i>	Shall have no physical connection to an <i>adjacent upland parcel</i> and used primarily for recreational purposes, shall have a maximum surface area of 10 m ² .
5	<i>park</i>	

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

10.2.3 Prohibited Uses

The following uses are expressly prohibited:

- a) The installation or *use of marine ways*;
- b) *Houseboats*.

10.2.4 Setbacks

- a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* permitted shall be 1.5 m.
- b) A *mooring facility* that extends into the *inter-tidal zone* may be located on the *natural boundary* or *adjacent parcel line* of *adjacent upland parcel*.
- c) A shared *mooring facility* serving two adjacent *parcels* may be located on a *parcel line* where the *parcels* are situated on or over the surface of water.

10.2.5 Maximum Height of Buildings and Structures

The maximum permitted *height* of all *buildings* and *structures* shall be 4.5 m.

10.3 WATER TWO (W2)

10.3.1 Intent

To permit forest and marine *industrial uses* in a water zone.

10.3.2 Permitted Uses

- a) The permitted *principal uses* shall be limited to the following:

	<i>PRINCIPAL USE</i>	<i>CONDITIONS</i>
1	<i>boat ramp</i>	
2	log booming and sorting	Including the storage and maintenance of log booming and sorting equipment
3	transfer and storage of forestry and industry related goods	
4	moorage of marine transportation vessels	

- b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

10.3.3 Prohibited Uses

Aquaculture is expressly prohibited.

PART 11 INDUSTRIAL ZONES

11.1 INDUSTRIAL ONE (I1)

11.1.1 Intent

To permit *light industry uses*.

11.1.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	<i>light industry</i>	All <i>manufacturing</i> must be housed within a completely enclosed <i>building</i> .
2	<i>retail or wholesale</i>	No building located within boundaries of the West Howe Sound Official Community Plan and the Elphinstone Official Community Plan that is used for retail and wholesale sales as a principal use shall have a floor area larger than 2350 m ² .
3	<i>fuel service station</i>	
4	<i>general repair</i>	
5	<i>office</i>	
6	<i>restaurant</i>	
7	<i>moving and storage</i>	
8	<i>marina</i>	
9	<i>seafood storage and processing</i>	1) There is no smoking, shucking, cooking, canning, packaging or storage outside of an enclosed building; 2) The required setback from all parcel lines is 7.5 m; 3) The floor area utilized for the purpose of smoking, shucking, cooking, canning, packaging, or storage shall not exceed 150 m ² .
10	<i>airport or heliport</i>	
11	<i>aquaculture</i>	
12	<i>sawmill and shakemill</i>	1) Parcel size must exceed 1.75 ha 2) Excluding chippers and planers where the <i>site area</i> is less than 1000 m ²

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

c) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	<i>single-unit dwelling</i>	Limited to one auxiliary to an industrial use per <i>parcel</i> .
2	<i>residential agriculture</i>	See Section 5.5 for <i>Use Provisions</i> .
3	keeping of <i>livestock</i>	See Section 5.6 for <i>Use Provisions</i> .
4	tourist information centre	

- d) Subject to compliance with all other provisions of this Bylaw, more than one *auxiliary use* shall be permitted.
- e) Additional use regulations are provided in Part 5.

11.1.3 Parcel Coverage

The maximum permitted *parcel coverage* shall be 50%.

11.1.4 Setback

- a) The minimum *setback* of all *buildings* and *structures* from a *parcel line* abutting any zone except an Industrial zone shall be 7.5 m.
- b) *The minimum setback* of all *buildings* and *structures* from a *parcel line* abutting an Industrial zone shall be 1.5 m.
- c) No parking, loading or storage areas shall be located in a setback area
- d) *Setback* exceptions are as per Section 5.15.

11.1.5 Parking

Requirements as per Part 6.

11.1.6 Height of Buildings and Structures

Requirements as per Section 5.11.

11.1.7 Site Specific Use

In addition to the uses permitted in Section 11.1.2, a *cannabis production facility* is permitted on Lot 1 District Lot 1365 Plan LMP5923, PID 017-913-969.

11.2 INDUSTRIAL TWO (I2)

11.2.1 Intent

To permit *light industry uses*.

11.2.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	<i>PRINCIPAL USE</i>	<i>CONDITIONS</i>
1	<i>light industry</i>	1) Permitted on a portion of Lot 5, Block 6, District Lot 692, Plan 3633, as shown on Schedule F. 2) Must be contained entirely within an enclosed <i>building</i> .
2	<i>retail or wholesale</i>	Permitted on a portion of Lot 5, Block 6, District Lot 692, Plan 3633, as shown on Schedule F.
3	automobile sale and service	1) Permitted on a portion of Lot 5, Block 6, District Lot 692, Plan 3633, as shown on Schedule F. 2) Excluding <i>fuel service station</i> , auto body and paint shop.
4	<i>office</i>	Permitted on a portion of Lot 5, Block 6, District Lot 692, Plan 3633, as shown on Schedule F.
5	moving and storage	
6	<i>tourist information centre</i>	Permitted on a portion of Lot 5, Block 6, District Lot 692, Plan 3633, as shown on Schedule F.

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

c) One single-unit dwelling is permitted *auxiliary to a principal use*.

d) Additional use regulations are provided in Part 5.

11.2.3 Prohibition

a) *Fuel service station*, propane or fuel distribution or conversion facility, or auto body or paint shop is expressly prohibited.

b) No outdoor storage of materials, equipment, containers or finished products, except outdoor display and sales lots for automobiles and light trucks shall be permitted.

11.2.4 Parcel Coverage

a) *Parcel coverage* of all non-residential *buildings* and *structures* shall not exceed 20%;

b) The maximum *floor area* of all *buildings* shall not exceed 50% of the *parcel area*.

11.2.5 Setback

a) The minimum *setback* of all *buildings* and *structures* from a *parcel line* abutting the RU2 or AG Zone shall be 15 m.

- b) *The minimum setback of all buildings and structures from a parcel line abutting an Industrial zone shall be 1.5 m.*
- c) No parking, loading or storage areas shall be located within 10 m from a parcel line abutting the RU2 or AG Zone.
- d) *Setback exceptions are as per Section 5.15.*

11.2.6 Landscaping

- a) Landscaping of all land in a setback area abutting the RU2 or AG zone, except for a driveway having a maximum width of 7.5 m, shall be provided and maintained to screen *commercial or industrial uses* within the I2 zoned parcel from the *residential* or rural zoned land.
- b) Landscaping of all land, except the minimum amount necessary to provide vehicle access, in the setback area abutting Stewart Road shall be provided.

11.2.7 Parking

Requirements as per Part 6.

11.2.8 Height of Buildings and Structures

Requirements as per Section 5.11.

11.3 INDUSTRIAL THREE (I3)

11.3.1 Intent

To permit marine *industrial uses*.

11.3.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	<i>PRINCIPAL USE</i>	<i>CONDITIONS</i>
1	<i>marina</i>	
2	<i>marine ways</i>	1) Including servicing, repair and sales
3	Boat-building	
4	barge ramp and freight handling facilities	
5	<i>commercial</i> fishing storage facilities	
6	<i>aquaculture</i>	
7	<i>aquaculture processing</i>	1) The <i>parcel area</i> must exceed 1.75 ha. 2) Must be located in a fully enclosed <i>building</i> .
8	sawmill and shakemill	1) The <i>parcel area</i> must exceed 1.75 ha. 2) Must be located in a fully enclosed <i>building</i> .
9	log booming and sorting	

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

c) The permitted *auxiliary uses* shall be limited to the following:

	<i>AUXILIARY USE</i>	<i>CONDITIONS</i>
1	<i>single-unit dwelling</i>	Limited to one auxiliary to the principal use for the purpose of housing a caretaker or watchman.
2	<i>residential agriculture</i>	See Section 5.5 for <i>Use Provisions</i> .
3	keeping of <i>livestock</i>	See Section 5.6 for <i>Use Provisions</i> .

- d) Additional use regulations are provided in Part 5.

11.3.3 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 60%.

11.3.4 Setbacks

- a) The minimum *setback* from a *parcel line* for all *buildings* and *structures* permitted shall be 7.5m.
- b) No parking, loading or storage area associated with permitted *uses* shall be located within 7.5 m of a parcel line.
- c) No *aquaculture processing* and no sawmill or shake mill shall be located within 25 m of a *parcel line*.
- d) *Setback* exceptions are as per Section 5.15.

11.3.5 Parking

Requirements as per Part 6.

11.3.6 Height of Buildings and Structures

Requirements as per Section 5.11.

11.4 INDUSTRIAL FOUR (I4)

11.4.1 Intent

To permit *logging uses*.

11.4.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	log booming and sorting	1) Including the storage and maintenance of log booming and sorting equipment used on the same log booming and sorting site 2) A minimum site area of 4 ha is required.

b) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	<i>single-unit dwelling</i>	Limited to one auxiliary to the principal use for the purpose of housing a caretaker or watchman.
2	storage of logging equipment	
3	<i>residential agriculture</i>	See Section 5.5 for <i>Use Provisions</i> .
4	keeping of <i>livestock</i>	See Section 5.6 for <i>Use Provisions</i> .

- c) Subject to compliance with all other provisions of this Bylaw, more than one *auxiliary use* shall be permitted.
- d) Additional use regulations are provided in Part 5.

11.4.3 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 15%.

11.4.4 Setbacks

- a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* permitted shall be 30 m.
- b) No parking, loading or storage shall be located within 30 m of any parcel lines except the natural boundary of a salt water body.
- c) *Setback* exceptions are as per Section 5.15.

11.4.5 Parking

Requirements as per Part 6.

11.4.6 Height of Buildings and Structures
Requirements as per Section 5.11.

11.5 INDUSTRIAL FIVE (I5)

11.5.1 Intent

To permit mineral, sand and gravel processing, and concrete product *manufacturing uses*.

11.5.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	mineral, sand and gravel processing	The minimum required <i>site area</i> is 1.75 ha.
2	<i>manufacturing</i> concrete products	The minimum required <i>site area</i> is 1.75 ha.

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

c) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	<i>single-unit dwelling</i>	Limited to one auxiliary to the principal use for the purpose of housing a caretaker or watchman.
2	<i>residential agriculture</i>	See Section 5.5 for <i>Use Provisions</i> .
3	keeping of <i>livestock</i>	See Section 5.6 for <i>Use Provisions</i> .

d) Subject to compliance with all other provisions of this Bylaw, more than one *auxiliary use* shall be permitted.

e) Additional use regulations are provided in Part 5.

11.5.3 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 35%.

11.5.4 Setbacks

- a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* permitted shall be 30 m.
- b) No parking, loading or storage shall be located within 15 m of any parcel lines except the natural boundary of a salt water body.
- c) *Setback* exceptions are as per Section 5.15.

11.5.5 Parking

Requirements as per Part 6.

11.5.6 Height of Buildings and Structures
Requirements as per Section 5.11.

11.6 INDUSTRIAL SIX (I6)

11.6.1 Intent

To permit mineral, sand and gravel processing, and concrete product *manufacturing uses*.

11.6.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	mineral, sand and gravel processing	The minimum required <i>site area</i> is 1.75 ha.
2	<i>manufacturing</i> concrete products	The minimum required <i>site area</i> is 1.75 ha.
3	storage and processing of land clearing vegetation debris	May include: 1) The recovery of resources such as pulp mill fuel products, landscape mulch and <i>silviculture</i> ground cover and 2) The burning of residual waste material in conjunction with the recovery of resources

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

c) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	<i>single-unit dwelling</i>	Limited to one auxiliary to the principal use for the purpose of housing a caretaker or watchman.
2	<i>residential agriculture</i>	See Section 5.5 for <i>Use Provisions</i> .
3	keeping of <i>livestock</i>	See Section 5.6 for <i>Use Provisions</i> .

d) Subject to compliance with all other provisions of this Bylaw, more than one *auxiliary use* shall be permitted.

e) Additional use regulations are provided in Part 5.

11.6.3 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 35%.

11.6.4 Setbacks

a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* permitted shall be 30 m.

- b) No parking, loading or storage shall be located within 15 m of any parcel lines except the natural boundary of a salt water body.
- c) *Setback* exceptions are as per Section 5.15.

11.6.5 Parking

Requirements as per Part 6.

11.6.6 Height of Buildings and Structures

Requirements as per Section 5.11.

11.7 INDUSTRIAL SEVEN (I7)

11.7.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	<i>PRINCIPAL USE</i>	<i>CONDITIONS</i>
1	Wood processing	Includes shakemill and sawmill
2	<i>Automobile wrecking and storage yard</i>	
3	<i>Log booming and sorting</i>	
4	<i>Refuse disposal</i>	May include commercial septage treatment
5	<i>Mineral, sand and gravel processing</i>	
6	Manufacture of concrete products	
7	Animal processing	
8	Aquaculture	

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

c) The permitted *auxiliary uses* shall be limited to the following:

	<i>AUXILIARY USE</i>	<i>CONDITIONS</i>
1	<i>single-unit dwelling</i>	Limited to one auxiliary to the principal use for the purpose of housing a caretaker or watchman.
2	<i>residential agriculture</i>	See Section 5.5 for <i>Use Provisions</i> .
3	keeping of <i>livestock</i>	See Section 5.6 for <i>Use Provisions</i> .

d) Subject to compliance with all other provisions of this Bylaw, more than one *auxiliary use* shall be permitted.

e) Additional use regulations are provided in Part 5.

11.7.3 Site Area

Not more than one of the uses listed in Section 11.7.2 (a) is permitted for every 6000 m² of land.

11.7.4 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 35%.

11.7.5 Setbacks

- a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* permitted shall be 7.5m.
- b) No parking, loading or storage shall be located within 7.5 m of a parcel line.
- c) *Setback* exceptions are as per Section 5.15.

11.7.6 Parking

Requirements as per Part 6.

11.7.7 Height of Buildings and Structures

Requirements as per Section 5.11.

11.8 INDUSTRIAL EIGHT (I8)

To permit refuse disposal uses.

11.8.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	<i>PRINCIPAL USE</i>	CONDITIONS
1	landfill, refuse transfer station and recycling depot	May include commercial septage treatment

b) The permitted *auxiliary uses* shall be limited to the following:

	<i>AUXILIARY USE</i>	CONDITIONS
1	<i>single-unit dwelling</i>	Limited to one auxiliary to the principal use for the purpose of housing a caretaker or watchman.
2	retail	Must be auxiliary to the recycling depot

c) Subject to compliance with all other provisions of this Bylaw, more than one *auxiliary use* shall be permitted.

d) Additional use regulations are provided in Part 5.

11.8.3 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 35%.

11.7.1 Intent

To permit pulp and paper mills, *light industry* and *industrial uses*, and refuse disposal sites.

11.8.4 Setbacks

a) No structure, parking, loading or storage shall be located within 7.5 m of a parcel line.

b) *Setback* exceptions are as per Section 5.15.

11.8.5 Parking

Requirements as per Part 6.

11.8.6 Height of Buildings and Structures

Requirements as per Section 5.11.

11.9 INDUSTRIAL NINE (I9)

11.9.1 Zone Purpose

To permit *industrial uses*.

11.9.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	<i>PRINCIPAL USE</i>	<i>CONDITIONS</i>
1	Wood processing	Includes shakemill and sawmill
2	<i>Automobile wrecking and storage yard</i>	
3	<i>Log booming and sorting</i>	
4	<i>Industry</i>	
5	<i>Mineral, sand and gravel processing</i>	
6	Manufacture of concrete products	
7	Animal processing	

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

c) The permitted *auxiliary uses* shall be limited to the following:

	<i>AUXILIARY USE</i>	<i>CONDITIONS</i>
1	<i>single-unit dwelling</i>	Limited to one auxiliary to the principal use for the purpose of housing a caretaker or watchman.

d) Additional use regulations are provided in Part 5.

11.9.3 Restricted Uses

The following uses are expressly prohibited:

- a) storage or disposal of hazardous, contaminated, biomedical and toxic waste including PCBs;
- b) chromium manufacturing and similar high impact chemical plants;
- c) petrochemical refining;
- d) explosives/ammunition manufacturing;
- e) battery manufacturing;
- f) metal smelting/electroplating.

11.9.4 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings and structures* shall be 50%.

11.9.5 Setbacks

- a) No building or structure shall be located within 5 m of a parcel line abutting a highway.
- b) No building or structure shall be located within 2 m of a parcel line not abutting a highway.
- c) *Setback* exceptions are as per Section 5.15.

11.9.6 Parking

Requirements as per Part 6.

11.9.7 Height of Buildings and Structures

Requirements as per Section 5.11.

11.10 INDUSTRIAL TEN (I10)

11.10.1 Intent

To permit *industrial uses*.

11.10.2 Permitted Uses

- a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	pulp and paper mills	
2	Uses permitted in I1 Zone	
3	construction camps or yards	
4	Refuse disposal	May include commercial septage treatment.
5	temporary accommodation	Only for employees during periodic maintenance and servicing of a pulp and paper mill.
6	oxygen manufacturing plants	

- b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.
- c) Additional use regulations are provided in Part 5.

11.10.3 Site Area

Not more than one of the uses listed in Section 11.10.2 is permitted for every 6000 m² of land.

11.10.4 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 35%.

11.10.5 Setbacks

- a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* permitted shall be 7.5m.
- b) *Setback* exceptions are as per Section 5.15.

11.10.6 Parking

Requirements as per Part 6.

11.10.7 Height of Buildings and Structures

Requirements as per Section 5.11.

11.11 INDUSTRIAL ELEVEN (I11)

11.11.1 Intent

To permit *industrial uses*.

11.11.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	<i>PRINCIPAL USE</i>	<i>CONDITIONS</i>
1	Uses permitted in I1 Zone	Maximum <i>parcel coverage</i> of all <i>buildings</i> and <i>structures</i> shall be 50%
2	Uses permitted in I3 Zone	Maximum <i>parcel coverage</i> of all <i>buildings</i> and <i>structures</i> shall be 50%
3	Uses permitted in I7 Zone	1) Minimum site area for each permitted use shall be 6000 m ² 2) Maximum <i>parcel coverage</i> of all <i>buildings</i> and <i>structures</i> shall be 35%
4	construction camps or yards	1) Minimum site area for each permitted use shall be 6000 m ² 2) Maximum <i>parcel coverage</i> of all <i>buildings</i> and <i>structures</i> shall be 35%
5	Cannabis production facility	Maximum <i>parcel coverage</i> of all <i>buildings</i> and <i>structures</i> shall be 35%

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

c) Additional use regulations are provided in Part 5.

11.11.3 Setbacks

a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* permitted shall be 7.5m.

b) *Setback* exceptions are as per Section 5.15.

11.11.4 Parking

Requirements as per Part 6.

11.11.5 Height of Buildings and Structures

Requirements as per Section 5.11.

11.12 INDUSTRIAL TWELVE (I12)

11.12.1 Intent

To permit *industrial uses*.

11.12.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

PRINCIPAL USE	
1	Uses permitted in I11 Zone
2	bulk fuel storage including fuel truck parking areas

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

c) Additional use regulations are provided in Part 5.

11.12.3 Site Area

The minimum site area for each permitted use shall be 6000 m².

11.12.4 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 50%.

11.12.5 Setbacks

a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* permitted shall be 7.5m.

b) *Setback* exceptions are as per Section 5.15.

11.11.6 Landscaping

Landscaping of all land in a setback area abutting a highway shall be provided and maintained to separate the industrial use of a parcel from the highway.

11.11.7 Parking

Requirements as per Part 6.

11.11.8 Height of Buildings and Structures

Requirements as per Section 5.11.

11.13 INDUSTRIAL THIRTEEN (I13)

11.13.1 Intent

To permit independent power facilities.

11.13.2 Permitted Uses

The permitted *uses* shall be limited to independent power projects and accessory buildings and structures.

11.13.3 Temporary Use Permit Area

The I13 Zone is designated a Temporary Use Permit Area.

11.13.4 Site Area

The minimum site area shall be 5000 m².

11.13.5 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 60%.

11.13.6 Setbacks

- a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* permitted shall be 7.5m.
- b) *Setback* exceptions are as per Section 5.15.

11.13.7 Parking

- a) Requirements as per Part 6.
- b) Every independent power project shall be provided with one space for parking and space for loading, unloading and manoeuvring of tridem axle trucks as defined in the Commercial Transport Regulations under the *Commercial Transport Act*.

11.13.8 Height of Buildings and Structures

Requirements as per Section 5.11.

PART 12 PARK AND ASSEMBLY ZONES

12.1 PARK AND ASSEMBLY ONE (PA1)

12.1.1 Intent

To provide for general *park*, outdoor recreation and *assembly uses*.

12.1.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	<i>assembly</i>	
2	<i>park</i>	
3	outdoor recreation	
4	<i>education facility</i>	The total <i>floor area</i> shall not exceed 500 m ² .
5	<i>demonstration forest</i>	
6	<i>community care facility</i>	
7	childcare facility	
8	<i>Off-street parking</i>	

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

c) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	single-unit <i>dwelling</i>	Not more than one permitted for the purpose of housing a caretaker or watchman
2	<i>residential agriculture</i>	See Section 5.5 for <i>Use Provisions</i> .
3	keeping of <i>livestock</i>	See Section 5.6 for <i>Use Provisions</i> .

d) Subject to compliance with all other provisions of this bylaw, more than one *auxiliary use* shall be permitted.

e) Additional permitted *uses* as per Section 5.1.

12.1.3 Parcel Coverage

a) The maximum permitted *parcel coverage* of all *buildings* and *structures* except buildings used for *assembly* shall be 35%.

b) The maximum permitted *parcel coverage* of *buildings* used for *assembly* shall be 50%.

12.1.4 Setbacks

- a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* except a building used for *assembly* shall be 7.5m.
- b) Setbacks for a *building* used for *assembly* shall be as per Section 5.14.
- c) No parking, loading or storage shall be located within the required setback area.
- d) *Setback* exceptions are as per Section 5.15.

12.1.5 Parking

Requirements as per Part 6.

12.1.6 Height of Buildings and Structures

Requirements as per Section 5.11.

12.2 PARK AND ASSEMBLY TWO (PA2)

12.2.1 Intent

To provide for *assembly, camp assembly* and limited *commercial uses*.

12.2.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

PRINCIPAL USE	
1	<i>assembly</i>
2	<i>park</i>
3	<i>camp assembly</i>
4	outdoor recreation
5	<i>education facility</i>
6	<i>community care facility</i>
7	childcare facility
8	<i>off-street parking</i>

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

c) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	single-unit <i>dwelling</i>	Not more than one permitted for the purpose of housing a caretaker or watchman
2	<i>residential agriculture</i>	See Section 5.5 for <i>Use Provisions</i> .
3	keeping of <i>livestock</i>	See Section 5.6 for <i>Use Provisions</i> .
5	Short term rental	See Section 5.3 for <i>Use Provisions</i> .

d) Subject to compliance with all other provisions of this bylaw, more than one *auxiliary use* shall be permitted.

e) Additional permitted *uses* as per Section 5.1.

12.2.3 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 35%.

12.2.4 Setbacks

a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* shall be 7.5m.

b) No parking, loading or storage shall be located within the required setback area.

c) *Setback* exceptions are as per Section 5.15.

12.2.5 Parking

Requirements as per Part 6.

12.2.6 Height of Buildings and Structures

Requirements as per Section 5.11.

12.3 PARK AND ASSEMBLY THREE (PA3)

12.3.1 Intent

To provide for *camp assembly uses*.

12.3.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

PRINCIPAL USE	
1	<i>camp assembly</i>
2	outdoor recreation
3	<i>community care facility</i>
4	childcare facility

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

c) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	<i>single-unit dwelling</i>	Not more than one permitted for the purpose of housing a caretaker or watchman
2	<i>residential agriculture</i>	See Section 5.5 for <i>Use Provisions</i> .
3	keeping of <i>livestock</i>	See Section 5.6 for <i>Use Provisions</i> .
4	<i>Short term rental</i>	See Section 5.3 for <i>Use Provisions</i> .

d) Subject to compliance with all other provisions of this bylaw, more than one *auxiliary use* shall be permitted.

e) Additional permitted *uses* as per Section 5.1.

12.3.3 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 15%.

12.3.4 Site Area

A minimum *site area* of 1 ha is required for any *uses* listed in Section 12.3.2 (a).

12.3.5 Setbacks

a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* shall be 15m.

b) No parking, loading or storage shall be located within the required setback area.

c) *Setback* exceptions are as per Section 5.15.

12.3.6 Parking

Requirements as per Part 6.

12.3.7 Height of Buildings and Structures

Requirements as per Section 5.11.

12.4 PARK AND ASSEMBLY FOUR (PA4)

12.4.1 Intent

To provide for an *firearms range* and *assembly uses*.

12.4.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	<i>assembly</i>	In the form of a clubhouse, training and field studies centre.
2	outdoor recreation	
3	wildlife habitat protection areas	
4	firearms range	
5	<i>off-street parking</i>	

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

c) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	single-unit <i>dwelling</i>	Not more than one permitted for the purpose of housing a caretaker or watchman.
3	<i>camp assembly</i>	

d) Subject to compliance with all other provisions of this bylaw, more than one *auxiliary use* shall be permitted.

e) Additional permitted *uses* as per Section 5.1.

12.4.3 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 5%.

12.4.4 Setbacks

- a) No structure, parking, loading or storage shall be located within 7.5 m of a parcel line.
- b) *Setback* exceptions are as per Section 5.15.

12.4.5 Parking

Requirements as per Part 6.

12.4.6 Height of Buildings and Structures
Requirements as per Section 5.11.

PART 13 DEFINITIONS

A

- adjacent upland:* means land abutting the *natural boundary* of a *waterbody*.
- agriculture:* means cultivating, producing or harvesting crops and marketing and selling the crops harvested on the same *parcel*.
- Agriculture includes:
- the storage and sale on a farm of the crops harvested on the same *farm*;
 - the storage on a farm of farm machinery, implements and supplies used on that farm;
 - repairs on a farm of farm machinery and implements *used* on the same farm;
- Agriculture excludes:
- rearing *livestock*; and
 - all *manufacturing*, storage and repairs not referred to in this definition.
- agricultural building:* means a *building* or structure *used* in conjunction with *agriculture*, including a *farm operation* and, may contain accommodation in the form of an *auxiliary dwelling unit* or *sleeping unit* for farm workers if constructed in accordance with all applicable enactments and in existence for residential purposes prior to February 22, 2019.
- agricultural processing:* means the *use* of land, *buildings* or *structures* for the processing of horticultural, agricultural, apiculture, or *aquaculture* products associated with a *farm operation*.
- agricultural product sales:* means the *use* of land, *buildings* or *structures* for the sale of horticultural, agricultural, *livestock*, apiculture, or *aquaculture* products, including wine, cider, beer, mead, or distilled spirits.
- agricultural unit or (AU):* means an equivalent live farm animal weight corresponding to 455 kg for *livestock*, *poultry* or *farmed game*, or any combination of these equaling 455 kg.
- agricultural waste storage facility:* means the use of land, *building* or *structure* *used* to contain agricultural liquid or solid waste or other bio-solids.
- agri-tourism:* means *temporary* and seasonal activities auxiliary to a *farm operation*, that promote or market agricultural products grown,

raised or processed on a *parcel* classified for assessment purposes as a farm, but excludes *tourist accommodation*.

alteration of land:

means, but is not limited to: soil relocation due to building or parking lot construction or alteration; removal, alteration, disruption or destruction of vegetation; soil removal or deposit; construction or alteration of: retaining walls, patios, lawns; agriculture activity; any structural change to a building or structure that results in an increase or decrease in the area or volume of the building or structure.

alcoholic beverage production facility

means a licensed establishment for the *manufacturing* of alcoholic beverages, and includes facilities commonly known as brewery, distillery, cidery, and meadery.

animal shelter:

means the *use* of land, *buildings* or *structures* for the temporary accommodation, provision of care and rehabilitation of animals, either commercially or not for-profit, but excludes *kennels*.

animal processing:

means slaughtering *livestock* for commercial purposes, or cutting, eviscerating, sectioning, deboning, smoking, curing or packaging meat or meat products.

apartment:

means a *building* that contains three or more *dwelling units*.

aquaculture:

means growing or harvesting fish, shellfish, molluscs, crustaceans and marine algae in accordance with the requirements of this bylaw.

Aquaculture includes:

- the cleaning, icing and storage of fish grown on the same fish farm for period of at least 90 days
- the cleaning, storage, shucking and packaging of shellfish, molluscs, crustaceans and marine algae.

Aquaculture excludes:

- the rendering, canning, smoking, cooking and processing not included in this definition, of fish, molluscs, crustaceans and marine algae;
- the manufacture of fish feed or the mixing of fish offal with fish feed;
- the disposal on the same *site* of fish offal;
- the outdoor storage of fish offal; and
- the *use* of *float houses* or suction or dredging harvesting methods.

aquaculture processing: means the treating or preparing of fish, shellfish, molluscs, crustaceans and marine algae and any treatment or *use* of fish offal for the preparation of fish feed.

Aquaculture processing includes:

- the cleaning, smoking, packaging, cooking or canning of fish, shellfish, molluscs, crustaceans and marine algae provided that:
 - the area *used* for cooking or canning does not exceed 250 square meters; and
 - the cleaning, smoking, packaging, cooking or canning is carried out within a fully enclosed *building* permitted in this bylaw.
- the storage of live fish for holding or bleeding purposes
- the storage of oyster shells
- the storage and any treatment of fish offal provided that the storage and treatment of fish offal is carried out within a fully enclosed *building* permitted in this bylaw;

Aquaculture processing excludes:

- any treatment or preparation not included in this definition and specifically excludes *rendering*.

artisan studio: means a building, or portion thereof, used for the creation, display or sale of arts and crafts.

assembly: means the gathering of persons for charitable, civic, cultural, educational, entertainment, philanthropic, political, recreational, private education or religious purposes, which may include social halls, clubs, child care services, but excludes sleeping or *dwelling units*, or *camp assembly uses*.

auto wrecking and auto storage yards: means the use of land or structures for collection, *disassembly*, disposal, sale, salvage or storage of vehicles, including vehicles which are abandoned, inoperative, or obsolete.

auxiliary building or structure: means a *building* or *structure*, ancillary or subordinate to a *principal use* located on the same *parcel*, and excludes an *agricultural building* and *auxiliary dwelling unit unit*.

auxiliary dwelling unit unit: means a dwelling that has a maximum floor area of 90 m² and is subordinate and auxiliary to the principal *single-unit dwelling(s)* located on the same parcel.

Auxiliary residential assembly means the gathering of persons for charitable, cultural, educational, philanthropic, political or religious purposes on a

parcel that is used principally as a residence, and may include overnight transient accommodation and related gatherings within a dwelling.

auxiliary use:

means a use which is:

- (1) incidental to the principal use; and
- (2) if in a building, subordinate in floor area to a principal use;
- (2) subordinate in purpose or floor area, or both, to a principal use; and
- (3) exclusively devoted to a principal use and located on the same lot as the principal use.

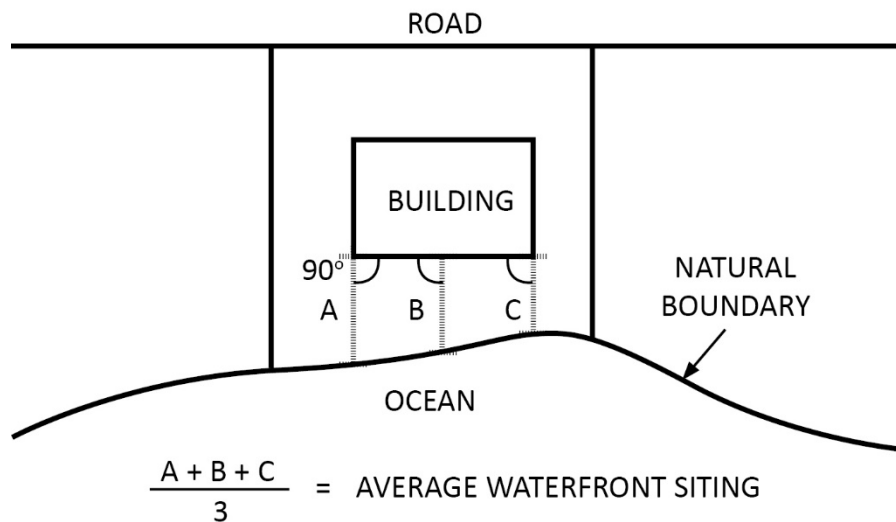
average parcel area:

means the average area of all parcels in a subdivision, subject to the following conditions:

- (1) excludes remainders
- (2) excludes areas required for parkland dedication under Section 510 of the Local Government Act
- (3) excludes areas required for highway dedication
- (4) excludes areas for a common amenities or a community sewerage system
- (5) may include areas dedicated as parkland which are above the requirements under Section 510 of the Local Government Act provided that the areas are determined by the Regional District to provide a community benefit

average waterfront siting:

means the average distance from a *building* to the *natural boundary* of the ocean measured at right angles at the extreme corners of the *building* and the mid-point of the *building* face, all facing the ocean.



B

- bay window:* means a window protruding from a wall line which adds space, but not *floor area*, to a *building*.
- Board:* means the Board of Directors of the Sunshine Coast *Regional District*.
- boat ramp:* means a form of graded access comprising concrete or other hard-surface materials located within the *inter-tidal zone*, which is used for launching and removing *marine craft* from the water.
- boathouse:* means a *structure*, auxiliary to a residential use, used exclusively for *domestic mooring* and/or storing *marine craft* and equipment and supplies related directly to the operation and *use of marine craft*, which does not contain, support or attach to a *dwelling* or habitable *floor area*.
- building:* means any *structure used* or intended to be used for supporting or sheltering any *use* or occupancy.
- buoy:* means a buoyant object, affixed on the surface of water by a rope, chain or wire connected to an anchor, having no connection to land above the low water mark, which is used to aid in navigating or for *mooring*.
- bylaw:* means the Sunshine Coast *Regional District* Zoning Bylaw No. 722, 2019 as amended.

C

- camp assembly:* means the gathering of persons for the purpose of recreational or *seasonal* accommodation and may include *sleeping units* and *auxiliary uses*.
- campground:* means the temporary accommodation of travellers using temporary, moveable tents, trailers, or *recreational vehicles* with continuous occupancy not exceeding 30 days, but specifically excludes a *manufactured home, short term rental or tourist accommodation*.
- cannabis production:* means the cultivation, processing, production, testing, research and packaging of cannabis or cannabis-containing products, which may include standard cultivation, micro cultivation or nursery as licensed under federal legislation, but excludes the growing of up to four cannabis plants per household for personal use from licensed seed or seedling suppliers in accordance with federal legislation.

<i>commercial:</i>	means a <i>use</i> , operated for the purpose of profit or gain, involving the sale or rental of goods or services, personal services, or the servicing and repair of goods; and includes <i>retail</i> sales, wholesaling in conjunction with <i>retail</i> sales, <i>commercial</i> schools, household services and household repairs, but excludes a <i>fuel service station</i> .
<i>commercial mooring facility:</i>	means a <i>marina</i> operated for profit or gain and includes facilities where <i>marine craft</i> fuel storage and sales and boat repair and maintenance are carried on.
<i>common amenity area:</i>	means an area of a parcel with developed amenities of facilities for the use and benefit of all residents in a multiple residential zone including but not limited to trails, constructed greenspace, playing fields, etc. that is not a riparian, environmentally sensitive, or hazardous area, an area where the grade exceeds 20%, and an area where the beneficial <i>use</i> is restricted by a covenant on title.
<i>community care facility:</i>	means a small-scaled facility licensed or authorized by the applicable agency that provides food and lodging with or without charge to two or more persons receiving social services as defined by the <i>Guaranteed Available Income for Need Act</i> , being treated under the <i>Mental Health Act</i> , receiving foster home services under the <i>Unit and Child and Service Act</i> , or receiving personal care, supervision, social or educational training or physical or mental rehabilitative therapy under the <i>Community Care and Assisted Living Act</i> but does not include a public school under the <i>School Act</i> or a private school, any portion of a facility licensed under the <i>Hospital Act</i> or home designated or approved as a detention home under the <i>Correction Act</i> .
<i>community storage:</i>	means storage of materials related to <i>seasonal</i> festivals and events for local community groups and service clubs.
<i>confined livestock area:</i>	means an area of land or <i>building</i> where <i>livestock</i> are kept or secured by a <i>structure</i> such as a <i>fence</i> , wall or landscape barriers, and includes <i>poultry</i> coops, pens and outdoor runs, stables, feedlots, paddocks, corrals, exercise yards, and animal holding areas, but does not include associated <i>seasonal</i> feeding or grazing areas.
<i>cooking facility:</i>	means any arrangement of cooking facilities and may include gas, propane, or electric ranges or stoves, microwave ovens, counter-top cooking units, hot plates, wall ovens, toaster ovens, electric frying pans, pressure cookers, crock pots or any other such cooking facility or any combination of such cooking facilities, and includes the service lines which provide the energy source being used or intended to be used to service such facilities.

D

- demonstration forest:* means land administered by a public authority and used to promote public education and awareness of forests and integrated forest resource management including water management, timber harvesting, reforestation, spacing, thinning and other *forest management* practices, fish and wildlife management and outdoor recreation.
- domestic:* means for the use or consumption of the residents of the same parcel and not for the purposes of profit or commercial gain
- domestic consumption:* means utilization of *livestock* by residents of the same *parcel* used for the raising of *livestock* and does not include *retailing* or wholesaling.
- dwelling unit:* means a self-contained, independent premise consisting of one or more rooms that provides living, cooking and sanitary facilities, used or intended as a residence by one or more persons.

E

- education facility:* means land, *buildings* and *structures* used for the instruction and teaching of students in a course of study, such as an art school, trade school, professional or vocational program.

F

- farm research and education:* means land, *buildings* or *structures* used for researching, promoting and teaching methods of *agriculture* and farming.
- farm operation:* means a farm operation as defined in the *Farm Practices Protection (Right to Farm) Act*.
- fence:* means an upright constructed barrier used as an enclosure or screening around all or part of a parcel or site, and excludes a *retaining wall* or *revetment*.
- fire department training area:* means a *site* containing fire suppression and extraction practice facilities and storage of vehicles and equipment used by fire departments located within the Sunshine Coast *Regional District* for training.
- float:* means a buoyant platform *structure*, affixed on the surface of water by a rope, chain or wire connected to an anchor located beneath the low water mark or affixed to land or a *structure* located above the

low water mark, and which is customarily used for recreational purposes, such as swimming or diving, or for *mooring*.

floor area:

For any buildings outside the Agricultural Land Reserve, means the total area of all floors within a *building* having a ceiling *height* of 1.8 metres or more, contained within the outside exterior walls or glazing line of windows, including areas giving access thereto, such as corridors, hallways, landings, foyers, staircases, stairwells, enclosed balconies, mezzanines, enclosed porches, verandas and enclosed parking areas, but excluding parking contained within an *underground structure*, unenclosed auxiliary parking, carports, unenclosed balconies, decks and other *building* projections permitted by this bylaw, elevators, and areas devoted exclusively to electrical or mechanical equipment servicing the *building*.

For any additional residences within the Agricultural Land Reserve, means the total area of all floors within the outer surface of exterior walls including corridors, hallways, landings, foyers, staircases, stairwells, enclosed balconies, enclosed porches or verandas, basements, attached garages and unenclosed carports, except:

- (a) a ground-floor attached garage of a building where an additional residence occupies the second floor; or
- (b) an unfinished space between the roof and the ceiling of the top floor of a building or between a partial wall and a sloping roof, where the unfinished space is created by the use of roof trusses rather than the use of attic trusses or rafters in the construction of a residence; or
- (c) an unfinished space below the first floor with a vertical height of less than 1.8 m.

forest-based outdoor recreation:

means outdoor recreation activities that take place in a natural setting out of doors, and that may require amenities such as recreational trails, outdoor shelters and picnic sites, excluding outdoor activities that require constructed facilities, *buildings* or *structures* such as playing fields and swimming pools.

forest management:

means the management of forests for the production of wood, the provision of *forest based outdoor recreation*, the maintenance, restoration and enhancement of natural environmental conditions for wildlife, or for the protection of water supplies. *Forest management* includes, but is not limited to, the growing and harvesting of wood for fuel and lumber, Christmas trees, and other forms of timber production and harvesting. For private managed forest lands as defined under the *Private Managed Forest Land Act*, means *forest management* activities as set out in Schedule A of the *Private Managed Forest Land Regulation*.

fuel service station: means a *use* providing for the *retail* sale of fuels or lubricating oils for motor vehicles; may include the servicing or repair of motor vehicles, the sale of automobile accessories and limited food, beverage and convenience items, excludes the sale of propane unless otherwise permitted by this Bylaw.

G

garden nursery: means an area of land in which the *principal use* is the propagation and growing of plants for transplantation and sale and no more than 10 % of the nursery area to a maximum of 150 m² of floor or land area for auxiliary *retail* sale of fertilizer, insecticide, herbicide, seeds, small garden hand tools, Christmas trees, animal feed and animal bedding.

garden supply centre: means an area *used* for the display, *wholesale* or *retail* sale of plants, fertilizer, insecticide, herbicide, seeds, small garden hand tools, Christmas trees, pet and farm animal feed, supplies and accessories and excludes all other *wholesale* or *retail* sales.

grade, average: means the average ground elevation, calculated by referencing the lower of *finished grade* or *natural grade* at the corners of every exterior wall or column around the perimeter of a building, excluding steps, eaves, sunlight controls, balconies, open porches, patios and uncovered swimming pools.

grade, finished: means the ground elevation, after placement of fill, removal of soil, regrading or construction.

grade, natural: means the ground elevation referencing undisturbed ground prior to human alteration or, where undisturbed ground level cannot be ascertained, the existing grade.

greenhouse: means a translucent-clad *structure used* for *horticulture*, which may have structural footings but does not have a full foundation or a floor constructed of material other than soil or wood.

green roof: means a roof of a *building* that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems.

H

<i>height:</i>	means the vertical distance measured from the <i>average grade</i> to the highest point of a <i>building</i> or <i>structure</i> .
<i>highway:</i>	means street, road, lane, bridge, viaduct and any other way open to public use, but does not include a Forest Service Road, private right of way on private property or a pathway not intended for vehicular traffic.
<i>home-based business:</i>	means an occupation, profession or craft carried out on a parcel where dwelling units are permitted in accordance with Part 5 of this bylaw but does not include a kennel, vehicle equipment repair and maintenance, body shop, metal fabricating, cannabis production or cannabis retail.
<i>horse riding, training or boarding facility:</i>	means the <i>use</i> of land, <i>buildings</i> or <i>structures</i> for the keeping of horses, which may also include training and instructing equestrian riders.
<i>horticultural product sales:</i>	means the <i>use</i> of land, <i>buildings</i> or <i>structures</i> for the sale of fruits, vegetables, herbs, flowers or ornamental plants that are grown and produced on the same farm or <i>parcel</i> .
<i>horticulture:</i>	means the cultivation of fruits, vegetables, herbs, flowers or ornamental plants.
<i>houseboat:</i>	means a boat, typically flat bottomed, containing one <i>dwelling unit</i> located above the water line.
I	
<i>independent power project:</i>	means a <i>commercial</i> power generation facility that is not operated by a government agency or a Provincial corporation.
<i>industrial:</i>	means a <i>use</i> providing for the <i>manufacturing</i> , processing, fabricating, assembling, storing, transporting, distributing, wholesaling, testing, and servicing or repairing of goods.
<i>institution:</i>	Means an ambulance station, arena, cemetery, college, court of law, community centre, federal <i>office</i> , fire hall, library, municipal <i>office</i> , museum, <i>park</i> , playground, police station, provincial <i>office</i> , exhibition and conference centre, research facility, stadium or public swimming pool and excludes a public storage yard or works yard.
<i>inter-tidal zone:</i>	means the area of land between the lowest low tide mark and highest high tide mark on tidal waters.

K

kennel: means the *use* of land, *buildings* or *structures*, which may contain pens or cages, for boarding, breeding, providing care or training of more than three dogs over the age of three months, and where *pet supplies* may be stored and made available for auxiliary sale within a fully enclosed *floor area* not exceeding 16 m².

L

landfill: means an area approved and regulated by the Ministry of Environment for the disposal and transfer of solid waste and can include *structures* and facilities such as weigh scales, scale *office*, tool shed and staff *offices*.

landscaping: means any combination of natural or planted trees, bushes, shrubs, plants, flowers, lawns, bark mulch, decorative boulders, planters, decorative *fences*, and the like, arranged and maintained so as to enhance and embellish the appearance of a property, or where necessary to effectively screen a property, and shall not include paved parking areas and sidewalks, or uncleared natural bush, undergrowth, or uncontrolled weed growth.

lane: means a *highway* which provides a second access to a *parcel* and is less than eight meters wide.

light industry: means a *use* providing for the *manufacturing*, processing, fabricating, assembling, storing, transporting, distributing, *retail* and wholesaling including *gas fuel service stations*, testing, servicing, or repairing of goods or materials, moving and storage facilities, and excludes wood processing, log storage, auto wrecking, refuse disposal, gravel extraction, manufacture of concrete products, bulk fuel or chemical storage or refining depots or *animal processing*.

livestock: means domestic farm animals, such as cattle, horses, sheep, goats, swine and similar animals, but excludes *poultry* and bees.

M

manufactured home: means a transportable prefabricated *structure*, whether ordinarily equipped with wheels or not, that is designed, constructed or manufactured to be moved from one place to another and to be used for *residential use*, and that conforms to the A-277 series for modular homes or the Z-240 series for mobile homes of the Canadian Standards Association for *manufactured homes*.

manufacturing: means to make or process product but does not include the production of fish or animal feeds or the processing of *aquaculture* or *agriculture* products.

<i>marina:</i>	means public or <i>commercial mooring</i> facilities, whether on surface of water, on land or both, and which may include the sale, servicing or rental of <i>marine craft</i> and related equipment and supplies but does not include <i>manufacturing of marine craft</i> .
<i>marine craft:</i>	means motorized and non-motorized crafts and vessels <i>used</i> on waterbodies.
<i>marine way:</i>	means a <i>structure</i> consisting of rails or skids installed above and beneath the surface of water, which when assisted by mechanical equipment, is <i>used</i> for launching and removing <i>marine craft</i> from the water.
<i>mobile vendor:</i>	means a vendor operating on a temporary basis from a movable cart, tent or other non-permanent structure or the display and sale of goods on a temporary basis within a structure.
<i>mooring:</i>	means fastening or securing a floating <i>marine craft</i> to a fixed object or <i>structure</i> , such as an anchor, buoy, <i>float</i> , <i>pier</i> or <i>boathouse</i> .
<i>mooring facility:</i>	means a fixed or anchored object or <i>structure</i> , such as an anchor, buoy, <i>float</i> , <i>pier</i> or <i>boathouse</i> , or <i>pedestrian access ramp</i> which is used for mooring.

N

<i>natural boundary:</i>	means the visible high water mark of any lake, river, <i>stream</i> or other body of water where the presence and action of the water area so common and usual and so long continued in all ordinary years as to mark a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself.
<i>neighbourhood pub:</i>	means a <i>building</i> where food and beverages, including alcoholic beverages, are served and sold pursuant to a licence issued under the <i>Liquor Control and Licencing Act</i> , and may include off-premises sales.

O

<i>office:</i>	means premises <i>used</i> for the operation of a bank, finance and trust company, federal, provincial and local government, business or profession, non-profit society and similar <i>uses</i> but does not include a <i>health care office</i> .
<i>office, health care:</i>	means the office, clinic or laboratory of a health professional in the field of medicine, including a doctor, dentist, optometrist, physiotherapist, chiropractor and medical technician; and any other

health professional regulated under the *Health Professions Act* or *Emergency Health Services Act*.

off-street loading: means a *use* providing for the loading and unloading needs of a permitted *use* on the same *parcel*.

off-street parking: means a *use* providing for the parking needs generated by a permitted *use* on the same *parcel* unless otherwise permitted by bylaw or restrictive covenant.

P

pad: means a finished surface on which blocks, posts, runners, or strip footings are placed for the purpose of supporting a *manufactured home*.

panhandle: means a long and narrow strip of land of a *parcel*, which is used exclusively for providing legal vehicular access to a *highway*.

parcel: means a fee simple lot, block or other area in which land is held or into which land is subdivided under the *Land Title Act* or a bare-land strata plan under the *Strata Property Act*.

parcel area: means the area of land within the legal boundaries of a *parcel*.

parcel coverage: means the horizontal area within the outer limits of all *structures* on a *parcel* expressed as a percentage of the *parcel area*.

park: means the *use* of land for passive or active recreation purposes by the public, including playgrounds, trails, greenbelts, buffers, nature interpretation areas and similar land *uses*.

pedestrian access ramp: means a *structure* used to connect or provide access to a *float* from *adjacent upland* or from a *pier*.

personal service establishment: means an individualized service to persons or personal property including but not limited to a barbershop, beauty shop, drycleaner, laundromat or shoe repair shop and includes the auxiliary sale of goods related to the provision of that service.

pet supplies: means goods related to the keeping of domestic pets, such as speciality foods, leashes and grooming products.

pier: means a *structure* consisting of a platform constructed above the surface of water, supported by a series of pilings, support columns or rock located across the *inter-tidal zone*, which is customarily used for *mooring* or to provide access to a *waterbody*.

<i>portable cabin</i>	means a building with a maximum floor area of 60 m ² that may contain one or more habitable rooms and one set of cooking and sanitary facilities, and may be moved to variable locations of a site.
<i>poultry:</i>	means domestic birds raised for the consumption of eggs or meat such as chickens, ducks, turkeys, geese, pheasants, quail, game birds and ratites (large flightless birds such as ostriches).
<i>principal building:</i>	means a <i>building</i> that accommodates the <i>principal use</i> of a <i>parcel</i> and may accommodate one or more auxiliary <i>uses</i> .
<i>principal use:</i>	means the primary purpose for which land, <i>buildings</i> or <i>structures</i> area ordinarily <i>used</i> .
<i>private outdoor space:</i>	means an amenity area in a residential multiple zone for the benefit of the residents of the adjacent <i>dwelling unit</i> but does not include a riparian, environmentally sensitive, hazardous or <i>common amenity area</i> and excludes an entry sidewalk or porch.
<i>public boat ramp:</i>	means a <i>boat ramp</i> operated or maintained directly or indirectly by a local, provincial or federal government.
<i>public use:</i>	means a <i>highway</i> , public wharf, <i>park</i> , or government facility.
<i>public utility:</i>	means broadcast transmission, electrical, gas, telephone, sewer or water services established or regulated by a government and does not include oil or gas storage tanks or a public storage and works yard.

R

<i>ravine:</i>	means a narrow, steep-sided valley that is commonly eroded by running water and has a slope greater than 3 horizontal : 1 vertical.
<i>recreational vehicle:</i>	means any vehicular portable <i>structure</i> constructed to CSA-Z240 RV standard holding a current license under the <i>Motor Vehicle Act</i> and which is designed to be moved from place to place on a daily basis, and to provide temporary accommodation for travel, recreation or vacation and which does not require continuous connection to sanitary, water and electrical hookups.
<i>Regional District:</i>	means the Sunshine Coast <i>Regional District</i> or the geographical area within the boundaries of the <i>Regional District</i> , as the context may require.
<i>Residential Agriculture:</i>	Means the keeping of poultry, rabbits and bees.
<i>residential use:</i>	means a <i>use</i> providing for the accommodation and home life of one or more persons in a <i>dwelling unit</i> , including activities customarily

incidental to ~~the~~ this *use*, including *horticulture*, recreation, storage, and the keeping of domesticated pets that are not kept for financial gain.

restaurant: means an establishment where food is sold to the public and where provision is made for its consumption on the premises as the *principal use* and may include the incidental serving of alcoholic beverages but excludes the *retail* sale of alcoholic beverages as a *principal use* or for off-site consumption and includes a food truck but does not include drive-through sales.

restricted watershed areas: means an area within a watershed that provides water for domestic *use* where the public is restricted from entering.

retail: means the sale or rental of goods or merchandise to the general public for personal or household consumption, but excludes the sale of cannabis.

retail, cannabis: means premises licensed under the Cannabis Control and Licensing Act for the retail sale of cannabis.

retaining wall: means vertical or near-vertical structures to retain material, or provide support to terrain where the angle of repose is exceeded, preventing it from collapsing, slipping or eroding.

revetment: means sloping embankments placed on banks of water bodies or on land to hold back water and/or retain earth.

riparian assessment area: means:

- for a *stream*, the 30 m strip on both sides of the *stream*, measured from the high-water mark;
- for a *ravine* less than 60 meters wide, a strip on both sides of the *stream* measured from the high-water mark to a point that is 30 meters beyond the top of the *ravine* bank; and
- for a *ravine* 60 meters wide or greater, a strip on both sides of the *stream* measured from the high-water mark to a point that is 10 meters beyond the top of the *ravine* bank.

S

seasonal: means a use which occurs not more than 6 months of the year and may include temporary events held during the season.

<i>secondary suite:</i>	means a dwelling unit with a maximum floor area of 55 m ² and one set of <i>cooking facility</i> , auxiliary to and located within a building containing a <i>single-unit dwelling</i> .
<i>setback:</i>	means the minimum permitted distance under this bylaw between a building or <i>structure</i> and a specified <i>parcel</i> line.
<i>short-term rental:</i>	means use of buildings for transient accommodation provided for commercial purposes, auxiliary to the residential use, and occupied by the same occupant(s) for not more than 30 consecutive days, may include accommodation commonly known as bed and breakfast, but specifically excludes accommodation provided in a <i>campground</i> , a <i>sleeping unit</i> , a motel, a housekeeping unit, a lodge, a hotel or a resort hotel.
<i>silviculture:</i>	means the branch of forestry that deals with establishing, caring for and reproducing stands of trees for a variety of forest uses including wildlife habitat, timber production and outdoor recreation.
<i>single-unit dwelling:</i>	means a <i>building</i> that is used for a <i>residential use</i> containing one <i>dwelling unit</i> as the <i>principal use</i> ; and may contain a <i>secondary suite</i> .
<i>site area:</i>	means a defined area of land set apart for a specific <i>use</i> permitted within a zone.
<i>sleeping unit:</i>	means a bedroom or an enclosed space used for sleeping, excluding <i>cooking facility</i> , but may include washroom facility; and may be a self-contained detached <i>building</i> or located within a <i>building</i> used for <i>tourist accommodation</i> .
<i>solar collector:</i>	means a device that collects and/or concentrates solar radiation from the sun.
<i>strata lot:</i>	means a <i>strata lot</i> contained within a strata plan as defined under the <i>Strata Property Act</i> .
<i>stream:</i>	includes any of the following that provides habitat for salmonids, game fish and regionally significant fish; <ul style="list-style-type: none"> ▪ a <i>watercourse</i>, whether it usually contains water or not; ▪ a pond, lake, river, creek or brook ▪ a ditch, spring or <i>wetland</i> that is connected by surface water flowing to a <i>watercourse</i>.
<i>streamside protection and enhancement area (SPEA):</i>	means an area:

1. adjacent to a *stream* that links aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential *adjacent upland* vegetation that exerts an influence on the *streams* determined according to the Riparian Areas Protection Regulation on the basis of a report provided by a qualified environmental professional in respect of a development proposal.

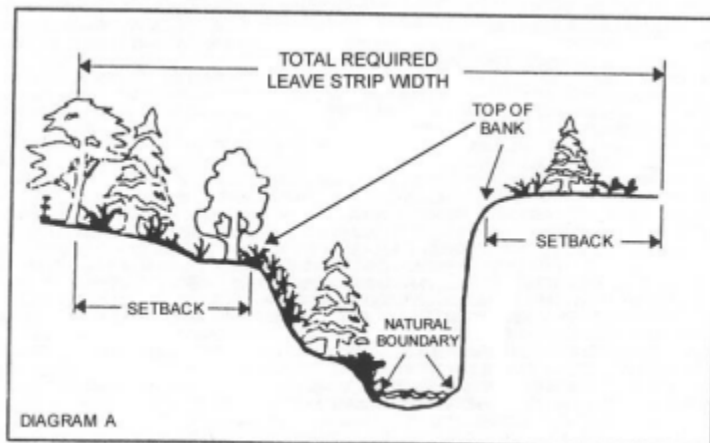
structure: means anything constructed, placed or erected on land or sunken into the ground, and for the purpose of this Bylaw excludes fence, revetment, retaining wall not higher than 2 m, or concrete, asphalt, pavers or other artificial surfacing.

subdivision: means the division of land into one or more *parcels* by plan, descriptive word, or otherwise under the *Strata Property Act* or *Land Title Act*.

subdivision district: means a land use classification category established in Section 4.2 of this bylaw.

T

top of ravine bank: means the first significant break in a *ravine* slope where the break occurs such that the grade beyond the break is less than 3:1 for a minimum distance of 15 metres measured perpendicularly from the break, and the break does not include a bench within the *ravine* that could be developed.



tourist accommodation: means the *use* of land and a *building* or *buildings* for the purpose of providing temporary or overnight accommodation and may include sleeping *units* and cooking facilities. *Tourist accommodation* includes a hotel, motel, lodge, motor inn, *sleeping units*, tourist cottages and resorts but excludes a *campground*, bed and breakfast or *short-term rental*.

tourist information centre: means a facility, the primary *use* of which is the promotion of tourism, and which may include an auxiliary *office* and an auxiliary residence for a caretaker.

townhouse: means a residential *building* that contains three or more *dwelling units*, all of which have a separate exterior entrance.

two-unit dwelling: means one *building* containing two dwelling units attached by conditioned space with an adjacent common wall or floor assembly, and having a maximum combined total floor area equal to 400 m² or 15% of the area of the parcel where the building is located, whichever is less and may include a maximum of 45 m² of enclosed floor area for parking for each unit.

U

underground structure: means construction of any kind sunk into the ground and which at no point projects above finished grade by more than 1.0 metre, except at driveway and stairwell entrances.

utility: means broadcast transmission, electrical, telephone, sewer or water services regulated by a government and does not include oil or gas storage tanks, public storage and works yard or an *independent power project*.

use: means the purpose for which any *parcel, building or structure* is designed, arranged or intended, or for which it is occupied or maintained.

W

waterbody: means the ocean or a non-tidal water body consisting of a *watercourse* such as a river, *stream* or lake but does not include *wetland*.

watercourse: means any natural or man-made depression with a bed 0.6 meters or more below the natural elevation of surrounding land:

- (a) serving to give direction to a current of water at least six months of the year according to records kept by the Government of British Columbia; or
- (b) having a drainage area of two square kilometres or more.

wetland: means land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and

that under normal conditions does support, vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, fens, estuaries and similar areas that are not part of the active floodplain of a *stream* or *watercourse*.

wholesale:

means the *use* of land, *buildings* or *structures* for the storage and distribution of goods in large quantities by a warehouse operator, a distributor, a manufacturer or a supplier.

Y

yard waste transfer station:

means the use of land and structures for the collection, temporary storage and transfer of residential garden debris from the cutting, pruning, and trimming of plants, but does not include any residual organic kitchen household waste, and does not include any composting, processing (other than chipping) or burning of residential garden debris.

PART 14 SCHEDULES

14.1 Schedule A (Zones Atlas)

14.2 Schedule B (Subdivision Districts Atlas)

14.3 Schedule C

14.4 Schedule D

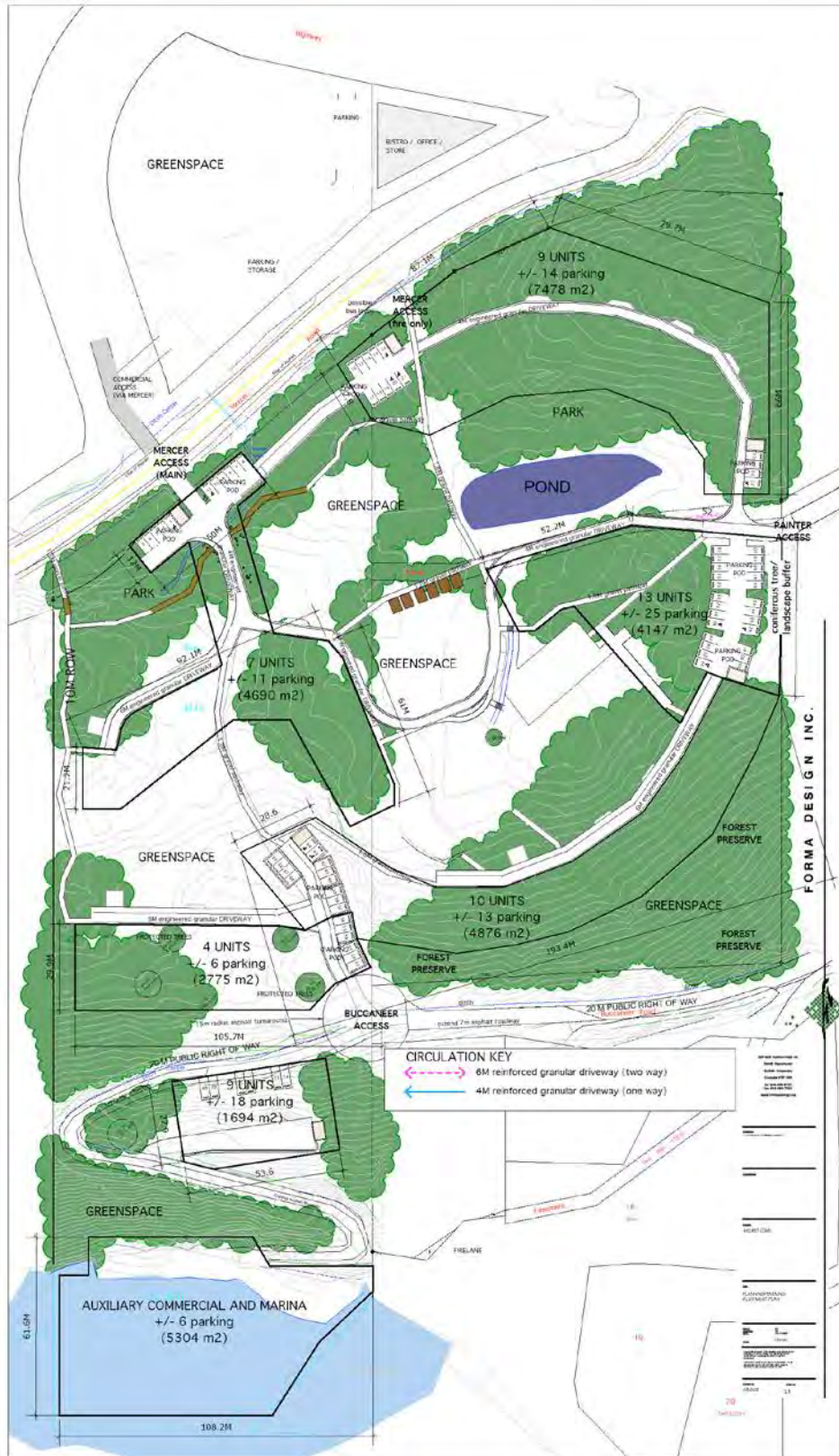
14.5 Schedule E

14.6 Schedule F

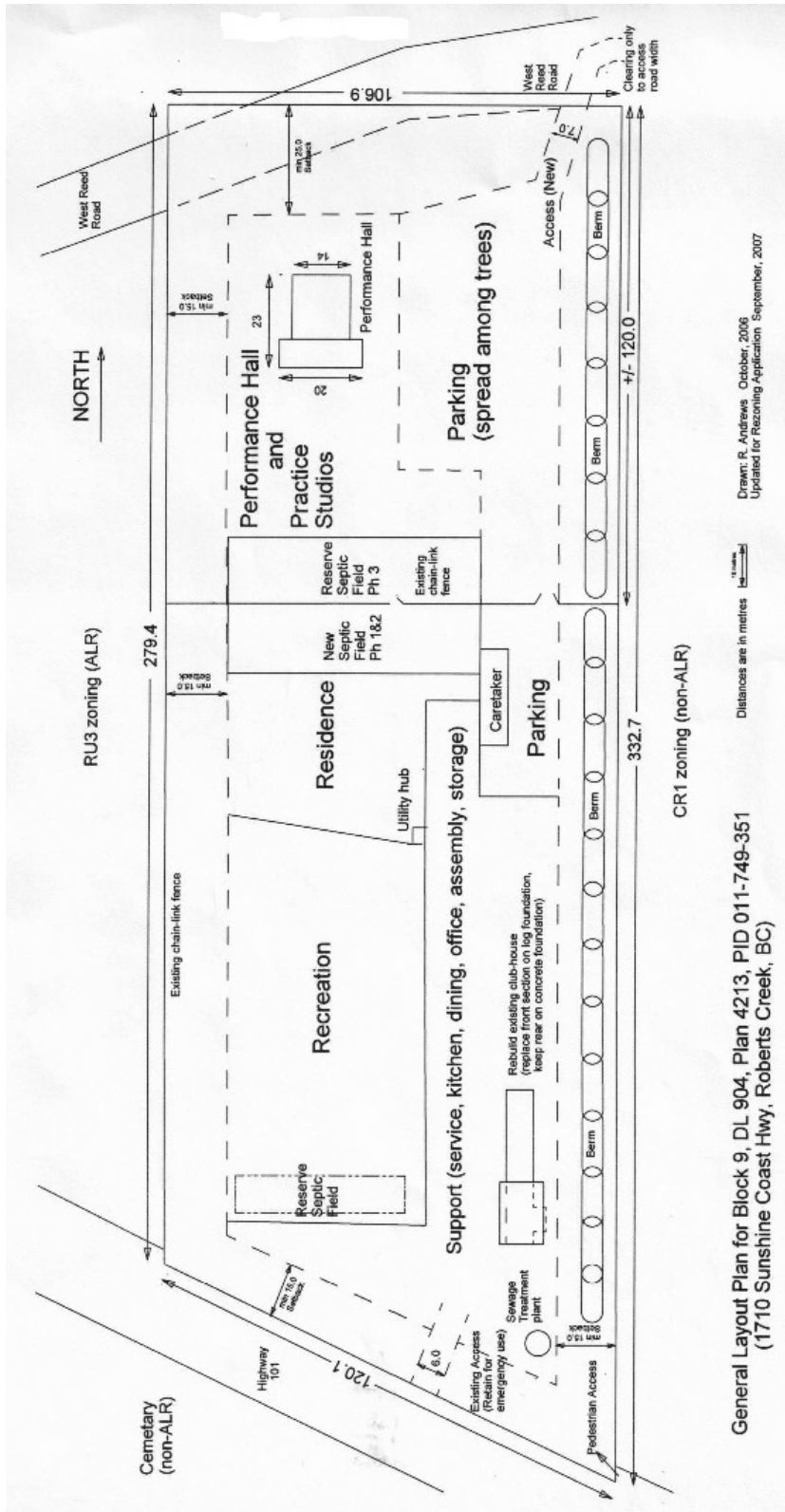
14.1 Schedule A (Zones Atlas, Separate Attachment)

14.2 Schedule B (Subdivision Districts Atlas, Separate Attachment)

14.4 Schedule D



14.5 Schedule E

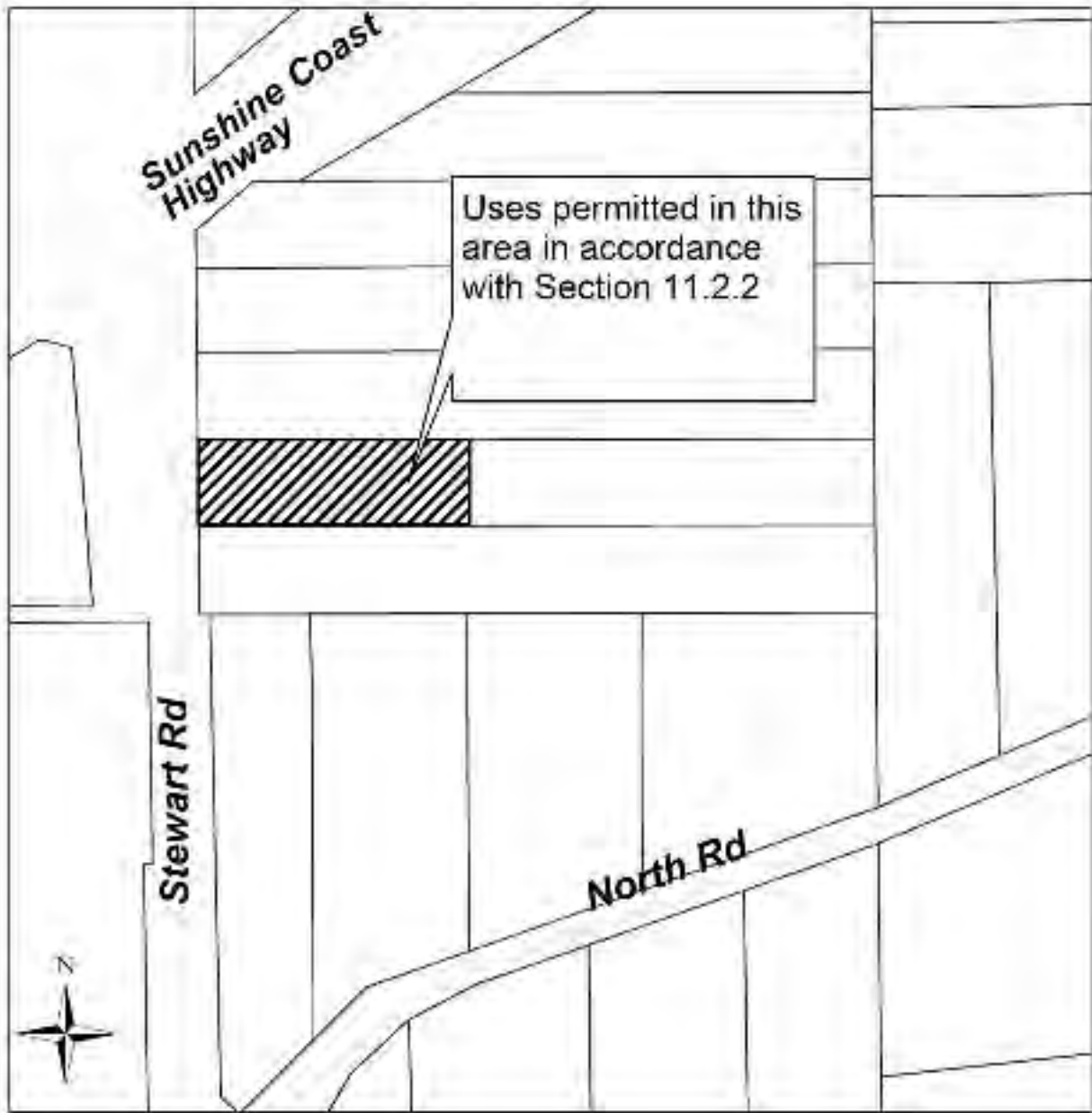


Drawn: R. Andrews October, 2006
 Updated for Rezoning Application September, 2007

Distances are in metres

General Layout Plan for Block 9, DL 904, Plan 4213, PID 011-749-351
 (1710 Sunshine Coast Hwy, Roberts Creek, BC)

14.6 Schedule F



SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: SCRD Board Meeting- July 28, 2022

AUTHOR: Tina Perreault, General Manager, Corporate Services/ Chief Financial Officer

SUBJECT: 2022-2026 FINANCIAL PLAN BYLAW AMENDMENTS

RECOMMENDATION(S)

THAT the report titled 2022-2026 Financial Plan Bylaw Amendments be received for information;

AND THAT [625] – Non-Annual Maintenance – Water Storage Solutions, \$10,000 funded from Operating Reserves be included in the 2022-2026 Financial Plan;

AND FURTHER THAT the 2022-2026 Financial Plan Bylaw (735.1) and related schedules be amended to include changes from February 25 to July 14, 2022.

BACKGROUND

Sections 374 and 375 of the *Local Government Act* (LGA) outlines how a Regional District must conduct its Financial Planning process. A Regional District must adopt its Financial Plan Bylaw by March 31 of each year and may amend its Bylaw during the course of a year. The Sunshine Coast Regional District (SCRD) adopted its *2022-2026 Financial Plan Bylaw No. 735* at the February 24, 2022 Regular Board Meeting.

Since the adoption of Financial Plan Bylaw 735, there have been several amendments approved through resolution which are then required to be reflected in the Bylaw. This provides transparency and accountability from a financial reporting perspective as the SCRD only otherwise reports on the original Financial Plan. Depending on the volume of amendments in a year, the Financial Plan Bylaw be brought forward once or twice a year (July and December).

The purpose of this report is to formally amend the 2022-2026 Financial Plan Bylaw 735 for the cumulative amendments approved after February 24, 2022.

DISCUSSION

Since February 24th, there have been 7 requests to amend the 2022-2026 Financial Plan. There was also one instance where an item was omitted in the Financial Plan but was adopted through the 2022 Budget process which was for the Pender Harbour Pool Service [625] – Non-Annual Maintenance – Water Storage Solutions, \$10,000 funded from Reserves. These items have been incorporated into the revised 2022-2026 Financial Plan Bylaw amendment (735.1)-amended Schedule A, included as part of today's Board agenda.

Financial Implications

All related amendments have been included in the 2022-2026 Financial Plan with the financial implications reflected as part of the Financial Plan Bylaw 735.1.

Timeline for next steps or estimated completion date

Bylaw 735.1 and related Financial Schedules are included as part of the July 28, 2022 Board agenda for three readings and adoption.

STRATEGIC PLAN AND RELATED POLICIES

Formalizing amendments to the Financial Plan Bylaw are legislatively required and follow the Boards Financial Sustainability Policy.

CONCLUSION

The SCRD adopted its original *2022-2026 Financial Plan Bylaw No. 735* on February 24, 2022.

There have been 7 additional requests for amendment and 1 transaction level adjustments identified which is the purpose of 2022-2026 Financial Plan Bylaw amendment (735.1) included as part of today's Board agenda.

Attachment A- Summary of 2022-2026 Financial Plan Bylaw Amendments

Reviewed by:			
Manager		Finance	
GM		Legislative	
CAO	X – D. McKinley		

Attachment A

Summary of 2022-2026 Financial Plan Bylaw Amendments from February-July 28, 2022

	Date	Res. No	Recommendation No.	Function	Recommendation
1	25-Nov-21	304/21	No. 6	625	<p>THAT the following Community Services' Categorized Mandatory projects be approved and included into the 2022 Round 1 Budget:</p> <p>[625] – Non-Annual Maintenance – Water Storage Solutions, \$10,000 funded from Reserves (Regulatory Compliance);</p>
2	28-Apr-22	104/22	Planning-No. 8	222	<p>CEPF Approval of Evacuation Route Planning Grant</p> <p>THAT the report titled Community Emergency Preparedness Fund – Approval of Evacuation Route Planning Grant be received for information;</p> <p>AND THAT the SCRDP accept the Community Emergency Preparedness Fund Grant for Evacuation Route Planning valued at \$25,000;</p> <p>AND THAT the delegated authorities be authorized to execute the approval agreement and accept the terms of condition;</p> <p>AND FURTHER THAT the 2022-2026 Financial Plan be amended accordingly.</p>
3	28-Apr-22	106/22	Community-No. 6	650	<p>Disaster Recovery Plan, Regional Flooding Events - Chaster House and Pedestrian Bridge</p> <p>THAT the report titled Disaster Recovery Plan, Regional Flooding Events - Chaster House and Pedestrian Bridge be received for information;</p> <p>AND THAT the Chaster park pedestrian bridge and retaining wall repair planning be funded through [650] Community Parks Operating Reserves up to \$32,500;</p> <p>AND THAT a 0.075 FTE for project management oversight be approved as part of the total project budget above;</p> <p>AND FURTHER THAT the 2022-2026 Financial Plan Bylaw 735 be amended accordingly.</p>
4	26-May-22	142/22	Electoral Area Services-No. 3	650	<p>Coopers Green Hall Replacement Project – Construction Budget Update</p> <p>THAT the report titled Coopers Green Hall Replacement Project – Construction Budget Update be received for information;</p> <p>AND THAT Coopers Green Hall Replacement Project budget be increased by \$1,411,980 for a total project cost of up to \$4,500,000;</p> <p>AND THAT the project be funded by the following additional sources:</p> <ul style="list-style-type: none"> •\$60,000 Bear Creek amenity funding; •\$2,000 Blue Earth Donation to Coopers; •\$400,125 Area B portion of the Community Works Fund; •\$949,855 short-term debt funding; <p>AND THAT the Sunshine Coast Regional District authorize up to \$1,500,000 to be borrowed, under Section 403 of the Local Government Act, from the Municipal Finance Authority, for the purpose of the Coopers Green Hall Replacement Project;</p> <p>AND THAT the loan be repaid within five years with no rights of renewal;</p> <p>AND THAT the 2022-2026 Financial Plan Bylaw be amended accordingly;</p> <p>AND FURTHER THAT any future grants received towards the Coopers Green Hall project be used to offset short-term borrowing, subject to grant conditions.</p>

5	9-Jun-22	155/22	COW- No. 7	222	<p>Community Community Emergency Preparedness Fund Grant – Reception Centre Modernization</p> <p>THAT the report titled Community Emergency Preparedness Fund (CEPF) Grant Application for Sunshine Coast Emergency Program (SCEP) Emergency Support Services (ESS) Reception Centre Modernization be received for information;</p> <p>AND THAT the Sunshine Coast Regional District Board approve the application of the CEPF grant toward the ESS Reception Centre Modernization;</p> <p>AND THAT the CEPF – SCEP ESS Reception Centre Modernization grant receipt in the amount of \$24,967 be approved;</p> <p>AND THAT the delegated authorities be authorized to execute the agreement;</p> <p>AND FURTHER THAT the 2022-2026 Financial Plan be amended accordingly.</p>
6	23-Jun-22	172/22	COW- No. 7	210 & 216	<p>Request for Proposal 2211601 Pickup Trucks: Fire Departments</p> <p>THAT the report titled Request for Proposal 2211601 Pickup Trucks: Fire Departments Award Report be received for information;</p> <p>AND THAT the contract for Pickup Trucks: Fire Departments be awarded to HUB Fire Engines and Equipment Ltd. for the amount up to a total value of up to \$263,096 (before GST);</p> <p>AND THAT the delegated authorities be authorized to execute the contract;</p> <p>AND THAT the project budget for Gibsons and District Fire Protection be increased from \$73,900 to up to \$131,548 with the additional \$57,648 funded from Gibsons and District Fire Protection 210 operating reserves;</p> <p>AND THAT the project budget for Halfmoon Bay Fire Protection be increased from \$85,900 to up to \$131,548 with the additional \$45,648 funded from Halfmoon Bay Fire Protection 216 operating reserves;</p> <p>AND FURTHER THAT the 2022-2026 Financial Plan Bylaw be amended accordingly.</p>
7	23-Jun-22	174/22	COW- No. 8	382	<p>Investing in Canada Infrastructure Program – Rural and Northern Communities Program – Approval of Woodcreek Park Wastewater Treatment Plant System Upgrade Grant</p> <p>AND THAT the Sunshine Coast Regional District (SCRD) accept the ICIP-RNC grant for Woodcreek Park Wastewater Treatment Plant System Upgrade valued at \$769,000;</p> <p>AND THAT Woodcreek Park Wastewater Treatment Plant System Upgrade Project be included in the [382] Woodcreek Park Wastewater Service Area 2022 Budget in the amount of \$968,591;</p> <p>AND THAT the project be funded from the listed grant funding (\$769,000), \$75,000 operating reserves, \$25,000 capital reserves, and \$100,000 from MFA short-term debt servicing;</p> <p>AND THAT the SCRD authorize up to \$100,000 to be borrowed, under Section 403 of the Local Government Act, from the Municipal Finance Authority, for the purpose of the Woodcreek Park Wastewater Treatment Plant System Upgrade;</p> <p>AND THAT the loan be repaid within five years with no rights of renewal;</p> <p>AND FURTHER THAT that the 2022-2026 Financial Plan Bylaw be amended accordingly.</p>

8

14-Jul-22

184/22

N/A

212

RC Fire Hall Engine #1 Replacement

THAT the report titled Engine #1 Replacement – Roberts Creek Volunteer Fire Department be received for information;

AND THAT the project budget for Engine #1 Replacement - Roberts Creek Volunteer Fire Department be increased from \$374,928 to \$390,978 with the additional \$10,700 for changes and \$5,350 for contingencies funded from Roberts Creek Fire Protection 212 operating reserves;

AND THAT the contract supply and delivery of a fire truck for the Roberts Creek Volunteer Fire Department with Intercontinental Truck Body (BC) Ltd. be increased to up to \$390,978 (before GST);

AND FURTHER THAT the 2022-2026 Financial Plan Bylaw be amended accordingly.

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 735.1

A bylaw to amend the Financial Plan for the years 2022 - 2026

WHEREAS the Board of the Sunshine Coast Regional District wishes to amend *Sunshine Coast Regional District Financial Plan Bylaw No. 735, 2022*;

NOW THEREFORE the Board of the Sunshine Coast Regional District in open meeting assembled enacts as follows:

1. This bylaw may be cited for all purposes as the *Sunshine Coast Regional District Financial Plan Amendment Bylaw No. 735.1, 2022*.
2. *Sunshine Coast Regional District Financial Plan Bylaw No. 735, 2022* is hereby amended as follows:
 - a) Delete Schedule A in its entirety and replace with the revised Schedule A attached hereto.

READ A FIRST TIME	this	28 th	day of	July, 2022
READ A SECOND TIME	this	28 th	day of	July, 2022
READ A THIRD TIME	this	28 th	day of	July, 2022
ADOPTED	this	28 th	day of	July, 2022

CORPORATE OFFICER

CHAIR



5-Year Financial Plan - Bylaw 735.1, 2022 Schedule A

Budget Version: 5-year Financial Plan
Generated Date: July 21, 2022

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Sunshine Coast Regional District
Consolidated Five Year Financial Plan (Summary)

Schedule A, Bylaw 735.1, 2022

2022 - 2026

	2022	2023	2024	2025	2026
Revenues					
Grants in Lieu of Taxes	97,000	97,000	97,000	97,000	97,000
Tax Requisitions	26,262,456	26,909,666	27,142,297	27,118,854	26,868,475
Frontage & Parcel Taxes	6,374,560	6,375,128	6,375,707	6,375,707	4,795,639
Government Transfers	6,561,044	2,879,182	2,965,923	2,965,923	2,965,923
User Fees & Service Charges	15,728,234	15,981,758	16,096,068	16,082,568	16,077,085
Member Municipality Debt	1,734,207	1,384,741	1,368,073	981,019	606,466
Investment Income	735,513	747,313	809,880	879,164	331,847
Developer Contributions	544,500	-	-	-	-
Other Revenue	1,065,303	545,407	545,789	546,193	545,909
	59,102,817	54,920,195	55,400,737	55,046,428	52,288,344
Expenses					
Administration	5,524,118	5,660,495	5,660,495	5,660,495	5,537,784
Internal Recoveries	(7,506,500)	(7,720,120)	(7,721,054)	(7,722,006)	(7,639,386)
Wages and Benefits	24,389,402	24,737,375	24,621,463	24,621,781	24,621,781
Operating	24,350,272	18,875,457	19,005,270	18,954,356	18,801,554
Debt Charges Member Municipalities	1,734,207	1,384,741	1,368,073	981,019	606,466
Debt Charges - Interest	1,482,123	1,519,070	1,717,430	1,705,889	706,175
Amortization of Tangible Capital Assets	4,822,441	4,822,441	4,822,441	4,822,441	4,822,441
	54,796,063	49,279,459	49,474,118	49,023,975	47,456,815
Operating Surplus / (Deficit)	4,306,754	5,640,736	5,926,619	6,022,453	4,831,529
Other					
Capital Expenditures	(44,477,721)	(1,971,599)	(1,971,599)	(1,971,599)	(1,971,599)
Proceeds from Long Term Debt	22,519,849	-	-	-	-
Debt Principal Repayment	(2,853,132)	(3,195,975)	(4,102,351)	(4,136,160)	(2,710,946)
Transfer (to)/from Reserves	13,482,493	(3,810,937)	(3,128,060)	(3,190,085)	(3,424,375)
Transfer (to)/from Appropriated Surplus	295,693	(584,666)	(647,050)	(647,050)	(647,050)
Transfer (to)/from Other Funds	87,199	-	-	-	-
Prior Year Surplus/(Deficit)	216,424	-	-	-	-
Unfunded Amortization	4,822,441	4,822,441	4,822,441	4,822,441	4,822,441
Transfer (to)/from Unfunded Liability	1,600,000	(900,000)	(900,000)	(900,000)	(900,000)
	(4,306,754)	(5,640,736)	(5,926,619)	(6,022,453)	(4,831,529)
Financial Plan Surplus / (Deficit)	-	-	-	-	-

110 General Government	2022	2023	2024	2025	2026
Revenues					
Grants in Lieu of Taxes	97,000	97,000	97,000	97,000	97,000
Tax Requisitions	1,627,516	1,762,974	1,762,974	1,762,974	1,677,800
Government Transfers	839,050	839,050	839,050	839,050	839,050
Investment Income	58,000	58,000	58,000	58,000	58,000
Other Revenue	8,406	8,406	8,406	8,406	8,406
	2,629,972	2,765,430	2,765,430	2,765,430	2,680,256
Expenses					
Administration	704,425	731,775	731,775	731,775	715,672
Internal Recoveries	(842,508)	(899,717)	(899,717)	(899,717)	(899,717)
Wages and Benefits	1,756,691	1,834,508	1,834,508	1,834,508	1,765,437
Operating	575,634	435,814	435,814	435,814	435,814
Amortization of Tangible Capital Assets	58,580	58,580	58,580	58,580	58,580
	2,252,822	2,160,960	2,160,960	2,160,960	2,075,786
Operating Surplus / (Deficit)	377,150	604,470	604,470	604,470	604,470
Other					
Capital Expenditures	(125,000)	-	-	-	-
Transfer (to)/from Reserves	186,320	(16,000)	(16,000)	(16,000)	(16,000)
Transfer (to)/from Appropriated Surplus	(497,050)	(647,050)	(647,050)	(647,050)	(647,050)
Unfunded Amortization	58,580	58,580	58,580	58,580	58,580
	(377,150)	(604,470)	(604,470)	(604,470)	(604,470)
110 Financial Plan Surplus / (Deficit)	-	-	-	-	-
111 Asset Management					
Expenses					
Internal Recoveries	(323,079)	(329,665)	(329,665)	(329,665)	(329,665)
Wages and Benefits	263,466	270,052	270,052	270,052	270,052
Operating	59,613	59,613	59,613	59,613	59,613
Amortization of Tangible Capital Assets	39,683	39,683	39,683	39,683	39,683
	39,683	39,683	39,683	39,683	39,683
Operating Surplus / (Deficit)	(39,683)	(39,683)	(39,683)	(39,683)	(39,683)
Other					
Unfunded Amortization	39,683	39,683	39,683	39,683	39,683
	39,683	39,683	39,683	39,683	39,683
111 Financial Plan Surplus / (Deficit)	-	-	-	-	-
113 Finance					
Expenses					
Internal Recoveries	(1,042,965)	(1,136,571)	(1,136,571)	(1,136,571)	(1,136,571)
Wages and Benefits	944,300	967,906	967,906	967,906	967,906
Operating	268,415	168,665	168,665	168,665	168,665
Amortization of Tangible Capital Assets	174,878	174,878	174,878	174,878	174,878
	344,628	174,878	174,878	174,878	174,878
Operating Surplus / (Deficit)	(344,628)	(174,878)	(174,878)	(174,878)	(174,878)
Other					
Transfer (to)/from Reserves	169,750	-	-	-	-
Unfunded Amortization	174,878	174,878	174,878	174,878	174,878
	344,628	174,878	174,878	174,878	174,878
113 Financial Plan Surplus / (Deficit)	-	-	-	-	-

114 Administration Office	2022	2023	2024	2025	2026
Revenues					
Investment Income	79,401	86,542	93,969	101,693	109,726
	<u>79,401</u>	<u>86,542</u>	<u>93,969</u>	<u>101,693</u>	<u>109,726</u>
Expenses					
Internal Recoveries	(510,306)	(506,145)	(506,353)	(506,565)	(434,752)
Wages and Benefits	25,393	26,028	26,028	26,028	26,028
Operating	326,875	216,925	217,133	217,345	217,561
Debt Charges - Interest	144,058	144,058	144,058	144,058	72,029
Amortization of Tangible Capital Assets	107,823	107,823	107,823	107,823	107,823
	<u>93,843</u>	<u>(11,311)</u>	<u>(11,311)</u>	<u>(11,311)</u>	<u>(11,311)</u>
Operating Surplus / (Deficit)	(14,442)	97,853	105,280	113,004	121,037
Other					
Capital Expenditures	(100,051)	-	-	-	-
Debt Principal Repayment	(178,535)	(185,676)	(193,103)	(200,827)	(208,860)
Transfer (to)/from Reserves	10,154	(20,000)	(20,000)	(20,000)	(20,000)
Transfer (to)/from Appropriated Surplus	175,051	-	-	-	-
Unfunded Amortization	107,823	107,823	107,823	107,823	107,823
	<u>14,442</u>	<u>(97,853)</u>	<u>(105,280)</u>	<u>(113,004)</u>	<u>(121,037)</u>
114 Financial Plan Surplus / (Deficit)	-	-	-	-	-
115 Human Resources					
Expenses					
Internal Recoveries	(755,915)	(771,432)	(771,744)	(772,062)	(772,062)
Wages and Benefits	623,722	639,239	639,551	639,869	639,869
Operating	130,943	122,193	122,193	122,193	122,193
Amortization of Tangible Capital Assets	29,671	29,671	29,671	29,671	29,671
	<u>28,421</u>	<u>19,671</u>	<u>19,671</u>	<u>19,671</u>	<u>19,671</u>
Operating Surplus / (Deficit)	(28,421)	(19,671)	(19,671)	(19,671)	(19,671)
Other					
Transfer (to)/from Reserves	(1,250)	(10,000)	(10,000)	(10,000)	(10,000)
Unfunded Amortization	29,671	29,671	29,671	29,671	29,671
	<u>28,421</u>	<u>19,671</u>	<u>19,671</u>	<u>19,671</u>	<u>19,671</u>
115 Financial Plan Surplus / (Deficit)	-	-	-	-	-
116 Purchasing & Risk Management					
Expenses					
Internal Recoveries	(394,170)	(403,506)	(403,506)	(403,506)	(403,506)
Wages and Benefits	373,405	382,741	382,741	382,741	382,741
Operating	20,765	20,765	20,765	20,765	20,765
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Operating Surplus / (Deficit)	-	-	-	-	-
116 Financial Plan Surplus / (Deficit)	-	-	-	-	-

117 Information Services	2022	2023	2024	2025	2026
Expenses					
Internal Recoveries	(1,271,807)	(1,289,896)	(1,290,304)	(1,290,720)	(1,291,144)
Wages and Benefits	756,604	704,249	676,944	676,944	676,944
Operating	433,087	252,952	253,360	253,776	254,200
Debt Charges - Interest	131	-	-	-	-
Amortization of Tangible Capital Assets	132,455	132,455	132,455	132,455	132,455
	50,470	(200,240)	(227,545)	(227,545)	(227,545)
Operating Surplus / (Deficit)	(50,470)	200,240	227,545	227,545	227,545
Other					
Capital Expenditures	(387,934)	(350,000)	(350,000)	(350,000)	(350,000)
Debt Principal Repayment	(22,916)	-	-	-	-
Transfer (to)/from Reserves	80,838	(10,000)	(10,000)	(10,000)	(10,000)
Transfer (to)/from Appropriated Surplus	210,093	27,305	-	-	-
Transfer (to)/from Other Funds	37,934	-	-	-	-
Unfunded Amortization	132,455	132,455	132,455	132,455	132,455
	50,470	(200,240)	(227,545)	(227,545)	(227,545)
117 Financial Plan Surplus / (Deficit)	-	-	-	-	-
118 SCRHD Administration					
Revenues					
Other Revenue	39,334	68,938	69,320	69,724	69,440
	39,334	68,938	69,320	69,724	69,440
Expenses					
Administration	12,555	12,904	12,904	12,904	12,620
Wages and Benefits	46,170	47,074	47,074	47,074	47,074
Operating	8,600	8,960	9,342	9,746	9,746
	67,325	68,938	69,320	69,724	69,440
Operating Surplus / (Deficit)	(27,991)	-	-	-	-
Other					
Prior Year Surplus/(Deficit)	27,991	-	-	-	-
	27,991	-	-	-	-
118 Financial Plan Surplus / (Deficit)	-	-	-	-	-
121 Grants in Aid - Area A					
Revenues					
Tax Requisitions	43,165	43,248	43,248	43,248	43,189
	43,165	43,248	43,248	43,248	43,189
Expenses					
Administration	2,636	2,698	2,698	2,698	2,639
Wages and Benefits	822	843	843	843	843
Operating	42,689	39,707	39,707	39,707	39,707
	46,147	43,248	43,248	43,248	43,189
Operating Surplus / (Deficit)	(2,982)	-	-	-	-
Other					
Prior Year Surplus/(Deficit)	2,982	-	-	-	-
	2,982	-	-	-	-
121 Financial Plan Surplus / (Deficit)	-	-	-	-	-

122 Grants in Aid - Area B	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	32,813	32,884	32,884	32,884	32,837
	<u>32,813</u>	<u>32,884</u>	<u>32,884</u>	<u>32,884</u>	<u>32,837</u>
Expenses					
Administration	2,095	2,145	2,145	2,145	2,098
Wages and Benefits	822	843	843	843	843
Operating	32,010	29,896	29,896	29,896	29,896
	<u>34,927</u>	<u>32,884</u>	<u>32,884</u>	<u>32,884</u>	<u>32,837</u>
Operating Surplus / (Deficit)	(2,114)	-	-	-	-
Other					
Prior Year Surplus/(Deficit)	2,114	-	-	-	-
	<u>2,114</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
122 Financial Plan Surplus / (Deficit)	-	-	-	-	-

123 Grants in Aid - Area E & F	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	5,312	5,346	5,346	5,346	5,335
	<u>5,312</u>	<u>5,346</u>	<u>5,346</u>	<u>5,346</u>	<u>5,335</u>
Expenses					
Administration	490	503	503	503	492
Wages and Benefits	822	843	843	843	843
Operating	4,416	4,000	4,000	4,000	4,000
	<u>5,728</u>	<u>5,346</u>	<u>5,346</u>	<u>5,346</u>	<u>5,335</u>
Operating Surplus / (Deficit)	(416)	-	-	-	-
Other					
Prior Year Surplus/(Deficit)	416	-	-	-	-
	<u>416</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
123 Financial Plan Surplus / (Deficit)	-	-	-	-	-

125 Grants in Aid - Community Schools	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	10,960	11,546	11,546	11,546	11,531
	<u>10,960</u>	<u>11,546</u>	<u>11,546</u>	<u>11,546</u>	<u>11,531</u>
Expenses					
Administration	686	703	703	703	688
Wages and Benefits	822	843	843	843	843
Operating	10,000	10,000	10,000	10,000	10,000
	<u>11,508</u>	<u>11,546</u>	<u>11,546</u>	<u>11,546</u>	<u>11,531</u>
Operating Surplus / (Deficit)	(548)	-	-	-	-
Other					
Prior Year Surplus/(Deficit)	548	-	-	-	-
	<u>548</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
125 Financial Plan Surplus / (Deficit)	-	-	-	-	-

126 Greater Gibsons Community Participation	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	11,517	11,556	11,556	11,556	11,540
	<u>11,517</u>	<u>11,556</u>	<u>11,556</u>	<u>11,556</u>	<u>11,540</u>
Expenses					
Administration	695	713	713	713	697
Wages and Benefits	822	843	843	843	843
Operating	10,958	10,000	10,000	10,000	10,000
	<u>12,475</u>	<u>11,556</u>	<u>11,556</u>	<u>11,556</u>	<u>11,540</u>
Operating Surplus / (Deficit)	(958)	-	-	-	-
Other					
Prior Year Surplus/(Deficit)	958	-	-	-	-
	<u>958</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
126 Financial Plan Surplus / (Deficit)	-	-	-	-	-

127 Grants in Aid - Area D	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	35,797	38,872	38,872	38,872	38,822
	<u>35,797</u>	<u>38,872</u>	<u>38,872</u>	<u>38,872</u>	<u>38,822</u>
Expenses					
Administration	2,197	2,251	2,251	2,251	2,201
Wages and Benefits	822	843	843	843	843
Operating	35,778	35,778	35,778	35,778	35,778
	<u>38,797</u>	<u>38,872</u>	<u>38,872</u>	<u>38,872</u>	<u>38,822</u>
Operating Surplus / (Deficit)	(3,000)	-	-	-	-
Other					
Prior Year Surplus/(Deficit)	3,000	-	-	-	-
	<u>3,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
127 Financial Plan Surplus / (Deficit)	-	-	-	-	-

128 Grants In Aid - Area E	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	27,934	27,997	27,997	27,997	27,958
	<u>27,934</u>	<u>27,997</u>	<u>27,997</u>	<u>27,997</u>	<u>27,958</u>
Expenses					
Administration	1,747	1,789	1,789	1,789	1,750
Wages and Benefits	822	843	843	843	843
Operating	28,977	25,365	25,365	25,365	25,365
	<u>31,546</u>	<u>27,997</u>	<u>27,997</u>	<u>27,997</u>	<u>27,958</u>
Operating Surplus / (Deficit)	(3,612)	-	-	-	-
Other					
Prior Year Surplus/(Deficit)	3,612	-	-	-	-
	<u>3,612</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
128 Financial Plan Surplus / (Deficit)	-	-	-	-	-

129 Grants In Aid - Area F	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	23,616	27,620	27,620	27,620	27,585
	<u>23,616</u>	<u>27,620</u>	<u>27,620</u>	<u>27,620</u>	<u>27,585</u>
Expenses					
Administration	1,534	1,572	1,572	1,572	1,537
Wages and Benefits	822	843	843	843	843
Operating	30,205	25,205	25,205	25,205	25,205
	<u>32,561</u>	<u>27,620</u>	<u>27,620</u>	<u>27,620</u>	<u>27,585</u>
Operating Surplus / (Deficit)	(8,945)	-	-	-	-
Other					
Prior Year Surplus/(Deficit)	8,945	-	-	-	-
	<u>8,945</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
129 Financial Plan Surplus / (Deficit)	-	-	-	-	-

130 Electoral Area Services - UBCM/AVICC	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	115,053	124,931	124,931	124,931	124,817
	<u>115,053</u>	<u>124,931</u>	<u>124,931</u>	<u>124,931</u>	<u>124,817</u>
Expenses					
Administration	5,010	5,174	5,174	5,174	5,060
Wages and Benefits	74,777	84,491	84,491	84,491	84,491
Operating	35,266	35,266	35,266	35,266	35,266
	<u>115,053</u>	<u>124,931</u>	<u>124,931</u>	<u>124,931</u>	<u>124,817</u>
Operating Surplus / (Deficit)	-	-	-	-	-
130 Financial Plan Surplus / (Deficit)	-	-	-	-	-

131 Electoral Area Services - Elections	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	-	14,000	14,000	14,000	62,601
Other Revenue	18,000	-	-	-	-
	<u>18,000</u>	<u>14,000</u>	<u>14,000</u>	<u>14,000</u>	<u>62,601</u>
Expenses					
Administration	10,723	-	-	-	1,846
Wages and Benefits	67,526	-	-	-	69,071
Operating	64,043	-	-	-	-
	<u>142,292</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>70,917</u>
Operating Surplus / (Deficit)	(124,292)	14,000	14,000	14,000	(8,316)
Other					
Transfer (to)/from Reserves	124,292	(14,000)	(14,000)	(14,000)	8,316
	<u>124,292</u>	<u>(14,000)</u>	<u>(14,000)</u>	<u>(14,000)</u>	<u>8,316</u>
131 Financial Plan Surplus / (Deficit)	-	-	-	-	-

135 Corporate Sustainability Services	2022	2023	2024	2025	2026
Expenses					
Internal Recoveries	(51,113)	(52,130)	(52,130)	(52,130)	(52,130)
Wages and Benefits	40,733	41,750	41,750	41,750	41,750
Operating	25,380	10,380	10,380	10,380	10,380
Amortization of Tangible Capital Assets	2,869	2,869	2,869	2,869	2,869
	17,869	2,869	2,869	2,869	2,869
Operating Surplus / (Deficit)	(17,869)	(2,869)	(2,869)	(2,869)	(2,869)
Other					
Transfer (to)/from Reserves	15,000	-	-	-	-
Unfunded Amortization	2,869	2,869	2,869	2,869	2,869
	17,869	2,869	2,869	2,869	2,869
135 Financial Plan Surplus / (Deficit)	-	-	-	-	-

136 Regional Sustainability Services	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	174,302	114,524	114,524	114,524	114,333
	174,302	114,524	114,524	114,524	114,333
Expenses					
Administration	8,383	8,698	8,698	8,698	8,507
Wages and Benefits	113,284	93,191	93,191	93,191	93,191
Operating	112,635	12,635	12,635	12,635	12,635
	234,302	114,524	114,524	114,524	114,333
Operating Surplus / (Deficit)	(60,000)	-	-	-	-
Other					
Transfer (to)/from Reserves	60,000	-	-	-	-
	60,000	-	-	-	-
136 Financial Plan Surplus / (Deficit)	-	-	-	-	-

140 Member Municipality Debt	2022	2023	2024	2025	2026
Revenues					
Member Municipality Debt	1,734,207	1,384,741	1,368,073	981,019	606,466
	1,734,207	1,384,741	1,368,073	981,019	606,466
Expenses					
Debt Charges Member Municipalities	1,734,207	1,384,741	1,368,073	981,019	606,466
	1,734,207	1,384,741	1,368,073	981,019	606,466
Operating Surplus / (Deficit)	-	-	-	-	-
140 Financial Plan Surplus / (Deficit)	-	-	-	-	-

150 Feasibility Studies - Regional	2022	2023	2024	2025	2026
Revenues					
Government Transfers	53,183	-	-	-	-
	<u>53,183</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Expenses					
Wages and Benefits	29,135	-	-	-	-
Operating	74,048	20,000	-	-	-
	<u>103,183</u>	<u>20,000</u>	<u>-</u>	<u>-</u>	<u>-</u>
Operating Surplus / (Deficit)	(50,000)	(20,000)	-	-	-
Other					
Transfer (to)/from Appropriated Surplus	50,000	20,000	-	-	-
	<u>50,000</u>	<u>20,000</u>	<u>-</u>	<u>-</u>	<u>-</u>
150 Financial Plan Surplus / (Deficit)	-	-	-	-	-

200 Bylaw Enforcement	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	350,748	360,586	360,586	360,586	359,372
User Fees & Service Charges	513	513	513	513	513
	<u>351,261</u>	<u>361,099</u>	<u>361,099</u>	<u>361,099</u>	<u>359,885</u>
Expenses					
Administration	53,618	55,164	55,164	55,164	53,950
Wages and Benefits	277,789	286,081	286,081	286,081	286,081
Operating	20,128	19,854	19,854	19,854	19,854
Amortization of Tangible Capital Assets	5,673	5,673	5,673	5,673	5,673
	<u>357,208</u>	<u>366,772</u>	<u>366,772</u>	<u>366,772</u>	<u>365,558</u>
Operating Surplus / (Deficit)	(5,947)	(5,673)	(5,673)	(5,673)	(5,673)
Other					
Capital Expenditures	(50,000)	-	-	-	-
Transfer (to)/from Reserves	50,274	-	-	-	-
Unfunded Amortization	5,673	5,673	5,673	5,673	5,673
	<u>5,947</u>	<u>5,673</u>	<u>5,673</u>	<u>5,673</u>	<u>5,673</u>
200 Financial Plan Surplus / (Deficit)	-	-	-	-	-

204 Halfmoon Bay Smoke Control	2022	2023	2024	2025	2026
Expenses					
Administration	143	147	147	147	144
Wages and Benefits	942	966	966	966	966
	<u>1,085</u>	<u>1,113</u>	<u>1,113</u>	<u>1,113</u>	<u>1,110</u>
Operating Surplus / (Deficit)	(1,085)	(1,113)	(1,113)	(1,113)	(1,110)
Other					
Transfer (to)/from Reserves	1,085	1,113	1,113	1,113	1,110
	<u>1,085</u>	<u>1,113</u>	<u>1,113</u>	<u>1,113</u>	<u>1,110</u>
204 Financial Plan Surplus / (Deficit)	-	-	-	-	-

206 Roberts Creek Smoke Control	2022	2023	2024	2025	2026
Expenses					
Administration	142	147	147	147	144
Wages and Benefits	942	966	966	966	966
	<u>1,084</u>	<u>1,113</u>	<u>1,113</u>	<u>1,113</u>	<u>1,110</u>
Operating Surplus / (Deficit)	(1,084)	(1,113)	(1,113)	(1,113)	(1,110)
Other					
Transfer (to)/from Reserves	1,084	1,113	1,113	1,113	1,110
	<u>1,084</u>	<u>1,113</u>	<u>1,113</u>	<u>1,113</u>	<u>1,110</u>
206 Financial Plan Surplus / (Deficit)	-	-	-	-	-

210 Gibsons & District Fire Protection	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	1,473,239	1,458,197	1,495,697	1,495,697	1,492,797
Government Transfers	50,000	-	-	-	-
	<u>1,523,239</u>	<u>1,458,197</u>	<u>1,495,697</u>	<u>1,495,697</u>	<u>1,492,797</u>
Expenses					
Administration	128,090	131,804	131,804	131,804	128,904
Wages and Benefits	594,522	635,018	635,018	635,018	635,018
Operating	414,134	371,455	371,455	371,455	371,455
Debt Charges - Interest	4,934	8,938	6,816	4,630	2,439
Amortization of Tangible Capital Assets	153,274	153,274	153,274	153,274	153,274
	<u>1,294,954</u>	<u>1,300,489</u>	<u>1,298,367</u>	<u>1,296,181</u>	<u>1,291,090</u>
Operating Surplus / (Deficit)	228,285	157,708	197,330	199,516	201,707
Other					
Capital Expenditures	(1,171,148)	-	-	-	-
Proceeds from Long Term Debt	585,000	-	-	-	-
Debt Principal Repayment	(156,789)	(193,784)	(195,905)	(198,092)	(200,283)
Transfer (to)/from Reserves	361,378	(117,198)	(154,699)	(154,698)	(154,698)
Unfunded Amortization	153,274	153,274	153,274	153,274	153,274
	<u>(228,285)</u>	<u>(157,708)</u>	<u>(197,330)</u>	<u>(199,516)</u>	<u>(201,707)</u>
210 Financial Plan Surplus / (Deficit)	-	-	-	-	-

212 Roberts Creek Fire Protection	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	707,786	734,676	734,677	734,677	733,116
	<u>707,786</u>	<u>734,676</u>	<u>734,677</u>	<u>734,677</u>	<u>733,116</u>
Expenses					
Administration	69,024	70,884	70,884	70,884	69,324
Wages and Benefits	244,964	251,143	251,143	251,143	251,143
Operating	245,337	210,408	210,408	210,408	210,408
Debt Charges - Interest	1,349	1,926	1,451	963	473
Amortization of Tangible Capital Assets	70,700	70,700	70,700	70,700	70,700
	<u>631,374</u>	<u>605,061</u>	<u>604,586</u>	<u>604,098</u>	<u>602,048</u>
Operating Surplus / (Deficit)	76,412	129,615	130,091	130,579	131,068
Other					
Capital Expenditures	(403,073)	-	-	-	-
Debt Principal Repayment	(25,041)	(43,315)	(43,791)	(44,279)	(44,768)
Transfer (to)/from Reserves	281,002	(157,000)	(157,000)	(157,000)	(157,000)
Unfunded Amortization	70,700	70,700	70,700	70,700	70,700
	<u>(76,412)</u>	<u>(129,615)</u>	<u>(130,091)</u>	<u>(130,579)</u>	<u>(131,068)</u>
212 Financial Plan Surplus / (Deficit)	-	-	-	-	-

216 Halfmoon Bay Fire Protection	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	981,823	787,462	787,461	787,462	786,174
	981,823	787,462	787,461	787,462	786,174
Expenses					
Administration	56,955	58,578	58,578	58,578	57,289
Wages and Benefits	267,255	273,990	273,990	273,990	273,990
Operating	500,991	204,591	204,591	204,591	204,591
Debt Charges - Interest	1,549	3,449	2,642	1,807	973
Amortization of Tangible Capital Assets	47,299	47,299	47,299	47,299	47,299
	874,049	587,907	587,100	586,265	584,142
Operating Surplus / (Deficit)	107,774	199,555	200,361	201,197	202,032
Other					
Capital Expenditures	(930,148)	-	-	-	-
Proceeds from Long Term Debt	375,900	-	-	-	-
Debt Principal Repayment	(28,473)	(73,854)	(74,660)	(75,496)	(76,331)
Transfer (to)/from Reserves	427,648	(173,000)	(173,000)	(173,000)	(173,000)
Unfunded Amortization	47,299	47,299	47,299	47,299	47,299
	(107,774)	(199,555)	(200,361)	(201,197)	(202,032)
216 Financial Plan Surplus / (Deficit)	-	-	-	-	-

218 Egmont Fire Protection	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	224,320	227,677	227,677	227,677	224,916
Investment Income	2,690	2,932	3,184	3,445	3,717
Other Revenue	11,500	-	-	-	-
	238,510	230,609	230,861	231,122	228,633
Expenses					
Administration	14,176	14,585	14,585	14,585	14,264
Wages and Benefits	114,962	117,910	117,910	117,910	117,910
Operating	81,943	81,943	81,943	81,943	81,943
Debt Charges - Interest	4,880	4,880	4,880	4,880	2,440
Amortization of Tangible Capital Assets	19,820	19,820	19,820	19,820	19,820
	235,781	239,138	239,138	239,138	236,377
Operating Surplus / (Deficit)	2,729	(8,529)	(8,277)	(8,016)	(7,744)
Other					
Capital Expenditures	(14,000)	-	-	-	-
Debt Principal Repayment	(6,049)	(6,291)	(6,543)	(6,804)	(7,076)
Transfer (to)/from Reserves	(2,500)	(5,000)	(5,000)	(5,000)	(5,000)
Unfunded Amortization	19,820	19,820	19,820	19,820	19,820
	(2,729)	8,529	8,277	8,016	7,744
218 Financial Plan Surplus / (Deficit)	-	-	-	-	-

220 Emergency Telephone - 911	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	447,811	428,657	428,657	428,657	427,915
	447,811	428,657	428,657	428,657	427,915
Expenses					
Administration	32,956	33,731	33,731	33,731	32,989
Wages and Benefits	45,554	21,654	21,654	21,654	21,654
Operating	275,013	263,472	263,472	263,472	263,472
Amortization of Tangible Capital Assets	67,536	67,536	67,536	67,536	67,536
	421,059	386,393	386,393	386,393	385,651
Operating Surplus / (Deficit)	26,752	42,264	42,264	42,264	42,264
Other					
Capital Expenditures	(522,315)	-	-	-	-
Transfer (to)/from Reserves	428,027	(109,800)	(109,800)	(109,800)	(109,800)
Unfunded Amortization	67,536	67,536	67,536	67,536	67,536
	(26,752)	(42,264)	(42,264)	(42,264)	(42,264)
220 Financial Plan Surplus / (Deficit)	-	-	-	-	-

222 Sunshine Coast Emergency Planning	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	400,140	403,164	403,164	403,164	401,466
Government Transfers	468,142	-	-	-	-
	868,282	403,164	403,164	403,164	401,466
Expenses					
Administration	75,289	77,173	77,173	77,173	75,475
Wages and Benefits	175,754	209,967	209,967	209,967	209,967
Operating	580,474	91,024	91,024	91,024	91,024
Amortization of Tangible Capital Assets	6,833	6,833	6,833	6,833	6,833
	838,350	384,997	384,997	384,997	383,299
Operating Surplus / (Deficit)	29,932	18,167	18,167	18,167	18,167
Other					
Transfer (to)/from Reserves	7,858	(25,000)	(25,000)	(25,000)	(25,000)
Prior Year Surplus/(Deficit)	(44,623)	-	-	-	-
Unfunded Amortization	6,833	6,833	6,833	6,833	6,833
	(29,932)	(18,167)	(18,167)	(18,167)	(18,167)
222 Financial Plan Surplus / (Deficit)	-	-	-	-	-

290 Animal Control	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	48,680	50,202	50,202	50,202	49,866
User Fees & Service Charges	32,488	32,488	32,488	32,488	32,488
	81,168	82,690	82,690	82,690	82,354
Expenses					
Administration	14,867	15,267	15,267	15,267	14,931
Wages and Benefits	44,834	45,956	45,956	45,956	45,956
Operating	21,741	21,467	21,467	21,467	21,467
Amortization of Tangible Capital Assets	4,336	4,336	4,336	4,336	4,336
	85,778	87,026	87,026	87,026	86,690
Operating Surplus / (Deficit)	(4,610)	(4,336)	(4,336)	(4,336)	(4,336)
Other					
Transfer (to)/from Reserves	274	-	-	-	-
Unfunded Amortization	4,336	4,336	4,336	4,336	4,336
	4,610	4,336	4,336	4,336	4,336
290 Financial Plan Surplus / (Deficit)	-	-	-	-	-

291 Keats Island Dog Control	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	256	2,584	2,584	2,584	2,579
User Fees & Service Charges	350	350	350	350	350
	606	2,934	2,934	2,934	2,929
Expenses					
Administration	222	229	229	229	224
Wages and Benefits	1,370	1,405	1,405	1,405	1,405
Operating	1,300	1,300	1,300	1,300	1,300
	2,892	2,934	2,934	2,934	2,929
Operating Surplus / (Deficit)	(2,286)	-	-	-	-
Other					
Prior Year Surplus/(Deficit)	2,286	-	-	-	-
	2,286	-	-	-	-
291 Financial Plan Surplus / (Deficit)	-	-	-	-	-

310 Public Transit	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	3,057,778	3,237,460	3,227,904	3,227,904	3,215,652
Government Transfers	1,967,344	2,040,132	2,126,873	2,126,873	2,126,873
User Fees & Service Charges	577,150	710,572	834,465	834,465	834,465
Other Revenue	2,000	2,000	2,000	2,000	2,000
	5,604,272	5,990,164	6,191,242	6,191,242	6,178,990
Expenses					
Administration	542,882	556,783	556,783	556,783	544,531
Wages and Benefits	2,946,064	2,885,189	2,885,189	2,885,189	2,885,189
Operating	2,515,965	2,610,409	2,749,270	2,749,270	2,749,270
Amortization of Tangible Capital Assets	34,605	34,605	34,605	34,605	34,605
	6,039,516	6,086,986	6,225,847	6,225,847	6,213,595
Operating Surplus / (Deficit)	(435,244)	(96,822)	(34,605)	(34,605)	(34,605)
Other					
Capital Expenditures	(14,500)	-	-	-	-
Transfer (to)/from Reserves	415,139	62,217	-	-	-
Unfunded Amortization	34,605	34,605	34,605	34,605	34,605
	435,244	96,822	34,605	34,605	34,605
310 Financial Plan Surplus / (Deficit)	-	-	-	-	-

312 Fleet Maintenance	2022	2023	2024	2025	2026
Revenues					
Investment Income	10,948	11,932	12,956	14,021	15,128
Other Revenue	9,100	9,100	9,100	9,100	9,100
	20,048	21,032	22,056	23,121	24,228
Expenses					
Administration	49,679	48,177	48,177	48,177	47,117
Internal Recoveries	(1,586,994)	(1,611,489)	(1,611,489)	(1,611,488)	(1,600,497)
Wages and Benefits	605,728	622,978	622,978	622,978	622,978
Operating	913,975	890,889	890,928	890,969	891,010
Debt Charges - Interest	20,777	20,988	20,705	20,412	10,189
Amortization of Tangible Capital Assets	36,607	36,607	36,607	36,607	36,607
	39,772	8,150	7,906	7,655	7,404
Operating Surplus / (Deficit)	(19,724)	12,882	14,150	15,466	16,824
Other					
Capital Expenditures	(159,750)	-	-	-	-
Proceeds from Long Term Debt	131,250	-	-	-	-
Debt Principal Repayment	(41,696)	(51,466)	(52,773)	(54,130)	(55,529)
Transfer (to)/from Reserves	53,313	1,977	2,016	2,057	2,098
Unfunded Amortization	36,607	36,607	36,607	36,607	36,607
	19,724	(12,882)	(14,150)	(15,466)	(16,824)
312 Financial Plan Surplus / (Deficit)	-	-	-	-	-

313 Building Maintenance Services	2022	2023	2024	2025	2026
Expenses					
Administration	11,445	11,285	11,285	11,285	11,037
Internal Recoveries	(395,388)	(396,901)	(396,907)	(396,914)	(396,674)
Wages and Benefits	331,969	340,859	340,859	340,859	340,859
Operating	41,734	39,615	39,621	39,628	39,635
Debt Charges - Interest	209	219	165	110	55
Amortization of Tangible Capital Assets	7,019	7,019	7,019	7,019	7,019
	(3,012)	2,096	2,042	1,987	1,931
Operating Surplus / (Deficit)	3,012	(2,096)	(2,042)	(1,987)	(1,931)
Other					
Capital Expenditures	(25,000)	-	-	-	-
Proceeds from Long Term Debt	25,000	-	-	-	-
Debt Principal Repayment	(11,906)	(4,923)	(4,977)	(5,032)	(5,088)
Transfer (to)/from Reserves	1,875	-	-	-	-
Unfunded Amortization	7,019	7,019	7,019	7,019	7,019
	(3,012)	2,096	2,042	1,987	1,931
313 Financial Plan Surplus / (Deficit)	-	-	-	-	-

315 Mason Road Works Yard	2022	2023	2024	2025	2026
Expenses					
Internal Recoveries	(16,000)	-	-	-	-
Wages and Benefits	20,001	-	-	-	-
Operating	(49,001)	-	-	-	-
	(45,000)	-	-	-	-
Operating Surplus / (Deficit)	45,000	-	-	-	-
Other					
Capital Expenditures	(45,000)	-	-	-	-
	(45,000)	-	-	-	-
315 Financial Plan Surplus / (Deficit)	-	-	-	-	-

320 Regional Street Lighting	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	48,334	47,747	45,133	44,261	44,209
	48,334	47,747	45,133	44,261	44,209
Expenses					
Administration	2,310	2,370	2,370	2,370	2,318
Wages and Benefits	4,511	5,046	5,046	5,046	5,046
Operating	40,381	40,331	37,717	36,845	36,845
	47,202	47,747	45,133	44,261	44,209
Operating Surplus / (Deficit)	1,132	-	-	-	-
Other					
Prior Year Surplus/(Deficit)	(1,132)	-	-	-	-
	(1,132)	-	-	-	-
320 Financial Plan Surplus / (Deficit)	-	-	-	-	-

322 Langdale Street Lighting	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	2,660	2,815	2,630	2,568	2,564
	<u>2,660</u>	<u>2,815</u>	<u>2,630</u>	<u>2,568</u>	<u>2,564</u>
Expenses					
Administration	163	167	167	167	163
Operating	2,648	2,648	2,463	2,401	2,401
	<u>2,811</u>	<u>2,815</u>	<u>2,630</u>	<u>2,568</u>	<u>2,564</u>
Operating Surplus / (Deficit)	(151)	-	-	-	-
Other					
Prior Year Surplus/(Deficit)	151	-	-	-	-
	<u>151</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
322 Financial Plan Surplus / (Deficit)	-	-	-	-	-

324 Granthams Street Lighting	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	2,445	2,815	2,630	2,568	2,564
	<u>2,445</u>	<u>2,815</u>	<u>2,630</u>	<u>2,568</u>	<u>2,564</u>
Expenses					
Administration	163	167	167	167	163
Operating	2,648	2,648	2,463	2,401	2,401
	<u>2,811</u>	<u>2,815</u>	<u>2,630</u>	<u>2,568</u>	<u>2,564</u>
Operating Surplus / (Deficit)	(366)	-	-	-	-
Other					
Prior Year Surplus/(Deficit)	366	-	-	-	-
	<u>366</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
324 Financial Plan Surplus / (Deficit)	-	-	-	-	-

326 Veterans Street Lighting	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	489	564	527	515	514
	<u>489</u>	<u>564</u>	<u>527</u>	<u>515</u>	<u>514</u>
Expenses					
Administration	33	34	34	34	33
Operating	530	530	493	481	481
	<u>563</u>	<u>564</u>	<u>527</u>	<u>515</u>	<u>514</u>
Operating Surplus / (Deficit)	(74)	-	-	-	-
Other					
Prior Year Surplus/(Deficit)	74	-	-	-	-
	<u>74</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
326 Financial Plan Surplus / (Deficit)	-	-	-	-	-

328 Spruce Street Lighting	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	244	282	263	257	257
	<u>244</u>	<u>282</u>	<u>263</u>	<u>257</u>	<u>257</u>
Expenses					
Administration	16	16	16	16	16
Operating	266	266	247	241	241
	<u>282</u>	<u>282</u>	<u>263</u>	<u>257</u>	<u>257</u>
Operating Surplus / (Deficit)	(38)	-	-	-	-
Other					
Prior Year Surplus/(Deficit)	38	-	-	-	-
	<u>38</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
328 Financial Plan Surplus / (Deficit)	-	-	-	-	-

330 Woodcreek Street Lighting	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	(535)	2,510	2,343	2,287	2,279
	<u>(535)</u>	<u>2,510</u>	<u>2,343</u>	<u>2,287</u>	<u>2,279</u>
Expenses					
Administration	334	343	343	343	335
Operating	2,167	2,167	2,000	1,944	1,944
	<u>2,501</u>	<u>2,510</u>	<u>2,343</u>	<u>2,287</u>	<u>2,279</u>
Operating Surplus / (Deficit)	(3,036)	-	-	-	-
Other					
Prior Year Surplus/(Deficit)	3,036	-	-	-	-
	<u>3,036</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
330 Financial Plan Surplus / (Deficit)	-	-	-	-	-

332 Fircrest Street Lighting	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	1,090	1,164	1,127	1,115	1,114
	<u>1,090</u>	<u>1,164</u>	<u>1,127</u>	<u>1,115</u>	<u>1,114</u>
Expenses					
Administration	33	34	34	34	33
Operating	1,130	1,130	1,093	1,081	1,081
	<u>1,163</u>	<u>1,164</u>	<u>1,127</u>	<u>1,115</u>	<u>1,114</u>
Operating Surplus / (Deficit)	(73)	-	-	-	-
Other					
Prior Year Surplus/(Deficit)	73	-	-	-	-
	<u>73</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
332 Financial Plan Surplus / (Deficit)	-	-	-	-	-

334 Hydaway Street Lighting	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	243	282	263	257	257
	<u>243</u>	<u>282</u>	<u>263</u>	<u>257</u>	<u>257</u>
Expenses					
Administration	16	16	16	16	16
Operating	266	266	247	241	241
	<u>282</u>	<u>282</u>	<u>263</u>	<u>257</u>	<u>257</u>
Operating Surplus / (Deficit)	(39)	-	-	-	-
Other					
Prior Year Surplus/(Deficit)	39	-	-	-	-
	<u>39</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
334 Financial Plan Surplus / (Deficit)	-	-	-	-	-

336 Sunnyside Street Lighting	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	978	1,124	1,050	1,025	1,024
	<u>978</u>	<u>1,124</u>	<u>1,050</u>	<u>1,025</u>	<u>1,024</u>
Expenses					
Administration	65	66	66	66	65
Operating	1,058	1,058	984	959	959
	<u>1,123</u>	<u>1,124</u>	<u>1,050</u>	<u>1,025</u>	<u>1,024</u>
Operating Surplus / (Deficit)	(145)	-	-	-	-
Other					
Prior Year Surplus/(Deficit)	145	-	-	-	-
	<u>145</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
336 Financial Plan Surplus / (Deficit)	-	-	-	-	-

340 Burns Road Street Lighting	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	261	256	256	256	256
	<u>261</u>	<u>256</u>	<u>256</u>	<u>256</u>	<u>256</u>
Expenses					
Administration	15	15	15	15	15
Operating	241	241	241	241	241
	<u>256</u>	<u>256</u>	<u>256</u>	<u>256</u>	<u>256</u>
Operating Surplus / (Deficit)	5	-	-	-	-
Other					
Prior Year Surplus/(Deficit)	(5)	-	-	-	-
	<u>(5)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
340 Financial Plan Surplus / (Deficit)	-	-	-	-	-

342 Stewart Road Street Lighting	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	489	564	527	515	514
	489	564	527	515	514
Expenses					
Administration	33	34	34	34	33
Operating	530	530	493	481	481
	563	564	527	515	514
Operating Surplus / (Deficit)	(74)	-	-	-	-
Other					
Prior Year Surplus/(Deficit)	74	-	-	-	-
	74	-	-	-	-
342 Financial Plan Surplus / (Deficit)	-	-	-	-	-

345 Ports Services	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	788,903	791,868	790,746	699,994	699,113
Other Revenue	2,665	2,665	2,665	2,665	2,665
	791,568	794,533	793,411	702,659	701,778
Expenses					
Administration	38,969	40,018	40,018	40,018	39,137
Wages and Benefits	105,619	105,734	105,734	105,734	105,734
Operating	276,580	185,781	174,659	173,907	173,907
Amortization of Tangible Capital Assets	78,722	78,722	78,722	78,722	78,722
	499,890	410,255	399,133	398,381	397,500
Operating Surplus / (Deficit)	291,678	384,278	394,278	304,278	304,278
Other					
Capital Expenditures	(669,736)	-	-	-	-
Debt Principal Repayment	(90,000)	(90,000)	(90,000)	-	-
Transfer (to)/from Reserves	389,336	(373,000)	(383,000)	(383,000)	(383,000)
Unfunded Amortization	78,722	78,722	78,722	78,722	78,722
	(291,678)	(384,278)	(394,278)	(304,278)	(304,278)
345 Financial Plan Surplus / (Deficit)	-	-	-	-	-

346 Langdale Dock	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	33,368	33,414	33,414	33,414	33,370
	33,368	33,414	33,414	33,414	33,370
Expenses					
Administration	1,939	1,985	1,985	1,985	1,941
Operating	31,429	31,429	31,429	31,429	31,429
	33,368	33,414	33,414	33,414	33,370
Operating Surplus / (Deficit)	-	-	-	-	-
346 Financial Plan Surplus / (Deficit)	-	-	-	-	-

350 Regional Solid Waste	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	3,593,433	4,003,805	3,999,797	3,995,722	3,978,024
User Fees & Service Charges	2,802,669	2,816,756	2,803,256	2,789,756	2,789,756
Other Revenue	360,601	200,601	200,601	200,601	200,601
	6,756,703	7,021,162	7,003,654	6,986,079	6,968,381
Expenses					
Administration	605,086	620,720	620,720	620,720	607,061
Wages and Benefits	1,332,486	1,399,087	1,399,087	1,399,087	1,399,087
Operating	4,404,826	3,720,434	3,689,426	3,658,352	3,654,312
Debt Charges - Interest	745	1,250	948	638	326
Amortization of Tangible Capital Assets	54,261	54,261	54,261	54,261	54,261
	6,397,404	5,795,752	5,764,442	5,733,058	5,715,047
Operating Surplus / (Deficit)	359,299	1,225,410	1,239,212	1,253,021	1,253,334
Other					
Capital Expenditures	(2,929,916)	-	-	-	-
Proceeds from Long Term Debt	1,835,316	-	-	-	-
Debt Principal Repayment	(309,974)	(350,801)	(351,103)	(351,412)	(351,725)
Transfer (to)/from Reserves	772,836	(28,870)	(42,370)	(55,870)	(55,870)
Transfer (to)/from Other Funds	(1,577,368)	-	-	-	-
Prior Year Surplus/(Deficit)	195,546	-	-	-	-
Unfunded Amortization	54,261	54,261	54,261	54,261	54,261
Transfer (to)/from Unfunded Liability	1,600,000	(900,000)	(900,000)	(900,000)	(900,000)
	(359,299)	(1,225,410)	(1,239,212)	(1,253,021)	(1,253,334)
350 Financial Plan Surplus / (Deficit)	-	-	-	-	-

355 Refuse Collection	2022	2023	2024	2025	2026
Revenues					
User Fees & Service Charges	1,164,830	1,226,044	1,226,044	1,226,044	1,223,849
	1,164,830	1,226,044	1,226,044	1,226,044	1,223,849
Expenses					
Administration	97,394	99,734	99,734	99,734	97,539
Wages and Benefits	55,269	56,648	56,648	56,648	56,648
Operating	1,012,167	1,069,662	1,069,662	1,069,662	1,069,662
	1,164,830	1,226,044	1,226,044	1,226,044	1,223,849
Operating Surplus / (Deficit)	-	-	-	-	-
355 Financial Plan Surplus / (Deficit)	-	-	-	-	-

365 North Pender Harbour Water Service	2022	2023	2024	2025	2026
Revenues					
Frontage & Parcel Taxes	266,681	266,681	266,681	266,681	266,681
User Fees & Service Charges	434,337	434,337	434,337	434,337	434,337
	701,018	701,018	701,018	701,018	701,018
Expenses					
Administration	60,938	62,735	62,735	62,735	61,355
Wages and Benefits	258,676	269,858	269,858	269,858	269,858
Operating	262,887	127,327	127,327	127,327	127,327
Debt Charges - Interest	8,772	8,026	7,279	6,528	5,850
Amortization of Tangible Capital Assets	130,468	130,468	130,468	130,468	130,468
	721,741	598,414	597,667	596,916	594,858
Operating Surplus / (Deficit)	(20,723)	102,604	103,351	104,102	106,160
Other					
Capital Expenditures	(1,038,686)	(21,000)	(21,000)	(21,000)	(21,000)
Debt Principal Repayment	(33,249)	(33,396)	(33,542)	(33,374)	(20,000)
Transfer (to)/from Reserves	52,190	(178,676)	(179,277)	(180,196)	(195,628)
Transfer (to)/from Other Funds	910,000	-	-	-	-
Unfunded Amortization	130,468	130,468	130,468	130,468	130,468
	20,723	(102,604)	(103,351)	(104,102)	(106,160)
365 Financial Plan Surplus / (Deficit)	-	-	-	-	-

366 South Pender Harbour Water Service	2022	2023	2024	2025	2026
Revenues					
Frontage & Parcel Taxes	438,004	438,004	438,004	438,004	438,004
Government Transfers	40,674	-	-	-	-
User Fees & Service Charges	778,365	778,365	778,365	778,365	778,365
Investment Income	13,763	16,056	18,441	20,291	23,500
	1,270,806	1,232,425	1,234,810	1,236,660	1,239,869
Expenses					
Administration	101,263	104,104	104,104	104,104	101,813
Wages and Benefits	433,868	454,163	454,163	454,163	454,163
Operating	501,141	257,960	257,960	257,960	257,960
Debt Charges - Interest	51,611	51,181	50,078	49,001	47,925
Amortization of Tangible Capital Assets	299,383	299,383	299,383	299,383	299,383
	1,387,266	1,166,791	1,165,688	1,164,611	1,161,244
Operating Surplus / (Deficit)	(116,460)	65,634	69,122	72,049	78,625
Other					
Capital Expenditures	(1,378,242)	(25,000)	(25,000)	(25,000)	(25,000)
Proceeds from Long Term Debt	80,000	-	-	-	-
Debt Principal Repayment	(97,547)	(110,917)	(107,870)	(109,897)	(113,283)
Transfer (to)/from Reserves	506,017	(229,100)	(235,635)	(236,535)	(239,725)
Transfer (to)/from Other Funds	706,849	-	-	-	-
Unfunded Amortization	299,383	299,383	299,383	299,383	299,383
	116,460	(65,634)	(69,122)	(72,049)	(78,625)
366 Financial Plan Surplus / (Deficit)	-	-	-	-	-

370 Regional Water Services	2022	2023	2024	2025	2026
Revenues					
Frontage & Parcel Taxes	3,725,505	3,725,505	3,725,505	3,725,505	3,725,505
Government Transfers	40,330	-	-	-	-
User Fees & Service Charges	6,441,973	6,441,973	6,441,973	6,441,973	6,441,973
Investment Income	70,666	76,692	87,166	103,245	18,743
Developer Contributions	544,500	-	-	-	-
Other Revenue	65,800	65,800	65,800	65,800	65,800
	10,888,774	10,309,970	10,320,444	10,336,523	10,252,021
Expenses					
Administration	981,120	1,002,244	1,002,244	1,002,244	980,190
Wages and Benefits	3,818,173	3,920,702	3,920,702	3,920,702	3,920,702
Operating	3,575,617	1,697,712	1,697,801	1,697,892	1,697,985
Debt Charges - Interest	256,788	310,900	518,024	515,412	483,925
Amortization of Tangible Capital Assets	1,647,900	1,647,900	1,647,900	1,647,900	1,647,900
	10,279,598	8,579,458	8,786,671	8,784,150	8,730,702
Operating Surplus / (Deficit)	609,176	1,730,512	1,533,773	1,552,373	1,521,319
Other					
Capital Expenditures	(25,334,715)	(1,565,599)	(1,565,599)	(1,565,599)	(1,565,599)
Proceeds from Long Term Debt	16,646,959	-	-	-	-
Debt Principal Repayment	(329,465)	(473,754)	(1,087,508)	(1,082,667)	(840,788)
Transfer (to)/from Reserves	7,336,935	(1,339,059)	(528,566)	(552,007)	(762,832)
Transfer (to)/from Other Funds	(576,790)	-	-	-	-
Unfunded Amortization	1,647,900	1,647,900	1,647,900	1,647,900	1,647,900
	(609,176)	(1,730,512)	(1,533,773)	(1,552,373)	(1,521,319)
370 Financial Plan Surplus / (Deficit)	-	-	-	-	-

381 Greaves Rd Waste Water Plant	2022	2023	2024	2025	2026
Revenues					
Frontage & Parcel Taxes	2,400	2,400	2,400	2,400	2,400
User Fees & Service Charges	2,439	2,439	2,439	2,439	2,439
	4,839	4,839	4,839	4,839	4,839
Expenses					
Administration	207	215	215	215	210
Wages and Benefits	1,942	1,992	1,992	1,992	1,992
Operating	7,652	752	752	752	752
Debt Charges - Interest	5	4	3	1	-
	9,806	2,963	2,962	2,960	2,954
Operating Surplus / (Deficit)	(4,967)	1,876	1,877	1,879	1,885
Other					
Debt Principal Repayment	(124)	(125)	(126)	(125)	-
Transfer (to)/from Reserves	5,091	(1,751)	(1,751)	(1,754)	(1,885)
	4,967	(1,876)	(1,877)	(1,879)	(1,885)
381 Financial Plan Surplus / (Deficit)	-	-	-	-	-

382 Woodcreek Park Waste Water Plant	2022	2023	2024	2025	2026
Revenues					
Frontage & Parcel Taxes	29,200	29,200	29,200	29,200	29,200
Government Transfers	769,000	-	-	-	-
User Fees & Service Charges	48,054	49,496	50,981	50,981	50,981
	846,254	78,696	80,181	80,181	80,181
Expenses					
Administration	5,019	5,169	5,169	5,169	5,055
Wages and Benefits	26,002	26,656	26,656	26,656	26,656
Operating	50,362	22,296	25,928	25,136	24,328
Debt Charges - Interest	43	31	19	7	-
Amortization of Tangible Capital Assets	8,959	8,959	8,959	8,959	8,959
	90,385	63,111	66,731	65,927	64,998
Operating Surplus / (Deficit)	755,869	15,585	13,450	14,254	15,183
Other					
Capital Expenditures	(968,591)	-	-	-	-
Proceeds from Long Term Debt	99,591	-	-	-	-
Debt Principal Repayment	(1,070)	(1,082)	(21,094)	(21,081)	(20,000)
Transfer (to)/from Reserves	95,740	(23,462)	(1,315)	(2,132)	(4,142)
Transfer (to)/from Other Funds	9,502	-	-	-	-
Unfunded Amortization	8,959	8,959	8,959	8,959	8,959
	(755,869)	(15,585)	(13,450)	(14,254)	(15,183)
382 Financial Plan Surplus / (Deficit)	-	-	-	-	-

383 Sunnyside Waste Water Plant	2022	2023	2024	2025	2026
Revenues					
Frontage & Parcel Taxes	3,322	3,322	3,322	3,322	3,322
User Fees & Service Charges	5,962	6,141	6,325	6,325	6,325
	9,284	9,463	9,647	9,647	9,647
Expenses					
Administration	289	301	301	301	294
Wages and Benefits	2,136	2,190	2,190	2,190	2,190
Operating	6,378	478	478	478	478
Debt Charges - Interest	5	4	3	1	-
	8,808	2,973	2,972	2,970	2,962
Operating Surplus / (Deficit)	476	6,490	6,675	6,677	6,685
Other					
Debt Principal Repayment	(124)	(125)	(126)	(125)	-
Transfer (to)/from Reserves	(352)	(6,365)	(6,549)	(6,552)	(6,685)
	(476)	(6,490)	(6,675)	(6,677)	(6,685)
383 Financial Plan Surplus / (Deficit)	-	-	-	-	-

384 Jolly Roger Waste Water Plant	2022	2023	2024	2025	2026
Revenues					
Frontage & Parcel Taxes	4,864	4,864	4,864	4,864	4,864
User Fees & Service Charges	25,809	25,809	25,809	25,809	25,809
	30,673	30,673	30,673	30,673	30,673
Expenses					
Administration	2,224	2,293	2,293	2,293	2,243
Wages and Benefits	12,097	12,403	12,403	12,403	12,403
Operating	19,587	13,687	13,687	13,687	13,687
Debt Charges - Interest	22	16	10	4	-
Amortization of Tangible Capital Assets	1,293	1,293	1,293	1,293	1,293
	35,223	29,692	29,686	29,680	29,626
Operating Surplus / (Deficit)	(4,550)	981	987	993	1,047
Other					
Capital Expenditures	(6,269)	-	-	-	-
Debt Principal Repayment	(535)	(541)	(547)	(540)	-
Transfer (to)/from Reserves	7,400	(1,733)	(1,733)	(1,746)	(2,340)
Transfer (to)/from Other Funds	2,661	-	-	-	-
Unfunded Amortization	1,293	1,293	1,293	1,293	1,293
	4,550	(981)	(987)	(993)	(1,047)
384 Financial Plan Surplus / (Deficit)	-	-	-	-	-

385 Secret Cove Waste Water Plant	2022	2023	2024	2025	2026
Revenues					
Frontage & Parcel Taxes	5,168	5,168	5,168	5,168	5,168
User Fees & Service Charges	24,856	24,856	24,856	24,856	24,856
	30,024	30,024	30,024	30,024	30,024
Expenses					
Administration	2,046	2,111	2,111	2,111	2,065
Wages and Benefits	12,233	12,542	12,542	12,542	12,542
Operating	17,101	11,201	11,201	11,201	11,201
Debt Charges - Interest	22	16	10	4	-
Amortization of Tangible Capital Assets	1,381	1,381	1,381	1,381	1,381
	32,783	27,251	27,245	27,239	27,189
Operating Surplus / (Deficit)	(2,759)	2,773	2,779	2,785	2,835
Other					
Capital Expenditures	(6,727)	-	-	-	-
Debt Principal Repayment	(535)	(541)	(547)	(540)	-
Transfer (to)/from Reserves	5,655	(3,613)	(3,613)	(3,626)	(4,216)
Transfer (to)/from Other Funds	2,985	-	-	-	-
Unfunded Amortization	1,381	1,381	1,381	1,381	1,381
	2,759	(2,773)	(2,779)	(2,785)	(2,835)
385 Financial Plan Surplus / (Deficit)	-	-	-	-	-

386 Lee Bay Waste Water Plant	2022	2023	2024	2025	2026
Revenues					
Frontage & Parcel Taxes	36,158	36,158	36,158	36,158	36,158
User Fees & Service Charges	57,057	57,057	57,057	57,057	57,057
	93,215	93,215	93,215	93,215	93,215
Expenses					
Administration	4,504	4,637	4,637	4,637	4,535
Wages and Benefits	21,782	22,324	22,324	22,324	22,324
Operating	46,890	30,440	30,440	30,440	30,440
Debt Charges - Interest	22	16	10	4	-
Amortization of Tangible Capital Assets	1,397	1,397	1,397	1,397	1,397
	74,595	58,814	58,808	58,802	58,696
Operating Surplus / (Deficit)	18,620	34,401	34,407	34,413	34,519
Other					
Debt Principal Repayment	(535)	(541)	(547)	(540)	-
Transfer (to)/from Reserves	(19,482)	(35,257)	(35,257)	(35,270)	(35,916)
Unfunded Amortization	1,397	1,397	1,397	1,397	1,397
	(18,620)	(34,401)	(34,407)	(34,413)	(34,519)
386 Financial Plan Surplus / (Deficit)	-	-	-	-	-

387 Square Bay Waste Water Plant	2022	2023	2024	2025	2026
Revenues					
Frontage & Parcel Taxes	20,220	20,220	20,220	20,220	20,220
User Fees & Service Charges	67,224	67,224	67,224	67,224	67,224
Investment Income	635	966	1,308	1,660	2,022
	88,079	88,410	88,752	89,104	89,466
Expenses					
Administration	8,387	8,641	8,641	8,641	8,451
Wages and Benefits	45,492	46,632	46,632	46,632	46,632
Operating	51,151	28,551	28,551	28,551	28,551
Debt Charges - Interest	7,491	7,479	7,467	7,455	7,448
Amortization of Tangible Capital Assets	9,070	9,070	9,070	9,070	9,070
	121,591	100,373	100,361	100,349	100,152
Operating Surplus / (Deficit)	(33,512)	(11,963)	(11,609)	(11,245)	(10,686)
Other					
Capital Expenditures	(14,677)	-	-	-	-
Debt Principal Repayment	(12,125)	(12,468)	(12,822)	(13,161)	(12,443)
Transfer (to)/from Reserves	51,244	15,361	15,361	15,336	14,059
Unfunded Amortization	9,070	9,070	9,070	9,070	9,070
	33,512	11,963	11,609	11,245	10,686
387 Financial Plan Surplus / (Deficit)	-	-	-	-	-

388 Langdale Waste Water Plant	2022	2023	2024	2025	2026
Revenues					
Frontage & Parcel Taxes	16,000	16,320	16,646	16,646	16,646
User Fees & Service Charges	45,057	46,409	47,801	47,801	47,801
	61,057	62,729	64,447	64,447	64,447
Expenses					
Administration	4,170	4,301	4,301	4,301	4,206
Wages and Benefits	24,612	25,229	25,229	25,229	25,229
Operating	28,051	22,151	22,151	22,151	22,151
Debt Charges - Interest	626	1,026	772	514	260
Amortization of Tangible Capital Assets	3,764	3,764	3,764	3,764	3,764
	61,223	56,471	56,217	55,959	55,610
Operating Surplus / (Deficit)	(166)	6,258	8,230	8,488	8,837
Other					
Capital Expenditures	(261,000)	-	-	-	-
Proceeds from Long Term Debt	100,000	-	-	-	-
Debt Principal Repayment	(10,535)	(20,541)	(20,547)	(20,540)	(20,000)
Transfer (to)/from Reserves	41,937	10,519	8,553	8,288	7,399
Transfer (to)/from Other Funds	126,000	-	-	-	-
Unfunded Amortization	3,764	3,764	3,764	3,764	3,764
	166	(6,258)	(8,230)	(8,488)	(8,837)
388 Financial Plan Surplus / (Deficit)	-	-	-	-	-
389 Canoe Rd Waste Water Plant					
Revenues					
Frontage & Parcel Taxes	4,243	4,243	4,243	4,243	4,243
User Fees & Service Charges	5,912	5,912	5,912	5,912	5,912
	10,155	10,155	10,155	10,155	10,155
Expenses					
Administration	492	507	507	507	496
Wages and Benefits	2,863	2,932	2,932	2,932	2,932
Operating	2,706	758	711	689	689
Debt Charges - Interest	5	4	3	1	-
	6,066	4,201	4,153	4,129	4,117
Operating Surplus / (Deficit)	4,089	5,954	6,002	6,026	6,038
Other					
Debt Principal Repayment	(4,014)	(4,015)	(3,673)	(125)	-
Transfer (to)/from Reserves	(75)	(1,939)	(2,329)	(5,901)	(6,038)
	(4,089)	(5,954)	(6,002)	(6,026)	(6,038)
389 Financial Plan Surplus / (Deficit)	-	-	-	-	-

390 Merrill Crescent Waste Water Plant	2022	2023	2024	2025	2026
Revenues					
Frontage & Parcel Taxes	5,600	5,600	5,600	5,600	5,600
User Fees & Service Charges	27,276	27,276	27,276	27,276	27,276
	32,876	32,876	32,876	32,876	32,876
Expenses					
Administration	1,834	1,892	1,892	1,892	1,850
Wages and Benefits	11,483	11,772	11,772	11,772	11,772
Operating	10,659	8,722	8,688	8,671	8,671
Debt Charges - Interest	22	16	10	4	-
Amortization of Tangible Capital Assets	557	557	557	557	557
	24,555	22,959	22,919	22,896	22,850
Operating Surplus / (Deficit)	8,321	9,917	9,957	9,980	10,026
Other					
Debt Principal Repayment	(3,445)	(3,451)	(3,200)	(540)	-
Transfer (to)/from Reserves	(5,433)	(7,023)	(7,314)	(9,997)	(10,583)
Unfunded Amortization	557	557	557	557	557
	(8,321)	(9,917)	(9,957)	(9,980)	(10,026)
390 Financial Plan Surplus / (Deficit)	-	-	-	-	-

391 Curran Rd Waste Water Plant	2022	2023	2024	2025	2026
Revenues					
Frontage & Parcel Taxes	17,710	17,710	17,710	17,710	17,710
User Fees & Service Charges	36,503	36,503	36,503	36,503	36,503
	54,213	54,213	54,213	54,213	54,213
Expenses					
Administration	3,147	3,242	3,242	3,242	3,171
Wages and Benefits	16,930	17,359	17,359	17,359	17,359
Operating	18,904	16,304	16,304	16,304	16,304
Debt Charges - Interest	22	16	10	4	-
Amortization of Tangible Capital Assets	3,324	3,324	3,324	3,324	3,324
	42,327	40,245	40,239	40,233	40,158
Operating Surplus / (Deficit)	11,886	13,968	13,974	13,980	14,055
Other					
Debt Principal Repayment	(535)	(541)	(547)	(540)	-
Transfer (to)/from Reserves	(14,675)	(16,751)	(16,751)	(16,764)	(17,379)
Unfunded Amortization	3,324	3,324	3,324	3,324	3,324
	(11,886)	(13,968)	(13,974)	(13,980)	(14,055)
391 Financial Plan Surplus / (Deficit)	-	-	-	-	-

392 Roberts Creek Co-Housing Treatment Plant	2022	2023	2024	2025	2026
Revenues					
Frontage & Parcel Taxes	12,400	12,648	12,901	12,901	12,901
User Fees & Service Charges	27,701	28,532	29,388	29,388	29,388
Other Revenue	15,000	-	-	-	-
	55,101	41,180	42,289	42,289	42,289
Expenses					
Administration	3,302	3,408	3,408	3,408	3,333
Wages and Benefits	22,743	23,312	23,312	23,312	23,312
Operating	14,432	12,532	12,532	12,532	12,532
Debt Charges - Interest	43	31	19	7	-
Amortization of Tangible Capital Assets	4,766	4,766	4,766	4,766	4,766
	45,286	44,049	44,037	44,025	43,943
Operating Surplus / (Deficit)	9,815	(2,869)	(1,748)	(1,736)	(1,654)
Other					
Capital Expenditures	(15,000)	-	-	-	-
Debt Principal Repayment	(1,070)	(1,082)	(1,094)	(1,081)	-
Transfer (to)/from Reserves	1,489	(815)	(1,924)	(1,949)	(3,112)
Unfunded Amortization	4,766	4,766	4,766	4,766	4,766
	(9,815)	2,869	1,748	1,736	1,654
392 Financial Plan Surplus / (Deficit)	-	-	-	-	-

393 Lillies Lake Waste Water Plant	2022	2023	2024	2025	2026
Revenues					
Frontage & Parcel Taxes	5,712	5,712	5,712	5,712	5,712
User Fees & Service Charges	19,933	19,933	19,933	19,933	19,933
	25,645	25,645	25,645	25,645	25,645
Expenses					
Administration	2,538	2,616	2,616	2,616	2,558
Wages and Benefits	13,607	13,951	13,951	13,951	13,951
Operating	16,724	10,824	10,824	10,824	10,824
Debt Charges - Interest	22	16	10	4	-
Amortization of Tangible Capital Assets	4,860	4,860	4,860	4,860	4,860
	37,751	32,267	32,261	32,255	32,193
Operating Surplus / (Deficit)	(12,106)	(6,622)	(6,616)	(6,610)	(6,548)
Other					
Capital Expenditures	(35,000)	-	-	-	-
Debt Principal Repayment	(535)	(541)	(547)	(540)	-
Transfer (to)/from Reserves	42,781	2,303	2,303	2,290	1,688
Unfunded Amortization	4,860	4,860	4,860	4,860	4,860
	12,106	6,622	6,616	6,610	6,548
393 Financial Plan Surplus / (Deficit)	-	-	-	-	-

394 Painted Boat Waste Water Plant	2022	2023	2024	2025	2026
Revenues					
Frontage & Parcel Taxes	10,268	10,268	10,268	10,268	10,268
User Fees & Service Charges	23,650	23,650	23,650	23,650	23,650
	33,918	33,918	33,918	33,918	33,918
Expenses					
Administration	2,246	2,312	2,312	2,312	2,261
Wages and Benefits	10,395	10,660	10,660	10,660	10,660
Operating	10,016	8,116	8,116	8,116	8,116
Debt Charges - Interest	22	16	10	4	-
Amortization of Tangible Capital Assets	7,220	7,220	7,220	7,220	7,220
	29,899	28,324	28,318	28,312	28,257
Operating Surplus / (Deficit)	4,019	5,594	5,600	5,606	5,661
Other					
Capital Expenditures	(7,500)	-	-	-	-
Debt Principal Repayment	(535)	(541)	(547)	(540)	-
Transfer (to)/from Reserves	(3,204)	(12,273)	(12,273)	(12,286)	(12,881)
Unfunded Amortization	7,220	7,220	7,220	7,220	7,220
	(4,019)	(5,594)	(5,600)	(5,606)	(5,661)
394 Financial Plan Surplus / (Deficit)	-	-	-	-	-
395 Sakinaw Ridge Waste Water Plant					
Revenues					
Frontage & Parcel Taxes	24,513	24,513	24,513	24,513	24,513
User Fees & Service Charges	13,236	13,236	13,236	13,236	13,236
	37,749	37,749	37,749	37,749	37,749
Expenses					
Administration	4,406	4,534	4,534	4,534	4,434
Wages and Benefits	20,087	20,592	20,592	20,592	20,592
Operating	16,158	14,258	14,258	14,258	14,258
Debt Charges - Interest	43	31	19	7	-
Amortization of Tangible Capital Assets	16,127	16,127	16,127	16,127	16,127
	56,821	55,542	55,530	55,518	55,411
Operating Surplus / (Deficit)	(19,072)	(17,793)	(17,781)	(17,769)	(17,662)
Other					
Debt Principal Repayment	(1,069)	(1,081)	(1,093)	(1,080)	-
Transfer (to)/from Reserves	4,014	2,747	2,747	2,722	1,535
Unfunded Amortization	16,127	16,127	16,127	16,127	16,127
	19,072	17,793	17,781	17,769	17,662
395 Financial Plan Surplus / (Deficit)	-	-	-	-	-

400 Cemetery	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	110,079	112,201	112,201	112,201	111,823
User Fees & Service Charges	61,134	61,134	61,134	61,134	61,134
	<u>171,213</u>	<u>173,335</u>	<u>173,335</u>	<u>173,335</u>	<u>172,957</u>
Expenses					
Administration	16,707	17,189	17,189	17,189	16,811
Wages and Benefits	73,794	75,534	75,534	75,534	75,534
Operating	87,712	62,612	62,612	62,612	62,612
Amortization of Tangible Capital Assets	3,198	3,198	3,198	3,198	3,198
	<u>181,411</u>	<u>158,533</u>	<u>158,533</u>	<u>158,533</u>	<u>158,155</u>
Operating Surplus / (Deficit)	(10,198)	14,802	14,802	14,802	14,802
Other					
Transfer (to)/from Reserves	7,000	(18,000)	(18,000)	(18,000)	(18,000)
Unfunded Amortization	3,198	3,198	3,198	3,198	3,198
	<u>10,198</u>	<u>(14,802)</u>	<u>(14,802)</u>	<u>(14,802)</u>	<u>(14,802)</u>
400 Financial Plan Surplus / (Deficit)	-	-	-	-	-
410 Pender Harbour Health Clinic					
Revenues					
Tax Requisitions	170,857	170,950	170,950	170,950	170,776
	<u>170,857</u>	<u>170,950</u>	<u>170,950</u>	<u>170,950</u>	<u>170,776</u>
Expenses					
Administration	7,727	7,910	7,910	7,910	7,736
Operating	195,766	158,040	158,040	158,040	158,040
	<u>203,493</u>	<u>165,950</u>	<u>165,950</u>	<u>165,950</u>	<u>165,776</u>
Operating Surplus / (Deficit)	(32,636)	5,000	5,000	5,000	5,000
Other					
Transfer (to)/from Reserves	32,726	(5,000)	(5,000)	(5,000)	(5,000)
Prior Year Surplus/(Deficit)	(90)	-	-	-	-
	<u>32,636</u>	<u>(5,000)</u>	<u>(5,000)</u>	<u>(5,000)</u>	<u>(5,000)</u>
410 Financial Plan Surplus / (Deficit)	-	-	-	-	-
500 Regional Planning					
Revenues					
Tax Requisitions	191,820	185,611	185,611	185,611	184,768
Government Transfers	86,001	-	-	-	-
User Fees & Service Charges	430	430	430	430	430
	<u>278,251</u>	<u>186,041</u>	<u>186,041</u>	<u>186,041</u>	<u>185,198</u>
Expenses					
Administration	37,256	38,289	38,289	38,289	37,446
Wages and Benefits	134,399	137,157	137,157	137,157	137,157
Operating	146,056	10,595	10,595	10,595	10,595
	<u>317,711</u>	<u>186,041</u>	<u>186,041</u>	<u>186,041</u>	<u>185,198</u>
Operating Surplus / (Deficit)	(39,460)	-	-	-	-
Other					
Transfer (to)/from Reserves	39,460	-	-	-	-
	<u>39,460</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
500 Financial Plan Surplus / (Deficit)	-	-	-	-	-

504 Rural Planning Services	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	1,150,441	1,345,345	1,365,345	1,340,345	1,195,629
Government Transfers	253,000	-	-	-	-
User Fees & Service Charges	60,196	60,196	60,196	60,196	60,196
	1,463,637	1,405,541	1,425,541	1,400,541	1,255,825
Expenses					
Administration	208,561	214,330	214,330	214,330	209,614
Wages and Benefits	862,446	886,631	886,631	886,631	886,631
Operating	412,212	304,580	324,580	299,580	159,580
Amortization of Tangible Capital Assets	1,584	1,584	1,584	1,584	1,584
	1,484,803	1,407,125	1,427,125	1,402,125	1,257,409
Operating Surplus / (Deficit)	(21,166)	(1,584)	(1,584)	(1,584)	(1,584)
Other					
Transfer (to)/from Reserves	19,582	-	-	-	-
Unfunded Amortization	1,584	1,584	1,584	1,584	1,584
	21,166	1,584	1,584	1,584	1,584
504 Financial Plan Surplus / (Deficit)	-	-	-	-	-

506 Geographic Information Services	2022	2023	2024	2025	2026
Revenues					
User Fees & Service Charges	20,500	20,500	20,500	20,500	20,500
	20,500	20,500	20,500	20,500	20,500
Expenses					
Internal Recoveries	(316,255)	(322,668)	(322,668)	(322,668)	(322,668)
Wages and Benefits	256,529	262,942	262,942	262,942	262,942
Operating	65,226	65,226	65,226	65,226	65,226
Amortization of Tangible Capital Assets	22,460	22,460	22,460	22,460	22,460
	27,960	27,960	27,960	27,960	27,960
Operating Surplus / (Deficit)	(7,460)	(7,460)	(7,460)	(7,460)	(7,460)
Other					
Transfer (to)/from Reserves	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)
Unfunded Amortization	22,460	22,460	22,460	22,460	22,460
	7,460	7,460	7,460	7,460	7,460
506 Financial Plan Surplus / (Deficit)	-	-	-	-	-

510 Civic Addressing	2022	2023	2024	2025	2026
Revenues					
User Fees & Service Charges	37,471	38,377	38,377	38,377	38,247
	37,471	38,377	38,377	38,377	38,247
Expenses					
Administration	5,717	5,889	5,889	5,889	5,759
Wages and Benefits	29,393	30,127	30,127	30,127	30,127
Operating	2,361	2,361	2,361	2,361	2,361
	37,471	38,377	38,377	38,377	38,247
Operating Surplus / (Deficit)	-	-	-	-	-
510 Financial Plan Surplus / (Deficit)	-	-	-	-	-

520 Building Inspection Services	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	(927)	-	-	-	-
User Fees & Service Charges	913,734	953,825	953,825	953,825	950,667
Other Revenue	600	600	600	600	600
	913,407	954,425	954,425	954,425	951,267
Expenses					
Administration	139,434	143,519	143,519	143,519	140,361
Wages and Benefits	710,293	747,226	747,226	747,226	747,226
Operating	59,160	57,680	57,680	57,680	57,680
Amortization of Tangible Capital Assets	11,801	11,801	11,801	11,801	11,801
	920,688	960,226	960,226	960,226	957,068
Operating Surplus / (Deficit)	(7,281)	(5,801)	(5,801)	(5,801)	(5,801)
Other					
Transfer (to)/from Reserves	(4,520)	(6,000)	(6,000)	(6,000)	(6,000)
Unfunded Amortization	11,801	11,801	11,801	11,801	11,801
	7,281	5,801	5,801	5,801	5,801
520 Financial Plan Surplus / (Deficit)	-	-	-	-	-

531 Economic Development Area A	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	80,517	51,636	52,887	54,173	54,086
	80,517	51,636	52,887	54,173	54,086
Expenses					
Administration	3,855	3,947	3,947	3,947	3,860
Operating	78,549	47,689	48,940	50,226	50,226
	82,404	51,636	52,887	54,173	54,086
Operating Surplus / (Deficit)	(1,887)	-	-	-	-
Other					
Prior Year Surplus/(Deficit)	1,887	-	-	-	-
	1,887	-	-	-	-
531 Financial Plan Surplus / (Deficit)	-	-	-	-	-

532 Economic Development Area B	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	49,890	45,861	46,991	48,152	48,097
	49,890	45,861	46,991	48,152	48,097
Expenses					
Administration	2,451	2,509	2,509	2,509	2,454
Operating	48,756	43,352	44,482	45,643	45,643
	51,207	45,861	46,991	48,152	48,097
Operating Surplus / (Deficit)	(1,317)	-	-	-	-
Other					
Prior Year Surplus/(Deficit)	1,317	-	-	-	-
	1,317	-	-	-	-
532 Financial Plan Surplus / (Deficit)	-	-	-	-	-

533 Economic Development Area D	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	43,271	41,806	42,829	43,881	43,831
	<u>43,271</u>	<u>41,806</u>	<u>42,829</u>	<u>43,881</u>	<u>43,831</u>
Expenses					
Administration	2,216	2,268	2,268	2,268	2,218
Operating	43,957	39,538	40,561	41,613	41,613
	<u>46,173</u>	<u>41,806</u>	<u>42,829</u>	<u>43,881</u>	<u>43,831</u>
Operating Surplus / (Deficit)	(2,902)	-	-	-	-
Other					
Prior Year Surplus/(Deficit)	2,902	-	-	-	-
	<u>2,902</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
533 Financial Plan Surplus / (Deficit)	-	-	-	-	-

534 Economic Development Area E	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	32,690	28,738	29,411	30,103	30,066
	<u>32,690</u>	<u>28,738</u>	<u>29,411</u>	<u>30,103</u>	<u>30,066</u>
Expenses					
Administration	1,650	1,689	1,689	1,689	1,652
Operating	32,927	27,049	27,722	28,414	28,414
	<u>34,577</u>	<u>28,738</u>	<u>29,411</u>	<u>30,103</u>	<u>30,066</u>
Operating Surplus / (Deficit)	(1,887)	-	-	-	-
Other					
Prior Year Surplus/(Deficit)	1,887	-	-	-	-
	<u>1,887</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
534 Financial Plan Surplus / (Deficit)	-	-	-	-	-

535 Economic Development Area F	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	52,140	44,986	46,087	47,220	47,162
	<u>52,140</u>	<u>44,986</u>	<u>46,087</u>	<u>47,220</u>	<u>47,162</u>
Expenses					
Administration	2,586	2,647	2,647	2,647	2,589
Operating	51,439	42,339	43,440	44,573	44,573
	<u>54,025</u>	<u>44,986</u>	<u>46,087</u>	<u>47,220</u>	<u>47,162</u>
Operating Surplus / (Deficit)	(1,885)	-	-	-	-
Other					
Prior Year Surplus/(Deficit)	1,885	-	-	-	-
	<u>1,885</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
535 Financial Plan Surplus / (Deficit)	-	-	-	-	-

540 Hillside Development Project	2022	2023	2024	2025	2026
Revenues					
Other Revenue	156,339	156,339	156,339	156,339	156,339
	<u>156,339</u>	<u>156,339</u>	<u>156,339</u>	<u>156,339</u>	<u>156,339</u>
Expenses					
Administration	10,739	11,038	11,038	11,038	10,795
Wages and Benefits	39,121	44,314	44,314	44,314	44,314
Operating	98,495	98,687	98,891	99,106	99,336
	<u>148,355</u>	<u>154,039</u>	<u>154,243</u>	<u>154,458</u>	<u>154,445</u>
Operating Surplus / (Deficit)	7,984	2,300	2,096	1,881	1,894
Other					
Transfer (to)/from Reserves	(7,984)	(2,300)	(2,096)	(1,881)	(1,894)
	<u>(7,984)</u>	<u>(2,300)</u>	<u>(2,096)</u>	<u>(1,881)</u>	<u>(1,894)</u>
540 Financial Plan Surplus / (Deficit)	-	-	-	-	-

615 Community Recreation Facilities	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	5,755,320	5,671,752	5,666,061	5,682,087	5,677,150
Frontage & Parcel Taxes	1,698,073	1,698,073	1,698,073	1,698,073	118,005
User Fees & Service Charges	1,757,406	1,757,406	1,757,406	1,757,406	1,757,406
Investment Income	437,317	474,870	513,598	553,539	75,648
Other Revenue	17,858	17,858	17,858	17,858	17,858
	<u>9,665,974</u>	<u>9,619,959</u>	<u>9,652,996</u>	<u>9,708,963</u>	<u>7,646,067</u>
Expenses					
Administration	926,509	952,673	952,673	952,673	931,710
Wages and Benefits	3,643,073	3,723,644	3,702,241	3,702,241	3,702,241
Operating	2,017,273	1,854,212	1,854,212	1,854,212	1,854,212
Debt Charges - Interest	930,476	934,422	932,069	929,644	52,213
Amortization of Tangible Capital Assets	951,368	951,368	951,368	951,368	951,368
	<u>8,468,699</u>	<u>8,416,319</u>	<u>8,392,563</u>	<u>8,390,138</u>	<u>7,491,744</u>
Operating Surplus / (Deficit)	1,197,275	1,203,640	1,260,433	1,318,825	154,323
Other					
Capital Expenditures	(2,858,920)	-	-	-	-
Proceeds from Long Term Debt	1,092,600	-	-	-	-
Debt Principal Repayment	(1,317,257)	(1,463,206)	(1,504,287)	(1,546,653)	(366,125)
Transfer (to)/from Reserves	910,407	(691,802)	(707,514)	(723,540)	(739,566)
Transfer (to)/from Appropriated Surplus	26,500	-	-	-	-
Transfer (to)/from Other Funds	(1,973)	-	-	-	-
Unfunded Amortization	951,368	951,368	951,368	951,368	951,368
	<u>(1,197,275)</u>	<u>(1,203,640)</u>	<u>(1,260,433)</u>	<u>(1,318,825)</u>	<u>(154,323)</u>
615 Financial Plan Surplus / (Deficit)	-	-	-	-	-

625 Pender Harbour Pool	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	594,736	610,869	610,869	610,869	609,529
Frontage & Parcel Taxes	48,519	48,519	48,519	48,519	48,519
User Fees & Service Charges	90,100	90,100	90,100	90,100	90,100
Investment Income	17,462	19,323	21,258	23,270	25,363
	<u>750,817</u>	<u>768,811</u>	<u>770,746</u>	<u>772,758</u>	<u>773,511</u>
Expenses					
Administration	58,965	60,877	60,877	60,877	59,537
Wages and Benefits	444,474	457,695	457,695	457,695	457,695
Operating	198,326	157,397	157,397	157,397	157,397
Debt Charges - Interest	19,466	19,466	19,466	19,466	19,466
Amortization of Tangible Capital Assets	97,998	97,998	97,998	97,998	97,998
	<u>819,229</u>	<u>793,433</u>	<u>793,433</u>	<u>793,433</u>	<u>792,093</u>
Operating Surplus / (Deficit)	(68,412)	(24,622)	(22,687)	(20,675)	(18,582)
Other					
Capital Expenditures	(24,437)	(10,000)	(10,000)	(10,000)	(10,000)
Debt Principal Repayment	(46,515)	(48,376)	(50,311)	(52,323)	(54,416)
Transfer (to)/from Reserves	39,616	(15,000)	(15,000)	(15,000)	(15,000)
Transfer (to)/from Appropriated Surplus	1,750	-	-	-	-
Unfunded Amortization	97,998	97,998	97,998	97,998	97,998
	<u>68,412</u>	<u>24,622</u>	<u>22,687</u>	<u>20,675</u>	<u>18,582</u>
625 Financial Plan Surplus / (Deficit)	-	-	-	-	-

630 School Facilities - Joint Use	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	2,715	3,155	3,155	3,155	3,149
	<u>2,715</u>	<u>3,155</u>	<u>3,155</u>	<u>3,155</u>	<u>3,149</u>
Expenses					
Administration	280	289	289	289	283
Wages and Benefits	2,385	2,866	2,866	2,866	2,866
Operating	50	-	-	-	-
	<u>2,715</u>	<u>3,155</u>	<u>3,155</u>	<u>3,155</u>	<u>3,149</u>
Operating Surplus / (Deficit)	-	-	-	-	-
630 Financial Plan Surplus / (Deficit)	-	-	-	-	-

640 Gibsons & Area Library	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	775,420	776,771	776,771	776,771	775,675
	<u>775,420</u>	<u>776,771</u>	<u>776,771</u>	<u>776,771</u>	<u>775,675</u>
Expenses					
Administration	48,675	49,826	49,826	49,826	48,730
Wages and Benefits	8,029	8,229	8,229	8,229	8,229
Operating	668,716	668,716	668,716	668,716	668,716
Amortization of Tangible Capital Assets	52,182	52,182	52,182	52,182	52,182
	<u>777,602</u>	<u>778,953</u>	<u>778,953</u>	<u>778,953</u>	<u>777,857</u>
Operating Surplus / (Deficit)	(2,182)	(2,182)	(2,182)	(2,182)	(2,182)
Other					
Transfer (to)/from Reserves	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)
Unfunded Amortization	52,182	52,182	52,182	52,182	52,182
	<u>2,182</u>	<u>2,182</u>	<u>2,182</u>	<u>2,182</u>	<u>2,182</u>
640 Financial Plan Surplus / (Deficit)	-	-	-	-	-

643 Egmont/Pender Harbour Library Service	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	54,902	56,404	57,877	59,394	59,326
	<u>54,902</u>	<u>56,404</u>	<u>57,877</u>	<u>59,394</u>	<u>59,326</u>
Expenses					
Administration	3,028	3,099	3,099	3,099	3,031
Operating	51,874	53,305	54,778	56,295	56,295
	<u>54,902</u>	<u>56,404</u>	<u>57,877</u>	<u>59,394</u>	<u>59,326</u>
Operating Surplus / (Deficit)	-	-	-	-	-
643 Financial Plan Surplus / (Deficit)	-	-	-	-	-

645 Halfmoon Bay Library Service	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	161,380	166,098	170,735	175,509	175,306
	<u>161,380</u>	<u>166,098</u>	<u>170,735</u>	<u>175,509</u>	<u>175,306</u>
Expenses					
Administration	9,032	9,244	9,244	9,244	9,041
Operating	152,350	156,854	161,491	166,265	166,265
	<u>161,382</u>	<u>166,098</u>	<u>170,735</u>	<u>175,509</u>	<u>175,306</u>
Operating Surplus / (Deficit)	(2)	-	-	-	-
Other					
Prior Year Surplus/(Deficit)	2	-	-	-	-
	<u>2</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
645 Financial Plan Surplus / (Deficit)	-	-	-	-	-

646 Roberts Creek Library Service	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	196,193	199,174	202,084	205,080	204,932
	<u>196,193</u>	<u>199,174</u>	<u>202,084</u>	<u>205,080</u>	<u>204,932</u>
Expenses					
Administration	6,585	6,740	6,740	6,740	6,592
Operating	189,608	192,434	195,344	198,340	198,340
	<u>196,193</u>	<u>199,174</u>	<u>202,084</u>	<u>205,080</u>	<u>204,932</u>
Operating Surplus / (Deficit)	-	-	-	-	-
646 Financial Plan Surplus / (Deficit)	-	-	-	-	-

648 Museum Service	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	171,136	171,345	171,345	171,345	171,145
	<u>171,136</u>	<u>171,345</u>	<u>171,345</u>	<u>171,345</u>	<u>171,145</u>
Expenses					
Administration	8,886	9,095	9,095	9,095	8,895
Operating	162,250	162,250	162,250	162,250	162,250
	<u>171,136</u>	<u>171,345</u>	<u>171,345</u>	<u>171,345</u>	<u>171,145</u>
Operating Surplus / (Deficit)	-	-	-	-	-
648 Financial Plan Surplus / (Deficit)	-	-	-	-	-

650 Community Parks	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	2,032,333	1,991,839	2,176,523	2,243,394	2,229,311
Government Transfers	1,994,320	-	-	-	-
User Fees & Service Charges	75,600	75,600	75,600	75,600	75,600
Investment Income	44,631	-	-	-	-
Other Revenue	356,100	11,100	11,100	11,100	11,100
	4,502,984	2,078,539	2,263,223	2,330,094	2,316,011
Expenses					
Administration	228,405	232,602	232,602	232,602	227,484
Wages and Benefits	1,025,632	989,432	921,916	921,916	921,916
Operating	889,322	673,439	690,810	682,681	673,716
Debt Charges - Interest	27,963	645	474	319	164
Amortization of Tangible Capital Assets	256,933	256,933	256,933	256,933	256,933
	2,428,255	2,153,051	2,102,735	2,094,451	2,080,213
Operating Surplus / (Deficit)	2,074,729	(74,512)	160,488	235,643	235,798
Other					
Capital Expenditures	(4,924,886)	-	-	-	-
Proceeds from Long Term Debt	1,548,233	-	-	-	-
Debt Principal Repayment	(120,934)	(19,000)	(238,921)	(314,076)	(314,231)
Transfer (to)/from Reserves	389,177	(178,500)	(178,500)	(178,500)	(178,500)
Transfer (to)/from Appropriated Surplus	329,349	15,079	-	-	-
Transfer (to)/from Other Funds	447,399	-	-	-	-
Unfunded Amortization	256,933	256,933	256,933	256,933	256,933
	(2,074,729)	74,512	(160,488)	(235,643)	(235,798)
650 Financial Plan Surplus / (Deficit)	-	-	-	-	-

665 Bicycle & Walking Paths	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	51,752	52,959	52,959	52,959	52,554
	51,752	52,959	52,959	52,959	52,554
Expenses					
Administration	17,967	18,401	18,401	18,401	17,996
Wages and Benefits	16,027	16,850	16,850	16,850	16,850
Operating	82,758	7,708	7,708	7,708	7,708
Amortization of Tangible Capital Assets	99,607	99,607	99,607	99,607	99,607
	216,359	142,566	142,566	142,566	142,161
Operating Surplus / (Deficit)	(164,607)	(89,607)	(89,607)	(89,607)	(89,607)
Other					
Transfer (to)/from Reserves	65,000	(10,000)	(10,000)	(10,000)	(10,000)
Unfunded Amortization	99,607	99,607	99,607	99,607	99,607
	164,607	89,607	89,607	89,607	89,607
665 Financial Plan Surplus / (Deficit)	-	-	-	-	-

667 Area A Bicycle & Walking Paths	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	14,580	15,221	15,221	15,221	15,179
	<u>14,580</u>	<u>15,221</u>	<u>15,221</u>	<u>15,221</u>	<u>15,179</u>
Expenses					
Administration	1,852	1,907	1,907	1,907	1,865
Wages and Benefits	8,478	9,114	9,114	9,114	9,114
Operating	4,250	4,200	4,200	4,200	4,200
Amortization of Tangible Capital Assets	6,231	6,231	6,231	6,231	6,231
	<u>20,811</u>	<u>21,452</u>	<u>21,452</u>	<u>21,452</u>	<u>21,410</u>
Operating Surplus / (Deficit)	(6,231)	(6,231)	(6,231)	(6,231)	(6,231)
Other					
Unfunded Amortization	6,231	6,231	6,231	6,231	6,231
	<u>6,231</u>	<u>6,231</u>	<u>6,231</u>	<u>6,231</u>	<u>6,231</u>
667 Financial Plan Surplus / (Deficit)	-	-	-	-	-

670 Regional Recreation Programs	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	150,416	163,213	163,213	163,213	162,992
User Fees & Service Charges	10,319	10,319	10,319	10,319	10,319
	<u>160,735</u>	<u>173,532</u>	<u>173,532</u>	<u>173,532</u>	<u>173,311</u>
Expenses					
Administration	9,807	10,040	10,040	10,040	9,819
Wages and Benefits	2,385	2,866	2,866	2,866	2,866
Operating	152,543	160,626	160,626	160,626	160,626
	<u>164,735</u>	<u>173,532</u>	<u>173,532</u>	<u>173,532</u>	<u>173,311</u>
Operating Surplus / (Deficit)	(4,000)	-	-	-	-
Other					
Transfer (to)/from Reserves	4,000	-	-	-	-
	<u>4,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
670 Financial Plan Surplus / (Deficit)	-	-	-	-	-

680 Dakota Ridge Recreation Service Area	2022	2023	2024	2025	2026
Revenues					
Tax Requisitions	204,351	208,359	208,359	208,359	207,729
User Fees & Service Charges	38,000	38,000	38,000	38,000	38,000
Other Revenue	2,000	2,000	2,000	2,000	2,000
	<u>244,351</u>	<u>248,359</u>	<u>248,359</u>	<u>248,359</u>	<u>247,729</u>
Expenses					
Administration	27,863	28,618	28,618	28,618	27,988
Wages and Benefits	85,506	88,909	88,909	88,909	88,909
Operating	130,982	130,832	130,832	130,832	130,832
Amortization of Tangible Capital Assets	45,966	45,966	45,966	45,966	45,966
	<u>290,317</u>	<u>294,325</u>	<u>294,325</u>	<u>294,325</u>	<u>293,695</u>
Operating Surplus / (Deficit)	(45,966)	(45,966)	(45,966)	(45,966)	(45,966)
Other					
Capital Expenditures	(55,500)	-	-	-	-
Transfer (to)/from Reserves	55,500	-	-	-	-
Unfunded Amortization	45,966	45,966	45,966	45,966	45,966
	<u>45,966</u>	<u>45,966</u>	<u>45,966</u>	<u>45,966</u>	<u>45,966</u>

680 Financial Plan Surplus / (Deficit)

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