



**REGIONAL DISTRICT  
of Fraser-Fort George**

**BYLAW NO. 2998**

---

**A BYLAW TO REGULATE THE USE OF LANDS AND PREMISES WITHIN THE BOUNDARIES OF THE REGIONAL DISTRICT OF FRASER-FORT GEORGE IN ACCORDANCE WITH THE PROVISIONS OF THE LOCAL GOVERNMENT ACT**

---

**WHEREAS** the Regional Board may, by bylaw, pursuant to Division 5 of Part 14 of the *Local Government Act*, adopt zoning and other development regulations;

**AND WHEREAS** the Regional Board has adopted Official Community Plans pursuant to Division 4 of Part 14 of the *Local Government Act* for unincorporated areas within the Regional District of Fraser-Fort George and the zoning and other development regulations are consistent with the content of the Official Community Plans;

**NOW THEREFORE** the Board of Directors of the Regional District of Fraser-Fort George, in open meeting assembled, enacts as follows:

1. This Bylaw applies to the lands as shown on the maps identified as Schedule 'C' and attached hereto and forming part of this Bylaw.
2. The lands to which this Bylaw is applicable are hereby divided into zones as shown on the maps identified as Schedule 'B' and attached hereto and forming part of this Bylaw.
3. The regulations contained in Schedule 'A', attached hereto and forming part of this Bylaw, are the zoning regulations for the lands to which this Bylaw is applicable.
4. This bylaw may be cited for all purposes as "Valemount Glacier Zoning Bylaw No. 2998, 2016."

**READ A FIRST TIME ON THE 16<sup>TH</sup> DAY OF JUNE, 2016**

**READ A SECOND TIME ON THE 16<sup>TH</sup> DAY OF JUNE, 2016**

**A PUBLIC HEARING IN RESPECT OF THIS BYLAW WAS HELD ON THE 3<sup>RD</sup> DAY OF AUGUST, 2016**

**READ A THIRD TIME ON THE 18<sup>TH</sup> DAY OF AUGUST, 2016**

**ADOPTED THIS 15<sup>TH</sup> DAY OF SEPTEMBER, 2016**

**"A. Kaehn"**

Chair

**"K. Jensen"**

Corporate Officer

**SCHEDULE 'A' TO VALEMOUNT GLACIER BYLAW NO. 2998, 2016**


**TABLE OF CONTENTS**

1.0	GENERAL PROVISIONS.....	1
2.0	ADMINISTRATION AND ENFORCEMENT .....	2
3.0	INTERPRETATION .....	3
4.0	DEFINITIONS.....	4
5.0	GENERAL REGULATIONS.....	8
6.0	VILLAGE RESIDENTIAL 1 ZONE (VR1).....	12
7.0	VILLAGE RESIDENTIAL 2 ZONE (VR2).....	13
8.0	VILLAGE CORE 1 ZONE (VC1).....	14
9.0	ALPINE RECREATION 1 ZONE (AR1).....	16

**SCHEDULE 'A'**  
**TO VALEMOUNT GLACIER ZONING BYLAW NO. 2998**  
**ZONING REGULATIONS**

**1.0 GENERAL PROVISIONS**

- (1) No person shall, in contravention of this Bylaw:
  - (a) use or permit the use of any land, building or structure;
  - (b) construct, erect, move, enlarge or alter any building or structure, or permit any of the foregoing activities; or
  - (c) subdivide land, whether under the *Land Title Act* or *Strata Property Act*.
- (2) For the purposes of this Bylaw, a portion of Electoral Area 'H' within the boundaries of the Regional District of Fraser-Fort George is divided into zones as depicted in this Bylaw and which are shown on the maps which form Schedule 'B' to this Bylaw.
- (3) Every use of land or of a building or structure that is permitted in a zone established under Subsection (2) must conform to the regulations of the applicable zone and all other regulations in this Bylaw.
- (4) No provision in this Bylaw shall relieve any person from the responsibility to apply for and obtain a permit or approval under, and to comply with, any other statute, regulation or Bylaw applicable to the use or development of land.

 <p><b>REGIONAL DISTRICT</b> of Fraser-Fort George</p> <p>Certified as Schedule "A" to Bylaw No. 2998, 2016</p> <p style="text-align: center;"><b>"K. Jensen"</b></p> <hr/> <p>Corporate Officer</p>
---



## 2.0 ADMINISTRATION AND ENFORCEMENT

- (1) The enforcement of these regulations is administered by the Manager of Development Services or designate.
- (2) The following persons, or their designate, are authorized to enter, at all reasonable times, on any property, and in accordance with Section 16(1) to 16(5) of the Community Charter, to inspect and determine whether all the provisions under this Bylaw are being met:
  - (a) the Chief Administrative Officer;
  - (b) the Manager of Development Services;
  - (c) a Building Inspector; and
  - (d) a Bylaw Enforcement Officer.
- (3) Any person who violates any of the provisions of this Bylaw, or who suffers or permits any act or thing to be done in contravention of this Bylaw, or who neglects to do or refrains from doing any act or thing which is required to be done under this Bylaw, commits an offence and is liable to the penalties imposed under this Bylaw.
- (4) Any person who is convicted of an offence under this Bylaw is liable to a fine of not more than two thousand dollars (\$2,000) or to imprisonment for not more than six (6) months, or to both.
- (5) Each day's continuance of an offence under this Bylaw shall constitute a new and separate offence.
- (6) If any provision of this Bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Bylaw.

### 3.0 INTERPRETATION

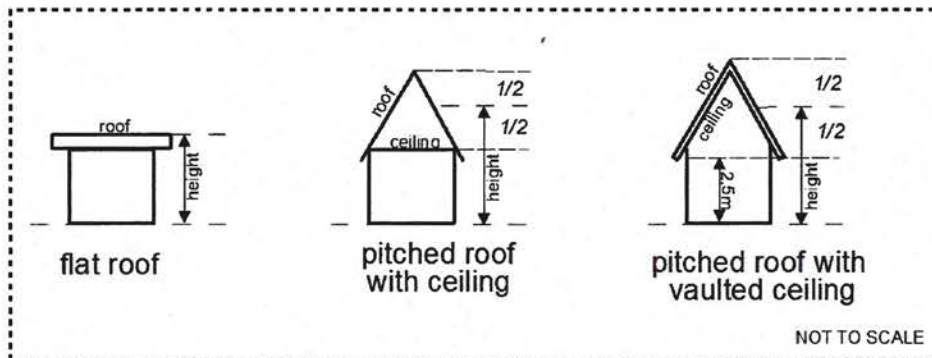
- (1) Metric units are used for all measurements in this Bylaw.
- (2) With reference to the maps which constitute Schedule 'B' attached to and forming part of this Bylaw:
  - (a) where the boundary of a zone is shown as following a lot boundary, the precise location of the boundary shall be determined by reference to the survey which creates that lot.
  - (b) where the boundary of a zone is shown as following a stream or river, or road, allowance or other right-of-way, the precise zone boundary is the centre line of the stream, river, road allowance or other right-of-way, as the case may be.
  - (c) where a zone boundary is shown as following a lake, pond, or other similar standing body of water, the precise zone boundary shall follow the natural boundary of that lake, pond or other body of water, except in the case where a lot boundary lies below the natural boundary in which case the boundary of the zone shall follow the lot boundary.
  - (d) in any other case, and where the precise location of a zone boundary is not otherwise defined by words or expressions, the precise zone boundary shall be determined by reference to the scale of the map.
- (3) All requirements that involve measurements and calculations apply to a bare land strata lot in the same way as to any other lot.

## 4.0 DEFINITIONS

In this Bylaw, unless the context otherwise requires:

- (1) **Accessory** means, with reference to use, buildings and structures, a use that is ancillary or subordinate and customarily incidental to a principal permitted use.
- (2) **All Seasons Resort** means a resort that provides multi-season recreational activities and facilities under the Province of British Columbia All Seasons Resort policy.
- (3) **Bed and Breakfast** means the business of renting guest bedrooms for the temporary accommodation of the travelling public within a Residential-Single Family use, operated by a permanent resident of the dwelling unit.
- (4) **Building Width** means the shortest dimension of a horizontal cross section of a building excluding steps, eaves, cantilevered balconies and sundecks.
- (5) **Cul-de-sac** means a length of local road made for vehicular use, the end of which is designed to be permanently closed by the pattern of subdivision or which is terminated by a natural feature such as inaccessible terrain, so that there is no alternative vehicular route to another road.
- (6) **Dwelling Unit** means one or more habitable rooms occupied or designed to be occupied by one or more persons as a single housekeeping unit, with facilities for living, sleeping, sanitation, and not more than one kitchen or set of cooking facilities.
- (7) **Established** in relation to a permitted use means that land or a building or structure is used and continues to be used for that permitted use.
- (8) **Finished Grade** means the lowest of the average levels of finished ground adjoining each exterior wall of the perimeter of a building or structure, excluding localized depressions such as for vehicle or pedestrian entrances.
- (9) **Floor Area** means the space on any storey of a building between exterior walls and required firewalls, including the space occupied by interior walls and partitions, but not including exits, vertical service spaces, and their enclosing assemblies. .
- (10) **Frontage** means that portion of the boundary of a lot which is in common with the boundary of a road other than a lane or trail.
- (11) **General Permitted Uses** means the uses permitted in all zones in accordance with section 5.0 of this Bylaw.
- (12) **Height** means, as illustrated in Figure 1 below, the vertical distance measured from finished grade to:
  - (a) the highest point of a portion of building with a flat roof;
  - (b) the mean height line between the highest point of the building and the ceiling immediately below on buildings with pitched roofs;
  - (c) the mean height line between the highest point of the building and a point 2.5 meters above the immediate floor below on buildings with pitched roofs with vaulted ceilings; and
  - (d) the highest point of all other types of structure.

Figure 1



- (13) **Hotel** means a commercial building providing primarily temporary or seasonal accommodation where the rooms used for accommodation have access to an enclosed common interior corridor, and which may be equipped with individual kitchen facilities. Hotel use may include accessory eating and drinking establishment, entertainment, indoor recreation, assembly, retail, and personal services for the convenience of guests.
- (14) **Lot** means a separate area of land registered as a parcel under the *Land Title Act*, including a strata lot under the *Strata Property Act*, and includes a separate area of land established, defined or recognized for the purpose of a disposition, whether by lease, licence or otherwise, under the *Land Act*.
- (15) **Lot Line, Exterior Side** means the line forming part of the legal boundary of a lot that is common to a road, but is not a front lot line or rear lot line.
- (16) **Lot Line, Front** means the shortest line forming part of the legal boundary of a lot which is common to an abutting road, road allowance or strata access route, but not a lane or trail.
- (17) **Lot Line, Interior Side** means the line forming part of the legal boundary of a lot that is not common to a road, but is not a front lot line or rear lot line.
- (18) **Lot Line, Rear** means the line forming part of the legal boundary of a lot which is the most opposite to the front lot line, and where the rear portion of a lot is bounded by intersecting side lot lines then the rear lot line is to be taken as the point of intersection of the side lot lines.
- (19) **Mountain Refuge** means a use providing food and shelter in mountain alpine areas including but not limited to; emergency refuge, ski patrol hut, mountaineering hut, and overnight accommodation for staff of an All Seasons Resort, but for greater certainty, does not include hotel, tourist accommodation, or any commercial use.
- (20) **Natural Boundary** means the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of the lake, river, stream or other body of water a character distinct from that of the banks.
- (21) **Off-Street Parking Space** means an area of land other than a road which has vehicular access to a road and is used for the temporary parking or storage of vehicles.

- (22) **Permitted Use** means a use of land, buildings and structures which is specifically allowed by these regulations.
- (23) **Personal Services** means a business catering to the needs of individual members of the general public, including but not limited to: tailor, shoe repair, photographer, barbershop, beauty salons, dry cleaning, laundromat, travel or booking agency, insurance agency, financial institution and daycare.
- (24) **Principal** means the primary permitted use(s) for which land, buildings, or structures are ordinarily used.
- (25) **Open Space** means parks, playgrounds, or trails.
- (26) **Recreation, Indoor** means facilities within an enclosed building or structure for private, commercial or public sporting activities and active recreation, including but not limited to; arenas, health and fitness clubs, athletic clubs, swimming pools, hockey rinks, curling rinks, and racquet courts.
- (27) **Recreation, Outdoor** means private, commercial or public unsheltered recreation facilities for sports and active recreation purposes which may also contain auxiliary retail and services customarily associated with such facilities. Outdoor Recreation use includes, but is not limited to; skating and hockey rinks, tubing parks, zip-lines, water parks, bike parks, ball fields, and athletic fields, but for greater certainty does not include commercial overnight accommodation.
- (28) **Residential-Single Family** means a detached residential building containing one dwelling unit.
- (29) **Residential-Multi Family** means a detached building, containing 3 or more dwelling units, either with private individual access or common access and hallways. Residential-Multi Family uses include apartments, condominiums, row houses and townhouses.
- (30) **Residential-Two Family** means a residential building containing two separate dwelling units structurally adjoined side by side or one above the other.
- (31) **Resort Day Lodge** means a building containing facilities related to the operation of an all seasons resort which may include administrative office, ticket sales, sport equipment rental, retail store, first aid services, ski school, eating and drinking establishment, and other uses customarily incidental to operation of an all seasons resort, but for greater certainty, does not include commercial overnight accommodation.
- (32) **Road** means a public highway, street, lane, bridge, road, thoroughfare or any other public way.
- (33) **Setback** means the distance between a lot line and a building or structure, except a horizontal watercourse setback or vertical watercourse setback.
- (34) **Setback, Horizontal Watercourse** means the distance measured horizontally from the natural boundary of a water body or watercourse to a building or structure.
- (35) **Setback, Vertical Watercourse** means the distance measured vertically from the natural boundary of a water body or watercourse to the underside of any floor system of a building used for habitation, business, or storage of goods damageable by floodwaters.
- (36) **Sign** means any structure or device which is used or intended to be used to identify or advertise any object, product, place, activity, person, institution, organization or business and which is placed so as to be seen by the public.



- (37) **Sign Area** means the area of the sign(s) within a perimeter which forms the outside shape including any frame which forms an integral part of the display.
- (38) **Site** means:
- (a) the area of land within a lot; or
  - (b) where a lot is divided into two or more zones, the area of land within the lot which is contained within one zone.
- (39) **Site Coverage** means the sum of the areas covered by the footprint of all buildings and structures on a site, excluding steps, eaves, cantilevered balconies and sundecks, expressed as a percentage of the total area of the site.
- (40) **Sleeping Unit** means one bedroom or other room in a dwelling furnished to be used as a bedroom, but containing no kitchen facilities.
- (41) **Storey** means the portion of a building which is situated between the top of any floor and the top of the next floor above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it.
- (42) **Tourist Accommodation** means commercial use of an entire dwelling unit for temporary accommodation of the travelling public, but for greater certainty does not include a bed and breakfast, Hotel, or the rental of individual sleeping units for accommodation.
- (43) **Utility Installation** means the use of land, buildings and structures for the operation and delivery of water, sewer, gas, electrical, cable television, or telecommunications services in conjunction with an all season resort. Utility Installation includes but is not limited to; communications towers, transfer or recycling stations, emergency response sites, pumping and compressor stations, water treatment plants, sewage treatment plants, and power generating facilities.

## 5.0 GENERAL REGULATIONS

- (1) A use of land, buildings, or structures is prohibited unless the use is specified as a permitted use in this Bylaw.

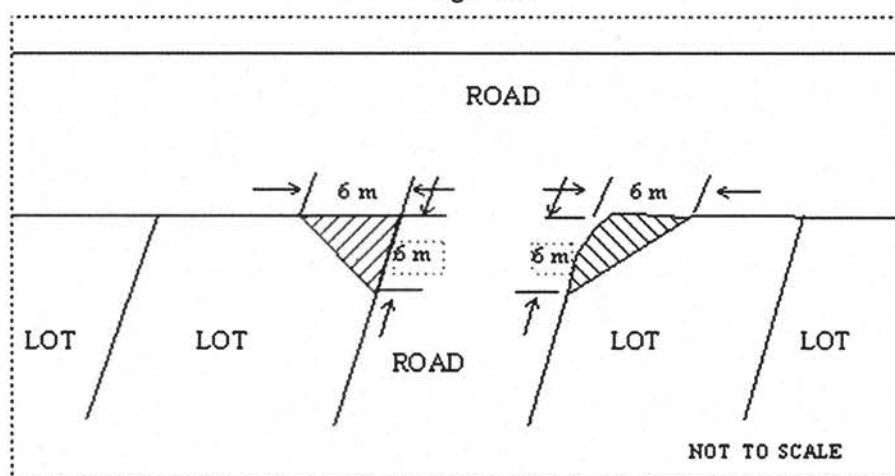
### General Permitted Uses

- (2) Except as otherwise stated in this Bylaw, the following uses are permitted in all zones when accessory to an all seasons resort:
- landscape screening and fencing;
  - maintenance facilities;
  - parking lot;
  - open space;
  - signs;
  - ski lifts, towers, runs and accessory facilities; and
  - utility installation.
- (3) Uses permitted by Section 5.0 (2) shall be subject to all other regulations of the zone within which they are located.

### Height and Siting

- (4) The maximum permitted height of buildings and structures may be exceeded for ski towers and facilities that are necessary for operation of a ski tower, free standing light poles, antennas, monuments, chimney stacks, flag poles, utility poles and elevator shafts.
- (5) Subject to approval by the Ministry of Transportation and Infrastructure where required, the minimum setback of a building or structure from a lot line is 0.0 metres for ski towers and related facilities, fences, landscape screening, signs, utility installations and underground structures except parking garages.
- (6) No person being the owner, occupier or lessee of any land located at the intersection of any two (2) roads, shall place or permit to be placed, construct or grow any tree, shrub, plant, fence, sign, or other structure greater than 1.0 metres in height within a sight triangle bounded by the intersecting lot lines at a road corner and a line joining points along said lot lines 6 metres from their point of intersection. The location of a sight triangle is illustrated by the hatched area in Figure 2 below.

Figure 2



### **Watercourse Setbacks**

- (7) Within all zones, the horizontal watercourse setback is not to be less than:
  - (a) 30.0 m from the McLennan River; or
  - (b) 15.0 m from any other watercourse
  
- (8) Within all zones, the vertical watercourse setback is not to be less than:
  - (a) 3.0 m from the McLennan River; or
  - (b) 1.5 m from any other watercourse

### **Bed and Breakfast Operation**

- (9) A bed and breakfast operation is permitted where listed as a permitted use, provided that:
  - (a) it is contained within one detached Residential-Single Family building containing only one dwelling unit;
  - (b) no more than five (5) sleeping units are used for the bed and breakfast operation;
  - (c) no cooking facilities are provided for within the bedrooms or common areas intended for the bed and breakfast operation;
  - (d) only persons residing in the dwelling unit may carry on the bed and breakfast operation.

### **Parking**

- (10) Off-street parking spaces required by the provisions of this Bylaw shall be provided when any building or structure is being erected, enlarged or increased in capacity.
  
- (11) Off-street parking spaces shall be established on the same site as the subject building, structure or use.
  
- (12) An indoor off-street parking space shall not be less than 5.5 m long, 2.5 m wide and 2.2 m in height. An indoor off-street parking space shall be increased to not less than 3.0 m wide, measured from the face of the wall or the centerline of the column, when adjacent to a wall or column.
  
- (13) An outdoor parking space shall not be less than 6.0 m long and 2.8 m wide.
  
- (14) Off-street parking spaces shall not be used for driveways or display, sales or storage of goods.
  
- (15) When the calculation of the required number of off-street parking spaces results in a fractional parking space, one (1) off-street parking space shall be provided to meet the fractional requirement.
  
- (16) In cases of mixed uses, the total requirements for off-street parking shall be the sum of the requirements for the various uses calculated separately unless otherwise permitted. Required off-street parking spaces for one (1) use shall not be considered as required off-street parking spaces for any other use.

### **Signs**

- (17) The maximum sign area of any sign is 1.5 sq. m., except that there is no maximum sign area for the following:
  - (a) temporary signs advertising community events;
  - (b) temporary signs installed to provide information pertaining to a construction site;
  - (c) government signs; and
  - (d) signs installed by the operator of an all seasons resort pertaining to vehicle traffic, pedestrian circulation, safety, or instruction and directional signs for all season resort activities.

- (18) Signs may only be illuminated from an external light source.
- (19) The following types of signs are specifically prohibited:
- (a) backlit signs, meaning signs illuminated from an internal light source;
  - (b) animated signs, meaning signs having movement produced either mechanically or electronically giving the visual impression of movement;
  - (c) flashing signs, meaning a directly or indirectly illuminated sign on or in which artificial light is not maintained stationary or constant in intensity and colour at all times

### **Minimum Lot Area Exceptions**

- (20) The minimum lot area requirement of this Bylaw does not apply to the consolidation of existing lots or the addition of closed streets to an existing lot.
- (21) Notwithstanding the minimum lot area requirement, two (2) or more existing lots may be consolidated and re-subdivided provided that:
- (a) the total number of lots created does not exceed the number which existed prior to the consolidation and re-subdivision;
  - (b) none of the lots created are smaller than the area of the smallest lot which existed prior to the consolidation and re-subdivision;
  - (c) the total number of lots created which meet the required minimum lot area are not less than the number of lots which meet the required minimum lot area prior to the consolidation and re-subdivision;
  - (d) the provisions of (21)(b) and (21)(c) do not apply where one or more of the existing lots is a non-contiguous lot and the consolidation and re-subdivision will create a lesser number of non-contiguous lots;
  - (e) the total number of non-contiguous lots is not increased; and
  - (f) the area of any lot created is not less than the minimum site area required by this Bylaw for a use existing at the time of consolidation and re-subdivision.
- (22) Notwithstanding the minimum lot area requirement, there is no minimum lot area requirement for a lot proposed for a parking lot, utility installation, or open space use provided that:
- (a) the Approving Officer may require as a condition of subdivision approval the registration of a restrictive covenant pursuant to the *Land Title Act* which may restrict or prohibit the construction of buildings or structures on, or the use of, the lot created; and
  - (b) the area of any remainder created is not less than the minimum site area required by these regulations for a use existing at the time of subdivision.

### **Lot Shape and Dimensions**

- (23) The minimum frontage along a road of a lot to be created by subdivision is ten percent (10%) of the perimeter of the lot, except:
- (a) where access to a lot to be created pursuant to the Bare Land Strata Regulations under the *Strata Property Act* is being provided by access route that complies with Section 6 of B.C. Reg. 75/78; or
  - (b) where a lot to be created is larger than 0.8 ha and fronts on to the turn-around area at the end of a cul-de-sac or expanded elbow of a subdivision road, that the shape of the lot is such that the minimum front building line is 20.0 m; or
  - (c) where the Regional Board has passed a resolution to exempt a person from the minimum frontage requirements pursuant to the *Local Government Act*.

- (24) A lot to be created by subdivision which has a lot area greater than 0.8 ha is to have a minimum dimension between the front lot line and the rear lot line of 30.0 m.
- (25) The boundaries of a lot created by subdivision must be such that any new lot line is not located closer to an existing building or structure than the setback required by this Bylaw.
- (26) Where a lot to be created is proposed to be provided with public access from a road by means of a panhandle access strip the area within the panhandle is not included in the minimum lot area.

## 6.0 VILLAGE RESIDENTIAL 1 ZONE (VR1)

- (1) The regulations under this Section apply to land within the Village Residential 1 (VR1) zone.
- (2) The following uses of land, buildings and structures are permitted uses:
  - (a) general permitted uses;
  - (b) residential-single family; and
  - (c) accessory buildings and structures.
- (3) Where a residential-single family use is established, the following secondary uses of the dwelling unit are permitted:
  - (a) bed and breakfast; or
  - (b) tourist accommodation.
- (4) Subdivision Regulations
  - (a) The minimum area of a lot to be created by subdivision is 1500 sq. m.
- (5) Density
  - (a) Not more than one (1) dwelling unit is permitted on a lot.
  - (b) The maximum site coverage is thirty five percent (35%).
  - (c) Not more than six (6) sleeping units are permitted in a residential-single family dwelling unit.
- (6) Building Regulations
  - (a) Unless specified elsewhere in this Bylaw the minimum setback of a building or structure is:
    - (i) 8.0 m from a front lot line; and
    - (ii) 10.0 m from a rear lot line; and
    - (iii) 8.0 m from an exterior side lot line; and
    - (iv) 5.0 m from an interior side lot line.
  - (b) The minimum building width of a residential-single family use is 7.5 m
  - (c) The maximum total floor area of accessory buildings on a lot is 100 sq. m.
  - (d) Unless specified elsewhere in this Bylaw:
    - (i) the maximum height of principal buildings and structures is 8.0 m; and
    - (ii) the maximum height of accessory buildings and structures is 4.5 m to a maximum of one (1) storey.
- (7) Other Regulations
  - (a) Where the following uses are established on a lot, the required number of off-street parking spaces are:
    - (i) two (2) for each residential-single family dwelling unit; or
    - (ii) one (1) for each sleeping unit in a bed and breakfast use.
  - (b) In addition to the regulations listed in this Section, other regulations may apply under this Bylaw.

## 7.0 VILLAGE RESIDENTIAL 2 ZONE (VR2)

- (1) The regulations under this Section apply to land within the Village Residential 2 (VR2) zone.
- (2) The following uses of land, buildings and structures are permitted uses:
  - (a) general permitted uses;
  - (b) residential-multi family;
  - (c) residential-two family; and
  - (d) accessory buildings and structures.
- (3) Where a residential-multi family use is established, the following secondary uses are permitted within the building, but not within a dwelling unit:
  - (a) eating and drinking establishment; and
  - (b) retail store.
- (4) Subdivision Regulations
  - (a) The minimum area of a lot to be created by subdivision is 1000 sq. m.
- (5) Density
  - (a) Not more than one residential-two family use is permitted on a lot.
  - (b) Not more than four (4) sleeping units are permitted in a dwelling unit.
  - (c) The maximum site coverage is fifty percent (50%).
- (6) Building Regulations
  - (a) Unless specified elsewhere in this Bylaw the minimum setback of a building or structure is:
    - (i) 8.0 m from a front lot line; and
    - (ii) 8.0 m from a rear lot line; and
    - (iii) 5.0 m from an exterior side lot line; and
    - (iv) 3.0 m from an interior side lot line; or
    - (v) 0.0 m from an interior side lot line which is continuous with a vertical common party wall separating dwelling units in a residential-two family use.
  - (b) Unless specified elsewhere in this Bylaw:
    - (i) the maximum height of principal buildings and structures is 12.0 m to a maximum of three (3) storeys.
    - (ii) the maximum height of accessory buildings and structures is 5.0 m to a maximum of one (1) storey.
  - (c) The maximum floor area of an eating and drinking establishment use is not to exceed 50% of the total floor area of the first storey of the building.
  - (d) The maximum floor area of a retail store use is not to exceed 25% of the total floor area of the first storey of the building.
- (7) Other Regulations
  - (a) Where the following uses are established on a lot, the required number of off-street parking spaces are:
    - (i) two (2) for each residential-two family dwelling unit; and
    - (ii) one and a half (1.5) for each residential-multi family dwelling unit.
  - (b) In addition to the regulations listed in this Section, other regulations may apply under this Bylaw.

## 8.0 VILLAGE CORE 1 ZONE (VC1)

- (1) The regulations under this Section apply to land within the Village Core 1 (VC1) zone.
- (2) The following uses of land, buildings and structures are permitted uses:
  - (a) chapel;
  - (b) convention center;
  - (c) eating and drinking establishment;
  - (d) fire station, ambulance station and medical clinic;
  - (e) general permitted uses;
  - (f) hotel;
  - (g) indoor recreation;
  - (h) information center;
  - (i) interpretive center;
  - (j) office;
  - (k) outdoor recreation;
  - (l) personal services;
  - (m) residential-multi family;
  - (n) resort day lodge;
  - (o) retail store;
  - (p) ski club and ski school; and
  - (q) accessory buildings and structures.
- (3) Where a residential-multi family use is established, the following secondary uses of a dwelling unit within the building are permitted:
  - (a) tourist accommodation.
- (4) Subdivision Regulations
  - (a) The minimum area of a lot to be created by subdivision is 1000 sq. m.
- (5) Density
  - (a) Not more than four (4) sleeping units are permitted in a dwelling unit.
  - (b) The maximum site coverage is eighty percent (80%).
- (6) Building Regulations
  - (a) Unless specified elsewhere in this Bylaw the minimum setback of a building or structure is:
    - (i) 4.5 m from a front lot line; and
    - (ii) 3.0 m from a rear lot line; and
    - (iii) 4.5 m from an exterior side lot line; and
    - (iv) 0.0 m from an interior side lot line.
  - (b) Unless specified elsewhere in this Bylaw:
    - (i) the maximum height of a hotel is 25.0 m to a maximum of 6 storeys; and
    - (ii) the maximum height of all other building and structures is 15.0 m to a maximum of 4 storeys.
  - (c) The minimum floor area of a dwelling unit is 50 m<sup>2</sup>.
  - (d) Where the following uses are established on a lot, the required number of off-street parking spaces are:
    - (i) one and a half (1.5) for each residential-multi family dwelling unit; and
    - (ii) one (1) for each accommodation room in a hotel use.





(7) Other Regulations

- (a) Where the following uses are established on a lot, the required number of off-street parking spaces are:
  - (i) three-quarters (0.75) for each hotel accommodation room; and
  - (ii) one (1) for each dwelling within a residential-multi family use.
- (b) In addition to the regulations listed in this Section, other regulations may apply under this Bylaw.

## 9.0 ALPINE RECREATION 1 ZONE (AR1)

- (1) The regulations under this Section apply to land within the Alpine Recreation 1 (AR1) zone.
- (2) The following uses of land, buildings and structures are permitted uses:
  - (a) eating and drinking establishment;
  - (b) equestrian facility;
  - (c) general permitted uses;
  - (d) kennel;
  - (e) mountain refuge
  - (f) outdoor recreation;
  - (g) resort day lodge;
  - (h) ski club and ski school; and
  - (i) accessory buildings and structures.
- (3) Subdivision Regulations
  - (a) The minimum area of a lot to be created by subdivision is 2000 sq. m.
- (4) Building Regulations
  - (a) unless specified elsewhere in this Bylaw the minimum setback of a building or structure is:
    - (i) 5.0 m from a front lot line; and
    - (ii) 3.0 m from a rear lot line; and
    - (iii) 4.5 m from an exterior side lot line; and
    - (iv) 3.0 m from an interior side lot line.
  - (b) The maximum floor area of a mountain refuge use is 100m<sup>2</sup>.
- (5) Other Regulations
  - (a) Where the following uses are established on a lot, the required number of off-street parking spaces are:
    - (i) five (5) for a kennel use; and
    - (ii) five (5) for an equestrian facility use.
  - (b) In addition to the regulations listed in this Section, other regulations may apply under this Bylaw.

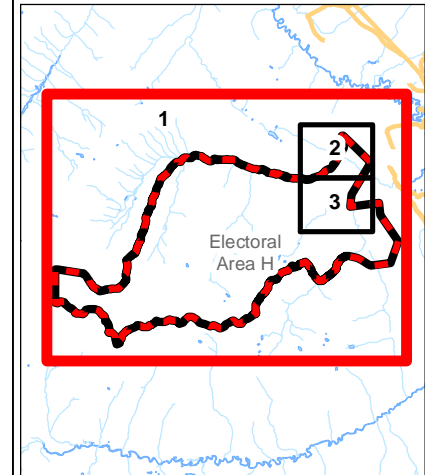
**REGIONAL DISTRICT**  
of Fraser-Fort George

Certified as Schedule 'B' to Bylaw No.  
2998, 2016.

**"K. Jensen"**  
Corporate Officer

This Map is Part of Schedule "B"  
to Valemount Glacier Zoning Bylaw  
No. 2998, 2016.

Bylaw No.	Amendment Date



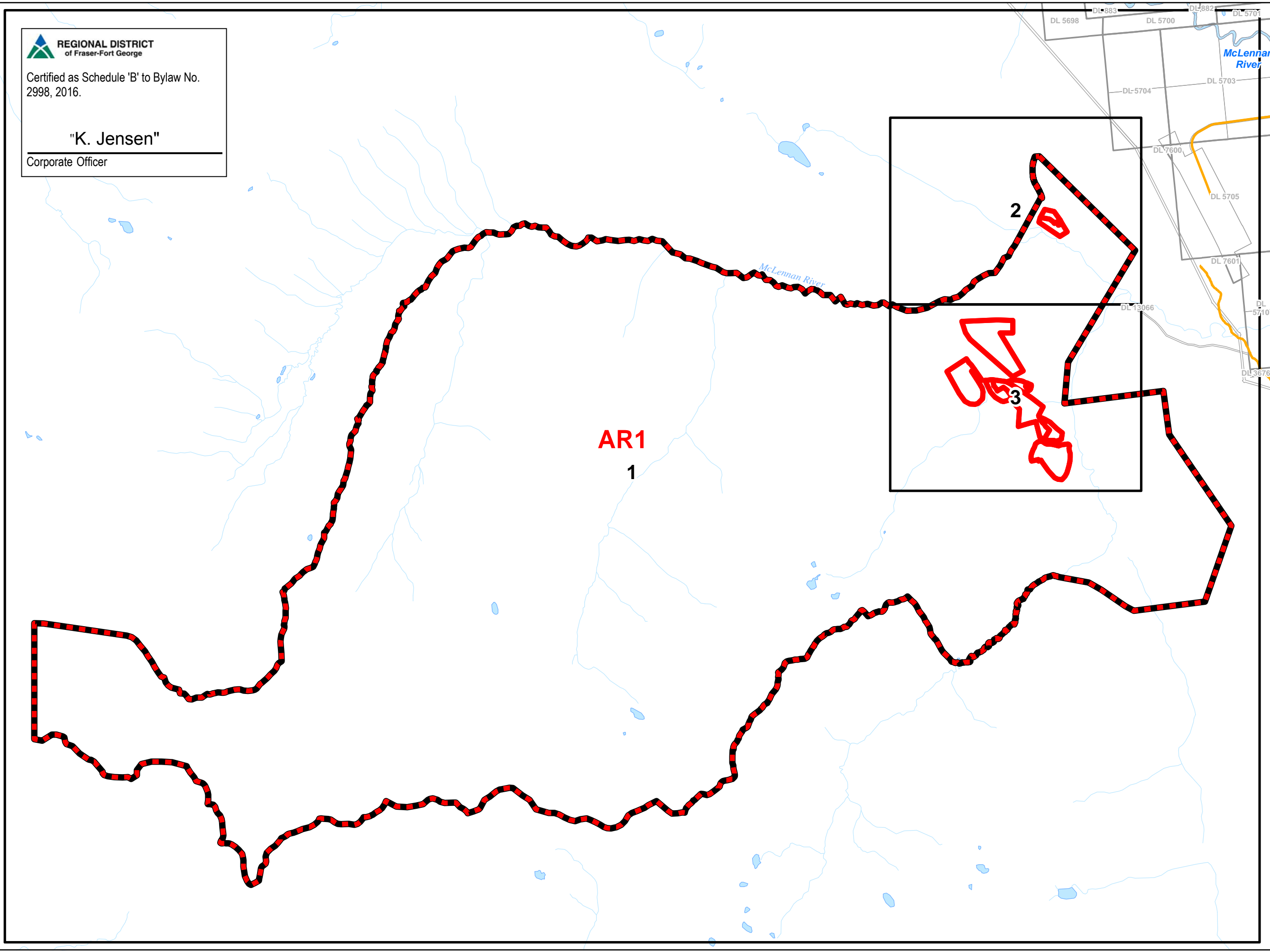
**Legend**

- Zoning Grid
- Zoning Boundary
- Zoning Designations
- Roads
- Parcels
- Subdivisions
- District Lots
- Rivers & Streams
- Electoral Areas
- Waterbodies
- Municipality
- Outside of Regional District



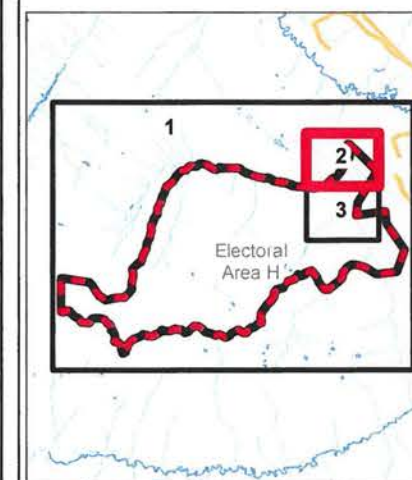
0 0.5 1 2 Km  
1 cm = 500 meters

**Warning:** This map is a composite of data from many sources. While all reasonable efforts are made to ensure the accuracy and currency of this map, the Regional District makes no warranties regarding its suitability for a particular purpose nor for the validity of the base data from which it was compiled. Reliance on this information without verification from original records is done at the user's own risk.



This Map is Part of Schedule "B"  
to Valemount Glacier Zoning Bylaw  
No. 2998, 2016.

Bylaw No.	Amendment Date



**Legend**

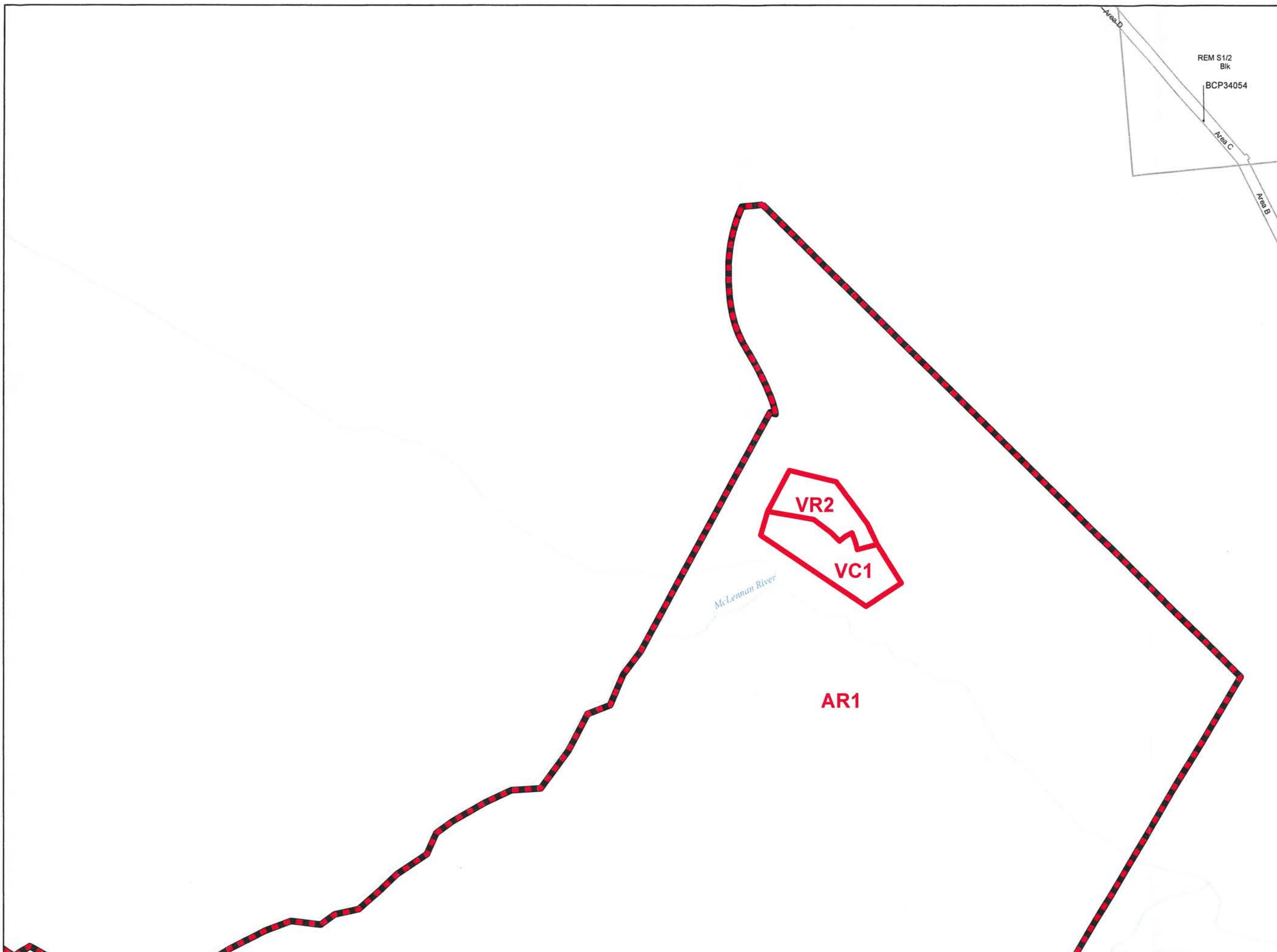
- Zoning Grid
- Zoning Boundary
- Zoning Designations
- Roads
- Parcels
- Subdivisions
- District Lots
- Rivers & Streams
- Electoral Areas
- Waterbodies
- Municipality
- Outside of Regional District



0 0.1 0.2 0.4  
Km

1 cm = 100 meters

**Warning:** This map is a composite of data from many sources. While all reasonable efforts are made to ensure the accuracy and currency of this map, the Regional District makes no warranties regarding its suitability for a particular purpose nor for the validity of the base data from which it was compiled. Reliance on this information without verification from original records is done at the user's own risk.

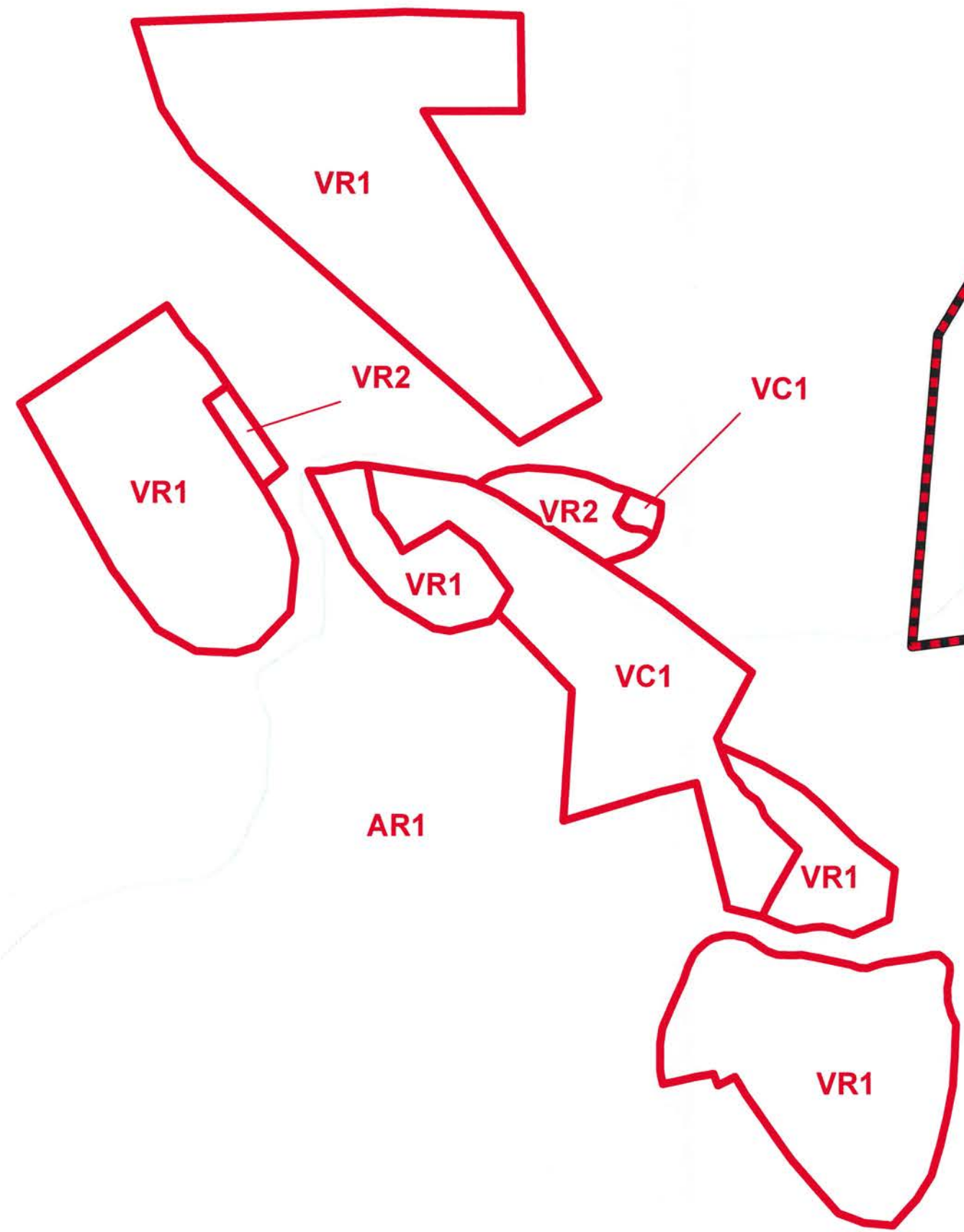
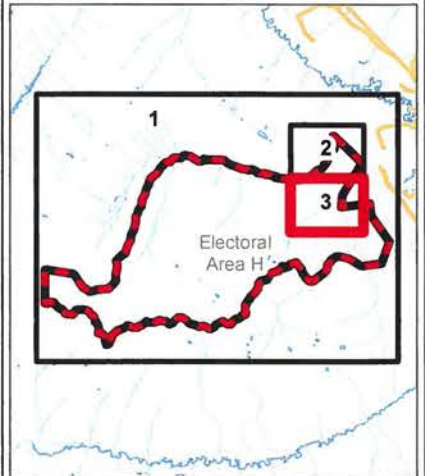


McLennan River

P08Tu1889  
BCP10194

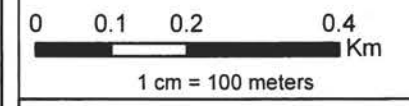
This Map is Part of Schedule "B"  
to Valemount Glacier Zoning Bylaw  
No. 2998, 2016.

Bylaw No.	Amendment Date



**Legend**

- Zoning Grid
- Zoning Boundary
- Zoning Designations
- Roads
- Parcels
- Subdivisions
- District Lots
- Rivers & Streams
- Electoral Areas
- Waterbodies
- Municipality
- Outside of Regional District



**Warning:** This map is a composite of data from many sources. While all reasonable efforts are made to ensure the accuracy and currency of this map, the Regional District makes no warranties regarding its suitability for a particular purpose nor for the validity of the base data from which it was compiled. Reliance on this information without verification from original records is done at the user's own risk.



Certified as Schedule 'C' to Bylaw No. 2998, 2016.

**"K. Jensen"**

Corporate Officer



**REGIONAL DISTRICT**  
of Fraser-Fort George

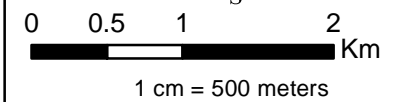
**Map 1 of 1**

This Map is Part of Schedule "C" to Valemount Glacier Zoning Bylaw No. 2998, 2016.

Bylaw No.	Amendment Date

**Legend**

- Municipality
- Zoning Boundary
- District Lots
- Rivers & Streams
- Electoral Areas
- Waterbodies
- Roads



**Warning:** This map is a composite of data from many sources. While all reasonable efforts are made to ensure the accuracy and currency of this map, the Regional District makes no warranties regarding its suitability for a particular purpose nor for the validity of the base data from which it was compiled. Reliance on this information without verification from original records is done at the user's own risk.

