

FRASER VALLEY REGIONAL DISTRICT  
Bylaw No. 1723, 2023

A Bylaw to Amend the Zoning Regulations for the Electoral Areas  
of the Fraser Valley Regional District

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WHEREAS the Fraser Valley Regional District Board of Directors ("the Board") wishes to amend *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021*:

THEREFORE the Board enacts as follows:

1) **CITATION**

This bylaw may be cited as *Fraser Valley Regional District Zoning Amendment Bylaw No. 1723, 2023*.

2) **TEXT AMENDMENT**

a) That Schedule A of *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021* is amended by:

- In PART 3: DEFINED TERMS, insert the following definitions in the correct alphabetical order:

**Micro Cannabis Production Facility**

**Definition**

Means a small-scale business or service licensed by Health Canada as a micro-cannabis facility for growing, cultivating, germinating, producing, storing, warehousing, packaging or wholesale distribution of any product or thing containing *cannabis*.

**Standard Cannabis Production Facility**

**Definition**

Means a large-scale business or service licensed by Health Canada as a standard cannabis facility for growing, cultivating, germinating, producing, storing, warehousing, packaging or wholesale distribution of any product or thing containing *cannabis*.

- In PART 3: DEFINED TERMS, delete the definition for Cannabis Production Facility.
- In PART 3: DEFINED TERMS, replace the definition of *Farm* with the following:

**Farm**

**Definition**

Means the use of land, *buildings* and *structures* for the production of agricultural products and *livestock*.

May include the following:

Storage and processing of agricultural products produced on that *lot*.  
Storage and repair of equipment necessary to farming on that *lot*.  
Storage of feeds and fertilizers necessary to farming on that *lot*.

Excludes *Intensive Agriculture, Micro Cannabis Production facility, Standard Cannabis Production Facility*

iv. In PART 4: REGULATIONS, insert the following regulations in the correct alphabetical order:

**Micro Cannabis Production Facility**

Must be located on a *lot* with a minimum *lot area* of 4.0 ha.

Must not exceed a *gross floor area* of 600 m<sup>2</sup>.

Minimum *setbacks* for all *buildings* and *structures*.

Regulation	Requirement
<i>Setback - Front</i>	60.0 m
<i>Setback - Exterior-Side</i>	60.0 m
<i>Setback - Interior-Side</i>	30.0 m
<i>Setback - Rear</i>	30.0 m
<i>Setback - Residential Use</i>	30.0 m
<i>Setback - Watercourses and Wells</i>	30.0 m

Is subject to the requirements of the *Agricultural Land Commission Act* and *Agricultural Land Reserve Regulations* within the Agricultural Land Reserve.

v. In PART 5: GENERAL REGULATIONS – Section 5.6 Screening below Screening is required to conceal the following uses along all lot lines adjoining a Residential Use insert *Micro Cannabis Production Facility* and *Standard Cannabis Production Facility* in the correct alphabetical order in the list of uses.

vi. In PART 5: GENERAL REGULATIONS – Section 5.6 Screening below Screening is required to conceal the following uses along all lot lines adjoining a Commercial Use insert *Standard Cannabis Production Facility* in the correct alphabetical order in the list of uses.

vii. In PART 6: OFF-STREET PARKING AND LOADING REGULATIONS – Section 6.5 Required Off-Street Parking Spaces According to Use replace the following text *General Industrial, Heavy Industrial, Resource Extraction* with *General Industrial, Heavy Industrial, Resource Extraction, Standard Cannabis Production Facility*.

viii. Replace *Cannabis Production Facility* (Electoral Area A only) with *Micro Cannabis Production Facility* (Electoral Area A only) in the Permitted Uses section under principal uses. In the following zones:

9.11 Residential and Recreational Assembly (RRA)

12.4 Park 2 (P-2)

- ix. Replace *Cannabis Production Facility* (Electoral Area B only) with *Micro Cannabis Production Facility* (Electoral Area B only) in the Permitted Uses section under principal uses. In the following zones:
  - 7.9 Rural Resource (RR)
  - 14.3 Limited Use (LU)
- x. Replace *Cannabis Production Facility* (excluding Electoral Area B) with *Micro Cannabis Production Facility* in the Permitted Uses section under principal uses. In the following zone:
  - 10.7 Highway Commercial 3 (HC-3)
- xi. Replace *Cannabis Production Facility* (excluding Electoral Area D) with *Micro Cannabis Production Facility* (excluding Electoral Area D) in the Permitted Uses section under principal uses. In the following zones:
  - 7.1 Rural 1 (R-1)
  - 8.3 Agricultural 3 (AG-3)
- xii. Replace *Cannabis Production Facility* (excluding Electoral Area F) with *Micro Cannabis Production Facility* (excluding Electoral Area F) in the Permitted Uses section under principal uses. In the following zones:
  - 7.2 Rural 2 (R-2)
  - 7.4 Rural 4 (R-4)
  - 7.6 Rural 6 (R-6)
  - 8.2 Agricultural 2 (AG-2)
  - 8.4 Agricultural 4 (AG-4)
- xiii. Replace *Cannabis Production Facility* (excluding Electoral Areas D, E, F, H) with *Micro Cannabis Production Facility* (excluding Electoral Areas D, F, H) in the Permitted Uses section under principal uses. In the following zone:
  - 7.3 Rural 3 (R-3)
- xiv. Replace *Cannabis Production Facility* with *Micro Cannabis Production Facility* in the Permitted Uses section under principal uses. In the following zones:
  - 7.5 Rural 5 (R-5)
  - 7.7 Rural 7 (R-7)
- xv. Replace *Cannabis Production Facility* with *Standard Cannabis Production Facility* in the Permitted Uses section under principal uses. In the following zones:
  - 11.2 General Industrial (GI)
  - 11.3 Heavy Industrial (HI)
  - 11.4 Resource Industrial 1 (RI-1)

### 3) SEVERABILITY

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

### 4) READINGS AND ADOPTION

READ A FIRST TIME THIS

day of

PUBLIC HEARING WAS HELD THIS

day of

READ A SECOND TIME THIS

day of

READ A THIRD TIME THIS

day of

APPROVED BY THE MINISTRY  
OF TRANSPORTATION AND  
INFRASTRUCTURE THIS

day of

ADOPTED THIS

day of

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Chair/Vice Chair

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Corporate Officer/Deputy

### 5) CERTIFICATION

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Zoning Amendment Bylaw No. 1723, 2023* as read a third time/adopted by the Board of Directors of the Fraser Valley Regional District on

Dated at Chilliwack, B.C. on

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Corporate Officer/ Deputy