

Electoral Area “C”

Zoning Bylaw Amendment

November 2009

Issue No. 1

COMING EVENT:

- f **Introductory Public Meeting, December 7, 2009, 7pm at the Deroche Community Access Centre located at 10220 North Deroche Rd, Deroche BC.**

Visit our website for more information at:

www.fvrd.bc.ca/insidetheFVRD/CommunityPlanning/Pages/HemlockValley

Hemlock Valley Zoning Bylaw Amendment

In 2003 the remaining eight building schemes expired for private lands located in Hemlock Valley. These building schemes regulated permitted uses, assigned densities and outlined siting requirements for individual properties. Since the expirations of the building schemes, portions of Hemlock Valley remain unregulated. Recognizing the need for zoning, the Regional District is responding by introducing zoning to these unregulated lands.

What is a Zoning Bylaw?

A zoning bylaw is a regulatory document used by Regional Districts and Municipal Governments to regulate (allow or prohibit) certain land uses on a parcel of land. Issues such as setbacks, a structure's height and permitted density levels are detailed in a zoning bylaw.

What will the Zoning Bylaw Cover?

Provincial legislation (s. 903 of the *Local Government Act*) requires Zoning Bylaws to address:

- Uses of land, buildings and structures;
- Density of the use of land, buildings and structures;
- The siting, size, and dimensions of buildings and other structures;
- Establishment of minimum and maximum sizes of parcels created by subdivision; and
- Establish standards of works and services provided in a specific zone.

How will it be Developed?

The amendment to the zoning bylaw will be developed through consultation with residents, stakeholders, government agencies, and other groups. Other information, including expired Building Schemes, Official Community Plan, servicing and hazard information, will be reviewed. Residents, stakeholders and other groups will have opportunities to review and comment on the amended zoning bylaw.

Public Meeting

Fraser Valley Regional District will hold an introductory public meeting to:

- Introduce the zoning bylaw amendment project;
- Detail lands affected;
- Identify issues and opportunities.

The public information meeting* will be held **Monday, December 7th, 2009 at 7pm at the Deroche Community Access Centre, 10220 North Deroche Rd.**

For further information, please call 1-800-528-0061 or email planning@fvrd.bc.ca.

*Please note this is not a public hearing.





Contact Us

Please contact Lisa Grant with your questions and comments:

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