

## **TSLEIL-WAUTUTH NATION**

### **ZONING AMENDMENT CD #10 TO 'BURRARD INDIAN BAND ZONING BYLAW NO 1, 1992'**

**WHEREAS** we the Chief and Council of the Tsleil-Waututh Nation (the "Nation") enacted the 'Burrard Indian Band Zoning Bylaw No. 1, 1992' on June 25, 1992;

**AND WHEREAS** the Minister of Indian Affairs and Northern Development approved the Bylaw on August 5, 1992;

**AND WHEREAS** the Chief and Council of the Nation deem it advisable and in the best interests of the Nation to further amend the Bylaw as set out below;

**AND WHEREAS** clause 81(1)(g) of the *Indian Act* states as follows:

*81 (1) The council of a band may make by-laws not inconsistent with this Act or with any regulation made by the Governor in Council or the Minister, for any or all of the following purposes, namely,*

*(g) the dividing of the reserve or a portion thereof into zones and the prohibition of the construction or maintenance of any class of buildings or the carrying on of any class of business, trade or calling in any zone.*

**AND WHEREAS** the Chief and Council of the Nation has decided to repeal Zoning Amendment #7 2018 and Zoning Amendment #8 2018 and enact this amendment to the Zoning Bylaw No. 1 1992 under their authority provided by the Indian Act;

**NOW THEREFORE** the Chief and Council of the Nation enacts as follows:

### **PART 1** **Introduction**

#### **Repeal and Replace**

1. *Zoning Amendment #7 2018 and Zoning Amendment #8 2018* are hereby repealed and replaced by this Bylaw.

#### **Short Title**

2. This Bylaw may be cited as the *Zoning Amendment #10 2019*.

**PART 2**  
**DEFINITIONS**

**Definitions**

3. Unless otherwise specified, the definition of the terms shall be the same as in the Tsleil-Waututh Nation Land Code.
4. *Show Home* means a permanent dwelling being used for the temporary purpose of illustrating to the public the type or character of a dwelling or dwellings to be constructed in other parts of a subdivision or development area. Show homes may contain offices for the sale of other sites or dwellings in the area.
5. *Developer* means a person required to obtain a Development Permit, or one that has possession of a Development Permit.
6. *Recreational Use* means the use of land, buildings or structures for active or passive recreational purposes and may include indoor recreation facilities, sports fields, sports courts, playgrounds, multi-use trails, picnic areas, scenic view points and similar uses to the foregoing, together with the necessary accessory buildings and structures, but does not include commercial recreation uses.

**PART 3**  
**APPLICATION**

**Lands affected**

7. Burrard Indian Band Zoning Bylaw No 1, 1992 Special Development Zone is hereby amended with respect to its application to: Lot 157 Plan 107836 CLSR only.

**PART 4**  
**LAND USE**

**Land Use**

8. The lands affected are designated as Comprehensive Development No. 10 Zone.
9. The following land uses and the allowable buildings or structures on the said lands are permitted:
  - a. Residential use generally in keeping with the plans attached here to as Schedule A and B for Lot 157 Plan 107836 CLSR;

- b. Ancillary uses including home-based businesses occupying up to 30% of a dwelling unit's floor area;
  - c. Recreational uses; and
  - d. Up to three *Show Homes*.
10. A Show Home shall not operate for a period greater than thirty-six (36) months, unless the Developer applies for and receives an extension from the Chief and Council.

**PART 5**  
**GENERAL PROVISIONS**

**General Provisions**

- 11. Where any federal Act or regulation or provincial Act or regulation or any other Tsleil-Waututh Law may apply to any matter covered by this Law, compliance with the Law will not relieve the person from also complying with the provisions of the other applicable Act, regulation or law.
- 12. If any section of this Law is for any reason held invalid by a decision of a court of competent jurisdiction, the invalid section or subsection will be severed from and not affect the remaining provisions of this Law.
- 13. The headings given to the sections and paragraphs in this Law are for convenience of reference only. They do not form part of this Law and will not be used in the interpretation of this Law.

This law is hereby adopted at a duly convened meeting of the Council of the Tsleil-Waututh Nation this 29 day of April, 2019.

Voting in favour of this Law are the following Members of the Council:

  
Chief Leah George-Wilson

  
Councillor Curtis Thomas

  
Councillor Justin George

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Councillor Vanessa Gonzalez

  
Councillor Deanna George

  
Councillor Jennifer Thomas

# Schedule A

## Site Location Residential Lot 157 Plan 10836 CLSR

HJR CEI

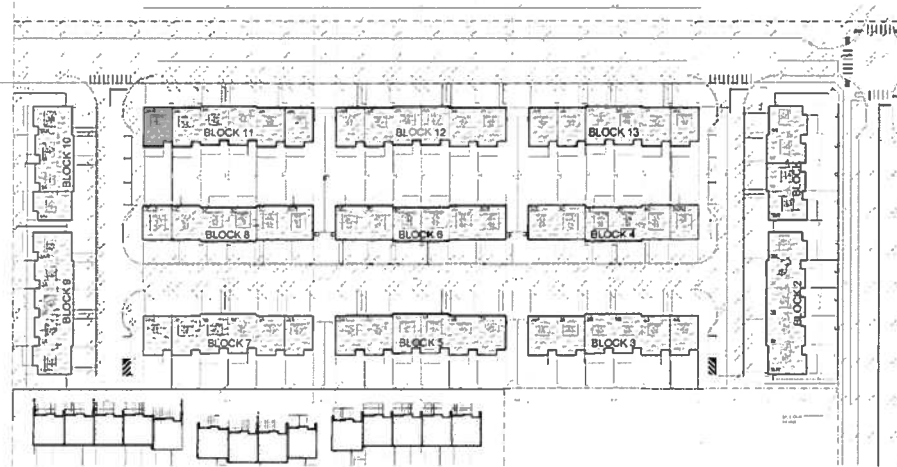
2017-029 A1.176

HJR CEI

2016-024 A1.116

## SCHEDULE B





1 SITE SET-OUT PLAN

1:1000  
 ALL SET-OUTS TO FACE OF CONCRETE FOUNDATION  
 ALL DIMENSIONS TO FACE OF CONCRETE FOUNDATION

**HR CEI**  
 1000 Highway 100, Suite 100  
 Victoria, BC V8V 2G2  
 Tel: 250-383-1111  
 Fax: 250-383-1112  
 www.hrcei.com

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**IMPERIAL**

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**SEYMOUR VILLAGE TOWNSHIPS - PHASE 3**

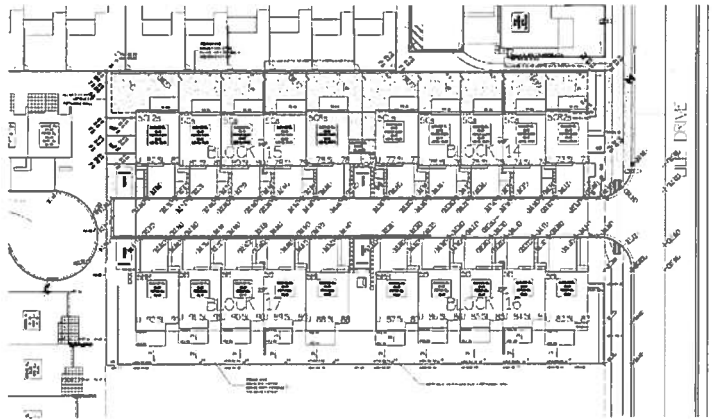
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**SITE SET-OUT PLAN**

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2016-024 A1.050

**PHASE 3**



**pmg**  
 LANDSCAPE ARCHITECTURE  
 1000 Highway 100, Suite 100  
 Victoria, BC V8V 2G2  
 Tel: 250-383-1111  
 Fax: 250-383-1112  
 www.pmg.ca

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**SEYMOUR VILLAGE TOWNSHIPS PHASE 3**

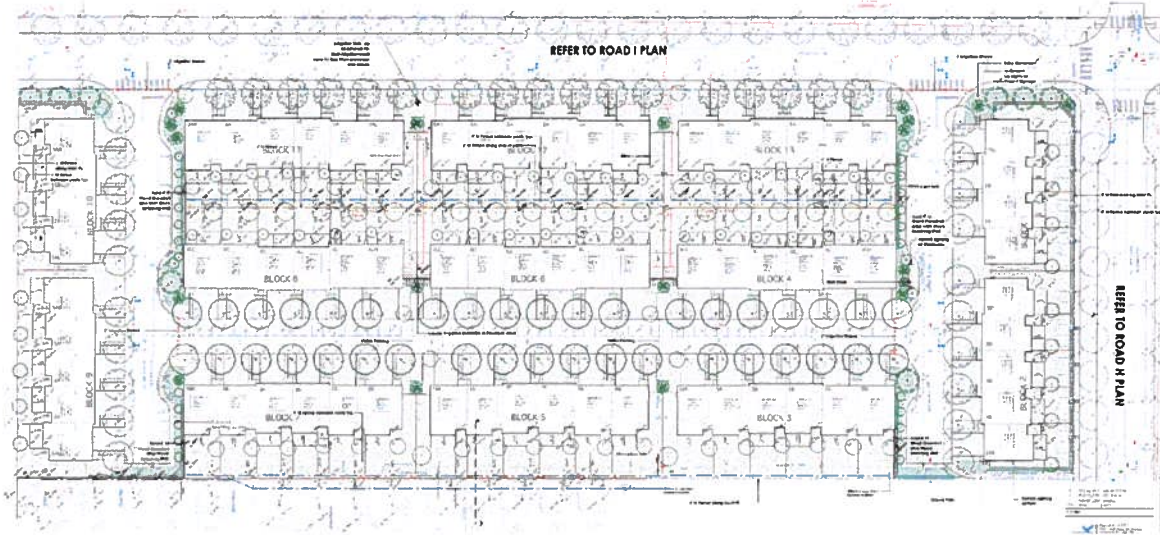
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**LANDSCAPE GRADING PLAN**

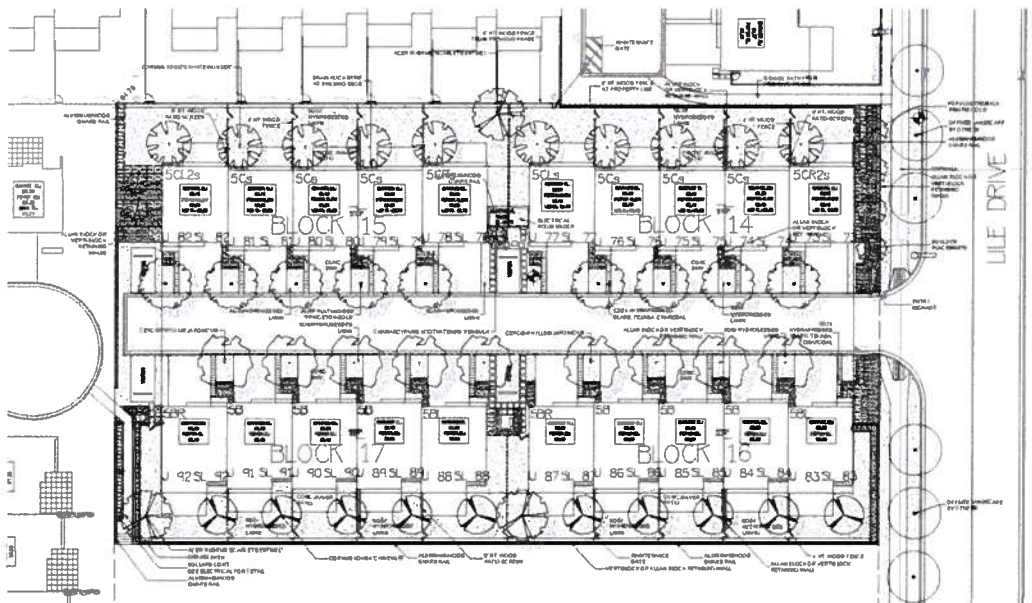
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**L2**

**PHASE 5**



Phase 3



Phase 5