

# **Zoning Amendment**

## **TSLEIL-WAUTUTH NATION**

### **ZONING AMENDMENT CD #11 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 #9 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 Zoning Amendment #9 2018**

1. *Zoning Amendment #9 2018* is hereby repealed and replaced by this Bylaw.

#### **Short Title**

2. This Bylaw may be cited as the *Zoning Amendment #11 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.

## **PART 3** **APPLICATION**

### **Lands affected**

6. Burrard Indian Band Zoning Bylaw No 1, 1992 Special Development Zone is hereby amended with respect to its application to: Lot 154 Plan 107656 CLSR only.

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

### **Land Use**

7. The lands affected are designated as Comprehensive Development No. 11 Zone.
8. 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 154 Plan 107656 CLSR;
  - b. Ancillary uses including home-based businesses occupying up to 30% of a dwelling unit's floor area; and
  - c. Up to three *Show Homes*.

- 9. 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**

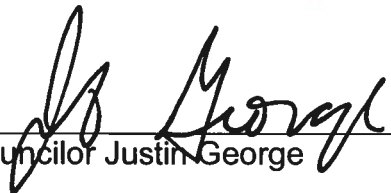
- 10. Where any federal Act or regulation or provincial Act or regulation or any other Tsleil-Waututh Law may apply to any matter covered by this Law, compliance with the Law will not relieve the person from also complying with the provisions of the other applicable Act, regulation or law.
- 11. If any 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.
- 12. 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.

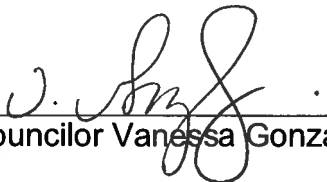
This law is hereby adopted at a duly convened meeting of the Council of the Tsleil-Waututh Nation this 16 day of April, 2019.

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

  
Chief Leah George-Wilson

  
Councilor Curtis Thomas

  
Councilor Justin George

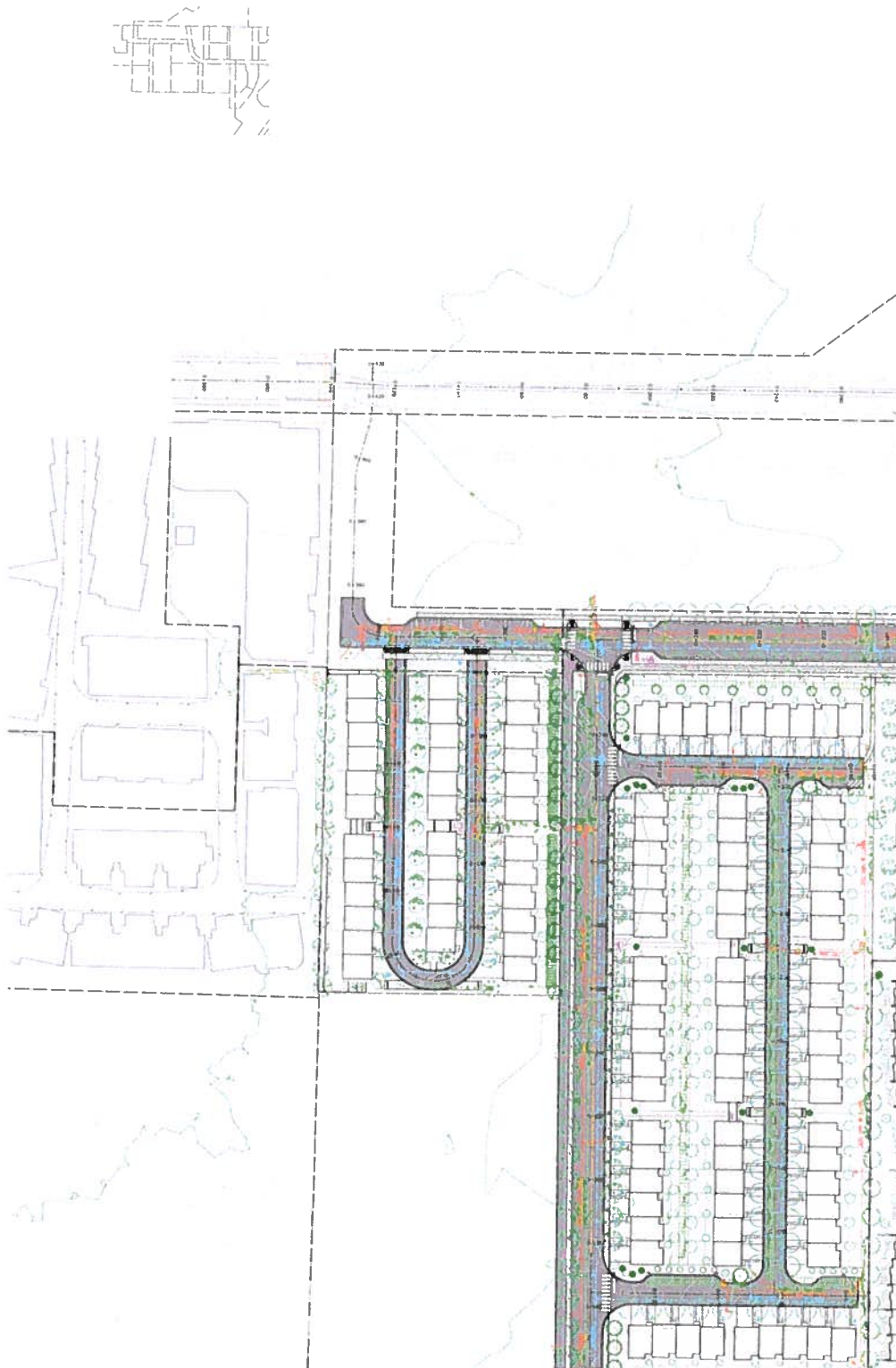
  
Councilor Vanessa Gonzalez

  
Councilor Deanna George

  
Councilor Jennifer Thomas



**Schedule B**





DATE: 11/15/18  
PROJECT: SEYMOUR VILLAGE TOWNHOUSES PHASE 4  
DRAWN BY: J. BROWN  
CHECKED BY: J. BROWN  
SCALE: AS SHOWN  
SHEET: 1 OF 3

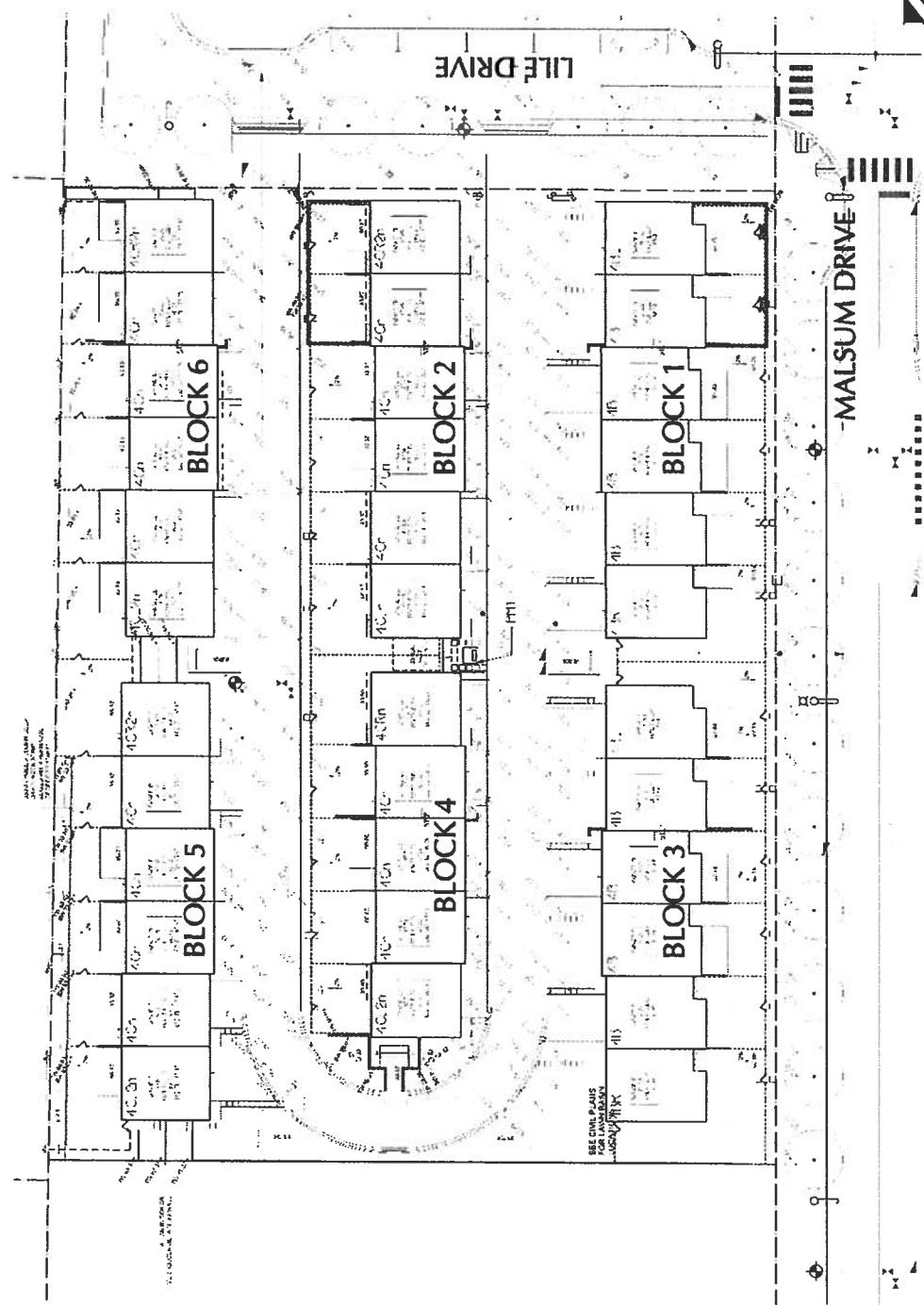


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PROJECT: SEYMOUR VILLAGE TOWNHOUSES PHASE 4  
68 LILE DRIVE  
TSILEIL-WAUTUTH NATION  
NORTH VANCOUVER, BC  
LANDSCAPE ARCHITECTS  
GRADING PLAN

DATE: 11/15/18  
SCALE: AS SHOWN  
SHEET: 1 OF 3  
PROJECT: SEYMOUR VILLAGE TOWNHOUSES PHASE 4  
LANDSCAPE ARCHITECTS  
GRADING PLAN



## **Appendix A**

### **Conditions for Rezoning Phase 4**

That Council Approve:

1. That the condition precedence set out for Rezoning law CD #8 be assigned to Rezoning Law amendment CD #11; and
2. That 2 parking spaces be provided for each Display Home unit.; and
3. That a Development Permit be issued for the site.



## **Appendix B**

### **Conditions for Rezoning Phase 4**

That Council Approve:

1. The issuance Headlease for Lot 154 Plan 107656 CLSR.
2. The Manager of Lands be authorized to sign the Headlease.
3. That Lile Drive be designed to connect with Roche Point Drive and built to IR #3 eastern boundary to facilitate its eventual connection as per the requirements set by the Director of Public Works prior to Final Occupancy of Phase 4.
4. A BCR providing that survey instructions be issued to a Legal Surveyor for the purpose identifying an easement on Lot 154 CLSR 107656.
5. That the Developer register an easement on the lands for sewer services required by the Director of Public Works and construct those services and connect them to Lile Drive in advance of issuing any Occupancy Permits.
6. That staff issue a Development Permit in keeping with the design submitted.