



COMMON ZONING BYLAW QUESTIONS

The District is looking at updating Zoning Bylaw, 400, 2011. This review and update started in June 2017 and is expected to be completed by March 2018.

1/. **WHAT IS A ZONING BYLAW?**

A zoning bylaw is a tool used by the District to assign a permitted land use to the various parcels of land within the District's boundaries. Speaking in very general terms the various land uses includes; residential, industrial or commercial. The zoning bylaw is an important tool used to implement the District's policies and objectives as it relates to the orderly development of the District. The zoning bylaw is created under the authority of the Local Government Act, specifically section 479 of this Act. As the province allows for the creation of a zoning bylaw it is a legal document that outlines various land use regulations.

2/. **WHAT DOES A ZONING BYLAW DO?**

The zoning bylaw divides the District into different permitted land use zones. For each zone the bylaw will then describe the following:

- The permitted and accessory uses
- The minimum lot sizes
- Setbacks from the property line
- The site coverage
- The building height
- The floor to area ratio

It also contains other general development considerations such as but not limited to:

- Fencing height
- Regulations for home occupations
- Accessory use requirements
- Temporary building regulations
- Off street parking requirements
- Off street loading requirements
- Bed and breakfast regulations

Every parcel of land in the District will be assigned a zone or use and at a future point you will be able to view your zone on a map, which still needs to be created, and attached to the District's website

3/. **WHAT WILL THE NEW ZONING BYLAW REVIEW LOOK AT?**

The review and update will look at all parts of the current bylaw, Zoning Bylaw 400, 2011, to determine what needs to be updated, added or removed.



4/. WHY CREATE A NEW BYLAW?

As this bylaw is an important land development implementation tool it is recommended that this bylaw be reviewed and updated periodically. The current bylaw was created in 2011 and is today 6 years old. The land uses issues that required the creation of this bylaw in the first place, 6 years ago, may not be relevant for you or the District today. The review will also look at ways to streamline the current process, incorporate green standards into the development process, reflect current land use standards and create a user-friendly bylaw.

5/. DO I GET A SAY OR AN OPPORTUNITY TO REVIEW THIS BYLAW BEFORE IT GETS ADOPTED BY COUNCIL?

Public input is important for the creation of this type of bylaw, so yes, you will get an opportunity to review and provide input on the creation of this new bylaw. There will be community meetings held in the future and you will be able to provide your thoughts on this issue during these meetings or by contacting the District at cityhall@lillooetbc.ca

6/. WILL THIS REVIEW AFFECT MY PROPERTY ASSESSMENT?

There are many factors that goes into a property assessment such as but not limited to; age of the building, current condition of the building and location of the site. Therefore, the zoning bylaw update may impact your property assessment but it is not likely to be significant unless the land use changes. Please see the comments below taken from the BC Assessment website.

“BC Assessment determines the current assessment roll property assessments reflecting their physical condition and permitted use as of October 31, using a valuation date of July 1, in the year immediately prior to the annual assessment roll.

In determining assessed value, an appraiser considers a wide variety of factors such as size, age, shape, quality, condition and location of properties. Services in the area (location, views, neighbourhood) and supply and demand may also influence property value. Changes such as new construction or inventory, permitted use (e.g. zoning), property class, occupation, eligibility for an exemption or in the taxing jurisdiction boundary will be reflected on the assessment roll.”

BC Assessment website (July 2017)

7/. HOW DOES THE REVIEW AFFECT ME?

If you own, lease or rent property within the District, the zoning bylaw review could affect you. As mentioned earlier every property in the District is regulated through the zoning bylaw. The zoning bylaw review will evaluate the various current land use regulations and any recommended changes which may affect current permitted uses and regulations.

8/. CAN I STILL ASK FOR A REZONING OR SUBDIVISION APPLICATION DURING THIS REVIEW?

Yes, rezoning applications can still be applied for during the review process. Subdivision applications are also still permitted through the review process as well.



9/. **HOW CAN I LEARN MORE ABOUT THE NEW ZONING BYLAW?**

You can view the progress of this new bylaw by visiting the District's website at www.lillooetbc.ca or you can contact the following:

cityhall@lillooetbc.ca

Please stay tuned for updates as the project progresses.