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TSAWWASSEN FIRST NATION

Land Use Planning and Development Act

ZONING REGULATION

Date Enacted: 3 April 2009

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Last Amended: 21 April 2026

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Table of Regulation Changes

Section(s) Amended	Date	Order number	Come Into Force Date
s.3.1 amended (definitions added) s.4.2b, s.4.4b, s.4.14b, s.4.9b, s.4.26 added Part 6 – Off-Street Parking repealed and replaced	25/04/2012	O.027-2012	25/04/2012
s.3.1 amended (definitions added) s.5.1 repealed and replaced Part 5 – Establishment of Zones amended (C-3 Comprehensive Mixed-Use Zoning District added)	29/05/2013	O.058-2013	29/05/2013
s.2.2 – 2.4 repealed and replaced	12/06/2013	O.070-2013	12/06/2013
s.5.1 repealed and replaced Part 5 – Establishment of Zones amended (zones SF1, SF2 added) Sch. B repealed and replaced	04/12/2013	O.113-2013	04/12/2013
s.4.8 (b) repealed, remaining sub-sections re-numbered	15/01/2014	O.001-2014	15/01/2014
s.3.1 amended (definition added) Part 5 – Establishment of Zones – I1 Zone Industrial amended	26/02/2014	O.008-2014	26/02/2014
s.3.1 amended (definitions added, “Entertainment/Recreation” definition replaced) Part 5 – Establishment of Zones – C3 Comprehensive Mixed-Use Zoning District amended (Accessory Uses added)	29/04/2015	O.026-2015	29/04/2015
Part 3 – Definitions amended (“Coach House” added) Part 5 – Establishment of Zones C-3 Zone amended Part 6 – Off-Street Parking Regulations amended	15/07/2015	O.049-2015	15/07/2015
Sch. B replaced	15/07/2015	O.067-2015* (see note)	15/07/2015
Part 5 – Establishment of Zones C-3 Zone amended	03/09/2015	O.058-2015	03/09/2015
Sch. B amended	16/12/2015	O.100-2015	16/12/2015
Part 3 – Definitions added and amended s.4.14 and s.4.27(1) added Part 5 – Establishment of Zones amended (RM1, RM2, RM3, RM4, RM5, RM6, SF1, SF2) s.6.2 amended Sch. B amended	16/12/2015	O.104-2015	16/12/2015
Sch. B amended	24/02/2016	O.022-2016	24/02/2016
Sch. B amended	24/02/2016	O.024-2016	24/02/2016
Part 5 – Establishment of Zones SF1 Zone amended s.4.24 repealed and replaced s.6.3 amended	13/07/2016	O.055-2016	13/07/2016
Part 3 – definitions added Part 5 – Establishment of Zones amended s.6.2 amended s.6.8 amended	15/02/2017	O.053-2017	15/02/2017
Schedule B amended	22/02/2017	O.021-2017* (see note)	22/02/2017
Schedule B amended	13/02/2018	O.006-2018	13/02/2018
Schedule B amended	13/02/2018	O.007-2018	13/02/2018
Schedule B amended	24/04/2018	O.021-2018	24/04/2018

Section 5.1 amended (RS3 zone added) Part 5 amended (RS3 zone added) Schedule B amended	24/04/2018	O.022-2018	24/04/2018
Schedule B amended (<i>*this order approves amendments specified in Order O.022-2017 dated March 2 2017, which were subject to conditions being met by the developer</i>)	08/05/2018	O.025-2018	08/05/2018
Schedule B amended	13/11/2018	O.083-2018	13/11/2018
Schedule B amended	20/11/2018	O.084-2018 (as amended by O.034-2019)	20/11/2018
Schedule B amended	12/03/2019	O.014-2019	12/03/2019
Section 3.1 amended Part 5 amended	10/12/2019	O.095-2019	10/12/2019
Part 3 (C4 – Comprehensive Commercial (Shopping Centre) Zoning District) amended	11/08/2020	O.050-2020	11/08/2020
Part 5 (CD1 – Comprehensive Development One (6-Storey Apartment) Residential) amended Schedule B amended	05/10/2021	O.062-2021	15/02/2022
Part 3 – Definitions amended s.4.9b (1) amended s.4.28 added Section RM5 – Multi-Family (Street Townhouse) Residential amended s.6.2 amended s.6.6 amended	22/02/2022	O.009-2022	22/02/2022
s.5.1 amended s.5.5 added Part 5 – Establishment of Zones amended (Overlay 1 – TFN Community Area Overlay added)	08/03/2022	O.013-2022	08/03/2022
RM1 Zone – Multi-Family (Duplex) Residential amended Schedule B amended	27/09/2022	O.076-2022	27/09/2022
Schedule B amended	04/10/2022	O.078-2022	04/10/2022
Part 5 – Establishment of Zones – C3 Comprehensive Mixed-Use Zoning District amended	12/12/2023	O.107-2023	12/12/2023
Schedule B amended	14/05/2024	O.028-2024	14/05/2024
Schedule B amended	08/07/2025	O.048-2025 and O.049-2025	08/07/2025
Schedule B amended	04/11/2025	O.089-2025	04/11/2025
s.3.1 amended Part 5 – Establishment of Zones amended (I2 and I3 Zones added) Schedule B amended	21/04/2026	O.044-2026	21/04/2026

**Please note: although the numbering of this Order is not in sequence, date of enactment is correct.*

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PART 1 - ADMINISTRATION

Application

- 1.1 This Regulation applies to all land, buildings, and structures and the surface of water within the boundaries of Tsawwassen First Nation as defined by the Zoning Map contained in Schedule 'B', which forms part of this Regulation. It includes all Tsawwassen Fee Simple Interest lands, community lands held by Tsawwassen First Nation, and all other interests held on Tsawwassen First Nation lands.

Compliance

- 1.2 Land, including the surface of water, shall not be used and buildings and structures shall not be constructed, altered, located or used except as specifically permitted in this Regulation.

Severability

- 1.3 If any section, subsection, clause, sentence or phrase of this Regulation is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remaining portions of this Regulation.

Applicable Regulations

- 1.4 Where this bylaw sets out two or more regulations that could apply to a situation, the most stringent regulation shall apply.

PART 2 - ENFORCEMENT

Inspection

- 2.1 Any duly appointed member of the Tsawwassen First Nation administration is authorized to enter at all reasonable times, on any property that is subject to this Zoning Regulation to ascertain if the provisions of this Regulation are being complied with. It shall be unlawful for any person to prevent or obstruct or attempt to prevent or obstruct any such Officials from carrying out any of their official duties under this Regulation.

Contravention, Penalty and Enforcement

- 2.2 Any person who contravenes, violates or permits any act or thing to be done in contravention of, or neglects or refrains from doing anything required to be done pursuant to the provisions of this regulation, commits a contravention and shall, in addition to any other provisions of this regulation, be liable:
- (a) to a penalty as set out in the *Tsawwassen First Nation Ticket Regulation, 2013*; or
 - (b) if no penalty is set out for the contravention in the *Tsawwassen First Nation Ticket Regulation, 2013*, then to a fine not exceeding \$2,000.
- 2.3 Every day that a contravention continues under this regulation constitutes a separate and distinct contravention.
- 2.4 Contraventions of this regulation are designated for enforcement under the *Land Use Planning and Development Act* (Tsawwassen) or the *Laws Enforcement Act* (Tsawwassen).
- 2.5 In addition to the designated Enforcement Officer appointed by Executive Council pursuant to section 3 (1) (a) of the *Laws Enforcement Act*, the Director of Lands is appointed as an enforcement officer for the purposes of this regulation.

[Amended by Order number O.070-2013]

PART 3 – DEFINITIONS

3.1 In this regulation:

ACCESSORY BUILDING – means a building, structure, or portion thereof with a use ancillary to that of the principal building and situated on the same parcel.

ACCESSORY USE – means a use of land that is incidental to the main use of the parcel.

ADMINISTRATION OFFICE – Means a facility used for administrative, finance and sales functions of a *Principal Use* on a *Parcel*.

AGRI-TOURISM – means tourist activities associated with agriculture including but not limited to farm tours, special events with an agricultural theme, demonstration gardens, and promotional events for farm products.

AGRI-TOURIST ACCOMMODATION – means accommodation, with a maximum of 10 guest rooms rented for periods of less than one month, for tourists on a working farm or ranch, and which is accessory to the principal use, but also related to the principal use.

AGRICULTURE – means the use of land for the husbandry of plants and livestock and includes the storage and sale of agricultural products and the storage and repair of farm machinery and implements used on the individual farm on which the storage and repair is taking place.

Agricultural uses also include those uses permitted in Part 2 of the Provincial Agricultural Land Reserve Use, Subdivision and Procedure Regulation.

AMENITY SPACE – means buildings and land, accessory to a residential use, used for recreational and social activities, which may include recreational, sports and fitness facilities, meeting rooms, workshops, common kitchen space, associated open space, outdoor or indoor swimming pool, gardens, *parks and playgrounds*, and does not include *Retail or Retail Service* uses.

AMUSEMENT ESTABLISHMENT – means a premise for entertainment or amusement activities where the patrons are the primary participants. Typical uses include, but are not limited to, amusement parks, go-cart tracks, batting cages, water slides and miniature golf.

APARTMENT – means a single building other than a townhouse, comprised of three or more dwelling units with common or shared entrance facilities or interior passageways, where none of the dwelling units are rented or are available for rent or occupation for periods of less than 30 days.

ARCADE – means a commercial undertaking containing more than six (6) mechanical or electronic machines or devices commonly known as video games and pinball machines, but shall not include video lottery terminals, which are available for the use of its patrons, but does not include an establishment holding a licence under the *Liquor Control and Licensing Act* (British Columbia).

AUTOMOTIVE RENTAL OFFICE – Means a commercial agency which provides vehicles for rent. The storage or servicing of vehicle fleets is not permitted within this zone.

BUILDING – means any structure designed or intended for the support, enclosure, shelter or protection of persons or property.

BUILDING FRONT – means a wall of a principal building which is closest to and facing a *Highway*, or if not facing a *Highway*, faces a private road.

BUILDING HEIGHT – means the vertical distance from the average of the finished grade the elevations at each corner of the site to the highest point of the roof surface if a flat roof, and to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof, and excludes up to 1m of crawl space.

BUILDING REAR – means a wall of a principal building which is most nearly opposite, and furthest from the Building Front.

BUILDING SIDE – means any wall of a principal building which is neither a Building Front nor a Building Rear.

BUSINESS PARK – means an assembly of one or more buildings devoted to office space, research, warehousing, distribution and manufacture where the entire use is fully contained within a building.

COACH HOUSE – means an accessory building which contains a secondary suite that is located above a garage on a detached single-family residential lot.

COMMERCIAL GUEST ACCOMMODATION – means a commercial enterprise, other than a bed and breakfast home based business that consists of the temporary rental of commercial guest accommodation units, or tourist hostel bed space to travelers or vacationers whose permanent domicile or home life is elsewhere, and excludes the use of any land or improvements under time share plan as defined in the *Real Estate Act* (British Columbia) or successor legislation unless the term of occupancy by an individual is less than 30 days.

COMMERCIAL SERVICE – means a commercial enterprise that provides professional, financial or personal services suitable to the general public, which are primarily walk-in customers. Commercial services may rent products to their clientele; however, the storage of heavy machinery or vehicles is not permitted within the zone or *Parcel*. A commercial service does not involve the amalgamation of separate products into a distinct saleable product. *Retail*, if limited to less than 25% of an enterprises' *Floor Space* area, is permitted as an accessory use. Commercial services may include the following or comparable uses:

- Personal Accountant
- Automotive Rental Office
- Barber/Hair Stylist Salon
- Commercial Print Shop
- Fitness Centre
- Insurance Broker
- Internet Café
- Photography Studio
- Post Office Branch
- Travel Agency

COMMUNITY ADMINISTRATIVE AND CULTURAL FACILITIES – means buildings and lands that are used for the governance of Tsawwassen First Nation or used for public functions or services. Typical such facilities include a community centre, longhouse, library, museum, or gallery.

CONGREGATE HOUSING – means housing in multiple unit form which provides all of the following: living and sleeping units; meal preparation facilities; laundry services and room cleaning; a minimum of 100 m² of seating area for common dining facilities; and, a minimum of 160 m² for common community and assembly halls.

CONSERVATION AREA – means land that is preserved and protected for its unique value to itself, the surrounding area and the community as a whole. Typical examples may include land left in a natural or semi-natural state for the purpose of conserving plant life and providing sanctuary, habitat and breeding grounds for wildlife.

CULTURAL FACILITY – means a facility which may be used for temporary art exhibits, educational seminars or performance media. Art may be offered for sale at art exhibits.

DAY CARE – means a facility licensed under the Community Care and Assisted Living Act of BC, used for Occasional Child Care, Group Child Care (School Age), Group Child Care (30 Months to School Age).

DAY CARE CENTRE – means a building licensed for a group child care program, preschool, child minding, out of school care, or specialized day care use.

DRIVEWAY – means a surfaced or paved portion of any parcel that provides access for a vehicle to or from a highway.

DUPLEX – means a residential building, divided horizontally or vertically into two separate dwelling units (excluding secondary suites), each of which has an independent entrance either directly from the outside or through a common vestibule.

DWELLING UNIT – means one or more rooms of complementary use, occupied or intended to be occupied by a family and containing not more than one kitchen.

EATING AND DRINKING ESTABLISHMENT – means a building or use such as a restaurant, café, pub, or similar use to provide food and beverages to the public.

EATING AND DRINKING ESTABLISHMENT, DRIVE-THROUGH – means a facility used for the sale of prepared foods and beverages to the public for consumption, and may include one or more car attendant, drive-through food pickup services or parking primarily intended for the on-site consumption of food.

EMERGENCY AND PROTECTIVE SERVICES – means premises used for fire protection, police, ambulance, or other such services as a base of operations.

ENTERTAINMENT/RECREATION – means a facility used for entertainment type activities and/or recreation activities. The following uses or comparable uses are examples:

Billiard Parlour – means a commercial undertaking containing two or more billiard or pool tables available for the use of its patrons, but does not include an establishment holding a license under the *Liquor Control and Licensing Act* (British Columbia).

Bowling Alley – means a commercial facility used for bowling games, may include rental and retail of bowling specific merchandise.

Climbing Wall – means an artificial climbing facility with hand and foot holds for patrons to practice rock climbing techniques.

Dance Studio – means a facility used for dance recital or dance lessons.

Gymnasium

Indoor Court – means an enclosed hard-surface court, generally used for racquet sports.

Indoor Golf Driving Range – means an enclosed facility used for golf ball driving practice. Range lights must not be visible from outside the facility.

Cinema – means a facility where films are displayed on one or more screens.

Skating Rink – means a facility used for ice or roller skating games.

Theatre – means a facility where live human performances are enacted on stage before an audience.

Amusement Machines – means a commercial undertaking containing up to six (6) mechanical or electronic machines or devices commonly known as video games and pinball machines, but shall not include video lottery terminals, which are available for the use of its patrons, but does not include an establishment holding a licence under the *Liquor Control and Licensing Act* (British Columbia), and shall not include arcades.

FINANCIAL INSTITUTION – means a chartered bank branch, credit union approved by the Financial Institutions Commission of BC, or an associated ATM. A Financial Institution may provide a drive-through ATM service as an accessory use.

FLOOR SPACE – means the sum of the horizontal area of each floor of a building contained within the outside surface of its walls, excluding crawl spaces.

FLOOR SPACE, GROSS LEASABLE – means the total *Floor Space* designed for tenant occupancy and exclusive use including basements and upper floors.

FREIGHT AND DISTRIBUTION OUTLETS – means premises that function as an origin or destination point for which vehicles are dispatched for the delivery or pick-up of goods, and which may include necessary warehouse space for the transitory storage of goods.

“GAFO” - GENERAL MERCHANDISE, APPAREL, FURNISHINGS AND OTHER MERCHANDISE – means merchandise offered for sale, which generally includes the following: clothing and clothing accessories, furniture and home furnishings, electronics and appliances, sporting goods, print media, musical instruments and supplies, office supplies and stationary.

GAMING FACILITY – means licensed facility, such as a Casino, regulated under the Gaming Control Act SBC 2002 chapter 14, or successor legislation.

GARAGE – means a detached accessory building or a portion of a principal building used solely for the parking or temporary storage of private motor vehicles and in which there are no commercial facilities for repairing or serving such vehicles.

HALF-STOREY – means the uppermost level of a building where the floor area, existing, proposed or as may be extended over open-to-below space, and having a minimum ceiling height of 1.2m, does not exceed 50 percent of the storey immediately below.

HEALTH CARE SERVICES – means providing care for physical or mental health on an out-patient basis. Services may be of preventative, diagnostic, treatment, therapeutic, rehabilitative or counselling nature. Typical uses include, but are not limited to, medical and dental offices, chiropractors, massage therapists and acupuncture clinics, naturopaths, physical therapy clinics, health clinics, and counselling services. Health services do not include veterinary clinics.

HIGHWAY – means a public street, path, walkway, trail, lane, bridge, road, thoroughfare and any other public way.

HOME-BASED BUSINESS – is an accessory business use permitted within a principal residential building.

HOTEL – means a *Building* containing *Commercial Guest Accommodation* units, a lobby area for guest registration and may include conference and meeting facilities; access to the accommodation units is from the interior of the *Building*.

LANDSCAPE BUFFER – Means a landscaped area featuring a combination of the following: trees, bushes, plants, flowers, lawns, gravel, decorative boulders, planters, sculptures and fences that are arranged and maintained to enhance the appearance of a property. A *Landscape Buffer* does not include parking areas, sidewalks, and uncleared undergrowth or weed growth.

LIGHT MANUFACTURING – Means premises used for the processing, finishing, refinishing, assembly, or similar production of articles or commodities. All such activities shall occur entirely within an enclosed building or enclosed portion of a building and shall not result in external nuisances or adverse impacts, including but not limited to noise, dust or vibration.

LEVEL 2 CHARGING – means a Level 2 electric vehicle charging level as defined by SAE International's J1772 standard.

LIQUOR STORE – means a facility used for the sale of liquor, beer or wine for consumption off premises.

LOADING SPACE, CLASS A – means a designated space, clear of any driving or manoeuvring aisles or means of emergency egress, for the loading or unloading of single-unit trucks and other medium-size vehicles used for servicing, repair or delivery activities of overall length equal to or greater than 8.5 m but less than 17 m;

LOADING SPACE, CLASS B – means a designated space, clear of any driving or manoeuvring aisles or means of emergency egress, for the loading or unloading of semi-trailers or other vehicles of overall length equal to or greater than 17 m used for delivery activities.

LOADING SPACE – means an off-street space for the loading or unloading of a vehicle either outside or inside a building or structure and includes Class A and Class B Loading Spaces;

MANUFACTURING – means premises used for the processing, finishing, refinishing, or assembly or similar production of various articles and commodities. Typical uses include, but are not limited to, custom workshops, factories, mills, industrial shops, and similar facilities.

MODULAR CONTAINER – means a purpose-designed metal cargo container for holding of goods, which is intended to be placed on a ship, truck or railcar.

MULTIPLE FAMILY HOUSING – means a building, or portion of a building, containing three or more dwelling units.

OFF-STREET PARKING FACILITY – means a use providing parking spaces for the temporary storage of vehicles, not located within a public right of way.

OUTDOOR DISPLAY AREA – Means an open, unheated area, outside a *Building* or *Structure*, used for the display *GAF*O type merchandise, but does not include required parking or loading areas.

OUTDOOR STORAGE YARD – means the storage of equipment, goods, and materials in the open air. Outdoor storage yards do not include the storage of wrecked motor vehicles.

PARCEL – means an individual, registered lot and a strata lot (as defined in the British Columbia Strata Property Act) is not a PARCEL for the purposes of this regulation.

PARCEL AREA – means the total horizontal area within the parcel lines.

PARCEL COVERAGE – means the percentage of the parcel area covered by buildings and structures, excluding parking areas, driveways, and walkways.

PARCEL DENSITY- FLOOR SPACE RATIO (FSR) – means the figure obtained when *Floor Space* of all the floors of the buildings constructed or proposed to be constructed on a parcel is divided by the area of the parcel.

PARCEL, EXTERIOR – means a Parcel at the intersection or junction of two or more *Highways*.

PARCEL FRONTAGE – means the width of the parcel between the two side parcel lines as measured at the specified setback from the front parcel line.

PARCEL LINE, FRONT – means any parcel line common to a parcel and one highway other than a lane. Where a parcel is contiguous to the intersection of two highways, the front parcel line is the shortest parcel line contiguous to a highway other than a lane.

PARCEL LINE, EXTERIOR SIDE – means a side parcel line which abuts the street (excluding a lane) on a corner parcel.

PARCEL LINE, INTERIOR SIDE – means a parcel boundary between two or more parcels or a lane, other than a front or rear parcel line.

PARCEL LINE, REAR – means the boundary of a parcel which lies the most opposite to and is not connected to the front parcel line.

PARKS AND PLAYGROUNDS – means areas permanently devoted to recreational uses and generally characterized by their natural, historic or landscaped features, and used for both passive and active forms of recreation, including children's play facilities.

PARTY WALL – means a wall jointly owned and used by two parties under easement agreement or by right in law, and erected at or upon a line separating two parcels of land each of which is, or is capable of being, a separate real-estate entity.

PHARMACY – means a facility where drugs and medicines are prepared and sold.

PLACE OF ASSEMBLY – means a use providing for assembly of persons such as in a place of worship, auditorium, educational facility such as a daycare or private school, funeral establishment, or temporary shelter.

PRINCIPAL BUILDING – means a building, or structure intended as the main use of a property.

PROCESSING – means food and beverage processing, including bottling, canning, cutting, wrapping and freezing of meat and produce.

RETAIL – means a commercial enterprise that offers the sale or rent of “*GAF0*” type merchandise to a consumer who is the ultimate end user, being the last person in the chain of distribution. A facility which offers the sale of liquor is not included in this definition.

RETAIL, GROCERY – means a commercial enterprise that offers the sale of food and convenience type merchandise to a consumer who buys the merchandise as the ultimate consumer or end user.

RETAIL SERVICES – means the use of a site or building, or portion of a building, for the sale, rental, or presentation of goods and services to the public.

RETAIL, WAREHOUSE – means a *Retail* use conducted in a warehouse like structure, a portion of which may occur outside, but abutting, the *Principal Building*. Area used outside of the *Principal Building* for *Retail* use exceeding 10% of the *Principal Building’s Floor Space* area shall contribute to a site’s *Floor Space and Gross Leasable Floor Space* calculations. Building, landscaping and gardening merchandise intended for an individual home may be sold within Warehouse Retail.

SECONDARY SUITE – means a self-contained, accessory dwelling unit located within a principal single-detached dwelling or in an accessory building on the same parcel as a single-detached dwelling. A secondary suite has its own separate cooking, sleeping and bathing facilities. It has direct access to the outside without passing through any part of the principal unit. A secondary suite does not include a duplex.

SETBACK – means a specified distance between a lot line and the location of any permitted buildings and structures.

SINGLE FAMILY DWELLING – means a detached building containing only one dwelling unit, designed exclusively for occupancy by one household.

SITE – means an area of land that may comprise one or more individual lots prior to development.

SPA – means a facility that may provide massage and body or facial treatments by licensed therapists.

STORAGE AREA – means a room intended for the storage of private property, not for habitation.

STOREY – means that portion of a building which is situated between the surface of any floor and the surface of the floor next above it and, if there is no floor above it, that portion between the surface of such floor and the ceiling surface above it. A storey shall not include a basement, crawl space or cellar.

STRUCTURE – means any construction fixed to, supported by, or sunk into land or water, but excludes concrete and asphalt paving or similar surfacing of a parcel.

TFN EXECUTIVE COUNCIL – means the Executive Council of the Tsawwassen First Nation Government as set out in the *Government Organization Act*.

TRANSIT EXCHANGE – means a facility that provides area to accommodate multiple bus stops and safe queuing areas for transit users.

TOWNHOUSE – means a building not more than three storeys high divided into three or more dwelling units located side by side under one roof with private exits or entrances to each dwelling, with each dwelling sharing at least one common wall or party wall.

UTILITIES – means the utility infrastructure that may have an impact on adjacent uses by virtue of its potential emissions or effects, or their appearance, and may include: works yards for government services, wastewater treatment facility, water treatment facility, pumphouses, water towers or tanks, utilities and services.

VEHICLE – means a motor *vehicle* as defined in the “Motor Vehicle Act”.

VEHICLE SERVICING – means any *building* or land used or intended to be used for the servicing, mechanical repair or maintenance of licensed *vehicles*, and the installation of automotive parts.

VETERINARY CLINIC – means a facility or part thereof wherein animals of all kinds are treated.

WAREHOUSING – means a building or structure in which finished goods, products and materials are received and stored for distribution, including the packaging, repackaging, distribution and shipment of goods, products and materials. This use does not include retail sales or the bulk storage or distribution of hazardous materials, or industrial fluids, including but not limited to, fuels, solvents, or lubricants.

[Amended by Order number O.027-2012]

[Amended by Order number O.058-2013]

[Amended by Order number O.008-2014]

[Amended by Order number O.049-2015]

[Amended by Order number O.026-2015]

[Amended by Order number O.104-2015]

[Amended by Order number O.053-2017]

[Amended by Order number O.095-2019]

[Amended by Order number O.009-2022]

[Amended by Order number O.044-2026]

PART 4 - GENERAL REGULATIONS

Applicability of General Regulations

- 4.1 Except as otherwise specified, Part 4 – General Regulations applies to all zones established under this Zoning Regulation.

Uses Permitted on Parcels Regardless of Parcel Area

- 4.2 All of the uses permitted in a zone are permitted on any parcel within the zone, regardless of the area or frontage of the parcel.

Uses Limited

- 4.2b No person shall use land or buildings for any use, except for those specifically permitted in the Zone in which the land or building is located either in that Zone or in the General Regulations. Uses not expressly permitted in a Zone are prohibited.

[Amended by Order number O.027-2012]

Minimum Parcel Area Requirements

- 4.3 Minimum parcel area requirements apply upon creation of the parcel at subdivision.

Uses Permitted in All Zones

- 4.4 The following uses are permitted in all zones:

- (a) Public parks and recreation areas, except golf courses and golf driving ranges
- (b) Tsawwassen First Nation public buildings provided that such buildings are located in conformity with the provisions of that particular zone
- (c) Public utility facilities for local transmission of water, sewage, electrical power, telephone, natural gas, cable television and other similar services (but not including sewage treatment plants, electrical substations, storage yards, works yards, maintenance buildings, or offices)
- (d) Highways
- (e) Public transit stops and shelters
- (f) Mail boxes
- (g) Railway tracks
- (h) The temporary use of a building as a polling station for government elections or referenda, providing that the time period of use does not exceed 60 days
- (i) Temporary construction and project sales offices provided that the use is removed within 30 days of the completion of the project
- (j) Storage of construction materials on a site for which construction has been authorized by the authority having jurisdiction, provided they are removed within 30 days of completion of the project

Uses Prohibited in All Zones

- 4.4b The following uses are prohibited in any Zone:

- (a) Gaming facility;
- (b) Manufacturing of ammunition;
- (c) Manufacturing of firearms;

- (d) Manufacturing of fireworks;
- (e) Manufacturing of matches;
- (f) Mushroom manure growing;
- (g) Nuclear industries;
- (h) Petro-chemical refineries.

[Amended by Order number O.027-2012]

Use of Land in the Agricultural Land Reserve (ALR)

- 4.5 For those uses that this Zoning Regulation permits within the Agricultural Land Reserve, the use of land must be in accordance with the provisions of the Provincial Agricultural Land Reserve Use, Subdivision and Procedure Regulation.

Single Family Residential Development on TFSI Lands

- 4.6 Notwithstanding the permitted uses and regulations, on Tsawwassen Fee Simple Interest (TFSI) Lands, a TFN Member is permitted to construct one single family residential dwelling for use by them or their family members, regardless of the zone identified in Schedule B of this regulation. In such cases, the dwelling must be located in conformity with the provisions of the RS1 Zone.

Number of Principal Buildings on a Parcel

- 4.7 Not more than one principal building shall be permitted on any parcel in an RS (Single Family Residential) zone.

Height Regulation Exemptions

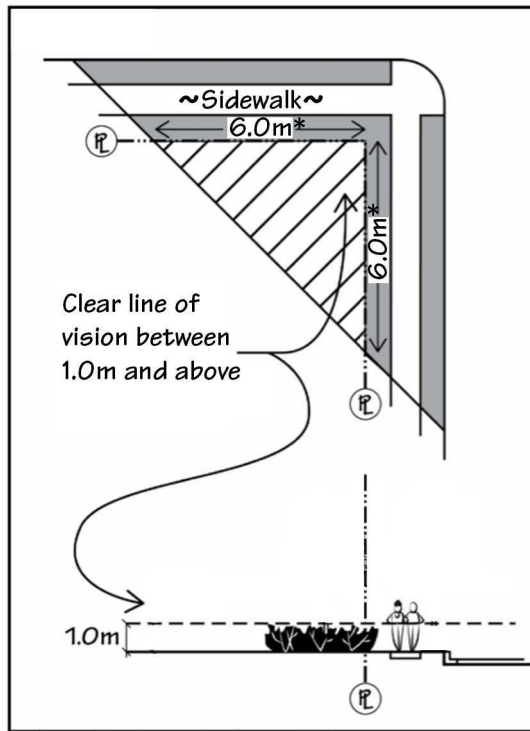
- 4.8 The following structures are exempt from the height limitations specified in each zone of this Regulation:
- (a) flag pole;
 - (b) public monument or sculpture;
 - (c) spire, steeple, belfry;
 - (d) chimney;
 - (e) transmission tower or antenna;
 - (f) waterslides;
 - (g) industrial cranes.

[Amended by Order number O.001-2014]

- 4.9 No exempted structure, other than transmission towers, shall:
- (a) exceed 20 m in height;
 - (b) cover more than 20% of the parcel; or,
 - (c) if located on a building, cover more than 10% of the roof area of the building.

Visual Clearance at Intersections

- 4.9b (1) On an Exterior Parcel, no part of any building, structure or fence greater than 1.0 metre in height shall project into the triangular area created by a line joining two points:
- (a) 6.0 metres from the projected parcel lines abutting a local street and/or lane; and
 - (b) 7.5 metres from the projected parcel lines abutting an arterial and/or collector street.



*6.0 m for parcel lines abutting a local street and/or lane
 *7.5 m for parcel lines abutting an arterial and/or collector lane

(2) No hedge, shrub, tree or other vegetative growth higher than 1.0 metre shall be allowed within the triangle described in subsection (1).

[Amended by Order number O.027-2012]

[Amended by Order number O.009-2022]

Setback Exceptions

4.10 No structure other than the following shall be located in any setback required by this Zoning Regulation:

- (a) Gutters, cornices, sills, bay windows, or chimneys may intrude no more than 0.6 m into the required setback;
- (b) Eaves, sunlight control projections and canopies, may project no more than:
 - (i) 1.2 m into a required front or rear setback; and,
 - (ii) 0.6 m into a required side setback
- (c) Bay windows, balconies, uncovered decks, or open porches, provided, in total, that they are limited to no more than 50% of the wall length of that particular side of the structure and provided they extend no more than:
 - (i) 1.2 m into a required front or rear setback; and,
 - (ii) 0.6 m into a required side setback
- (d) Fence
- (e) Arbors, trellises, fish ponds, ornaments, flag poles or similar landscape features, provided they are not closer than 1 m from any parcel line;
- (f) An uncovered swimming pool, provided that such pool shall not be constructed within any required front setback nor nearer than 1.0 m to any parcel line;
- (g) Free-standing lighting poles, flag poles, warning devices, antennas, masts, clothing lines, signs, and sign structures, except as otherwise limited in this or other regulations;
- (h) Sidewalks, patios, and hard surfacing of the ground.

- 4.11 Notwithstanding these setback exceptions, no building or structure or portion thereof may project into or over a registered statutory right-of-way.

Setbacks from Waterbodies and Watercourses

- 4.12 No structure shall be constructed or located within:
- (a) 15 m of any structure for flood protection or seepage control, or any dyke; or,
 - (b) 15 m of the high water mark, for any parcels fronting on Georgia Strait; or,
 - (c) 30 m of the natural boundary of any fish bearing watercourse; or,
 - (d) 15 m of the natural boundary of any non-fish bearing watercourse.
- 4.13 These setbacks may be varied by resolution of TFN Executive Council through an environmental assessment completed by a qualified professional.

Parcel Coverage Exceptions

- 4.14 The following are not included as part of the coverage of a parcel:
- (a) Gutters, cornices, sills, bay windows, chimneys, eaves, or other similar building features, where they do not touch the ground;
 - (b) Exterior open stairs;
 - (c) Parking structures where 60% or more of the roof deck is soft landscaping;
 - (d) Uncovered balconies;
 - (e) Decks under 0.6 m in height;
 - (f) Sidewalks, patios, and hard surfacing of the ground;
 - (g) Driveways, aisles, and parking spaces.

[Amended by Order number O.104-2015]

Single Family Dwelling Use Vehicle Ingress and Egress

- 4.14b The maximum impervious width of a vehicle driveway shall be no greater than 6.5m.

[Amended by Order number O.027-2012]

Accessory Buildings

- 4.15 Accessory buildings are permitted in all zones except for the FS1 zone.
- 4.16 No accessory building or structure shall be permitted on any parcel unless the principal building or structure is established on the parcel.
- 4.17 No person shall attach an accessory building to a principal building unless the accessory building meets the regulations for the principal building.
- 4.18 No accessory building or structure is permitted in a required front setback or exterior side setback.
- 4.19 An accessory building or structure may be located within a required rear setback or side setback, but if it exceeds 2 m in height, it shall have a minimum 1 m setback from a side or rear parcel line.
- 4.20 An accessory building must be set back a minimum of 1 m from another accessory building or principal dwelling.
- 4.21 On a parcel in an RS (Single Family Residential) or RM (Multi-Family Residential) zone, no more than three accessory buildings or structures are permitted.

Wrecked Vehicles and Construction Materials

- 4.22 Outdoor storage of more than two wrecked or disused vehicles or construction materials is not permitted except in Industrial (I) zones.

Home-Based Business

- 4.23 Where expressly permitted within a Zone, a home-based business shall comply with the following regulations:
- (a) A home-based business is an accessory use that shall only be conducted within the principal residential building (and accessory home where permitted) and within up to one accessory building.
 - (b) On a parcel, the combined floor area of all home-based business uses shall not exceed the lesser of 90 m² or 40% of the gross floor area of the principal building.
 - (c) A home-based business shall not be operated in a manner that routinely generates more than 3 client visits at any one time. Notwithstanding this, a home-based business daycare may provide care for no more than 8 persons.
 - (d) A home-based business is permitted to have one non-illuminated sign to a maximum of 0.3 m² in area.
 - (e) No exterior evidence of the home-based business shall be visible from outside the parcel on which the home-based business is located, except for a permitted sign.
 - (f) Unless authorized by TFN Executive Council, no retail or wholesale sales shall be permitted except for:
 - (i) Products incidental to the service being provided;
 - (ii) Mail order sales;
 - (iii) Direct distributions where customers do not enter the premises to inspect, purchase or pick up goods;
 - (iv) Products produced on the site.
 - (g) Unless authorized by TFN Executive Council, a home-based business may not include:
 - (i) Stables, kennels or animal breeding operations;
 - (ii) Restaurants;
 - (iii) Parking or storage of commercial, industrial or construction equipment and material;
 - (iv) Vehicle or equipment repair and maintenance;
 - (v) Welding or machine shops; or
 - (vi) Uses that produce toxic or noxious matter, noise, vibrations, smoke, dust, odour, litter, heat, glare, radiation, or electrical interference other than that normally associated with a dwelling.
 - (h) Home-based businesses that serve customers on-site shall have at least one off-street parking space available for customer use.

Bed and Breakfast

- 4.24 Where expressly permitted within a Zone, a bed and breakfast shall comply with the following regulations:
- (a) A bed and breakfast shall be entirely contained within the dwelling;
 - (b) A bed and breakfast shall have at least one additional parking space for each let room, in addition to those required for the principal dwelling;
 - (c) A bed and breakfast is permitted to have one non-illuminated sign to a maximum of 0.3 m² in area.

- (d) No more than 4 guest rooms are permitted in a bed and breakfast in the following zones: RS1 — Single Family Residential (900m²), RS2 — Single Family Residential (450m²), and E1 — Enterprise.
- (e) No more than 2 guest rooms are permitted in a bed and breakfast in the following zones: SF1 — Single Family With Lane (308m²).

[Amended by Order number O.055-2016]

Secondary Suites

- 4.25 Where expressly permitted within a Zone, a secondary suite shall comply with the following regulations:
- (a) The secondary suite shall have its own separate cooking, sleeping, and bathing facilities.
 - (b) The secondary suite shall have direct access to the outside without passing through any part of the principal dwelling unit.
 - (c) The secondary suite shall be located within a single detached house or accessory building.
 - (d) No more than one secondary suite is permitted per parcel.
 - (e) The secondary suite shall not exceed the lesser of 90 m² or 40% of the gross floor area of the principal building.
 - (f) A secondary suite is not permitted in conjunction with a bed and breakfast use, and a bed and breakfast is not permitted within a secondary suite.
 - (g) A home-based business is not permitted within a secondary suite.
 - (h) One parking space per secondary suite is required in addition to those required for the principal dwelling.

Subdivision

- 4.26 (1) For the purpose of this section, subdivision shall include parcel consolidation.
- (2) Unless otherwise provided hereinafter, any parcel created under the "Tsawwassen First Nation Land Use Planning and Development Act, Subdivision and Development Regulation" shall be in accordance with the parcel standards prescribed for the Zone in which the subdivision is located.
- (3) No parcel created by a subdivision shall have a frontage less than 1/10 of its total perimeter or have a parcel width less than the minimum requirement prescribed for the Zone in which the subdivision is located, unless approved by the Approving Officer and in no cases shall a frontage be less than 4.5 m or shall a relaxation of the parcel width requirement result in a frontage less than 4.5 m.
- (4) For the purpose of subdivision, the width of a parcel measured between 2 side parcel lines on a straight line, shall be determined as follows:
- (a) For a rectangular parcel, the width of a parcel shall be determined at the minimum principal building setback from the front parcel line using a straight line parallel to the frontage of the parcel;
 - (b) For a parcel of an irregular shape, the width shall be determined by a straight line 7.5 m from and parallel to the frontage of the parcel. However, where the frontage intersects any of the side parcel lines at an angle less than 60 degrees, the width shall be determined by a straight line at least 7.5 m from any point of the frontage and equiangular to both side parcel lines;
 - (c) Where the frontage of a parcel is not a straight line, all references of frontage in Sub-section (4)(b) above shall mean a straight line connecting the 2 points at which the frontage intersects with the side parcel lines, provided, however, that the width shall not be less than 7.5 m from any point of the frontage; and
 - (d) In the case of a panhandle parcel and for the purpose of determining the parcel width, the panhandle portion shall be disregarded, resulting in a rectangle or a polygon. The shortest parcel

line contiguous with the panhandle shall be considered as the frontage for the purpose of determining the parcel width and the provisions set forth in (a) and (b) above shall apply.

- (5) For the purpose of subdivision, the depth of a parcel shall be determined by a straight line perpendicular to the width of the said parcel and having the least distance between the front and the furthest opposing parcel line.
- (6) Where the parcel to be created is in such an irregular shape that the width and/or depth of the parcel cannot be determined as hereinabove provided, the said width and/or depth of the parcel shall be determined by the Approving Officer.
- (7) Where the strict application of the width requirement would result in a parcel substantially larger than the minimum area required in a particular Zone, the Approving Officer may reduce this requirement by not more than 10%.
- (8) Where the land being subdivided is such that the last parcel to be created does not have the required minimum parcel area, the subdivision may be approved provided that the area of this last parcel is not less than 90% of the minimum parcel area requirement prescribed in the Zone.
- (9) Where the land being proposed for parcel consolidation would result in a parcel not meeting the minimum parcel dimension requirements, the Approving Officer may approve such parcel consolidation provided that the resulting parcel dimensions which are at variance from the minimum standards are greater than the existing parcel dimensions before parcel consolidation.

[Amended by Order number O.027-2012]

Screening for Solid Waste Collection

- 4.27 (1) In all multifamily, commercial and industrial zones, enclosures are required for trash, non-organic recycling and organic recycling, with enclosures to be walled and screened from public view. Screening walls shall not be located within a *Landscape Buffer*. Screening walls shall be no more than 3.1 m in height.

[Amended by Order number O.104-2015]

Floor Space Ratio Exclusion

- 4.28 (1) The following floor area shall be excluded in the calculation of floor space ratio (FSR) permitted under the regulations of a zone:
- (a) The total floor area of any parking structure located within a residential building other than a single-family dwelling.

[Amended by Order number O.009-2022]

PART 5 – ESTABLISHMENT OF ZONES

Establishment of Zones

- 5.1 All areas within the boundaries of Tsawwassen First Nation shall be divided into the following Zones identified and described below:

ZONE	ZONE DESCRIPTION
A1	Agricultural and Forestry
P1	Parks and Open Space
P2	Institutional and Assembly
FS1	Foreshore
RS1	Single Family / Duplex Residential (900 m ²)
RS2	Single Family Residential (450 m ²)
RS3	Single Family (500 m ²) Residential
RM1	Multi-Family (Duplex) Residential
RM2	Multi-Family (Duplex and Townhouse) Residential
RM3	Multi-Family (Comprehensive) Residential
RM4	Multi-Family (Apartment 1.9 FSR) Residential
RM5	Multi-Family (Street Townhouse) Residential
RM6	Multi-Family (Apartment) Residential
SF1	Single Family with Lane (308m ²) Residential
SF2	Single Family without Lane (330m ²) Residential
C1	Tourist Commercial
C2	Service Station Commercial
C3	Comprehensive Mixed-Use Zoning District
C4	Comprehensive Commercial (Shopping Centre) Zoning District
E1	Enterprise
I1	Industrial
H1	Urban Holding Zone
CD1	Comprehensive Development One (6-Storey Apartment) Residential
OVERLAY 1	TFN Community Area Overlay

[Amended by Order number O.058-2013]

[Amended by Order number O.022-2018]

[Amended by Order number O.113-2013]

[Amended by Order number O.062-2021]

[Amended by Order number O.104-2015]

[Amended by Order number O.013-2022]

Location of Zones

- 5.2 The location of each Zone may be referred to in Schedule ‘B’ (Zoning Map) of the Zoning Regulation.

Zone Boundaries

- 5.3 Where a Zone boundary is shown on Schedule ‘B’, the Zoning Map, as following a road right-of-way or watercourse, the centre line of the right-of-way or watercourse shall be the Zone boundary.
- 5.4 Where a Zone boundary does not follow a legally defined line and where the distances are not specifically indicated, the location of the Zoning boundary shall be determined by scaling from the Zoning Map shown on Schedule B of this Zoning Regulation.
- 5.5 An Overlay Zone is a special zoning district placed over an existing base zone(s), to identify special provisions in addition to those in the underlying zone.

A1 ZONE – AGRICULTURE & FORESTRY

The purpose of this zone is to accommodate agricultural and forestry operations, and related activities, located on parcels within the Agricultural Land Reserve.

Permitted Uses

The following uses and no others are permitted in the A1 zone:

- (a) agriculture
- (b) agri-tourism
- (c) forestry
- (d) greenhouses
- (e) winery and cidery

Accessory Uses

The following accessory uses and no others are permitted in the A1 zone:

- (a) agri-tourist accommodations
- (b) single family dwelling

Regulations

Within the regulations table, Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
.1 Minimum parcel area	8 ha (19.8 acres)
.2 Maximum parcel coverage	
▪ uses other than greenhouses	35 %
▪ greenhouses*	75 %
.3 Minimum setback**	
▪ front parcel line	7.5 m (24.6 ft.)
▪ exterior side parcel line	7.5 m (24.6 ft.)
▪ interior side parcel line	3.0 m (9.8 ft.)
▪ rear parcel line	3.0 m (9.8 ft.)
.4 Minimum setback from any parcel line	
▪ buildings housing animals	15.0 m (49.2 ft.)
▪ greenhouses	30.0 m (98.4 ft.)
.5 Maximum building height	
▪ principal building	15.0 m (49.2 ft.)
▪ accessory buildings	8.0 m (26.2 ft.)

*less the parcel coverage of the other uses

**for all permitted uses unless otherwise specified

P1 ZONE – PARKS & OPEN SPACE

The purpose of this zone is to accommodate outdoor parks and passive recreational uses.

Permitted Uses

The following uses and no others are permitted in the P1 zone:

- (a) conservation area
- (b) cultural exhibits
- (c) interpretive centre
- (d) outdoor recreation facilities
- (e) parks and playgrounds

Regulations

Within the regulations table, Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
.1 Minimum setback	
▪ front parcel line	4.5 m (14.8 ft.)
▪ exterior side parcel line	4.5 m (14.8 ft.)
▪ interior side parcel line	3.0 m (9.8 ft.)
▪ rear parcel line	3.0 m (9.8 ft.)
.2 Maximum building height	
▪ principal building	6.0 m (19.7 ft.)
▪ accessory buildings	5.0 m (16.4 ft.)

P2 ZONE – INSTITUTIONAL & ASSEMBLY

The purpose of this zone is to accommodate administrative, institutional, and service uses.

Permitted Uses

The following uses and no others are permitted in the P2 zone:

- (a) cemetery
- (b) community administrative and cultural facilities
- (c) cultural exhibits
- (d) day care centre
- (e) educational services
- (f) emergency and protective services
- (g) interpretive centre
- (h) health care services
- (i) indoor and outdoor recreation facilities
- (j) parks and playgrounds
- (h) place of assembly

Regulations

Within the regulations table, Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
.1 Minimum parcel area	700 m ² (7,535 ft ²)
.2 Maximum parcel coverage	60 %
.3 Minimum parcel frontage	18.0 m
.4 Minimum setback	
▪ front parcel line	4.5 m (14.8 ft.)
▪ exterior side parcel line	4.5 m (14.8 ft.)
▪ interior side parcel line	3.0 m (9.8 ft.)
▪ rear parcel line	3.0 m (9.8 ft.)
.5 Maximum building height	
▪ principal building	12.0 m or 3 storeys, whichever is less
▪ accessory buildings	5.0 m (16.4 ft.)

FS1 ZONE - FORESHORE

The purpose of this zone is to protect TFN foreshore while allowing a limited range of uses for public enjoyment.

Permitted Uses

The following uses and no others are permitted in the FS1 zone:

- (a) fishing
- (b) recreation

Regulations

No permanent structures are permitted within this zone except for boardwalks, pedestrian walkways, bridges, and dyke facilities.

RS1 ZONE – SINGLE FAMILY (900 M²) RESIDENTIAL

The purpose of this zone is to accommodate low density single family and duplex residential uses on large parcels.

Permitted Uses

The following uses and no others are permitted in the RS1 zone:

- (a) bed and breakfast
- (b) duplex dwellings
- (c) single family dwelling

Accessory Uses

The following accessory uses and no others are permitted in the RS1 zone:

- (a) home-based business
- (b) secondary suite
- (c) coach house

Regulations

Within the regulations table, Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
.1 Minimum parcel area	900 m ² (9,688 ft ²)
.2 Maximum parcel coverage	35 %
.3 Minimum parcel frontage	18.0 m (59.0 ft.)
.4 Minimum setback	
▪ front parcel line	6.5 m (21.3 ft.)
▪ exterior side parcel line	3.5 m (11.5 ft.)
▪ interior side parcel line	1.5 m (4.9 ft.)
▪ rear parcel line	6.0 m (19.7 ft.)
.5 Maximum building height	
▪ principal building	9.0 m or 2.5 storeys, whichever is less
▪ accessory buildings	5.0 m (16.4 ft.)
▪ coach house	7.5 m or 2 storeys, whichever is less

[Amended by Order number O.049-2015]

RS2 ZONE – SINGLE FAMILY (450 M²) RESIDENTIAL

The purpose of this zone is to accommodate single family residential uses on urban parcels.

Permitted Uses

The following uses and no others are permitted in the RS2 zone:

- (a) bed and breakfast
- (b) single family dwelling

Accessory Uses

The following accessory uses and no others are permitted in the RS2 zone:

- (a) home-based business
- (b) secondary suite

Regulations

Within the regulations table, Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
.1 Minimum parcel area	450 m ² (4,844 ft ²)
.2 Maximum parcel coverage	40 %
.3 Minimum parcel frontage	15.0 m (49.2 ft.)
.4 Minimum setback	
▪ front parcel line	4.5 m (14.8 ft.)
▪ exterior side parcel line	3.5 m (11.5 ft.)
▪ interior side parcel line	1.5 m (4.9 ft.)
▪ rear parcel line	6.0 m (19.7 ft.)
.5 Maximum building height	
▪ principal building	9.0 m or 2.5 storeys, whichever is less
▪ accessory buildings	5.0 m (16.4 ft.)

RS3 ZONE – SINGLE FAMILY (500 M²) RESIDENTIAL

The purpose of this zone is to accommodate single family residential with coach house uses on urban parcels.

Permitted Uses

The following uses and no others are permitted in the RS3 zone:

- (a) bed and breakfast
- (b) single family dwelling

Accessory Uses

The following accessory uses and no others are permitted in the RS3 zone:

- (a) home-based business
- (b) secondary suite
- (c) coach house

Regulations

Within the regulations table, Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
.1 Minimum parcel area	500 m ² (5,382 ft ²)
.2 Maximum parcel coverage	40 %
.3 Minimum parcel frontage	15.0 m (49.2 ft.)
.4 Minimum setback	
▪ front parcel line	4.5 m (14.8 ft.)
▪ exterior side parcel line	3.5 m (11.5 ft.)
▪ interior side parcel line	1.5 m (4.9 ft.)
▪ rear parcel line	6.0 m (19.7 ft.)
.5 Maximum building height	
▪ principal building	9.0 m or 2.5 storeys, whichever is less
▪ accessory buildings	5.0 m (16.4 ft.)
▪ coach house	7.5 m or 2 storeys, whichever is less

[Amended by Order number O.022-2018]

RM1 – MULTI-FAMILY (DUPLEX) RESIDENTIAL

Purpose

The purpose of this zone is to accommodate multi-family (duplex) residential uses.

Permitted Uses

The following uses and no others are permitted in the RM1 zone:

- (a) Duplex

Accessory Uses

- (a) Accessory Building
- (b) Home Based Business

Regulations

Within the regulations table, Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
Parcel Dimensions	
.1 Minimum parcel area	281 m ²
.2 Minimum parcel frontage, parcel not flanking a <i>Highway</i>	10.0 m
.3 Minimum parcel frontage, parcel flanking a <i>Highway</i>	10.6 m
.4 Minimum parcel depth	24.3 m
.5 Maximum parcel coverage	50 %
.6 Maximum number of permitted principal buildings per parcel	One
Maximum Parcel Density	0.9 (FSR)
Minimum Principal Building Setbacks	
.1 Front parcel line	3 m
.2 Rear parcel line	7.5 m
.3 Interior side parcel line with <i>Party Wall</i>	0 m
.4 Interior side parcel line, no <i>Party Wall</i>	1.2 m
.5 Exterior side parcel line	2.4 m
.6 Minimum garage setback from the front parcel line	5.5 m
Maximum Building Height	
.1 Principal building	9.5 m or 2 ½ storeys whichever is less
.2 Accessory building	5 m or 1 storey whichever is less.

[Amended by Order number O.104-2015]

[Amended by Order number O.076-2022]

RM2 – MULTI-FAMILY (DUPLEX AND TOWNHOUSE) RESIDENTIAL

Purpose

The purpose of this zone is to accommodate multi-family (duplex and townhouse) residential uses.

Permitted Uses

The following uses and no others are permitted in the RM2 zone:

- (a) Duplex
- (b) Townhouse

Accessory Uses

- (a) Amenity Space
- (b) Home Based Business

Regulations

Within the regulations table, Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
Parcel Dimensions	
.1 Minimum parcel area	2000 m ²
.2 Minimum parcel frontage, parcel not flanking a <i>Highway</i>	10% of the parcel perimeter
.3 Minimum parcel frontage, parcel flanking a <i>Highway</i>	12.8 m
.3 Minimum parcel depth	33 m
.4 Maximum parcel coverage	60 %
Maximum Parcel Density	0.9 (FSR)
Minimum Principal Building and Amenity Space Setbacks	
.1 Front parcel line	3.5 m
.2 Rear parcel line	3.5 m
.3 Interior side parcel line	3.5 m
.4 Exterior side parcel line	3.5 m
.5 From an adjacent principal building	
.5.1 <i>Building Side</i> faces a <i>Building Side</i>	3.6 m
.5.2 <i>Building Front</i> or <i>Rear</i> faces a <i>Building Front</i> or <i>Rear</i>	12 m
.5.3 <i>Building Front</i> or <i>Rear</i> faces a <i>Building Side</i>	7.8 m
Maximum Building Height	
.1 Principal building	12.0m or 3 storeys whichever is less
.2 Accessory building	5 m or 1 storey whichever is less.
Maximum Townhouse Building Length	40.0m

[Amended by Order number O.104-2015]

[Amended by Order number O.053-2017]

RM3 ZONE – MULTI-FAMILY (COMPREHENSIVE) RESIDENTIAL

The purpose of this zone is to accommodate a mixture of low to high density multiple family housing in the form of townhouses and apartments.

Permitted Uses

The following uses and no others are permitted in the RM3 zone:

- (a) apartment
- (b) congregate housing
- (c) townhouse

Accessory Uses

The following accessory uses and no others are permitted in the RM3 zone:

- (a) home-based businesses

Regulations

Within the regulations table, Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
.1 Minimum parcel area <ul style="list-style-type: none"> ▪ apartment ▪ townhouse* 	1,100 m ² (11,840 ft ²) 230 m ² (2,476 ft ²)
.2 Maximum parcel coverage	50 %
.3 Maximum density <ul style="list-style-type: none"> ▪ apartment ▪ townhouse* 	120 units/ha 40 units/ha
.4 Minimum parcel frontage <ul style="list-style-type: none"> ▪ apartment ▪ townhouse* 	30.0 m (98.4 ft.) 7.5 m (24.6 ft.)
.5 Minimum setback for apartment <ul style="list-style-type: none"> ▪ front parcel line ▪ exterior side parcel line ▪ interior side parcel line ▪ rear parcel line 	7.5 m (24.6 ft.) 6.0 m (19.7 ft.) 4.5 m (14.8 ft.) 9.0 m (29.5 ft.)
.6 Minimum setback for townhouse* <ul style="list-style-type: none"> ▪ front parcel line ▪ exterior side parcel line ▪ interior side parcel line for a party wall ▪ interior side parcel line for a non-party wall ▪ rear parcel line 	3.5 m (11.5 ft.) 3.5 m (11.5 ft.) 0.0 m (0.0 ft.) 1.8 m (5.9 ft.) 6.0 m (19.7 ft.)
.7 Maximum building height <ul style="list-style-type: none"> ▪ principal apartment building ▪ principal townhouse building ▪ accessory buildings 	15.0 m or 4 storeys, whichever is less 9.0 m or 2.5 storeys, whichever is less 5.0 m (16.4 ft.)

* per townhouse unit

RM4 – MULTI-FAMILY (APARTMENT 1.9 FSR) RESIDENTIAL

Purpose

The purpose of this zone is to accommodate multi-family (apartment) residential uses at a Floor Space Ratio (FSR) density of up to 1.9.

Permitted Uses

The following uses and no others are permitted in the RM4 zone:

- (a) Apartment

Accessory Uses

- (a) Amenity Space
- (b) Home Based Business

Regulations

Within the regulations table, Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
Parcel Dimensions	
.1 Minimum parcel area	2000 m ²
.2 Minimum parcel frontage	30 m
.3 Minimum parcel depth	33 m
.4 Maximum parcel coverage	50 %
Maximum Parcel Density	1.9 (FSR)
Minimum Principal Building Setbacks	
.1 Front parcel line	6 m
.2 Rear parcel line	6 m
.3 Interior side parcel line	6 m
.4 Exterior side parcel line	6 m
.5 From an adjacent principal building	
.5.1 <i>Building Side</i> faces a <i>Building Side</i>	3.6 m
.5.2 <i>Building Front</i> or <i>Rear</i> faces a <i>Building Front</i> or <i>Rear</i>	12 m
.5.3 <i>Building Front</i> or <i>Rear</i> faces a <i>Building Side</i>	7.8 m
Maximum Building Height	
.1 Principal building	17 m or 5 storeys whichever is less

[Amended by Order number O.104-2015]

[Amended by Order number O.053-2017]

RM5 – MULTI-FAMILY (STREET TOWNHOUSE) RESIDENTIAL

Purpose

The purpose of this zone is to accommodate multi-family (street townhouse) residential uses.

Permitted Uses

The following uses and no others are permitted in the RM5 zone:

- (a) Townhouse

Accessory Uses

- (a) Accessory Building
- (b) Home Based Business

Regulations

Within the regulations table, Column 1 sets out the matter to be regulated, and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
Parcel Dimensions	
.1 Minimum parcel area	180 m ²
.2 Minimum parcel frontage, parcel not flanking a <i>Highway</i>	6 m
.3 Minimum parcel frontage, parcel flanking a <i>Highway</i>	9 m
.4 Minimum parcel depth	33 m
.5 Maximum parcel coverage	60 %
Maximum Parcel Density	0.9 (FSR)
Minimum Principal Building and Amenity Space Setbacks	
.1 Front parcel line	3 m
.2 Rear parcel line	6 m
.3 Interior side parcel line with <i>Party Wall</i>	0 m
.4 Interior side parcel line, no <i>Party Wall</i>	1.2 m
.5 Exterior side parcel line	2.4 m
.6 From an adjacent principal building	
.6.1 <i>Building Side</i> faces a <i>Building Side</i>	3.6 m
.6.2 <i>Building Front</i> or <i>Rear</i> faces a <i>Building Front</i> or <i>Rear</i>	12 m
.6.3 <i>Building Front</i> or <i>Rear</i> faces a <i>Building Side</i>	7.8 m
Maximum Building Height	
.1 Principal building	9.5 m or 2 ½ storeys whichever is less
.2 Accessory building	5 m or 1 storey whichever is less.
Maximum Townhouse Building Length	40.0m

[Amended by Order number O.104-2015]

[Amended by Order number O.009-2022]

RM6 – MULTI-FAMILY (APARTMENT) RESIDENTIAL

The purpose of this zone is to accommodate medium to high density multiple family housing in the form of apartments.

Permitted Uses

The following uses and no others are permitted in the RM6 zone:

- (a) apartment
- (b) congregate housing

Accessory Uses

The following accessory uses and no others are permitted in the RM6 zone:

- (a) home-based business

Regulations

Within the regulations table, Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
.1 Minimum parcel area	1,100 m ² (11,840 ft ²)
.2 Maximum parcel coverage	50 %
.3 Maximum density	120 units/ha
.4 Minimum parcel frontage	30.0 m (98.4 ft.)
.5 Minimum setback	
▪ front parcel line	7.5 m (24.6 ft.)
▪ exterior side parcel line	6.0 m (19.7 ft.)
▪ interior side parcel line	4.5 m (14.8 ft.)
▪ rear parcel line	9.0 m (29.5 ft.)
.6 Maximum building height	
▪ principal building	15.0 m or 4 storeys, whichever is less
▪ accessory buildings	5.0 m (16.4 ft.)

[Amended by Order number O.104-2015]

SF1- SINGLE FAMILY WITH LANE (308m²) RESIDENTIAL

Purpose

The purpose of this zone is to accommodate Single Family residential uses, with vehicle access provided via a rear lane.

Permitted Uses

The following uses and no others are permitted in the SF1 zone:

- (a) Single Family Dwelling
- (b) Bed and Breakfast

Accessory Uses

- (a) Accessory Building
- (b) Home Based Business
- (c) Secondary Suite – permitted in an accessory building on a parcel that has an exterior side parcel line or abuts a P1 Parks and Open Space Zone or is located on a parcel with a minimum depth of 34m.
- (d) Coach House

Regulations

Within the regulations table, Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
Parcel Dimensions	
.1 Minimum parcel area	308 m ²
.2 Minimum parcel frontage	10 m
.3 Minimum exterior parcel frontage	11.2 m
.4 Minimum parcel depth	30 m
.5 Maximum parcel coverage	50%
Maximum Parcel Density	0.9 (FSR)
Minimum Principal Building Setbacks	
.1 Front parcel line	3 m
.2 Rear parcel line	6 m
.3 Interior side parcel line	1.2 m
.4 Exterior side parcel line	2.4 m
Accessory Building Setbacks	
.1 Front parcel line	See Part 4 – General Regulations

.2 Rear parcel line	1 m
.3 Internal side parcel line	1 m
.4 Exterior side parcel line	2.4 m
Maximum Building Height	
.1 Principal building	9 m or 2 ½ storey whichever is less. Up to 1 m of crawl space or finished grade will be excluded from the calculation of <i>Height</i> .
.2 Accessory building	5 m or 1 storey whichever is less
.3 Coach House	7.5m or 2 storeys, whichever is less
Off Street Parking Facility	<i>Off street parking facility</i> access is not permitted via the front parcel line. See Part 6 – Off Street Parking Regulations.

[Amended by Order number O.113-2013]

[Amended by Order number O.049-2015]

[Amended by Order number O.104-2015]

[Amended by Order number O.055-2012]

SF2- SINGLE FAMILY WITHOUT LANE (330m²) RESIDENTIAL

Purpose

The purpose of this zone is to accommodate Single Family residential uses. For the purpose of this zone, a strata lot (as defined in the BC Strata Property Act) is not a parcel.

Permitted Uses

The following uses and no others are permitted in the SF2 zone:

- (a) Single Family Dwelling

Accessory Uses

- (a) Accessory Building
- (b) Home Based Business

Regulations

Within the regulation, Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
Parcel Dimensions	
.1 Minimum parcel area	330 m ²
.2 Minimum parcel frontage	14.6 m
.3 Minimum parcel depth	24.3 m
.4 Maximum parcel coverage	45%
Maximum Parcel Density	0.75 (FSR)
Minimum Principal Building Setbacks	
.1 Front parcel line	3 m
.2 Rear parcel line	6 m
.3 Interior side parcel line	1.2 m
.4 Exterior side parcel line	2.4 m
.5 Minimum garage setback from the front parcel line	5.5 m
Accessory Building Setbacks	
.1 Front parcel line	See Part 4 – General Regulations
.2 Rear parcel line	1.5 m
.3 Internal side parcel line	1.2 m
.4 Exterior side parcel line	3 m
Maximum Building Height	

.1 Principal building	9 m or 2 ½ storey whichever is less. Up to 1 m of crawl space or finished grade will be excluded from the calculation of <i>Height</i> .
.2 Accessory building	5 m or 1 storey whichever is less
Off Street Parking Facility	See Part 6 – Off Street Parking Regulations. Access to the Off Street Parking Facility from the Front Parcel Line shall be limited to a maximum width of 5 m.

[Amended by Order number O.113-2013]

[Amended by Order number O.095-2019]

C1 ZONE – TOURIST COMMERCIAL

The purpose of this zone is to accommodate tourist commercial uses, including indoor and outdoor commercial recreation.

Permitted Uses

The following uses and no others are permitted in the C1 zone:

- (a) amusement establishment
- (b) eating and drinking establishments
- (c) off-street parking facility
- (d) retail services
- (e) tourist campsites
- (f) waterpark

Accessory Uses

The following accessory uses and no others are permitted in the C1 zone:

- (a) day care centre

Regulations

Within the regulations table, Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
.1 Minimum parcel area	1,000 m ² (10,764 ft ²)
.2 Maximum parcel coverage	40 %
.3 Minimum parcel frontage	20.0 m (65.6 ft.)
.4 Minimum setback	
▪ front parcel line	6.0 m (19.7 ft.)
▪ exterior side parcel line	6.0 m (19.7 ft.)
▪ interior side parcel line	1.5 m (4.9 ft.)
▪ rear parcel line	6.0 m (19.7 ft.)
.5 Maximum building height	
▪ principal building	15.0 m or 4 storeys, whichever is less
▪ accessory buildings	5.0 m (16.4 ft.)

C2 ZONE – SERVICE STATION COMMERCIAL

The purpose of this zone is to accommodate service station commercial uses.

Permitted Uses

The following uses and no others are permitted in the C2 zone:

- (a) gasoline service station

Accessory Uses

The following accessory uses and no others are permitted in the C2 zone:

- (a) eating and drinking establishments
- (b) retail services

Regulations

Within the regulations table, Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
.1 Minimum parcel area	900 m ² (9,688 ft ²)
.2 Maximum parcel coverage	35 %
.3 Minimum parcel frontage	20.0 m (65.6 ft.)
.4 Minimum setback	
▪ front parcel line	6.0 m (19.7 ft.)
▪ exterior side parcel line	4.5 m (14.8 ft.)
▪ interior side parcel line	1.5 m (4.9 ft.)
▪ rear parcel line	1.5 m (4.9 ft.)
.5 Maximum building height	
▪ principal building	6.0 m (19.7 ft.)
▪ accessory buildings	5.0 m (16.4 ft.)

C-3 COMPREHENSIVE MIXED-USE ZONING DISTRICT

Purpose

The purpose of this zone is to permit an unenclosed commercial retail facility with high quality buildings and landscape, incorporating Tsawwassen First Nation design and sustainability elements at a key entrance to the community.

Permitted Uses

- (a) Cinema
- (b) Commercial Service
- (c) Cultural Facility
- (d) Day Care (in subarea 1 only, a maximum of one Day Care shall be permitted in subarea 1)
- (e) Drive-through Eating and Drinking Establishment
- (f) Eating and Drinking Establishment
- (g) Financial Institution
- (h) Gasoline Service Station (a maximum of 1 Gasoline Service Station shall be permitted within the C3 Zone)
- (i) Health Care Services
- (j) Hotel (in subarea 1 only)
- (k) Congregate Living Residence (in subarea 1 only)
- (l) Liquor Store
- (m) Pharmacy
- (n) Retail
- (o) Retail, Grocery
- (p) Retail, Warehouse
- (q) Veterinarian Clinic
- (r) Vehicle Servicing (in subarea 1 only, a maximum of one Vehicle Servicing shall be permitted in subarea 1)

Accessory Uses

The following accessory uses shall be limited to 12% of gross leasable floor space each:

- (a) Administrative Office
- (b) Day Care (in subarea 2 only)
- (c) Entertainment/Recreation
- (d) Vehicle Servicing (in subarea 2 only)

Regulations

This zone shall include safe off-street pedestrian and bicycle ingress and egress routes for employees and visitors alike.

Within the regulations table, Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
Minimum <i>Parcel</i> Area	2 hectares, except: in sub-area 1 – 1 hectare; in sub-area 2, one parcel of a minimum 1 hectare may be permitted, subject to all other TFN regulations.
Minimum <i>Parcel Frontage</i>	Shall be 40% of the distance of the <i>Parcel's</i> depth, as measured between the <i>Front Parcel Line</i> and <i>Rear Parcel Line</i> .
Maximum <i>Parcel Coverage</i>	30 %
Minimum pervious surface area of <i>Parcel</i> .	7%
Maximum <i>Parcel Density</i>	0.33 FSR
Minimum <i>Principal Building Setbacks</i>	<p>With the exception of subarea 1, the following shall apply:</p> <ul style="list-style-type: none"> ▪ From the southern <i>Parcel</i> boundary: 4.5m ▪ From the northern <i>Parcel</i> boundary: 7.5m ▪ From 48th Street <i>Parcel</i> boundary: 4.0m ▪ From 52nd Street <i>Parcel</i> boundary: 4.0m ▪ From an <i>Interior Side Parcel Line</i>: 0m <p>For subarea 1, the following shall apply:</p> <ul style="list-style-type: none"> ▪ From the northern subarea 1 boundary: 4.5m ▪ From 48th Street <i>Parcel</i> boundary: 4.0m ▪ From an <i>Interior Side Parcel Line</i>: 0m
Maximum <i>Building Height</i>	With the exception of sub-area 1, 15 m. For sub-area 1, 20 m.
<i>Off-Street Parking Facility</i>	Permitted uses within this Zoning District shall provide 4 spaces per 100m ² of <i>Gross Leasable Floor Space</i> as the minimum required number of off-street parking spaces where <i>Gross Leasable Floor Space</i> is the denominator for calculating parking in Part 6. All other permitted uses shall follow parking regulations in Part 6 of the Zoning Regulations. For parking standards see Part 6 of the Zoning Regulations.
<i>Loading Space</i> Requirements	See Part 6 of the Zoning Regulations.
Landscape	<p>With the exception of subarea 1, <i>Landscape Buffers</i> shall be planted to the following widths:</p> <ul style="list-style-type: none"> ▪ From the southern <i>Parcel</i> boundary: 3.0m ▪ From 48th Street <i>Parcel</i> boundary: 4.0m ▪ From 52nd Street <i>Parcel</i> boundary: 4.0m <p>For subarea 1, <i>Landscape Buffers</i> shall be planted to the following widths:</p> <ul style="list-style-type: none"> ▪ From the northern boundary of subarea 1: 3.0m ▪ From 48th Street <i>Parcel</i> boundary: 4.0m <p>Automatic irrigation systems shall be provided in all <i>Landscape Buffers</i>.</p>
Screening	<i>Loading Spaces</i> adjacent to the northern <i>Parcel</i> boundary shall be screened from a <i>Highway</i> by solid screening walls; all other <i>Loading Spaces</i> shall be screened on three sides.

COLUMN 1	COLUMN 2
	Trash and recycling enclosures shall be walled and will be screened from public view. Screening walls shall not be located within a <i>Landscape Buffer</i> . Screening walls shall not be more than 3.1m in height.
Lighting	Lighting poles shall not be higher than 11m.

[Amended by Order number O.058-2013]

[Amended by Order number O.026-2015]

[Amended by Order number O.058-2015]

[Amended by Order number O.107-2023]

C-4 COMPREHENSIVE COMMERCIAL (SHOPPING CENTRE) ZONING DISTRICT

Purpose

The purpose of this zone is to permit an enclosed shopping centre with high quality buildings and landscape, incorporating Tsawwassen First Nation design and sustainability elements at a key entrance to the community.

Permitted Uses

- (a) Commercial Service
- (b) Cultural Facility
- (c) Eating and Drinking Establishment
- (d) Entertainment/Recreation
- (e) Financial Institution
- (f) Liquor Store
- (g) Pharmacy
- (h) Retail
- (i) Spa
- (j) Health Care Services

Accessory Uses

- (a) Administration Office
- (b) Day Care
- (c) Outdoor Display Area
- (d) Transit Exchange

Regulations

This zone shall include safe transit, off-street pedestrian and bicycle ingress and egress routes for employees and visitors alike.

Within the regulations table, Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
Minimum <i>Parcel</i> Area	40 hectares
Minimum <i>Parcel Frontage</i>	Shall be 40% of the distance of the <i>Parcel's</i> depth, as measured between the <i>Front Parcel Line</i> and <i>Rear Parcel Line</i> .
Maximum <i>Parcel Coverage</i>	30 %
Minimum pervious surface area of a <i>Parcel</i>	7%
Maximum <i>Parcel Density</i>	0.3 FSR
Maximum Number of <i>Principal Buildings</i>	1 per <i>Parcel</i>
Minimum Floor Space of a <i>Principal Building</i>	100,000m ²

COLUMN 1	COLUMN 2
Maximum <i>Parcel</i> area allocated for Outdoor Display Area	2,000 m ²
Minimum <i>Principal Building</i> Setbacks	<ul style="list-style-type: none"> ▪ From Highway 17: 50m ▪ From 48th Street: 30m ▪ From 52nd Street: 50m ▪ From northern Parcel line: 50m ▪ From an Interior Side Parcel Line: 0m
Maximum <i>Building Height</i>	15 m
<i>Off-Street Parking Facility</i>	Permitted uses within this Zoning District shall provide 4 spaces per 100m ² of <i>Gross Leasable Floor Space</i> as the minimum required number of off-street parking spaces where <i>Gross Leasable Floor Space</i> is the denominator for calculating parking in Part 6. All other permitted uses shall follow parking regulations in Part 6 of the Zoning Regulations. For parking standards see Part 6 of the Zoning Regulations.
<i>Loading Space</i> Requirements	See Part 6 of the Zoning Regulations.
Landscape	<p><i>Landscape Buffers</i> shall be planted to the following widths:</p> <ul style="list-style-type: none"> ▪ From the northern Parcel boundary: 1.5m ▪ From 48th Street Parcel boundary: 3.0m ▪ From 52nd Street Parcel boundary: 3.0m ▪ From the southern Parcel boundary: 7.5m <p>A minimum of 20% of a <i>Principal Building's</i> wall, which fronts a <i>Highway</i>, shall be have a <i>Landscape Buffer</i> planted to a minimum depth of 1.5m with plantings in accordance with the TFN Supplemental Design Standards or a TFN approved Development Permit.</p> <p><i>Landscape Buffers</i> shall adhere to a landscape plan that is subject to the approval of the Director of Lands, and has been prepared by a Landscape Architect registered with the British Columbia Society of Landscape Architects.</p> <p>Landscape plantings shall not be required adjacent to a <i>Principal Building's</i> pedestrian ingress and egress points, or <i>Loading Spaces</i>.</p>
Screening	<p><i>Loading Spaces</i> shall be screened on three sides.</p> <p>Trash and recycling facilities shall be walled on three sides. Trash and recycling facilities shall be screened by <i>Landscape Buffers</i>, thereby obscuring views of these facilities from <i>Off-Street Parking Facilities</i> and <i>Highways</i>.</p> <p>Screening walls shall not be located within a <i>Landscape Buffer</i>. Screening walls shall not be more than 3.1m in height.</p>
Lighting	Lighting poles shall not be higher than 12.5m.

[Amended by Order number O.059-2013]

[Amended by Order number O.050-2020]

E1 ZONE - ENTERPRISE

The purpose of this zone is to accommodate commercial and residential clusters of uses.

Permitted Uses

The following uses and no others are permitted in the E1 zone:

- (a) apartment
- (b) bed and breakfast
- (c) business parks
- (d) duplex dwellings
- (e) eating and drinking establishment
- (f) single family dwelling
- (g) townhouse

Accessory Uses

The following accessory uses and no others are permitted in the E1 zone:

- (a) home-based businesses
- (b) retail services

Regulations

Within the regulations tables, Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

Regulations for Single Family Dwellings, Duplex Dwellings and Bed and Breakfast uses:

COLUMN 1	COLUMN 2
.1 Minimum parcel area	
▪ single family dwellings	450 m ² (4,844 ft ²)
▪ duplex dwellings	800 m ² (8,611 ft ²)
.2 Maximum parcel coverage	40 %
.3 Minimum parcel frontage	
▪ single family dwellings	15.0 m (49.2 ft.)
▪ duplex dwellings	22.0 m (72.2 ft.)
.4 Minimum setback	
▪ front parcel line	4.5 m (14.8 ft.)
▪ exterior side parcel line	3.5 m (11.5 ft.)
▪ interior side parcel line	1.5 m (4.9 ft.)
▪ rear parcel line	6.0 m (19.7 ft.)
.5 Maximum building height	
▪ principal building	9.0 m or 2.5 storeys, whichever is less
▪ accessory buildings	5.0 m (16.4 ft.)

Regulations for Apartment and Townhouse Uses:

COLUMN 1	COLUMN 2
.1 Minimum parcel area <ul style="list-style-type: none"> ▪ apartment ▪ townhouse* 	1,100 m ² (11,840 ft ²) 230 m ² (2,476 ft ²)
.2 Maximum parcel coverage	50 %
.3 Maximum density <ul style="list-style-type: none"> ▪ apartment ▪ townhouse* 	120 units/ha 40 units/ha
.4 Minimum parcel frontage <ul style="list-style-type: none"> ▪ apartment ▪ townhouse* 	30.0 m (98.4 ft.) 7.5 m (24.6 ft.)
.5 Minimum setback for apartment <ul style="list-style-type: none"> ▪ front parcel line ▪ exterior side parcel line ▪ interior side parcel line ▪ rear parcel line 	7.5 m (24.6 ft.) 6.0 m (19.7 ft.) 4.5 m (14.8 ft.) 9.0 m (29.5 ft.)
.6 Minimum setback for townhouse* <ul style="list-style-type: none"> ▪ front parcel line ▪ exterior side parcel line ▪ interior side parcel line for a party wall ▪ interior side parcel line for a non-party wall ▪ rear parcel line 	3.5 m (11.5 ft.) 3.5 m (11.5 ft.) 0.0 m (0.0 ft.) 1.8 m (5.9 ft.) 6.0 m (19.7 ft.)
.7 Maximum building height <ul style="list-style-type: none"> ▪ principal apartment building ▪ principal townhouse building ▪ accessory buildings 	15.0 m or 4 storeys, whichever is less 9.0 m or 2.5 storeys, whichever is less 5.0 m (16.4 ft.)

* per townhouse unit

Regulations for Business Parks and Eating and Drinking Establishment Uses:

COLUMN 1	COLUMN 2
.1 Minimum parcel area	900 m ² (9,688 ft ²)
.2 Maximum parcel coverage	50 %
.3 Minimum parcel frontage	20.0 m (65.6 ft.)
.4 Minimum setback	
▪ front parcel line	6.5 m (21.3 ft.)
▪ exterior side parcel line	4.5 m (14.8 ft.)
▪ interior side parcel line	3.0 m (9.8 ft.)
▪ rear parcel line	6.0 m (19.7 ft.)
.5 Maximum building height	
▪ principal building	12.0 m or 3 storeys, whichever is less
▪ accessory buildings	5.0 m (16.4 ft.)

I1 ZONE - INDUSTRIAL

The purpose of this zone is to accommodate industrial uses that support port-related activities.

Permitted Uses

The following uses and no others are permitted in the I1 zone:

- (a) freight and distribution outlets
- (b) gasoline service station
- (c) manufacturing and processing
- (d) marine transportation loading and unloading facilities
- (e) modular container storage
- (f) outdoor storage yard
- (g) storage of bulk fuel, chemical, and other petroleum products
- (h) warehousing
- (i) utilities

[Amended by Order number O.008-2014]

Regulations

Within the regulations table, Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
.1 Minimum parcel area	2,000 m ² (21,528 ft ²)
.2 Maximum parcel coverage	75 %
.3 Minimum parcel frontage	30.0 m (98.4 ft.)
.4 Minimum setback	
▪ front parcel line	7.5 m (24.6 ft.)
▪ exterior side parcel line	7.5 m (24.6 ft.)
▪ interior side parcel line abutting I1 zone	1.5 m (4.9 ft.)
▪ interior side parcel line abutting zone other than I1	9.0 m (29.5 ft.)
▪ rear parcel line	1.5 m (4.9 ft.)
.5 Maximum building height	12.0 m (39.4 ft.)

I2 ZONE – LIGHT TO MEDIUM INDUSTRIAL

Purpose

The purpose of this zone is to accommodate light and medium industrial, and trade-enabling and logistics warehousing uses.

Permitted Uses

The following uses and no others are permitted in the I2 zone:

- (a) freight and distribution outlets
- (b) warehousing
- (c) utilities

Accessory Uses:

- (a) office supporting permitted uses

Discretionary Uses:

- (a) modular container storage
- (b) outdoor storage yard

Regulations

Within the regulations table, Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

COLUMN 1		COLUMN 2
.5	Minimum parcel area	10,000 m ²
.6	Minimum parcel coverage	40%
.7	Maximum parcel coverage	55%
.8	Minimum parcel frontage	50.0 m
.9	Minimum Setback	
	principal building setbacks	
	▪ front parcel line	7.5 m
	▪ exterior side parcel line	7.5 m
	▪ interior side parcel line abutting an industrial	7.5 m
	▪ interior side parcel line abutting a non-industrial	7.5 m
	▪ rear parcel line	7.5 m
	accessory building setbacks	
	▪ front parcel line	See Part 4 – General Regulations
	▪ exterior side parcel line	See Part 4 – General Regulations
	▪ interior side parcel line	3 m
	▪ rear parcel line	3 m
.6	Maximum building height	
	▪ principle building	15.0 m from the average of the finished grade elevations at each corner of the building

		18 m from the average of the finished grade elevations at each corner of the site
	▪ accessory buildings	5 m or 1 storey whichever is less

[Amended by Order number O.044-2026]

I3 ZONE – LIGHT INDUSTRIAL/BUSINESS

Purpose

The purpose of this zone is to accommodate light manufacturing and business uses as well as other compatible activities.

Permitted Uses

The following uses and no others are permitted in the I3 zone:

- (a) light manufacturing
- (b) warehousing

Accessory Uses

- (a) office supporting permitted uses
- (b) commercial services supporting permitted uses

Discretionary Uses

- (c) eating and drinking establishment
- (d) outdoor storage yard
- (e) retail

Regulations

Specifics and implementation subject to further study in accordance with the Industrial Area Secondary Plan.

[Amended by Order number O.044-2026]

H1 ZONE – URBAN HOLDING ZONE

The purpose of this zone is to preserve land with minimum development that does not prejudice the future use of lands for a mixture of urban commercial and residential uses. Interim uses may be permitted, provided they do not inhibit the convenient and economical redevelopment of a parcel.

Permitted Uses

The following uses and no others are permitted in the H1 zone:

- (a) agriculture
- (b) single family dwelling

Accessory Uses

The following accessory uses and no others are permitted in the H1 zone:

- (a) home-based businesses

Regulations

Within the regulations table, Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
.1 Minimum parcel area	64 ha (158 acres)
.2 Maximum parcel coverage	10.0 %
.3 Minimum setback for agriculture*	
▪ front parcel line	7.5 m (24.6 ft.)
▪ exterior side parcel line	7.5 m (24.6 ft.)
▪ interior side parcel line	3.0 m (9.8 ft.)
▪ rear parcel line	3.0 m (9.8 ft.)
.4 Minimum setback from any parcel line	
▪ buildings housing animals	15.0 m (49.2 ft.)
.5 Minimum setback for single family dwelling	
▪ front parcel line	6.5 m (21.3 ft.)
▪ exterior side parcel line	3.5 m (11.5 ft.)
▪ interior side parcel line	1.5 m (4.9 ft.)
▪ rear parcel line	6.0 m (19.7 ft.)
.6 Maximum building height	
▪ principal agricultural building	15.0 m (49.2 ft.)
▪ principal single family dwelling	9.0 m or 2.5 storeys, whichever is less
▪ accessory agricultural buildings	8.0 m (26.2 ft.)
▪ accessory single family dwelling buildings	5.0 m (16.4 ft.)

* for all permitted agricultural uses unless otherwise specified

CD1 – COMPREHENSIVE DEVELOPMENT ONE (6-STOREY APARTMENT) RESIDENTIAL

The purpose of this zone is to accommodate three 6-Storey multi-family apartment buildings and compatible accessory uses on Lot 201, Plan EPP83165 as generally shown in Figure 1.

Permitted Uses

The following uses and no others are permitted in the CD1 zone:

- (a) Apartment

Accessory Uses

- (a) Amenity Space
- (b) Home-Based Business

Regulations

The following CD1 zone regulations provide site specific requirements which shall be adhered to in addition to the other applicable requirements in the TFN Zoning Regulation. Where there is a difference between the CD1 requirements and other requirements in the Zoning Regulation, the CD1 zone regulations shall apply. Within the regulations table, Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
Parcel Dimensions	
.1 Minimum parcel area	Site specific per Lot 201, Plan BCP83165 survey plan
.2 Minimum parcel frontage	Site specific per Lot 201, Plan BCP83165 survey plan
.3 Minimum parcel depth	Site specific per Lot 201, Plan BCP83165 survey plan
.4 Maximum parcel coverage	21%
Maximum Parcel Density	1.2 (FSR)
Minimum Principal Building and Accessory Structure Setbacks	
.1 Tsawwassen Drive	6 m
.2 Rabbit Drive	6 m
.3 North Parcel line	6 m
Maximum Building Height	
.1 Principal building	6-storeys or up to a maximum of 23 m whichever is less
.2 Accessory structure	5 m
Parking Space Requirements	
.1 Required Off-street Parking Spaces	Up to 30% of the total Required Off-Street spaces per Part 6 Off-Street Parking Regulations may be Small Vehicle parking spaces.
.2 Standards for Motor Vehicle Parking Spaces	Small Vehicle: shall be no less than 2.5m x 5.5m. All other parking spaces shall follow the minimum dimensions as defined in <i>Part 6 Off-Street Parking Regulations</i>
.3 Electrified Parking Space	50% of the Off-Street Parking Spaces shall be installed with conduit, wiring, electrical panel capacity and associated equipment physical space necessary for 110 V, 220 V and 440 V options suitable for future use as electric vehicle charging stations
.4 Required Off-Street Bicycle Spaces	per Part 6 Off-Street Parking Regulations
Loading Space Requirements	
.1 Minimum Required Loading Spaces	Class A: 1 space per apartment building Class B: n/a
.2 Standards for Motor Vehicle Loading Spaces	Each Loading space shall follow the minimum dimensions as defined in <i>Part 6 Off-Street Parking Regulations</i>

[Amended by Order number O.062-2021]

Figure 1: Site Plan



[Amended by Order number O.062-2021]

OVERLAY 1 – TFN COMMUNITY AREA OVERLAY

Purpose

The purpose of this overlay zone is to identify the TFN Community Area boundary on the zoning map and allow flexible site regulation requirements for the parcels within the overlay zone.

Permitted Uses

Those uses listed as permitted uses in the underlying zone.

Accessory Uses

Those uses listed as accessory uses in the underlying zone.

Regulations

As regulated in the underlying zone, unless otherwise deemed reasonable and approved by the Director of Lands or the Executive Council. The Director of Lands at their discretion may bring any application meeting or not meeting the underlying zone regulations for Executive Council consideration and decision.

[Amended by Order number O.013-2022]

PART 6 – OFF-STREET PARKING REGULATIONS

General Rules

- 6.1 (1) All parking spaces, bicycle parking spaces, visitor parking spaces, handicapped parking spaces and *Loading Spaces* required by this zoning regulation must be located on the same *Parcel* as the permitted use, unless otherwise provided in this Part.
- (2) If a use is not listed within this Part of the zoning regulation, the number of parking spaces, bicycle parking spaces, visitor parking spaces, handicapped parking spaces or *Loading Spaces* shall be calculated on the basis of a similar use as determined by the Director of Lands.
- (3) No overnight vehicle parking is permitted on a Parcel with permitted Commercial and Enterprise uses as described in section 6.2.
- (4) Required off-street parking facilities for two or more Parcels may be satisfied by shared parking facilities used jointly, if the Director of Lands is satisfied with the opinion of a qualified professional traffic engineer that confirms the parking supply will satisfy demand for spaces, and provided that such right of joint use is registered as a Restrictive Covenant in favour of Tsawwassen First Nation.
- (5) No off-street parking spaces shall be permitted to encroach on a *Highway*.
- (6) Where the minimum number of parking spaces, visitor parking spaces, bicycle parking spaces or *Loading Spaces* for a permitted use is not specified, the Director of Lands must determine the minimum number of spaces for that permitted use in consideration of the minimum number of spaces for other uses with similar characteristics and other relevant information.
- (7) When the calculation of the minimum number of required parking spaces, bicycle parking spaces, visitor parking spaces, handicapped parking spaces or *Loading Spaces* results in a fractional number of spaces, the next higher whole number will be the minimum requirement.
- (8) For the purposes of calculating off-street parking requirements, where gross leasable floor space is used, it shall be measured according to industry standards such as produced by the Building and Owners Manager Association or equivalent standard.

[Amended by Order number O.027-2012]

Minimum Required Off-street Parking Spaces

- 6.2 Unless otherwise authorized by TFN Executive Council, space for off-street parking of motor vehicles shall be provided in accordance with the following table:

Column 1 Use	Column 2 Required Minimum Number of Off-Street Parking Spaces
RESIDENTIAL	
Amenity Space	<ul style="list-style-type: none"> • 1 space/300m² for all <i>Floor Space</i> over 100m² not attached to a <i>Principal Building</i> • 1 handicapped space must be within 50m of the <i>Amenity Space</i> entry
Apartment	0.9 spaces per studio dwelling unit and 1.5 spaces for other dwelling unit types plus visitor parking for an additional 10% of required spaces for dwelling units. Parking spaces, other than up to 70% of the required visitor parking spaces, are to be sited below finished grade, and may extend beyond the principal building site coverage.
Bed and Breakfast	1 per guest room in addition to spaces required for principal dwelling unit.
Duplex	2 spaces per dwelling unit
Congregate Living Residence	1 space per employee; plus 0.25 spaces per dwelling unit.
Single Family Dwelling	2 per dwelling unit

Column 1 Use	Column 2 Required Minimum Number of Off-Street Parking Spaces
Townhouse	1.5 spaces per dwelling unit plus visitor parking for an additional 10% of required spaces for dwelling units
Coach House	1 space
HOTEL	
Hotel	1 space per <i>Commercial Guest Accommodation</i> unit; plus 4 spaces per 100m2 of <i>Gross Leasable Floor Space</i> used for conference and meeting facilities.
COMMERCIAL AND ENTERPRISE	
Administration Office	3 spaces per 100m2 of <i>Floor Space</i> .
Automated Car Wash	A minimum of 8 vehicle queuing spaces, in advance of each automated car wash bay, are required.
Cultural Facility	1 space for every 25m2 or less of <i>Gross Leasable Floor Space</i> .
Day Care	0.75 spaces per employee; plus 1 space for every 10 children in care.
Eating and Drinking Establishment; Eating and Drinking Establishment Drive-through.	A minimum of 1 space per 50m2 of <i>Gross Leasable Floor Space</i> up to 100m2, 1 additional space per additional 10m2 of <i>Gross Leasable Floor Space</i> up to 500m2 and 1 additional space per additional 20m2 of <i>Gross Leasable Floor Space</i> over 500m2. If an Eating and Drinking Establishment contains a drive-through, in addition to off-street parking spaces, a minimum of 8 vehicle queuing spaces in advance of each drive-through pick-up window is required.
Entertainment/Recreation	2 spaces per 100m2 of <i>Gross Leasable Floor Space</i> . An <i>Indoor Court</i> use shall have 3 spaces per court. A <i>Cinema</i> use shall have 10 spaces per 100m2 of <i>Gross Leasable Floor Space</i> .
Health Care Services; Veterinarian Clinic	1 space per 30m2 of <i>Gross Leasable Floor Space</i> .
Liquor Store	1 spaces per 25m2 of <i>Gross Leasable Floor Space</i> .
Commercial Service; Financial Institution; Pharmacy; Retail; Retail, Grocery; Retail, Warehouse; Spa.	3 spaces per 100m2 of <i>Gross Leasable Floor Space</i> up to 350m2; plus 4 spaces per additional 100m2 of <i>Gross Leasable Floor Space</i> .
INSTITUTIONAL	
All uses in a P Zone, except as listed below	2.5 per 100m2 of gross <i>Floor Space</i>
Cemetery	1 per 200 graves
Place of Assembly	1 per 10 seats
INDUSTRIAL	
All uses in an I Zone	1.5 per 100m2 of gross <i>Floor Space</i>

[Amended by Order number O.027-2012]

[Amended by Order number O.049-2015]

[Amended by Order number O.104-2015]

[Amended by Order number O.053-2017]

[Amended by Order number O.009-2022]

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Standards for Motor Vehicle Parking Spaces

6.3 (1) Unless otherwise specified, the minimum width and depth of parking spaces are as follows:

Parking angle (degrees)	Aisle width (metres)	Space depth perpendicular to aisle (metres)	Space width parallel to aisle (metres)	
			Dwelling Units	Other Uses
90	7.00	5.50	2.50	2.60
75	6.12	5.64	2.59	2.69
60	4.82	5.49	2.89	3.00
45	4.00	5.00	3.54	3.68

(2) The minimum width of a parking space when it abuts a physical barrier, is:

- (a) 3.1 m when a physical barrier abuts both sides; and
- (b) 2.85 m when a physical barrier abuts only one side.

(3) The angle of a parking space must be 90 degrees or must be between 75 degrees and 45 degrees. Minimum required parking space dimensions between 45 degrees and 75 degrees must be calculated using a straight line interpolation between dimensions.

(4) The minimum depth of a parking space is 5.9 m where it is required for:

- (a) Apartment, Bed and Breakfast, Duplex, Single Family Dwelling, Townhouse.

(5) The minimum width of a parking space for multi-residential development provided for the exclusive use of a dwelling unit is 2.6 m where:

- (a) the space is one of two or more parking spaces that are provided in a *Garage*;
- (b) the parking spaces in the *Garage* are for the sole use of the occupants of the dwelling unit; and
- (c) the parking spaces are only counted towards fulfilling the minimum parking space requirements for that dwelling unit.

(6) (a) Any unenclosed and uncovered parking spaces accessed by a lane must be constructed of permeable materials.

[Amended by Order number O.027-2012]

[Amended by Order number O.055-2016]

Handicapped Parking Space Regulations

6.4 (1) Handicapped parking spaces shall have a minimum width of 3.7m and a minimum depth of 5.5m, and shall be:

- (a) Located close to an accessible building entrance;
- (b) Marked with a clearly visible sign identifying the spaces for use by disabled persons only;
- (c) Marked on the parking surface with the international symbol for wheelchair accessibility.

(2) Parcels that contain between 11 and 1,000 parking spaces shall have a minimum of 2% of the required parking spaces as Handicapped parking spaces. Parcels that contain more than 1,000 parking spaces shall have a minimum of 20 Handicapped parking spaces plus 1 Handicapped parking space for each additional 100 parking spaces.

[Amended by Order number O.027-2012]

Car Share Vehicle Parking Space Requirements

6.5 (1) One-half of one percent (0.5%) of parking spaces shall be designated for sole use by car-share vehicles.

(2) Car-share vehicle parking shall be clearly marked with visible signage identifying the spaces for a vehicle car-share usage.

(3) Car-share vehicle parking shall be located adjacent to Handicapped parking spaces.

[Amended by Order number O.027-2012]

Electrified Parking Space Requirements

6.6 (1) If a commercial or retail use is required to have more than 100 parking spaces, two percent (2%) of the parking spaces shall be installed with conduit and roughed-in outlets for 110 V, 220 V and 440 V options, for future installation of wiring and outlets suitable for use as electric vehicle recharging stations

(2) For all Multiple Family Housing, 50% of all required parking spaces, including visitor parking, shall be provided with:

(a) a minimum Level 2 charging station for electric vehicles, or

(b) conduit, wiring, electrical panel capacity and associated equipment physical space necessary for future installation of a minimum Level 2 charging station for electric vehicles.

[Amended by Order number O.027-2012]

[Amended by Order number O.009-2022]

Bicycle Parking Space Requirements

6.7 All bicycle racks shall be approved by the CSA, (or similar approving agency) and/or approved for use on public streets. "Secure theft-resistant anchoring" means that the rack cannot be dislodged by the use of a wrench, screwdriver, crow-bar, or bolt cutter; rather, it should require either extreme force (e.g. sledgehammer or acetylene torch) or custom-designed tool to dislodge. Methods which incorporate recessed bolt heads and/or ground-in anchoring are appropriate. Bicycles shall be supported above the centre of gravity (approximately 0.5m above the floor for horizontal parking) so that they cannot be knocked down easily when secured.

[Amended by Order number O.027-2012]

Minimum Required Off-Street Bicycle Spaces

6.8 Bicycle spaces shall be required for any uses classified in column 1 in accordance with the corresponding standards listed in column 2.

Column 1 Building & Use Classification	column 2 Required Designated bicycle parking Spaces	
	CLASS A	CLASS B
Residential		
Amenity Space		6 spaces per 500m ² of <i>Floor Space</i>
Multi-family (apartment)	1.25 spaces per dwelling unit.	0.2 spaces per dwelling unit.
Commercial and Enterprise		
Administration Office	A minimum of 1 space per 100m ² of Floor Space.	
Cultural Facility	A minimum of 1 space per 500m ² of Floor Space used for assembly.	A minimum of 6 spaces for any portion of each 1,500m ² of Floor Space used for assembly.
Day Care	A minimum of 1 space per 100m ² of Floor Space.	
Eating and Drinking Establishment; Drive-through Restaurant.	A minimum of 0.2 spaces per 100m ² of Gross Leasable Floor Space.	A minimum of 0.4 spaces per 100m ² of Gross Leasable Floor Space, greater than 100m ² .
Entertainment Recreation	Gymnasium: A minimum of 1 space per 250m ² of Floor Space.	Gymnasium: A minimum of 6 spaces for any portion of each 500m ² of Floor Space. Billiard Parlour, Bowling Alley, Skating Rink: A minimum of 6 spaces for any portion of each 40 tables, games, alleys or rink.
Health Care Services; Veterinarian Clinic	A minimum of 0.2 spaces per 100m ² of Gross Leasable Floor Space.	
Hotel	A minimum of 1 space per 30 commercial guest accommodation units.	
Commercial Service; Liquor Store; Pharmacy; Retail; Retail, Warehouse; Retail, Grocery; Spa.	A minimum of 0.1 spaces per 100m ² of Gross Leasable Floor Space.	A minimum of 0.1 spaces per 100m ² of Gross Leasable Floor Space, greater than 100m ² .
Institutional		
P Zones	A minimum of 1 space per 1000m ² of Floor Space.	A minimum of 1 space per 1000m ² of Floor Space.
Industrial		
All uses in an I Zone	A minimum of 1 space per 1000m ² of Floor Space.	

[Amended by Order number O.027-2012]

[Amended by Order number O.053-2017]

Class A Off-street Bicycle Parking

6.9 (1) Class A Off-Street bicycle parking shall be provided as follows: long-term secured bicycle parking shall be at-grade, within sight of the building entry or security room. Bicycle parking shall be provided in the

form of waterproof bicycle lockers, secured bicycle rooms, or secured compounds within a building complete with bicycle racks. A maximum of 40 bicycle spaces may be provided in each bicycle room or compound.

- (2) Bicycle rooms, compounds or bicycle locker areas shall be lighted with uniform 160 lux (min.) lighting which yields true colours.
- (3) A Class A bicycle parking space shall have the following minimum dimensions: 0.6m (width) x 1.8m (length). The vertical clearance shall be 1.9m.
- (4) The discretionary trade-off between the widths of the bicycle space and the access aisle used for manoeuvring may be applied as follows:

Bicycle Space Width (m)	Manoeuvring Access Aisle Width (m)
0.60	1.2
0.65	1.1
0.70	1.0
0.75	0.9

- (5) *No manoeuvring access aisle shall be less than 0.9m.*
- (6) Bicycle rooms shall have the following:
 - (a) Solid opaque walls with a steel frame and door with the door hinged from the inside unless hinges are tamper-proof;
 - (b) A security window constructed of a laminate of tempered glass and polycarbonate in a steel frame for permanent visual access; and
 - (c) An entry door to the bicycle room with a separate lock and key or a programmed entry system.
 - (d) Bicycle compounds shall extend from floor to ceiling and have industrial-grade (No. 7 gauge or higher) chain-link walls and door.
- (7) Bicycle Lockers
 - (a) Bicycle lockers shall have lockable doors which open to the full height and width of each locker, be grouped together, not be located at the head of bicycle parking, and have clear minimum dimensions indicated in the following table:

Minimum Dimensions for Bicycle Lockers			
Length	Height	End Width at Door	End Width Opposite Door
1.8m	1.2m	0.6m	0.22m

[Amended by Order number O.027-2012]

Class B Off-street Bicycle Parking

6.10 A Class B Off-street bicycle parking facility shall provide short-term bicycle parking provided in the form of bicycle racks located within 15.0 m of a principal building entry. Class B short-term bicycle parking shall have the following requirements:

- (a) be well-lit; and
- (b) be clearly visible from the principal building entry points or Highways or both.

[Amended by Order number O.027-2012]

Off-Street Loading Requirements

- 6.11 (1) In all zones except RS1 the number of spaces for the off-street loading and unloading of motor vehicles required for any development shall be calculated according to section 6.13.
- (2) For additions to existing *Buildings or Structures*, the off-street *Loading Spaces* required shall be calculated according to section 6.13.

[Amended by Order number O.027-2012]

Voluntary Establishment of Loading Facilities

6.12 Where the provision of *Loading Spaces* are in excess of zoning regulation requirements, their location, design and operation shall comply with the regulations contained within this zoning regulation.

[Amended by Order number O.027-2012]

Minimum Required Loading Spaces

6.13 *Loading Spaces* for any building and use classified in Column 1 must meet the corresponding standard listed in Column 2.

Column 1 Building & Use Classification	Column 2 Required Designated <i>Loading Spaces</i>	
	CLASS A	CLASS B
Congregate Living Residence	A minimum of 1 space for a facility with less than 200 residential units, and 1 additional space for any portion of each additional 200 residential units.	No Requirement.
Cultural Facility	No requirement for less than 100m2 of gross floor space. A minimum of 1 space per 2,800m2 of gross floor space.	No Requirement.
Eating and Drinking Establishment; Eating and Drinking Establishment Drive-through.	No requirement for less than 350m2 of <i>Gross Leasable Floor Space</i> . A minimum of 1 space for the first 500m2 of <i>Gross Leasable Floor Space</i> plus 1 space for any portion of the next 2,000m2 and 1 additional space for each additional 2,500m2.	No Requirement.
Entertainment Recreation	No requirement for less than 100 m2 of <i>Floor Space</i> . A minimum of 1 space for the first 4,650 m2 of <i>Floor Space</i> plus 1 space for any portion of the next 1,860m2 and 1 additional space for each additional 2,325 m2.	No Requirement.
Hotel	A minimum of 1 space for a hotel with less than 75 sleeping, housekeeping or dwelling units, a minimum of 2 spaces for a hotel with 75 units up to a maximum of 399 units, a minimum of 3 spaces for a hotel up to a maximum of 599 units, and 1 additional space for any portion of each additional 200 units.	No Requirement.

Column 1 Building & Use Classification	Column 2 Required Designated <i>Loading Spaces</i>	
	CLASS A	CLASS B
Commercial Service; Liquor Store; Pharmacy; Retail; Retail, Warehouse; Retail, Grocery.	No requirement for less than 350 m2 of <i>Gross Leasable Floor Space</i> . A minimum of 1 space for the first 2,000 m2 of <i>Gross Leasable Floor Space</i> , plus 1 space for any portion of the next 2,000 m2 and one additional space for each additional 4,500 m2.	No requirement for less than 2,000 m2 of <i>Gross Leasable Floor Space</i> . A minimum of 1 space for 2,000 m2 to 5,000 m2 of <i>Gross Leasable Floor Space</i> for any <i>Retail</i> use. A minimum of 2 spaces if any retail use has Gross Leasable Floor Space greater than 5,000 m2.

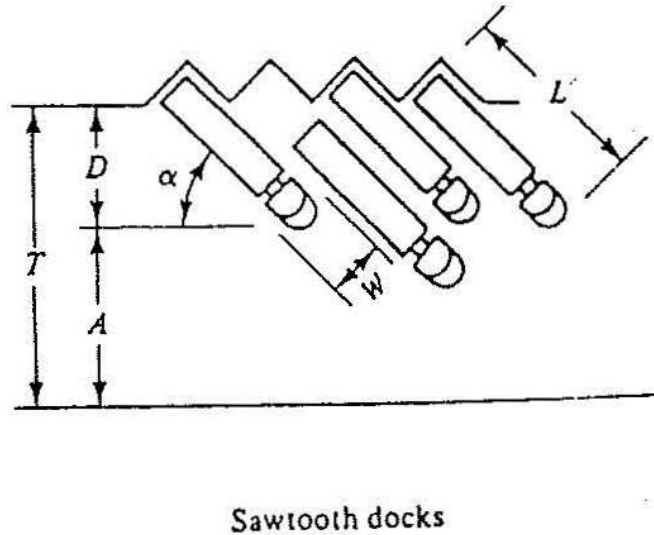
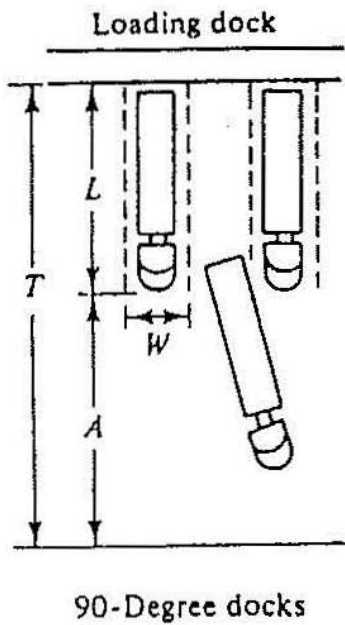
[Amended by Order number O.027-2012]

Required Design Standards for Loading Spaces

- 6.14** (1) A *Loading Space* must have a minimum height of 4.3 m.
(2) The dimensions for *Loading Spaces* shall conform to the following dimensions.

Loading Class	Length (L)	Dock Angle (a)	Clearance (D)	Berth Width (W)	Apron Space (A)	Total Offset (T)
Class A	8.5	90°	9.15	3.05	18.3	27.4
				3.66	17.7	26.8
				4.27	17.1	26.2
		60°	7.9	3.05	10.4	18.3
				3.66	9.2	17.1
				4.27	8.5	16.5
		45°	6.4	3.05	7.6	14.0
				3.66	6.4	12.8
				4.27	5.5	11.9
Class B	16.8	90°	16.8	3.05	23.5	40.2
				3.66	21.0	37.8
				4.27	19.2	36.0
		60°	14.6	3.05	16.5	31.1
				3.66	14.0	28.7
				4.27	12.2	26.8
		45°	11.9	3.05	11.9	23.8
				3.66	10.4	22.3
				4.27	9.5	21.3

Source: ITE, *Transportation and Land Development*, 2nd Edition page 10-12.



[Source: ITE, *Transportation and Land Development*, 2nd Edition]

[Amended by Order number O.027-2012]

Loading Space Manoeuvring Aisle

- 6.15 (1) For each *Class B Loading Space* the manoeuvring aisle must be at least 14.0 m wide, except that, for other than right angle loading or if the Director of Lands has decreased the length of the space under section 6.14.
- (2) *Loading Space* and manoeuvring aisles shall be designed to avoid vehicles from backing onto a *Highway*.

[Amended by Order number O.027-2012]

Internal Access to Loading Spaces

- 6.16 *Loading Spaces* shall be located so that each individual occupancy use has access within a development to a space.

[Amended by Order number O.027-2012]

Multi-Use Developments

- 6.17 (1) Where two or more uses occur on a Parcel, the total *Loading Space* requirements shall be the sum of the requirements for each individual use. The minimum number of *Loading Spaces* required for each use are specified in section 6.13.
- (2) Where a permitted use has direct access to a *Class B Loading Space*, it may be counted towards the required number of *Class A Loading Spaces*.

[Amended by Order number O.027-2012]

Setback from Site Boundaries

- 6.18 Except for points of access, all *Loading Spaces* and associated manoeuvring aisles not located within a structure shall be uniformly set back from the site boundaries as follows:
 - (a) from the front boundary of the site, a distance equal to the required front parcel setback for the zone in which it is located;

- (b) from a flanking street a distance equal to the required side parcel setback on such flanking street for the zone in which it is located.

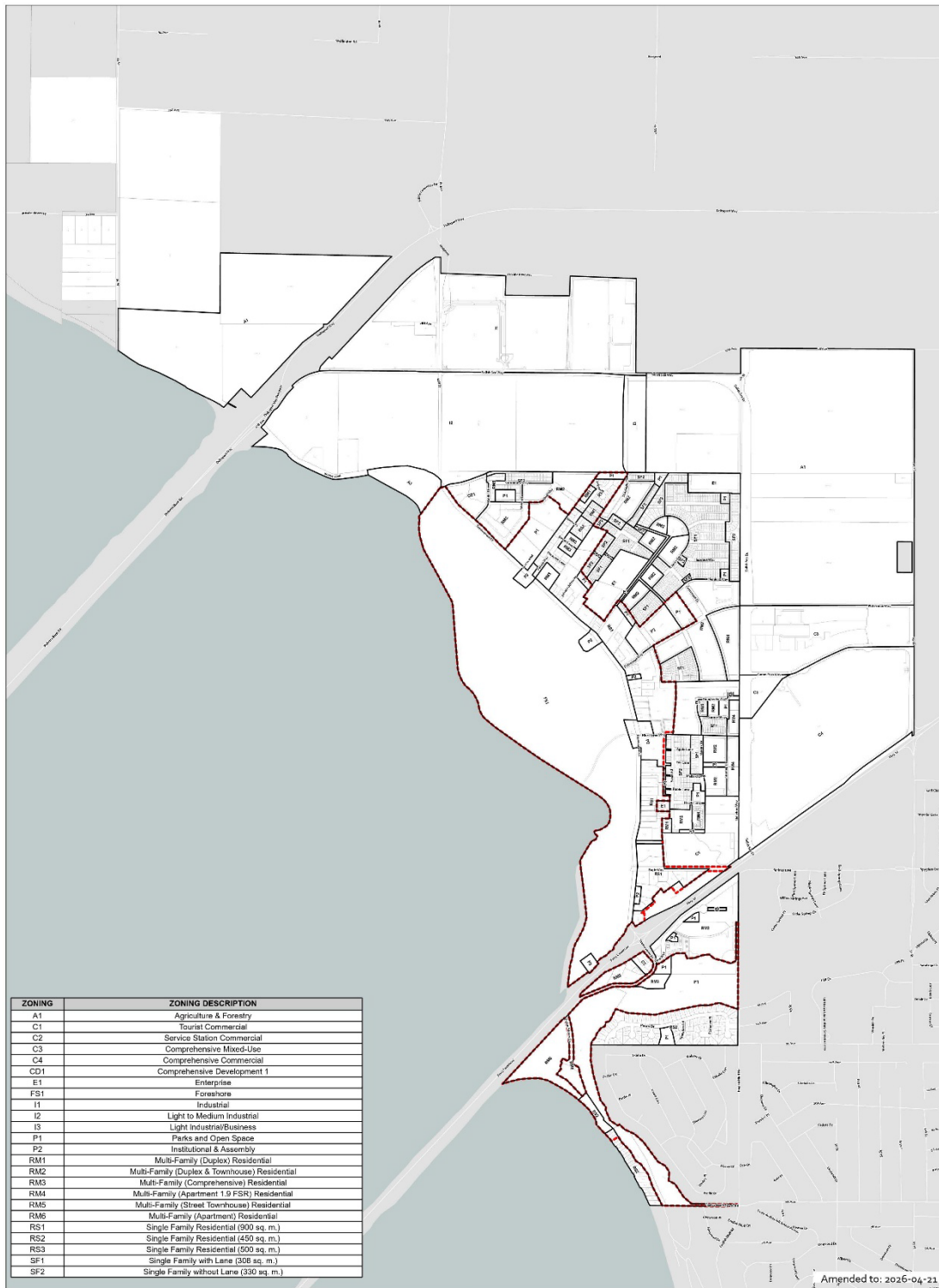
[Amended by Order number O.027-2012]

Setback from residential Dwelling Units

- 6.19 All off-street *Loading Spaces* shall be located a minimum of 4.6 m from any window, vent or wall opening providing access to a residential dwelling unit in any building.

[Amended by Order number O.027-2012]

SCHEDULE B



Tsawwassen First Nation - Zoning Map

Legend

- Parcel Boundary
- Zoning
- TFN Community Area Overlay

Scale: 1:7,500
(When plotted at 24"x36")

SCHEDULE B (cont'd)

[Amended by Order number O.113-2013]
[Amended by Order number O.067-2015]
[Amended by Order number O.022-2016]
[Amended by Order number O.024-2016]
[Amended by Order number O.021-2017]
[Amended by Order number O.006-2018]
[Amended by Order number O.007-2018]
[Amended by Order number O.021-2018]
[Amended by Order number O.022-2017 and O.025-2018 combined]
[Amended by Order number O.083-2018]
[Amended by Order number O.084-2018 and O.034-2019 combined]
[Amended by Order number O.014-2019]
[Amended by Order number O.062-2021]
[Amended by Order number O.076-2022]
[Amended by Order number O.078-2022]
[Amended by Order number O.028-2024]
[Amended by Order number O.048-2025 and O.049-2025 combined]]
[Amended by Order number O.089-2025]
[Amended by Order number O.044-2026]