



Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 723

Bylaw No. 3691-2025

The Council of the City of Abbotsford, in open meeting assembled, enacts as follows:

1. Section 120 [definitions] of the *Abbotsford Zoning Bylaw, 2014*, as amended, is further amended as follows:

- a) Repealing the definition for “Basement” and substituting it with the following:

““Basement” means:

- (1) that portion of a Building between two floor levels which has at least 50 percent of its vertical distance (measured from the top of any floor and the top of the next floor above it) below the average Finished Grade at the perimeter of a Building; except,
- (2) for Lots located within the SSMUH 1 or TH 1 zones, that portion of a Building between two floor levels which does not exceed a maximum vertical distance, as specified in the applicable zone, between the average Finished Grade at the perimeter of a Building and the top of the floor above it.”

- b) Repealing the definition for “Coach House” and substituting it with the following:

““Coach House” means a Dwelling Unit that is Accessory to a Single Detached Dwelling or Duplex on the same Lot, located on the second Storey of an Accessory Building, and is part of the same real estate entity.”

- c) Repealing the definition for “Commercial Vehicle Stop” and substituting it with the following:

““Commercial Vehicle Stop” means a facility that sells motor fuels and/or lubrication oils that are dispensed to the customer for Use in a Commercial Vehicle, and which may include an Accessory Building for Commercial Vehicle Washing, a convenience store, coffee shop and/or restaurant up to a maximum area of 1,000 m².”

- d) Inserting the following definition after the definition for “Commercial Vehicle Stop”:

““Commercial Vehicle Washing” means a Building or Structure where hand and/or mechanical equipment is used for the Principal Use of washing Commercial Vehicles.”

- e) Repealing the definition for “Duplex” and substituting it with the following:

““Duplex” means a residential Building consisting of two principal Dwelling Units attached horizontally or vertically, where each Dwelling Unit has an independent entrance either directly from the outside or through a common vestibule. Where permitted by this Bylaw, each principal Dwelling Unit in a Duplex may contain one Secondary Suite.”

- f) Repealing the definition for “Floor Area, Gross” and substituting it with the following:

““Floor Area, Gross” means the total area of all Storeys in all Buildings on a Lot measured to the inside face of the exterior walls of the Building. For Single Detached Dwellings and Duplexes, this shall exclude an Accessory Building, with a maximum size of 10 m², and

enclosed off-street parking spaces located within an attached garage, to a maximum of 30 m².”

- g) Repealing the definition for “Floor Area, Net” and substituting it with the following:

““Floor Area, Net” means Gross Floor Area, less any of the following:

- (1) Underground Parking and concealed parking areas, unless such parking is a Principal Use, long term bicycle parking and at-grade areas used for off street loading;
- (2) common corridors, hallways, landings, foyers, elevators, staircases and stairwells;
- (3) common areas used for maintenance, mechanical, or electrical purposes;
- (4) Building areas with a ceiling less than 1.2 m in height; and/or
- (5) for multi-unit residential Uses only: common indoor amenity areas up to 3 m² per unit or 300 m², whichever is less.”

- h) Repealing the definition for “Front Lot Line Length” and substituting it with the following:

““Front Lot Line Length” means the length of the Front Lot Line, as it would exist without any required corner truncation(s).”

- i) Repealing the definition for “Garden Suite” and substituting it with the following:

““Garden Suite” means a Dwelling Unit that is Accessory to a Single Detached Dwelling or Duplex on the same Lot, located in a single Storey Accessory Building, and is part of the same real estate entity.”

- j) Inserting the following definition after the definition for “Household”:

““Impermeable Surface” means any constructed or compacted surface that prevents or substantially impedes the infiltration of water into the ground naturally. This includes, but is not limited to buildings and structures, paved or concrete surfaces, asphalt, patios, and artificial turf.”

- k) Repealing the definition for “Lot, Through” and substituting it with the following:

““Lot, Through” means a Lot other than a Corner Lot that abuts two or more Streets, excluding a controlled access highway.”

- l) Repealing the definition for “Lot Depth” and substituting it with the following:

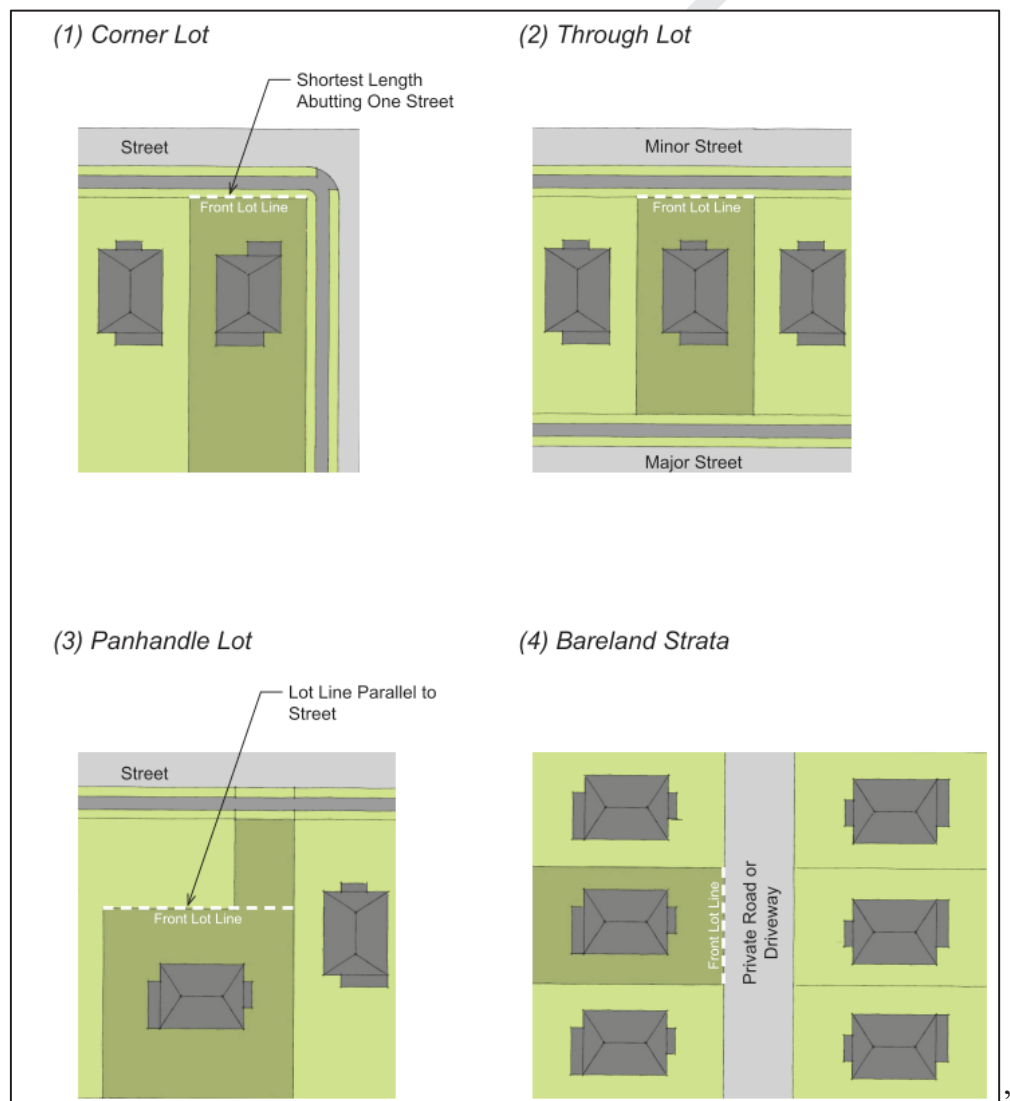
““Lot Depth” means the average distance between the Front Lot Line and the Rear Lot Line of a Lot.”

m) Repealing the definition for “Lot Line, Front” and substituting it with the following:

““Lot Line, Front” means the Lot lines common to the Lot and an abutting Street, and as shown in Figure 4:

- (1) in the case of a Corner Lot, the Lot Line or lines having the shortest length abutting one Street, excluding corner truncations, shall be considered the Front Lot Line;
- (2) in the case of a Through Lot, the Lot Line or lines common to a Lot and the minor abutting street shall be the Front Lot Line;
- (3) in the case of a panhandle lot, the Lot Line or lines closest to and approximately parallel to the Street from which access to the Lot is provided, produced across the base of the panhandle, shall be considered the Front Lot Line; and
- (4) in the case of a bare land strata Lot, the Lot Line or lines having the shortest length abutting driveway common property access route shall be considered the Front Lot Line.

(5) Figure 4 - Illustration of Front Lot Line



n) Inserting the following definition after the definition for “Lot Line, Rear”:

““Lot Size” see Lot Area.”;

- o) Repealing the definition of “Multiplex”;
- p) Inserting the following definition after the definition for “Outdoor Sports”:

““Outdoor Storage” means the storage of equipment, goods, and materials in the open air, but does not include a Motor Vehicle Recycling and Salvage Yard.”
- q) Inserting the following definition after the definition for “Parking Space”:

““Parking Space, Commercial Vehicle” means the area designated for the parking of one Commercial Vehicle; excludes driveways, ramps, columns, and work areas.”
- r) Repealing the definition for “Single Detached Dwelling” and substituting it with the following:

““Single Detached Dwelling” means a residential Building consisting of one principal Dwelling Unit on one Lot, and where permitted by this Bylaw, one Secondary Suite.”
- s) Repealing the definition for “Small-Scale Multi-Unit Housing” and substituting it with the following:

““Small-Scale Multi-Unit Housing” means a residential Building, or Buildings, containing a maximum of four Dwelling Units on one Lot, and may be any combination of the following:

 - (a) Single Detached Dwelling;
 - (b) Duplex;
 - (c) Garden Suite;
 - (d) Coach House; and/or
 - (e) Secondary Suite.
- t) Repealing the definition for “Structure” and substituting it with the following:

““Structure” means any construction fixed to, supported by, or sunk into land or water; excludes concrete and asphalt paving or similar surfacing of a Lot, underground septic systems approved by the Fraser Health Authority, and retaining walls less than 1.2m in height or any retaining wall that is included on an approved lot grading plan.”
- u) Repealing the definition for “Townhouse” and substituting it with the following:

““Townhouse” means residential Buildings, or portions of Buildings, consisting of three or more principal Dwelling Units on a Lot, where each Dwelling Unit has direct ground level access, or indirect ground level access by way of a staircase shared by not more than two Dwelling Units on the same Storey.”
- v) Inserting the following definition after the definition for “Waste Transfer Station”:

““Watercourse” means any natural or human-made depression with well-defined banks and a bed 0.6 metres or more below the surrounding land serving to give direction to a current of water at least 6 months of the year or having a drainage area of 2 square kilometres or more upstream of the point of consideration.”

2. Section 130 [administration] of the *Abbotsford Zoning Bylaw, 2014*, as amended, is further amended as follows:

- a) Repealing Section 130.9 and substituting it with the following:

“130.9 Requirement for Development Permit

 - a. No person shall commence any development on lands within any development permit area without obtaining a valid development permit where required.
 - b. The development of land in contravention of the terms or conditions of a development permit that has been issued under Section 489 of the *Local*

Government Act is prohibited.”

3. Section 140 [general regulations] of the *Abbotsford Zoning Bylaw, 2014*, as amended, is further amended as follows:

- a) Repealing section 140.2.9 and substituting it with the following:

“.9 Home Child Care, Minor (B/L 3249-2022)

- a. Home Child Care, Minor is permitted in all zones in which a Single Detached Dwelling is permitted and shall:
- i. be limited to 8 children in care;
 - ii. be operated within, and by the Resident of, the Single Detached Dwelling that it is Accessory to; and
 - iii. not be operated on a Lot where there is a Boarding, Boarding House, Home Occupation (Level 2 and greater), Secondary Suite, Residential Care or Supported Housing Use.”

- b) Repealing Section 140.2.11 and substituting it with the following:

“.11 Urban Beekeeping (B/L 3249-2022)

- a. Urban Beekeeping is permitted in all zones in which a Single Detached Dwelling is permitted, except on a Lot where Agriculture Use is permitted, and shall:
- i. be limited to a Lot where Single Detached Dwelling is the Principal Use;
 - ii. be limited to a Lot with only one Single Detached Dwelling;
 - iii. be undertaken by a beekeeper who is registered with the Province in accordance with their beekeeping requirements;
 - iv. be limited to a maximum number of Beehives and Nucleus Colonies as follows:
 1. zero for Lots under 540 m²;
 2. two Beehives and two Nucleus Colonies for Lots equal to or greater than 540 m²;
 3. four Beehives and four Nucleus Colonies for Lots equal to or greater than 1,000 m²;
 4. six Beehives and six Nucleus Colonies for Lots equal to or greater than 2,000 m²;
 - v. have all Beehives or Colonies located at the rear of the Principal Building on the Lot as follows:
 1. behind a solid fence or hedge, a minimum of 1.8 m in Height, along all adjacent property lines;
 2. setback the entrance a minimum of 6.0 m from any property line;

- 3. setback the side and rear a minimum of 3.0 m from any property line;
 - vi. include a water source on the same Lot where Urban Beekeeping is occurring.
- c) Repealing Section 140.2.12 and substituting it with the following:
 - “.12 Small-Scale Multi-Unit Housing** (B/L 3560-2024)
 - a. Small-Scale Multi-Unit Housing is permitted on all Lots within the Urban Development Boundary that are zoned to permit a Single Detached Dwelling and/or Duplex, and where less than three Dwelling Units are otherwise permitted on the Lot, subject to the following Lot criteria:
 - i. less than 4,050 m² in size;
 - ii. not protected under the *Heritage Conservation Act*;
 - iii. not, as of December 7, 2023, designated as protected under a bylaw made under section 611 of the *Local Government Act*; and
 - iv. not within a Transit-Oriented Area.
 - b. The maximum number of Dwelling Units permitted on a Lot that permits small-scale multi-unit housing is:
 - i. three Dwelling Units on Lots that are 280 m² in size or less; and
 - ii. four Dwelling Units on Lots that are greater than 280 m² in size.
 - c. Small-Scale Multi-Unit Housing shall be subject to the development regulations in the applicable zone.
 - d. Notwithstanding any other provisions contained within this Bylaw, Small-Scale Multi-Unit Housing shall not include a Garden Suite or Coach House except where listed as a Permitted Use in the applicable zone.”
- d) Inserting the following section 140.2.13 after section 140.2.12:

“.13 Small-Scale Multi-Unit Housing in the Agricultural Land Reserve

- a. Where permitted, Small-Scale Multi-Unit Housing on a Lot within the Agricultural Land Reserve shall be limited to a maximum of three Dwelling Units in accordance with the *Agricultural Land Commission Act* and the *Agricultural Land Reserve Use Regulation*.”
- e) Repealing section 140.3.1 and substituting it with the following:

“.1 Short-Term Rental Accommodations

- a. Where permitted, a Short-Term Rental Accommodation shall:
 - i. only be permitted on a Lot with a Dwelling Unit that is the host’s Principal Residence;
 - ii. only be permitted in a Single Detached Dwelling or Duplex, plus one of the following per principal Dwelling Unit:
 - a. Secondary Suite;
 - b. Garden Suite;
 - c. Coach House; or

- d. Accessory Farm Dwelling Unit.
- iii. be limited to not more than six guests at one time, per principal Dwelling Unit, except in the A1, A2, A3, A4, A5, A6, RR, CR, or SR zones, in which case it is limited to eight guests;
- iv. be limited to not more than three Sleeping Units for guests, per principal Dwelling Unit, except for in the A1, A2, A3, A4, A5, A6, RR, CR, or SR zones, in which case it is limited to four Sleeping Units;
- v. provide on the Lot, a minimum of one dedicated Parking Space per Short-Term Rental Accommodation in addition to Parking Spaces required in Section 150 for all other Uses on the Lot; and
- vi. not be operated on a Lot where there is a Boarding or Boarding House Use.”

f) Repealing section 140.3.3 and substituting it with the following:

“.3 Boarding House (B/L 3246-2022)

- a. Where permitted, a Boarding House in SSMUH zones, or the TH1, TH2, RR, CR, SR, SRH, RS1, RS3, RS3-A, RS3-i, RS3-ig, RS5 or RS5-A zone shall:
 - i. be subject to a business licence;
 - ii. not be operated where there is a Short-Term Rental Accommodation, Coach House, Garden Suite, Secondary Suite, Residential Care, Supported Housing or a Home Occupation, or more than 1 Single Detached Dwelling on the Lot;
 - iii. be restricted to a maximum of six persons within the Single Detached Dwelling;
 - iv. be limited to two persons per Sleeping Unit; and
 - v. have no indication that the Building is used for a purpose other than a residential use.
- b. Where permitted, a Boarding House in the A1, A2, A3, A4, A5 or A6 zone shall:
 - i. be subject to a business licence;
 - ii. only occur within a Single Detached Dwelling that does not contain more than one kitchen, not including the kitchen in a Secondary Suite;
 - iii. restrict occupancy to Temporary Farm Workers employed under a federal government migrant worker program;
 - iv. be restricted to a maximum of 12 persons within the Single Detached Dwelling, excluding occupants of a Secondary Suite;
 - v. only be permitted on a Lot that is 3.8 ha or larger and classified as farm under the *Assessment Act*, R.S.B.C. 1996, c.20;
 - vi. not be operated where there is a Short-Term Rental Accommodation, Residential Care, Supported Housing or Home Occupation Use on the Lot;
 - vii. be exempt from providing parking in accordance with Section 150; and
 - viii. have no indication that the Single Detached Dwelling is used for a purpose other than a residential Use.”

g) Repealing section 140.3.8 and substituting it with the following:

“.8 Secondary Suites (B/L 3246-2022, 3299-2022, 3560-2024)

- a. Notwithstanding any other provisions contained within this Bylaw, one Secondary Suite is permitted in all Single Detached Dwellings.
- b. Where permitted, a Secondary Suite in the A1, A2, A3, A4, A5, A6, RR, CR, SR, SRH, RMF, N30, N32, N55, N80 or N83 zone shall:
 - i. comply with the Accessory Uses, Conditions of Use, and Additional Regulations in the applicable zone.
- c. Where permitted, a Secondary Suite in all other zones, except where registered prior to the date of the adoption of Bylaw No. 3249-2022, shall:
 - i. be limited to one such Use per principal Dwelling Unit;
 - ii. be limited to a maximum floor area that is less than 50% of the floor area of the principal Dwelling Unit in which it is located, excluding the floor area of an attached garage; and
 - iii. not be operated where there is a Residential Care, Boarding House, Supported Housing, or Home Child Care (Major or Minor) on the Lot.”
- h) Inserting the following into section 140.4.2:
 - “d. Door wells, window wells, stairs, ramps, and associated retaining structures and guard railings may project into the required setback, provided the projection is below Grade and associated retaining structures are connected to the foundation of the Building.”
- i) Repealing section 140.4.5(b) and substituting it with the following:
 - “b. Any Townhouse with 5 or more Dwelling Units on one Lot shall either provide a central facility for garbage, composting and recycling containers consistent with the regulations within Section 140.4.5(a), or provide individual pick-up service for each Dwelling Unit.”
- j) Inserting the phrase “or building permit issuance” after the phrase “Zoning Amendment Bylaw” in section 140.4.10;
- k) Repealing section 140.4.12;
- l) Repealing section 140.5.1 and substituting it with the following:

“.1 Shipping containers as Storage on Residential Lots

A shipping container may not be used as storage in the TH1 zone, TH2 zone, any SSMUH zone, or RR, CR, SR, RS or N zones where a Single Detached Dwelling or Duplex is a Principal Use.”

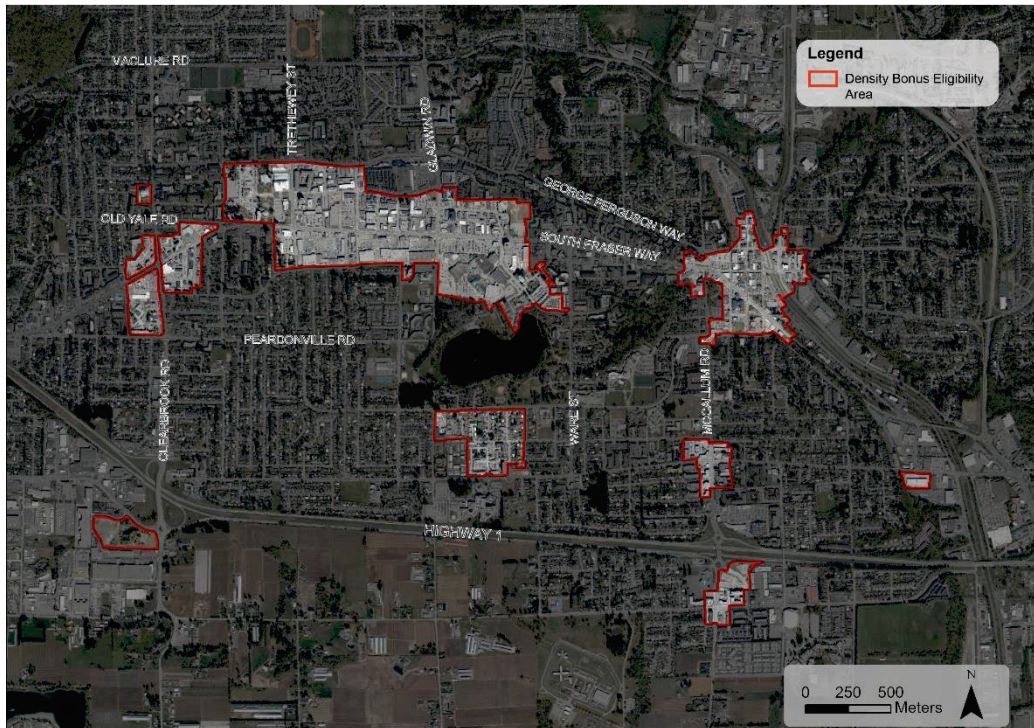
- m) Repealing section 140.5.4 and substituting it with the following:

“.4 Parking and Storage of Vehicles (B/L 3246-2022)

- a. No person shall park or store on a TH1, TH2, SSMUH, N, RR, CR, SR, RS, RH1 or RM-zoned Lot any of the following:
 - i. a Commercial Vehicle or commercial trailer exceeding a gross vehicle weight of 5,500 kg, except when completely enclosed within a Building; and

- ii. a boat in excess of 8.6 m in length, except when completely enclosed within a Building.
- n) Repealing Figure 7 – Density Bonus Eligibility Area in Section 140.6 and substituting it with the following:

Figure 7 – Density Bonus Eligibility Area (B/L 3249-2022, 3425-2023)



- o) Inserting the following into section 140.7.2:
 - "c. Notwithstanding 140.7.2.b.ii, on a SSMUH or TH zoned Lot the minimum Landscaped Area along a Lot Line shared with another Lot is 1.2 m in width, except where a Maneuvering Aisle is shared between two Lots, in which case it is 0.0 m."
- p) Repealing from section 140.8.7 the phrase "or as required by the Streamside Protection Bylaw (B/L 2551-2016)" from Table 2 – Minimum Setbacks;
- q) Inserting the following after Table 2 – Minimum Setbacks in Section 140.8.7:

Editorial Note

For the purpose of this table, the extents of Clayburn Creek, Nathan Creek, Poignant Creek are as defined by the Freshwater Atlas of the Province of British Columbia.

- 4. Section 150 *[off street parking and loading regulations]* of the *Abbotsford Zoning Bylaw, 2014*, as amended, is further amended as follows:

- a) Repealing the following row from Table 1:

Multiplex	1.5 spaces per Dwelling Unit (B/L 3560-2024)
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- b) Inserting a new row into Table 1 after "Supported Housing", as follows:

Townhouse (3 or 4 Dwelling Units)	1.5 Spaces per Dwelling Unit
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- c) Inserting the phrase “(5 or more Dwelling Units)” after the phrase “Townhouse” in Table 1;

- d) Repealing the “Auction” row in Table 1 and substituting it with the following:

Auction	The greater of 20 spaces or 1 space per 28 m ² of Gross Floor Area 1 Commercial Vehicle Parking space per Loading Dock, up to a maximum of 2 spaces
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- e) Repealing the “Batching Plant” row in Table 1 and substituting it with the following:

Batching Plant	1 per 93m ² of Gross Floor Area 1 Commercial Vehicle Parking space per 3000 m ² of Gross Floor Area, up to a maximum of 4 spaces
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- f) Repealing the “Freight Handling Facility” row in Table 1 and substituting it with the following:

Freight Handling Facility	1 space per 100 m ² of Office 1 space for every vehicle owned, leased or operated by the business 1 Commercial Vehicle Parking space per loading space, up to a maximum of 2 spaces
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- g) Repealing the “Manufacturing” row in Table 1 and substituting it with the following:

Manufacturing	1 space per 200 m ² of Gross Floor Area 1 space per 40 m ² of Gross Floor Area used for Office, retail sale, rental or display of goods 1 Commercial Vehicle Parking space per 3000 m ² of Gross Floor Area, up to a maximum of 4 spaces
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- h) Repealing the “Warehousing” row in Table 1 and substituting it with the following:

Warehousing	1 space per 200 m ² of Gross Floor Area 1 space per 40 m ² of Gross Floor Area used for Office, Retail sale, rental or display of goods 1 Commercial Vehicle Parking space per loading space, up to a maximum of 2 spaces
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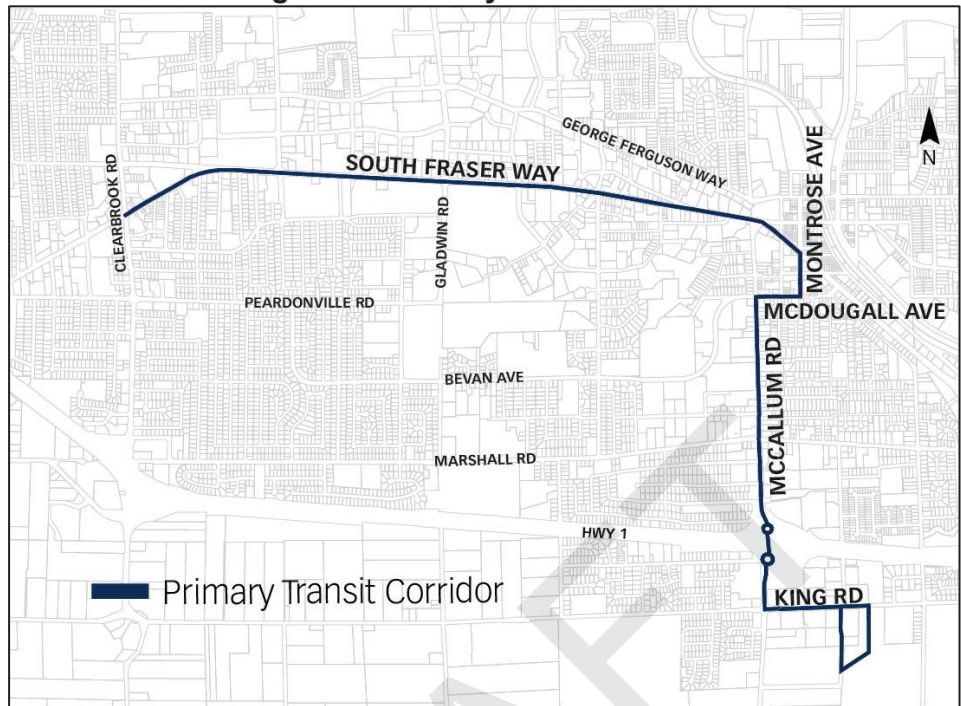
- i) Repealing section 150.5.3 and substituting it with the following:

“.3 Primary Transit Corridor

- a. The off-street parking requirements for a new or existing Building or Structure located adjacent to a Primary Transit Corridor designated by the Official Community Plan and shown on Figure 2, may be reduced by a maximum of 20%.
- b. The off-street parking requirements for a new or existing Building or Structure located along a Primary Transit Corridor designated by the Official Community Plan and shown on Figure 2, may be reduced by the following amounts:
 - i. A maximum of 10% where it is entirely or partially located within 200 m of a corridor; plus

- ii. A maximum of 10% where it is entirely or partially located within 400 m of a corridor, and a cash payment is made to the City in the amount of \$23,000 per reduced Parking Space.

Figure 2 – Primary Transit Corridor



- j) Inserting the phrase “by the City’s Zoning Bylaw” after the phrase “Residential Rental Tenure” in section 150.5.4(a);
- k) Inserting the phrase “except 0.0 m from a corner truncation” after the phrase “to accommodate the roots of planted trees,” in the “Underground parking” row in Table 4;
- l) Repealing section 150.9.1 – Parking Dimensions, Layout and Maneuvering Aisles and substituting it with the following:
- “.1 Minimum Parking Space dimensions and qualifiers shall be as shown in Table 5 and points (a) through (g):

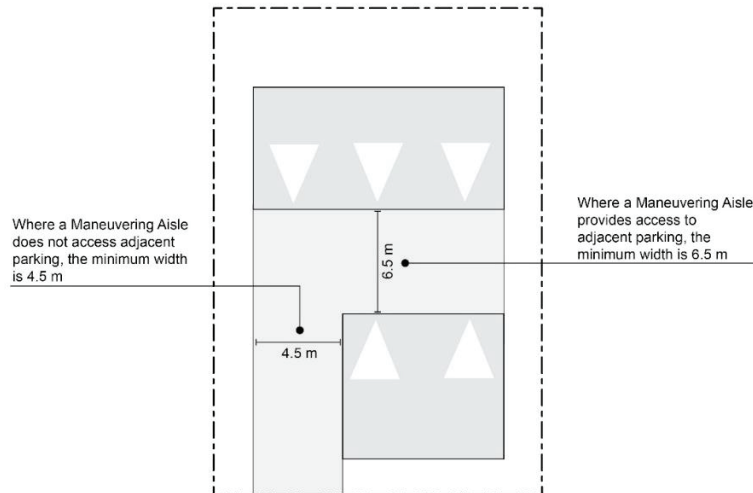
Table 5 – Parking Space Dimensions

Types of Vehicle	Parking Angles in Degrees	Width (m) of Parking Space	Length (m) of Parking Space	Minimum Maneuvering Aisle Width (m)	Vertical Clearance (m)	Traffic Flow
Standard	90°	2.7	5.5	6.5	2.1	one- or two-way traffic
Accessible		4.1	5.5		2.1	
Bus		4.3	12.2		3.7	
Standard	60°	2.7	6.2	5.5	2.1	one-way traffic
Accessible		4.1	6.2		2.1	
Bus		4.3	12.2		3.7	
Standard	45°	2.7	5.8	4.0	2.1	one-way traffic
Accessible		4.1	5.8		2.1	
Bus		4.3	12.2		3.7	
Standard	30°	2.7	5.5	4.0	2.1	
Accessible		4.1	5.5		2.1	

Bus		4.3	12.2		3.7	one-way traffic
Commercial Vehicle		4.3	22.6		4.5	
Standard	Parallel	2.7	6.7	3.8	2.1	one-way traffic
Accessible		4.1	5.5		2.1	
Bus		4.3	12.2		3.7	
Commercial Vehicle		4.3	22.6		4.5	
Standard	Parallel	2.7	6.7	6.0	2.1	two-way traffic
Accessible		4.1	5.5		2.1	
Bus		4.3	12.2		3.7	
Commercial Vehicle		4.3	22.6		4.5	

- a. Where required parking is being provided in a parking structure (parkade or underground);
 - i. 0.6 m additional width is required for parking stalls adjacent to a wall of a dead-end aisle;
 - ii. 0.2 m additional width is required for parking stalls adjacent to a wall that is not a dead-end aisle;
 - iii. a maximum 0.15 m encroachment of a structural column into a Parking Space is allowed if the encroachment does not interfere with the vehicle door opening actions; and
 - iv. up to 10% of required Parking Spaces may be tandem, provided that each tandem stall pair belongs to the same real estate entity.
- b. For a Parking Space adjacent to a fence, wall or similar Structure a minimum width of 2.9 m is required.
- c. For a Parking Space within a garage, the width and length of the Parking Space, as required in accordance with the minimum standards, shall be measured from the inside of the finished walls, and the Parking Space shall be clear of any protrusions or encroachments along its entire width and length.
 - i. For single-wide parking stalls (including tandem) within a garage, a minimum width of 2.9 m is required.
- d. A driveway must meet the minimum Parking Space dimensions to be considered a Parking Space.
- e. Where parking is required for a Home Occupation, and there is also a Secondary Suite associated with the Single Detached Dwelling, it shall not be provided in tandem with the residential Uses.
- f. Where a parking area contains 10 or more consolidated Parking Spaces, a maximum of 25% of the total parking requirement may be provided as small car spaces given that;
 - i. the minimum width is 2.5 m;
 - ii. the minimum length is 4.9 m, except 6.7 m for parallel parking; and
 - iii. each small car Parking Space shall be clearly marked as "Small Car Only".
- g. Notwithstanding Table 5, in SSMUH and TH zones where a Lot has four or fewer Dwelling Units and a Maneuvering Aisle does not access adjacent parking, garages, and/or carports, the minimum width is 4.5 m.

Figure 4 – SSMUH and TH Maneuvering Aisles



- m) Repealing the phrase “with four or more” and substituting it with the phrase “with five or more” in section 150.12.1.

5. Section 300 *[rural and single family residential zones]* of the *Abbotsford Zoning Bylaw, 2014*, as amended, is further amended as follows:

- a) Inserting a new section 351 *[SSMUH 1 zone]* as set out in Schedule 1 attached to and forming part of this bylaw;
- b) Inserting a new section 352 *[SSMUH 2 zone]* as set out in Schedule 2 attached to and forming part of this bylaw;
- c) Inserting a new section 353 *[SSMUH 2 greenfield zone]* as set out in Schedule 3 attached to and forming part of this bylaw;
- d) Inserting a new section 354 *[SSMUH 3 zone]* as set out in Schedule 4 attached to and forming part of this bylaw;
- e) Repealing section 355 *[urban residential zone (RS3-A)]* and substituting it with a new section 355 *[SSMUH 4 zone]*, as set out in Schedule 5 attached to and forming part of this bylaw;
- f) Repealing section 357 *[urban residential zone, infill garden suite (RS3-ig)]* and substituting it with a new section 357 *[townhouse 1 zone]* as set out in Schedule 6 attached to and forming part of this bylaw;
- g) Inserting a new section 358 *[townhouse 2 zone]* as set out in Schedule 7 attached to and forming part of this bylaw;
- h) Repealing section 375 *[residential zone (RS5-A)]*.

6. Section 330 *[suburban residential zone (SR)]* of the *Abbotsford Zoning Bylaw, 2014*, as amended, is further amended by repealing section 330.2.1.

7. Section 350 *[urban residential zone (RS3)]* of the *Abbotsford Zoning Bylaw, 2014*, as amended, is further amended by repealing sections 350.2.2 to 350.2.6.

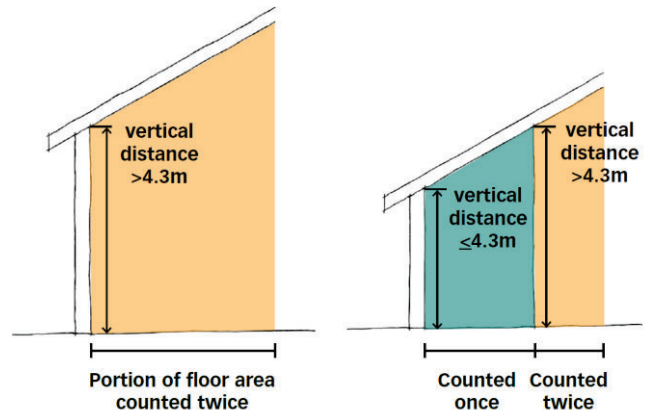
8. Section 356 *[urban residential zone, infill (RS3-i)]* of the *Abbotsford Zoning Bylaw, 2014*, as amended, is further amended as follows:

- a) Repealing Section 356.1.5 and substituting it with the following:

“.5 Short-Term Rental Accommodation”

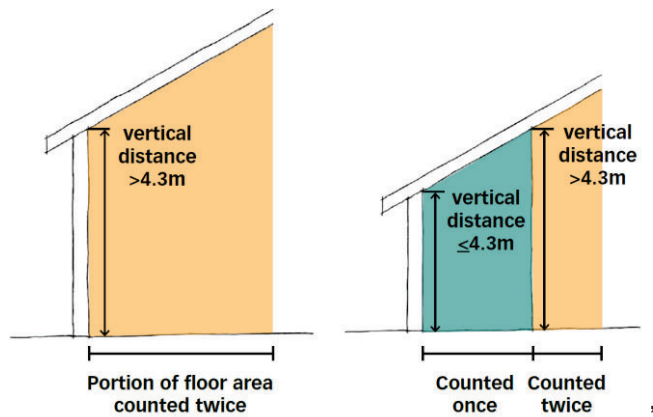
9. Section 360 [duplex residential zone (RS4)] of the **Abbotsford Zoning Bylaw, 2014**, as amended, is further amended by repealing section 360.2.1.
10. Section 365 [duplex residential zone, infill (RS4-i)] of the **Abbotsford Zoning Bylaw, 2014**, as amended, is further amended by
 - a) Repealing the phrase “8.5 m or three Storeys, whichever is less” and substituting it with the phrase “9.5 m or three Storeys, whichever is less” in section 365.3.7(a), and
 - b) Repealing section 365.6.5 and substituting it with the following:

“.5 Any portion of floor area above which there is a vertical distance that exceeds 4.3 m, measured from the surface of the floor to the underside of the ceiling, shall be counted twice in the calculation of Gross Floor Area.



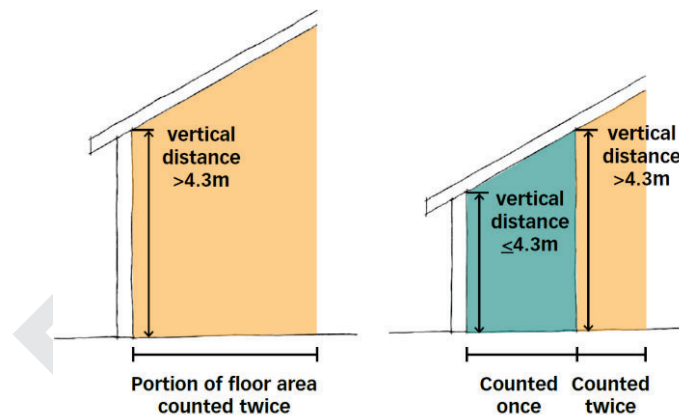
11. Section 370 [residential zone (RS5)] of the **Abbotsford Zoning Bylaw, 2014**, as amended, is further amended by repealing section 370.2.1.
12. Section 380 [compact lot residential zone (RS6)] of the **Abbotsford Zoning Bylaw, 2014**, as amended, is further amended by repealing section 380.2.1.
13. Section 385 [compact lot coach house residential zone (RS6-C)] of the **Abbotsford Zoning Bylaw, 2014**, as amended, is further amended by inserting a new section 385.1.7, as follows “.7 Short-Term Rental Accommodation”.
14. Section 386 [infill residential zone (RS7)] of the **Abbotsford Zoning Bylaw, 2014**, as amended, is further amended as follows:
 - a) Repealing from “Intent” the phrase “Urban 3-Infill” and substituting it with the phrase “SSMUH 1 and Townhouse”.
 - b) Repealing the phrase “8.5 m or three Storeys, whichever is less” and substituting it with the phrase “9.5 m or three Storeys, whichever is less” in section 386.3.7(a) and in section 386.4.7(a).
 - c) Repealing section 386.7.5 and substituting it with the following:

“.5 Any portion of floor area above which there is a vertical distance that exceeds 4.3 m, measured from the surface of the floor to the underside of the ceiling, shall be counted twice in the calculation of Gross Floor Area.



15. Section 387 [*coach house residential zone (RCH)*] of the *Abbotsford Zoning Bylaw, 2014*, as amended, is further amended as follows:

- a) Repealing the phrase “8.5 m or three Storeys, whichever is less” and substituting it with the phrase “9.5 m or three Storeys, whichever is less” in section 387.3.9(a).
- d) Repealing section 387.7.4 and substituting it with the following:
 “.4 Any portion of floor area above which there is a vertical distance that exceeds 4.3 m, measured from the surface of the floor to the underside of the ceiling, shall be counted twice in the calculation of Gross Floor Area.



16. Section 400 [*multi family residential zones*] of the *Abbotsford Zoning Bylaw, 2014*, as amended, is further amended as follows:

- a) Repealing section 460, [*mid rise apartment zone (RMM)*] and substituting it with a new section 460, [*mid rise apartment zone (RMM)*], as set out in Schedule 8 attached to and forming part of this bylaw.
- b) Repealing section 465 [*mid rise apartment zone – rental (RMM-R)*] and substituting it with a new section 465, [*mid rise apartment zone – rental (RMM-R)*], as set out in Schedule 9 attached to and forming part of this bylaw.
- c) Repealing section 490 [*city centre residential zone (RMC)*] and substituting it with a new section 490 [*city centre residential zone (RMC)*], as set out in Schedule 10 attached to and forming part of this bylaw.

17. Section 431 [*multifamily ground oriented zone (RMG)*] of the *Abbotsford Zoning Bylaw, 2014*, as amended, is further amended by

- a) Repealing from “Intent” the phrase “multifamily” and substituting it with the phrase “multi-unit residential”, and

- b) Repealing from “Intent” the phrase “Urban 2 – Ground Oriented” and substituting it with the phrase “Townhouse”.
18. Section 436 [*multiplex residential zone (RMX)*] of the *Abbotsford Zoning Bylaw, 2014*, as amended, is further amended by repealing from “Intent” the phrase “Urban 2 – Ground Oriented” and substituting it with the phrase “Townhouse”.
19. Section 440 [*rowhouse residential zone (RMR)*] of the *Abbotsford Zoning Bylaw, 2014*, as amended, is further amended by repealing from “Intent” the phrase “Urban 2 – Ground Oriented” with the phrase “Townhouse”.
20. Section 500 [*commercial zones*] of the *Abbotsford Zoning Bylaw, 2014*, as amended, is further amended as follows:
- a) Repealing section 555 [*city centre mixed use zone (CCM)*] and substituting with a new section 555 [*city centre mixed use zone (CCM)*], as set out in Schedule 11 attached to and forming part of this bylaw;
 - b) Repealing section 570 [*historic downtown commercial zone (C7)*] and substituting with a new section 570 [*historic downtown commercial zone (C7)*], as set out in Schedule 12 attached to and forming part of this bylaw;
 - c) Inserting a new section 596 [*urban centre zone (UCZ)*], as set out in Schedule 13 attached to and forming part of this bylaw;
 - d) Inserting a new section 597 [*neighbourhood centre zone (NCZ)*], as set out in Schedule 14 attached to and forming part of this bylaw;

21. Section 547 [*regional commercial zone (CRZ)*] of the *Abbotsford Zoning Bylaw, 2014*, as amended, is further amended as follows:

a) Repealing section 547.1 and substituting it with the following:

“547.1 Permitted Uses

Permitted Uses Table for CRZ Zone	
Principal Uses	
.1 Animal Hospital	.23 Landscape Supply
.2 Assembly	.24 Liquor Store
.3 Automobile Body Shop	.25 Manufacturing
.4 Automobile Repair	.26 Media Studio
.5 Automobile Sales	.27 Microbrewery
.6 Brewing and Vinting Outlet	.28 Self Storage (B/L 3249-2022)
.7 Brew-Pub	.29 Mobile Food Vendor
.8 Building Supply	.30 Non-Permanent Commercial
.9 Bus Depot	.31 Nursery
.10 Child Care Centre	.32 Off-Street Parking
.11 Civic Use	.33 Office
.12 Coffee Shop	.34 Personal Service Establishment
.13 Commercial School	.35 Pet Daycare
.14 Commercial Vehicle Parking	.36 Printing Services
.15 Community Service	.37 Pub
.16 Courier and Delivery	.38 Restaurant
.17 Drive Through Restaurant	.39 Retail
.18 Financial Institution	.40 Recycling Depot
.19 Funeral Parlour	.41 Tourist Accommodation
.20 Garden Centre	.42 Trade School
.21 Health Care Office	.43 Warehousing
.22 Indoor Recreation Facility	

22. Section 600 [*industrial zones*] of the *Abbotsford Zoning Bylaw, 2014*, as amended, is further amended by inserting a new section 615 [*light industrial zone (LIZ)*] as set out in Schedule 15 attached to and forming part of this bylaw.

23. Section 780 [*health campus zone P8*] of the *Abbotsford Zoning Bylaw, 2014*, as amended, is further amended by repealing section 780.3.1 and substituting the following:

.1 Density (minimum - maximum)	a. Floor Space Ratio – 0.5 – 2.5
--------------------------------	----------------------------------

24. Section 800 [*comprehensive development zones*] of the *Abbotsford Zoning Bylaw, 2014*, as amended, is further amended by inserting a new section 8112 [*comprehensive development one hundred and twelve zone (N112)*], as set out in Schedule 16 attached to and forming part of this bylaw.

25. Section 8106 [*comprehensive development zone (N106)*] of the *Abbotsford Zoning Bylaw, 2014*, as amended, is further amended as follows:

a) Inserting a new Section 8106.1.6 as follows:

“.6 Short-Term Rental Accommodation”

COMMENCEMENT

This bylaw comes into effect the day after adoption of this bylaw.

CITATION

Bylaw No. 3691-2025 shall be cited as "Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 723".

READ a first time this	day of	, ____
READ a second time this	day of	, ____
READ a third time this	day of	, ____
ADOPTED this	day of	, ____

DRAFT

351 - SSMUH 1 Zone

Intent: The SSMUH 1 zone is intended to enable small-scale residential development on urban Lots designated SSMUH 1 in the OCP.

351.1 Permitted Uses

Permitted Uses Table for SSMUH 1 Zone	
Principal Uses	
.1	Boarding House
.2	Duplex
.3	Residential Care
.4	Single Detached Dwelling
.5	Townhouse
Accessory Uses	
.6	Short-Term Rental Accommodation
.7	Boarding
.8	Coach House
.9	Garden Suite
.10	Home Occupation – Level 1
.11	Home Occupation – Level 2
.12	Secondary Suite

351.2 Site Specific Permitted Uses and Densities

- .1 A Residential Care licensed under the applicable enactments for a maximum number of children in care at any time of 10 children, or the maximum set out in the definition of Residential Care in Section 120, whichever is greater, shall be permitted on the following Lot(s):

(B/L 3106-2020)

- a. PID: 002-419-513
 Legal Description:
 Lot 582 Section 19 Township 16 New Westminster District Plan 54612

Editorial Note
Known civically as: 3180 Crown Ct

(B/L 3159-2021)

351.3 Development Regulations

Density Regulations Table for SSMUH 1 Zone	
Column I	Column II
.1 Permitted Dwelling Units (maximum)	a. Three Dwelling Units on Lots 280 m ² or less in size; and

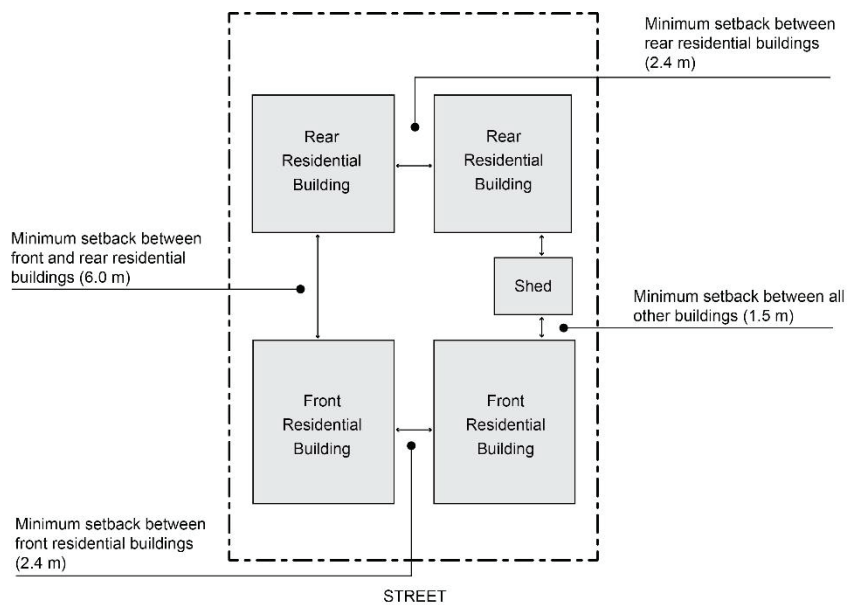
351 - SSMUH 1 Zone

	b. Four Dwelling Units on Lots greater than 280 m ² in size.
.2 Permitted Floor Space Ratio (maximum)	a. One Single Detached Dwelling – 0.5, excluding the floor area of a Garden Suite or Coach House b. Duplex or Two Single Detached Dwellings – 0.65, including the floor area of a Garden Suite or Coach House c. Townhouse with 3 Dwelling Units – 0.9 d. Townhouse with 4 Dwelling Units – 1.2

Siting Regulations Table for SSMUH 1 Zone	
Column I	Column II
.3 Minimum Setbacks (Front Lot Line)	a. Principal Building – 3.0 m, except 6.0 m where a garage faces a Front Lot Line b. Accessory Building or Structure – 6.0 m
.4 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 4.5 m, except when adjacent to a lane, then 3.0 m or 6.0 m where a garage faces a Rear Lot Line. b. Garden Suite – 1.5 m c. Accessory Building with Coach House – 1.5 m d. Accessory Building or Structure – 1.0 m
.5 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.2 m, except 4.5 m where a Dwelling Unit faces an Interior Side Lot Line or an Exterior Side Lot Line b. Garden Suite – 1.2 m c. Accessory Building with Coach House – 1.2 m d. Accessory Building or Structure – 1.0 m
.6 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 3.0 m, except 6.0 m where a garage faces an Exterior Side Lot Line b. Accessory Building or Structure – 3.0 m

351 - SSMUH 1 Zone

.7 Minimum Setbacks between Buildings	a. Between front residential Buildings – 2.4 m b. Between rear residential Buildings – 2.4 m c. Between front and rear residential Buildings – 6.0 m d. Between all other Buildings – 1.5 m
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Diagram: Setbacks between Buildings

.8 Lot Coverage for all Buildings and Structures (maximum)	40%, except 50% for Townhouse
.9 Lot Coverage for all Impermeable Surfaces (maximum)	60%, except 75% for Townhouse

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Building Height Regulations Table for SSMUH 1 Zone	
.10 Height (maximum)	a. Townhouse – 11.0 m or three Storeys, whichever is less, except 9.5 m or three Storeys, whichever is less, where: (i) located within 15.0 m of the Rear Lot Line; or (ii) the Building is separated from the Front Lot Line by another Building b. Single Detached Dwelling or Duplex – 9.5 m or three Storeys, whichever is less c. Garden Suite – 4.5 m or one Storey, whichever is less d. Accessory Building with Coach House – 7.5 m or two Storeys, whichever is less e. Accessory Building or Structure – 4.5 m
.11 Maximum vertical distance of Basement above ground	a. 1.4 m above average Finished Grade

351.4 Subdivision Regulations

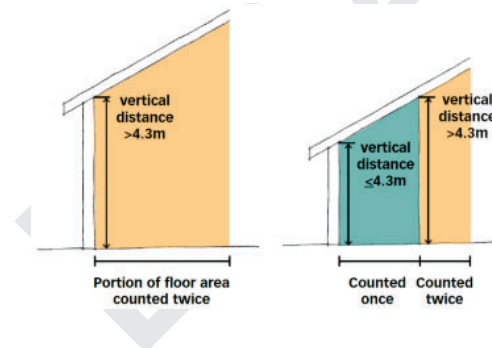
Subdivision Regulations Table for SSMUH 1 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. Interior Lot – 495 m² b. Corner Lot – 585 m² c. Through Lot – Not permitted d. Panhandle Lot – Not permitted
.2 Lot Width (minimum)	a. Interior Lot – 16.5 m b. Corner Lot – 19.5 m c. Through Lot – Not permitted d. Panhandle Lot – Not permitted
.3 Lot Depth (minimum)	a. Interior Lot – 22.5 m b. Corner Lot – 22.5 m c. Through Lot – Not permitted d. Panhandle Lot – Not permitted

351.5 Landscaping and Off-Street Parking Regulations

Refer to section 140 and 150 for requirements pertaining to landscaping and off-street parking.

351.6 Conditions of Use**All Development**

- .1 Where the Lot Width is less than 20.0 m, a driveway shall have a maximum width of 6.0 m total paved area extending from the Front Lot Line or Exterior Side Lot Line to the garage(s) on the Lot, except where there are 3 or 4 Dwelling Units, in which case the maximum is 9.0 m.
- .2 Where the Lot Width is 20.0 m or greater, a driveway shall have a maximum width of 6.0 m total paved area extending from the Front Lot Line or Exterior Side Lot Line to the garage(s) on the Lot, except where there are 3 or 4 Dwelling Units, in which case the maximum is 11.0 m.
- .3 Any portion of floor area above which there is a vertical distance that exceeds 4.3 m, measured from the surface of the floor to the underside of the ceiling, shall be counted twice in the calculation of Gross Floor Area.

Diagram: Gross Floor Area Calculation**Townhouse**

- .4 Any Dwelling Unit with a Building Face fronting a Street must provide:
 - a. A front door, with a minimum of 1 adjacent window, that is facing the Street;
 - b. A pathway that provides direct access to the Street-facing front door;
 - c. A covered unenclosed porch with a minimum width of 3.0 m and minimum depth of 1.5 m; and
 - d. A minimum of 15% glazing on the Street-facing elevation.
- .5 A Building Face fronting a Street must not exceed 2 Storeys in height without being articulated to a minimum depth of 0.6 m for a minimum of 50% of the

351 - SSMUH 1 Zone

width of the Building Face, and unenclosed porches may be used to meet this requirement.

- .6 Building Face(s) fronting a municipal lane are not permitted any doors on the ground level, except garage doors.
- .7 Any Townhouse unit with vehicle access from a Street shall have:
 - a. a maximum garage width of 4.0 m, measured between the interior faces of the side walls of the garage.

Single Detached Dwelling and Duplex

- .8 Notwithstanding section 120, a maximum of 2 Single Detached Dwellings is permitted on a Lot and may be located side-by-side where the Lot Width is at least 20.0 m.
- .9 Where a Duplex or 2 Single Detached Dwellings are located on 1 Lot, attached garages shall comply with the following:
 - a. One attached garage is permitted per principal Dwelling Unit; and
 - b. Attached garage width, measured between the interior faces of the side walls of the garage, shall not exceed:
 - i. 6.0 m on a Lot with Front Lot Line length of 24.0 m or greater; or
 - ii. 4.0 m on a Lot with Front Lot Line length of less than 24.0 m.
- .10 Where a Duplex is constructed on an Interior Side Lot Line, the minimum Interior Side Lot Line Setback for a Duplex is 0.0 m.

Accessory Units

- .11 A Garden Suite shall:
 - a. be limited to one such Use per Lot;
 - b. be limited to a total maximum floor area not greater than 15% of the Lot Area, or 100 m², whichever is less;
 - c. not be located in a Building with a floor area that exceeds 15% of the Lot Area, or 100 m², whichever is less;
 - d. not be located between the Principal Building and the Front Lot Line;
 - e. not include a Basement; and
 - f. not be operated where there is a Residential Care Use, Supported Housing Use, Boarding Use, or Coach House on the Lot.
- .12 A CSA A277 or Z240 approved Manufactured Home may be permitted as a Garden Suite.
- .13 A Coach House shall:
 - a. be limited to Lots with rear lane access;
 - b. be limited to one such Use per Lot;
 - c. be limited to a total maximum floor area not greater than:

351 - SSMUH 1 Zone

- i. the total floor area of the detached garage(s); or
 - ii. 15% of the Lot Area; or
 - iii. 100 m², whichever is less;
- d. not be located between the Principal Building and the Front Lot Line; and
- e. not be operated where there is a Residential Care Use, Supported Housing Use, Boarding Use, or Garden Suite on the Lot.

Home Occupation

.14 A Home Occupation – Level 2 shall:

- a. not be operated where there is a Duplex, Townhouse, or more than one Single Detached Dwelling on the Lot.

DRAFT

352 - SSMUH 2 Zone

Intent: The SSMUH 2 zone is intended to enable small scale residential development on urban Lots designated SSMUH 2 in the OCP.

352.1 Permitted Uses

Permitted Uses Table for SSMUH 2 Zone	
Principal Uses	
.1	Boarding House
.2	Duplex
.3	Residential Care
.4	Single Detached Dwelling
Accessory Uses	
.5	Short-Term Rental Accommodation
.6	Boarding
.7	Coach House
.8	Garden Suite
.9	Home Occupation – Level 1
.10	Home Occupation – Level 2
.11	Secondary Suite

352.2 Site Specific Permitted Uses and Densities

- .1 Notwithstanding section 357.1, an Accessory Residential Use and a pre-School licensed under the applicable enactments for a maximum of 25 children in attendance at any time and no other Uses shall be permitted on the following Lot:

- a. PID: 025-408-135
Legal Description:
Lot 3 Section 17 Township 13 NWD Plan LMP53371

Editorial Note
Known civically as: 3459 Goldfinch St

(B/L 3159-2021)

- .2 An Accessory Child Care Centre licensed under the applicable enactments, for a maximum of 40 children in attendance at any time shall be permitted on the following Lot:

- a. PID: 025-408-135
Legal Description:
Lot 3 Section 25 Township 13 New Westminster District Plan LMP53371. (B/L 2311-2014, 3159-2021)

Editorial Note
Known civically as: 3459 Goldfinch St

352 - SSMUH 2 Zone

- .3 A Residential Care licensed under the applicable enactments for a maximum number of children in care at any time of 10 children, or the maximum set out in the definition of Residential Care in Section 120, whichever is greater, shall be permitted on the following Lot:

a. PID: 017-508-479

Legal Description:

Lot 55 District Lot 204 Group 2 New Westminster District Plan LMP1893

Editorial Note

Known civically as: 34511 Thoreau Ave

(B/L 3159-2021)

352.3 Development Regulations

Density Regulations Table for SSMUH 2 Zone	
Column I	Column II
.1 Permitted Dwelling Units (maximum)	a. Three Dwelling Units on Lots 280 m ² or less in size; and b. Four Dwelling Units on Lots greater than 280 m ² in size.
.2 Permitted Floor Space Ratio (maximum)	a. One Single Detached Dwelling – 0.5, excluding the floor area of a Garden Suite or Coach House b. Duplex or Two Single Detached Dwellings – 0.65, including the floor area of a Garden Suite or Coach House

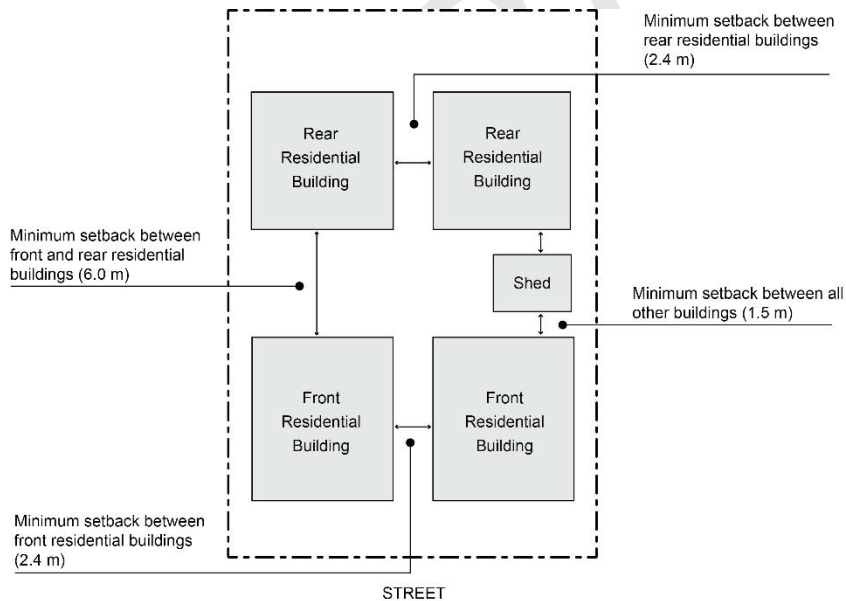
Siting Regulations Table for SSMUH 2 Zone	
.3 Minimum Setbacks (Front Lot Line)	a. Principal Building – 3.0 m, except 6.0 m where a garage faces a Front Lot Line b. Accessory Building or Structure – 6.0 m
.4 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 6.0 m b. Garden Suite – 1.5 m c. Accessory Building with Coach House – 1.5 m d. Accessory Building or Structure – 1.0 m
.5 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.2 m, except 6.0 m where a Dwelling Unit faces an Interior Side Lot Line or an Exterior Side Lot Line

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352 - SSMUH 2 Zone

	b. Garden Suite – 1.2 m c. Accessory Building with Coach House – 1.2 m d. Accessory Building or Structure – 1.0 m
.6 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 3.0 m, except 6.0 m where a garage faces an Exterior Side Lot Line b. Garden Suite – 3.0 m c. Accessory Building with Coach House – 3.0 m d. Accessory Building or Structure – 3.0 m
.7 Minimum Setbacks between Buildings	a. Between front residential Buildings – 2.4 m b. Between rear residential Buildings – 2.4 m c. Between front and rear residential Buildings – 6.0 m d. Between all other Buildings – 1.5 m

Diagram: Setbacks between Buildings

Last Modified:

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352 - SSMUH 2 Zone

.8 Lot Coverage for all Buildings and Structures (maximum)	40%
.9 Lot Coverage for all Impermeable Surfaces (maximum)	60%

Building Height Regulations Table for SSMUH 2 Zone	
.10 Height (maximum)	a. Principal Building – 9.5 m or three Storeys, whichever is less b. Garden Suite – 4.5 m or one Storey, whichever is less c. Accessory Building with Coach House – 7.5 m or two Storeys, whichever is less d. Accessory Building or Structure – 4.5 m

352.4 Subdivision Regulations

Subdivision Regulations Table for SSMUH 2 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. Interior Lot – 495 m² b. Corner Lot – 585 m² c. Through Lot – Not permitted d. Panhandle Lot – Not permitted
.2 Lot Width (minimum)	a. Interior Lot – 20.0 m b. Corner Lot – 23.0 m c. Through Lot – Not permitted d. Panhandle Lot – Not permitted
.3 Lot Depth (minimum)	a. Interior Lot – 22.5 m b. Corner Lot – 22.5 m c. Through Lot – Not permitted d. Panhandle Lot – Not permitted

352.5 Landscaping and Off-Street Parking

Last Modified:

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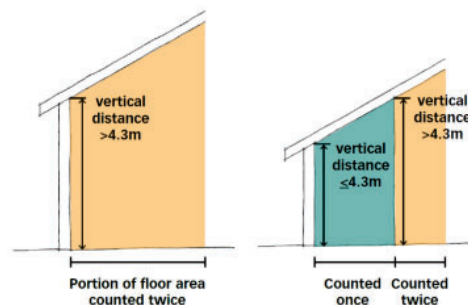
Refer to sections 140 and 150 for all requirements pertaining to landscaping and off-street parking.

352.6 Conditions of Use

All Development

- .1 A driveway shall have a maximum width of 6.0 m total paved area extending from the Front Lot Line or Exterior Side Lot Line to the garage(s) on the Lot, except where the Lot includes 3 or 4 Dwelling Units, in which case the maximum width is 11.0 m.
- .2 Any portion of floor area above which there is a vertical distance that exceeds 4.3 m, measured from the surface of the floor to the underside of the ceiling, shall be counted twice in the calculation of Gross Floor Area.

Diagram: Gross Floor Area Calculation



Single Detached Dwelling and Duplex

- .3 Notwithstanding section 120, a maximum of 2 Single Detached Dwellings are permitted on a Lot with a Lot Width of at least 24.0 m.
- .4 Where a Duplex or 2 Single Detached Dwellings are located on 1 Lot, attached garages shall comply with the following:
 - a. One attached garage is permitted per principal Dwelling Unit; and
 - b. Attached garage width, measured between the interior faces of the side walls of the garage, shall not exceed:
 - i. 6.0 m on a Lot with Front Lot Line length of 24.0 m or greater; or
 - ii. 4.0 m on a Lot with Front Lot Line length of less than 24.0 m.
- .5 Where a Duplex is constructed on an Interior Side Lot Line, the minimum Interior Side Lot Line Setback for a Duplex is 0.0 m.

Accessory Units

- .6 A Garden Suite shall:
 - a. be limited to one such Use per Lot;

Last Modified:

352 - SSMUH 2 Zone

- b. be limited to a maximum floor area not greater than 15% of the Lot Area, or 100 m², whichever is less;
 - c. not be located in a Building with a floor area that exceeds 15% of the Lot Area, or 100 m², whichever is less;
 - d. not be located between the Principal Building and the Front Lot Line;
 - e. not include a Basement;
 - f. not be operated where there is a Residential Care Use, Supported Housing Use, Boarding Use, or Coach House on the Lot.
- .7 A CSA A277 or Z240 approved Manufactured Home may be permitted as a Garden Suite.
- .8 A Coach House shall:
- a. be limited to one such Use per Lot;
 - b. only be permitted on a Lot with rear lane access;
 - c. be limited to a maximum floor area not greater than:
 - i. the total floor area of the detached garage; or
 - ii. 15% of the Lot Area; or
 - iii. 100 m², whichever is less;
 - d. not be located between the Principal Building and the Front Lot Line; and
 - e. not be operated where there is a Residential Care Use, Supported Housing Use, Boarding Use, or Garden Suite on the Lot.

Home Occupation

- .10 A Home Occupation – Level 2 shall:
- a. not be operated where there is a Duplex or more than one Single Detached Dwelling on the Lot.

353 - SSMUH 2 Greenfield Zone

Intent: The SSMUH 2-g zone is intended to enable small scale residential development on greenfield Lots designated SSMUH 2 in the OCP.

353.1 Permitted Uses

Permitted Uses Table for SSMUH 2(g) Zone	
Principal Uses	
.1	Boarding House
.2	Duplex
.3	Residential Care
.4	Single Detached Dwelling
Accessory Uses	
.5	Short-Term Rental Accommodation
.6	Boarding
.7	Coach House
.8	Garden Suite
.9	Home Occupation – Level 1
.10	Home Occupation – Level 2
.11	Secondary Suite

353.2 Site Specific Permitted Uses and Densities

- .1 A maximum Density of 0.55 Floor Space Ratio, shall be permitted for a Single Detached Dwelling on the following Lots:

- a. PID: 030-821-878

Legal Description:

Lot B Section 19 Township 16 Plan EPP86413 NWD

Editorial Note

Known civically as: 3016 Princess St

- b. PID: 030-821-860

Legal Description:

Lot A Section 19 Township 16 Plan EPP86413 NWD

Editorial Note

Known civically as: 3010 Princess St

- c. PID: 031-180-191

Legal Description:

Lot 1 Section 17 Township 16 Plan EPP100807 NWD

Editorial Note

Known civically as: 2384 Beaver Street
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Last Modified:

353 - SSMUH 2 Greenfield Zone**353.3 Development Regulations**

Density Regulations Table for SSMUH 2-g Zone	
Column I	Column II
.1 Permitted Dwelling Units (maximum)	a. Three Dwelling Units on Lots 280 m ² or less in size; and b. Four Dwelling Units on Lots greater than 280 m ² in size.
.2 Permitted Floor Space Ratio (maximum)	a. Single Detached Dwelling or Duplex – 0.65, excluding the floor area of a Garden Suite or Coach House

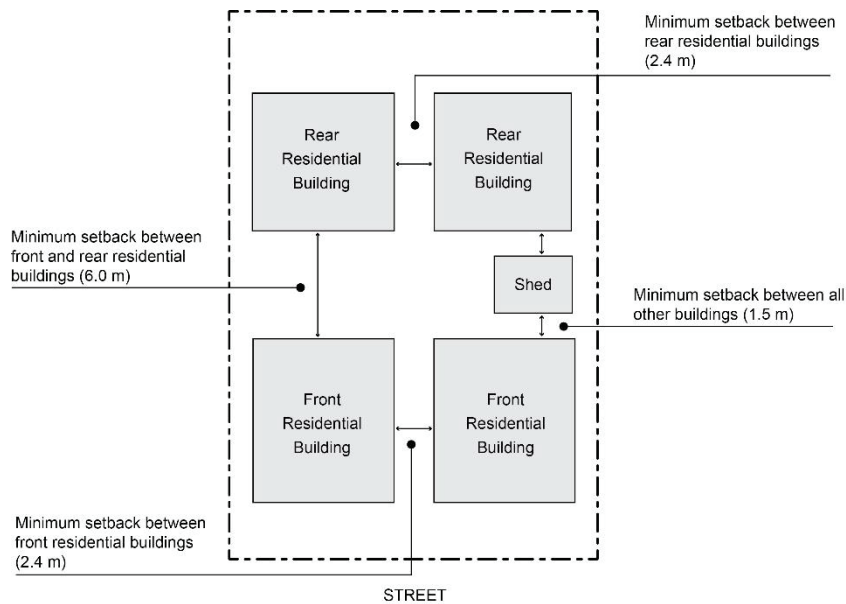
Siting Regulations Table for SSMUH 2-g Zone	
.3 Minimum Setbacks (Front Lot Line)	a. Principal Building – 3.0 m, except 6.0 m where a garage faces a Front Lot Line b. Accessory Building or Structure – 6.0 m
.4 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 4.5 m b. Garden Suite – 1.5 m c. Accessory Building with Coach House – 1.5 m d. Accessory Building or Structure – 1.0 m
.5 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.2 m, except 6.0 m where a Dwelling Unit faces an Interior Side Lot Line or an Exterior Side Lot Line b. Garden Suite – 1.2 m c. Accessory Building with Coach House – 1.2 m d. Accessory Building or Structure – 1.0 m
.6 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 3.0 m, except 6.0 m where a garage faces an Exterior Side Lot Line b. Garden Suite – 3.0 m c. Accessory Building with Coach House – 3.0 m d. Accessory Building or Structure – 3.0 m
.7 Minimum Setbacks between Buildings	a. Between front residential Buildings – 2.4 m

Last Modified:

353 - SSMUH 2 Greenfield Zone

	b. Between rear residential Buildings – 2.4 m c. Between front and rear residential Buildings – 6.0 m d. Between all other Buildings – 1.5 m
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Diagram: Setbacks between Buildings



.8 Lot Coverage for all Buildings and Structures (maximum)	e. 45%
.9 Lot Coverage for all Impermeable Surfaces (maximum)	f. 65%

Building Height Regulations Table for SSMUH 2-g Zone	
.10 Height (maximum)	a. Principal Building – 9.5 m or three Storeys, whichever is less b. Garden Suite – 4.5 m or one Storey, whichever is less c. Accessory Building with Coach House – 7.5 m or two Storeys, whichever is less d. Accessory Building or Structure – 4.5 m

353.4 Subdivision Regulations

Last Modified:

353 - SSMUH 2 Greenfield Zone

Subdivision Regulations Table for SSMUH 2(g) Zone	
Column I	Column II
.1 Lot Size (minimum)	a. Interior Lot – 495 m ² b. Corner Lot – 585 m ² c. Through Lot – Not permitted d. Panhandle Lot – Not permitted
.2 Lot Width (minimum)	a. Interior Lot – 20.0 m b. Corner Lot – 23.0 m c. Through Lot – Not permitted d. Panhandle Lot – Not permitted
.3 Lot Depth (minimum)	a. Interior Lot – 22.5 m b. Corner Lot – 22.5 m c. Through Lot – Not permitted d. Panhandle Lot – Not permitted

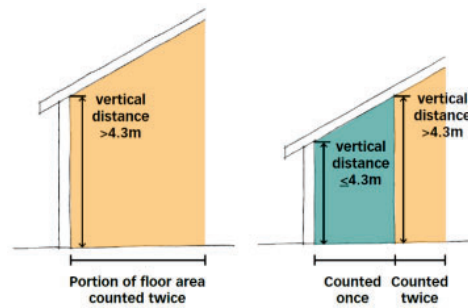
353.5 Landscaping and Off-Street Parking

Refer to sections 140 and 150 for all requirements pertaining to landscaping and off-street parking.

353.6 Conditions of Use**All Development**

- .1 A driveway shall have a maximum width of 6.0 m total paved area extending from the Front Lot Line or Exterior Side Lot Line to the garage(s) on the Lot, except where the Lot includes 3 or 4 Dwelling Units, in which case the maximum width is 11.0 m.
- .2 Any portion of floor area above which there is a vertical distance that exceeds 4.3 m, measured from the surface of the floor to the underside of the ceiling, shall be counted twice in the calculation of Gross Floor Area.

Diagram: Gross Floor Area Calculation

**Single Detached Dwelling and Duplex**

- .3 Notwithstanding section 120, a maximum of 2 Single Detached Dwellings is permitted on a Lot with a Lot Width of at least 24.0 m.
- .4 Where a Duplex or 2 Single Detached Dwellings are located on 1 Lot, attached garages shall comply with the following:
 - a. One attached garage is permitted per principal Dwelling Unit; and
 - b. Attached garage width, measured between the interior faces of the side walls of the garage, shall not exceed:
 - i. 6.0 m on a Lot with Front Lot Line length of 24.0 m or greater; or
 - ii. 4.0 m on a Lot with Front Lot Line length of less than 24.0 m.
- .5 Where a Duplex is constructed on an Interior Side Lot Line, the minimum Interior Side Lot Line Setback for a Duplex is 0.0 m.

Accessory Units

- .6 A Garden Suite shall:
 - a. be limited to one such Use per Lot;
 - b. be limited to a total maximum floor area not greater than 15% of the Lot Area, or 100 m², whichever is less;
 - c. not be located in a Building with a floor area that exceeds 15% of the Lot Area, or 100 m², whichever is less;
 - d. not be located between the Principal Building and the Front Lot Line;
 - e. not include a Basement;
 - f. not be operated where there is a Residential Care Use, Supported Housing Use, Boarding Use, or Coach House on the Lot.
- .7 A CSA A277 or Z240 approved Manufactured Home may be permitted as a Garden Suite.
- .8 A Coach House shall:
 - a. be limited to one such Use per Lot;
 - b. only be permitted on a Lot with rear lane access;
 - c. be limited to a total maximum floor area not greater than:
 - i. the total floor area of the detached garage; or

Last Modified:

353 - SSMUH 2 Greenfield Zone

- ii. 15% of the Lot Area; or
- iii. 100 m², whichever is less.
- d. not be located between the Principal Building and the Front Lot Line;
- e. not be operated where there is a Residential Care Use, Supported Housing Use, Boarding Use, or Garden Suite on the Lot.
- f. Where a Coach House was constructed prior to the effective date of this Bylaw, the minimum Interior Side Lot Line Setback for a Coach House is 0.6 m.

Home Occupation

- .9 A Home Occupation – Level 2 shall:
- a. not be operated where there is a Duplex or more than one Single Detached Dwelling on the Lot.

DRAFT

354 - SSMUH 3 Zone

Intent: The SSMUH 3 zone is intended to enable small scale residential development on large Lots designated SSMUH 3 in the OCP.

354.1 Permitted Uses

Permitted Uses Table for SSMUH 3 Zone	
Principal Uses	
.1	Boarding House
.2	Duplex
.3	Residential Care
.4	Single Detached Dwelling
Accessory Uses	
.5	Short-Term Rental Accommodation
.6	Boarding
.7	Coach House
.8	Garden Suite
.9	Home Occupation – Level 1
.10	Home Occupation – Level 2
.11	Secondary Suite

354.2 Site Specific Permitted Uses

n/a

354.3 Development Regulations

Density Regulations Table for SSMUH 3 Zone	
Column I	Column II
.1 Permitted Dwelling Units (maximum)	a. Three Dwelling Units on Lots 280 m ² or less in size; and b. Four Dwelling Units on Lots greater than 280 m ² in size.
.2 Permitted Floor Space Ratio (maximum)	a. Single Detached Dwelling – 0.5, excluding the floor area of a Garden Suite or Coach House b. Duplex – 0.65, including the floor area of a Garden Suite or Coach House

Siting Regulations Table for SSMUH 3 Zone	
.3 Minimum Setbacks (Front Lot Line)	a. Principal Building – 6.0 m b. Accessory Building or Structure – 6.0 m

Last Modified:

354 - SSMUH 3 Zone

.4 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 7.5 m b. Garden Suite – 1.5 m c. Accessory Building with Coach House – 4.5 m d. Accessory Building or Structure – 1.0 m
.5 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.8 m b. Garden Suite – 1.8 m c. Accessory Building with Coach House – 1.8 m d. Accessory Building or Structure – 1.0 m
.6 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 4.5 m b. Garden Suite – 4.5 m c. Accessory Building with Coach House – 4.5 m d. Accessory Building or Structure – 4.5 m
.7 Minimum Setbacks between buildings	a. Between Buildings containing residential Uses – 6.0 m b. Between Building containing residential Uses and Accessory Building or Structure – 1.5 m
.8 Lot Coverage (maximum)	c. 33%
.9 Lot Coverage for all Impermeable Surfaces (maximum)	d. 50%

Building Height Regulations Table for SSMUH 3 Zone

.10 Height (maximum)	a. Principal Building – 9.5 m or three Storeys, whichever is less b. Garden Suite – 4.5 m or one Storey, whichever is less c. Accessory Building with Coach House – 7.5 m or 2 Storeys, whichever is less d. Accessory Building or Structure – 4.5 m
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354.4 Subdivision Regulations

Last Modified:

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Zoning Bylaw No. 2400-2014

354 - SSMUH 3 Zone

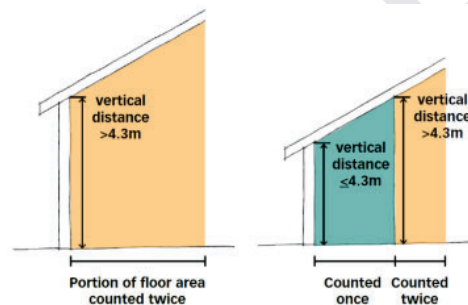
Subdivision Regulations Table for SSMUH 3 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. 1,620 m ²
.2 Lot Width (minimum)	a. 30.0 m
.3 Lot Depth (minimum)	n/a

354.5 Landscaping and Off-Street

Refer to sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

354.6 Conditions of Use**All Development**

- .1 Any portion of floor area above which there is a vertical distance that exceeds 4.3 m, measured from the surface of the floor to the underside of the ceiling, shall be counted twice in the calculation of Gross Floor Area.

Diagram: Gross Floor Area Calculation**Accessory Units**

- .2 A Garden Suite shall:
- be limited to one such Use per Lot;
 - be limited to a maximum floor area not greater than 15% of the Lot Area, or 100 m², whichever is less;
 - not be located in a Building with a floor area that exceeds 15% of the Lot Area, or 100 m², whichever is less;
 - not be located between the Principal Building and the Front Lot Line;
 - not include a Basement;
 - not be operated where there is a Residential Care Use, Supported Housing Use, Boarding Use, or Coach House on the Lot.
- .3 A CSA A277 or Z240 approved Manufactured Home may be permitted as a Garden Suite.
- .4 A Coach House shall:

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354 - SSMUH 3 Zone

- a. be limited to one such Use per Lot;
- b. be limited to a maximum floor area not greater than:
 - i. the total floor area of the detached garage; or
 - ii. 15% of the Lot Area; or
 - iii. 100 m², whichever is less;
- c. not be located between the Principal Building and the Front Lot Line; and
- d. not be operated where there is a Residential Care Use, Supported Housing Use, Boarding Use, or Garden Suite on the Lot.

Home Occupation

- .5 A Home Occupation – Level 2 shall:
 - a. not be operated where there is a Duplex on the Lot.

DRAFT

355 - SSMUH 4 Zone

Intent: The SSMUH 4 zone is intended to enable small scale residential development on suburban Lots designated SSMUH 4 in the OCP.

355.1 Permitted Uses

Permitted Uses Table for SSMUH 4 Zone	
Principal Uses	
.1	Duplex
.2	Residential Care
.3	Single Detached Dwelling
Accessory Uses	
.4	Accessory Produce Sales
.5	Short-Term Rental Accommodation
.6	Boarding
.7	Coach House
.8	Garden Suite
.9	Home Occupation – Level 1
.10	Home Occupation – Level 3
.11	Secondary Suite

355.2 Site Specific Permitted Uses

- .1 Community Service, limited to an activity and education centre for a maximum of 15 persons with developmental disabilities, shall be a permitted Use on the following Lot:
 - a. PID: 008-267-286
 Legal Description:
 Lot 7 District Lot 48 Group 2 NWD Plan 14869 and Parcel "One"
 (Explanatory Plan 12483) of Parcel "A" (Reference Plan 1692) District Lot 42 Group 2 NWD

Editorial Note
Known civically as: 2837 Babich St (B/L 3159-2021)

355 - SSMUH 4 Zone**355.3 Development Regulations**

Density Regulations Table for SSMUH 4 Zone	
Column I	Column II
.1 Permitted Dwelling Units (maximum)	a. Three Dwelling Units on Lots 280 m ² or less in size; and b. Four Dwelling Units on Lots greater than 280 m ² in size.
.2 Permitted Floor Space Ratio (maximum)	a. n/a

Siting Regulations Table for SSMUH 4 Zone	
.3 Minimum Setbacks (Front Lot Line)	a. Principal Building – 6.0 m b. Coach House – 6.0 m c. Accessory Building or Structure – 6.0 m
.4 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 7.5 m b. Coach House – 7.5 m c. Garden Suite – 7.5 m d. Accessory Building or Structure – 1.0 m
.5 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.8 m b. Coach House – 1.8 m c. Garden Suite – 1.8 m d. Accessory Building or Structure – 1.0 m
.6 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 4.5 m b. Coach House – 4.5 m c. Garden Suite – 4.5 m d. Accessory Building or Structure – 4.5 m e. Garage with driveway access across Exterior Side Lot Line – 6.0m
.7 Minimum Setbacks between Buildings	a. Between Buildings containing residential Uses – 6.0 m b. Between Buildings containing residential Uses and Accessory Building or Structure – 1.5 m

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355 - SSMUH 4 Zone

.8 Lot Coverage (maximum)	c. 20%
.9 Lot Coverage for all Impermeable Surfaces (maximum)	d. 30%

Building Height Regulations Table for SSMUH 4 Zone	
.10 Height (maximum)	a. Principal Building – 9.5 m or three Storeys, whichever is less b. Coach House or Accessory Building or Structure – 7.5 m or two Storeys, whichever is less c. Garden Suite – 4.5 m or one Storey, whichever is less

355.4 Subdivision Regulations

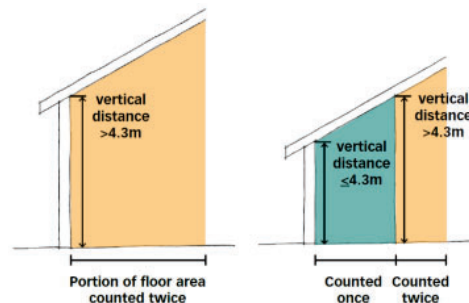
Subdivision Regulations Table for SSMUH 4 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. 0.4 ha
.2 Lot Width (minimum)	a. 25% of Lot Depth
.3 Lot Depth (minimum)	n/a

355.5 Landscaping and Off-Street Parking

Refer to sections 140 and 150 for requirements pertaining to landscaping and off-Street parking.

355.6 Conditions of Use**All Development**

- .1 Any portion of floor area above which there is a vertical distance that exceeds 4.3 m, measured from the surface of the floor to the underside of the ceiling, shall be counted twice in the calculation of Gross Floor Area.

Diagram: Gross Floor Area Calculation

355 - SSMUH 4 Zone

Accessory Units

- .1 A Garden Suite shall:
 - a. be limited to one such Use per Lot;
 - b. be limited to a maximum floor area not greater than 15% of the Lot Area, or 100 m², whichever is less;
 - c. not be located in a Building with a floor area that exceeds 15% of the Lot Area, or 100 m², whichever is less;
 - d. not be located between the Principal Building and the Front Lot Line;
 - e. not include a Basement;
 - f. not be operated where there is a Residential Care Use, Supported Housing Use, Boarding Use, or Coach House on the Lot.
- .2 A CSA A277 or Z240 approved Manufactured Home may be permitted as a Garden Suite.
- .3 A Coach House shall:
 - a. be limited to one such Use per Lot;
 - b. be limited to a maximum floor area not greater than:
 - i. the total floor area of the detached garage; or
 - ii. 15% of the Lot Area; or
 - iii. 100 m², whichever is less;
 - c. not be operated where there is a Residential Care Use, Supported Housing Use, Boarding Use, or Garden Suite on the Lot.

Home Occupation

- .4 A Home Occupation – Level 3 shall:
 - a. not be operated where there is a Duplex on the Lot.

357 – Townhouse 1 Zone

Intent: The TH1 zone is intended to enable a transition from small-scale residential development to ground-oriented multi-unit residential development on lands abutting a Local Road and designated Townhouse in the OCP.

357.1 Permitted Uses

Permitted Uses Table for TH1 Zone	
Principal Uses	
.1	Boarding House
.2	Duplex
.3	Residential Care
.4	Single Detached Dwelling
.5	Townhouse
Accessory Uses	
.6	Short-Term Rental Accommodation
.7	Boarding
.8	Coach House
.9	Garden Suite
.10	Home Occupation – Level 1
.11	Home Occupation – Level 2
.12	Secondary Suite

357.2 Site Specific Permitted Uses

- .1 Notwithstanding Section 356.1 and Section 150, housing for a maximum of seven seniors in a maximum eight bedroom facility registered under the Community Care Facility Act (which housing shall include meals, housekeeping, 24 hour staff support and a minimum of three off-street Parking Spaces) and no other Uses shall be permitted on the following Lot:
 - a. PID: 004-608-593
Legal Description:
Lot 432 Section 17 Township 16 NWD Plan 46243

Editorial Note
Known civically as: 2077 Ridgeway St (B/L 3159-2021)

357.3 Development Regulations

Density Regulations Table for TH1 Zone	
Column I	Column II

357 – Townhouse 1 Zone

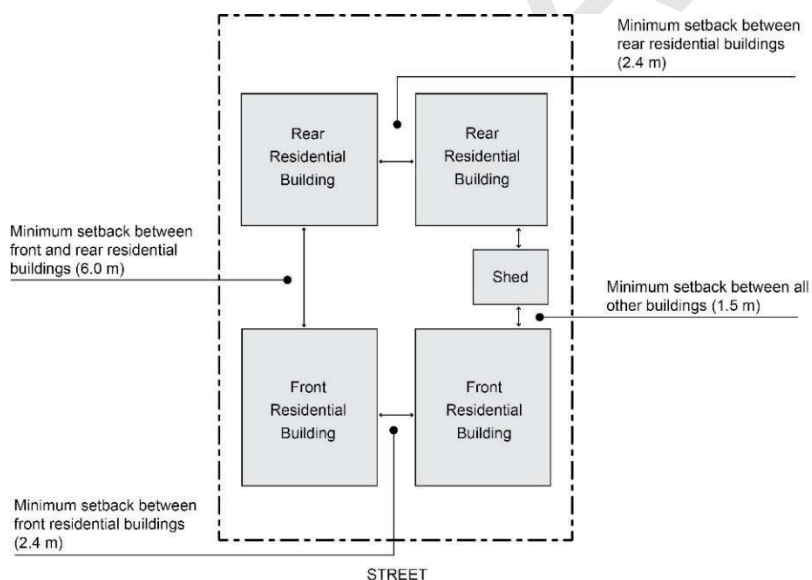
.1 Permitted Dwelling Units (maximum)	a. Three Dwelling Units on Lots 280 m² or less in size; b. Four Dwelling Units on Lots greater than 280 m² but less than 1,120 m² in size and 35 m in Lot Width; and c. No maximum number of Dwelling Units on Lots 1,120 m² in size, or greater, and 35 m in Lot Width, or greater.
.2 Permitted Floor Space Ratio (maximum)	a. One Single Detached Dwelling – 0.5, excluding the floor area of a Garden Suite or Coach House b. Duplex or Two Single Detached Dwellings – 0.65, including the floor area of a Garden Suite or Coach House c. Townhouse with 3 Dwelling Units – 0.9 d. Townhouse with 4 Dwelling Units – 1.2 e. Townhouse with 5 or more Dwelling Units - 1.5

Siting Regulations Table for TH1 Zone	
.3 Minimum Setbacks (Front Lot Line)	a. Principal Building – 3.0 m, except 6.0 m where a garage faces a Front Lot Line b. Accessory Building or Structure – 6.0 m
.4 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 4.5 m, except when adjacent to a lane, then 3.0 m or 6.0 m where a garage faces a Rear Lot Line b. Garden Suite – 1.5 m c. Accessory Building with Coach House – 1.5 m d. Accessory Building or Structure – 1.0 m
.5 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.2 m, except 4.5 m where a Dwelling Unit faces an Interior Side Lot Line or an Exterior Side Lot Line b. Principal Building adjacent to a lane - 3.0 m or 6.0 m where a garage faces an Interior Side Lot Line.

357 – Townhouse 1 Zone

	c. Garden Suite – 1.2 m d. Accessory Building with Coach House – 1.2 m e. Accessory Building or Structure – 1.0 m
.6 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 3.0 m, except 6.0 m where a garage faces an Exterior Side Lot Line b. Accessory Building or Structure – no less than the actual setback of the Principal Building
.7 Minimum Setbacks between Buildings	a. Between front residential Buildings – 2.4 m b. Between rear residential Buildings – 2.4 m c. Between front and rear residential Buildings – 6.0 m d. Between all other Buildings – 1.5 m

Diagram: Setbacks between Buildings



.8 Lot Coverage for all Buildings and Structures (maximum)	40%, except 50% for Townhouse
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357 – Townhouse 1 Zone

.9 Lot Coverage for all Impermeable Surfaces (maximum)	60%, except 75% for Townhouse
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Building Height Regulations Table for TH1 Zone	
.10 Height (maximum)	a. Townhouse – 11.0 m or three Storeys, whichever is less, except 9.5 m or three Storeys, whichever is less, where: (i) located within 15.0 m of the Rear Lot Line; or (ii) the Building is separated from the Front Lot Line by another Building a. Single Detached Dwelling or Duplex – 9.5 m or three Storeys, whichever is less b. Garden Suite – 4.5 m or one Storey, whichever is less c. Accessory Building with Coach House – 7.5 m or two Storeys, whichever is less d. Accessory Building or Structure – 4.5 m
.11 Maximum vertical distance of Basement above ground	a. 1.4 m above average Finished Grade

357.4 Subdivision Regulations

Subdivision Regulations Table for TH1 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. Interior Lot – 495 m² b. Corner Lot – 585 m² c. Through Lot – Not permitted d. Panhandle Lot – Not permitted
.2 Lot Width (minimum)	a. Interior Lot – 16.5 m b. Corner Lot – 19.5 m c. Through Lot – Not permitted d. Panhandle Lot – Not permitted
.3 Lot Depth (minimum)	a. Interior Lot – 22.5 m b. Corner Lot – 22.5 m

Last Modified:

357 – Townhouse 1 Zone

	c. Through Lot – Not permitted
	d. Panhandle Lot – Not permitted

357.5 Landscaping and Off-Street Parking Regulations

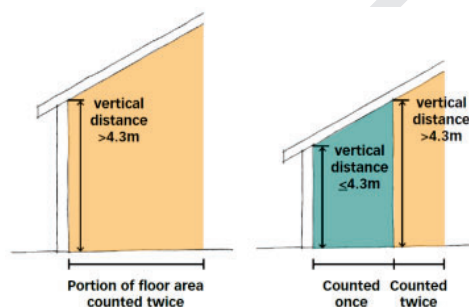
Refer to section 140 and 150 for requirements pertaining to landscaping and off-street parking.

357.6 Conditions of Use

All Development

- .1 Any portion of floor area above which there is a vertical distance that exceeds 4.3 m, measured from the surface of the floor to the underside of the ceiling, shall be counted twice in the calculation of Gross Floor Area.

Diagram: Gross Floor Area Calculation



All Development with four or fewer Dwelling Units

- .2 Where the Lot Width is less than 20.0 m, a driveway shall have a maximum width of 6.0 m total paved area extending from the Front Lot Line or Exterior Side Lot Line to the garage(s) on the Lot, except where the Lot includes 3 or 4 Dwelling Units, in which case the maximum width is 9.0 m.
- .3 Where the Lot Width is 20.0 m or greater, a driveway may have a maximum width of 6.0 m total paved area extending from the Front Lot Line or Exterior Side Lot Line to the garage(s) on the Lot, except where the Lot includes 3 or 4 Dwelling Units, in which case the maximum width is 11.0 m.

Townhouse

- .4 Any Dwelling Unit with a Building Face fronting a Street must provide:
 - a. A front door, with a minimum of 1 adjacent window, that is facing the Street;
 - b. A pathway that provides direct access to the Street-facing front door;
 - c. A covered unenclosed porch with a minimum width of 3.0 m and minimum depth of 1.5 m; and
 - d. A minimum of 15% glazing on the Street-facing elevation.

Last Modified:

357 – Townhouse 1 Zone

- .5 A Building Face fronting a Street must not exceed 2 Storeys in height without being articulated to a minimum depth of 0.6 m for a minimum of 50% of the width of the Building Face, and unenclosed porches may be used to meet this requirement.
- .6 Building Face(s) fronting a municipal lane are not permitted any doors on the ground level, except garage doors.
- .7 Any Townhouse Dwelling Unit with vehicle access from a Street shall:
 - a. have a maximum garage width of 4.0 m, measured between the interior faces of the side walls of the garage.
- .8 For a Townhouse development with five or more Dwelling Units, a common outdoor amenity area of at least 3.0 m² per Dwelling Unit shall be provided outside of the applicable Setbacks. The common outdoor amenity area must:
 - a. be available to all Residents of the Principal Buildings;
 - b. not have any dimensions less than 6.0 m or slope greater than 5%; and
 - c. provide for pedestrian amenities, greenery, recreational space, or other leisure activities normally carried out outdoors.

Single Detached Dwelling and Duplex

- .9 Notwithstanding section 120, a maximum of 2 Single Detached Dwellings is permitted on a Lot and may be located side-by-side where the Lot Width is at least 20.0 m.
- .10 Where a Duplex or 2 Single Detached Dwellings are located on 1 Lot, attached garages shall comply with the following:
 - a. One attached garage is permitted per principal Dwelling Unit; and
 - b. Attached garage width, measured between the interior faces of the side walls of the garage, shall not exceed:
 - i. 6.0 m on a Lot with Front Lot Line length of 24.0 m or greater; or
 - ii. 4.0 m on a Lot with Front Lot Line length of less than 24.0 m.
- .11 Where a Duplex is constructed on an Interior Side Lot Line, the minimum Interior Side Lot Line Setback for a Duplex is 0.0 m.

Accessory Units

- .12 A Garden Suite shall:
 - a. be limited to one such Use per Lot;
 - b. be limited to a total maximum floor area not greater than 15% of the Lot Area, or 100 m², whichever is less;
 - c. not be located in a Building with a floor area that exceeds 15% of the Lot Area, or 100 m², whichever is less;
 - d. not be located between the Principal Building and the Front Lot Line;
 - e. not include a Basement; and

357 – Townhouse 1 Zone

- f. not be operated where there is a Residential Care Use, Supported Housing Use, Boarding Use, or Coach House on the Lot.
- .13 A CSA A277 or Z240 approved Manufactured Home may be permitted as a Garden Suite.
- .14 A Coach House shall:
 - a. be limited to Lots with rear lane access;
 - b. be limited to one such Use per Lot on a Lot;
 - c. be limited to a maximum floor area not greater than:
 - i. the total floor area of the detached garage; or
 - ii. 15% of the Lot Area; or
 - iii. 100 m², whichever is less;
 - e. not be located between the Principal Building and the Front Lot Line; and
 - f. not be operated where there is a Residential Care Use, Supported Housing Use, Boarding Use, or Garden Suite on the Lot.

Home Occupation

- .15 A Home Occupation – Level 2 shall:
 - a. not be operated where there is a Duplex, Townhouse, or more than one Single Detached Dwelling on the Lot.

358 – Townhouse 2 Zone

Intent: The TH2 zone is intended to enable a transition from small-scale residential development to ground-oriented multi-unit residential development on lands abutting an Arterial Road or a Collector Road and designated Townhouse in the OCP.

358.1 Permitted Uses

Permitted Uses Table for TH2 Zone	
Principal Uses	
.1	Boarding House
.2	Duplex
.3	Residential Care
.4	Single Detached Dwelling
.5	Townhouse on Lots 1,120 m ² in size and 35 m in width, or greater
Accessory Uses	
.6	Short-Term Rental Accommodation
.7	Boarding
.8	Garden Suite
.9	Home Occupation – Level 1
.10	Home Occupation – Level 2
.11	Secondary Suite

358.2 Site Specific Permitted Uses

- .1 A maximum Density of 0.55 Floor Space Ratio shall be permitted for a Single Detached Dwelling on the following Lot:

- a. PID: 018-855-717

Legal Description:

Lot A Section 24 Township 13 NWD Plan LMP17942

Editorial Note

Known civically as: 3183 Curlew Dr

(B/L 3159-2021)

358.3 Development Regulations

Density Regulations for TH2 Zone	
Column I	Column II
.1 Permitted Dwelling Units (maximum)	a. Three Dwelling Units on Lots 280 m² or less in size; b. Four Dwelling Units on Lots greater than 280 m² but less than 1,120 m² in size and 35 m in width; and c. No maximum number of Dwelling Units on Lots 1,120 m² in size, or greater, and 35 m in width, or greater.

358 – Townhouse 2 Zone

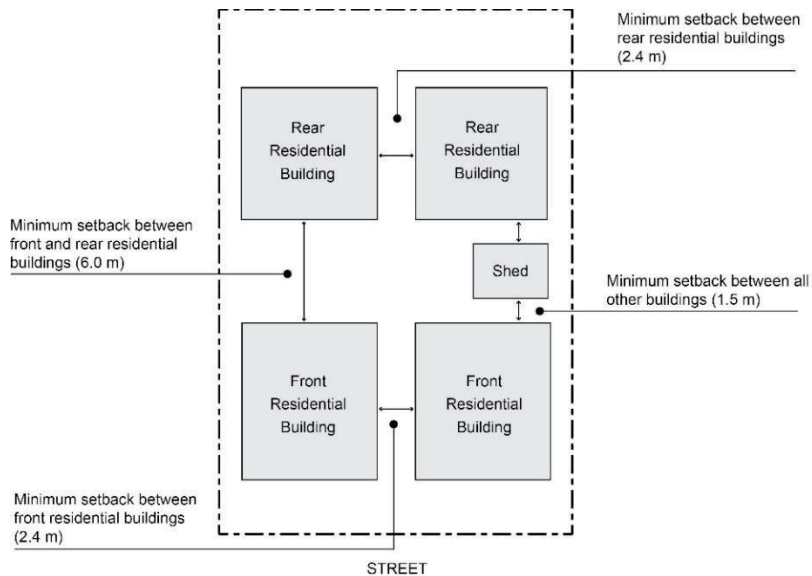
.2 Permitted Floor Space Ratio (maximum)	a. Single Detached Dwelling or Duplex – 0.5, excluding the floor area of a Garden Suite or Coach House b. Townhouse - 1.5
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Siting Regulations Table for TH2 Zone	
.3 Minimum Setbacks (Front Lot Line)	a. Principal Building – 3.0 m, except 6.0 m where a garage faces a Front Lot Line b. Accessory Building or Structure – 6.0 m
.4 Minimum Setbacks (Rear Lot Line)	a. Single Detached Dwelling or Duplex – 6.0 m b. Townhouse - 4.5 m, except 7.5 m where the Rear Lot Line is shared with a Lot zoned SSMUH 3 or SSMUH 4 c. Garden Suite – 1.5 m d. Accessory Building or Structure – 1.0 m
.5 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.2 m, except 4.5 m where a Dwelling Unit faces an Interior Side Lot Line or an Exterior Side Lot Line c. Garden Suite – 1.2 m d. Accessory Building or Structure – 1.0 m
.6 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 3.0 m, except 6.0 m where a garage faces an Exterior Side Lot Line b. Accessory Building or Structure – no less than the actual setback of the Principal Building
.7 Minimum Setbacks between Buildings	a. Between front residential Buildings – 2.4 m b. Between rear residential Buildings – 2.4 m c. Between front and rear residential Buildings – 6.0 m d. Between all other Buildings – 1.5 m

358 – Townhouse 2 Zone

TH2

Diagram: Setbacks between Buildings



.8 Lot Coverage for all Buildings and Structures (maximum)	a. 40%, except 50% for Townhouse
.9 Lot Coverage for all Impermeable Surfaces (maximum)	b. 60%, except 75% for Townhouse

Building Height Regulations Table for TH2 Zone

.10 Height (maximum)	a. Townhouse – 11.0 m or three Storeys, whichever is less, except 9.5 m or three Storeys, whichever is less, where: (i) located within 15.0 m of the Rear Lot Line; or (ii) the Building is separated from the Front Lot Line by another Building b. Single Detached Dwelling or Duplex – 9.5 m or three Storeys, whichever is less c. Garden Suite – 4.5 m or one Storey, whichever is less d. Accessory Building or Structure – 4.5 m
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358.4 Subdivision Regulations

Last Modified:

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Zoning Bylaw No. 2400-2014

358 – Townhouse 2 Zone

Subdivision Regulations Table for TH2 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. Interior Lot – 495 m ² b. Corner Lot – 585 m ² c. Interior Through Lot – 495 m ² d. Corner Through Lot – 585 m ² e. Panhandle Lot – Not permitted
.2 Lot Width (minimum)	a. Interior Lot – 20.0 m b. Corner Lot – 23.0 m c. Interior Through Lot – 20.0 m d. Corner Through Lot – 23.0 m e. Panhandle Lot – Not permitted
.3 Lot Depth (minimum)	a. Interior Lot – 22.5 m b. Corner Lot – 22.5 m c. Through Lot – Not permitted d. Panhandle Lot – Not permitted

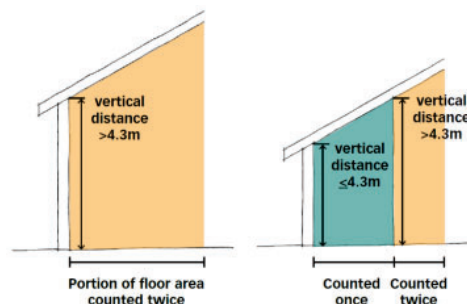
358.5 Landscaping and Off-Street Parking

Refer to sections 140 and 150 for all requirements pertaining to landscaping and off-street parking.

358.6 Conditions of Use

All Development

- .2 Any portion of floor area above which there is a vertical distance that exceeds 4.3 m, measured from the surface of the floor to the underside of the ceiling, shall be counted twice in the calculation of Gross Floor Area.



Last Modified:

358 – Townhouse 2 Zone

All Development with four or fewer Dwelling Units

- .3 A driveway shall have a maximum width of 6.0 m total paved area extending from the Front Lot Line or Exterior Side Lot Line to the garage(s) on the Lot, except where the Lot includes 3 or 4 Dwelling Units, in which case the maximum width is 11.0 m.

Townhouse

- .4 Townhouse shall only be permitted on a Lot abutting an Arterial Road or a Collector Road and where the roadway width measured from the centre line of the adjacent highway to the property line is at least half the right-of-way width requirement as described in the City of Abbotsford Development Bylaw.
- .5 Any Dwelling Unit with a Building Face fronting a Street must provide:
- A front door, with a minimum of 1 adjacent window, that is facing the Street;
 - A pathway that provides direct access to the Street-facing front door;
 - A covered unenclosed porch with a minimum width of 3.0 m and minimum depth of 1.5 m; and
 - A minimum of 15% glazing on the Street-facing elevation.
- .6 A Building Face fronting a Street must not exceed 2 Storeys in height without being articulated to a minimum depth of 0.6 m for a minimum of 50% of the width of the Building Face, and unenclosed porches may be used to meet this requirement.
- .7 A common outdoor amenity area of at least 3.0 m² per Dwelling Unit shall be provided outside of the applicable Setbacks for every Lot with five or more Dwelling Units. The common outdoor amenity area must:
- be available to all Residents of the Principal Buildings;
 - not have any dimensions less than 6.0 m or slope greater than 5%; and
 - provide for pedestrian amenities, greenery, recreational space, or other leisure activities normally carried out outdoors.

Single Detached Dwelling and Duplex

- .8 A Duplex with attached garages shall comply with the following:
- One attached garage is permitted per principal Dwelling Unit; and
 - Attached garage width, measured between the interior faces of the side walls of the garage, shall not exceed:
 - 6.0 m on a Lot with Front Lot Line length of 24.0 m or greater; or
 - 4.0 m on a Lot with Front Lot Line length of less than 24.0 m.
- .9 Where a Duplex is constructed on an Interior Side Lot Line, the minimum Interior Side Lot Line Setback for a Duplex is 0.0 m.

Accessory Units

- .10 A Garden Suite shall:

Last Modified:

358 – Townhouse 2 Zone

- a. be limited to one such Use per Lot;
 - b. be limited to a maximum floor area not greater than 15% of the Lot Area, or 100 m², whichever is less;
 - c. not be located in a Building with a floor area that exceeds 15% of the Lot Area, or 100 m², whichever is less;
 - d. not be located between the Principal Building and the Front Lot Line;
 - e. not include a Basement; and
 - f. not be operated where there is a Residential Care Use, Supported Housing Use, or Boarding Use on the Lot.
- .11 A CSA A277 or Z240 approved Manufactured Home may be permitted as a Garden Suite.

Home Occupation

- .12 A Home Occupation – Level 2 shall:
- a. not be operated where there is a Duplex or Townhouse on the Lot.

460 – Mid Rise Apartment Zone

(RMM) (B/L 2796-2018; 3249-2022, 3343-2023, 3516-2024, 3365-2023)

RMM

Intent: To accommodate mid-rise developments up to six (6) Storeys in Height, including residential Buildings and Buildings for Congregate Care, for lands designated Apartment in the City's Official Community Plan

460.1 Permitted Uses

Permitted Uses Table for RMM Zone	
Principal Uses	
.1 Apartment	
.2 Congregate Housing (B/L 3249-2022)	
Accessory Residential Uses	
.3 Home Occupation – Level 1	
.4 Assembly	
.5 Lock-off Unit (B/L 3249-2022)	
.6 Boarding (B/L 3249-2022)	
Accessory Commercial Uses	
.7 Animal Hospital	.18 Indoor Recreation Facility
.8 Assembly	.19 Liquor Store
.9 Brewing and Vinting Outlet	.20 Media Studio
.10 Brew-Pub	.21 Microbrewery
.11 Child Care Centre	.22 Office
.12 Civic Use	.23 Personal Service Establishment
.13 Coffee Shop	.24 Pet Daycare
.14 Commercial School	.25 Printing Services
.15 Courier and Delivery	.26 Pub
.16 Financial Institution	.27 Restaurant
.17 Health Care Office	.28 Retail

Editorial Note

Accessory Commercial Uses are only permitted on Commercial Streets, as designated by the Official Community Plan

460.2 Site Specific Permitted Uses and Heights

(B/L 3062-2021, B/L 3159-2021, B/L 3516-2024)

- .1 A maximum Height of 40 m or 12 Storeys (whichever is less) shall be permitted on the following Lots:

- a. PID: n/a
Legal Description:
Section 21 Township 16 New Westminster District Strata Plan LMS645

Editorial Note
Known civically as: 3190 Gladwin Road

- b. PID: n/a
Legal Description:
Section 21 Township 16 New Westminster District Strata Plan NW3070

Editorial Note
Known civically as: 3150 Gladwin Road

- c. PID: n/a
Legal Description:

Last modified:

460 – Mid Rise Apartment Zone**(RMM)** (B/L 2796-2018; 3249-2022, 3343-2023, 3516-2024, 3365-2023)

South East Quarter Section 19 Township 16 New Westminster District
Strata Plan NW1737

Editorial Note
Known civically as: 31955 Old Yale Road

- .2 Notwithstanding the permitted uses in Section 460.1, the accommodation of farm workers within an Apartment Building to a maximum occupancy of four people per bedroom, shall be permitted on the following Lot:

- a. PID: 008-361-690
Legal Description:
Lot 142 Section 20 Township 16 New Westminster District Plan 37243

Editorial Note
Known civically as: 32202 Granite Avenue

- .3 Notwithstanding Section 460.1, a maximum density of 2.13 Floor Space Ratio shall be permitted in the following Lot:

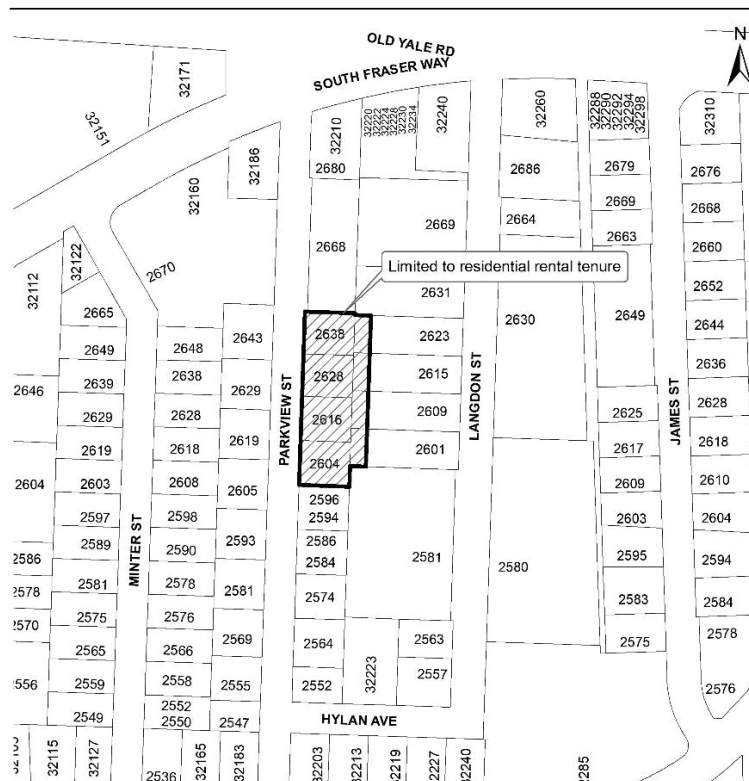
- a. PID: 005-178-908
Legal Description:
Lot 142 Section 16 Township 16 New Westminster District Plan 35893

Editorial Note
Known civically as: 2179 McCallum Road

- b. Notwithstanding the permitted uses in Section 460.1, an Apartment or Congregate Housing is restricted to Residential Rental Tenure on the following lots indicated on Map 1.

RMM

Map 1



460 – Mid Rise Apartment Zone

(RMM) (B/L 2796-2018; 3249-2022, 3343-2023, 3516-2024, 3365-2023)

RMM

- .4 Notwithstanding the permitted uses in Section 460.1, an Apartment or Congregate Housing is restricted to Residential Rental Tenure on Lot B Section 20 Township 16 NWD BCP51582 (located at 32123 George Ferguson Way).

460.3 Development Regulations

Development Regulations Table for RMM Zone	
Column I	Column II
.1 Density (minimum and maximum)	a. Floor Space Ratio – 1.0 to 2.5
.2 Minimum Setbacks (Exterior Lot Line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – 3.0 m, except not between a Building Face and Street
.3 Minimum Setbacks (Interior Lot Line)	a. Principal Building – 6.0 m b. Accessory Building or Structure – 3.0 m
.4 Height (maximum)	a. Principal Building – 21.3 m, or six (6) Storeys, whichever is less b. Accessory Building or Structure – 4.5 m
.5 Lot Coverage (maximum)	a. 50%

460.4 Landscaping and Off-Street Parking

Refer to Sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

460.5 Conditions of Use

- .1 A portion of any Lot used for an Apartment or Congregate Housing use shall be provided as common outdoor amenity area, in the amount of 3.0 m² per Dwelling Unit, and shall not be located within the required Setbacks. For the purposes of this section, common outdoor amenity area means an area or areas:
- available for all Residents of the Principal Buildings;
 - having no dimension less than 6.0 m or slope greater than 5%; and
 - providing for pedestrian amenities, greenery, recreational space, other leisure activities normally carried out outdoors.
- .2 An Apartment and Congregate Housing shall be permitted in the same Building under the following conditions:
- the Uses are located on different Storeys of the Building; and
 - separate entrances, exits and lobbies are provided for each Use.
- .3 An Assembly Use shall:
- only be permitted on the first two (2) Storeys of an Apartment or Congregate Housing Building; and
 - have all entrances, exits and lobbies entirely separated from those that

Last modified:

460 – Mid Rise Apartment Zone

(RMM) (B/L 2796-2018; 3249-2022, 3343-2023, 3516-2024, 3365-2023)

access an Apartment or Congregate Housing.

- .4 Accessory Commercial Uses listed in Section 460.1 are limited to the ground floor of the Street fronting Building on Lots with an optional commercial designation on “Map 1 – Urban Land Use” in the Official Community Plan”.

RMM

DRAFT

465 – Mid Rise Apartment Zone – Rental (RMM-R)

RMM-R

Intent: To accommodate mid-rise developments up to six (6) Storeys in Height, including residential Buildings and Buildings for Congregate Care which are restricted to Residential Rental Tenure only, for lands designated Apartment in the City's Official Community Plan

465.1 Permitted Uses

Permitted Uses Table for RMM Zone	
Principal Uses	
.1 Apartment	
.2 Congregate Housing (B/L 3249-2022)	
Accessory Residential Uses	
.3 Home Occupation – Level 1	
.4 Assembly	
.5 Lock-off Unit (B/L 3249-2022)	
.6 Boarding (B/L 3249-2022)	
Accessory Commercial Uses	
.7 Animal Hospital	.18 Indoor Recreation Facility
.8 Assembly	.19 Liquor Store
.9 Brewing and Vinting Outlet	.20 Media Studio
.10 Brew-Pub	.21 Microbrewery
.11 Child Care Centre	.22 Office
.12 Civic Use	.23 Personal Service Establishment
.13 Coffee Shop	.24 Pet Daycare
.14 Commercial School	.25 Printing Services
.15 Courier and Delivery	.26 Pub
.16 Financial Institution	.27 Restaurant
.17 Health Care Office	.28 Retail

Editorial Note

Accessory Commercial Uses are only permitted on Commercial Streets, as designated by the Official Community Plan.

465.2 Site Specific Permitted Uses and Heights

n/a

465.3 Development Regulations

Development Regulations Table for RMM Zone	
Column I	Column II
.1 Density (minimum and maximum)	a. Floor Space Ratio – 1.0 to 2.5
.2 Minimum Setbacks (Exterior Lot Line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – 3.0 m, except not between a Building Face and Street
.3 Minimum Setbacks (Interior Lot Line)	a. Principal Building – 6.0 m b. Accessory Building or Structure – 3.0 m

465 – Mid Rise Apartment Zone – Rental (RMM-R)

RMM-R

.4 Height (maximum)	a. Principal Building – 21.3 m, or six (6) Storeys, whichever is less b. Accessory Building or Structure – 4.5 m
.5 Lot Coverage (maximum)	a. 50%

465.4 Landscaping and Off-Street Parking

Refer to Sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

465.5 Conditions of Use

- .1 A portion of any Lot used for an Apartment or Congregate Housing use shall be provided as common outdoor amenity area, in the amount of 3.0 m² per Dwelling Unit, and shall not be located within the required Setbacks. For the purposes of this section, common outdoor amenity area means an area or areas:
 - a. available for all Residents of the Principal Buildings;
 - b. having no dimension less than 6.0 m or slope greater than 5%; and
 - c. providing for pedestrian amenities, greenery, recreational space, other leisure activities normally carried out outdoors.
- .2 An Apartment and Congregate Housing shall be permitted in the same Building under the following conditions:
 - a. the Uses are located on different Storeys of the Building; and
 - b. separate entrances, exits and lobbies are provided for each Use.
- .3 An Assembly Use shall:
 - a. only be permitted on the first two (2) Storeys of an Apartment or Congregate Housing Building; and
 - b. have all entrances, exits and lobbies entirely separated from those that access an Apartment or Congregate Housing.
- .4 Accessory Commercial Uses listed in Section 465.1 are limited to the ground floor of the Street fronting Building on Lots with an optional commercial designation on “Map 1 – Urban Land Use” in the Official Community Plan”.

490 – City Centre Residential Zone (RMC)

(B/L 3425-2023)

RMC

Intent: To accommodate multi storey residential buildings for lands designated City Centre Core or City Centre Residential in the City Centre Neighbourhood Plan.

490.1 Permitted Uses

Permitted Uses Table for RMC Zone	
Principal Uses	
.1 Apartment	
.2 Congregate Housing	
Accessory Residential Uses	
.3 Home Occupation – Level 1	
.4 Home Child Care Major	
.5 Lock-off Unit	
.6 Boarding	
Accessory Commercial Uses	
.7 Animal Hospital	.18 Indoor Recreation Facility
.8 Assembly	.19 Liquor Store
.9 Brewing and Vinting Outlet	.20 Media Studio
.10 Brew-Pub	.21 Microbrewery
.11 Child Care Centre	.22 Office
.12 Civic Use	.23 Personal Service Establishment
.13 Coffee Shop	.24 Pet Daycare
.14 Commercial School	.25 Printing Services
.15 Courier and Delivery	.26 Pub
.16 Financial Institution	.27 Restaurant
.17 Health Care Office	.28 Retail

Editorial Note

Permitted uses are to be in compliance with the Commercial Streets land use designation and policies contained within the City Centre Neighbourhood Plan

490.2 Site Specific Permitted Uses and Densities

n/a

490 – City Centre Residential Zone (RMC)

(B/L 3425-2023)

RMC

490.3 Development Regulations (B/L 3425-2023)

Development Regulations Table for RMC Zone	
Column I	Column II
.1 Base Density (maximum)	a. Floor Space Ratio – 1.5 - 2.75 (except 3.5 where located within a Transit-Oriented Area)
.2 Bonus Density (maximum)	a. Where a Density bonus amenity contribution is provided to the City, in accordance with section 140, the maximum Floor Space Ratio may be increased by 3.75, up to a maximum of 6.5.
.3 Maximum Setbacks (Exterior Lot Line)	a. Principal Building – 6.0 m
.4 Minimum Setbacks (Exterior Lot Line)	a. Principal Building – 3.0 m, except 0 m for the first Storey containing Accessory commercial Uses where Section 490.4.2 or 490.4.3 applies b. Accessory Building or Structure – 1.5 m, except not between a Building Face and Street
.5 Minimum Setbacks (Interior Lot Line)	a. Principal Building – 6.0 m, except: i) From an Interior Lot Line which intersects with a Street the minimum Setback is 3.0 m for Storeys 1-3 containing residential Uses; and ii) 0 m for the first Storey containing Accessory commercial Uses where Section 490.4.2 or 490.4.3 applies b. Accessory Building or Structure – 3.0 m
.6 Height (minimum and maximum)	a. Principal Building – minimum 3.0 Storeys b. Accessory Building or Structure – maximum 4.5 m
.7 Lot Coverage (maximum)	a. 75%

490 – City Centre Residential Zone (RMC)

(B/L 3425-2023)

RMC

Landscaping and Off-Street Parking

Refer to sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

490.4 Conditions of Use

- .1 A portion of any Lot used for an Apartment or Congregate Housing Use shall be provided as common outdoor amenity area, in the amount of 3.0 m² per Dwelling Unit, and shall not be located within the required Setbacks. For the purposes of this section, common outdoor amenity area means an area or areas:
 - a. available for all residents of the Principal Buildings;
 - b. having no dimension less than 6.0 m or slope greater than 5%; and
 - c. providing for pedestrian amenities, greenery, recreational space, and other leisure activities normally carried out outdoors.
- .2 Accessory Commercial Uses listed in Section 490.1 are limited to the ground floor of the street fronting Building on Lots with an optional commercial or required commercial designation on “Map 4 – Commercial Streets Map” in the City Centre Plan”.
- .3 Where ‘Map 4 – Commercial Street Map’ in the City Centre Neighbourhood Plan identifies required commercial, the ground floor of the Street fronting building must include Accessory Commercial Uses listed in Section 490.1, fronting the applicable Street.

555 – City Centre Mixed Use Zone (CCM)

CCM

Intent: To accommodate multi Storey Buildings and a wide range of Uses, for lands designated City Centre Core in the City Centre Neighbourhood Plan.

555.1 Permitted Uses

Permitted Uses Table for CCM Zone	
Principal Uses	
.1 Animal Hospital	.14 Health Care Office
.2 Apartment	.15 Indoor Recreation Facility
.3 Assembly	.16 Liquor Store
.4 Brewing and Vinting Outlet	.17 Media Studio
.5 Brew-Pub	.18 Microbrewery
.6 Child Care Centre	.19 Office
.7 Civic Use	.20 Personal Service Establishment
.8 Coffee Shop	.21 Pet Daycare
.9 Commercial School	.22 Printing Services
.10 Community Service	.23 Pub
.11 Congregate Housing	.24 Restaurant
.12 Courier and Delivery	.25 Retail
.13 Financial Institution	.26 Tourist Accommodation
Accessory Uses	
.27 Boarding	
.28 Home Child Care, Major	
.29 Home Occupation - Level 1	
.30 Lock-off Unit	

555.2 Site Specific Permitted Uses and Densities

n/a

555.3 Development Regulations

Development Regulations Table for the CCM Zone	
Column I	Column II
.1 Base Density (minimum - maximum)	a. Floor Space Ratio – 1.5 - 2.75 (except 3.5 where located within a Transit-Oriented Area)
.2 Bonus Density (maximum)	a. Where a Density Bonus Amenity Contribution is provided to the City in accordance with Section 140, the maximum Floor Space Ratio may be increased by 3.75, up to a maximum of 6.5.
.3 Maximum Setbacks (Exterior Lot Line)	a. 6.0 m
.4 Minimum Setbacks (Exterior Lot Line)	a. 3.0 m; except, 0.0 m for the first Storey containing commercial Uses

555 – City Centre Mixed Use Zone (CCM)

CCM

.5 Minimum Setbacks (Interior Lot Line)	a. Principal Building - 6.0 m, except: i) From an Interior Lot Line which intersects with a Street the minimum Setback is 3.0 m for the first 3 Storeys; and ii) 0.0 m for the first Storey containing commercial Uses b. Accessory Building or Structure – 3.0 m
.7 Height	a. Minimum 3.0 Storeys
.8 Lot Coverage	a. 95%

555.4 Landscaping and Off-Street Parking

Refer to sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

555.5 Conditions of Use

- .1 A portion of any Lot used for an Apartment or Congregate Housing Use shall be provided as common outdoor amenity area, in the amount of 3.0 m² per Dwelling Unit, and shall not be located within the required Setbacks. For the purposes of this section, common outdoor amenity area means an area or areas:
 - a. available to all residents of the Principal Buildings;
 - b. having no dimension less than 6.0 m or slope greater than 5%; and
 - c. providing for pedestrian amenities, greenery, recreational space, and other leisure activities normally carried out outdoors.
- .2 Where 'Map 4 – Commercial Street Map' in the City Centre Neighbourhood Plan identifies required commercial, the ground floor of the Street fronting Building is not permitted an Apartment or Congregate Housing Use fronting the applicable Street.

570 – Historic Downtown Commercial Zone (C7)

C7

Intent: To accommodate commercial and mixed-Use developments in the Historic Downtown area

570.1 Permitted Uses (B/L 2454-2015)

Permitted Uses Table for C7 Zone	
Principal Uses	
.1 Animal Hospital	.14 Indoor Recreation Facility
.2 Apartment	.15 Liquor Store
.3 Assembly	.16 Media Studio
.4 Brew-Pub	.17 Off-Street Parking
.5 Child Care Centre	.18 Office
.6 Civic Use	.19 Personal Service Establishment
.7 Coffee Shop	.20 Pub
.8 Commercial School	.21 Restaurant
.9 Congregate Housing (B/L 3249-2022)	.22 Retail
.10 Farmers Market	.23 Seasonal Garden Centre
.11 Financial Institution	.24 Tourist Accommodation
.12 Funeral Parlour	
.13 Health Care Office	
Accessory Uses	
.25 Short-Term Rental Accommodation	
.26 Home Occupation – Level 1	
.27 Boarding (B/L 3249-2022)	

570.2 Site Specific Permitted Uses and Development Regulations (B/L 3159-2021, 3023-2020)

.1 Assembly shall be a permitted Use on the following Lots:

a. PID: 008-657-866

Legal Description:

Section 22 Township 16 Plan NWP75934 NWD Parcel A, Part SW 1/4

Editorial Note
Known civically as: 33738 Laurel Street

b. PID: 025-787-209

Legal Description:

Lot B Block 50 Section 22 Township 16 Plan NWP464A NWD
Except Plan BCP8706

Editorial Note
Known civically as: 2513 West Railway Street

570 – Historic Downtown Commercial Zone (C7)

C7

- c. PID: 011-121-921
Legal Description:
Lot A Section 22 Township 16 Plan NWP07319 NWD Part SW 1/4

Editorial Note
Known civically as: 33868 Essendene Avenue

- d. PID: 011-247-398 and 011-247-436
Legal Description:
Lot D Section 22 Township 16 Plan NWP07629 NWD Lot C Plan NWP07629, Section 22, Township 16

Editorial Note
Known civically as: 33874 Essendene Avenue

- e. PID: n/a
Legal Description:
Section 22 Township 16 Plan NWP19446 NWD Part SW 1/4,
Dedicated Park

Editorial Note
Known civically as: 2552 McCallum Road

- .2 A maximum Density shall not be applicable and Building Height shall be restricted to a maximum of 11.25 m or three Storeys, whichever is less on the following Lot: (B/L 3023-2020)

- a. PID: 011-569-018
Legal Description:
Lot 20 Except: West 10 Feet Block 40 Section 22 Township 16 New Westminster District Plan 464A

Editorial Note
Known civically as: 2549 Montvue Avenue

- .3 Notwithstanding Section 140.2.3, an Emergency Shelter Use shall be permitted on the following lot: (B/L 3440-2023)

- a. PID:015-919-889
Legal Description:
Parcel "A" Section 22 Township 16 New Westminster District
Reference Plan 84686

Editorial Note
Known civically as: 2509 Pauline Street

570 – Historic Downtown Commercial Zone (C7)

C7

570.3 Development Regulations

Development Regulations Table for C7 Zone	
Column I	Column II
.1 Density (maximum)	a. Properties designated Historic Centre within the Official Community Plan – 3.0 Floor Space Ratio b. Properties designated Urban Centre within the Official Community Plan – 2.5 Floor Space Ratio c. Where a property is designated Urban Centre within the Official Community Plan and a Density Bonus Contribution is provided to the City in accordance with Section 140, the maximum Floor Space Ratio may be increased by 1.0, up to a maximum of 3.5
.2 Minimum Setbacks (Front Lot Line)	a. 0.0 m
.3 Minimum Setbacks (Rear Lot Line)	a. Storeys containing Residential Uses – 4.5 m b. Storeys not containing Residential Uses – 3.0 m, except 0.0 m where abutting a C zone
.4 Minimum Setbacks (Interior Side Lot Line)	a. Storeys containing Residential Uses – 4.5 m b. Storeys not containing Residential Uses – 0.0 m
.5 Minimum Setbacks (Exterior Side Lot Line)	a. 0.0 m
.6 Height (maximum)	a. Properties designated Historic Centre within the Official Community Plan – 12.2 m or three Storeys, whichever is less
.7 Lot Coverage (maximum)	a. 100%

570.4 Landscaping and Off-Street Parking

- .1 In the event an existing Building is destroyed by fire within the Historic Downtown Commercial (C7) Zone, the reconstruction of the Building will be considered a renovation for the purpose of calculating parking requirements.
- .2 Refer to sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

570.5 Conditions of Use

- .1 An Apartment or Congregate Housing Use shall only be permitted when developed in conjunction with one or more Principal Use(s). (B/L 3249-2022)
- .2 A portion of any Lot used for an Apartment or Congregate Housing Use

Last modified

570 – Historic Downtown Commercial Zone (C7)

C7

shall be provided as common indoor or outdoor amenity area, in the amount of 3.0 m² per Dwelling unit, and shall not be located within the required Setbacks. For the purposes of this section, common indoor or outdoor amenity area means an area or areas: (B/L 3249-2022)

- a. available for all residents of the Principal Buildings;
 - b. having no dimension less than 6.0 m or slope greater than 5%; and
 - c. providing for pedestrian amenities, greenery, recreational space, and other leisure activities.
- .3 The ground Floor of Buildings in the C7 zone shall be designed to meet BC Building Code standards for commercial Uses.
 - .4 Home Occupation – Level 1 shall only be permitted within an Apartment unit.
 - .5 An Apartment or Congregate Housing shall have all entrances, exits and lobbies entirely separated from those that access all other Uses. (B/L 3249-2022)
 - .6 A Tourist Accommodation shall have a minimum of 10 rooms.
 - .7 A Commercial School shall not be permitted on the ground floor of a Building.
 - .8 A Retail Use shall not include sex or drug paraphernalia sales. (B/L 2454-2015)
 - .9 Storage must be accessory to a permitted Use and:
 - a. not occupy more than 20% of the main floor area or be within 6.0 m of a window facing a Street at Street level; and
 - b. shall take place entirely within a wholly enclosed Building.
 - .10 Notwithstanding the provisions of section 570.5.10, unenclosed storage related to Seasonal Garden Centre is permitted, subject to the following regulations:
 - a. shall not be located within 3.0 m of an Exterior Lot Line;
 - b. be limited to that part of a Lot that is surfaced with asphalt paving, concrete or another dust free material; and
 - c. not include storage of materials or goods likely to produce or give off dust or other particulate matter that may become wind-borne.
 - .11 A Financial Institution or Office shall not consist of any of the following Uses or activities in the C7 zone: cheque cashing or personal loan services other than those regulated under the Financial Institutions Act or the Bank Act.
 - .12 A Health Care Office shall not consist of any of the following Uses or activities in the C7 zone: detoxification centres, drug or alcohol addiction counseling or treatment centres, needle exchanges, safe injection sites, rehabilitation centres or any type of similar Uses or facilities.
 - .13 An off-street parking Use shall not include parking for Commercial Vehicles.

570 – Historic Downtown Commercial Zone (C7)

C7

- .14 Except where permitted under Section 570.2, Assembly is limited to gathering for social and cultural events, activities, and exhibitions.

DRAFT

596 – Urban Centre Zone (UCZ)

Intent: The Urban Centre Zone is intended to enable a mix of multi-unit residential and commercial uses that serve a city-wide and neighbourhood function, on lands designated Urban Centre in the OCP.

596.1 Permitted Uses

Permitted Uses Table for UCZ Zone	
Principal Uses	
.1 Animal Hospital	.14 Health Care Office
.2 Apartment	.15 Indoor Recreation Facility
.3 Assembly	.16 Liquor Store
.4 Brewing and Vinting Outlet	.17 Media Studio
.5 Brew-Pub	.18 Microbrewery
.6 Child Care Centre	.19 Office
.7 Civic Use	.20 Personal Service Establishment
.8 Coffee Shop	.21 Pet Daycare
.9 Commercial School	.22 Printing Services
.10 Community Service	.23 Pub
.11 Congregate Housing	.24 Restaurant
.12 Courier and Delivery	.25 Retail
.13 Financial Institution	.26 Tourist Accommodation
Accessory Uses	
.27 Boarding	
.28 Home Child Care, Major	
.29 Home Occupation – Level 1	
.30 Lock-off Unit	

596.2 Site Specific Permitted Uses

n/a

596.3 Development Regulations

Development Regulations Table for UCZ Zone	
Column I	Column II
.1 Base Density (minimum - maximum)	a. Floor Space Ratio – 1.5 - 2.5
.2 Bonus Density	a. Where a Density Bonus Amenity Contribution is provided to the City in accordance with Section 140, the maximum Floor Space Ratio may be increased by 1.0, up to a maximum of 3.5.
.3 Maximum Setbacks (Exterior Lot Line)	a. 6.0 m

Last Modified:

Section 596-Page 1 of 2
Zoning Bylaw No. 2400-2014

596 – Urban Centre Zone (UCZ)

.4 Minimum Setbacks (Exterior Lot Line)	a. 3.0 m; except 0.0 m for the first Storey containing commercial uses
.5 Minimum Setbacks (Interior Lot Line)	a. Principal Building - 6.0 m; except: i) From an Interior Lot Line which intersects with a Street the minimum Setback is 3.0 m for the first 3 Storeys; and ii) 0.0 m for the first Storey containing commercial uses b. Accessory Building or Structure – 3.0 m
.6 Height	a. Minimum 3 Storeys
.7 Lot Coverage (maximum)	a. 95%

596.4 Landscaping and Off-Street Parking

Refer to Sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

596.5 Conditions of Use

- .1 A portion of any Lot used for an Apartment or Congregate Housing shall be provided as common indoor or outdoor amenity area, in the amount of 3.0 m² per Dwelling Unit, and shall not be located within the required Setbacks. For the purposes of this section, common outdoor amenity area means an area or areas:
 - a. available to all residents of the Principal Buildings;
 - b. having no dimension less than 6.0 m or slope greater than 5%; and
 - c. providing for pedestrian amenities, greenery, recreational space, and other leisure activities.
- .2 Where 'Map 1 – Urban Land Use' in the Official Community Plan identifies **required commercial**, Apartment or Congregate Housing is not permitted on the ground floor of a Building fronting a Street.

597 – Neighbourhood Centre Zone (NCZ)

Intent: The Neighbourhood Centre Zone enables a mix of multi unit residential and commercial uses that function as neighbourhood gathering places and destinations including shops, restaurants, cafes, and services, on land designated Neighbourhood Centre in the OCP.

597.1 Permitted Uses

Permitted Uses Table for NCZ Zone	
Principal Uses	
.1 Animal Hospital	.14 Health Care Office
.2 Apartment	.15 Indoor Recreation Facility
.3 Assembly	.16 Liquor Store
.4 Brewing and Vinting Outlet	.17 Media Studio
.5 Brew-Pub	.18 Microbrewery
.6 Child Care Centre	.19 Office
.7 Civic Use	.20 Personal Service Establishment
.8 Coffee Shop	.21 Pet Daycare
.9 Commercial School	.22 Printing Services
.10 Community Service	.23 Pub
.11 Congregate Housing	.24 Restaurant
.12 Courier and Delivery	.25 Retail
.13 Financial Institution	.26 Tourist Accommodation
Accessory Uses	
.27 Boarding	
.28 Home Child Care, Major	
.29 Home Occupation – Level 1	
.30 Lock-off Unit	

597.2 Site Specific Permitted Uses

n/a

597.3 Development Regulations

Development Regulations Table for NCZ Zone	
Column I	Column II
.1 Base Density (minimum - maximum)	a. Floor Space Ratio – 1.5 - 2.5
.2 Maximum Setbacks (Exterior Lot Line)	a. 6.0 m
.3 Minimum Setbacks (Exterior Lot Line)	a. 3.0 m; except 0.0 m for the first Storey containing commercial uses
.4 Minimum Setbacks (Interior Lot Line)	a. Principal Building - 6.0 m; except: i) From an Interior Lot Line which intersects with a Street the minimum Setback is 3.0 m for the first 3 Storeys; and

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597 – Neighbourhood Centre Zone (NCZ)

	ii) 0.0 m for the first Storey containing commercial uses
	b. Accessory Building or Structure – 3.0 m
.5 Height	a. Minimum 3 Storeys
.6 Lot Coverage (maximum)	a. 65%

597.4 Landscaping and Off-Street Parking

Refer to Sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

597.5 Conditions of Use

- .1 Apartment or Congregate Housing is only permitted when developed in conjunction with one or more other Principal Use(s).
- .2 A portion of any Lot used for an Apartment or Congregate Housing shall be provided as common outdoor amenity area, in the amount of 3.0 m² per Dwelling Unit, and shall not be located within the required Setbacks. For the purposes of this section, common outdoor amenity area means an area or areas:
 - a. available to all residents of the Principal Buildings;
 - b. having no dimension less than 6.0 m or slope greater than 5%; and
 - c. providing for pedestrian amenities, greenery, recreational space, and other leisure activities normally carried out outdoors.
- .3 No individual commercial unit shall exceed a Gross Floor Area of 4,000 m².

615 – Light Industrial Zone (LIZ)

Intent: To accommodate Commercial Vehicle Parking with a limited number of light industrial Uses and Outdoor Storage.

615.1 Permitted Uses

Permitted Uses Table for LIZ Zone	
Principal Uses	
.1 Commercial Vehicle Parking	.4 Mobile Food Vendor
.2 Commercial Vehicle Stop	.5 Outdoor Storage
.3 Restaurant	
Accessory Uses	
.6 Accessory Building	

615.2 Development Regulations

Development Regulations Table for LIZ Zone	
Column I	Column II
.1 Density (maximum)	n/a
.2 Minimum Setbacks (Interior Lot Line)	a. 0.0 m, except 3.0 m where abutting a residential principal Use
.3 Minimum Setbacks (Exterior Lot Line)	a. 3.0 m
.4 Minimum Setbacks between Buildings	a. 1.5 m
.5 Height (maximum)	a. 12.2 m
.6 Lot Coverage (maximum)	a. 8%, except 60% for a Commercial Vehicle Stop Principal Use

615.3 Subdivision Regulations

Subdivision Regulations Table for LIZ Zone	
Column I	Column II
.1 Lot Size (minimum)	a. 1,850 m ²
.2 Lot Width (minimum)	n/a
.3 Lot Depth (minimum)	n/a

615.4 Landscaping and Off-Street Parking

Refer to Sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

615.5 Conditions of Use

- .1 Outdoor Storage shall be permitted subject to the following regulations:
 - a. not be located within 3.0 m of an Exterior Lot Line;
 - b. be bounded on all sides not adjacent to a Building or Structure by a solid fence or wall of at least 1.8 m in Height;
 - c. not include storage of materials or goods likely to produce or give off dust or other particulate matter that may become wind-borne.

615 – Light Industrial Zone (LIZ)

- .2 Restaurant is only permitted when developed in conjunction with at least one other Principal Use and is limited to a total Floor Area of 175 m².
- .3 Commercial Vehicle Parking Use shall require washroom facilities at a ratio of one bathroom stall for every 50 Commercial Vehicle Parking Spaces.
- .4 Where located next to the Agricultural Land Reserve (ALR), Commercial Vehicle Parking must be screened and buffered from the ALR by a Landscaped Area with a minimum width of 10 m that abuts the ALR and a fence with a minimum height of 1.2 m to prevent encroachment into the Landscaped Area. All required screening must be maintained.

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8112 – Comprehensive Development One Hundred and Twelve Zone (B/L 3499-2024)

N112

Intent: To establish specific land use and development regulations for a Townhouse consisting of 3 Dwelling Units located at 36020 Stephen Leacock Drive (Plan: BCS1815).

8112.1 Permitted Uses

Permitted Uses Table for N112 Zone	
Principal Uses	
.1	Townhouse
Accessory Uses	
.2	Home Occupation – Level 1
.3	Boarding

8112.2 Site Specific Development Regulations

n/a

8112.3 Development Regulations

Development Regulations Table for N112 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 0.81 of which a minimum of 28 m ² of floor area shall be reserved as a Garage for each Dwelling Unit
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – no less than the Setback of the Building Face of the Principal Building
.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 14.0 m b. Accessory Building or Structure – 0.5 m
.4 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.5 m b. Accessory Building or Structure – 1.0 m
.5 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – 3.0 m
.6 Lot coverage (maximum)	a. 65%
.7 Building Height (maximum)	a. Principal Building – 9.8 m or three Storeys, whichever is less b. Accessory Building 4.5 m

8112.4 Landscaping & Off-Street Parking

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8112 – Comprehensive Development One Hundred and Twelve Zone (B/L 3499-2024)

N112

Refer to sections 140 and 150 for requirements pertaining to landscaping and off-street parking

8112.5 Conditions of Use

Townhouse

- .1 A Townhouse shall only be permitted where each Dwelling Unit is provided with a detached garage that is accessed from the rear lane.

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