



COUNCIL REPORT

Executive Committee

Report No. PDS 042-2022

Date: April 13, 2022

File No: 3100-35 ZBA-031

To: Mayor and Council
From: Kaitlynn Given, Planner
Subject: Strategic Zoning Bylaw Update

RECOMMENDATION

1. THAT Bylaw No. 3249-2022, "Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 432", be given first and second readings at the next Regular Meeting of Council, and be advanced to a subsequent Public Hearing;
2. THAT, prior to adoption of Bylaw No. 3249-2022, "Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 432", the Ministry of Transportation and Infrastructure approve the subject Bylaw; and
3. THAT the Mayor and Corporate Officer be authorized to execute all documents related to this matter.

REPORT CONCURRENCE	
General Manager The Acting General Manager concurs with the recommendation of this report.	City Manager The City Manager concurs with the recommendation of this report.

PURPOSE

To consider a Zoning Bylaw amendment being brought forward as part of the strategic Zoning Bylaw update.

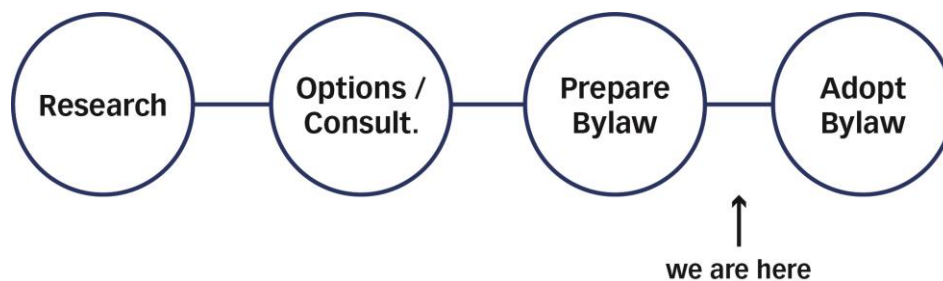
SUMMARY OF THE ISSUE

On March 7, 2022, Council directed staff to prepare a bylaw based on the proposed regulations outlined in Report No. PDS 020-2022. This report introduces the bylaw for Council's consideration and includes a proposed approach for transitioning to the new regulations.

BACKGROUND

The Zoning Bylaw Update project was introduced to Council in December 2020 in Report No. PDS 125-2020. Council directed staff to proceed with the project, which includes two concurrent updates, an administrative and strategic update. The administrative update is complete and consisted of minor adjustments, clarifications, corrections, and formatting changes to the Zoning Bylaw as outlined in Report No. PDS 029-2022.

The strategic update consists of items that implement broad policy and planning objectives, and will complete Council's 2019-2022 Strategic Plan Zoning Bylaw objective. In April 2021, the early ideas being explored were shared with Council through a presentation and Report No. PDS 044-2021. Staff completed public consultation in the fall of 2021 and updated the draft regulations based on feedback received. On March 7, 2022 staff presented the proposed regulations and received Council support to prepare the bylaw based on the regulations outlined in Report No. PDS 020-2022. The strategic Zoning Bylaw update consists of four stages of work, and the first three stages are now complete.



DISCUSSION

Bylaw Amendment

The strategic Zoning Bylaw update includes a comprehensive review and refinement of regulations applicable to residential uses and parking. The residential updates are generally related to living arrangements and care, while the parking updates are related to requirements, reductions and parking area design. The updates result in several changes to definitions, general regulations and the parking and loading sections of the Zoning Bylaw.

Since presenting the proposed regulations to Council on March 7, 2022, minor updates have been made to clarify the intent of several provisions and ensure consistent phrasing throughout the bylaw. The minor updates, and regulations as proposed in the amending bylaw, are summarized in Attachment A (Summary of Regulations). The summary is organized by topic and includes reference to the existing regulations as outlined in Bylaw No. 2400-2014, the proposed regulations as presented to Council on March 7, 2022, and the bylaw amendment as captured in Bylaw No. 3249-2022 (see Attachment B).

Proposed Transition

Staff are proposing a transition period for all approved or in-stream form and character Development Permit applications, including those with variances, and Building Permit applications. In-stream refers to an application submitted and accepted by the City prior to the adoption of Bylaw No. 3249-2022. The intent of this transition period is to allow all active

applications to move forward under the existing Zoning Bylaw regulations, with the option to pursue the new regulations, in full as amended in Bylaw No. 3249-2022. All applications submitted after bylaw adoption that are not associated with previously approved or in-stream application(s), other than an application for a Building Permit for a single family dwelling, will be subject to the new regulations.

Approved or in-stream form and character Development Permit application

For all approved or in-stream form and character Development Permit applications, the proposed bylaw will take effect as soon as one of the following occurs:

1. Two years from the date of approval:
Applicants will have two years from the date of approval of a form and character Development Permit to obtain a Building Permit and substantially start construction. This will allow approved or in-stream applications to continue, uninterrupted, under the existing Zoning Bylaw regulations. Bylaw No. 3249-2022 will take effect, in full, at the end of the 2 year period.
2. The day after the application is withdrawn, denied by Council or closed; or
The new regulations, as outlined in Bylaw No. 3249-2022, will come into effect the day after an in-stream form and character Development Permit is withdrawn, denied by Council or closed in accordance with the *Development Application Procedures Bylaw, 2016*.
3. The day after the applicant submits a letter requesting the new regulations.
The proposed transition strategy also allows for applicants with an approved or in-stream form and character Development Permit application to submit a written letter to the General Manager of Planning and Development Services requesting to apply the Zoning Bylaw regulations in full, as amended in Bylaw No. 3249-2022. If an applicant chooses to pursue the new regulations as outlined in the proposed bylaw, they will be required meet all of the new regulations.

In-stream Building Permit application

For all properties with an in-stream Building Permit application, the proposed bylaw will take effect as soon as one of the following occurs:

1. The day after an Occupancy Permit has been issued;
Once an Occupancy Permit is issued, the application will be considered complete and the new regulations as outlined in Bylaw No. 3249-2022 will take effect on the following day.
2. The day after a Building Permit application is cancelled; or
When a Building Permit application is cancelled in accordance with the *Building Bylaw, 2018*, the new regulations as outlined in Bylaw No. 3249-2022 will take effect on the following day.

3. The day after the applicant submits a letter requesting the new regulations.

The proposed transition strategy also allows for applicants with an in-stream Building Permit application to submit a written letter to the General Manager of Planning and Development Services requesting to apply the Zoning Bylaw regulations in full, as amended in Bylaw No. 3249-2022. If an applicant chooses to pursue the new regulations as outlined in the proposed bylaw, they will be required meet all of the new regulations.

All other properties

For all other properties in the City, Bylaw No. 3249-2022 comes into force on the day after adoption.

Electric vehicle regulations

For Zoning Bylaw updates related to electric vehicles, a separate transition strategy is proposed. Building Permit applications for a new single family dwelling submitted up to and including December 16, 2022 will be subject to the existing Zoning Bylaw regulations. The grace period gives property owners time to submit an application for a new single family dwelling under the existing regulations, before the new electric vehicle requirements take effect. Building Permit applications for a new single family dwelling submitted on December 17, 2022 or later will be subject to the Zoning Bylaw regulations as amended in Bylaw No. 3249-2022. All other electric vehicle regulations will take effect following the transition strategy outlined above for approved or in-stream form and character Development Permit applications.

Next Steps & Communication Plan

Prior to Adoption

If given first and second readings by Council, the Zoning Bylaw amendment will proceed to an upcoming Public Hearing. In accordance with the *Development Application Procedures Bylaw, 2016*, two advertisements for the Public Hearing will be published in the City Page of the local newspaper. Also in accordance with the *Development Application Procedures Bylaw, 2016*, and the *Local Government Act*, a mailout will not be distributed because the bylaw amendment affects ten or more parcels owned by ten or more persons. Following the Public Hearing, Council will consider the bylaw for third and final readings. Prior to adoption of the proposed Zoning Bylaw amendment, approval from the BC Ministry of Transportation and Infrastructure is required. Staff will refer the bylaw to the Ministry following third reading. Staff will also deposit the bylaw with the Ministry of Health.

The proposed Zoning Bylaw updates have been coordinated with and are intended to be considered in sequence with the AgRefresh Zoning Bylaw updates. To ensure a seamless introduction of the new regulations, the strategic Zoning Bylaw updates will need to be adopted first, followed by the AgRefresh updates.

Following Adoption

Following the adoption of Bylaw No. 3249-2022, staff will update a number of supporting bylaws, meet with other departments and create publicly available summary pages outlining the new regulations.

Coordinated Bylaw Updates

Staff will present coordinated updates for other City bylaws and procedures as needed to support implementation and consistent cross-referencing with new regulations. These include the Building Bylaw, Business Licence Bylaw, Bylaw Enforcement Bylaw, Development Applications Procedures Bylaw, Development Applications Service Fee Bylaw, and others. Amendments will be coordinated with similar changes triggered by the AgRefresh Zoning Bylaw updates.

Until such time that other bylaws are updated, staff will interpret the new “supported housing” definition as synonymous with “supportive recovery”.

Interdepartmental Review

Staff will meet with other City departments, including Building Permits & Licences, Bylaw Services, and Development Planning to ensure the consistent application of the updated regulations.

Communication and Awareness

Finally, staff will prepare supporting materials, such as Frequently Asked Questions (FAQs) and bulletins posted on the City website, to help communicate the updates to the public, stakeholders, and industry.

FINANCIAL PLAN IMPLICATION

The work to complete the Zoning Bylaw update was conducted internally and supplemented through consulting contracts. The contracts were paid for through budget allocation carried forward from previous years. The Zoning Bylaw update will not result in any changes to the Financial Plan.

Komal Basatia

Komal Basatia

General Manager, Finance and Procurement Services

Signed 4/12/2022 9:16 AM

IMPACTS ON COUNCIL POLICIES, STRATEGIC PLAN AND/OR COUNCIL DIRECTION

The proposal meets the goals and objectives identified in the 2016 Official Community Plan, the Affordable Housing Strategy, and Council's 2019-2022 Strategic Plan which identifies four cornerstones: vibrant economy, complete community, fiscal discipline and organizational alignment. The proposal is consistent with the four cornerstones of Council's Strategic Plan

SUBSTANTIATION OF RECOMMENDATION

On March 7, 2022, Council directed staff to prepare a bylaw based on the proposed regulations outlined in Report No. 020-2022. This report introduces the bylaw for Council's consideration and proposes a framework for the implementation of the new zoning bylaw regulations.

Kaitlynn Given

Kaitlynn Given

Planner

Signed 4/8/2022 2:31 PM

Mark Neill

Mark Neill

General Manager, Planning and Development Services

Signed 4/12/2022 9:03 AM

ATTACHMENTS:

A - Summary of Regulations

B - 3249-2022 Abbotsford Zoning Bylaw 2014, Amendment Bylaw No. 432

C - Presentation

Attachment A

Summary of Regulations

Dwelling Unit	Current (Bylaw No. 2400-2014)	Proposed (March 7, 2022 at the Executive Meeting)	Bylaw Amendment (No. 3249-2022)	Minor Updates
Dwelling Unit	"Dwelling Unit" means one or more habitable rooms designed, occupied or intended for occupancy by one or more persons as an independent and separate residence in which cooking, sleeping and sanitary facilities are provided for the exclusive use of such person or persons.	"Dwelling Unit" means one or more habitable rooms in which sleeping, sanitary and cooking facilities are located in a self-contained area.	"Dwelling Unit" means one or more habitable rooms in which sleeping, sanitary and cooking facilities are located in a self-contained area.	
Habitable Area	"Habitable Area" means an area designed, occupied or intended for any or a combination of living, sleeping or food preparation by one or more persons.	"Habitable Area" means an area used for any or a combination of living, sleeping or food preparation by one or more persons.	"Habitable Area" means an area used for any or a combination of living, sleeping or food preparation by one or more persons.	
Household	New definition.	"Household" means one or more individuals who choose to live together in a Dwelling Unit; excludes Boarding and Boarding House.	"Household" means one or more individuals who choose to live together in a Dwelling Unit; excludes Boarding and Boarding House.	
Resident	"Resident" means a person who inhabits a dwelling unit as his or her principal place of residence.	"Resident" means a person who inhabits a Dwelling Unit or Sleeping Unit as their principal place of residence.	"Resident" means a person who inhabits a Dwelling Unit or Sleeping Unit as their principal place of residence.	
Boarding	"Boarding" means a use accessory to the residential use of a single detached dwelling, duplex, townhouse or rowhouse, for the accommodation of persons other than members of the immediate family that is contained entirely within the dwelling and limited to two sleeping units and four persons. <i>Section 140</i> Where permitted, a boarding use shall: - be contained with the principal dwelling unit; - be limited to no more than four boarders at one time within the dwelling unit; - be limited to no more than two sleeping units; - provide on the lot, one parking space for each sleeping unit; and - not be operated on a lot where there is a bed and breakfast, secondary suite, or garden suite.	"Boarding" means the accommodation of persons in a Dwelling Unit who are not members of the Household, and who have a living arrangement agreement with the Household. <i>Section 140 (Uses with Specific Regulations)</i> 2. Boarding - Where permitted, in a Single Detached Dwelling or Duplex, Boarding shall: - be limited to no more than four boarders at one time within the Dwelling Unit; - be limited to two boarders per Sleeping Unit; and - not be operated where there is a Bed and Breakfast. - Where permitted, in an Apartment, Townhouse or Rowhouse, Boarding shall: - be limited to no more than one boarder at one time within the Dwelling Unit; and - be exempt from the required parking for Boarding in Section 150.	"Boarding" means the accommodation of persons in a Dwelling Unit who are not members of the Household, and who have a living arrangement agreement with the Household. <i>Section 140 (Uses with Specific Regulations)</i> 2. Boarding - Where permitted, in a Single Detached Dwelling or Duplex, Boarding shall: <u>be contained within the principal Dwelling Unit;</u> - be limited to no more than four boarders at one time within the Dwelling Unit; - be limited to two boarders per Sleeping Unit; and - not be operated where there is a Bed and Breakfast. - Where permitted, in an Apartment, Townhouse or Rowhouse, Boarding shall: <u>be contained within the principal Dwelling Unit;</u> - be limited to no more than one boarder at one time within the Dwelling Unit; - be exempt from the required parking for Boarding in Section 150; and <u>not be permitted in the same Building as a Supported Housing or Congregate Care Use.</u>	Clarified that Boarding must be contained within the principal Dwelling Unit and that is it not permitted in the same Building as Supported Housing or Congregate Care.

		"Boarding House" means the accommodation of persons without a Household in a Single Detached Dwelling where a person occupies a Sleeping Unit and has access to common sanitary, cooking and dining facilities; and where they have a living arrangement agreement with the owner or manager, excludes Supported Housing.	"Boarding House" means the accommodation of persons without a Household in a Single Detached Dwelling where a person occupies a Sleeping Unit and has access to common sanitary, cooking and dining facilities; and where they have a living arrangement agreement with the owner or manager, excludes Supported Housing.	
Boarding House	New definition.	<i>Section 140 (Uses with Specific Regulations)</i> a. Where permitted, a Boarding House in the 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 Bed and Breakfast, Secondary Suite, Coach House, Residential Care, Supported Housing or a Home Occupation 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.	<i>Section 140 (Uses with Specific Regulations)</i> a. Where permitted, a Boarding House in the ~~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 Bed and Breakfast, Secondary Suite, Coach House, Garden Suite, Residential Care, Supported Housing or a Home Occupation 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.	Permitting Boarding House in the RR, CR and SR zones through the AgRefresh Update. Clarified that Boarding House is not permitted where an Accessory Use exists.
Single Detached Dwelling	"Single Detached Dwelling" means a detached building used for residential purposes that consists of one dwelling unit, and where permitted by this Bylaw, one secondary suite.	"Single Detached Dwelling" means a residential Building consisting of one Dwelling Unit on one Lot, and where permitted by this Bylaw, one Secondary Suite.	"Single Detached Dwelling" means a residential Building consisting of one Dwelling Unit on one Lot, and where permitted by this Bylaw, one Secondary Suite.	
Duplex	"Duplex" means a building that is divided horizontally or vertically into two separate dwelling units, each of which has an independent entrance either directly from the outside or through a common vestibule.	"Duplex" means a residential Building consisting of two Dwelling Units attached horizontally or vertically, where each Dwelling Unit has an independent entrance either directly from the outside or through a common vestibule.	"Duplex" means a residential Building consisting of two Dwelling Units attached horizontally or vertically, where each Dwelling Unit has an independent entrance either directly from the outside or through a common vestibule.	
Townhouse	"Townhouse" means a residential use consisting of three or more 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.	"Townhouse" means residential Buildings, or portions of Buildings, consisting of three or more 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.	"Townhouse" means residential Buildings, or portions of Buildings, consisting of three or more 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.	
Rowhouse	"Rowhouse" means a building consisting of at least three dwelling units connected by common sidewalls.	"Rowhouse" means a residential Building consisting of at least three Dwelling Units, each on a separate Lot and connected by common sidewalls.	"Rowhouse" means a residential Building consisting of at least three Dwelling Units, each on a separate Lot and connected by common sidewalls.	
Apartment	"Apartment" means a residential use consisting of three or more dwelling units on a lot, where each dwelling unit has its principal access from a common entrance or hallway. Ground level dwelling units may have direct ground level access to the lot, street or lane.	"Apartment" means residential Buildings, or portions of Buildings, consisting of three or more Dwelling Units on a Lot, where each Dwelling Unit has its principal access from a common entrance or hallway. Ground level Dwelling Units may have direct ground level access to the Lot, Street or lane.	"Apartment" means residential Buildings, or portions of Buildings, consisting of three or more Dwelling Units on a Lot, where each Dwelling Unit has its principal access from a common entrance or hallway. Ground level Dwelling Units may have direct ground level access to the Lot, Street or lane.	
Sleeping Unit	Current (Bylaw No. 2400-2014)	Proposed (March 7, 2022 at the Executive Meeting)	Bylaw Amendment (No. 3249-2022)	Minor Updates
Sleeping Unit	"Sleeping Unit" means an area in a building that is designed, occupied or intended for use, including occupancy, by one or more persons exclusively for sleeping accommodation but does not contain cooking facilities.	"Sleeping Unit" means one or more connected habitable rooms used for sleeping and living purposes, and does not contain cooking facilities.	"Sleeping Unit" means one or more connected habitable rooms used for sleeping and living purposes, and does not contain cooking facilities.	

Dormitory	"Dormitory" means a building or portion thereof operated by an educational institution and used exclusively for the temporary accommodation of students or course participants in sleeping units; contains no more than one set of cooking facilities per storey and may include common living and recreational facilities.	"Dormitory" means a Building or portion thereof containing Sleeping Units, where each Sleeping Unit, or group of Sleeping Units, has their principal access from a common entrance or hallway, and must include access to sanitary facilities, common kitchen and dining facilities, and may include common living and amenity areas.	"Dormitory" means a Building or portion thereof containing Sleeping Units, where each Sleeping Unit, or group of Sleeping Units, has their principal access from a common entrance or hallway, and must include access to sanitary facilities, common kitchen and dining facilities, and may include common living and amenity areas.	
Post-Secondary Institution	"Post-Secondary Institution" means buildings and structures used for the assembly of persons for educational purposes, where classrooms, libraries, recreational facilities and other related facilities are provided for course participants and staff, and where dormitory accommodations and common kitchen and dining facilities may also be provided.	"Post-Secondary Institution" means Buildings or Structures used for the assembly of persons for educational purposes, where classrooms, libraries, recreational facilities and other related facilities are provided for course participants and staff.	"Post-Secondary Institution" means Buildings or Structures used for the assembly of persons for educational purposes, where classrooms, libraries, recreational facilities and other related facilities are provided for course participants and staff.	
Residential Institutional	"Residential Institutional" means a use providing for the assembly of persons for religious, cultural or educational purposes, where dormitory accommodations, common kitchen and dining facilities, classrooms, libraries and limited recreational facilities are provided and where limited residential accommodation is provided for staff.	Delete use from P7 and replace with Dormitory. Retain use in P3.	Delete use from P7 and replace with Dormitory. Retain use in P3.	

New Zones		Proposed (March 7, 2022 at the Executive Meeting)	Bylaw Amendment (No. 3249-2022)	Minor Updates
Rowhouse	Current (Bylaw No. 2400-2014) Current zone does not permit front-loaded access, and the lot width minimum is 6.0m.	Zone is attached to the end of this package.	Zone is attached to the end of this package.	
Multiplex	Zones do not facilitate single lot Townhouse development.	Zone is attached to the end of this package.	Zone is attached to the end of this package.	

Accessory Units		Proposed (March 7, 2022 at the Executive Meeting)	Bylaw Amendment (No. 3249-2022)	Minor Updates
	Current (Bylaw No. 2400-2014) "Secondary Suite" means a Dwelling Unit that is Accessory to, and within, a principal Dwelling Unit, and is part of the same real estate entity. <i>Section 140 (Uses with Specific Regulations)</i> .8 Secondary Suite a. Where permitted, a Secondary Suite in the A1, A2, A3, A5, RR, CR, SR, RMF or N80 zone shall: i. comply with the Accessory Uses and Conditions of Use in the applicable zone. b. Where permitted, a Secondary Suite in all other zones, except where registered prior to and maintained since <date> shall: i. be limited to one such Use per Lot and to a maximum floor area of 100 m ² ; ii. be located on a Lot, other than a Panhandle Lot, with a minimum Front Lot Line length of 12.0 m; iii. be located on a Lot with a minimum Lot size of 400 m ² ; iv. be located on a Collector Road or Local Road; v. not be located on a Lot on a cul-de-sac bulb.	Proposed (March 7, 2022 at the Executive Meeting) "Secondary Suite" means a Dwelling Unit that is Accessory to, and within, a principal Dwelling Unit, and is part of the same real estate entity. <i>Section 140 (Uses with Specific Regulations)</i> .8 Secondary Suite a. Where permitted, a Secondary Suite in the A1, A2, A3, A5, RR, CR, SR, RMF or N80 zone shall: i. comply with the Accessory Uses and Conditions of Use in the applicable zone. b. Where permitted, a Secondary Suite in all other zones, except where registered prior to and maintained since <date> shall: i. be limited to one such Use per Lot and to a maximum floor area of 100 m ² ; ii. be located on a Lot, other than a Panhandle Lot, with a minimum Front Lot Line length of 12.0 m; iii. be located on a Lot with a minimum Lot size of 400 m ² ; iv. be located on a Collector Road or Local Road; v. not be located on a Lot on a cul-de-sac bulb.	Bylaw Amendment (No. 3249-2022) "Secondary Suite" means a Dwelling Unit that is Accessory to, and within, a principal Dwelling Unit, and is part of the same real estate entity. <i>Section 140 (Uses with Specific Regulations)</i> .8 Secondary Suite a. Where permitted, a Secondary Suite in the A1, A2, A3, A5, RR, CR, SR, SBH, RS3, RMF, N30, N32, N53, N80 or N83 zone shall: i. comply with the Accessory Uses and Conditions of Use in the applicable zone. b. Where permitted, a Secondary Suite in all other zones, except where registered prior to ~~and maintained since~~ <u>the date of adoption of Bylaw No. 3249-2022</u> , shall: i. be limited to one such Use per Lot and to a maximum floor area of 100 m ² ; ii. be located on a Lot, other than a Panhandle Lot, with a minimum Front Lot Line length of 12.0 m; iii. be located on a Lot with a minimum Lot size of 400 m ² ; iv. be located on a Collector Road or Local Road; v. not be located on a Lot on a cul-de-sac bulb.	Clarified all zones where the Conditions of Use for Secondary Suites must remain.
Secondary Suite	Current (Bylaw No. 2400-2014) "Secondary Suite" means a dwelling unit that is located within and accessory to a principal dwelling on the same lot. Permitted in individual zones through "Conditions of Use"			

		vi. not be located on a Lot in a bare land strata (except where road infrastructure meets City bylaw standards); and vii. not be operated where there is a Residential Care, Boarding House, Supported Housing, Home Child Care (Major or Minor), Coach House, Garden Suite, or Bed and Breakfast on the Lot.	vi. not be located on a Lot in a bare land strata (except where road infrastructure meets City bylaw standards); and vii. not be operated where there is a Residential Care, Boarding House, Supported Housing, Home Child Care (Major or Minor), Coach House, Garden Suite, or Bed and Breakfast on the Lot.	
Coach House	"Coach House" means a non-stratified Dwelling Unit that is Accessory to a Single Detached Dwelling on the same Lot, and is located on the second Storey of an Accessory Building.	"Coach House" means a Dwelling Unit that is Accessory to a Single Detached Dwelling on the same Lot, located on the second Storey of an Accessory Building, and is part of the same real estate entity.	"Coach House" means a Dwelling Unit that is Accessory to a Single Detached Dwelling on the same Lot, located on the second Storey of an Accessory Building, and is part of the same real estate entity.	
Garden Suite	"Garden Suite" means a single-Storey, detached and non-stratified Dwelling Unit that is Accessory to a Single Detached Dwelling on the same Lot.	"Garden Suite" means a Dwelling Unit that is Accessory to a Single Detached Dwelling on the same Lot, located in a single Storey Accessory Building, and is part of the same real estate entity.	"Garden Suite" means a Dwelling Unit that is Accessory to a Single Detached Dwelling on the same Lot, located in a single Storey Accessory Building, and is part of the same real estate entity.	
Lock-off Unit	New definition.	"Lock-off Unit" means a smaller Dwelling Unit immediately adjacent to a larger Dwelling Unit in an Apartment, and connected through a shared internal access that can be locked off from the larger Dwelling Unit; and must have its principal access from a common building entrance or hallway and be part of the same real estate entity. Add "Lock-off Unit" as an Accessory Permitted Use in the RMM Zone	"Lock-off Unit" means a smaller Dwelling Unit immediately adjacent to a larger Dwelling Unit in an Apartment, and connected through a shared internal access that can be locked off from the larger Dwelling Unit; and must have its principal access from a common building entrance or hallway and be part of the same real estate entity. Add "Lock-off Unit" as an Accessory Permitted Use in the RMM Zone	

People	Current (Bylaw No. 2400-2014)	Proposed (March 7, 2022 at the Executive Meeting)	Bylaw Amendment (No. 3249-2022)	Minor Updates
Congregate Housing	"Congregate Apartment" means an apartment for elderly citizens, or for the residential care of the sick or injured, other than in a public or private hospital; includes rehabilitation, personal and intermediate care facilities in conjunction with a common resident dining room and social and recreational areas, and may include personal care services and a gift shop for the use of residents.	"Congregate Housing" means a residential use in which hospitality services are provided for Residents in an independent setting that includes common dining, social or amenity areas; and may include Personal Service Establishments for Residents. Replace "Congregate Apartment" with "Congregate Housing".	"Congregate Housing" means a residential use in which hospitality services are provided for Residents in an independent setting that includes common dining, social or amenity areas; and may include Personal Service Establishments for Residents. Replace "Congregate Apartment" with "Congregate Housing".	
Congregate Care	"Personal Care" means a use providing for the care of the sick, injured or aged other than in a public hospital; includes private hospitals, rehabilitation and extended care facilities, personal and intermediate care facilities, private mental hospitals and supportive recovery uses.	"Congregate Care" means providing personal care services, as licenced in accordance with Provincial enactments, for the wellbeing of Residents who require assistance due to physical or mental health challenges; and may include hospitality services, private hospitals, rehabilitation facilities (including substance use services), assisted living, and intermediate and extended care facilities. Replace "Personal Care" with "Congregate Care".	"Congregate Care" means providing personal care services, as licenced in accordance with Provincial enactments, for the wellbeing of Residents who require assistance due to physical or mental health challenges; and may include hospitality services, private hospitals, rehabilitation facilities (including substance use services), assisted living, and intermediate and extended care facilities. Replace "Personal Care" with "Congregate Care".	

Residential Care	"Residential Care" means a day/care for not more than eight children or a use for the provision to a maximum of ten adult persons, not more than six of whom are persons in care, with physical, mental or emotional disabilities, of board and lodging and one or more of the following: supervision, personal or intermediate care, social training or education training, provided such a use is licenced as a Specialized Adult Residential Care Facility under the applicable enactments.	"Residential Care" means providing personal care services, as licenced in accordance with the <i>Community Care and Assisted Living Act</i> , for the wellbeing of occupants in a Single Detached Dwelling. Day care shall not exceed eight persons in care, and overnight occupancy shall not exceed ten persons, of whom not more than six shall be persons in care; excludes Home Child Care, Major and Home Child Care, Minor.	"Residential Care" means providing personal care services, as licenced in accordance with the <i>Community Care and Assisted Living Act</i> , for the wellbeing of occupants in a Single Detached Dwelling. Day care shall not exceed eight persons in care, and overnight occupancy shall not exceed ten persons, of whom not more than six shall be persons in care; excludes Home Child Care, Major and Home Child Care, Minor.	
Supported Housing	"Supported Housing" not defined. "Supportive Recovery" means a residential use providing a supportive and structured environment for individuals recovering from drug or alcohol addiction, which is governed by a Housing Agreement.	"Supported Housing" means a residential use in which support services are provided for Residents, including life-skills training, counselling, educational services, connections to primary health care, and mental health or substance use services; may also include common amenity and activity space, laundry facilities, dining facilities, or ancillary program space; excludes Emergency Shelter. <i>Section 140 (Uses Permitted in Specific Zones)</i> 7. Supported Housing a. Supported Housing is permitted in an Apartment or Dormitory in all zones, except on a Lot where ~~a Single Detached Dwelling~~ or Agricultural Use is permitted or on a Lot in the Agricultural Land Reserve, unless specifically provided for in this Bylaw, and shall: i. be subject to a Housing Agreement that specifies the terms and conditions regarding eligibility, occupancy and other provisions as set out in the Local Government Act. b. Supported Housing is permitted in all zones ~~in which a Single Detached Dwelling is permitted~~, except on a Lot within an Agricultural zone or in the Agricultural Land Reserve, and shall: i. be subject to a Housing Agreement that specifies the terms and conditions regarding eligibility, occupancy and other provisions as set out in the Local Government Act; ii. not be operated where there is a Coach House, Secondary Suite, Garden Suite, Residential Care, Boarding House, Home Child Care (Minor or Major), or Home Occupation on the Lot; iii. be restricted to a maximum of ten Residents; iv. not be operated within 200 m of an existing Supported Housing or a school, excluding Supported Housing for which a business licence has been issued prior to April 1, 2008; and v. have no indication that the building is used for a purpose other than a residential use.	"Supported Housing" means a residential use in which support services are provided for Residents, including life-skills training, counselling, educational services, connections to primary health care, and mental health or substance use services; may also include common amenity and activity space, laundry facilities, dining facilities, or ancillary program space; excludes Emergency Shelter. <i>Section 140 (Uses Permitted in Specific Zones)</i> 7. Supported Housing a. Supported Housing is permitted in an Apartment or Dormitory in all zones, except on a Lot where Agricultural Use is permitted or on a Lot in the Agricultural Land Reserve, unless specifically provided for in this Bylaw, and shall: i. be subject to the regulations outlined in the RMM zone; and ii. be subject to a Housing Agreement that specifies the terms and conditions regarding eligibility, occupancy and other provisions as set out in the <i>Local Government Act</i>. b. Supported Housing is permitted in a Single Detached Dwelling in all residential zones, except on a Lot within an Agricultural zone or in the Agricultural Land Reserve, unless specifically provided for in this Bylaw, and shall: i. be subject to a Housing Agreement that specifies the terms and conditions regarding eligibility, occupancy and other provisions as set out in the <i>Local Government Act</i>; ii. not be operated where there is a Coach House, Secondary Suite, Garden Suite, Residential Care, Boarding House, Home Child Care (Minor or Major), or Home Occupation on the Lot; iii. be restricted to a maximum of ten Residents; iv. not be operated within 200 m of an existing Supported Housing or a school, excluding Supported Housing for which a business licence has been issued prior to April 1, 2008; and v. have no indication that the building is used for a purpose other than a residential use.	Clarified that the Supported Housing use may continue to exist where it is currently permitted in the bylaw and that the RMM regulations apply where Supported Housing occurs in an Apartment or Dormitory.

Children	Current (Bylaw No. 2400-2014)	Proposed (March 7, 2022 at the Executive Meeting)	Bylaw Amendment (No. 3249-2022)	Minor Updates
Home Child Care, Minor	"Residential Care" means a daycare for not more than eight children or a use for the provision to a maximum of ten adult persons, not more than six of whom are persons in care, with physical, mental or emotional disabilities, of board and lodging and one or more of the following: supervision, personal or intermediate care, social training or education training, provided such a use is licenced as a Specialized Adult Residential Care Facility under the applicable enactments.	"Home Child Care, Minor" means a use that is Accessory to a Single Detached Dwelling for the care of not more than eight children, licenced under the Community Care and Assisted Living Act. <i>Section 140 (Uses Permitted in Specific Zones)</i> .8 Home Child Care, Minor a. Home Child Care, Minor is permitted in all zones in which a Single Detached Dwelling is permitted and shall: - be operated within, and by the Resident of, the Single Detached Dwelling that it is Accessory to; and - not be operated on a Lot where there is a Boarding, Boarding House, Home Occupation (Level II and greater), Secondary Suite, Residential Care or Supported Housing use.	"Home Child Care, Minor" means a use that is Accessory to a Single Detached Dwelling for the care of not more than eight children, licenced under the <i>Community Care and Assisted Living Act</i>. <i>Section 140 (Uses Permitted in Specific Zones)</i> .8 Home Child Care, Minor a. Home Child Care, Minor is permitted in all zones in which a Single Detached Dwelling is permitted and shall: - be operated within, and by the Resident of, the Single Detached Dwelling that it is Accessory to; and - not be operated on a Lot where there is a Boarding, Boarding House, Home Occupation (Level II and greater), Secondary Suite, Residential Care or Supported Housing Use.	
Home Child Care, Major	New definition.	"Home Child Care, Major" means a use that is Accessory to a Single Detached Dwelling, Apartment, or Townhouse for the care of more than eight children, licenced under the Community Care and Assisted Living Act. <i>Section 140 (Uses Permitted in Specific Zones)</i> .9 Home Child Care, Major a. Home Child Care, Major is permitted in all zones in which a Single Detached Dwelling is permitted and shall: - be limited to 16 children in care; - be operated within, and by the Resident of, the Single Detached Dwelling that it is Accessory to; - not be operated on a Lot where there is a Boarding, Boarding House, Coach House, Garden Suite, Home Occupation (Level II and greater), Secondary Suite, Residential Care or Supported Housing use; and - not be permitted on a cul-de-sac. b. Home Child Care, Major is permitted in all zones in which an Apartment or Townhouse is permitted and shall: - be limited to 25 children in care; - be limited to one such use per Lot; and - not be operated in a Dwelling Unit.	"Home Child Care, Major" means a use that is Accessory to a Single Detached Dwelling, Apartment, or Townhouse for the care of more than eight children, licenced under the <i>Community Care and Assisted Living Act</i>. <i>Section 140 (Uses Permitted in Specific Zones)</i> .9 Home Child Care, Major a. Home Child Care, Major is permitted in all zones in which a Single Detached Dwelling is permitted, except on a Lot where Agriculture Use is permitted in the Agricultural Land Reserve, unless specifically provided for in this Bylaw, and shall: - be limited to 16 children in care; - be operated within, and by the Resident of, the Single Detached Dwelling that it is Accessory to; - not be operated on a Lot where there is a Boarding, Boarding House, Coach House, Garden Suite, Home Occupation (Level II and greater), Secondary Suite, Residential Care or Supported Housing Use; and - not be permitted on a cul-de-sac. b. Home Child Care, Major is permitted in all zones in which an Apartment or Townhouse is permitted and shall: - be limited to 25 children in care; - be limited to one such use per Lot; and - not be operated in a Dwelling Unit.	Clarified that Home Child Care, Major is not permitted on a Lot in the Agricultural Land Reserve.

Urban Beekeeping		Current (Bylaw No. 2400-2014)	Proposed (March 7, 2022 at the Executive Meeting)	Bylaw Amendment (No. 3249-2022)	Minor Updates
			"Urban Beekeeping" means the keeping and maintaining of bees or beehives on a Lot occupied by the beekeeper. "Beehive" or "Colony" means an enclosed structure, limited to 30 frames, in which honeybees live and raise their young. "Nucleus Colony" means a colony of not more than five removable frames primarily used for the rearing and storing of queen bees. <i>Section 140 (Uses Permitted in Specific Zones)</i> Urban Beekeeping is permitted in all zones where a Single Detached Dwelling is a Permitted Use, except on a Lot on which Agriculture Use is permitted, and shall: a. be undertaken by a beekeeper who is registered with the Province in accordance with their beekeeping requirements; b. be limited to a maximum number of Beehives and Nucleus Colonies as follows: - zero for Lots under 540 m²; - two Beehives and two Nucleus Colonies for Lots equal to or greater than 540 m²; - four Beehives and four Nucleus Colonies for Lots equal to or greater than 1,000 m²; - six Beehives and six Nucleus Colonies for Lots equal to or greater than 2,000 m²; c. have all Beehives or Colonies located at the rear of the Principal Building on the Lot as follows: - behind a solid fence or hedge a minimum of 1.8 m in Height along all adjacent property lines; - setback the entrance a minimum of 6.0 m from any property line; - setback the side and rear a minimum of 3.0 m from any property line; - include a water source on the same Lot where Urban Beekeeping is occurring.	"Urban Beekeeping" means the keeping and maintaining of bees or beehives on a Lot occupied by the beekeeper. "Beehive" or "Colony" means an enclosed structure, limited to 30 frames, in which honeybees live and raise their young. "Nucleus Colony" means a colony of not more than five removable frames primarily used for the rearing and storing of queen bees. <i>Section 140 (Uses Permitted in Specific Zones)</i> 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: a. be undertaken by a beekeeper who is registered with the Province in accordance with their beekeeping requirements; b. be limited to a maximum number of Beehives and Nucleus Colonies as follows: - zero for Lots under 540 m²; - two Beehives and two Nucleus Colonies for Lots equal to or greater than 540 m²; - four Beehives and four Nucleus Colonies for Lots equal to or greater than 1,000 m²; - six Beehives and six Nucleus Colonies for Lots equal to or greater than 2,000 m²; c. have all Beehives or Colonies located at the rear of the Principal Building on the Lot as follows: - behind a solid fence or hedge a minimum of 1.8 m in Height along all adjacent property lines; - setback the entrance a minimum of 6.0 m from any property line; - setback the side and rear a minimum of 3.0 m from any property line; - include a water source on the same Lot where Urban Beekeeping is occurring.	Updated language to maintain consistency.
Urban Beekeeping	New definition.				
Supplementary		Current (Bylaw No. 2400-2014)	Proposed (March 7, 2022 at the Executive Meeting)	Bylaw Amendment (No. 3249-2022)	Minor Updates
Residential Rental Tenure	"Residential Rental Tenure" means a. occupancy of any Dwelling Unit or sleeping unit under a rental agreement that is subject to the Residential Tenancy Act; or b. occupancy of a Dwelling Unit or sleeping unit owned and/or operated by a government agency or non-profit housing provider registered under the Societies Act.	"Residential Rental Tenure" means: a. occupancy of a Dwelling Unit or Sleeping Unit under a rental agreement that complies with the Residential Tenancy Act; or b. occupancy of a Dwelling Unit or Sleeping Unit owned and/or operated by a government agency or non-profit housing provider registered under the Societies Act	"Residential Rental Tenure" means: a. occupancy of a Dwelling Unit or Sleeping Unit under a rental agreement that complies with the Residential Tenancy Act; or b. occupancy of a Dwelling Unit or Sleeping Unit owned and/or operated by a government agency or non-profit housing provider registered under the Societies Act	"Residential Rental Tenure" means: a. occupancy of a Dwelling Unit or Sleeping Unit under a rental agreement that complies with the Residential Tenancy Act; or b. occupancy of a Dwelling Unit or Sleeping Unit owned and/or operated by a government agency or non-profit housing provider registered under the Societies Act	
Manufactured Home	"Manufactured Home" means a factory-built dwelling unit intended to be occupied as a residence in a place other than that of its manufacture.	"Manufactured Home" means a factory-built Dwelling Unit certified as having been built in accordance with either CSA A277 or CAN/CSA Z240 MH building standards prior to placement on the Lot.	"Manufactured Home" means a factory-built Dwelling Unit certified as having been built in accordance with either CSA A277 or CAN/CSA Z240 MH building standards prior to placement on the Lot.	"Manufactured Home" means a factory-built Dwelling Unit certified as having been built in accordance with either CSA A277 or CAN/CSA Z240 MH building standards prior to placement on the Lot.	

Emergency Shelter	"Emergency Shelter" means a residential use providing accommodation to those requiring non-disaster related temporary shelter and which is governed by a Housing Agreement; sleeping arrangements may be in dormitories, or in shared or single bedrooms.	"Emergency Shelter" means a residential use providing non-disaster related temporary shelter, governed by a Housing Agreement.	"Emergency Shelter" means a residential use providing non-disaster related temporary shelter, governed by a Housing Agreement.	
Fences	General Regulations for fences are creating unintended conflict with BC Building Code and environmental area fencing or retaining wall requirements.	<i>Section 140 (Regulations Applicable to Specific Zones)</i> 140.5.4.b Where a fence or wall is located on top of a retaining wall, the Height of the fence or wall shall include the Height of the retaining wall if they are located less than 1.0 m from each other, as shown in Figure 4; except where a barrier is required by the BC Building Code, or where a retaining wall borders a Sensitive Ecosystem Area.	<i>Section 140 (Regulations Applicable to Specific Zones)</i> 140.5.4.b Where a fence or wall is located on top of a retaining wall, the Height of the fence or wall shall include the Height of the retaining wall if they are located less than 1.0 m from each other, as shown in Figure 5; except where a barrier is required by the BC Building Code, or where a retaining wall borders a Sensitive Ecosystem Area.	
Retaining Walls	If a retaining wall needs to be rebuilt, it must adhere to current siting and design specifications, regardless of the original configuration.	<i>Section 140 (Regulations Applicable to Specific Zones)</i> 140.5.4.c A retaining wall may exceed the maximum allowable height when it is replacing an existing retaining wall and all of the following apply: i. it was first constructed prior to January 1, 2022; ii. it is located entirely within the legal boundaries of one property; iii. there are no legal encumbrances affecting its location; and iv. site conditions limit its ability to comply with the maximum allowable heights of this section.	<i>Section 140 (Regulations Applicable to Specific Zones)</i> 140.5.4.c A retaining wall may exceed the maximum allowable Height when it is replacing an existing retaining wall and all of the following apply: i. it was first constructed prior to January 1, 2022; ii. it is located entirely within the legal boundaries of one property; iii. there are no legal encumbrances affecting its location; and iv. site conditions limit its ability to comply with the maximum allowable Heights of this section.	
Through Lots	Subdivision of a Through Lot in the RS7 or RS4-I zone is not permitted.	Add to RS7 "Conditions of Use" Notwithstanding Section 386.5 subdivision is permitted for a Through Lot where one of the abutting streets is a controlled access Highway or classified Arterial, in accordance with Interior Lot subdivision regulations. Add to RS4-I "Conditions of Use" Notwithstanding Section 365.4 subdivision is permitted for a Through Lot where one of the abutting streets is a controlled access Highway or classified Arterial, in accordance with Interior Lot subdivision regulations.	Add to RS7 "Conditions of Use" Notwithstanding Section 386.5 subdivision is permitted for a Through Lot where one of the abutting Streets is a controlled access highway or classified Arterial, and the Front Lot Lines are achieved on the lower classification roadway, in accordance with Interior Lot subdivision regulations. Add to RS4-I "Conditions of Use" Notwithstanding Section 365.4 subdivision is permitted for a Through Lot where one of the abutting streets is a controlled access highway or classified Arterial, and the Front Lot Lines are achieved on the lower classification roadway, in accordance with Interior Lot subdivision regulations.	Clarified that subdivision is permitted as long as access is provided from the lower classification road only.
Accessory Residential Use	"Accessory Residential Use" means a residential use consisting of one dwelling unit that is accessory to a principal use, exclusively for the accommodation of an owner, operator, manager, resident counsellor, caretaker or minister, and his or her immediate family; limited to one per lot except as specifically provided for in this Bylaw.	"Accessory Residential Use" means a residential use consisting of an Accessory Dwelling Unit that is contained in a Principal Building, exclusively for the accommodation of an owner, operator, manager, resident counsellor, caretaker or minister, and their immediate family; limited to one per Lot except as specifically provided for in this Bylaw. Add Condition of Use to the P1, P3, P7, P8 zones An Accessory Residential Use is permitted in a Building that does not contain a Principal use.	"Accessory Residential Use" means a residential use consisting of an Accessory Dwelling Unit that is contained in a Principal Building, exclusively for the accommodation of an owner, operator, manager, resident counsellor, caretaker or minister, and their immediate family; limited to one per Lot except as specifically provided for in this Bylaw. Add Condition of Use to the P1, P3, P7, P8 zones An Accessory Residential Use is permitted in a Building that does not contain a Principal use.	
Accessory Residential Use + Home Occupation	Where Home Occupation and Accessory Residential use are permitted, there is no reference that the Home Occupation has to occur in the Accessory Residential use.	<i>Section 140 (Uses Permitted in Specific Zones)</i> Home Occupation Level – 1 is permitted in all zones in which an Accessory Residential Use, Accessory Farm Dwelling Unit,	<i>Section 140 (Uses Permitted in Specific Zones)</i> Home Occupation – Level 1 is permitted in all zones in which an Accessory Residential Use, ~~Accessory Farm Dwelling Unit,~~	Permitting Home Occupation – Level 1 in an Accessory Farm Dwelling Unit or Coach House through the AgRefresh Update.

		Secondary Suite, Coach House, Garden Suite or Lock-off Unit is permitted, and shall: i. be carried out exclusively by a Resident of the Accessory Residential Use, Accessory Farm Dwelling Unit, Secondary Suite, Coach House, Garden Suite or Lock-off Unit in which the Home Occupation is located; and ii. comply with all other Home Occupation Level – 1 regulations in Section 140	
Landscaping	<i>Section 140 (Landscaping)</i> 140.6.2. b. Any off-street parking area, maneuvering aisle, loading, or unenclosed storage area shall be separated from: i. an adjoining street by a landscaped area not less than 3.0 m in width; ii. a directly abutting lot by a landscaped area of not less than 1.5 m in width, except for Industrial Zoned lots, which will be 1.0 m in width	<i>Section 140 (Landscaping)</i> 140.6.2. b. Any off-street parking area, Maneuvering Aisle, loading, or unenclosed storage area shall be separated from: i. an adjoining Street by a landscaped area not less than 3.0 m in width; ii. a directly abutting Lot by a landscaped area of not less than 1.5 m in width; and iii. notwithstanding the landscape widths above, an Industrial zoned Lot may reduce the landscaped area adjoining a street from 3.0 m to 1.5 m in width, and the landscaped area along a Lot Line directly abutting another Industrial zoned or Industrial designated Lot from 1.5 m to 0 m in width, provided the total landscaped area meets the total required landscaped area calculated without any reductions.	
Height	"Height" means: (1) for single detached dwellings and duplexes, the vertical distance measured from the average finished grade level, determined by averaging the finished grades at the extreme corners of the Building faces surrounding the perimeter of a Building, to: ... (2) for all other types of buildings, the vertical distance measured from the average existing grade level, determined by averaging the existing grades at the extreme corners of the Building faces surrounding the perimeter of a Building, to: ...	"Height" means the vertical distance measured from the average Finished Grade level, determined by averaging the Finished Grades at the extreme corners of the Building faces surrounding the perimeter of a Building, to: ...	"Height" means the vertical distance measured from the average Finished Grade level, determined by averaging the Finished Grades at the extreme corners of the Building faces surrounding the perimeter of a Building, to: ...

387 – Coach House Residential Zone (RCH)

RCH

Intent: To accommodate Single Detached Dwellings and Coach Houses on urban Lots with municipal lane access in the Urban 3 – Infill Land Use Designation and new neighbourhoods.

387.1 Permitted Uses

Permitted Uses Table for RCH Zone	
Principal Uses	
.1	Residential Care
.2	Single Detached Dwelling
Accessory Uses	
.3	Boarding
.4	Coach House
.5	Home Occupation - Level 1

387.2 Site Specific Development Regulations

n/a

387.3 Development Regulations

Development Regulations Table for RCH Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 0.5, excluding the Floor Area of a Coach House
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – no less than the actual Setback of the Principal Building
.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 13.5 m b. Accessory Building or Structure – 1.0 m
.4 Maximum Setbacks (Rear Lot Line)	a. Accessory Building or Structure with Coach House – 1.5 m
.5 Minimum Setbacks (Interior Side Lot Line – Coach House side)	a. Principal Building – 1.2 m b. Accessory Building or Structure – 1.2 m c. Accessory Building or Structure with Coach House – 0.3 m, except 0.0 m where constructed on the Interior Side Lot Line
.6 Minimum Setbacks (Interior Side Lot Line – Parking side)	a. Principal Building – 1.2 m b. Accessory Building or Structure – 1.2 m c. Accessory Building or Structure with Coach House – 2.9 m
.7 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – 3.0 m
.8 Minimum Setbacks between Buildings	a. Between Principal Building and Accessory Building or Structure with Coach House – 6.0 m b. Between Principal Building and Accessory

387 – Coach House Residential Zone (RCH)

RCH

	Building or Structure – 1.5 m c. Between Accessory Building or Structure and Accessory Building or Structure with Coach House – 1.5 m
.9 Height (maximum)	a. Principal Building - 8.5 m or three Storeys, whichever is less b. Accessory Building or Structure - 4.5 m c. Accessory Building or Structure with Coach House – 6.5 m or 2 Storeys, whichever is less
.10 Maximum vertical distance of Basement above ground	a. 1.4 m above average Finished Grade
.11 Lot Coverage (maximum)	a. 50%

387.4 Subdivision Regulations

Subdivision Regulations Table for RCH Zone	
Column I	Column II
Lot Size (minimum)	a. Interior Lot – 300 m ² b. Corner Lot – 360 m ² c. Through Lot – Not permitted d. Panhandle Lot – Not permitted
Lot Width (minimum)	a. Interior Lot – 9.0 m b. Corner Lot – 11.0 m c. Through Lot – Not permitted d. Panhandle Lot – Not permitted
Front Lot Line length (minimum)	a. Interior Lot - 9.0 m b. Corner Lot – 11.0 m c. Through Lot – Not permitted d. Panhandle Lot – Not permitted
Rear Lot Line length (minimum)	e. Interior Lot - 9.0 m f. Corner Lot – 11.0 m g. Through Lot – Not permitted h. Panhandle Lot – Not permitted
Lot Depth (minimum)	a. Interior Lot – 31.0 m b. Corner Lot – 31.0 m c. Through Lot – Not permitted d. Panhandle Lot – Not permitted

387.5 Landscaping

- .1 Refer to Section 140 for requirements pertaining to landscaping.

387 – Coach House Residential Zone (RCH)

RCH

387.6 Off-Street Parking

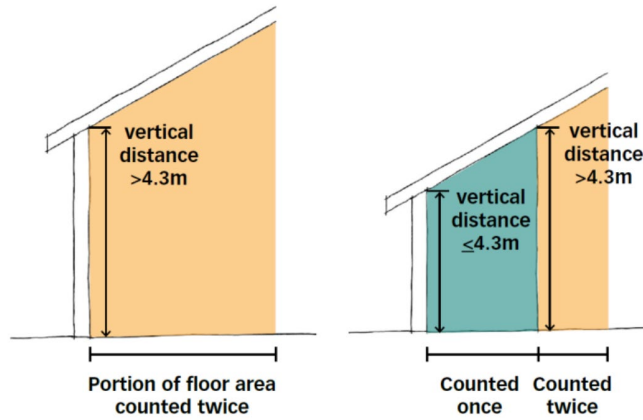
- .1 Refer to Section 150 for requirements pertaining to off-street parking.

387.7 Conditions of Use

- .1 A Coach House:
- a. be limited to one such Use per Lot;
 - b. be limited to a maximum floor area not greater than the total floor area of the detached garage, or 55 m², whichever is less, and for the purpose of calculation, floor area shall exclude cantilevered portions up to a maximum length of 3.0 m and a maximum projection of 1.0 m;
 - c. be located on the same Lot as the Principal Building;
 - d. be located on a Lot other than a Panhandle or Through Lot;
 - e. not be on a Lot in a bare land strata (except where road infrastructure meets City bylaw standards);
 - f. not be located between the Principal Building and the Front Lot Line;
 - g. not be operated where there is a Residential Care or Boarding Use on the Lot;
 - h. be permitted where all the vehicular access for the required off street parking for Principal and Accessory Uses is provided off the municipal lane.
- .3 In the case of a Coach House constructed on the Interior Side Lot Line – Coach House side, the Coach House shall be simultaneously designed and constructed in conjunction with a second Coach House located on the Interior Side Lot Line – Coach House side of an adjacent Lot utilizing a party wall agreement.
- .4 A Principal Building consisting of more than one Storey shall have reduced massing at the uppermost Storey, to be achieved as follows:
- a. The Gross Floor Area of the uppermost Storey shall not exceed 80% of the Gross Floor Area of the Storey immediately below;
 - b. The front or one or more side Building Face(s) of the uppermost Storey shall be recessed by a minimum of 1.2 m from the Building Face(s) of the Storey immediately below;
 - i. For the purpose of measuring the recessed area of the uppermost Storey, structural supports of covered verandahs, porches, patios and entranceways shall be considered part of the Building Face(s); and
 - c. The rear Building Face of the uppermost Storey shall not project beyond the rear Building Face of the storey immediately below, except for permitted projections into Setbacks as specified in Section 140; and
 - d. 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.

387 – Coach House Residential Zone (RCH)

RCH



DRAFT

440 – Rowhouse Residential Zone (RMR)

RMR

Intent: To enable Rowhouse development on consolidated Lots that are designated Urban 2 – Ground Oriented in the OCP.

440.1 Permitted Uses

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

440.2 Site Specific Permitted Uses

n/a

440.3 Development Regulations (Lots with Rear Lane Access)

Development Regulations Table for RMR Zone with Rear Lane Access	
Column I	Column II
.1 Density (minimum and maximum)	a. Floor Space Ratio – 0.5 to 1.5
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – no less than the actual Setback of the Principal Building
.3 Maximum Setback (Front Lot Line)	a. Principal Building – 3.5 m
.4 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 12.0 m b. Accessory Building or Structure – 1.0 m
.5 Maximum Setback (Rear Lot Line)	a. Accessory Building or Structure with a garage – 1.5 m, except 6.0 m where a required parking space is provided outside the garage.
.6 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.2 m, except 0.0 m from an Interior Side Lot Line shared with an attached Rowhouse Dwelling Unit b. Accessory Building or Structure – 1.0 m, except 0.0 m from an Interior Side Lot Line shared with an attached garage
.7 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – 1.2 m
.8 Minimum Setbacks (between Buildings)	a. Principal Building and Accessory Building or Structure – 1.5 m b. Between Principal Building and Accessory Building or Structure with a garage – 4.5 m
.9 Lot coverage (maximum)	a. 65%

440 – Rowhouse Residential Zone (RMR)

RMR

.10 Height (maximum)	a. Principal Building – 11 m or three storeys, whichever is less b. Accessory Building or Structure – 4.5 m
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440.4 Development Regulations (Lots without Rear Lane Access)

Development Regulations Table for RMR Zone without Rear Lane Access	
Column I	Column II
.1 Density (minimum and maximum)	a. Floor Space Ratio – 0.5 to 1.5
.2 Minimum Setback (Front Lot Line)	a. Principal Building – 3.0 m, except 6.0 m where a garage faces the Front Lot Line b. Accessory Building or Structure – no less than the actual Setback of the Principal Building
.3 Maximum Setback (Front Lot Line)	a. Principal Building 6.0 m
.4 Minimum Setback (Rear Lot Line)	a. Principal Building – 6.0 m b. Accessory Building or Structure – 1.0 m
.5 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.2 m, except 0.0 m from an Interior Side Lot Line shared with an attached Rowhouse Dwelling Unit b. Accessory Building or Structure – 1.0 m
.6 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – 1.2 m
.7 Minimum Setbacks (between buildings)	a. Principal Building and Accessory Building or Structure – 1.5 m
.8 Lot coverage (maximum)	a. 65%
.9 Height (maximum)	a. Principal Building – 11 m or three storeys, whichever is less b. Accessory Building or Structure – 4.5 m

440.5 Site Specific Development Regulations

n/a

440.6 Subdivision Regulations (Lots with Rear Lane Access)

Subdivision Regulations Table for RMR Zone with Rear Lane Access	
Column I	Column II
.1 Lot size (minimum)	a. End Lot – 180 m ² b. Internal Lot – 140 m ² c. Corner Lot – 235 m ²
.2 Lot Width (minimum)	a. End Lot – 5.7 m b. Internal Lot – 4.5 m c. Corner Lot – 7.5 m

440 – Rowhouse Residential Zone (RMR)

RMR

.3 Lot Depth (minimum)	a. End Lot – 32.0 m b. Internal Lot – 32.0 m c. Corner Lot – 32.0 m
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440.7 Subdivision Regulations (Lots without Rear Lane Access)

Subdivision Regulations Table for RMR Zone without Rear Lane Access	
Column I	Column II
.4 Lot size (minimum)	d. End Lot – 185 m ² e. Internal Lot – 150 m ² f. Corner Lot – 235 m ²
.5 Lot Width (minimum)	a. End Lot – 6.7 m b. Internal Lot – 5.5 m c. Corner Lot – 8.5 m
.6 Lot Depth (minimum)	d. End Lot – 28.0 m e. Internal Lot – 28.0 m f. Corner Lot 28.0 m

440.8 Landscaping

- .1 Refer to section 140 for requirements pertaining to landscaping.

440.9 Off-Street Parking

- .1 Refer to section 150 for requirements pertaining to off-street parking.

440.10 Conditions of Use

- .1 No garage door(s) shall be provided on the Building Face(s) of the Principal Building fronting the Front Lot Line when the Lot has access from the rear lane.
- .2 Rowhouse Lots without rear lane access are only permitted on Local roads as shown on Map 4 of the Official Community Plan.
- .3 Any Dwelling Unit with vehicle access from a Street shall:
- a. Have a driveway limited to 3.0 m in width; and
 - b. Have a maximum garage width of 3.0 m, measured between the interior faces of the side walls of the garage.

436 – Multiplex Residential Zone (RMX)

RMX

Intent: The Multiplex Residential Zone establishes specific land use and development regulations for three and four unit Townhouse developments on existing urban lots in the Urban 2 – Ground Oriented Land Use Designation.

436.1 Permitted Uses

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

436.2 Site Specific Permitted Uses

n/a

436.3 Development Regulations

Development Regulations Table for RMX Zone	
Column I	Column II
.1 Density (minimum and maximum)	a. Floor Space Ratio – 0.5 to 1.5 b. Maximum of four Dwelling Units
.2 Minimum Setback (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 – no less than the actual Setback of the Principal Building
.3 Minimum Setback (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. Accessory Building or Structure – no less than the actual Setback of the Principal Building
.4 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building and Accessory Building or Structure – 1.8 m, except when adjacent to a lane, then 3.0 m or 6.0 m where a garage faces an Interior Side Lot Line.
.5 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
.6 Minimum Setbacks (between buildings)	a. Between Principal Buildings on the same lot – 9.0 m, except i. 6.0 m where the front or rear elevation of a Principal Building

436 – Multiplex Residential Zone (RMX)

RMX

	faces a side elevation of a Principal Building ii. 2.0 m where side elevations of Principal Buildings are parallel b. Principal Building and Accessory Building or Structure – 1.5 m
.7 Lot coverage (maximum)	a. 55%
.8 Height (maximum)	a. Principal Building – 9.5 m or three Storeys, whichever is less b. Accessory Building or Structure – 4.5 m or one Storey, whichever is less

436.4 Site Specific Development Regulations

n/a

436.5 Subdivision Regulations

n/a

436.6 Landscaping

- .1 Refer to Section 140 for requirements pertaining to landscaping.

436.7 Off-Street Parking

- .1 Refer to section 150 for requirements pertaining to off-street parking. Notwithstanding Section 150, visitor parking spaces are not required.

436.8 Conditions of Use

- .1 Each Dwelling Unit must be provided with access to on-site common or private outdoor amenity area consisting of at least 10.0 m² per Dwelling Unit located outside of the Interior Side Lot Line setback. The outdoor amenity area must:
- a. be located at ground level and not have slope greater than 5%
 - b. provide for greenery, recreational space, or other leisure activities normally carried out outdoors
- .2 Any Dwelling Unit with vehicle access from a Street shall:
- a. Have a driveway limited to 4.0 m in width; and
 - b. Have a maximum garage width of 4.0 m, measured between the interior faces of the side walls of the garage.

436 – Multiplex Residential Zone (RMX)

RMX

- .3 Building Face(s) of the Principal Building fronting a municipal lane are not permitted any doors on the ground level, except garage doors.
- .4 Where a Lot abuts two lanes, and one of the lanes is adjacent to the Interior Side Lot Line, provided that there is no vehicle access or garage facing the lane, the minimum setback from the lane adjacent to the Interior Side Lot Line is 1.8 m.

DRAFT

Apartment	Current (Bylaw No. 2400-2014) Per Unit 1 space for each studio Dwelling Unit 1.5 spaces for each dwelling unit having 1 or more bedrooms	Proposed (March 7, 2022 at the Executive Meeting) 1 space for each studio Dwelling Unit 1 spaces for each 1 bedroom Dwelling Unit 1.5 spaces for each Dwelling Unit having more than 1 bedroom	Bylaw Amendment (No. 3249-2022) 1 space for each studio Dwelling Unit 1.25 spaces for each 1 bedroom Dwelling Unit 1.5 spaces for each Dwelling Unit having more than 1 bedroom	Minor Updates Clarified the parking requirement for 1 bedroom Dwelling Units, which was inaccurately presented in the Report presented on March 7, 2022.
Large Scale Commercial	Current (Bylaw No. 2400-2014) Large Scale Commercial Calculation Rule & Rate New use for the purposes of calculating parking.	Proposed (March 7, 2022 at the Executive Meeting) (Section 150.2 Calculation Rules) Where commercial gross floor area exceeds 2,500 m ² on one Lot, parking shall be calculated as follows: a. a rate of 1 space per 35 m ² of gross floor area is used; b. notwithstanding the respective provisions in Section 150, a change of use is exempt from a new parking calculation; and c. notwithstanding the respective provisions in Section 150, Parking Spaces may be removed to provide a Child Care Centre's minimum required outdoor amenity area without a new parking calculation.	Bylaw Amendment (No. 3249-2022) (Section 150.2 Calculation Rules) Where commercial Gross Floor Area exceeds 2,500 m ² on one Lot, parking shall be calculated as follows: a. a rate of 1 space per 35 m ² of Gross Floor Area is used; b. notwithstanding the respective provisions in Section 150, a change of Use is exempt from a new parking calculation; and c. notwithstanding the respective provisions in Section 150, Parking Spaces may be removed to provide a Child Care Centre's minimum required outdoor amenity area without a new parking calculation.	Minor Updates
Industrial	Current (Bylaw No. 2400-2014) Manufacturing 1 space per 93 m ² of gross floor area, plus 1 space per 40 m ² of gross floor area used for office, display or sales Warehousing 1 space per 93 m ² of plant or warehouse gross floor area, plus 1 space per 40 m ² of gross floor area used for office, display or sales Self Storage 1 space per 800 m ² of gross floor area Mini Storage "Mini Storage" means a building containing separate, individual storage units, designed to be rented or leased to the general public for storage of personal goods, materials, and equipment.	Proposed (March 7, 2022 at the Executive Meeting) 1 space per 100 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 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 space per 800 m ² of gross floor area "Self Storage" means a building containing separate, individual storage units, designed to be rented or leased to the general public for storage of personal goods, materials, and equipment.	Bylaw Amendment (No. 3249-2022) 1 space per 100 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 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 space per 800 m ² of Gross Floor Area "Self Storage" means a Building containing separate, individual storage units, designed to be rented or leased to the general public for storage of personal goods, materials, and equipment.	Minor Updates
Electric Vehicle	Current (Bylaw No. 2400-2014) Electric Vehicle Parking Requirement New requirement.	Proposed (March 7, 2022 at the Executive Meeting) Section 150 (Electric Vehicle Parking Requirements) 1. Notwithstanding Section <#>, Electric Vehicle charging infrastructure requirements shall apply only to: a. A new Building or Structure 2. For residential Principal Uses with separate private Parking Spaces, one Energized Outlet capable of providing Level 2 Charging or higher shall be provided for each Dwelling Unit that has required residential Parking Spaces. 3. For residential Principal Uses with common parking areas: a. all required Parking Spaces for Dwelling Units are required to have raceways or conduit, with drawstrings, capable of providing Level 2 Charging or higher, including all electrical equipment; and	Bylaw Amendment (No. 3249-2022) Section 150 (Electric Vehicle Parking Requirements) 1. Notwithstanding Section 150.1.1 , Electric Vehicle charging infrastructure requirements shall apply only to: a. A new Building or Structure 2. For residential Principal Uses with separate private Parking Spaces, one Energized Outlet capable of providing Level 2 Charging or higher shall be provided for each Dwelling Unit that has required residential Parking Spaces. 3. For residential Principal Uses, <u>except</u> Supported Housing, with common parking areas: a. all required Parking Spaces for Dwelling Units are required to have raceways or conduit, with drawstrings, capable of providing Level 2 Charging or higher, including all electrical equipment; and	Minor Updates Clarified that Electric Vehicle charging infrastructure is not required for Supported Housing.

		b. all required Parking Spaces or 1 per Dwelling Unit, whichever is less, are required to have an adjacent Energized Outlet, capable of providing Level 2 Charging or higher. 4. 20% of Parking Spaces for required residential visitor parking, and no less than one Parking Space if residential visitor parking is provided, are each required to have an adjacent Energized Outlet capable of providing Level 2 Charging or higher. 5. Energized Outlets shall be labelled for the use of Electric Vehicle charging. 6. For designs where an Electric Vehicle Energy Management System is used, designs shall achieve a performance standard of 3 way sharing on a 40A circuit, or similar standard to ensure comparable rates of charging.	b. all required Parking Spaces or 1 per Dwelling Unit, whichever is less, are required to have an adjacent Energized Outlet, capable of providing Level 2 Charging or higher. 4. 20% of Parking Spaces for required residential visitor parking, and no less than one Parking Space if residential visitor parking is provided, are each required to have an adjacent Energized Outlet capable of providing Level 2 Charging or higher. 5. Energized Outlets shall be labelled for the use of Electric Vehicle charging. 6. For designs where an Electric Vehicle Energy Management System is used, designs shall achieve a performance standard of 3 way sharing on a 40A circuit, or similar standard to ensure comparable rates of charging.	
Electric Vehicle	New definition.	"Electric Vehicle" means a vehicle that uses electricity for propulsion, and that can use an external source of electricity to charge the vehicle's batteries.	"Electric Vehicle" means a vehicle that uses electricity for propulsion, and that can use an external source of electricity to charge the vehicle's batteries.	
Electric Vehicle Energy Management System	New definition.	"Electric Vehicle Energy Management System" means a system to control Electric Vehicle Supply Equipment electrical loads comprised of monitor(s), communications equipment, controller(s), timer(s) and other applicable devices.	"Electric Vehicle Energy Management System" means a system to control Electric Vehicle Supply Equipment electrical loads comprised of monitor(s), communications equipment, controller(s), timer(s) and other applicable devices.	
Electric Vehicle Supply Equipment	New definition.	"Electric Vehicle Supply Equipment" means a complete assembly consisting of conductors, connectors, devices, apparatus, and fittings installed specifically for the purpose of power transfer and information exchange between a branch electric circuit and an Electric Vehicle.	"Electric Vehicle Supply Equipment" means a complete assembly consisting of conductors, connectors, devices, apparatus, and fittings installed specifically for the purpose of power transfer and information exchange between a branch electric circuit and an Electric Vehicle.	
Energized Outlet	New definition.	"Energized Outlet" means a connected point in an electrical wiring installation at which current is taken to supply utilization equipment.	"Energized Outlet" means a connected point in an electrical wiring installation at which current is taken to supply utilization equipment.	
Level 2 Charging	New definition.	"Level 2 Charging" means a Level 2 Electric Vehicle charging level as defined by SAE International's J1772 standard and includes variable rate charging that is controlled by an Electric Vehicle Energy Management System.	"Level 2 Charging" means a Level 2 Electric Vehicle charging level as defined by SAE International's J1772 standard and includes variable rate charging that is controlled by an Electric Vehicle Energy Management System.	

Bicycle		Current (Bylaw No. 2400-2014)	Proposed (March 7, 2022 at the Executive Meeting)	Bylaw Amendment (No. 3249-2022)	Minor Updates
Apartment (long term)	0.25 space per dwelling unit	1 space per Dwelling Unit	1 space per Dwelling Unit		
Dormitory (long term)	New requirement.	0.25 spaces per Sleeping Unit	0.25 spaces per Sleeping Unit		
Congregate Housing (long term)	New requirement.	0.5 spaces per Dwelling Unit	0.5 spaces per Dwelling Unit		
Congregate Care (long term)	New requirement.	0.1 spaces per Sleeping Unit 0.1 spaces per Dwelling Unit	0.1 spaces per Sleeping Unit 0.1 spaces per Dwelling Unit		
Supported Housing (long term)	New requirement.	0.5 spaces per Dwelling Unit 0.5 spaces per Sleeping Unit	0.5 spaces per Dwelling Unit 0.5 spaces per Sleeping Unit		
Apartment, Dormitory, Congregate Housing, Congregate Care or Supported Housing (short term)	New requirement.	6 spaces per Principal Building	6 spaces per Principal Building		

Commercial (long term)	New requirement.	Office Use greater than 2,500 m ² of Gross Floor Area: 5 spaces 1 additional space per each additional 500 m ² of Gross Floor Area greater than 2,500 m ²																											
Commercial (short term)	1 space per each 500 m ² of gross floor area	1 space per 500 m ² of gross floor area, or part thereof																											
Design Standards	Required bicycle parking spaces shall be provided in the form of lockers, racks, or combination thereof and shall be: a. arranged so as to ensure the safe and convenient circulation of bicycles; and b. be provided on the same lot as the buildings for which they are required.	<i>Section 150 (Off-Street bicycle parking)</i> 1. Off-street bicycle parking shall be provided in accordance with Table 2: <table><tr><th>Use</th><th>Long Term Requirement</th><th>Short Term Requirement</th></tr><tr><td>Apartment</td><td>1 space per Dwelling Unit</td><td></td></tr><tr><td>Dormitory</td><td>0.25 spaces per Dwelling Unit</td><td></td></tr><tr><td>Congregate Housing</td><td>0.5 spaces per Dwelling Unit</td><td>6 spaces per Principal Building</td></tr><tr><td>Congregate Care</td><td>0.1 spaces per Sleeping Unit</td><td></td></tr><tr><td>Supported Housing</td><td>0.5 spaces per Dwelling Unit 0.5 spaces per Sleeping Unit</td><td></td></tr><tr><td>Commercial</td><td>Office Use greater than 2500 m² of Gross Floor Area: 5 spaces 1 additional space per each additional 500 m² of Gross Floor Area greater than 2,500 m²</td><td>1 space per 500 m² of Gross Floor Area, or part thereof</td></tr><tr><td>Post-Secondary Institution</td><td>n/a</td><td>3 spaces for each classroom</td></tr><tr><td>School</td><td>n/a</td><td>1 space per each classroom</td></tr></table> 2. Long-term bicycle parking must be located in fully enclosed, secured rooms within the Building for which they are required, the total area of which shall be a minimum of 1,75 m² per required bicycle parking space. Long-term bicycle parking rooms shall: - be located adjacent to the elevator access to Storeys above when located in the underground parking structure; - be designed to accommodate a maximum of 40 bicycles in a single room, not including those within bike lockers; - include bicycle parking spaces provided in the form of lockers, permanently anchored racks that provide two points of contact with the bike frame, or combination thereof; and - include bicycle parking spaces that are: - arranged with a minimum of 50% of the spaces placed horizontally; and - arranged with a minimum of 25% of the spaces having an adjacent Energized Outlet. 3. Short-term bicycle parking shall: - be located in a highly visible location near a building main entrance; - have access routes that provide a minimum clear width of 2.0 metres; - be provided in permanently anchored racks that provide two points of contact with the bike frame; and - be well-lit.	Use	Long Term Requirement	Short Term Requirement	Apartment	1 space per Dwelling Unit		Dormitory	0.25 spaces per Dwelling Unit		Congregate Housing	0.5 spaces per Dwelling Unit	6 spaces per Principal Building	Congregate Care	0.1 spaces per Sleeping Unit		Supported Housing	0.5 spaces per Dwelling Unit 0.5 spaces per Sleeping Unit		Commercial	Office Use greater than 2500 m ² of Gross Floor Area: 5 spaces 1 additional space per each additional 500 m ² of Gross Floor Area greater than 2,500 m ²	1 space per 500 m ² of Gross Floor Area, or part thereof	Post-Secondary Institution	n/a	3 spaces for each classroom	School	n/a	1 space per each classroom
		Use	Long Term Requirement	Short Term Requirement																									
		Apartment	1 space per Dwelling Unit																										
Dormitory	0.25 spaces per Dwelling Unit																												
Congregate Housing	0.5 spaces per Dwelling Unit	6 spaces per Principal Building																											
Congregate Care	0.1 spaces per Sleeping Unit																												
Supported Housing	0.5 spaces per Dwelling Unit 0.5 spaces per Sleeping Unit																												
Commercial	Office Use greater than 2500 m ² of Gross Floor Area: 5 spaces 1 additional space per each additional 500 m ² of Gross Floor Area greater than 2,500 m ²	1 space per 500 m ² of Gross Floor Area, or part thereof																											
Post-Secondary Institution	n/a	3 spaces for each classroom																											
School	n/a	1 space per each classroom																											

New Uses	Current (Bylaw No. 2400-2014)	Proposed (March 7, 2022 at the Executive Meeting)	Bylaw Amendment (No. 3249-2022)	Minor Updates
Dormitory	New category.	0.5 spaces per Sleeping Unit	0.5 spaces per Sleeping Unit	
Lock-off Unit	New category.	see Apartment	see "Apartment"	

Emergency Shelter	New category.	1 space per 100 m ² of gross floor area or 4 spaces, whichever is greater	1 space per 100 m ² of Gross Floor Area or 4 spaces, whichever is greater	
Home Child Care, Minor	New category.	1 space	1 space	
Home Child Care, Major	New category.	1 space 2 spaces for drop-off/pick-up	1 space 2 spaces for drop-off/pick-up	
Congregate Housing	New category. (previously Congregate Apartment)	1 space per Dwelling Unit 0.2 additional visitor parking spaces for each Dwelling Unit, located to be accessible to the public	0.5 spaces per Sleeping Unit 1 space per Dwelling Unit 0.2 additional visitor parking spaces for each Dwelling Unit or Sleeping Unit, located to be accessible to the public	Clarified that there is a separate parking requirement for Sleeping Units.
Congregate Care	New category. (previously Personal Care)	0.5 spaces per Sleeping Unit 0.75 spaces per Dwelling Unit	0.5 spaces per Sleeping Unit 0.75 spaces per Dwelling Unit	
Supported Housing	New category.	Single Detached - 2 spaces Apartment or Dormitory: 0.25 spaces per Sleeping Unit 0.25 spaces per Dwelling Unit 0.1 spaces per Dwelling Unit for employee parking or 3.0 spaces, whichever is greater	Single Detached - 2 spaces Apartment or Dormitory: 0.25 spaces per Sleeping Unit 0.25 spaces per Dwelling Unit 0.1 spaces per Dwelling Unit for employee parking or 3.0 spaces, whichever is greater	
Boarding House	New category.	1 space per Sleeping Unit	1 space per Sleeping Unit	
Community Service	New category.	see "Retail"	see "Retail"	

Updated Uses		Current (Bylaw No. 2400-2014)	Proposed (March 7, 2022 at the Executive Meeting)	Bylaw Amendment (No. 3249-2022)	Minor Updates
Child Care Centre	1 space per 30 m ² of gross floor area	1 space per 30 m ² of gross floor area or 4 spaces, whichever is greater, 2 of which must be designated for drop-off/pick-up	1 space per 30 m ² of gross floor area or 4 spaces, whichever is greater, 2 of which must be designated for drop-off/pick-up	1 space per 30 m ² of Gross Floor Area or 4 spaces, whichever is greater, 2 of which must be designated for drop-off/pick-up	
Accessory Child Care Centre	1 space per 10 children in care	Move the parking rate to the RCS zone as a specific rate applicable to this zone only, and delete from Table 4 in Section 150.	Move the parking rate to the RCS zone as a specific rate applicable to this zone only, and delete from Table 4 in Section 150.	Move the parking rate to this zone only, and delete from Table 4 in Section 150.	
Drive-Through Restaurant	1 space per 50 m ² of gross floor area up to 100 m ² ; plus 1 space for each additional 33 m ² , or portion thereof, above 100 m ² ; plus an 8 vehicle queuing area in advance of the drive through-pick-up window	1 space per 50 m ² of gross floor area up to 100 m ² 1 space for each additional 20 m ² , or portion thereof, above 100 m ² 8 vehicle queuing area in advance of the drive through-pick-up window	1 space per 50 m ² of gross floor area up to 100 m ² 1 space for each additional 20 m ² , or portion thereof, above 100 m ² 8 vehicle queuing area in advance of the drive through-pick-up window	1 space per 50 m ² of Gross Floor Area up to 100 m ² 1 space for each additional 20 m ² , or portion thereof, above 100 m ² 8 vehicle queuing area in advance of the drive through-pick-up window	
Outdoor Sports	Marina – 1 space for every 2 boat mooring spaces Archery or Rifle Range – 1.5 spaces for each stall or firing point Stadium – 1 space for every 5 fixed seats Other Outdoor Sports Uses – 1 space for every 50 m ² of area	Marina - 1 space for every 2 boat mooring spaces Archery Range - 1 space for each stall or firing point Stadium – 1 space for every 5 fixed seats Other Outdoor Sports Uses – 1 space for every 50 m ² of area	Marina - 1 space for every 2 boat mooring spaces Archery Range - 1 space for each stall or firing point Stadium – 1 space for every 5 fixed seats Other Outdoor Sports Uses – 1 space for every 50 m ² of area	Marina - 1 space for every 2 boat mooring spaces Archery Range - 1 space for each stall or firing point Stadium – 1 space for every 5 fixed seats Other Outdoor Sports Uses – 1 space for every 50 m ² of area	
Shooting Range	Referred to under "Outdoor Sports" use	1 space for each stall or firing point	1 space for each stall or firing point	1 space for each stall or firing point	
Building Supply, Data Centre, Trade School	see "Warehousing"	see "Manufacturing"	see "Manufacturing"	see "Manufacturing"	
Retail	Less than 400 m ² of gross floor area – 1 parking space for every 36m ² 400 m ² to 4,000 m ² of gross floor area – 1 parking space for every 33m ² Greater than 4,000 m ² of gross floor area – 1 parking space per 40m ²	1 space per 35 m ² of gross floor area	1 space per 35 m ² of gross floor area	1 space per 35 m ² of gross floor area	

Secondary Suite in RMF	0.5 spaces per dwelling unit	Remove from the parking table.	Remove from the parking table.	
Schools - Secondary	3 spaces for every classroom 1 space for every 10 m ² of floor area for associated assembly hall/gymnasium 2 spaces for loading/unloading of buses	3 spaces for every classroom (excludes ancillary rooms such as libraries, cafeterias, kitchens) 1 space for every 10 m ² of floor area for associated gymnasium and theatre 2 spaces for the loading and unloading of buses	3 spaces for every classroom (excludes ancillary rooms such as libraries, cafeterias, kitchens) 1 space for every 10 m ² of Gross Floor Area for associated gymnasium and theatre 2 spaces for the loading and unloading of buses	
Schools - Middle	1.5 spaces per classroom 9 spaces for drop-off 1 space for every 10 m ² of floor area for associated assembly hall/gymnasium 2 spaces for loading/unloading of buses	1.5 spaces for every classroom (excludes ancillary rooms such as libraries, cafeterias, kitchens) 9 spaces for drop-off 1 space for every 10 m ² of floor area for associated gymnasium and theatre 2 spaces for the loading and unloading of buses	1.5 spaces for every classroom (excludes ancillary rooms such as libraries, cafeterias, kitchens) 9 spaces for drop-off 1 space for every 10 m ² of Gross Floor Area for associated gymnasium and theatre 2 spaces for the loading and unloading of buses	Clarified that it is Gross Floor Area.
Schools - Elementary	1 space for every classroom 9 spaces for drop-off 1 space for every 10 m ² of floor area for associated assembly hall/ gymnasium 2 parking spaces for loading/unloading of buses	1 space for every classroom (excludes ancillary rooms such as libraries, cafeterias, kitchens) 9 spaces for drop-off 1 space for every 10 m ² of floor area for associated gymnasium and theatre 2 spaces for the loading and unloading of buses	1 space for every classroom (excludes ancillary rooms such as libraries, cafeterias, kitchens) 9 spaces for drop-off 1 space for every 10 m ² of Gross Floor Area for associated gymnasium and theatre 2 spaces for the loading and unloading of buses	
Post Secondary Institution	10 spaces per classroom 1 space per 40m ² of gross floor area for offices 1 space for every 10m ² of floor area for associated assembly hall/gymnasium	10 spaces for every classroom (excludes ancillary rooms such as libraries, cafeterias, kitchens) 1 space per 40 m ² of gross floor area for offices 1 space for every 10 m ² of floor area for associated gymnasium and theatre	10 spaces for every classroom (excludes ancillary rooms such as libraries, cafeterias, kitchens) 1 space per 40 m ² of Gross Floor Area for offices 1 space for every 10 m ² of Gross Floor Area for associated gymnasium and theatre	
Tourist Accommodation	1 space per accommodation unit; plus 1 space per 20 m ² of meeting room	1 space per Sleeping Unit 1 space per Dwelling Unit 1 space per 20 m ² of meeting room floor area	1 space per Sleeping Unit 1 space per Dwelling Unit 1 space per 20 m ² of meeting room floor area	
Accessible Requirements	1 space for 10-50 stalls 1 additional space for each additional 50 stalls	1 space for 10-50 stalls 1 additional space for each additional 50 stalls or part thereof, up to 300 1% additional spaces for each additional stalls greater than 300.	1 space for 10-50 stalls 1 additional space for each additional 50 stalls or part thereof, up to and including 300 1% additional spaces for each additional stalls greater than 300.	Clarified that it includes 300.
Accessible Location	New provision.	When parking is located in a combination of underground and surface parking, at least one accessible parking space shall be provided in each location.	When parking is located in a combination of underground and surface parking, at least one accessible Parking Space shall be provided in each location.	
Accessible Design	Be clearly identified using the international symbol of accessibility, as being solely for the use of persons with disabilities.	Include image	Include image	

Historic Downtown

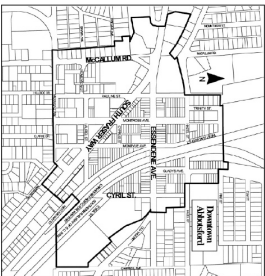
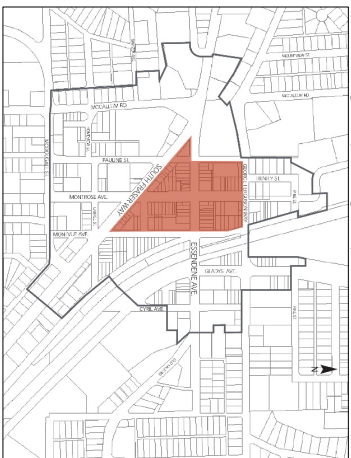
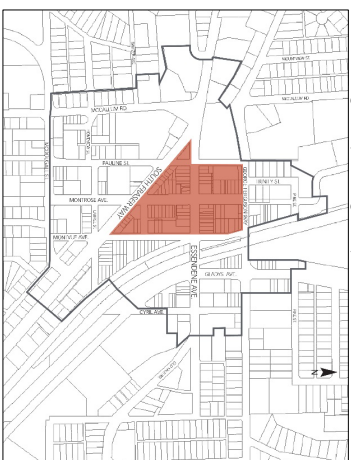
Current (Bylaw No. 2400-2014)

Proposed (March 7, 2022 at the Executive Meeting)

Bylaw Amendment (No. 3249-2022)

Minor Updates

Reductions & Exemptions	a. No additional parking spaces are required as a consequence of the renovation or change of use or occupancy of an existing building or structure within the area designated Historic Downtown Abbotsford in Figure 1. b. Minimum off-street parking requirements within the area designated Historic Downtown Abbotsford in Figure 1 are reduced by 20% for all new buildings.	a. No additional parking spaces are required as a consequence of a change of use or change of occupancy of an existing building or structure within the Reductions Area shown in Figure 1. b. The required off-street parking is reduced by 20% for all new buildings, or additional floor area resulting from building or structure renovations, within the Reductions Area shown in Figure 1.	a. No additional parking spaces are required as a consequence of a change of use or change of occupancy of an existing building or structure within the Reductions Area shown in Figure 1. b. The required off-street parking is reduced by 20% for all new buildings, or additional floor area resulting from Building or Structure renovations, within the Reductions Area shown in Figure 1.	
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	c. Where a new building is constructed on a vacant lot within the area designated Historic Downtown Abbotsford in Figure 1, as of the date of adoption of this Bylaw, the owner may remit a cash payment to the City in the amount of \$3,000 per off-street parking space in lieu of the required off-street parking, up to a maximum of 10 spaces. d. Properties within the sub-area shown in Figure 2 are exempt from providing off-street parking spaces for ground floor coffee shop, retail, restaurant or pub uses only.	c. Ground floor commercial uses are exempt from providing off-street parking spaces within the Exemptions Area shown in Figure 1. d. Commercial uses above the ground floor may remit a cash payment to the City in the amount of \$23,000 per required off-street parking space in lieu of providing the required off-street parking space, within the Exemptions Area shown in Figure 1.	c. Ground floor commercial uses are exempt from providing off-street parking spaces within the Exemptions Area shown in Figure 1. d. Commercial uses above the ground floor may remit a cash payment to the City in the amount of \$23,000 per required off-street parking space in lieu of providing the required off-street parking space, within the Exemptions Area shown in Figure 1.	
Off Street Loading	Properties designated as Historic Downtown Abbotsford as shown in Figure 1, shall be exempt from providing off-street loading spaces.	Properties within the Exemptions Area shown in Figure 1, shall be exempt from providing off-street loading spaces.	Properties within the Exemptions Area shown in Figure 1, shall be exempt from providing off-street loading spaces.	
Reductions & Exemptions Area	 Figure 1 – Historic Downtown Abbotsford  Figure 2 – Parking Exemption Area	 Combine Figures (New Figure 1)	 Combine Figures (New Figure 1)	
Transit Corridor	Current (Bylaw No. 2400-2014) a. Off-street parking requirements may be reduced by the following amounts: i. a maximum of 10% where a new or existing building or structure is located on a lot that is within 122 m of a primary transit corridor as designated by the Official Community Plan; ii. a maximum of 20% where a new or existing building or structure is located within a primary transit corridor designated by the Official Community Plan; or Proposed (March 7, 2022 at the Executive Meeting) 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, 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, 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 Bylaw Amendment (No. 3249-2022) 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, 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, 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 Minor Updates			

	iii. a maximum of 20% where a new or existing building or structure is located within Historic Downtown Abbotsford and within 122 m of a primary transit corridor, as designated by the Official Community Plan.	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.	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.
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Other	Current (Bylaw No. 2400-2014)	Proposed (March 7, 2022 at the Executive Meeting)	Bylaw Amendment (No. 3249-2022)	Minor Updates
Maximum Reductions	New provision.	The maximum allowable reduction to required off-street parking is 20%, excluding applicable shared parking provisions in Section 150.	The maximum allowable reduction to required off-street parking is 20%, excluding applicable shared parking provisions in Section 150.	
Residential Rental Tenure Incentive (purpose built rental)	New provision.	a. The off-street parking requirements of an Apartment that is limited to Residential Rental Tenure may be reduced by the following amounts: i. 10% when it is located within the Urban Development Boundary, or ii. notwithstanding the maximum reductions prescribed in this section, an additional 5% reduction is permitted when it is located directly along the primary transit corridor, designated by the Official Community Plan, or within the Reductions Area of Historic Downtown as shown in Figure X.	a. The off-street parking requirements of an Apartment that is limited to Residential Rental Tenure may be reduced by the following amounts: i. 10% when it is located within the Urban Development Boundary, or ii. notwithstanding the maximum reductions prescribed in this section, an additional 5% reduction is permitted when it is located directly along the Primary Transit Corridor, designated by the Official Community Plan, or within the Reductions Area of Historic Downtown as shown in Figure 1.	
Manufacturing and Warehousing Reduction	New provision.	a. Off-street parking requirements may be reduced by a maximum of 20% where individual tenant space has a Gross Floor Area of 6,500 m ² or greater for Manufacturing or Warehousing Use.	a. Off-street parking requirements may be reduced by a maximum of 20% where individual tenant space has a Gross Floor Area of 6,500 m ² or greater for Manufacturing or Warehousing Use.	

Siting & Dimensions	Current (Bylaw No. 2400-2014)	Proposed (March 7, 2022 at the Executive Meeting)	Bylaw Amendment (No. 3249-2022)	Minor Updates
Siting Provisions	Siting Provisions prescribe setbacks required for underground and surface parking areas.	Update the table describing setbacks for surface parking areas: - "See Section 140 for setback requirements for landscaping" - rename to "Setback Provisions"	Update the table describing setbacks for surface parking areas: - "See Section 140 for setback requirements for landscaping" - rename to "Setback Provisions"	
Parking Space Dimensions	Table 2	Change "Disabled" to "Accessible" in Types of Vehicle Decrease minimum maneuvering aisle width from 7.5m to 6.5m Move small car provisions out of table	Change "Disabled" to "Accessible" in Types of Vehicle Decrease minimum maneuvering aisle width from 7.5m to 6.5m Move small car provisions out of table	
Parking Space Dimensions – footnotes – small car – maneuvering aisle – tandem	Table 2 Footnotes	150.7.1 Minimum parking space dimensions and qualifiers shall be as shown in Table 2 and points (a) through (f): 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 on 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 residential parking spaces may be tandem, provided that each tandem stall pair belongs to the same real estate entity	150.9.1 Minimum parking space dimensions and qualifiers shall be as shown in Table 2 and points (a) through (f): 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 on 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 residential 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, 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 in 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; iii. the maneuvering aisle that provides access is 7.1 m wide; and iv. each small car parking space shall be clearly marked as "Small Car Only".	
Maneuvering Aisle	Where angled parking is provided on one side of a two-way traffic aisle, the minimum maneuvering aisle width (W) shall be 7.5 m	Where angled parking is provided on one side of a two-way traffic aisle, the minimum maneuvering aisle width (A) shall be 6.5m.	Where angled parking is provided on one side of a two-way traffic aisle, the minimum maneuvering aisle width (A) shall be 6.5m.

Supplementary		Proposed (March 7, 2022 at the Executive Meeting)		Bylaw Amendment (No. 3249-2022)		Minor Updates	
Current (Bylaw No. 2400-2014)							
Applicability	The off-street parking and loading regulations in this section apply to: a. a proposed building or structure; b. a building or structure being erected, enlarged, or increased in capacity; and c. a proposed change in use.	The off-street parking and loading regulations in this section apply to: a. a new Building or Structure; b. a Building or Structure being enlarged, or increased in floor area; and c. a proposed change in use.	150.2.1 Calculation Rate a. Notwithstanding the above, where a Congregate Care, Congregate Housing or Supported Housing use is occurring, the associated off-street parking requirement supersedes other residential uses requirements.	The off-street parking and loading regulations in this section apply to: a. a new Building or Structure; b. a Building or Structure being enlarged, or increased in floor area; and c. a proposed change in Use.	150.2.1 Calculation Rate a. Notwithstanding the above, where a Congregate Care, Congregate Housing or Supported Housing use is occurring, the associated off-street parking requirement supersedes other residential uses requirements.		
More than one Principal Use	Parking requirements are calculated by each individual principal use	150.2 Calculation Rate 6. Where the required off-street parking is provided within a Building envelope, this floor area shall not count towards the gross floor area for the purposes of calculating the off-street parking requirement only.	150.2 Calculation Rate 6. Where the required off-street parking is provided within a Building envelope, this floor area shall not count towards the gross floor area for the purposes of calculating the off-street parking requirement only.	150.2 Calculation Rate 6. Where the required off-street parking is provided within a Building envelope, this floor area shall not count towards the gross floor area for the purposes of calculating the off-street parking requirement only.	150.2 Calculation Rate 6. Where the required off-street parking is provided within a Building envelope, this floor area shall not count towards the gross floor area for the purposes of calculating the off-street parking requirement only.		
Off Street Parking within a Building Envelope	Areas for off-street parking within a Building envelope are not directly addressed	150.2 Calculation Rate 4. Where parking requirements are based on the number of bedrooms, a den greater than 6.5 m ² in size, with at least one length or width dimension of 2.5 m or greater, shall be considered a bedroom.	150.2 Calculation Rate 4. Where parking requirements are based on the number of bedrooms, a den greater than 6.5 m ² in size, with at least one length or width dimension of 2.5 m or greater, shall be considered a bedroom.	150.2 Calculation Rate 4. Where parking requirements are based on the number of bedrooms, a den greater than 6.5 m ² in size, with at least one length or width dimension of 2.5 m or greater, shall be considered a bedroom.	150.2 Calculation Rate 4. Where parking requirements are based on the number of bedrooms, a den greater than 6.5 m ² in size, with at least one length or width dimension of 2.5 m or greater, shall be considered a bedroom.		
Den Counts as a Bedroom	150.2 calculation rate: Where parking requirements are based on the number of bedrooms, a den shall be considered a bedroom.						

Off Street Parking Lot (definition)	New definition.	"Off-Street Parking Lot" means a surface parking lot, or parking structure located above or below grade, that is not associated with another permitted use on the same lot.	"Off-Street Parking Lot" means a surface parking lot, or parking structure located above or below grade, that is not associated with another permitted use on the same lot.	
Floor Area, Net (definition)	"Floor Area, Net" means gross floor area, less any of the following: 1) areas used for off street parking and loading within the building envelope or underground; 2) building areas with a ceiling less than 1.2m in height; 3) common indoor amenity areas up to 100m ² in area for multi-unit residential uses only; and/or 4) bicycle parking areas and mechanical rooms located in underground parking structures.	"Floor Area, Net" means Gross Floor Area, less any of the following: 1) Underground Parking, long term bicycle parking and at-grade areas used for off-street loading; 2) areas for off-street parking that are entirely separated from public streets by usable building floor area; 3) building areas with a ceiling less than 1.2 m in height; and 4) common indoor amenity areas up to 100 m ² in area for multi-unit residential uses only.	"Floor Area, Net" means Gross Floor Area, less any of the following: 1) Underground Parking, long term bicycle parking and at-grade areas used for off-street loading; 2) areas for off-street parking that are entirely separated from public streets by usable building floor area; 3) building areas with a ceiling less than 1.2 m in height; and 4) common indoor amenity areas up to 100 m ² in area for multi-unit residential uses only.	
School (definition)	"School" means a place of learning which involves a curriculum of pre-school, elementary or secondary academic instruction.	"School" means a place of learning, which involves a curriculum of pre-school, elementary, middle or secondary academic instruction.	"School" means a place of learning, which involves a curriculum of pre-school, elementary, middle or secondary academic instruction.	
Drive Through Restaurant (definition)	"Drive Through Restaurant" means a restaurant where meals or refreshments are prepared and served to customers who remain inside their automobiles, for consumption off the premises.	"Drive Through Restaurant" means an establishment where food or refreshments are prepared, and served to customers inside their vehicle for consumption off the premises; and may include on-premises consumption of food or refreshments in conjunction with the drive-through.	"Drive Through Restaurant" means an establishment where food or refreshments are prepared, and served to customers inside their vehicle for consumption off the premises; and may include on-premises consumption of food or refreshments in conjunction with the drive-through.	
General Drive-Through requirement	New provision.	Where a drive-through function is provided, a minimum queuing length of 3 vehicles is required, unless otherwise specified in Table <#>.	Where a drive-through function is provided, a minimum queuing length of 3 vehicles is required, unless otherwise specified in Table 1.	
Outdoor Sports (definition)	"Outdoor Sports" means the use of open air recreation facilities including but not limited to: marinas, stadia, rifle ranges, archery ranges, paintball facilities, go-cart courses, riding academies, waterslides and includes minor retail sales and services customarily associated with and accessory to such facilities.	"Outdoor Sports" means the use of open air recreation facilities including but not limited to: marinas, stadia, archery ranges, paintball facilities, go-cart courses, riding academies, waterslides and includes minor retail sales and services customarily associated with and accessory to such facilities.	"Outdoor Sports" means the use of open air recreation facilities including but not limited to: marinas, stadia, archery ranges, paintball facilities, go-cart courses, riding academies, waterslides and includes minor retail sales and services customarily associated with and accessory to such facilities.	
Shooting Range (definition)	Included in definition of "Outdoor Sports" and referenced as Rifle Range	"Shooting Range" means a specialized outdoor facility, venue or field designed specifically for firearm usage, and may include archery.	"Shooting Range" means a specialized outdoor facility, venue or field designed specifically for firearm usage, and may include archery.	



Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 432

Bylaw No. 3249-2022

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

1 Abbotsford Zoning Bylaw, 2014 is amended by

- (a) striking out “Congregate Apartment” wherever it appears and substituting Congregate Housing”,**
- (b) striking out “Personal Care” wherever it appears and substituting “Congregate Care”,**
- (c) adding “Boarding” as an Accessory Permitted Use in the following Zones that permit an “Apartment”: RMM, RHR, RMU, RML, CHR, C2, C3, C5, C7, P4, P7, P8, N1, N7, N14, N15, N17, N21, N22, N25, N37, N72, N74, N78, N81, and N104,**
- (d) adding “Boarding House” as a Principal Permitted Use in the following Zones: RS1, RS3, RS3-A, RS3-i, RS3-ig, RS5 and RS5-A,**
- (e) striking out “Supportive Recovery” as a Permitted Use in the following Zones: RS3-i, RS3-A, RS3-ig, RS4, RS5, RS5-A, RS6, RS6-C, RS7, SRH, N2, N4, N11, N18, N33, N24, N51, N62, N64, N66, N67, N71, N75, N84, N87, N89, N92, N96, and N97,**
- (f) striking out “Supportive Recovery” and substituting “Supported Housing” as a Permitted Use in the following Zones: N19, CR, RR, SR, RS1, and RS3,**
- (g) striking out “Supportive Recovery” and substituting “Supported Housing” wherever it appears,**
- (h) striking out “Business License” and substituting “Business Licence” wherever it appears,**
- (i) striking out “Mini Storage” and substituting “Self Storage” wherever it appears,**
- (j) repealing “Secondary Suite” Conditions of Use in the following Zones: N11, N62, N64, N66, N71, N75, N84, N87, N89, N92, N96, RS1, RS3-i, RS3-ig, RS5, RCS, RS4, and RS7,**
- (k) adding the following Condition of Use to the P1, P3, P7 and P8 Zones:**
 - a. An Accessory Residential Use is permitted in a Building that does not contain a Principal Use.,
- (l) adding the following Condition of Use to the RCS Zone:**
 - a. For an Accessory Child Care Centre, 1 Parking Space per 10 children in care is required.,
- (m) adding “Dormitory” as a Principal Permitted Use to the P7 Zone, and**
- (n) striking out “Residential Institutional” as a Principal Use in the P7 Zone.**

2 Section 120 of the Abbotsford Zoning Bylaw, 2014 is amended by

(a) repealing the definitions of “Congregate Apartment”, “Mini Storage”, “Personal Care”, and “Supportive Recovery”,

(b) repealing the definition of “Accessory Residential Use” and substituting the following:

“Accessory Residential Use” means a residential Use consisting of an Accessory Dwelling Unit that is contained in a Principal Building, exclusively for the accommodation of an owner, operator, manager, resident counsellor, caretaker or minister, and their immediate family; limited to one per Lot except as specifically provided for in this Bylaw;,

(c) repealing the definition of “Apartment” and substituting the following:

“Apartment” means residential Buildings, or portions of Buildings, consisting of three or more Dwelling Units on a Lot, where each Dwelling Unit has its principal access from a common entrance or hallway. Ground level Dwelling Units may have direct ground level access to the Lot, Street or lane;,

(d) repealing the definition of “Boarding” and substituting the following:

“Boarding” means the accommodation of persons in a Dwelling Unit who are not members of the Household, and who have a living arrangement agreement with the Household;,

(e) repealing the definition of “Coach House” and substituting the following:

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

(f) repealing the definition of “Dormitory” and substituting the following:

“Dormitory” means a Building or portion thereof containing Sleeping Units, where each Sleeping Unit, or group of Sleeping Units, has their principal access from a common entrance or hallway, and must include access to sanitary facilities, common kitchen and dining facilities, and may include common living and amenity areas;,

(g) repealing the definition of “Drive Through Restaurant” and substituting the following:

“Drive Through Restaurant” means an establishment where food or refreshments are prepared, and served to customers inside their vehicle for consumption off the premises; and may include on-premises consumption of food or refreshments in conjunction with the drive-through;,

(h) repealing the definition of “Duplex” and substituting the following:

“Duplex” means a residential Building consisting of two Dwelling Units attached horizontally or vertically, where each Dwelling Unit has an independent entrance either directly from the outside or through a common vestibule;,

(i) repealing the definition of “Dwelling Unit” and substituting the following:

“Dwelling Unit” means one or more habitable rooms in which sleeping, sanitary and cooking facilities are located in a self-contained area;,

(j) repealing the definition of “Emergency Shelter” and substituting the following:

“Emergency Shelter” means a residential Use providing non-disaster related temporary shelter, governed by a Housing Agreement;,

(k) repealing the definition of “Floor Area, Net” and substituting the following:

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

- (1) Underground Parking, long term bicycle parking and at-grade areas used for off-street loading;
- (2) areas for off-street parking that are entirely separated from public streets by usable building floor area;
- (3) building areas with a ceiling less than 1.2 m in height; and/or
- (4) common indoor amenity areas up to 100 m² in area for multi-unit residential Uses only,;

(l) repealing the definition of “Garden Suite” and substituting the following:

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

(m) repealing the definition of “Habitable Area” and substituting the following:

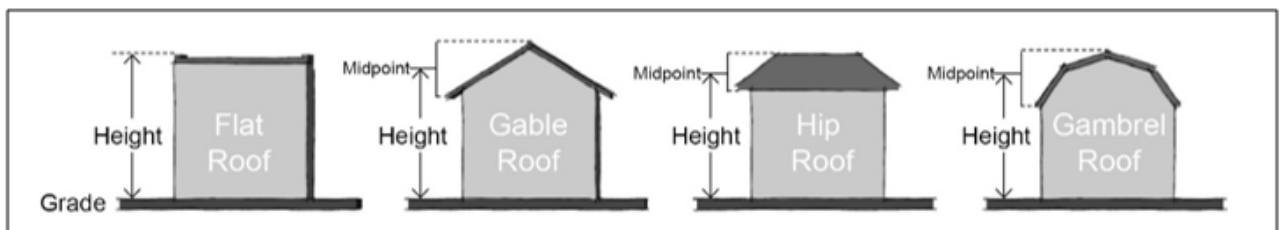
“Habitable Area” means an area used for any or a combination of living, sleeping or food preparation by one or more persons,;

(n) repealing the definition of “Height” and substituting the following:

“Height” means, subject to exemptions for chimneys, solar panels, elevator and ventilating machinery penthouses, and other structures or structural parts set out in [section 140 \[General Regulations\]](#), the vertical distance measured from the average Finished Grade level, determined by averaging the Finished Grades at the extreme corners of the Building faces surrounding the perimeter of a Building, to:

- (a) the highest point on a flat roof, as illustrated in Figure 3,
- (b) the average level between the uppermost eaves and uppermost ridge of a gable, hip or gambrel roofed Building, as illustrated in Figure 3,
- (c) the greater of the two measurements referred to in [paragraphs \(a\) and \(b\)](#) above in the case of a Building with more than one type of roof, and
- (d) the highest point of a flat roof with a width greater than one metre and located over a gable, hip or gambrel roof,;

Figure 3 – Height Measurement for Flat, Gable, Hip and Gambrel Roofed Buildings



(o) repealing the definition of “Manufactured Home” and substituting the following:

“Manufactured Home” means a factory-built Dwelling Unit certified as having been built in accordance with either CSA A277 or CAN/CSA Z240 MH building standards prior to placement on the Lot,;

(p) repealing the definition of “Outdoor Sports” and substituting the following:

“Outdoor Sports” means the Use of open air recreation facilities including but not limited to: marinas, stadia, archery ranges, paintball facilities, go-cart courses, riding

academies, waterslides and includes minor retail sales and services customarily associated with and accessory to such facilities;,

(q) repealing the definition of “Post-Secondary Institution” and substituting the following:

“Post-Secondary Institution” means Buildings or Structures used for the assembly of persons for educational purposes, where classrooms, libraries, recreational facilities and other related facilities are provided for course participants and staff;,

(r) repealing the definition of “Resident” and substituting the following:

“Resident” means a person who inhabits a Dwelling Unit or Sleeping Unit as their principal place of residence;,

(s) repealing the definition of “Residential Care” and substituting the following:

“Residential Care” means providing personal care services, as licenced in accordance with the [Community Care and Assisted Living Act](#), for the well-being of occupants in a Single Detached Dwelling. Day care shall not exceed eight persons in care, and overnight occupancy shall not exceed ten persons, of whom not more than six shall be persons in care; excludes Home Child Care, Major and Home Child Care, Minor;

(t) repealing the definition of “Residential Rental Tenure” and substituting the following:

“Residential Rental Tenure” means

- (a) occupancy of a Dwelling Unit or Sleeping Unit under a rental agreement that complies with the [Residential Tenancy Act](#), or
- (b) occupancy of a Dwelling Unit or Sleeping Unit owned or operated by a government agency or non-profit housing provider registered under the [Societies Act](#);

(u) repealing the definition of “Rowhouse” and substituting the following:

“Rowhouse” means a residential Building consisting of at least three Dwelling Units, each on a separate Lot and connected by common sidewalls;,

(v) repealing the definition of “School” and substituting the following:

“School” means a place of learning, which involves a curriculum of pre-school, elementary, middle or secondary academic instruction;,

(w) repealing the definition of “Secondary Suite” and substituting the following:

“Secondary Suite” means a Dwelling Unit that is Accessory to, and within, a principal Dwelling Unit, and is part of the same real estate entity;,

(x) repealing the definition of “Single Detached Dwelling” and substituting the following:

“Single Detached Dwelling” means a residential Building consisting of one Dwelling Unit on one Lot, and where permitted by this Bylaw, one Secondary Suite;,

(y) repealing the definition of “Sleeping Unit” and substituting the following:

“Sleeping Unit” means one or more connected habitable rooms used for sleeping and living purposes, and does not contain cooking facilities;,

(z) repealing the definition of “Townhouse” and substituting the following:

“Townhouse” means residential Buildings, or portions of Buildings, consisting of three or more 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;,

(aa) adding the following definitions:

- “Beehive” or “Colony”** means an enclosed structure, limited to 30 frames, in which honeybees live and raise their young;
- “Boarding House”** means the accommodation of persons without a Household in a Single Detached Dwelling where a person occupies a Sleeping Unit and has access to common sanitary, cooking and dining facilities; and where they have a living arrangement agreement with the owner or manager; excludes Supported Housing;
- “Congregate Care”** means providing personal care services, as licenced in accordance with Provincial enactments, for the well-being of Residents who require assistance due to physical or mental health challenges; and may include hospitality services, private hospitals, rehabilitation facilities (including substance use services), assisted living, and intermediate and extended care facilities;
- “Congregate Housing”** means a residential Use in which hospitality services are provided for Residents in an independent setting that includes common dining, social or amenity areas; and may include Personal Service Establishments for Residents;
- “Electric Vehicle”** means a vehicle that uses electricity for propulsion, and that can use an external source of electricity to charge the vehicle's batteries;
- “Electric Vehicle Energy Management System”** means a system to control Electric Vehicle Supply Equipment electrical loads comprised of monitors, communications equipment, controllers, timers and other applicable devices;
- “Electric Vehicle Supply Equipment”** means a complete assembly consisting of conductors, connectors, devices, apparatus, and fittings installed specifically for the purpose of power transfer and information exchange between a branch electric circuit and an Electric Vehicle;
- “Energized Outlet”** means a connected point in an electrical wiring installation at which current is taken to supply utilization equipment;
- “Home Child Care, Major”** means a Use that is Accessory to a Single Detached Dwelling, Apartment, or Townhouse for the care of more than eight children, licenced under the [Community Care and Assisted Living Act](#);
- “Home Child Care, Minor”** means a Use that is Accessory to a Single Detached Dwelling for the care of not more than eight children, licenced under the [Community Care and Assisted Living Act](#);
- “Household”** means one or more individuals who choose to live together in a Dwelling Unit; excludes Boarding and Boarding House;
- “Level 2 Charging”** means a Level 2 Electric Vehicle charging level as defined by SAE International's J1772 standard and includes variable rate charging that is controlled by an Electric Vehicle Energy Management System;
- “Lock-off Unit”** means a smaller Dwelling Unit immediately adjacent to a larger Dwelling Unit in an Apartment, and connected through a shared internal access that can be locked off from the larger Dwelling Unit; and must have its principal access from a common building entrance or hallway and be part of the same real estate entity;
- “Nucleus Colony”** means a colony of not more than five removable frames primarily used for the rearing and storing of queen bees;
- “Off-Street Parking Lot”** means a surface parking lot, or parking structure located above or below grade, that is not associated with another permitted use on the same Lot;
- “Self Storage”** means a Building containing separate, individual storage units, designed to be rented or leased to the general public for storage of personal goods, materials and equipment;

“Shooting Range” means a specialized outdoor facility, venue or field designed specifically for firearm usage, and may include archery;

“Supported Housing” means a residential Use in which support services are provided for Residents, including life-skills training, counselling, educational services, connections to primary health care, and mental health or substance use services, and may include common amenity and activity space, laundry facilities, dining facilities, or ancillary program space; excludes Emergency Shelter;

“Urban Beekeeping” means the keeping and maintaining of bees or beehives on a Lot occupied by the beekeeper;,,

(bb) striking out “Bed And Breakfast” and substituting “Bed and Breakfast”, and

(cc) striking out “Commercial Composting Facility” and substituting “Commercial Composting Facility”.

3 Sections 140.1.1(d) and (e) are repealed.

4 Section 140.2.3 is repealed and the following substituted:

Emergency Shelter

- .3 Emergency Shelter is permitted in all zones on a Lot that does not abut a Lot with an existing principal residential use, subject to a Housing Agreement that specifies the terms and conditions regarding eligibility, occupancy and other provisions as set out in the *Local Government Act*..

5 Section 140.2.4 is repealed and the following substituted:

Soil Extraction

- .4 Soil extraction is permitted in all zones subject to the Lot being located within the Soil Removal Eligibility Area as identified in the Official Community Plan and subject to the Soil Removal and Deposit Bylaw.

6 Section 140.2.6.c is amended by striking out “140.2.5.b” and substituting “140.2.6.b”.

7 Section 140.2.7 is repealed and the following substituted:

Supported Housing

- .7 (a) Supported Housing is permitted in an Apartment or Dormitory in all zones, except on a Lot where Agricultural Use is permitted or on a Lot in the Agricultural Land Reserve, unless specifically provided for in this Bylaw, and shall:
- (i) be subject to the regulations outlined in the RMM zone; and
 - (ii) be subject to a Housing Agreement that specifies the terms and conditions regarding eligibility, occupancy and other provisions as set out in the *Local Government Act*.
- (b) Supported Housing is permitted in a Single Detached Dwelling in all residential zones, except on a Lot within an Agricultural zone or in the Agricultural Land Reserve, unless specifically provided for in this Bylaw, and shall:
- (i) be subject to a Housing Agreement that specifies the terms and conditions regarding eligibility, occupancy and other provisions as set out in the *Local Government Act*,

- (ii) not be operated where there is a Coach House, Garden Suite, Secondary Suite, Residential Care, Boarding House, Home Child Care (Major or Minor), or Home Occupation on the Lot,
- (iii) be restricted to a maximum of ten Residents,
- (iv) not be operated within 200 m of an existing Supported Housing or a School, excluding Supported Housing for which a business licence has been issued prior to April 1, 2008; and
- (v) have no indication that the Building is used for a purpose other than a residential Use.

8 Section 140.2.8 is repealed and the following substituted:

.8 Home Child Care, Major

- a. Home Child Care, Major is permitted in all zones in which a Single Detached Dwelling is permitted, except on a Lot where Agriculture Use is permitted or on a Lot in the Agricultural Land Reserve, unless specifically provided for in this Bylaw, and shall:
 - i. be limited to 16 children in care;
 - ii. be operated within, and by the Resident of, the Single Detached Dwelling that it is Accessory to;
 - iii. not be operated on a Lot where there is a Boarding, Boarding House, Coach House, Garden Suite, Home Occupation (Level 2 and greater), Secondary Suite, Residential Care or Supported Housing Use; and
 - iv. not be permitted on a cul-de-sac.
- b. Home Child Care, Major is permitted in all zones in which an Apartment or Townhouse is permitted and shall:
 - i. be limited to 25 children in care;
 - ii. be limited to one such Use per Lot; and
 - iii. not be operated in a Dwelling Unit.

9 Section 140.2.9 is repealed and the following substituted:

.9 Home Child Care, Minor

- a. Home Child Care, Minor is permitted in all zones in which a Single Detached Dwelling is permitted and shall:
 - i. be operated within, and by the Resident of, the Single Detached Dwelling that it is Accessory to; and
 - ii. 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.

10 Section 140.2.10 is repealed and the following substituted:

.10 Home Occupation in an Accessory Dwelling Unit

- a. Home Occupation – Level 1 is permitted in all zones in which an Accessory Residential Use, Secondary Suite, Garden Suite or Lock-off Unit is permitted, and shall:
 - i. be carried out exclusively by a Resident of the Accessory Residential Use, Secondary Suite, Garden Suite or Lock-off Unit in which the Home Occupation is located; and
 - ii. comply with all other Home Occupation – Level 1 regulations in Section 140.

11 Section 140.2 is amended by adding the following section:

.11 Urban Beekeeping

- 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 undertaken by a beekeeper who is registered with the Province in accordance with their beekeeping requirements;
 - ii. 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;
 - iii. 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;
 - iv. include a water source on the same Lot where Urban Beekeeping is occurring.

12 Section 140.2.11 [Wrecked Vehicles] is renumbered as section 140.5.3.

13 Section 140.3 is repealed and the following substituted:

140.3 Uses with Specific Regulations

.1 Bed and Breakfast

- a. Where permitted, a Bed and Breakfast in the A1, A2, A3, RR, CR or SR zones shall:
 - i. be contained within the principal Dwelling Unit;
 - ii. be limited to not more than eight guests at one time within one Dwelling Unit;
 - iii. be limited to not more than four Sleeping Units for guests;
 - iv. provide on the Lot, one Parking Space for each guest Sleeping Unit; and
 - v. not be operated on a Lot where there is Boarding, Boarding House or Secondary Suite.
- b. Where permitted, a Bed and Breakfast in the RS1, RS3, RS3-A, RS3-i or RS3-ig zone shall:
 - i. be contained within the principal Dwelling Unit;
 - ii. be limited to not more than six guests at one time within one Dwelling Unit;
 - iii. be limited to not more than three Sleeping Units for guests;
 - iv. provide on the Lot, one Parking Space for each guest Sleeping Unit; and
 - v. not be operated on a Lot where there is Boarding, Boarding House, Secondary Suite, Coach House or Garden Suite.

.2 Boarding

- a. Where permitted, in a Single Detached Dwelling or Duplex, Boarding shall:
 - i. be contained within the principal Dwelling Unit;
 - ii. be limited to no more than four boarders at one time within the Dwelling Unit;

- iii. be limited to two boarders per Sleeping Unit; and
 - iv. not be operated where there is a Bed and Breakfast.
- b. Where permitted in an Apartment, Townhouse or Rowhouse, Boarding shall:
 - i. be contained within the principal Dwelling Unit;
 - ii. be limited to no more than one boarder at one time within the Dwelling Unit;
 - iii. be exempt from the required parking for Boarding in Section 150; and
 - iv. not be permitted in the same Building as a Supported Housing or Congregate Care Use.

.3 Boarding House

- a. Where permitted, a Boarding House in the 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 Bed and Breakfast, Coach House, Garden Suite, Secondary Suite, Residential Care, Supported Housing or a Home Occupation 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.

.4 [N/A]

.5 Home Occupation

- a. Where permitted, all Home Occupation – Level 1 Uses shall:
 - i. not produce offensive noise, vibration, traffic, smoke, dust, odours, heat, glare, electrical or radio disturbance;
 - ii. not involve exterior alterations that are inconsistent with the residential character of the Buildings and property;
 - iii. not have outside storage of materials, commodities, or finished products;
 - iv. be wholly contained within the Dwelling Unit;
 - v. be carried out exclusively by a Resident of the Dwelling Unit in which the Home Occupation is located;
 - vi. not generate customer visits; and
 - vii. not have signs advertising the Home Occupation.
- b. Where permitted, all Home Occupation – Level 2 Uses shall:
 - i. not produce offensive noise, vibration, traffic, smoke, dust, odours, heat, glare, electrical or radio disturbance;
 - ii. not involve exterior alterations that are inconsistent with the residential character of the Buildings and property;
 - iii. not have outside storage of materials, commodities, or finished products;
 - iv. be wholly contained within the principal Dwelling Unit or Accessory Building, or combination;
 - v. limit the size to a floor area of 50 m²;
 - vi. not include the repair or maintenance of automobiles, farm vehicles, Recreation Vehicles, or Commercial Vehicles;

- vii. be carried out exclusively by a Resident of the principal Dwelling Unit in which the Home Occupation - Level 2 Use is located, and by not more than one non-Resident employee;
 - viii. not generate significant vehicular traffic impacts within the neighbourhood; and
 - ix. have a maximum of one sign, with a maximum area of 0.4 m².
- c. Where permitted, all Home Occupation – Level 3 Uses shall:
 - i. not produce offensive noise, vibration, traffic, smoke, dust, odours, heat, glare, electrical or radio disturbance;
 - ii. not involve exterior alterations that are inconsistent with the residential character of the Buildings and property;
 - iii. not have outside storage of materials, commodities, or finished products;
 - iv. be wholly contained within the principal Dwelling Unit or Accessory Building, or combination, except for horticultural occupations in an A zone;
 - v. limit the size to a floor area of 112 m²;
 - vi. not include the repair or maintenance of automobiles, Recreation Vehicles, or Commercial Vehicles;
 - vii. limit commercial repair and maintenance of farm motor vehicles, farm equipment and trucks licensed as farm vehicles under the Commercial Transport Act, R.S.B.C. 1996, c. 58 to the A1, A2 and A3 zones only;
 - viii. be carried out exclusively by a Resident of the principal Dwelling Unit in which the Home Occupation - Level 3 Use is located, and by not more than two non-Resident employees;
 - ix. not generate significant vehicular traffic impacts within the neighbourhood; and
 - x. have a maximum of one sign, with a maximum area of 1.2 m².
- d. Where permitted, all Home Occupation – Level 4 Uses shall:
 - i. not produce offensive noise, vibration, traffic, smoke, dust, odours, heat, glare, electrical or radio disturbance;
 - ii. not involve exterior alterations that are inconsistent with the residential character of the Buildings and property;
 - iii. not have outside storage of materials, commodities, or finished products;
 - iv. not have outside storage of customer equipment or vehicles related to any service provided;
 - v. be wholly contained within the principal Dwelling Unit or Accessory Building, or combination, except for horticultural occupations in an A zone;
 - vi. limit the size to a floor area of 112 m²;
 - vii. only be permitted within an Accessory Building if the floor area for the Use is designed to be entirely separate from any portion of the Building exceeding the 112 m² floor area limit;
 - viii. not include the dispatch of automobiles or Commercial Vehicles;
 - ix. not include the repair or maintenance of automobiles, Recreational Vehicles, or Commercial Vehicles;
 - x. limit the repair and maintenance of farm motor vehicles, farm equipment, and trucks licensed as farm vehicles under the *Commercial Transport Act*, R.S.B.C. 1996, c. 58 to the A1, A2, A3, A4, A5 or A6 zones only;

- xi. not generate significant vehicular traffic impacts within the neighbourhood;
- xii. be carried out exclusively by a Resident of the principal Dwelling Unit in which the Home Occupation - Level 4 is located, and by not more than two non-Resident employees; and
- xiii. have a maximum of one sign, with a maximum area of 1.2 m².

.6 Mobile Food Vendors

- a. Where permitted, Mobile Food Vendors shall be:
 - i. located on a Lot;
 - ii. completely removed from the Lot every night; and
 - iii. prohibited within 50 m of a Restaurant.

.7 Non-Permanent Commercial

- a. Where permitted, Non-Permanent Commercial uses shall be:
 - i. located on a Lot; and
 - ii. completely removed from the Lot every night.

.8 Secondary Suites

- a. Where permitted, a Secondary Suite in the A1, A2, A3, A5, RR, CR, SR, SRH, RS3, RMF, N30, N32, N55, N80 or N83 zone shall:
 - i. comply with the Accessory Uses and Conditions of Use in the applicable zone.
- b. 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 Lot and to a maximum floor area of 100 m²;
 - ii. be located on a Lot, other than a Panhandle Lot, with a minimum Front Lot Line length of 12.0 m;
 - iii. be located on a Lot with a minimum Lot size of 400 m²;
 - iv. be located on a Collector Road or Local Road;
 - v. not be located on a Lot on a cul-de-sac bulb;
 - vi. not be located on a Lot in a bare land strata (except where road infrastructure meets City bylaw standards); and
 - vii. not be operated where there is a Residential Care, Boarding House, Supported Housing, Home Child Care (Major or Minor), Coach House, Garden Suite, or Bed and Breakfast on the Lot.

14 Section 140.4.4(a) is amended by striking out “Congregate Apartment” and substituting “Dormitory”.

15 Section 140.4.5 is amended by striking out “Height Exceptions” and substituting “Height Exemptions”.

16 Section 140.4.6 is amended by striking out “Frontage on a Street” and substituting “Front on a Street”.

17 Section 140.4.7 is amended by striking out “Figure 1” and substituting “Figure 2” wherever it appears.

18 Section 140.4.9 [Lot Line Adjustment and Minimum Lot Size] is renumbered as section 140.4.11.

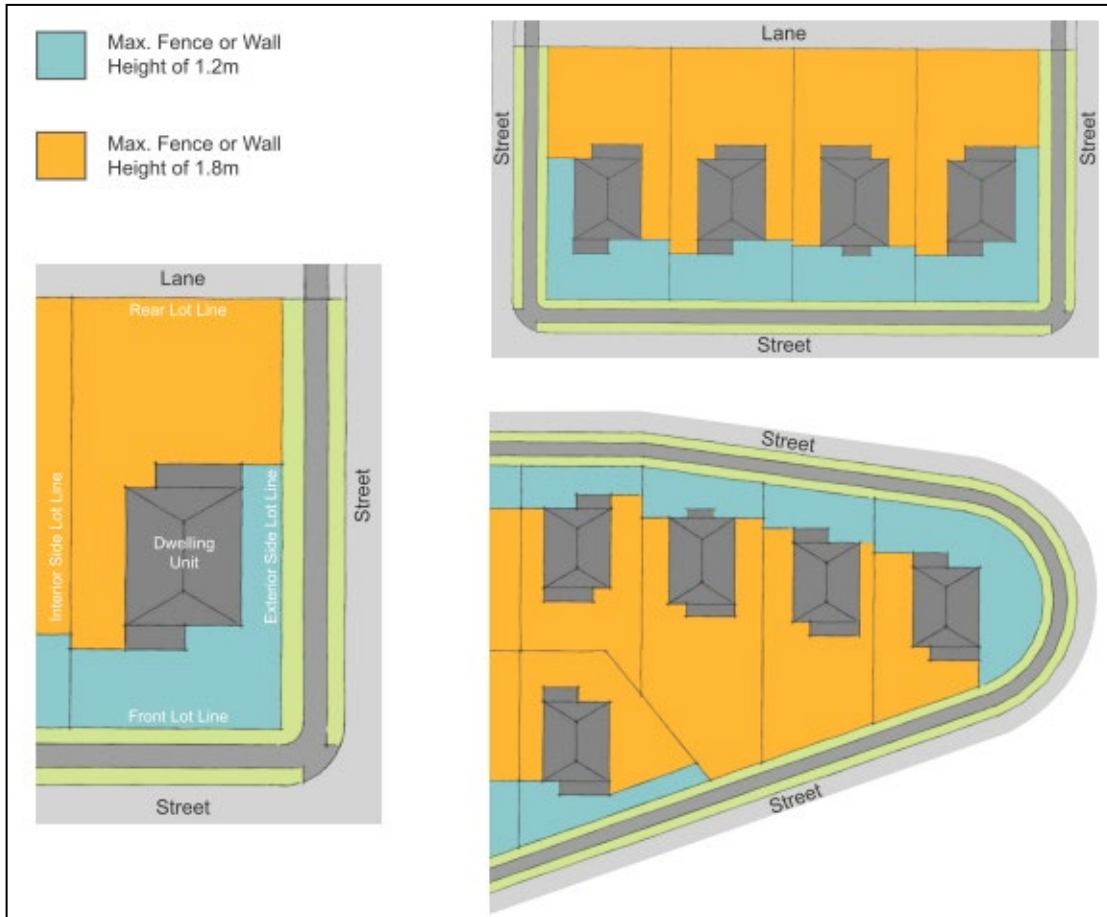
19 Section 140.5.1 [Secondary Suites, Coach Houses and Garden Suites Exempt from Unit Density] is renumbered as section 140.4.10.

20 Section 140.5 [Regulations Applicable to Specific Zones] is amended by adding the following section:

.2 Fences and Walls

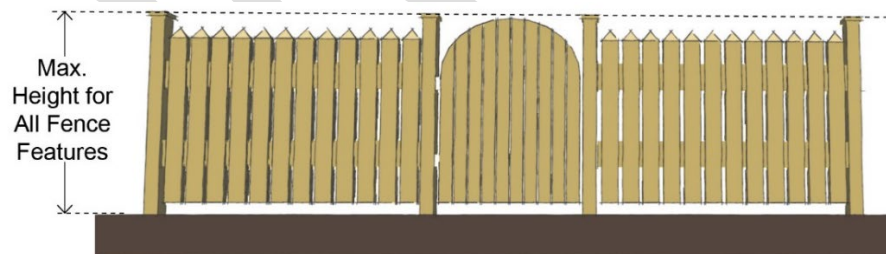
- a. In any zone in which a Single Detached Dwelling, Duplex, Rowhouse, Townhouse or Apartment is a Principal Use, except A, I, RR, CR, SR, and C zones, no fence or wall shall:
 - i. exceed the maximum Height indicated in Figure 3 for the portion of the Lot on which it is located; and
 - ii. obstruct visibility at intersections as set out in Section 140.4.7.
- b. In any C zone, no fence or wall shall:
 - i. exceed 1.8 m in Height; and
 - ii. obstruct visibility at intersections as set out in Section 140.4.7.
- c. Fences and walls shall not be electrified or constructed of barbed wire or razor wire except in the A, RR or CR zones. If the abutting Lot is not zoned A, RR or CR, a minimum 3.0 m Setback shall be required along the abutting Lot lines.

Figure 3 – Fence or Wall Height



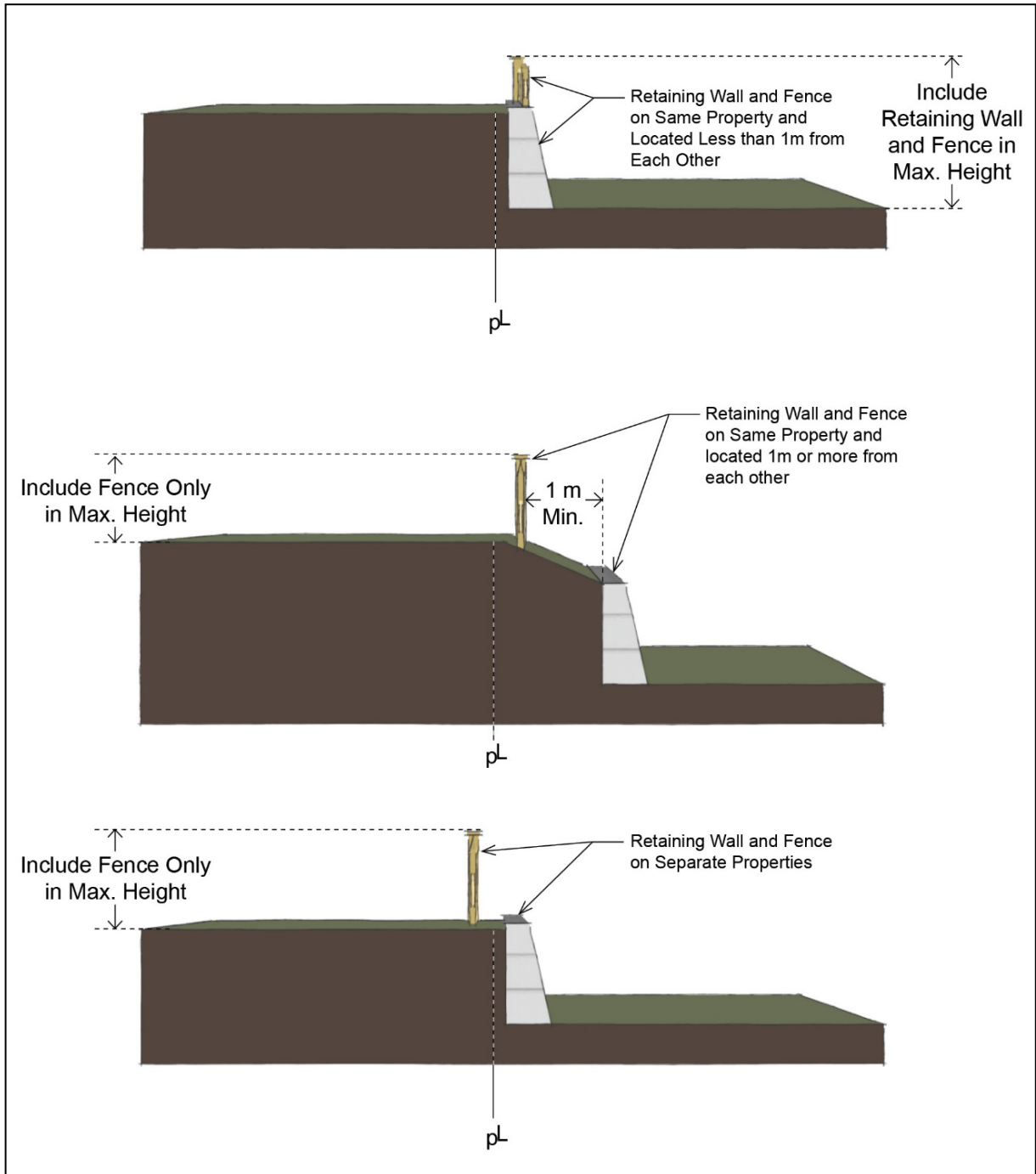
- d. The Height of fences and walls shall be measured from Existing Grade at the base of the fence or wall to the top of the fence or wall, as shown in Figure 4.

Figure 4 – Fence Height



- e. Where a fence or wall is located on top of a retaining wall, the Height of the fence shall include the Height of the retaining wall if they are located less than 1.0 m from each other, as shown in Figure 5; except where a barrier is required by the BC Building Code, or where a retaining wall borders a Sensitive Ecosystem Area.

Figure 5 – Fence and Retaining Wall



- f. A retaining wall may exceed the maximum allowable Height when it is replacing an existing retaining wall and all of the following apply:
- i. it was first constructed prior to January 1, 2022;
 - ii. it is located entirely within the legal boundaries of one property;
 - iii. there are no legal encumbrances affecting its location; and
 - iv. site conditions limit its ability to comply with the maximum allowable Heights of this section.

- 21 Section 140.5.3 [Density Bonus] is renumbered as section 140.6.**
- 22 Section 140.5.5 [Vehicles and Habitable Area] is renumbered as section 140.4.9.**
- 23 Section 140.5.6 [Parking and Storage of Vehicles] is amended by**
- (a) adding “, except as specifically permitted in the A1, A2, A3, A4, A5 or A6 zones” after “Landscaped Area”, and**
 - (b) renumbering as section 140.5.4.**
- 24 Figure 2 [Density Bonusing Eligibility Area] is renumbered as Figure 7.**
- 25 Section 140.5.8 [Stormwater Management] is renumbered as section 140.5.5.**
- 26 Section 140.6.2 is amended by adding “, or” after “RS”.**
- 27 Section 140.6.2.b.i is amended by striking out “strip” and substituting “area”.**
- 28 Section 140.6 [Landscaping] is renumbered as section 140.7.**
- 29 Figure 7 [Landscaping] is renumbered as Figure 8.**
- 30 Section 140.7.1(c) is repealed and the following substituted:**
- c. any area not within the areas identified in Sections 140.8.1(a) or (b), but within the setback areas from a natural boundary of any watercourse, lake, swamp, slough, or pond, as specified in Section 140.8.7.
- 31 Section 140.7 [Floodproofing Provisions] is renumbered as section 140.8 and Figure 8 is renumbered as Figure 9.**
- 32 Table 1 [Minimum Elevations] is amended by**
- (a) striking out “Section 140.7.2” and substituting “Section 140.8.2” wherever it appears, and**
 - (b) striking out “Figure 8” and substituting “Figure 9”.**
- 33 Section 140.8.6 is amended by**
- (a) striking out “Section 140.7.3” and substituting “Section 140.8.3” wherever it appears, and**
 - (b) striking out “Section 140.7.4” and substituting “Section 140.8.4” wherever it appears.**
- 34 Section 150.1.1 is amended by adding “each of the following” after “to”.**
- 35 Section 150.1.1(a) is amended by striking out “proposed” and substituting “new”.**
- 36 Section 150.1.1(b) is amended by**
- (a) striking out “erected,”, and**
 - (b) striking out “and” and substituting “or”.**

37 Section 150.2.1 is amended by

(a) adding “and off-street bicycle parking spaces” after “Parking Spaces”, and

(b) adding the following paragraph:

- a. Notwithstanding the calculation rule above, where a Congregate Care, Congregate Housing or Supported Housing Use is occurring, the associated off-street parking requirement supersedes other residential Use requirements.

38 Section 150.2.4 is amended by adding “greater than 6.5 m² in size, with at least one length or width dimension of 2.5 m or greater,” after “den”.

39 Section 150.2 [Calculation of Rules] is amended by adding the following sections:

- .6 Where the required off-street parking is provided within a Building envelope, this floor area shall not count towards the Gross Floor Area for the purposes of calculating the off-street parking requirement only.
- .7 Where commercial Gross Floor Area exceeds 2,500 m² on one Lot, parking shall be calculated as follows:
 - a. a rate of 1 space per 35 m² of Gross Floor Area is used;
 - b. despite Section 150, a change of Use is exempt from a new parking calculation;
 - c. despite Section 150, Parking Spaces may be removed to provide a Child Care Centre’s minimum required outdoor amenity area without a new parking calculation.

40 Section 150.3 [Location of Parking Spaces] is repealed and the following substituted:

150.3 Required Off-Street Parking

- .1 The minimum number of off-street Parking Spaces required for any Use shall be calculated in accordance with the standards in Table 1. In case of a Use not being specifically mentioned, the required number of off-street Parking Spaces shall be the same as for the most similar listed Use.
- .2 Where off-street parking facilities are provided when not required, the facility shall comply with all the regulations of Section 150.
- .3 Where a drive-through function is provided, a minimum queuing length of 3 vehicles is required, unless otherwise specified in Table 1.

Table 1 - Required Off-Street Parking

Use	Parking Requirements
Agricultural	
Farm Industrial	1 space per 93 m ² of plant or warehouse Gross Floor Area 1 space per 32 m ² of Gross Floor Area used for office, display or sales
Farm Retail Sales	1 space per 20 m ² of Gross Floor Area
Produce Processing Use	1 space per 93 m ² of plant or warehouse Gross Floor Area 1 space per 31 m ² of Gross Floor Area used for office, display or sales
Residential	
Accessory Residential Use	1 space per Dwelling Unit

Apartment	1 space for each studio Dwelling Unit 1.25 spaces for each 1 bedroom Dwelling Unit 1.5 spaces for each Dwelling Unit having more than 1 bedroom 0.2 additional visitor Parking Spaces for each Dwelling Unit located to be accessible to the public
Bed and Breakfast	1 space for each Sleeping Unit
Boarding	1 space per bedroom
Boarding House	1 space per Sleeping Unit
Coach House	1 space for each Dwelling Unit
Congregate Housing	0.5 spaces per Sleeping Unit 1 space per Dwelling Unit 0.2 additional visitor Parking Spaces for each Dwelling Unit or Sleeping Unit, located to be accessible to the public
Duplex	2 spaces per Dwelling Unit
Dormitory	0.5 spaces per Sleeping Unit
Emergency Shelter	1 space per 100 m ² of Gross Floor Area or 4 spaces, whichever is greater
Garden Suite	1 space per Dwelling Unit
Home Child Care, Major	1 space 2 spaces for drop-off/pick-up
Home Child Care, Minor	1 space
Home Occupation	Level 1 – no additional parking required Level 2 – 1 additional Parking Space for a non-Resident employee Level 3 and 4 – 2 additional Parking Spaces for non-Resident employees
Lock-off Unit	See “Apartment”
Residential Care	1 space per 3 beds
Rowhouse	2 spaces per Dwelling Unit, of which one shall be located in a garage or underground parking No visitor Parking Spaces required if each unit is on its own fee-simple Lot, otherwise 0.2 visitor Parking Space for each Dwelling Unit
Secondary Suite	1 space per Dwelling Unit
Single Detached Dwelling	2 spaces per Dwelling Unit
Supported Housing	Single Detached - 2 spaces Apartment or Dormitory: 0.25 spaces per Sleeping Unit 0.25 spaces per Dwelling Unit 0.1 spaces per Dwelling Unit for employee parking or 3.0 spaces, whichever is greater
Townhouse	2 spaces per Dwelling Unit, of which one shall be located in a garage or underground parking 0.2 visitor Parking Space for each Dwelling Unit
Commercial	
Animal Hospital	See “Retail”
Automobile Body Shop	See “Retail”
Automobile Repair	See “Retail”
Assembly	1 space per 10 m ² of Gross Floor Area
Brew-Pub	1 space per 10 m ² Gross Floor Area 1 space per 93 m ² of Brewery Uses

Bus Depot	1 space per 40 m ² of Gross Floor Area
Campground	1 space per trailer, camper vehicle or tent site
Child Care Centre	1 space per 30 m ² of Gross Floor Area or 4 spaces, whichever is greater, 2 of which must be designated for drop-off/pick-up
Coffee Shop	1 space for every 50 m ² of Gross Floor Area
Commercial School	3 spaces per classroom
Community Service	See "Retail"
Driving Range	1 space per golf driving tee
Drive-Through Restaurant	1 space per 50 m ² of Gross Floor Area up to 100 m ² 1 space for each additional 20 m ² , or portion thereof, above 100 m ² 8 vehicle queuing area in advance of the drive through-pick-up window
Financial Institution	1 space per 30 m ² Gross Floor Area
Funeral Parlour	See "Retail"
Garden Centre	See "Retail"
Golf Course	a) 3 spaces per par-3 fairway b) 6 spaces per fairway higher than par-3 10% of the requirements under a) and b) for all Accessory Uses.
Health Care Office	1 space per 30 m ² of Gross Floor Area
Indoor Recreation Facility	See "Retail"
Large Scale Commercial	1 space per 35 m ² of Gross Floor Area
Media Studio	See "Office"
Office	1 space per 40 m ² of Gross Floor Area
Outdoor Mini-Golf	1 space for every 2 golfing holes
Outdoor Sports	Marina - 1 space for every 2 boat mooring spaces Archery Range – 1 space for each stall or firing point Stadium – 1 space for every 5 fixed seats Other Outdoor Sports Uses – 1 space for every 50 m ² of area
Personal Service Establishment	See "Retail"
Pet Daycare	See "Retail"
Pub	1 space for every 10 m ² of Gross Floor Area
Restaurant	1 space per 20 m ² of Gross Floor Area
Restricted Commercial	1 space for every 10 m ² of Gross Floor Area
Retail	1 space per 35 m ² of Gross Floor Area
Service Station	3 per Lot 1 per 36m ² of Retail space
Shooting Range	1 space for each stall or firing point
Theatre	1 space per 6 seats
Tourist Accommodation	1 space per Sleeping Unit 1 space per Dwelling Unit 1 space per 20 m ² of meeting room floor area
Industrial	
Auction	The greater of 20 spaces or 1 space per 28 m ² of Gross Floor Area
Batching Plant	1 per 93m ² of Gross Floor Area
Brewery	See "Manufacturing"
Brewing and Vinting Outlet	See "Manufacturing"
Building Supply	See "Manufacturing"

Commercial Vehicle Repair/Sales/Leasing	See "Manufacturing"
Commercial Vehicle Stop	See "Retail"
Courier and Delivery	See "Manufacturing"
Crematorium	See "Assembly"
Data Centre	See "Manufacturing"
Freight Handling Facility	1 space per 100 m ² of Office 1 space for every vehicle owned, leased or operated by the business
Landscape Supply	See "Retail"
Manufacturing	1 space per 100 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
Microbrewery	See "Manufacturing"
Pawn Shop	See "Auction"
Printing Services	See "Manufacturing"
Recreational Vehicle Sales/Leasing/Repair/ Rental	See "Manufacturing"
Recycling Depot	See "Retail"
Self-Storage	1 space per 800 m ² of Gross Floor Area
Trade School	See "Manufacturing"
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
Institutional	
Assembly	1 spaces per 10 m ² of Gross Floor Area
Civic Use (excluding schools, hospitals and offices)	1 space per 33 m ² of Gross Floor Area
Congregate Care	0.5 spaces per Sleeping Unit 0.75 spaces per Dwelling Unit
Hospitals	1 space per 90 m ² of Gross Floor Area of all floors in all Buildings on a Lot
Post-Secondary Institution	10 spaces for every classroom (excludes ancillary rooms such as libraries, cafeterias, kitchens) 1 space per 40 m ² of Gross Floor Area for offices 1 space for every 10 m ² of Gross Floor Area for associated gymnasium or theatre
Schools - Elementary	1 space for every classroom (excludes ancillary rooms such as libraries, cafeterias, kitchens) 9 spaces for drop-off 1 space for every 10 m ² of Gross Floor Area for associated gymnasium and theatre 2 spaces for the loading and unloading of buses
Schools - Middle	1.5 spaces for every classroom (excludes ancillary rooms such as libraries, cafeterias, kitchens) 9 spaces for drop-off 1 space for every 10 m ² of Gross Floor Area for associated gymnasium and theatre 2 spaces for the loading and unloading of buses

Schools - Secondary	3 spaces for every classroom (excludes ancillary rooms such as libraries, cafeterias, kitchens) 1 space for every 10 m ² of Gross Floor Area for associated gymnasium and theatre 2 spaces for the loading and unloading of buses
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41 Section 150.4 [Shared Parking] is repealed and the following substituted:

150.4 Off-Street Bicycle Parking

- .1 Off-street bicycle parking shall be provided in accordance with Table 2:

Table 2 - Required Off-Street Bicycle Parking

Use	Long-term Requirement	Short-term Requirement
Apartment	1 space per Dwelling Unit	6 spaces per Principal Building
Dormitory	0.25 spaces per Sleeping Unit	
Congregate Housing	0.5 spaces per Dwelling Unit	
Congregate Care	0.1 spaces per Sleeping Unit 0.1 spaces per Dwelling Unit	
Supported Housing	0.5 spaces per Dwelling Unit 0.5 spaces per Sleeping Unit	
Commercial	Office Use greater than 2,500 m ² of Gross Floor Area: 5 spaces 1 additional space per each additional 500 m ² of Gross Floor Area greater than 2,500 m ²	1 space per each 500 m ² of Gross Floor Area, or part thereof.
Post-Secondary Institution		3 spaces per classroom
School		1 space per classroom

- .2 Long-term bicycle parking must be located in fully enclosed, secured rooms within the Building for which they are required, the total area of which shall be a minimum of 1.75 m² per required bicycle parking space. Long-term bicycle parking rooms shall:
- be located adjacent to the elevator access to Storeys above when located in the underground parking structure;
 - be designed to accommodate a maximum of 40 bicycles in a single room, not including those within bicycle lockers;
 - include bicycle parking spaces provided in the form of lockers, permanently anchored racks that provide two points of contact with the bicycle frame, or combination thereof; and
 - include bicycle parking spaces that are:
 - arranged with a minimum of 50% of the spaces placed horizontally; and
 - arranged with a minimum of 25% of the spaces having an adjacent Energized Outlet.
- .3 Short-term bicycle parking shall:
- be located in a highly visible location near a Building main entrance;
 - have access routes that provide a minimum clear width of 2.0 metres;
 - be provided in permanently anchored racks that provide two points of contact with the bicycle frame; and

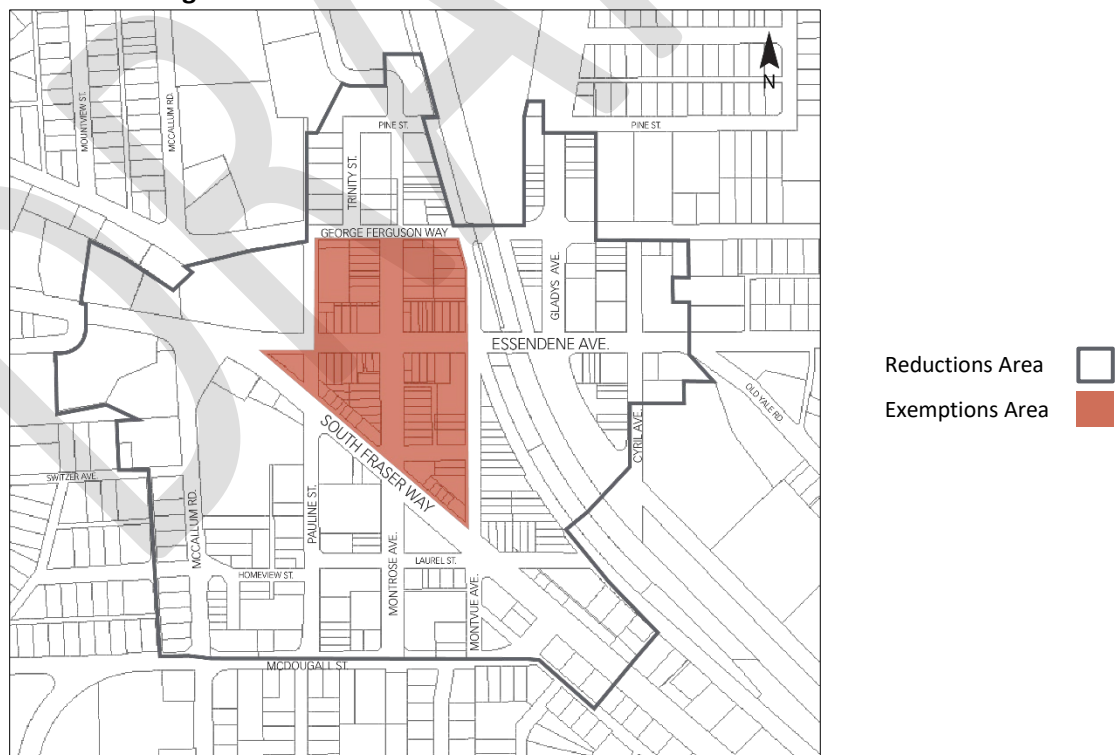
- d. be well-lit.

42 Section 150.5 [Reductions in Minimum Parking Requirements] is repealed and the following substituted:

150.5 Reductions to Required Off-Street Parking

- .1 The maximum allowable reduction to required off-street parking is 20%, excluding applicable shared parking provisions in Section 150.
- .2 Historic Downtown Abbotsford
 - a. No additional Parking Spaces are required as a consequence of a change of Use or change of occupancy of an existing Building or Structure within the Reductions Area shown in Figure 1.
 - b. The required off-street parking is reduced by 20% for all new Buildings, or additional floor area resulting from Building or Structure renovations, within the Reductions Area shown in Figure 1.
 - c. Ground floor commercial Uses are exempt from providing off-street Parking Spaces within the Exemptions Area shown in Figure 1.
 - d. Commercial Uses above the ground floor may remit a cash payment to the City in the amount of \$23,000 per required off-street Parking Space in lieu of providing the required off-street Parking Space, within the Exemptions Area shown in Figure 1.

Figure 1 – Historic Downtown Abbotsford



- .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, 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, 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.

.4 Residential Rental Tenure Incentive

- a. The off-street parking requirements of an Apartment that is limited to Residential Rental Tenure may be reduced by the following amounts:
 - i. 10% when it is located within the Urban Development Boundary; or
 - ii. notwithstanding the maximum reductions prescribed in Section 150, an additional 5% reduction is permitted when it is located directly along the Primary Transit Corridor, designated by the Official Community Plan, or within the Reductions Area of Historic Downtown as shown in Figure 1.

.5 Manufacturing and Warehousing

- a. Off-street parking requirements may be reduced by a maximum of 20% where individual tenant space has a Gross Floor Area of 6,500 m² or greater for Manufacturing or Warehousing Use.

43 Sections 150.6 is repealed and the following substituted:

150.6 Electric Vehicle Parking Requirements

- .1 Notwithstanding Section 150.1.1, Electric Vehicle charging infrastructure requirements shall apply only to:
 - a. A new Building or Structure
- .2 For residential Principal Uses with separate private Parking Spaces, one Energized Outlet capable of providing Level 2 Charging or higher shall be provided for each Dwelling Unit that has required residential Parking Spaces.
- .3 For residential Principal Uses, except Supported Housing, with common parking areas:
 - a. all required Parking Spaces for Dwelling Units are required to have raceways or conduit, with drawstrings, capable of providing Level 2 Charging or higher, including all electrical equipment; and
 - b. all required Parking Spaces or 1 per Dwelling Unit, whichever is less, are required to have an adjacent Energized Outlet, capable of providing Level 2 Charging or higher.
- .4 20% of Parking Spaces for required residential visitor parking, and no less than one Parking Space if residential visitor parking is provided, are each required to have an adjacent Energized Outlet capable of providing Level 2 Charging or higher.

- .5 Energized Outlets shall be labelled for the use of Electric Vehicle charging.
- .6 For designs where an Electric Vehicle Energy Management System is used, designs shall achieve a performance standard of 3 way sharing on a 40A circuit, or similar standard to ensure comparable rates of charging.

44 Sections 150.7 to 150.13 are repealed and the following substituted:

150.7 Accessible Parking

- .1 The minimum number of accessible Parking Spaces shall be in accordance with Table 3:

Table 3 - Required Accessible Parking Spaces

Number of accessible Parking Spaces Required	Total Required Spaces
1	10-50
1 additional space	For each additional 50 stalls or part thereof, up to and including 300
1%	Additional spaces for each additional stalls greater than 300.

- .2 Required accessible Parking Spaces shall comply with the following:
 - a. where two or more Buildings are located on one Lot, at least one accessible Parking Space shall be provided per Building, except for Townhouses;
 - b. in the case of Townhouses, where accessible Parking Spaces shall be provided based only on the required visitor Parking Spaces, calculated in accordance with Table 3; and
 - c. when parking is located in a combination of underground and surface parking, at least one accessible Parking Space shall be provided in each location.
- .3 Accessible Parking Spaces shall comply with the following:
 - a. be 4.1 m wide (which shall include an access space of 1.4 m);
 - b. have a firm, slip resistant and level surface;
 - c. be clearly identified using the international symbol of accessibility; and
 - d. be located close, and be accessible, to a Building entrance, and conform to design standards under the BC Building Code.
- .4 Notwithstanding the accessible Park Space widths above, a 1.4 m access space may serve more than one Parking Space. When shared, this access space must be clearly marked.



150.8 Siting Provisions

- .1 Except in the A, RR, CR, SR, RS or N zones where a Single Detached Dwelling or Duplex is the Principal Use, or as provided elsewhere in this Bylaw, Buildings, Structures and areas for off-street parking shall be sited in accordance with the minimum setbacks in Table 4:

Table 4 – Setback Provisions

Type of Parking	Siting Requirements
Underground parking	1.0 m from minimum Front or Exterior Side Lot Line setback to accommodate the roots of planted trees
Surface parking areas	See Section 140 for setback requirements for landscaping

150.9 Parking Dimensions, Layout and Maneuvering Aisles

- .1 Minimum Parking Space dimensions and qualifiers shall be as shown in Table 5 and points (a) through (f):

Table 5 – Parking Space Dimensions

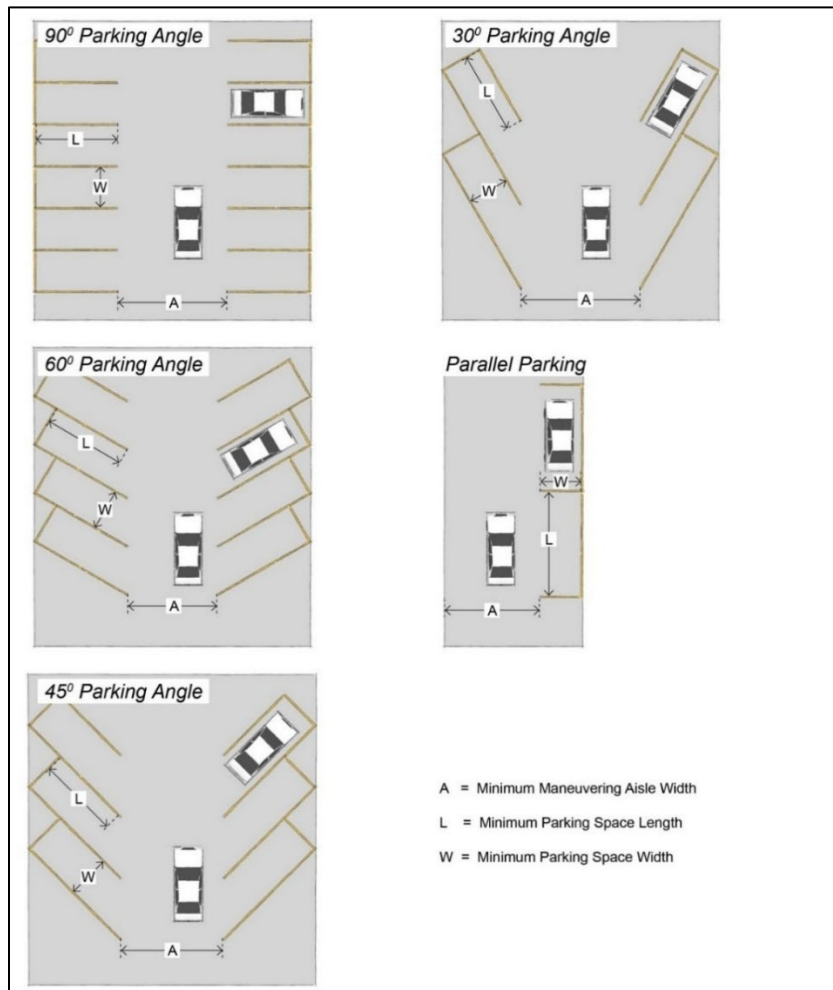
Types of Vehicle	Parking Angles in Degrees	Width (m) of Parking Space	Length (m) of Parking Space	Minimum Maneuvering Aisle Width (m)	Vertical Clearance (m)	Traffic Flow
Standard	90°	2.7	5.5	6.5	2.1	one- or two-way traffic
Accessible		4.1	5.5		2.1	
Bus		4.3	12.2		3.7	
Standard	60°	2.7	6.2	5.5	2.1	one-way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

- 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;
 - iii. the Maneuvering Aisle that provides access is 7.1 m wide; and
 - iv. each small car Parking Space shall be clearly marked as "Small Car Only".
- .2** All Parking Spaces shall have unobstructed vehicular access by means of a Maneuvering Aisle and be designed in single-loaded or double-loaded modules in accordance with the angled parking arrangements outlined in Table 5 and illustrated in Figure 2.
- .3** Where an aisle provides access to Parking Spaces set at different angles on one or both sides of the aisle, the widest required minimum Maneuvering Aisle width shall be provided.
- .4** Where angled parking is provided on one side of a two-way traffic aisle, the minimum Maneuvering Aisle width (A) shall be 6.5 m.

Figure 2 – Parking Angles



150.10 Location of Parking Spaces

- .1 Off-street Parking Spaces shall be provided on the same Lot as the Buildings for which they are required.
- .2 Where all required Parking Spaces cannot be located on the same Lot as the Building for which they are required, such spaces may be situated on another Lot provided:
 - a. the Lot is not located more than 122 m from the Building or Use for which they are required; and
 - b. annexed to the title of such other Lot is a covenant registered in favour of the City and the owner of the benefiting Lot restricting the Use of the Lot or portion of the other Lot to parking purposes associated with the benefiting Lot.

150.11 Shared Parking

- .1 Shared off-street parking areas for two or more commercial Uses may be permitted where:
 - a. the maximum demand for such parking areas by the individual Uses occurs at different periods of the day;
 - b. each Use shares a maximum of 25% of its individually required Parking Spaces, but the total number of Parking Spaces is equal to or greater than the required number of Parking Spaces for the Use that has the higher individual overall Parking Space requirement; and
 - c. the time at which the maximum demand for such parking areas occurs is substantiated by a parking demand study that is prepared by a registered professional engineer and approved by the City.

150.12 Parking Area Design

- .1 Except in the A1, A2, or A3 zones, an off-street parking area, including driveways, with four or more Parking Spaces shall:
 - a. be paved;
 - b. have each Parking Space location clearly marked by a painted line which shall be maintained at all times; and
 - c. have all lighting used to illuminate the parking areas so arranged as to prevent direct rays of light from shining onto an adjacent Lot.

150.13 Pedestrian Walkways

- .1 Any parking area provided for more than one commercial or mixed-use Building on the same Lot shall:
 - a. have at least one pedestrian walkway, with a width of at least 2.0 m, providing pedestrian access connections between Buildings; and
 - b. have clearly marked and signed pedestrian crosswalks where they cross a driveway.

45 Section 150 [Off-Street Parking and Loading Regulations] is amended by adding the following section:

150.14 Off-Street Loading Space Regulations

- .1 Commercial and industrial Uses shall provide one off-street loading space for every Building having a Gross Floor Area of 500 m² or greater.
- .2 Required off-street loading spaces shall be located on the same Lot as the Use or Structure they are intended to serve.
- .3 All off-street loading spaces shall be of sufficient dimensions to accommodate a Commercial Vehicle used for transporting goods to and from the Use or Structure without encroaching on any driveway, parking or Street.
- .4 The minimum dimensions for loading spaces are 9.2 m in length, 4.0 m in width, and 4.5 m in clear Height.
- .5 Lighting used to illuminate an off-street loading area shall be so arranged as to prevent direct rays of light from shining onto any adjacent Lot or Street.
- .6 Properties within the Exemptions Area shown in Figure 1, shall be exempt from providing off-street loading spaces.

46 Section 350.6.1(a) is repealed and the following substituted:

- a. be subject to the regulations outlined in Section 140; and

47 Section 350.6.1(b) is repealed.

48 Section 350.6.1(c) is renumbered as section 350.6.1(b).

49 Section 365.6 [Duplex Residential Zone, Infill (RS4-i) Conditions of Use] is amended by adding the following section:

- .6 Notwithstanding Section 365.4 subdivision is permitted for a Through Lot where one of the abutting Streets is a controlled access highway or classified Arterial, and the Front Lot Lines are achieved on the lower classification roadway, in accordance with Interior Lot subdivision regulations.,

50 Section 386.7 [Infill Residential Zone (RS7) - Conditions of Use] is amended by adding the following section:

- .6 Notwithstanding Section 386.5 subdivision is permitted for a Through Lot where one of the abutting Streets is a controlled access highway or classified Arterial, and the Front Lot Lines are achieved on the lower classification roadway, in accordance with Interior Lot subdivision regulations.

51 Section 440 [Rowhouse Residential Zone] is repealed and substituted with Schedule 1.

52 Section 460.1 [Mid Rise Apartment Zone (RMM) – Permitted Uses] is amended by adding the following Accessory Use:

- .5 Lock-off Unit

53 Section 545.6(a) is repealed and subsequent paragraphs renumbered.

54 Sections 610.6.1 and 610.6.2 is amended by striking out “Section 140.2.3” and substituting “Section 140”.

55 Section 770.6.2 is repealed and the following substituted:

.2 Home Occupation – Level 1 shall only be permitted within an Apartment or Dormitory.

56 Section 770.6.4 is repealed and the following substituted:

.4 Tourist Accommodation shall only be permitted in conjunction with a Dormitory use and/or a Post-Secondary Institution.

57 Section 801.5.1(b) is repealed and the following substituted:

.b Where 50 or more Parking Spaces are required, accessible Parking Spaces shall be provided in the ratio of one accessible Parking Space for every 100 Parking Spaces or part thereof;

58 Section 804.5.1(b) is repealed and the following substituted:

.b Where 50 or more Parking Spaces are required, accessible Parking Spaces shall be provided in the ratio of one accessible Parking Space for every 100 Parking Spaces or part thereof;

59 Section 835.7.1 is amended by striking out “Section 150.11” and substituting “Section 150”.

60 Section 880.5.1 is amended by striking out “Section 140.4.5” and substituting “Section 140”.

61 Section 894.2.2 is amended by striking out “Section 140.6” and substituting “Section 140”.

62 Section 894.3.2 is amended by striking out “Section 150.11” and substituting “Section 150”.

63 A new section 387 is added as set out in Schedule 2.

64 A new section 436 is added as set out in Schedule 3.

Commencement

65 (1) In this section,

“In-Stream” means a form and character Development Permit or Building Permit application submitted and accepted by the City before the adoption of this bylaw;

“Approved Development Permit” a form and character Development Permit approved during the two years before the adoption of this bylaw;

(2) With respect to every property that is the subject of an In-Stream Development Permit application, or an Approved Development Permit, this bylaw comes into force on the earlier of

(a) two years from the date of approval of the form and character Development Permit application,

- (b) the day after the form and character Development Permit application is withdrawn, denied by Council, or closed in accordance with the [Development Application Procedures Bylaw, 2016](#), and
 - (c) the day after the applicant elects in writing to the General Manager of Planning and Development Services to subject the property to the entirety of this bylaw.
- (3) Despite subsection (2), with respect to every property that is the subject of an In-Stream Building Permit application, this bylaw comes into force on the earlier of
- (a) the day after an Occupancy Permit has been issued in respect of the property,
 - (b) the day after the In-Stream Building Permit application has been cancelled in accordance with the [Building Bylaw, 2018](#), and
 - (c) the day after the applicant elects in writing to the General Manager of Planning and Development Services to subject the property to the entirety of this bylaw, and
- (4) Despite subsections (2) and (3), with respect to every property that is the subject of a Building Permit application for a new single family dwelling submitted no later than December 16, 2022, section 43 of this bylaw comes into force on the earlier of
- (a) the day after an Occupancy Permit has been issued in respect of the property,
 - (b) the day after the In-Stream Building Permit application has been cancelled in accordance with the [Building Bylaw, 2018](#), and
 - (c) the day after the applicant elects in writing to the General Manager of Planning and Development Services to subject the property to the entirety of this bylaw.
- (5) Subject to subsections (2) to (4), this bylaw comes into force on the day after adoption of this bylaw.

READ A FIRST TIME on ,
READ A SECOND TIME on ,
PUBLIC HEARING HELD on,
READ A THIRD TIME on ,
APPROVED BY THE MINISTER OF TRANSPORTATION AND INFRASTRUCTURE on
ADOPTED on ,

SCHEDULE 1

440 – Rowhouse Residential Zone (RMR)

RMR

Intent: To enable Rowhouse development on consolidated Lots that are designated Urban 2 – Ground Oriented in the OCP.

440.1 Permitted Uses

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

440.2 Site Specific Permitted Uses

n/a

440.3 Development Regulations (Lots with Rear Lane Access)

Development Regulations Table for RMR Zone with Rear Lane Access	
Column I	Column II
.1 Density (minimum and maximum)	a. Floor Space Ratio – 0.5 to 1.5
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – no less than the actual Setback of the Principal Building
.3 Maximum Setback (Front Lot Line)	a. Principal Building – 3.5 m
.4 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 12.0 m b. Accessory Building or Structure – 1.0 m
.5 Maximum Setback (Rear Lot Line)	a. Accessory Building or Structure with a garage – 1.5 m, except 6.0 m where a required parking space is provided outside the garage.
.6 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.2 m, except 0.0 m from an Interior Side Lot Line shared with an attached Rowhouse Dwelling Unit b. Accessory Building or Structure – 1.0 m, except 0.0 m from an Interior Side Lot Line shared with an attached garage
.7 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – 1.2 m
.8 Minimum Setbacks (between Buildings)	a. Principal Building and Accessory Building or Structure – 1.5 m b. Between Principal Building and Accessory Building or Structure with a garage – 4.5 m
.9 Lot coverage (maximum)	a. 65%

440 – Rowhouse Residential Zone (RMR)

RMR

.10 Height (maximum)	a. Principal Building – 11 m or three storeys, whichever is less b. Accessory Building or Structure – 4.5 m
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440.4 Development Regulations (Lots without Rear Lane Access)

Development Regulations Table for RMR Zone without Rear Lane Access	
Column I	Column II
.1 Density (minimum and maximum)	a. Floor Space Ratio – 0.5 to 1.5
.2 Minimum Setback (Front Lot Line)	a. Principal Building – 3.0 m, except 6.0 m where a garage faces the Front Lot Line b. Accessory Building or Structure – no less than the actual Setback of the Principal Building
.3 Maximum Setback (Front Lot Line)	a. Principal Building 6.0 m
.4 Minimum Setback (Rear Lot Line)	a. Principal Building – 6.0 m b. Accessory Building or Structure – 1.0 m
.5 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.2 m, except 0.0 m from an Interior Side Lot Line shared with an attached Rowhouse Dwelling Unit b. Accessory Building or Structure – 1.0 m
.6 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – 1.2 m
.7 Minimum Setbacks (between buildings)	a. Principal Building and Accessory Building or Structure – 1.5 m
.8 Lot coverage (maximum)	a. 65%
.9 Height (maximum)	a. Principal Building – 11 m or three storeys, whichever is less b. Accessory Building or Structure – 4.5 m

440.5 Site Specific Development Regulations

n/a

440.6 Subdivision Regulations (Lots with Rear Lane Access)

Subdivision Regulations Table for RMR Zone with Rear Lane Access	
Column I	Column II
.1 Lot size (minimum)	a. End Lot – 180 m ² b. Internal Lot – 140 m ² c. Corner Lot – 235 m ²
.2 Lot Width (minimum)	a. End Lot – 5.7 m b. Internal Lot – 4.5 m c. Corner Lot – 7.5 m

440 – Rowhouse Residential Zone (RMR)

RMR

.3 Lot Depth (minimum)	a. End Lot – 32.0 m b. Internal Lot – 32.0 m c. Corner Lot – 32.0 m
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440.7 Subdivision Regulations (Lots without Rear Lane Access)

Subdivision Regulations Table for RMR Zone without Rear Lane Access	
Column I	Column II
.4 Lot size (minimum)	d. End Lot – 185 m ² e. Internal Lot – 150 m ² f. Corner Lot – 235 m ²
.5 Lot Width (minimum)	a. End Lot – 6.7 m b. Internal Lot – 5.5 m c. Corner Lot – 8.5 m
.6 Lot Depth (minimum)	d. End Lot – 28.0 m e. Internal Lot – 28.0 m f. Corner Lot 28.0 m

440.8 Landscaping

- .1 Refer to section 140 for requirements pertaining to landscaping.

440.9 Off-Street Parking

- .1 Refer to section 150 for requirements pertaining to off-street parking.

440.10 Conditions of Use

- .1 No garage door(s) shall be provided on the Building Face(s) of the Principal Building fronting the Front Lot Line when the Lot has access from the rear lane.
- .2 Rowhouse Lots without rear lane access are only permitted on Local roads as shown on Map 4 of the Official Community Plan.
- .3 Any Dwelling Unit with vehicle access from a Street shall:
- Have a driveway limited to 3.0 m in width; and
 - Have a maximum garage width of 3.0 m, measured between the interior faces of the side walls of the garage.

SCHEDULE 2

387 – Coach House Residential Zone (RCH)

RCH

Intent: To accommodate Single Detached Dwellings and Coach Houses on urban Lots with municipal lane access in the Urban 3 – Infill Land Use Designation and new neighbourhoods.

387.1 Permitted Uses

Permitted Uses Table for RCH Zone	
Principal Uses	
.1	Residential Care
.2	Single Detached Dwelling
Accessory Uses	
.3	Boarding
.4	Coach House
.5	Home Occupation - Level 1

387.2 Site Specific Development Regulations

n/a

387.3 Development Regulations

Development Regulations Table for RCH Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 0.5, excluding the Floor Area of a Coach House
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – no less than the actual Setback of the Principal Building
.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 13.5 m b. Accessory Building or Structure – 1.0 m
.4 Maximum Setbacks (Rear Lot Line)	a. Accessory Building or Structure with Coach House – 1.5 m
.5 Minimum Setbacks (Interior Side Lot Line – Coach House side)	a. Principal Building – 1.2 m b. Accessory Building or Structure – 1.2 m c. Accessory Building or Structure with Coach House – 0.3 m, except 0.0 m where constructed on the Interior Side Lot Line
.6 Minimum Setbacks (Interior Side Lot Line – Parking side)	a. Principal Building – 1.2 m b. Accessory Building or Structure – 1.2 m c. Accessory Building or Structure with Coach House – 2.9 m
.7 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – 3.0 m
.8 Minimum Setbacks between Buildings	a. Between Principal Building and Accessory Building or Structure with Coach House – 6.0 m b. Between Principal Building and Accessory

387 – Coach House Residential Zone (RCH)

RCH

	Building or Structure – 1.5 m c. Between Accessory Building or Structure and Accessory Building or Structure with Coach House – 1.5 m
.9 Height (maximum)	a. Principal Building - 8.5 m or three Storeys, whichever is less b. Accessory Building or Structure - 4.5 m c. Accessory Building or Structure with Coach House – 6.5 m or 2 Storeys, whichever is less
.10 Maximum vertical distance of Basement above ground	a. 1.4 m above average Finished Grade
.11 Lot Coverage (maximum)	a. 50%

387.4 Subdivision Regulations

Subdivision Regulations Table for RCH Zone	
Column I	Column II
Lot Size (minimum)	a. Interior Lot – 300 m ² b. Corner Lot – 360 m ² c. Through Lot – Not permitted d. Panhandle Lot – Not permitted
Lot Width (minimum)	a. Interior Lot – 9.0 m b. Corner Lot – 11.0 m c. Through Lot – Not permitted d. Panhandle Lot – Not permitted
Front Lot Line length (minimum)	a. Interior Lot - 9.0 m b. Corner Lot – 11.0 m c. Through Lot – Not permitted d. Panhandle Lot – Not permitted
Rear Lot Line length (minimum)	e. Interior Lot - 9.0 m f. Corner Lot – 11.0 m g. Through Lot – Not permitted h. Panhandle Lot – Not permitted
Lot Depth (minimum)	a. Interior Lot – 31.0 m b. Corner Lot – 31.0 m c. Through Lot – Not permitted d. Panhandle Lot – Not permitted

387.5 Landscaping

- .1 Refer to Section 140 for requirements pertaining to landscaping.

387 – Coach House Residential Zone (RCH)

RCH

387.6 Off-Street Parking

- .1 Refer to Section 150 for requirements pertaining to off-street parking.

387.7 Conditions of Use

- .1 A Coach House:
- a. be limited to one such Use per Lot;
 - b. be limited to a maximum floor area not greater than the total floor area of the detached garage, or 55 m², whichever is less, and for the purpose of calculation, floor area shall exclude cantilevered portions up to a maximum length of 3.0 m and a maximum projection of 1.0 m;
 - c. be located on the same Lot as the Principal Building;
 - d. be located on a Lot other than a Panhandle or Through Lot;
 - e. not be on a Lot in a bare land strata (except where road infrastructure meets City bylaw standards);
 - f. not be located between the Principal Building and the Front Lot Line;
 - g. not be operated where there is a Residential Care or Boarding Use on the Lot;
 - h. be permitted where all the vehicular access for the required off street parking for Principal and Accessory Uses is provided off the municipal lane.
- .3 In the case of a Coach House constructed on the Interior Side Lot Line – Coach House side, the Coach House shall be simultaneously designed and constructed in conjunction with a second Coach House located on the Interior Side Lot Line – Coach House side of an adjacent Lot utilizing a party wall agreement.
- .4 A Principal Building consisting of more than one Storey shall have reduced massing at the uppermost Storey, to be achieved as follows:
- a. The Gross Floor Area of the uppermost Storey shall not exceed 80% of the Gross Floor Area of the Storey immediately below;
 - b. The front or one or more side Building Face(s) of the uppermost Storey shall be recessed by a minimum of 1.2 m from the Building Face(s) of the Storey immediately below;
 - i. For the purpose of measuring the recessed area of the uppermost Storey, structural supports of covered verandahs, porches, patios and entranceways shall be considered part of the Building Face(s); and
 - c. The rear Building Face of the uppermost Storey shall not project beyond the rear Building Face of the storey immediately below, except for permitted projections into Setbacks as specified in Section 140; and
 - d. 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.

436 – Multiplex Residential Zone (RMX)

RMX

Intent: The Multiplex Residential Zone establishes specific land use and development regulations for three and four unit Townhouse developments on existing urban lots in the Urban 2 – Ground Oriented Land Use Designation.

436.1 Permitted Uses

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

436.2 Site Specific Permitted Uses

n/a

436.3 Development Regulations

Development Regulations Table for RMX Zone	
Column I	Column II
.1 Density (minimum and maximum)	a. Floor Space Ratio – 0.5 to 1.5 b. Maximum of four Dwelling Units
.2 Minimum Setback (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 – no less than the actual Setback of the Principal Building
.3 Minimum Setback (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. Accessory Building or Structure – no less than the actual Setback of the Principal Building
.4 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building and Accessory Building or Structure – 1.8 m, except when adjacent to a lane, then 3.0 m or 6.0 m where a garage faces an Interior Side Lot Line.
.5 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
.6 Minimum Setbacks (between buildings)	a. Between Principal Buildings on the same lot – 9.0 m, except i. 6.0 m where the front or rear elevation of a Principal Building



SCHEDULE 3

436 – Multiplex Residential Zone (RMX)

RMX

Intent: The Multiplex Residential Zone establishes specific land use and development regulations for three and four unit Townhouse developments on existing urban lots in the Urban 2 – Ground Oriented Land Use Designation.

436.1 Permitted Uses

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

436.2 Site Specific Permitted Uses

n/a

436.3 Development Regulations

Development Regulations Table for RMX Zone	
Column I	Column II
.1 Density (minimum and maximum)	a. Floor Space Ratio – 0.5 to 1.5 b. Maximum of four Dwelling Units
.2 Minimum Setback (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 – no less than the actual Setback of the Principal Building
.3 Minimum Setback (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. Accessory Building or Structure – no less than the actual Setback of the Principal Building
.4 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building and Accessory Building or Structure – 1.8 m, except when adjacent to a lane, then 3.0 m or 6.0 m where a garage faces an Interior Side Lot Line.
.5 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
.6 Minimum Setbacks (between buildings)	a. Between Principal Buildings on the same lot – 9.0 m, except i. 6.0 m where the front or rear elevation of a Principal Building

436 – Multiplex Residential Zone (RMX)

RMX

	faces a side elevation of a Principal Building ii. 2.0 m where side elevations of Principal Buildings are parallel b. Principal Building and Accessory Building or Structure – 1.5 m
.7 Lot coverage (maximum)	a. 55%
.8 Height (maximum)	a. Principal Building – 9.5 m or three Storeys, whichever is less b. Accessory Building or Structure – 4.5 m or one Storey, whichever is less

436.4 Site Specific Development Regulations

n/a

436.5 Subdivision Regulations

n/a

436.6 Landscaping

- .1 Refer to Section 140 for requirements pertaining to landscaping.

436.7 Off-Street Parking

- .1 Refer to section 150 for requirements pertaining to off-street parking. Notwithstanding Section 150, visitor parking spaces are not required.

436.8 Conditions of Use

- .1 Each Dwelling Unit must be provided with access to on-site common or private outdoor amenity area consisting of at least 10.0 m² per Dwelling Unit located outside of the Interior Side Lot Line setback. The outdoor amenity area must:
- a. be located at ground level and not have slope greater than 5%
 - b. provide for greenery, recreational space, or other leisure activities normally carried out outdoors
- .2 Any Dwelling Unit with vehicle access from a Street shall:
- a. Have a driveway limited to 4.0 m in width; and
 - b. Have a maximum garage width of 4.0 m, measured between the interior faces of the side walls of the garage.

436 – Multiplex Residential Zone (RMX)

RMX

- .3 Building Face(s) of the Principal Building fronting a municipal lane are not permitted any doors on the ground level, except garage doors.
- .4 Where a Lot abuts two lanes, and one of the lanes is adjacent to the Interior Side Lot Line, provided that there is no vehicle access or garage facing the lane, the minimum setback from the lane adjacent to the Interior Side Lot Line is 1.8 m.

DRAFT

Zoning Bylaw Update

Proposed Zoning Bylaw Amendment

Executive Meeting of Council

April 25, 2022
Planning & Development Services



Purpose

To introduce a Zoning Bylaw amendment being brought forward as part of the strategic Zoning Bylaw update for Council's consideration of first and second readings.

Outline

1. Background
2. Bylaw Amendment
3. Transition Approach
4. Next Steps



Zoning Bylaw
No. 2400-2014

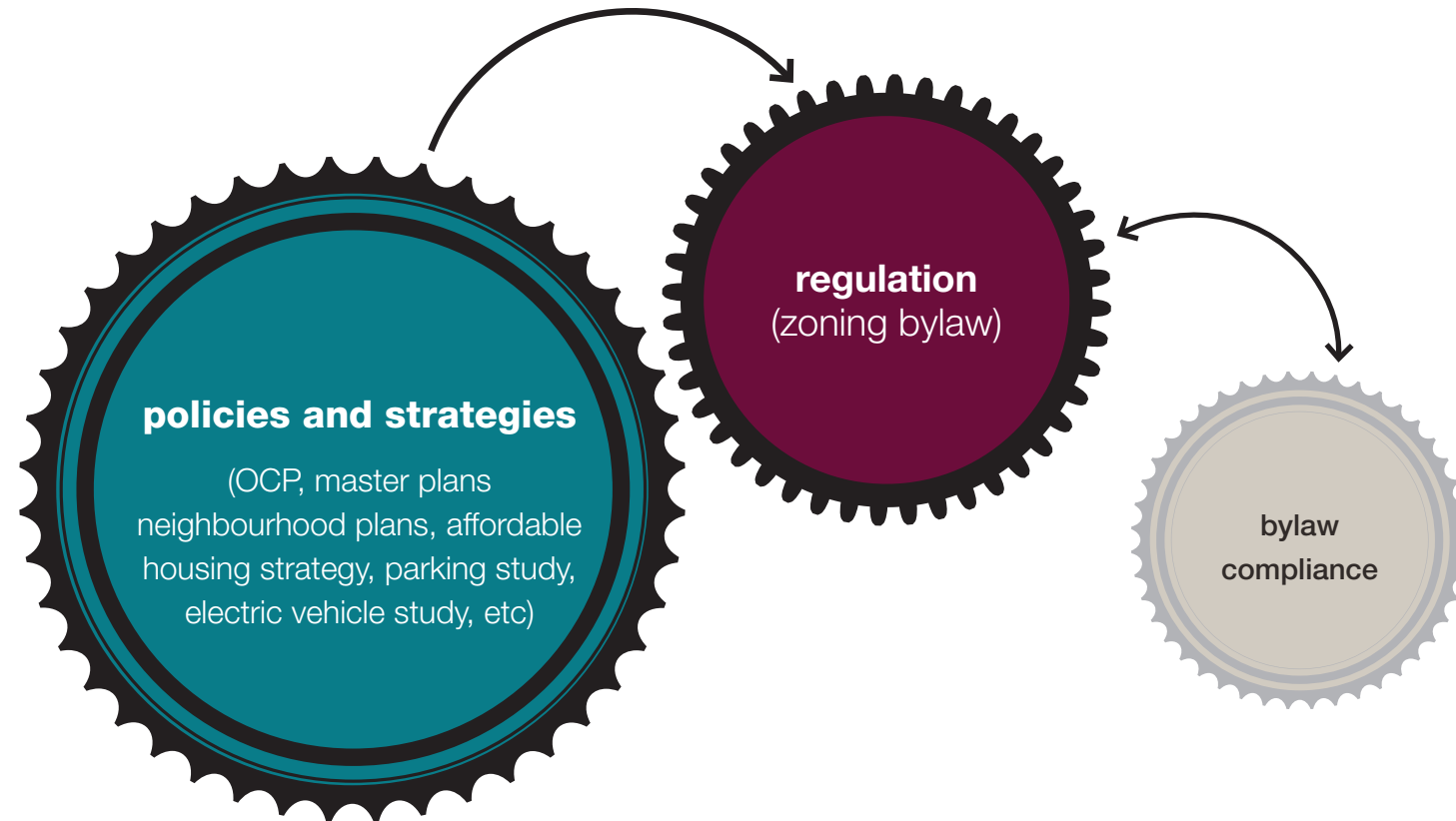
Background

Project principles

Consistent

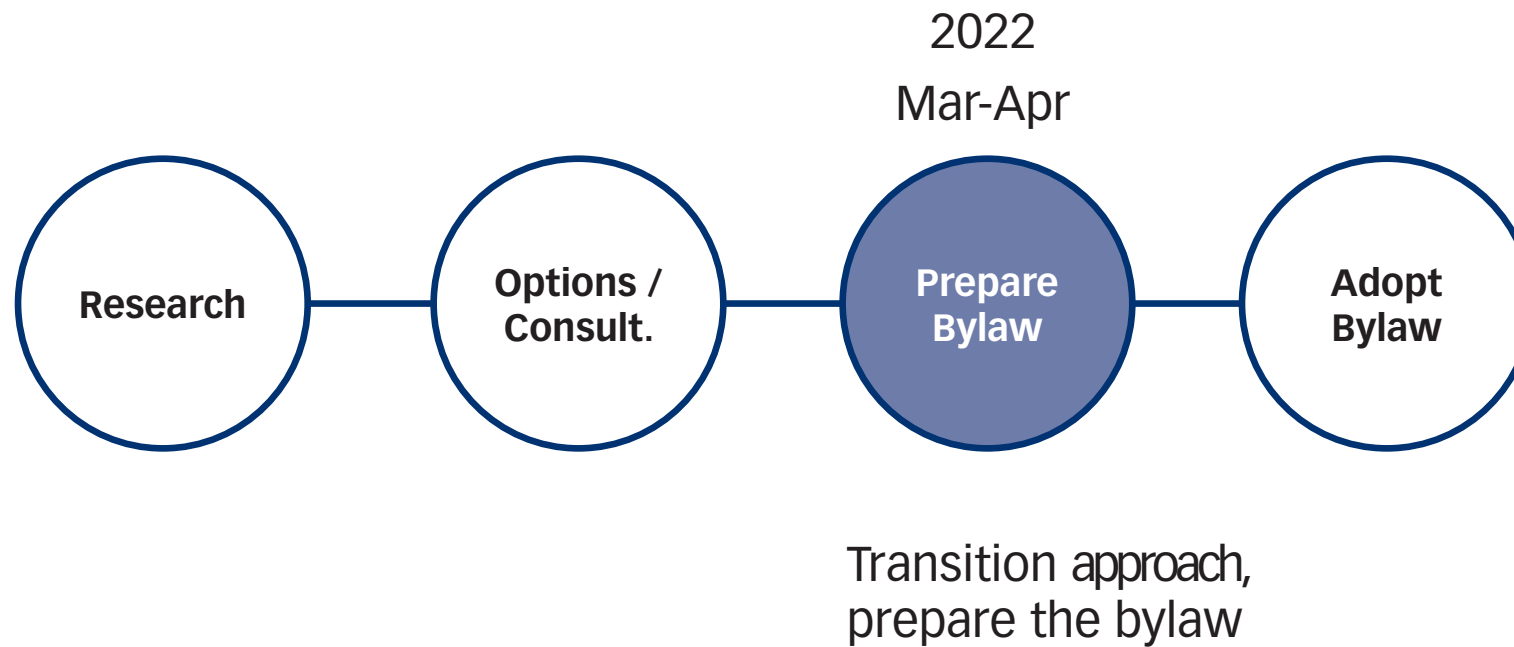
Predictable

Focused



Background

Process



Bylaw Amendment

Since presenting the proposed regulations to Council on March 7, 2022, minor updates have been made:

- To clarify the intent of several provisions
- Ensure consistent syntax and phrasing
- Align with AgRefresh project

Bylaw Amendment



Residential



Parking

Requirements

Apartment, Large Scale Commercial, Industrial, Electric Vehicle, Bicycle, New Uses & Updated Uses

Reductions

Historic Downtown, Transit Corridor & Other

Parking Area Design

Siting & Dimensions

Other

Supplementary Updates

Bylaw Amendment

The updates result in several changes to:

- Definitions
- General Regulations
- Parking and Loading
- Standard Zones



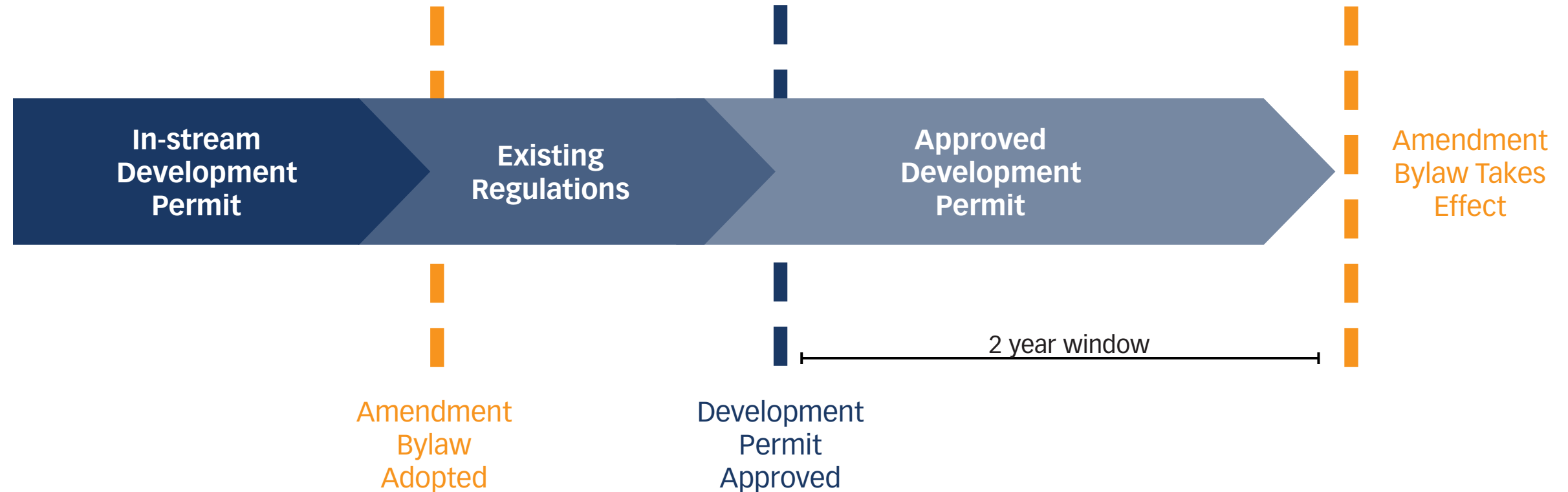
Zoning Bylaw
No. 2400-2014

Transition Approach

1. Seamlessly accommodate all approved or in-stream applications, with flexibility to apply new regulations in full
2. Implement a grace period for Building Permit applications for new single family dwellings
3. Implement the new regulations for all other properties, the day after adoption of this bylaw

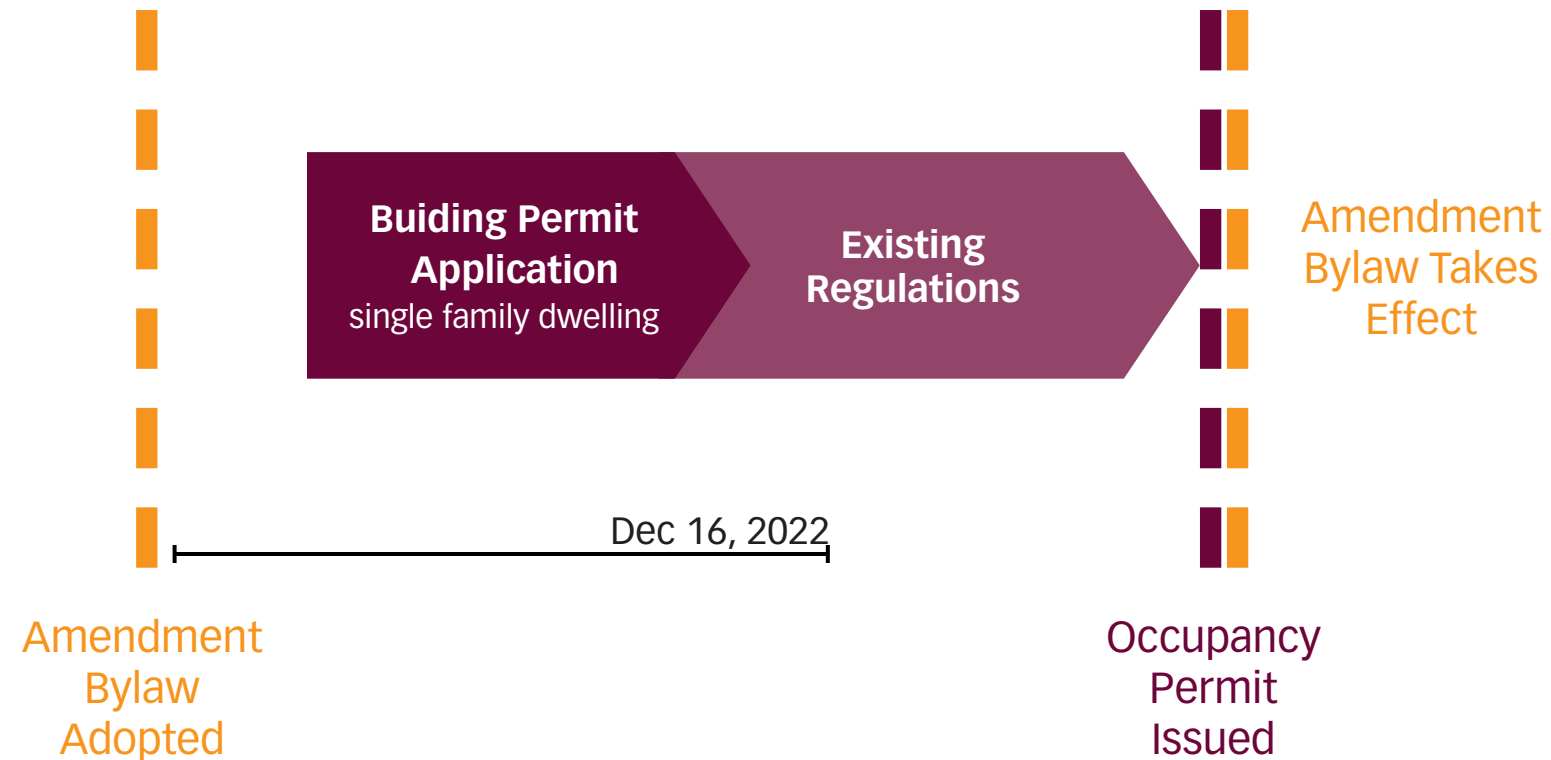
Transition Approach | Scenarios

In-stream Development Permit



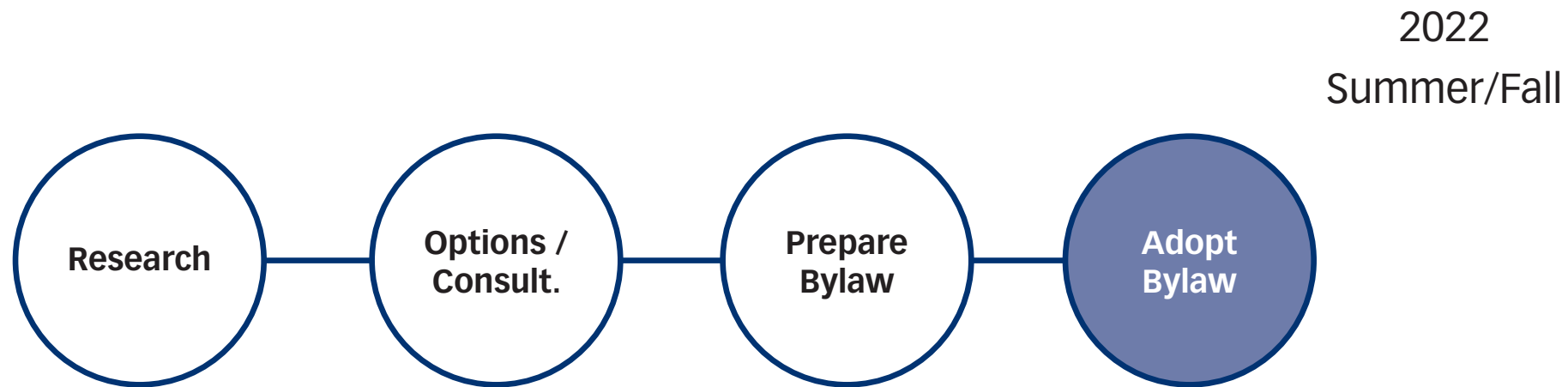
Transition Approach | Scenarios

Building Permit (new single family dwelling only)



Next Steps

Work Plan



Coordinated bylaw
updates, interdepartmental
review, communication

Recommendation

Staff recommend that Council proceed as highlighted in the recommendations in Report No. PDS 042-2022 .