

Appendix B | Draft Zoning Bylaw Amendments

abbotsforward 2050

Draft Zoning Bylaw Amendments

May 13, 2025

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Section 120 – Definition Updates

DRAFT

“Automobile Repair” means a Building or Structure used or intended to be used for mechanical repair or routine maintenance of automobiles, and/or automobile washing facilities.

“Automobile Sales” means the Use of land, Buildings and Structures for the display, lease, sale and/or rental of new or used automobiles.

“Automobile Storage Yard” means premises used for the outdoor storage of automobiles that are being held for sale, rental or impound; includes auto towing service.

“Balcony” means an unenclosed extension of a floor projecting from the wall of a Building and bounded by a partial wall or railing.

“Basement” means: (B/L 2922-2019)

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

“Batching Plant” means the Use of land to produce concrete or asphalt.

“Bed and Breakfast” means a business operation carried out by the residents of a Single Detached Dwelling to provide temporary sleeping accommodations, with or without meals, for a prescribed charge on a daily basis, where the maximum length of occupancy by any guest is 30 days in any 12-month period. (B/L 3249-2022)

“Beehive” or “Colony” means an enclosed Structure, limited to 30 frames, in which honeybees live and raise their young. (B/L 3249-2022)

“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. (B/L 3249-2022)

“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. (B/L 3249-2022)

“Breeding and Boarding Kennel” means the Use of a property, Building, Structure, compound, or group of pens or cages for the breeding or boarding, including Pet Daycare, of four or more dogs or cats; includes Accessory training, grooming, and Retail sales if approved by the Agricultural Land Commission or on land not subject to the *Agricultural Land Commission Act*, S.B.C. 2002, c. 36. (B/L 3246-2022)

(2) licensed under all applicable enactments; and

(3) with table games, slot machines or electronic devices, excluding video lottery terminals, which are expressly prohibited.

“Cemetery” means land, Buildings and or Structures used as a place for interment for human remains or to memorialize the deceased.

“Child Care Centre” means a facility licensed under the *Community Care and Assisted Living Act* for the provision of day care for children; includes group day care, preschool care, out-of-school care, child minding, specialized day care and emergency child care.

“City” means the City of Abbotsford.

“Civic Use” means a Use providing for public functions; includes government offices and related facilities, hospitals, community centres, arenas, swimming pools, fairgrounds, museums, art galleries, park uses, courts of law, and commercial Uses Accessory thereto.

“Closed-Sided Animal Enclosure” means a Building intended for the keeping of animals, and which is substantially separated from the exterior environment with normally closed walls and doors.

“Coach House” means a Dwelling Unit that is Accessory to a principal Dwelling Unit on the same Lot and located on the second Storey of an Accessory Building, ~~and is part of the same real estate entity.~~ (B/L 2922-2019; 3249-2022)

“Coffee Shop” means a place of business that sells light meals, beverages and snacks.

“Columbarium” means a Structure designed for the purpose of storing the ashes of human remains that have been cremated.

[Repealed.] (B/L 3246-2022)

“Commercial Composting Facility” means a facility that receives compostable waste and converts the waste through composting or digestion into marketable products.

“Commercial Mushroom Composting Facility” means a facility for the production of a fresh growing medium for mushrooms where more than 80% of the finished compost is produced for mushroom growing operations which are not on the same legal parcel where the Commercial Mushroom Composting Facility is located.

“Commercial School” means an educational facility, operated for profit, providing training or instruction in the arts, business skills, self-improvement or academic disciplines.

“Commercial Vehicle” means any motor vehicle that is:

(1) a truck or truck tractor with a licensed gross vehicle weight of 5,500 kg or greater; [B/L 3159-2021]

(2) a truck or truck tractor with a height in excess of 2.25 metres;

(3) a bus with seating capacity greater than nine people; or

(4) defined as such in the *Commercial Transport Act*.

“Commercial Vehicle Repair” means the Use of a Building or Structure for mechanical repair, routine maintenance, Commercial Vehicle washing or structural or cosmetic repair of Commercial Vehicles, including painting and metal plating.

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

“Commercial Vehicle Washing” means a building or structure where hand and/or mechanical equipment is used for the principal use of washing Commercial Vehicles.

“Community Service” means a non-commercial Use of premises for:

- (1) providing information, referral, counseling, employment development or advocacy services;
- (2) providing medical, mental health or addiction treatment services on an out-patient basis;
- (3) dispensing aid in the form of food or clothing;
- (4) providing drop-in or activity space; or
- (5) providing child care as an accessory use to program services.

[Repealed] (B/L 3249-2022)

“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. (B/L 3249-2022)

Editorial Note:

Congregate Care requires that personal services be provided to residents who require assistance due to physical or mental health challenges. This may include assistance with completing daily tasks, hygiene, mobility assistance, or meal preparation. Illustrative examples include live-in treatment facilities, seniors supportive housing, assisted living facilities, and long-term care homes.

“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. (B/L 3249-2022)

Editorial Note:

Congregate Housing requires that hospitality services be provided to residents in an independent setting that include common dining, social, and amenity areas. These services generally include housekeeping, meal preparation, laundry, and social or recreational opportunities. Illustrative examples include a retirement home or independent living facility.

“Correction Facility” means a Building intended for the incarceration of persons; includes remand centres, detention facilities and prisons.

“Council” means the Council of the City of Abbotsford.

“Dangerous Goods” means any product, substance or organism included in the classes listed in the Schedule to the *Transportation of Dangerous Goods Act*, 1992, c. 34.

“Data Centre” means a Building or portion thereof housing computer systems and associated components such as telecommunications, information storage, backup power generating equipment, environmental controls, fire suppression and security devices for the purpose of providing information technology services that are beyond the scale of information technology support for a single enterprise.

“Density” means:

- (1) minimum Lot Area; and
- (2) a measurement of development intensity on a lot which shall be stated as Floor Space Ratio or unit density.

[Repealed.] (B/L 3425-2023)

“Density, Unit” means the figure obtained by dividing the total number of Dwelling Units by the Lot Area upon which the Dwelling Units are constructed or are proposed to be constructed.

“Designated Flood Level” means the observed or calculated elevation for a flood which has a statistical frequency of occurrence of once every 200 years, or a flood with recorded levels equal to or greater than a once every 200-year flood.

“Designated Official” means a person assigned by the City to deal with the matter described in the relevant section of this Bylaw.

“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. (B/L 3249-2022)

“Drive-In Aisle” means a paved surface on a lot reserved exclusively for and appropriately identified for patrons using a drive-in service window.

“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. (B/L 3249-2022)

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

“Dwelling Unit” means one or more habitable rooms in which sleeping, sanitary and cooking facilities are located in a self-contained area. (B/L 3249-2022)

“Dyke” means a dyke other than a standard dyke.

“Emergency Shelter” means a residential Use providing non-disaster related temporary shelter, governed by a Housing Agreement. (B/L 3249-2022)

“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. (B/L 3249-2022)

“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. (B/L 3249-2022)

“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. (B/L 3249-2022)

“Energized Outlet” means a connected point in an electrical wiring installation at which current is taken to supply utilization equipment. (B/L 3249-2022)

“Entertainment and Sports Centre” means a facility providing for a wide range of assembly functions such as conventions, entertainment and sporting events, civic recreational services and programs, auctions, exercise and fitness programs, kinesiology and sports medicine clinics, and includes Office Uses, Retail sales, restaurants, pubs and other services Accessory to the Principal Use.

“Existing Grade” means the lowest ground elevation existing prior to construction, as established on a legal survey plan by a registered British Columbia Land Surveyor, which ground elevation may include fill materials placed on the lot to raise the ground elevation up to, but not above, the average elevation of adjacent lots at the adjoining lot lines.

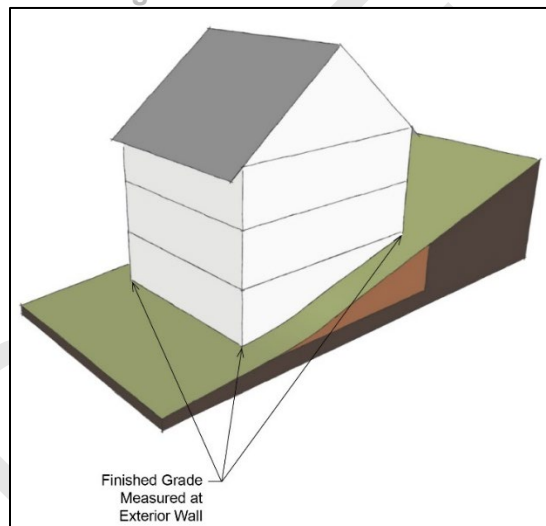
“Feedlot” means a confined area, structure, pen or corral where livestock or farmed game are confined solely for the purpose of growing or finishing, and are sustained by means other than grazing. (B/L 3246-2022)

“Financial Institution” means the premises of a bank, trust company, finance company, mortgage company, cheque cashing company or investment company.

“Finished Grade” means: (B/L 3246-2022)

- (1) the rough grading elevation as identified on a lot grading plan, where such a plan has been approved by the City at the time of subdivision when the lot was created; or
- (2) where there is no lot grading plan that was approved by the City at the time of subdivision when the lot was created, existing grade, as illustrated in Figure 1; or
- (3) the finished grading elevation required to meet floodproofing provisions of this Bylaw, for residential Buildings and Closed-Sided Animal Enclosures.

Figure 1 – Finished Grade



“Flood Construction Level” means the minimum elevation of the underside of a wooden floor system or the top of a concrete slab for habitable Buildings or the Finished Grade or the top of a concrete or asphalt pad upon which a mobile home or unit rests and is determined by adding an allowance for freeboard to the designated flood level.

“Floor Area, Gross” means the total area of all Storeys in all Buildings on a Lot measured to the **inside** of the exterior walls of the Building. For Single Detached Dwellings and Duplexes, this shall exclude an Accessory Building, with a maximum size of 10 m², and enclosed off-street parking spaces located within an attached garage, to a maximum of 30 m².

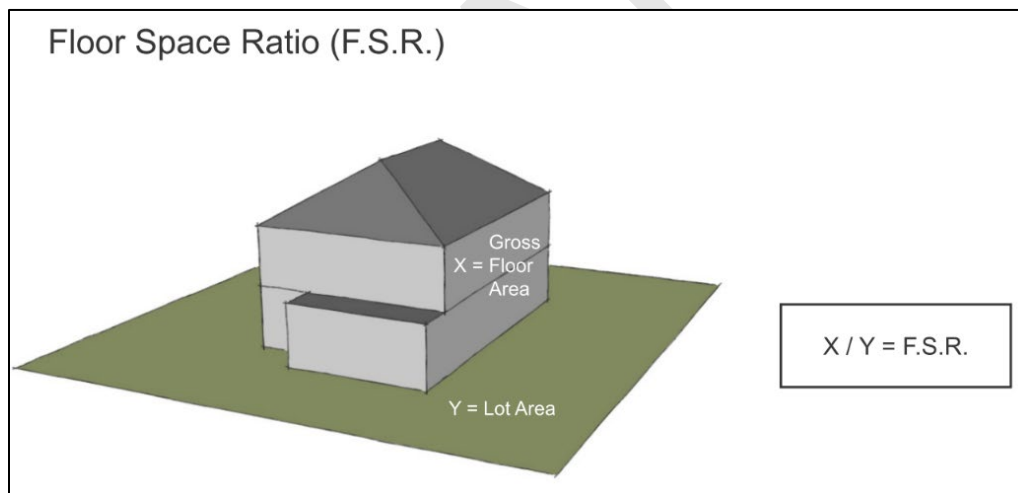
“Floor Area, Net” means Gross Floor Area, less any of the following:

- (1) Underground Parking, long term bicycle parking and at-grade areas used for off-street loading;
- (2) areas for off-street parking that are **concealed**, located within a principal building, and entirely separated from public streets by usable Building floor area;
- (3) Building areas with a ceiling less than 1.2 m in height;
- (4) common indoor amenity areas up to 100 m² in area for multi-unit residential Uses only; **and/or** (B/L 3249-2022)
- (5) common hallways, corridors, elevator shafts, stairwells, and utility rooms.

“Floor Space Ratio (FSR)” means:

- (1) for Single Detached Dwellings and Duplexes, the figure obtained by dividing the Gross Floor Area by the Lot Area as illustrated in Figure 2; or
- (2) for all other uses, the figure obtained by dividing the Net Floor Area of all Buildings and Structures on a Lot by the Gross Lot Area.

Figure 2 – FSR for Single Detached Dwellings and Duplexes



“Food Primary Licence” means a Food Primary Licence issued pursuant to the *Liquor Control and Licensing Act*.

“Freight Handling Facility” means premises used as an origin or destination point for the loading, unloading, assembling or transferring of goods transported by truck or rail.

“Frontage” means the boundary of a lot abutting a Street.

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

“Full-Time Farm Worker Residence” means a Dwelling Unit used solely for the purpose of housing permanent employees paid to work full time on a Farm Operation as necessary for the agricultural labour needs of the Farm Operation, and for the purposes of this definition, includes the employee's immediate family. (B/L 3246-2022)

“Funeral Parlour” means a premise used for the preparation of the dead for burial or cremation and the holding of funeral services; includes display, storage and sale of caskets and other related funeral supplies but excludes crematorium.

“Gaming Facility” means the Use of premises contracted by the Province of British Columbia that are permanent facilities for paper and electronic bingo games, electronic gaming devices or other lottery schemes, but that also include at least one slot machine as provincially authorized by the British Columbia Lottery Corporation as well as slot machines and does not include a Casino.

“Garden Centre” means the Use of premises for the Retail sale of trees, plants, flowers and associated gardening or landscaping supplies and outdoor garden equipment.

“Garden Suite” means a Dwelling Unit that is Accessory to a principal Dwelling Unit on the same Lot and located in ~~an a single Storey~~ Accessory Building, ~~and is part of the same real estate entity~~. (B/L 2922-2019; 3249-2022)

“Gathering For An Event” has the same meaning as in the *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019. (B/L 3246-2022)

Editorial Note

As outlined in the *ALR Use Regulation*, BC Reg. 30/2019, and ALC Policy L-22, “Gathering for an Event” generally includes activities such as weddings, music festivals, and events not considered to be Agri-Tourism. It excludes celebration, by the residents of the farm and those persons whom they invite, of a family event for which no fee or other charge is payable in connection with the event by invitees.

“Golf Course” means par 3, executive and regulation golf courses and excludes miniature golf.

“Growing Medium Manufacturer Use” means the processing and preparation of non-composting materials as a root base medium for the growing of plants in greenhouses and other related controlled growing environments.

“Habitable Area” means an area used for any or a combination of living, sleeping or food preparation by one or more persons. (B/L 3249-2022)

“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*. (B/L 3249-2022)

“Home Occupation” means an occupation or profession that is Accessory to the Use of the dwelling for residential purposes.

“Household” means one or more individuals who choose to live together in a Dwelling Unit; excludes Boarding and Boarding House. (B/L 3249-2022)

“Inboard Toe of a Dyke” means the base of a Dyke or Standard Dyke on the side farthest from the water that is contained by the Dyke.

“Impermeable Surface” means [definition forthcoming]

“Indoor Recreation Facility” means a Building or Structure which contains sports or recreation facilities, including but not limited to indoor swimming pools, ice arenas, curling rinks, courts for racquet sports, exercise centres, martial arts studios, gymnastics facilities, climbing walls, roller rinks, bowling alleys, miniature golf, batting cages, billiard halls and minor Retail sales and services customarily associated with and Accessory to such facilities.

“Landscaped Area” means a decorative planting area containing trees and any combination of shrubs, plants, flowers, bark mulch, decorative boulders, decorative paving, planters, sculptures, and the like, planted and maintained to enhance and embellish the appearance of a property.

“Land Use Designation” means a land Use outlined in the Official Community Plan. (B/L 2922-2019)

“Landscape Supply” means bulk Retail sale of soil, bark mulch, concrete pavers, retaining wall materials or other similar goods.

“Leachate” means any liquid, and suspended materials which it contains, that has percolated through or drained from waste. (B/L 3470-2023)

“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. (B/L 3249-2022)

“Liquor Primary Licence” means Liquor Primary Licence issued pursuant to the *Liquor Control and Licensing Act*.

“Liquor Store” means a Retail store licensed to sell beer, wine, ciders, spirits and other alcoholic beverages for consumption off the premises.

“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. (B/L 3249-2022)

“Lot” means a parcel of land registered in the Land Title Office; includes a strata Lot that is created by bare land strata subdivision.

“Lot, Corner” means a Lot at the intersection or junction of two or more Streets.

“Lot, Interior” means a Lot that has no Exterior Side Lot Lines.

“Lot, Newly Created” means a Lot created after the date of adoption of this Bylaw.

“Lot, Panhandle” means an Interior Lot to which access from a Street is gained by way of a narrow strip of land forming part of the Lot.

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

“Lot Area” means the area of land within the boundary of a Lot; excludes the panhandle of a Lot where the width of the panhandle is less than 12.0 m.

“Lot Coverage” means the horizontal area of all Buildings and outdoor covered areas on a Lot, excluding swimming pools, expressed as a percentage of the Lot Area. [B/L 3159-2021]

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

“Lot Line” means the legally defined boundaries of any Lot.

“Lot Line, Centre” means a line joining the Front Lot Line and the Rear Lot Line that is equidistant from both side Lot lines, used in the determination of Lot Width.

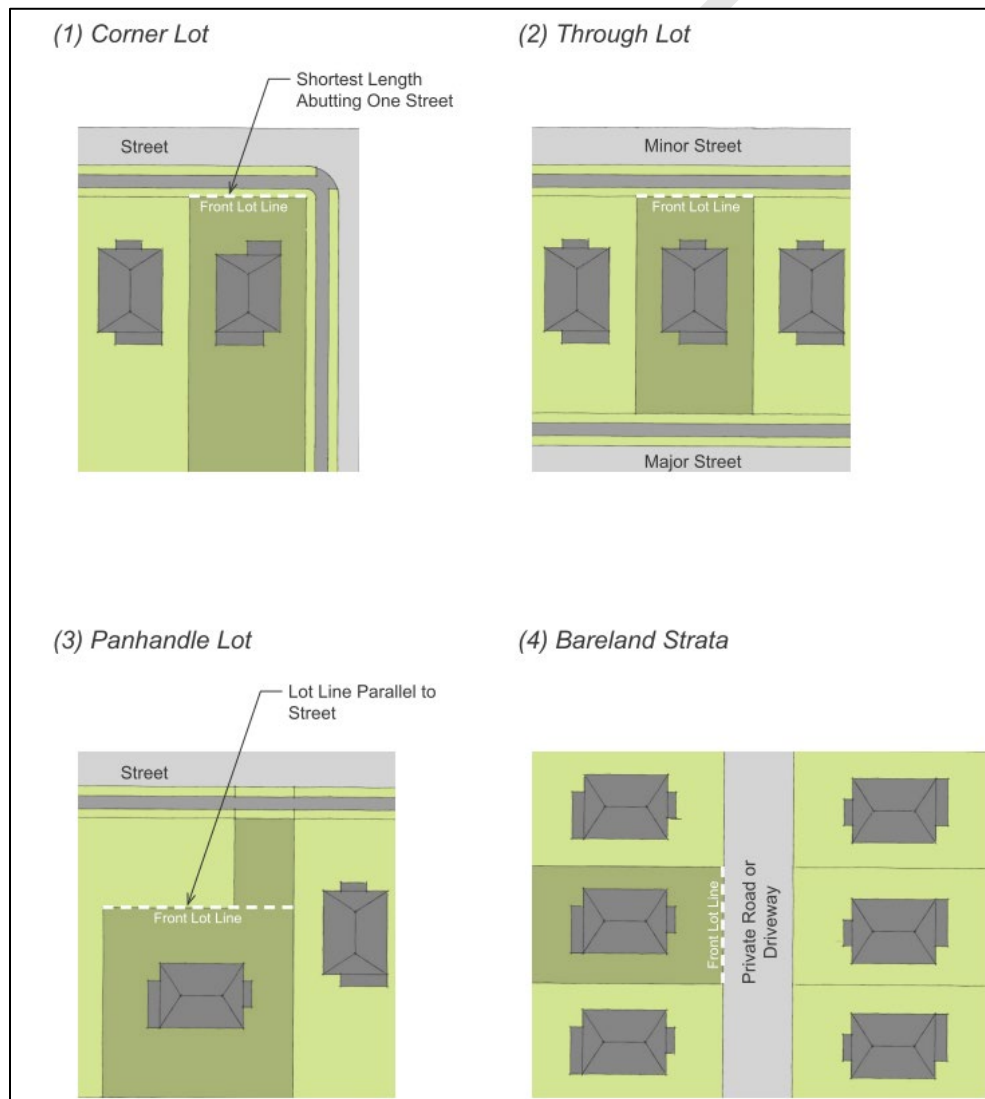
“Lot Line, Exterior” means a Lot line common to a Lot and a Street.

“Lot Line, Exterior Side” means a Lot line, not being a Front or Rear Lot Line, that is common to a Lot and a Street.

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

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

Figure 4 - Illustration of Front Lot Line



“Lot Line, Interior” means a Lot Line common to another lot or a walkway separating two Lots.

“Lot Line, Interior Side” means a Lot Line, not being a Rear Lot Line, that is common to another Lot, a lane or a walkway separating two Lots.

“Lot Line, Rear” means a Lot Line opposite to the Front Lot Line that spans the width of the Lot, provided that:

- (1) in the case of triangular shaped Lots with no Rear Lot Line, the point of intersection between two Interior Side Lot Lines shall be deemed the Rear Lot Line; and
- (2) in the case of a Through Lot, the Lot Line common to a major abutting Street, as outlined within the Official Community Plan, shall be deemed the Rear Lot Line.

“Lot Size” see Lot Area.

DRAFT

“Manure Storage Facility” means the storage of manure in a pit, tank, Building or Structure, or in the open air.

“Media Studio” means a facility that is equipped for sound recording, the transmission of radio and television programs, or the production of motion pictures, television programs, videos, music, cellular phone applications or video games.

“Microbrewery” means a Brewery which produces less than 15,000 barrels per year, in which Accessory sampling, Retail display and retail sales areas do not exceed 33% of the Gross Floor Area.

[Repealed] (B/L 3249-2022)

“Miniature Golf” means a novelty golf game played with a putter on a miniature course usually having tunnels, bridges, sharp corners, and obstacles.

“Mobile Food Vendor” means a vendor who sells food or beverages from mobile equipment which is capable of being moved on its own wheels without alteration or preparation and is fully self-contained with no service connection required.

“Motor Vehicle Recycling and Salvage Yard” means premises where used motor vehicles and associated parts are collected, stored, disassembled, repaired, sold, shredded or crushed for recycling. (B/L 3470-2023)

~~“Multiplex” means a residential Building containing three or more Dwelling Units on a Lot, attached horizontally or vertically, where each Dwelling Unit has an independent entrance either directly from the outside or from a common entrance or hallway. (B/L 3560-2024)~~

“Net Floor Area”, see Floor Area, Net

“Non-Permanent Commercial” means the use of a stationary vehicle or temporary stall that is not part of a permanent use on the Lot, for the sale of goods otherwise permitted to be sold in the applicable zone.

“Nucleus Colony” means a Colony of not more than five removable frames primarily used for the rearing and storing of queen bees. (B/L 3249-2022)

“Nursery” means the Use of lands for the raising of plants, and includes product sales and Accessory garden supply sales, but excludes the sale of agricultural or horticultural machinery.

“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. (B/L 3249-2022)

“Office” means a Building or portion thereof used primarily for conducting the administrative functions of a business, profession, service, industry, government or like activity.

“Office, Industry Support” means an Office use to support an existing industrial development, limited to an area not exceeding 25% Gross Floor Area of a Building, and occurring within a strata unit subdivided and authorized to be occupied prior to the adoption of this Bylaw. (B/L 3072-2020)

“Official Community Plan” means any Official Community Plan of the City.

“On-Farm Composting” means composting associated with Agricultural Use on a Farm Operation, involving the controlled biological oxidation and decomposition of organic waste in accordance with the *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019, the *Code of Practice for Agricultural Environmental Management*, B.C. Reg. 8/2019, and the *Organic Matter Recycling Regulation*, B.C. Reg. 18/2002, as applicable. It may include composting of materials such as manure, straw, vegetative waste, clean wood waste, ground paper, other sources of carbon and nitrogen, necessary bulking agents, and other materials permitted under Provincial regulation, but it does not include production of mushroom compost. (B/L 3246-2022)

“On-Farm Mushroom Composting” means the production of a fresh growing medium for mushrooms where a minimum of 20% of the finished compost is used on the same Lot where the compost is produced.

“Organic Material” means material that can be composted or digested including food waste, food soiled paper, plant waste, untreated and unprocessed wood residuals and single-use wooden food utensils. (B/L 3470-2023)

“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. (B/L 3249-2022)

“Outdoor Storage” means the storage of equipment, goods, and materials in the open air, but does not include a Motor Vehicle Recycling and Salvage Yard.

“Park” means a public open space or an area for outdoor recreation or play, which may include Accessory commercial Uses.

“Parking Space” means the area designated for the parking of one motor vehicle; excludes driveways, ramps, columns and work areas.

“Parking Space, Commercial Vehicle” means the area designated for the parking of one Commercial Vehicle; excludes driveways, ramps, columns, and work areas.

“Parking Space, Parallel” means a Parking Space provided parallel to a maneuvering aisle.

“Parking Space, Tandem” means a Parking Space of sufficient length to allow two automobiles to park one behind the other.

“Parking Space, Visitor” means a Parking Space provided for automobiles of visitors to an Apartment, Congregate Housing, Townhouse or Rowhouse. (B/L 3249-2022)

“Recycling Depot” means a facility in which recyclables are collected, stored, flattened or bundled to be processed or taken to another site for processing. (B/L 3470-2023)

“Research and Development” means the Use of a Building or portion thereof, for the provision of analytical, research or testing services, but not providing services directly to the public.

“Resident” means a person who inhabits a Dwelling Unit or Sleeping Unit as their principal place of residence. (B/L 3249-2022)

“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. (B/L 3249-2022)

Editorial Note:

Residential Care requires that personal services be provided to occupants in a Single Detached Dwelling. These services may include assistance with completing daily tasks such as mobility assistance, dressing, hygiene, assistance with medication, and meal preparation. Illustrative examples include Adult Day Care or Overnight Care.

“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.

“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*. (B/L 3081-2020; 3249-2022)

“Resort Accommodation” means a Use providing temporary sleeping accommodation with meals and recreational activities for guests for a prescribed charge; includes camps for children and youth, Restaurant and Pub.

“Resource Processing” means the manufacture of products from and processing of materials extracted primarily from the same Lot. The percentage of imported primary materials shall not exceed 25% of the materials processed; excludes Batching Plant.

“Restaurant” means an establishment where meals or refreshments are prepared for consumption on or off the premises; excludes Drive Through Restaurant.

“Restricted Commercial” means any premises or part thereof that may provide exotic entertainment, adult motion pictures, adult videos, goods or services appealing to or designed to appeal to erotic or sexual appetites or inclinations; including, but is not limited to: adult entertainment stores; exotic dance entertainment establishments; adult video stores, and adult movie theaters.

"Single Detached Dwelling" means a residential Building consisting of one principal Dwelling Unit on one Lot, and where permitted by this Bylaw, one Secondary Suite. (B/L 3249-2022)

"Slaughterhouse" means land or premises engaged in commercial abattoir operations.

"Sleeping Unit" means one or more connected habitable rooms used for sleeping and living purposes, and does not contain cooking facilities. (B/L 3249-2022)

"Slough" means a slow moving body of water.

~~"Small Scale Multi-Unit Housing" means a residential Building, or Buildings, containing three or more non-stratified Dwelling Units on one Lot, and may be any combination of the following: (B/L 3560-2024)~~

- ~~(a) Single Detached Dwelling;~~
- ~~(b) Duplex;~~
- ~~(c) Multiplex;~~
- ~~(d) Garden Suite;~~
- ~~(e) Coach House; and/or~~
- ~~(f) Secondary Suite.~~

"Soil" means sand, gravel, rock, minerals and other substances of which land is composed.

"Standard Dyke" means a dyke which is built to a crest elevation at least equal to the flood construction level and which meets the standards of design and construction established by the Ministry of Environment.

"Storey" means that portion of a Building, excluding a basement, which is situated between the top of any floor and the lower surface of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it.

"Street" means a road allowance of 10.0 m or more in width.

"Structure" means any construction fixed to, supported by, or sunk into land or water; excludes concrete and asphalt paving or similar surfacing of a Lot, **underground septic systems approved by the Fraser Health Authority, and retaining walls less than 1.2m in height or any retaining wall that is included on an approved lot grading plan.** [B/L 3159-2021]

[Repealed] (B/L 3249-2022)

"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. (B/L 3249-2022)

Editorial Note:

Supported Housing requires that support services be provided to residents, meaning services that help residents stay housed. These may include life-skills training, counselling, educational services, and connections to primary health care, mental health care, and substance use care. Illustrative examples include low-barrier housing or supportive housing for individuals at risk of homelessness.

“Temporary Farm Worker” means an individual who carries out agricultural work on a temporary basis on a Farm Operation for a minimum of 35 hours per week. (B/L 3246-2022)

“Temporary Farm Worker Housing” means one or more Buildings Used exclusively for the accommodation of Temporary Farm Workers, in which cooking, sleeping, sanitary, and common living areas are provided. (B/L 3246-2022)

“Temporary Farm Worker Housing Space” means the area for housing one Temporary Farm Worker. (B/L 3246-2022)

“Temporary Farm Worker Housing Floor Area” means the total area of all Storeys and Basements used for Temporary Farm Worker Housing in a Building, or Buildings, as measured to the outside of the exterior walls, excluding open balconies, decks, terraces, and exterior steps. (B/L 3246-2022)

“Tourist Accommodation” means a Use providing for the accommodation of the travelling public in Dwelling Units or sleeping units where the maximum length of occupancy by any guest is not more than 30 days in any 12-month period; includes the following as an Accessory Use: gift shops, meeting rooms, Restaurant Use, and Indoor Recreation Facilities.

“Townhouse” means residential Buildings, or portions of Buildings, consisting of three or more **principal** Dwelling Units on a Lot, where each Dwelling Unit has direct ground level access, or indirect ground level access by way of a staircase shared by not more than two Dwelling Units on the same Storey. (B/L 3249-2022)

“Trade School” means a Commercial School within which the curriculum is focused principally on manual, mechanical or technical trades involving the use of special equipment or vehicles.

“Transit-Oriented Area” means lands that have been designated in accordance with Part 14, Division 23 of the *Local Government Act*. (B/L 3560-2024)

“Underground Parking” means parking contained in a Building, no part of which is more than 1.0 m above Finished Grade anywhere on a lot except for localized depressions for vehicle or pedestrian access.

“Urban Area” means the Urban Development Area as outlined within the Official Community Plan.

“Urban Beekeeping” means the keeping and maintaining of bees or beehives on a Lot occupied by the beekeeper. (B/L 3249-2022)

“Use” means the purpose or function to which land, Buildings, bodies of water and/or Structures are or may be put.

“Video Lottery” means any lottery scheme described in the Canadian Criminal Code that is played or operated through a computer or video device.

“Warehousing” means the commercial Use of Buildings and Structures for receiving and storage of goods, and includes the storage of goods by a distributor or supplier who sells the goods at Retail at other locations.

“Waste Transfer Station” means a facility for the collection, sorting, compacting, and rearranging of garbage, recyclables, compostables and waste from construction or demolition sources, to be taken to another site. (B/L 3470-2023)

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

[Repealed.] (B/L 3246-2022)

“Wrecked Vehicle” means a vehicle that cannot be operated by its own mode of power, and includes vehicle parts and any vehicle which appears to be dismantled.

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Section 130 – Administration Updates

130.9 Requirement for Development Permit

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

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DRAFT

.8 Home Child Care, Major (B/L 3249-2022)

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

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

.10 Home Occupation in an Accessory Dwelling Unit (B/L 3246-2022)

- a. Home Occupation – Level 1 is permitted in all zones in which an Accessory Residential Use, Secondary Suite, Garden Suite, Coach House, Accessory Farm Dwelling Unit, 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, Coach House, Accessory Farm Dwelling Unit, 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 Urban Beekeeping (B/L 3249-2022)

- a. Urban Beekeeping is permitted in all zones in which a Single Detached Dwelling is permitted, except on a Lot where Agriculture Use is permitted, and shall:
 - i. be limited to a Lot where Single Detached Dwelling is the principal Use;
 - ii. be limited to a Lot with only one Single Detached Dwelling;
 - iii. be undertaken by a beekeeper who is registered with the Province in accordance with their beekeeping requirements;
 - iv. be limited to a maximum number of Beehives and Nucleus Colonies as follows:
 - 1. zero for Lots under 540 m²;
 - 2. two Beehives and two Nucleus Colonies for Lots equal to or greater than 540 m²;
 - 3. four Beehives and four Nucleus Colonies for Lots equal to or greater than 1,000 m²;
 - 4. six Beehives and six Nucleus Colonies for Lots equal to or greater than 2,000 m²;
 - v. have all Beehives or Colonies located at the rear of the Principal Building on the Lot as follows:
 - 1. behind a solid fence or hedge, a minimum of 1.8 m in Height, along all adjacent property lines;
 - 2. setback the entrance a minimum of 6.0 m from any property line;
 - 3. setback the side and rear a minimum of 3.0 m from any property line;
 - vi. include a water source on the same Lot where Urban Beekeeping is occurring.

.12 Small-Scale Multi-Unit Housing (B/L 3560-2024)

- a. Small-scale multi-unit housing is permitted within the Urban Development Boundary, in all zones in which the minimum Lot size that may be created through subdivision is less than 4,050 m² and where the permitted principal residential Uses are otherwise limited to Single Detached Dwelling and/or Duplex, and where less than three Dwelling Units are otherwise permitted on the Lot.
- b. The maximum Density on a Lot that permits small-scale multi-unit housing shall be:
 - i. three Dwelling Units on Lots that are 280 m² in size or less; and
 - ii. four Dwelling Units on Lots that are greater than 280 m² in size.
- c. The following Uses are permitted as small-scale multi-unit housing:
 - i. Single Detached Dwelling;
 - ii. Duplex;
 - iii. Secondary Suite;
 - iv. Garden Suite; and
 - v. Coach House.
- d. Where permitted, small-scale multi-unit housing is subject to the regulations in the applicable zone and shall be located on a Lot that is:
 - i. within the Urban Development Boundary;
 - ii. less than 4,050 m² in size;
 - iii. not protected under the *Heritage Conservation Act*;
 - iv. not, as of December 7, 2023, designated as protected under a bylaw made under section 611 of the *Local Government Act*; and
 - v. not within a Transit-Oriented Area.
- e. Notwithstanding any other provisions contained within this Bylaw, small-scale multi-unit housing shall not include a Garden Suite or Coach House except where listed as a Permitted Use in the applicable zone.

140.3 Uses with Specific Regulations (B/L 3249-2022, 3246-2022, 3299-2022)**.1 Bed and Breakfast** (B/L 3249-2022, 3246-2022)

- a. Where permitted, a Bed and Breakfast in the A1, A2, A3, A4, A5, A6, RR, CR or SR zones shall: (B/L 3246-2022)
 - 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 SSMUH zones, or the TH1, TH2, RS1, RS3, RS3-A, RS3-i or RS3-ig zone shall:
 - i. be contained within the ~~principal Dwelling Unit~~ **Single Detached Dwelling**;
 - 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, **or more than 1 Single Detached Dwelling**.

.2 Boarding (B/L 3249-2022, 3246-2022)

- a. Where permitted, in a Single Detached Dwelling or Duplex, Boarding shall: (B/L 3246-2022)
 - 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 (B/L 3246-2022)

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

.4 Breeding and Boarding Kennel (B/L 3246-2022)

- a. Where a Breeding and Boarding Kennel Use is permitted, the outside perimeter of all fenced animals runs, pens, and enclosures shall be screened to a minimum Height of 1.8 m by continuous dense hedging or similar landscaping.

.6 Mobile Food Vendors (B/L 3249-2022)

- 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 (B/L 3249-2022)

- 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 (B/L 3246-2022, 3299-2022, 3560-2024)

- a. Notwithstanding any other provisions contained within this Bylaw, a Secondary Suite ~~shall be limited to a maximum of 100 m² and~~ is permitted on all Lots where the permitted residential Use is otherwise limited to Single Detached Dwelling.
- b. A Secondary Suite shall be limited to a maximum floor area that is less than 50% of the floor area of the principal Dwelling Unit in which it is located, excluding the floor area of an attached garage.
- c. Where permitted, a Secondary Suite in the A1, A2, A3, A4, A5, A6, RR, CR, SR, SRH, RMF, N30, N32, N55, N80 or N83 zone shall:
 - i. comply with the Accessory Uses, Conditions of Use, and Additional Regulations in the applicable zone.
- d. 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 be limited to one such Use per principal Dwelling Unit and 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.

.9 Single Detached Dwellings in the Agricultural Land Reserve (B/L 3246-2022)

- a. Where permitted, a Single Detached Dwelling on a Lot within the Agricultural Land Reserve:
 - i. shall only be permitted in accordance with *Agricultural Land Commission Act*, S.B.C. 2002, c. 36, the *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019, or as approved by the Agricultural Land Commission; and

- ii. shall not have Accessory Buildings or Structures with a combined total floor area exceeding the Gross Floor Area of the Single Detached Dwelling.

Editorial Note

Agricultural Land Commission Act, S.B.C. 2002, c. 36, section 20.1(1)(b) limits the total floor area of a principal residence to 500 m² or less, unless a larger residence is approved by the *Agricultural Land Commission*. ALC Information Bulletin 05 - Residences in the ALR, defines "total floor area" for the purpose of the *ALC Act*, S.B.C. 2002, c. 36, and *ALR Use Regulation*, B.C. Reg 30/2019.

.10 Garden Suites and Coach Houses

- a. With the exception of the SSMUH 1 and TH1 Zones, a Garden Suite or Coach House shall be part of the same real estate entity as the Principal Building to which it is Accessory.

140.4 Regulations Applicable to All Zones

.1 Accessory Buildings and Structures

- a. No Accessory Building shall be erected on any Lot unless the Principal Use or Principal Building to which it is accessory has been established or erected or will simultaneously be established or erected.
- b. Except as otherwise provided in this Bylaw, where an Accessory Building or Structure is attached to the Principal Building, it shall be considered a part of the Principal Building and shall comply in all respects with the Setback requirements for the Principal Building.

.2 Permitted Projections into Setbacks

- a. The following features may project not more than 0.6 m into the minimum permitted Setback as set out in this Bylaw:
 - i. chimneys, cornices, leaders, gutters, pilasters and sills, in each case having a length of 2.4 m or less;
 - ii. bay windows having a length of 3.0 m or less; and
 - iii. other architectural features of a similar nature.
- b. Steps, eaves, sunlight control projections, canopies, cantilevered balconies and unenclosed porches that project beyond the building face may project no more than:
 - i. 1.2 m into the required minimum front, rear or exterior side Lot Line Setback;
 - ii. 0.6 m into the required minimum interior side Lot Line Setback; and
 - iii. 0.6 m into the required minimum Setback between Buildings on the same Lot.
- c. Stairs may project 1.2 m into the required minimum Setback between a Principal Building and a Coach House.
- d. Door wells, window wells, stairs, ramps, and associated retaining structures and guard railings may project into the required setback, provided the projection is below Grade and associated retaining structures are connected to the foundation of the Building.

.3 Poles and Public Service Works

Light poles, clothes line poles, flag poles, utility poles, wires, warning devices, antennas, masts and water reservoirs, pumphouses, valve chambers, kiosks, weight scales and other Public Service works may be located anywhere on a Lot.

.4 Antenna Systems (B/L 3472-2024)

In the case of Antenna Systems that are free-standing and affixed directly to the ground, the height shall not exceed 40.0 m.

.5 Garbage, Composting and Recycling Containers

- a. Any Apartment, Dormitory, commercial Use, or industrial Use shall provide a facility for garbage, composting and recycling containers, which meets the following requirements: (B/L 3249-2022)
 - i. Garbage, composting and recycling containers shall be screened to a minimum Height of 2.0 m by Buildings, a landscape screen, a solid decorative fence or any combination.
 - ii. Garbage, composting and recycling containers shall not be located within any required front Lot Line Setback or adjacent to a residential Use.
- b. Any Townhouse with 5 or more Dwelling Units on one Lot shall either provide a central facility for garbage, composting and recycling containers consistent with the regulations within Section 140.4.5(a), or provide individual pick-up service for each Dwelling Unit.

.6 Permitted Setback exemptions (B/L 3370-2023)

An overhang, awning, Building or Structure that serves as covering for a stairwell, which leads to underground parking as part of an Apartment, Congregate Care or Townhouse use is permitted to be within any Setback if the stairwell is below ground level.

.7 Height Exemptions (B/L 3249-2022; 3246-2022)

- a. The following type of Structures or structural parts shall not be subject to the Building Height requirements of this Bylaw: aerials, belfries, chimneys, cooling towers, elevator and ventilating machinery penthouses, fire and hose towers, flag poles, industrial cranes, lightning rods, monitors, monuments, radio towers, silos outside an A zone, spires, domes and other features normally associated with places of worship, transmission towers and water tanks, provided that the maximum lot coverage for such structures shall be 20% or, if located on a Building, 10% of the roof area of the Building. (B/L 3246-2022)
- b. Solar panels shall also be exempt from the height restrictions of this Bylaw and shall be permitted to cover up to 50% of the roof area of a Building.
- c. Where outdoor amenity space is provided on a rooftop, Structures for rooftop access, landings, and exterior storage closets are exempted from Building Height, provided that the total roof area coverage of Height exempted Structures is less than 15%. (B/L 3166-2021)
- d. Where an Accessory Building or Structure is used for common amenity space for an Apartment, Congregate Care or Townhouses, the maximum height shall be 8.0 m or two stories, whichever is less. Accessory structures that are greater than permitted accessory building height must comply with setbacks of the principle building. (B/L 3370-2023)

.10 Highway Dedication and Density

~~Where land is dedicated in conjunction with a Zoning Amendment Bylaw for highway widening, corner truncation or a walkway to attain a municipal standard, unit density and Floor Space Ratio shall be calculated using the original Lot area prior to dedication.~~

.11 Vehicles and Habitable Area (B/L 3246-2022)

- a. ~~Except where specified as a permitted use, no vehicle, including a Recreational Vehicle, shall be used as a Dwelling Unit.~~
- b. ~~Despite Section 140.4.9.a, a Recreational Vehicle located on a Lot may be used as a Dwelling Unit for up to 72 consecutive hours in any 30 day period provided that the registered owner of the Recreational Vehicle is not a Resident of the Lot.~~

.12 Secondary Suites, Coach Houses and Garden Suites Exempt from Unit Density

~~(B/L 2922-2019, 3249-2022, 3560-2024)~~

~~A Dwelling Unit used as a Secondary Suite, Coach House, or Garden Suite shall be excluded from the Unit Density calculation for the Lot.~~

.13 Lot Line Adjustment and Minimum Lot Size (B/L 2639-2016, 3249-2022)

~~A Lot Line adjustment may be considered for approval notwithstanding that the Lots proposed to be created have less than the prescribed minimum Lot size.~~

140.5 Regulations Applicable to Specific Zones**.1 Shipping containers as Storage on Residential Lots**

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

.2 Fences and Walls (B/L 3249-2022)

- 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.~~

- 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.

.3 Wrecked Vehicles (B/L 2959-2019; 3246-2022; 3249-2022)

Wrecked vehicles are not permitted to be stored in any zone unless specifically provided for in that zone, or unless the vehicles are required for the operation of a business that is permitted by this Bylaw on the lot on which they are stored, in which case the vehicles:

- a. shall be completely enclosed within a building approved by the City or an area surrounded by a fence or a wall; and
- b. shall not be visible from outside the building or the walled or fenced area in which they are stored.

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

- a. No person shall park or store on a TH1, TH2, SSMUH, N, RR, CR, SR, RS, RH1 or RM-zoned Lot any of the following:
 - i. a Commercial Vehicle or commercial trailer exceeding a gross vehicle weight of 5,500 kg, except when completely enclosed within a Building; and
 - ii. a boat in excess of 8.6 m in length, except when completely enclosed within a Building.
- b. In the C and P zones, unless Accessory to the Principal Use, the parking or storage of Commercial Vehicles exceeding a gross vehicle weight of 5,500 kg is prohibited except when completely enclosed within a Building.
- c. In the A zones, the parking or storage of Commercial Vehicles whose use is not customarily incidental to the permitted uses of the zone is prohibited, except that, a maximum of two Commercial Vehicles may be parked or stored on a Lot if:
 - i. the Commercial Vehicles are registered in the province of British Columbia;
 - ii. the registered owner of at least one of the Commercial Vehicles is a Resident of the Lot;
 - iii. the Commercial Vehicles are not used for hauling solid waste, sewage, hazardous materials or dangerous goods; and
 - iv. the parking or storage of the Commercial Vehicles on the Lot complies with all statutes, laws, regulations, orders, bylaws, permits and other lawful requirements of any federal, provincial, municipal or other governmental authority having jurisdiction, relating in any way to the environment, health, nuisance or occupational health and safety.
- d. No vehicle, Commercial Vehicle, Recreational Vehicle or utility trailer is to be parked or stored on a lawn or Landscaped Area, except as specifically permitted in the A1, A2, A3, A4, A5, or A6 zones.

.6 Accessway

Section intentionally removed, please refer to the City's Development Bylaw, as amended or replaced from time to time, for regulations regarding Accessways.

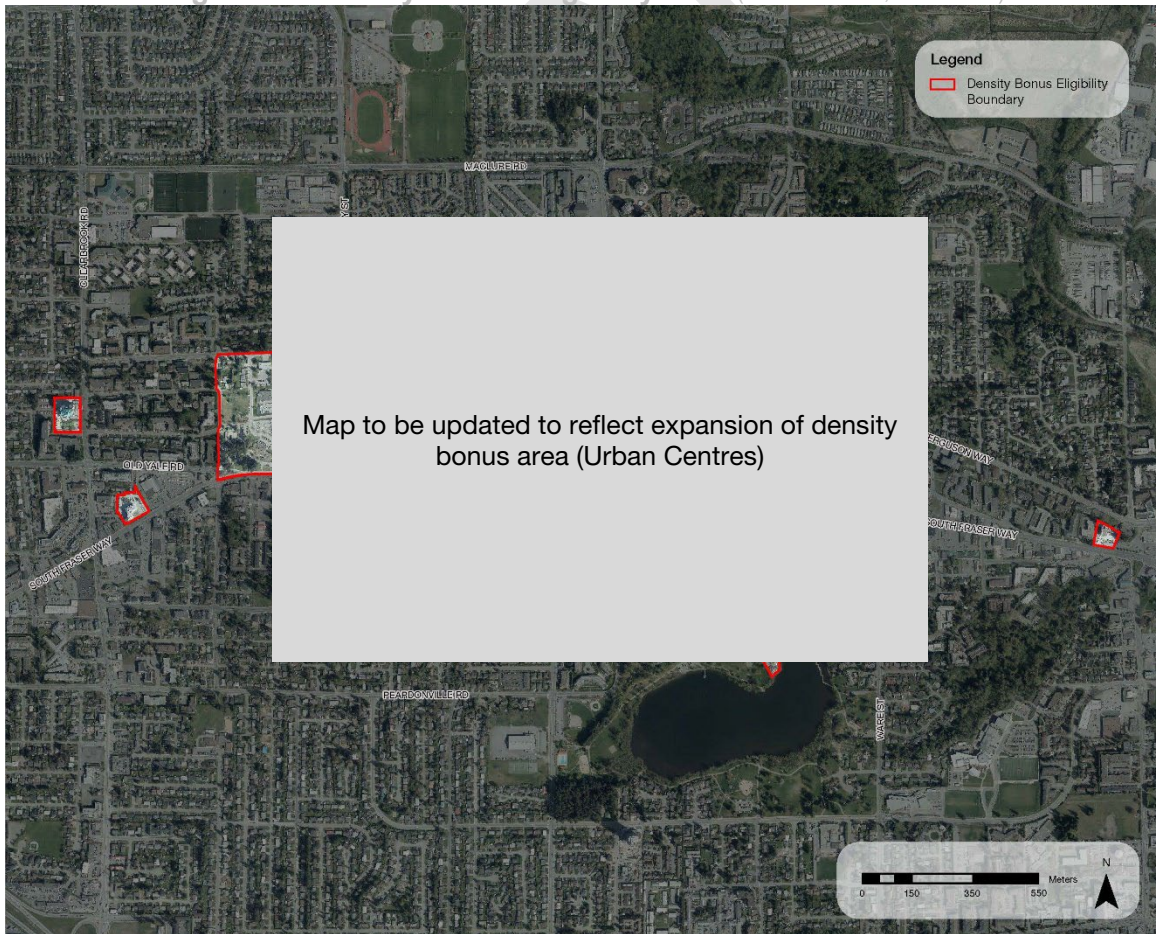
140.6 Density Bonus (B/L 3249-2022, 3425-2023)

- a. Where a zone enables bonus Density and the Lot is located in the Density Bonus Eligibility Area defined in Figure 7, the bonus Density is permitted if:
 - i. a payment is made to the City in the amount of \$44 / m² of bonus floor area; or
 - ii. the bonus floor area is used for non-residential Uses.
- b. Density bonus payments must be made prior to issuance of a building permit authorizing the construction of a building that contains bonus Density.

Editorial Note:

Payments received through the Density Bonus program will be applied to the Affordable Housing Opportunities Reserve Fund and the Community Amenity Contributions Reserve Fund, and allocated in accordance with Council's Community Amenity Contributions Policy C007-11.

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



140.7 Landscaping (B/L 3249-2022, 3299-2022)

- .1 Any part of a lot not used for Building, parking, loading or driveways shall be landscaped and properly maintained.
- .2 In all zones, except for the A, RR, CR, SR, RS, SSMUH 2, SSMUH 3, SSMUH 4, or N zones where a Single Detached Dwelling or Duplex is the Principal Use and CRC zones: (B/L 3249-2022)
 - a. the required front Setback, excluding accessways shall have continuous Landscaped Area that has a minimum width of 3.0 m.
 - 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. (B/L 3249-2022)
 - 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.
- .3 In the SSMUH 1, TH1, and TH2 zones, Section 140.7.2 only applies to Townhouse.

- f. an addition to a Building where the addition exceeds the minimum elevation for reduced floodproofing specified in section 140.8.3; (B/L 3249-2022)
- g. portions of a Building behind standard Dykes that contain only hot water tanks and furnaces; and
- h. that portion of a Building or Structure to be used as a carport, garage or entrance foyer.

.7 Minimum Setbacks

No Building or part of a Building shall be constructed, reconstructed, moved or extended, nor shall any mobile home or unit, modular home or structure be located within the minimum Setbacks from the natural boundary of a watercourse, waterbody or Dyke specified in Table 2.

Table 2 – Minimum Setbacks

Watercourse or Waterbody	Minimum Setback
Clayburn Creek (outside the Fraser River flood plain to the east of the intersection of Old Clayburn Road with Clayburn-Straiton Road)	30.0 m
Fraser River (within the Fraser River flood plain)	60.0 m
Nathan Creek	30.0 m
Poignant Creek	30.0 m
Sumas River (within Sumas River flood plain)	30.0 m
Inboard Toe of a Dyke or Dyke right-of-way, whichever is greater	15.0 m
Any other lake, slough, swamp, pond or watercourse (including tributaries)	15.0 m or as required by the Streamside Protection Bylaw (B/L 2551-2016)
Ditches	7.5 m

Editorial Note

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

- .8 Where landfill is used to achieve any elevation required by this Bylaw, no portion of the landfill slope shall encroach upon the Setback areas specified in the preceding table, and the face of the landfill slope shall be adequately protected against erosion by floodwaters.

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**Section 150 – Parking & Loading
Updates**

Use	Parking Requirements
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”
Multiplex	1.5 spaces per Dwelling Unit (B/L 3560-2024)
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

Use	Parking Requirements
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 1 Commercial Vehicle Parking space per Loading Dock, up to a maximum of 2 spaces
Batching Plant	1 per 93m ² of Gross Floor Area

Use	Parking Requirements
	1 Commercial Vehicle Parking space per 3000 m ² of Gross Floor Area, up to a maximum of 4 spaces
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 1 Commercial Vehicle Parking space per loading space, up to a maximum of 2 spaces
Landscape Supply	See "Retail"
Manufacturing	1 space per 200 m ² of Gross Floor Area 1 space per 40 m ² of Gross Floor Area used for Office, retail sale, rental or display of goods 1 Commercial Vehicle Parking space per 3000 m ² of Gross Floor Area, up to a maximum of 4 spaces
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 1 Commercial Vehicle Parking space per loading space, up to a maximum of 2 spaces
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

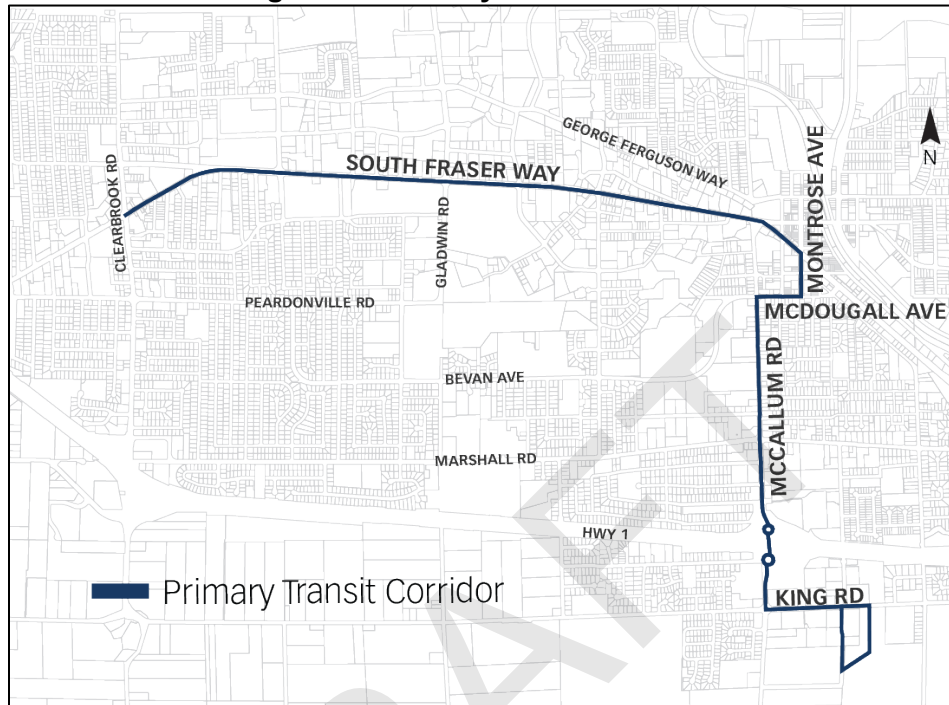
Figure 1 – Historic Downtown Abbotsford



.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 and shown on Figure 2, may be reduced by a maximum of 20%.
- b. The off-street parking requirements for a new or existing Building or Structure located along a Primary Transit Corridor designated by the Official Community Plan and shown on Figure 2, may be reduced by the following amounts:
 - i. A maximum of 10% where it is entirely or partially located within 200 m of a corridor; plus
 - ii. A maximum of 10% where it is entirely or partially located within 400 m of a corridor, and a cash payment is made to the City in the amount of \$23,000 per reduced Parking Space.

Figure 2 – Primary Transit Corridor



.4 Residential Rental Tenure Incentive

- a. The off-street parking requirements of an Apartment that is limited to Residential Rental Tenure by the City's Zoning Bylaw 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.

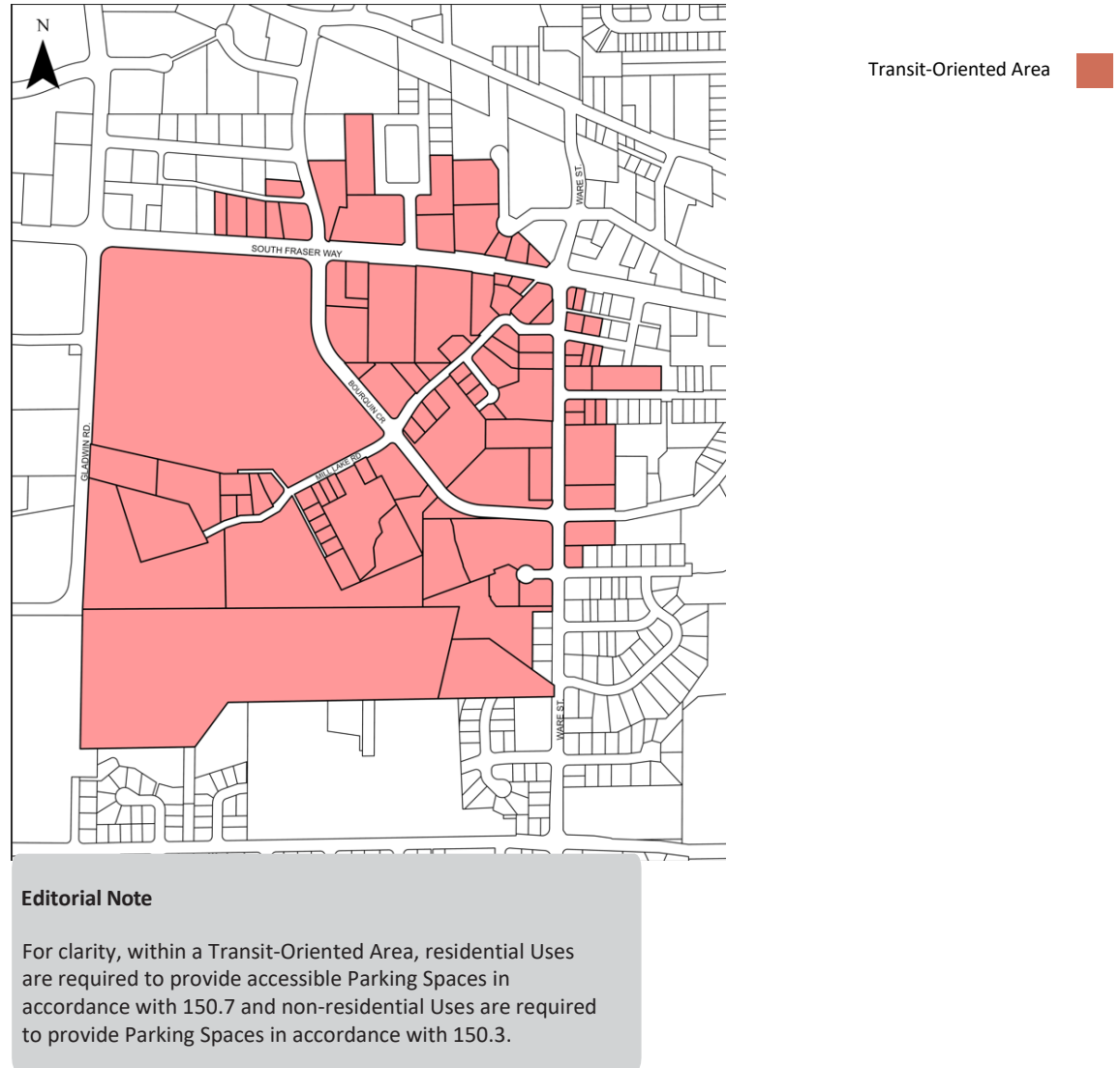
.5 Manufacturing and Warehousing

- 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.

.6 Transit-Oriented Areas (B/L 3559-2024)

- a. Notwithstanding section 150.3, there is no minimum required off-street Parking Spaces for residential Uses within a Transit-Oriented Area, as identified in Figure 3.

Figure 3 – Transit-Oriented Areas



150.6 Electric Vehicle Parking Requirements (B/L 3249-2022)

- .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.

- 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.
- .5 Notwithstanding section 150.7.1, where a development is located within a Transit-Oriented Area identified in Figure 2 and provides less parking than would otherwise be required by Table 1, then the development must provide at least the minimum required amount of accessible Parking Spaces on-site as would be required if the development was not located within a Transit-Oriented Area. (3559-2024)



150.8 Siting Provisions (B/L 3249-2022)

- .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, except 0.0 m from a corner truncation
Surface parking areas	See Section 140 for Setback requirements for landscaping

150.9 Parking Dimensions, Layout and Maneuvering Aisles (B/L 3249-2022)

- .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	
Commercial Vehicle		4.3	22.6		4.5	
Standard	Parallel	2.7	6.7	3.8	2.1	one-way traffic
Accessible		4.1	5.5		2.1	
Bus		4.3	12.2		3.7	
Commercial Vehicle		4.3	22.6		4.5	
Standard	Parallel	2.7	6.7	6.0	2.1	two-way traffic
Accessible		4.1	5.5		2.1	
Bus		4.3	12.2		3.7	
Commercial Vehicle		4.3	22.6		4.5	
Standard	Without access to adjacent parking in SSMUH and TH Zones with four or fewer Dwelling Units on a Lot	n/a	n/a	4.5	2.1	two-way traffic
Accessible		n/a	n/a		2.1	

150.10 Location of Parking Spaces (B/L 3249-2022)

- .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 (B/L 3249-2022)

- .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 (B/L 3249-2022; 3246-2022)

- .1 Except in the A1, A2, A3, A4, A5 or A6 zones, an off-street parking area, including driveways, with **five** 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.

Working Draft Zoning Bylaw Amendments

New SSMUH Zones

DRAFT

356 - SSMUH 1 Zone

SSMUH 1

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

Note to Reviewer: This zone will replace the following zones on lands identified as SSMUH 1 in the Draft OCP:

- RS3-i
- RS3-ig
- RS4-i

356.1 Permitted Uses

Permitted Uses Table for SSMUH 1 Zone
Principal Uses .1 Boarding House .2 Duplex .3 Residential Care .4 Single Detached Dwelling .5 Supported Housing .6 Townhouse
Accessory Uses .7 Bed and Breakfast .8 Boarding .9 Coach House .10 Garden Suite .11 Home Occupation – Level 1 .12 Home Occupation – Level 2 .13 Secondary Suite

356.2 Site Specific Permitted Uses and Densities

- .1 A Residential Care licensed under the applicable enactments for a maximum number of children in care at any time of 10 children, or the maximum set out in the definition of Residential Care in Section 120, whichever is greater, shall be permitted on the following Lot(s):
(B/L 3106-2020)
- a. PID: 002-419-513
Legal Description:
Lot 582 Section 19 Township 16 New Westminster District Plan 54612

Editorial Note
Known civically as: 3180 Crown Ct

(B/L 3159-2021)

356.3 Development Regulations

Development Regulations Table for SSMUH 1 Zone	
Column I	Column II

Last Modified:

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.1 Density (maximum)	a. Two Dwelling Units on Lots 4,050 m² or greater in size; and b. Three Dwelling Units on Lots 280 m² or less in size; and c. Four Dwelling Units on Lots greater than 280 m² but less than 4,050 m² in size. a. Floor Space Ratio: (i) Single Detached Dwelling – 0.5, excluding the floor area of a Garden Suite or Coach House (ii) Duplex – 0.65, including the floor area of a Garden Suite or Coach House (iii) Townhouse – 1.2
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building – 3.0 m, except 6.0 m where a garage faces a Front Lot Line b. Accessory Building or Structure – 6.0 m
.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 4.0 m b. Garden Suite – 1.5 m c. Accessory Building with Coach House – 1.5 m on a Lot with rear lane access and 4.0 m on a Lot without rear lane access d. Accessory Building or Structure – 1.0 m
.4 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.2 m, except 4.0 m where a Dwelling Unit faces an Interior Side Lot Line or an Exterior Side Lot Line b. Garden Suite – 1.2 m c. Accessory Building with Coach House – 1.2 m d. Accessory Building or Structure – 1.0 m
.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. Garden Suite – 3.0 m

	c. Accessory Building with Coach House Coach House - 3.0 m d. Accessory Building or Structure – 3.0 m
.6 Minimum Setbacks between Buildings	a. Between Buildings containing residential Uses – 6.0 m, except 2.4 m between side Building Faces b. Between Buildings containing residential Uses and Accessory Buildings or Structures – 1.5 m
.7 Height (maximum)	a. Townhouse – 11.0 m or three Storeys, whichever is less b. Single Detached Dwelling or Duplex – 8.5 m or 3 Storeys, whichever is less c. Accessory Building or Structure – 4.5 m d. Garden Suite – 4.5 m or one Storey, whichever is less, except 7.5 m or two Storeys, whichever is less, where the rear Building Face is Setback a minimum of 4.0 m from the Rear Lot Line e. Accessory Building with Coach House – 7.5 m or two Storeys, whichever is less
.8 Maximum vertical distance of Basement above ground	f. 1.4 m above average Finished Grade
.9 Lot Coverage for all Buildings and Structures (maximum)	a. 40%, except 50% for Townhouse
.10 Lot Coverage for all Impermeable Surfaces (maximum)	b. 60%, except 75% for Townhouse

356.4 Subdivision Regulations

Subdivision Regulations Table for SSMUH 1 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. Interior Lot – 495 m² b. Corner Lot – 585 m² c. Through Lot – Not permitted

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	d. Panhandle Lot – Not permitted
.2 Lot Width (minimum)	a. Interior Lot – 16.5 m b. Corner Lot – 19.5 m c. Through Lot – Not permitted d. Panhandle Lot – Not permitted
.3 Lot Depth (minimum)	a. Interior Lot – 30.0 m b. Corner Lot – 30.0 m c. Through Lot – Not permitted d. Panhandle Lot – Not permitted

356.5 Landscaping

- .1 Refer to section 140 for all requirements pertaining to landscaping.
- .2 Notwithstanding section 140, any off-street parking area or Maneuvering Aisle shall be separated from a directly abutting Lot by a landscaped area of not less than 1.2 m in width, consisting of any combination of grass, trees, shrubs, plants, and flowers.

356.6 Off-Street Parking

- .1 Refer to section 150 for all requirements pertaining to off-street parking.
- .2 Notwithstanding section 150, the minimum number of off-street Parking Spaces required for a Townhouse is 1.5 spaces per Dwelling Unit and Visitor Parking Spaces are not required.

356.7 Conditions of Use

All Development

- .1 For any development resulting in additional principal Dwelling Units on a Lot abutting an Arterial Road or a Collector Road, the minimum roadway width measured from the centre line of the adjacent highway to the property line must be at least half the right-of-way width requirement as described in Table 7.1 of the Development Bylaw, 2022. If roadway width does not meet the minimum then a road dedication is required.
- .2 Where the Lot Width is less than 20.0 m, a driveway shall have a maximum width of 6.0 m total paved area extending from the Front Lot Line or Exterior Side Lot Line to the Garage on the Lot, except where the Lot includes 3 or 4 Dwelling Units, in which case the maximum width is 9.0 m.

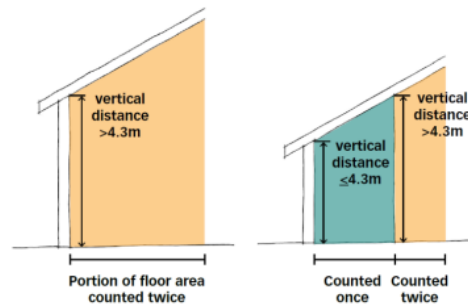
- .3 Where the Lot Width is 20.0 m or greater, a driveway may have a maximum width of 6.0 m total paved area extending from the Front Lot Line or Exterior Side Lot Line to the Garage on the Lot, except where the Lot includes 3 or 4 Dwelling Units, in which the case the maximum width is 11.0 m.

Townhouse

- .1 Where a Building Face of a Townhouse faces a Street it must include the following design techniques:
- an easily identifiable main pedestrian entrance;
 - building articulation to minimize the perception of massing, eliminate large blank walls, provide visual interest, and accentuate main entrances facing the Street;
 - variations in building materials, colours, rooflines, and other architectural elements; and
 - the integration of vertical elements and breaks in the façade of a Building.

Single Detached Dwelling and Duplex

- .1 Notwithstanding section 120, a maximum of 2 Single Detached Dwellings are permitted on a Lot with a Lot Width of at least 20.0 m.
- .2 A Duplex with attached garages shall comply with the following:
- One attached garage is permitted per principal Dwelling Unit; and
 - Attached garage width shall not exceed 4.0 m per principal Dwelling Unit, measured between the interior faces of the side walls of the garage.
- .3 On lands designated SSMUH 1 in the Official Community Plan, a Single Detached Dwelling or Duplex consisting of more than one Storey, **built after the date of adoption of this bylaw**, shall have reduced massing at the uppermost Storey, to be achieved as follows:
- The Gross Floor Area of the uppermost Storey shall not exceed 80% of the Gross Floor Area of the Storey immediately below;
 - 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;
 - For the purpose of measuring the recessed area of the uppermost Storey, structural supports of covered verandahs, porches, patios, entranceways shall be considered part of the Building Face(s);
 - 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
 - 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.



Accessory Units

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

Home Occupation

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

357 - SSMUH 2 Zone

SSMUH 2

OCP LAND USE	INTENT
SSMUH 2	The SSMUH 2 zone is intended to enable small-scale residential development on urban Lots designated SSMUH 2 in the OCP.

Note to Reviewer: This zone will replace the following zones on lands identified as SSMUH 2 in the Draft OCP:

- RS3
- RS3-A
- RS4

This zone will also be strategically applied to SSMUH-eligible lots that are envisioned for higher in the Draft OCP, e.g. Apartment

357.1 Permitted Uses

Permitted Uses Table for SSMUH 2 Zone
Principal Uses .1 Boarding House .2 Duplex .3 Residential Care .4 Single Detached Dwelling .5 Supported Housing
Accessory Uses .6 Bed and Breakfast .7 Boarding .8 Coach House .9 Garden Suite .10 Home Occupation – Level 1 .11 Home Occupation – Level 2 .12 Secondary Suite

357.2 Site Specific Permitted Uses and Densities

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

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

Editorial Note
Known civically as: 3459 Goldfinch St (B/L 3159-2021)

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

- a. PID: 018-855-717
 Legal Description:
 Lot A Section 24 Township 13 NWD Plan LMP17942

Editorial Note
Known civically as: 3183 Curlew Dr (B/L 3159-2021)

Last Modified:

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357 - SSMUH 2 Zone

SSMUH 2

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

- a. PID: 025-408-135

Legal Description:

Lot 3 Section 25 Township 13 New Westminster District Plan LMP53371. (B/L 2311-2014, 3159-2021)

Editorial Note
Known civically as: 3459 Goldfinch St

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

- a. PID: 017-508-479

Legal Description:

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

Editorial Note
Known civically as: 34511 Thoreau Ave

(B/L 3159-2021)

357.3 Development Regulations

Development Regulations Table for SSMUH 2 Zone	
Column I	Column II
.1 Density (maximum)	a. Two Dwelling Units on Lots 4,050 m² or greater in size; and b. Three Dwelling Units on Lots 280 m² or less in size; and c. Four Dwelling Units on Lots greater than 280 m² but less than 4,050 m² in size. d. Floor Space Ratio: (i) Single Detached Dwelling – 0.5, excluding the floor area of a Garden Suite or Coach House (ii) Duplex – 0.65, including the floor area of a Garden Suite or Coach House
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building – 6.0 m b. Accessory Building or Structure – 6.0 m

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.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 6.0 m b. Garden Suite – 1.5 m c. Accessory Building with Coach House – 1.5 m d. Accessory Building or Structure – 1.0 m
.4 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.2 m b. Garden Suite – 1.2 m c. Accessory Building with Coach House – 1.2 m d. Accessory Building or Structure – 1.0 m
.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. Garden Suite – 3.0 m c. Accessory Building with Coach House – 3.0 m d. Accessory Building or Structure – 3.0 m
.6 Minimum Setbacks between Buildings	a. Between Buildings containing residential Uses – 6.0 m b. Between Building containing residential Uses and Accessory Building or Structure – 1.5 m
.7 Height (maximum)	a. Principal Building – 9.5 m or three Storeys, whichever is less b. Garden Suite – 4.5 m or one Storey, whichever is less c. Accessory Building with Coach House – 7.5 m or 2 Storeys, whichever is less d. Accessory Building or Structure – 4.5 m
.8 Lot Coverage for all Buildings and Structures (maximum)	a. 40%
.9 Lot Coverage for all Impermeable Surfaces (maximum)	b. 60%

357.4 Subdivision Regulations

Subdivision Regulations Table for SSMUH 2 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. Interior Lot – 495 m ² b. Corner Lot – 585 m ² c. Through Lot – Not permitted d. Panhandle Lot – Not permitted
.2 Lot Width (minimum)	a. Interior Lot – 20.0 m b. Corner Lot – 23.0 m c. Through Lot – Not permitted d. Panhandle Lot – Not permitted
.3 Lot Depth (minimum)	a. Interior Lot – 24.5 m b. Corner Lot – 24.5 m c. Through Lot – Not permitted d. Panhandle Lot – Not permitted

357.5 Landscaping and Off-Street Parking

- .1 Refer to sections 140 and 150 for all requirements pertaining to landscaping and off-street parking.
- .2 Notwithstanding section 140, any off-street parking area or Maneuvering Aisle shall be separated from a directly abutting Lot by a landscaped area of not less than 1.2 m in width, consisting of any combination of grass, trees, shrubs, plants, and flowers.

357.6 Conditions of Use

All Development

- .1 For any development resulting in additional principal Dwelling Units on a Lot abutting an Arterial Road or a Collector Road, the minimum roadway width measured from the centre line of the adjacent highway to the property line must be at least half the right-of-way width requirement as described in Table 7.1 of the Development Bylaw, 2022. If roadway width does not meet the minimum then a road dedication is required.

Last Modified:

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

Single Detached Dwelling and Duplex

- .1 Notwithstanding section 120, a maximum of 2 Single Detached Dwellings are permitted on a Lot with a Lot Width of at least 24.0 m.
- .2 A Duplex with attached garages shall comply with the following:
 - a. One attached garage is permitted per principal Dwelling Unit; and
 - b. Attached garage width shall not exceed 4.0 m per principal Dwelling Unit, measured between the interior faces of the side walls of the garage.

Accessory Units

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

- f. not be operated where there is a Residential Care Use, Supported Housing Use, Boarding Use, Bed and Breakfast, or Garden Suite on the Lot.

Home Occupation

- .1 A Home Occupation – Level 2 shall:

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

DRAFT

358 - SSMUH 2 Greenfield Zone

SSMUH 2(g)

OCP LAND USE	INTENT
SSMUH 2,3, & 4	The SSMUH 2(g) zone is intended to enable small-scale residential development on greenfield Lots designated SSMUH 2, SSMUH 3, and SSMUH 4 in the OCP.

Note to Reviewer: This zone will replace the following zones on lands identified as SSMUH 2 in the Draft OCP:

- RS5
- RS5-A
- RS6
- RS6-C

358.1 Permitted Uses

Permitted Uses Table for SSMUH 2(g) Zone	
Principal Uses	
.1	Boarding House
.2	Duplex
.3	Residential Care
.4	Single Detached Dwelling
.5	Supported Housing
Accessory Uses	
.6	Bed and Breakfast
.7	Boarding
.8	Coach House
.9	Garden Suite
.10	Home Occupation – Level 1
.11	Home Occupation – Level 2
.12	Secondary Suite

358.2 Site Specific Permitted Uses and Densities

358.3 Development Regulations

Development Regulations Table for SSMUH 2(g) Zone	
Column I	Column II
.1 Density (maximum)	a. Two Dwelling Units on Lots 4,050 m² or greater in size; and b. Three Dwelling Units on Lots 280 m² or less in size; and c. Four Dwelling Units on Lots greater than 280 m² but less than 4,050 m² in size. d. Floor Space Ratio: (i) Single Detached Dwelling or Duplex – 0.65, excluding the floor area of a Garden Suite or Coach House
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building – 3.0 m, except 6.0 m where a garage faces a Front Lot Line

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	b. Accessory Building or Structure – 6.0 m
.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building with lane access – 11.5 m b. Principal Building without lane access – 4.5 m c. Garden Suite – 1.5 m d. Accessory Building with Coach House – 1.5 m e. Accessory Building or Structure – 1.0 m
.4 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.2 m b. Garden Suite – 1.2 m c. Accessory Building with Coach House – 1.2 m d. Accessory Building or Structure – 0.6 m
.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. Garden Suite – 3.0 m c. Accessory Building with Coach House – 3.0 m d. Accessory Building or Structure – 3.0 m
.6 Minimum Setbacks between Buildings	a. Between Buildings containing residential Uses – 6.0 m, except 2.4 m between side Building Faces b. Between Building containing residential Uses and Accessory Building or Structure – 1.5 m
.7 Height (maximum)	a. Principal Building – 9.5 m or three Storeys, whichever is less b. Garden Suite – 4.5 m or one Storey, whichever is less c. Accessory Building with Coach House – 7.5 m or two Storeys, whichever is less d. Accessory Building or Structure – 4.5 m

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

358.4 Subdivision Regulations

Subdivision Regulations Table for SSMUH 2(g) Zone	
Column I	Column II
.1 Lot Size (minimum)	a. Interior Lot – 495 m ² b. Corner Lot – 585 m ² c. Through Lot – Not permitted d. Panhandle Lot – Not permitted
.2 Lot Width (minimum)	a. Interior Lot – 20.0 m b. Corner Lot – 23.0 m c. Through Lot – Not permitted d. Panhandle Lot – Not permitted
.3 Lot Depth (minimum)	a. Interior Lot – 24.5 m b. Corner Lot – 24.5 m c. Through Lot – Not permitted d. Panhandle Lot – Not permitted

358.5 Landscaping and Off-Street Parking

- .1 Refer to sections 140 and 150 for all requirements pertaining to landscaping and off-street parking.
- .2 Notwithstanding section 140, any off-street parking area or Maneuvering Aisle shall be separated from a directly abutting Lot by a landscaped area of not less than 1.2 m in width, consisting of any combination of grass, trees, shrubs, plants, and flowers.

358.6 Conditions of Use

All Development

- .1 For any development resulting in additional principal Dwelling Units on a Lot abutting an Arterial Road or a Collector Road, the minimum roadway width measured from the centre line of the adjacent highway to the property line must be at least half the right-of-way width requirement as described in Table 7.1 of

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the Development Bylaw, 2022. If roadway width does not meet the minimum then a road dedication is required.

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

Single Detached Dwelling and Duplex

- .1 Notwithstanding section 120, a maximum of 2 Single Detached Dwellings are permitted on a Lot with a Lot Width of at least 24.0 m.
- .2 A Duplex with attached garages shall comply with the following:
 - a. One attached garage is permitted per principal Dwelling Unit;
 - b. A maximum of two attached garages are permitted per Lot; and
 - c. Attached garage width shall not exceed 4.0 m per principal Dwelling Unit, measured between the interior faces of the side walls of the garage.

Accessory Units

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

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- f. not be operated where there is a Residential Care Use, Supported Housing Use, Boarding Use, Bed and Breakfast, or Garden Suite on the Lot.

Home Occupation

- .1 A Home Occupation – Level 2 shall:

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

DRAFT

359 - SSMUH 3 Zone

SSMUH 3

OCP LAND USE	INTENT
SSMUH 3	The SSMUH 3 zone is intended to enable small-scale residential development on large Lots designated SSMUH 3 in the OCP.

Note to Reviewer: This zone will replace the following zones on lands identified as SSMUH 3 in the Draft OCP

- RS1

359.1 Permitted Uses

Permitted Uses Table for SSMUH 3 Zone	
Principal Uses	
.1	Boarding House
.2	Duplex
.3	Residential Care
.4	Single Detached Dwelling
.5	Supported Housing
Accessory Uses	
.6	Bed and Breakfast
.7	Boarding
.8	Coach House
.9	Garden Suite
.10	Home Occupation – Level 1
.11	Home Occupation – Level 2
.12	Secondary Suite

359.2 Site Specific Permitted Uses

n/a

359.3 Development Regulations

Development Regulations Table for SSMUH 3 Zone	
Column I	Column II
.1 Density (maximum)	a. Two Dwelling Units on Lots 4,050 m² or greater in size; and b. Three Dwelling Units on Lots 280 m² or less in size; and c. Four Dwelling Units on Lots greater than 280 m² but less than 4,050 m² in size. d. Floor Space Ratio: (i) Single Detached Dwelling – 0.5, excluding the floor area of a Garden Suite or Coach House e. (ii) Duplex – 0.65, including the floor area of a Garden Suite or Coach House

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.2 Minimum Setbacks (Front Lot Line)	a. Principal Building – 6.0 m b. Accessory Building or Structure – 6.0 m
.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 7.5 m b. Garden Suite – 1.5 m c. Accessory Building with Coach House – 4.5 m d. Accessory Building or Structure – 1.0 m
.4 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.8 m b. Garden Suite – 1.8 m c. Accessory Building with Coach House – 1.8 m d. Accessory Building or Structure – 1.0 m
.5 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 4.5 m b. Garden Suite – 4.5 m c. Accessory Building with Coach House – 4.5 m d. Accessory Building or Structure – 4.5 m
.6 Minimum Setbacks between buildings	a. Between Buildings containing residential Uses – 6.0 m b. Between Building containing residential Uses and Accessory Building or Structure – 1.5 m
.7 Height (maximum)	a. Principal Building – 9.5 m or three Storeys, whichever is less b. Garden Suite – 4.5 m or one Storey, whichever is less c. Accessory Building with Coach House – 7.5 m or 2 Storeys, whichever is less d. Accessory Building or Structure – 4.5 m
.8 Lot Coverage (maximum)	a. 33%
.9 Lot Coverage for all Impermeable Surfaces (maximum)	a. 50%

359.4 Subdivision Regulations

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

359.5 Landscaping and Off-Street

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

359.6 Conditions of Use

All Development

- .1 For any development resulting in additional principal Dwelling Units on a Lot abutting an Arterial Road or a Collector Road, the minimum roadway width measured from the centre line of the adjacent highway to the property line must be at least half the right-of-way width requirement as described in Table 7.1 of the Development Bylaw, 2022. If roadway width does not meet the minimum then a road dedication is required.
- .2 A driveway shall have a maximum width of 6.0 m total paved area extending from the Front Lot Line or Exterior Side Lot Line to the Garage on the Lot, except where the Lot includes 3 or 4 Dwelling Units, in which case the maximum width is 11.0 m.

Single Detached Dwelling and Duplex

- .1 A Duplex with attached garages shall comply with the following:
 - a. One attached garage is permitted per principal Dwelling Unit; and
 - b. Attached garage width shall not exceed 4.0 m per principal Dwelling Unit, measured between the interior faces of the side walls of the garage.

Accessory Units

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

- g. not be operated where there is a Residential Care Use, Supported Housing Use, Boarding Use, or Bed and Breakfast on the Lot.
- .2 A CSA A277 or Z240 approved Manufactured Home may be permitted as a Garden Suite.
- .3 A Coach House shall:
 - a. be part of the same real estate entity as the Principal Building to which it is accessory;
 - b. be limited to one such Use per Lot;
 - c. be limited to a maximum floor area not greater than:
 - i. the total floor area of the detached garage; or
 - ii. 15% of the Lot Area; or
 - iii. 100 m², whichever is less;
 - d. not be located between the Principal Building and the Front Lot Line; and
 - e. not be operated where there is a Residential Care Use, Supported Housing Use, Boarding Use, Bed and Breakfast, or Garden Suite on the Lot.

Home Occupation

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

360 - SSMUH 4 Zone

SSMUH 4

OCP LAND USE	INTENT
SSMUH 4	The SSMUH 4 zone is intended to enable small-scale residential development on suburban Lots designated SSMUH 4 in the OCP.

Note to Reviewer: This zone will replace the following zones on lands identified as SSMUH 3 or SSMUH 4 in the Draft OCP:

- SR

360.1 Permitted Uses

Permitted Uses Table for SSMUH 4 Zone	
Principal Uses	
.1 Duplex	
.2 Residential Care	
.3 Single Detached Dwelling	
.4 Supported Housing	
Accessory Uses	
.5 Accessory Produce Sales	
.6 Bed and Breakfast	
.7 Boarding	
.8 Coach House	
.9 Garden Suite	
.10 Home Occupation – Level 1	
.11 Home Occupation – Level 3	
.12 Secondary Suite	

360.2 Site Specific Permitted Uses

n/a

360.3 Development Regulations

Development Regulations Table for SSMUH 4 Zone	
Column I	Column II
.1 Density (maximum)	a. Two Dwelling Units on Lots 4,050 m ² or greater in size; and b. Three Dwelling Units on Lots 280 m ² or less in size; and c. Four Dwelling Units on Lots greater than 280 m ² but less than 4,050 m ² in size. d. Floor Space Ratio – n/a
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building – 6.0 m b. Coach House – 6.0 m c. Accessory Building or Structure – 6.0 m
.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 7.5 m

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	b. Coach House – 7.5 m c. Garden Suite – 7.5 m d. Accessory Building or Structure – 1.0 m
.4 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.8 m b. Coach House – 1.8 m c. Garden Suite – 1.8 m d. Accessory Building or Structure – 1.0 m
.5 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 4.5 m b. Coach House – 4.5 m c. Garden Suite – 4.5 m d. Accessory Building or Structure – 4.5 m e. Garage with driveway access across Exterior Side Lot Line – 6.0m
.6 Minimum Setbacks between Buildings	a. Between Buildings containing residential Uses – 6.0 m b. Between Buildings containing residential Uses and Accessory Building or Structure – 1.5 m
.7 Height (maximum)	a. Principal Building – 9.5 m or three Storeys, whichever is less b. Coach House or Accessory Building or Structure – 7.5 m or two Storeys, whichever is less c. Garden Suite – 4.5 m or one Storey, whichever is less
.8 Lot Coverage (maximum)	a. 20%
.9 Lot Coverage for all Impermeable Surfaces (maximum)	a. 30%

360.4 Subdivision Regulations

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

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360.5 Landscaping and Off-Street Parking

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

360.6 Conditions of Use

All Development

- .1 For any development resulting in additional principal Dwelling Units on a Lot abutting an Arterial Road or a Collector Road, the minimum roadway width measured from the centre line of the adjacent highway to the property line must be at least half the right-of-way width requirement as described in Table 7.1 of the Development Bylaw, 2022. If roadway width does not meet the minimum then a road dedication is required.
- .2 A driveway shall have a maximum width of 6.0 m total paved area extending from the Front Lot Line or Exterior Side Lot Line to the Garage on the Lot, except where the Lot includes 3 or 4 Dwelling Units, in which case the maximum width is 11.0 m.

Accessory Units

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

Last Modified:

Home Occupation

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

DRAFT

Working Draft Zoning Bylaw Amendments | Excerpts

RM Zone Revisions

DRAFT

405 – Low Density Townhouse Zone (RM16)

RM16

Intent: To accommodate Townhouse developments at lower densities, up to 16 units per hectare

405.1 Permitted Uses

Permitted Uses Table for RM16 Zone	
Principal Uses	
.1	Townhouse
Accessory Uses	
.2	Boarding
.3	Home Occupation – Level 1

405.2 Site Specific Permitted Uses

n/a

405.3 Development Regulations

Development Regulations Table for RM16 Zone	
Column I	Column II
.1 Density (maximum)	a. Dwelling units per hectare – 16
.2 Minimum Setbacks (front Lot Line)	a. Principal Building – 6.0 m, except 3.0 m where a Dwelling Unit fronts a Street b. Accessory Building or Structure – 6.0 m
.3 Minimum Setbacks (all other Lot Lines)	a. Principal Building – 4.5 m, except 1.8 m from an interior Lot Line shared with an RS Lot where the Dwelling Unit fronts a Street b. Accessory Building or Structure – 4.5m, except 1.0 m from a rear or interior Lot Line
.4 Height (maximum)	a. Principal Building – 9.5 m or three Storeys, whichever is less b. Accessory Building or Structure – 4.5 m
.5 Lot coverage (maximum)	a. 40%

405.4 Landscaping and Off-Street Parking

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

Editorial Note

The RM16 Zone is a legacy zone that may not permit the full range of uses or densities supported by the OCP. For a comparable zone that is consistent with the OCP, see RMG, RMR, or RMX.

405 – Low Density Townhouse Zone (RM16)

RM16

405.5 Conditions of Use

- .1 A portion of any Lot used for a Townhouse Use shall be provided as common outdoor amenity area, in the amount of 3.0 m² per Dwelling Unit, and shall not be located within the required Setbacks. For the purposes of this section, common outdoor amenity area means an area or areas:
 - a. available for all Residents of the Principal Buildings;
 - b. having no dimension less than 6.0 m or slope greater than 5%; and
 - c. providing for pedestrian amenities, greenery, recreational space, and other leisure activities normally carried out outdoors.

DRAFT

410 – Low Density Townhouse Zone (RM30)

RM30

Intent: To accommodate Townhouse developments at lower Densities, up to 30 units per hectare

410.1 Permitted Uses

Permitted Uses Table for RM30 Zone	
Principal Uses	
.1 Townhouse	
Accessory Uses	
.2 Boarding	
.3 Home Occupation – Level 1	

410.2 Site Specific Permitted Uses and Densities

(B/L 2407-2015, B/L 3159-2021)

- .1 Notwithstanding Section 410.3.1, a maximum Density of 26.5 Dwelling Units per hectare shall be permitted on the following Lots:
 - a. PID: n/a
Legal Description:
Section 18 Township 19 Plan EPS03624

Editorial Note
Known civically as: Unit 0 – 36099 Waterleaf Place

410.3 Development Regulations (B/L 2454-2015)

Development Regulations Table for RM30 Zone	
Column I	Column II
.1 Density (maximum)	a. Dwelling units per hectare – 30
.2 Minimum Setbacks (front Lot Line)	a. Principal Building – 6.0 m, except 3.0 m where a Dwelling Unit fronts a Street b. Accessory Building or Structure – 6.0 m
.3 Minimum Setbacks (all other Lot Lines)	a. Principal Building – 4.5 m, except 1.8 m from an interior Lot Line shared with an RS Lot where the Dwelling Unit fronts a Street b. Accessory Building or Structure – 4.5 m, except 1.0 m from a rear or interior Lot Line
.4 Height (maximum)	a. Principal Building – 11 m or three Storeys, whichever is less b. Accessory Building or Structure – 4.5 m
.5 Lot coverage (maximum)	a. 40%

Editorial Note

The RM30 Zone is a legacy zone that may not permit the full range of uses or densities supported by the OCP. For a comparable zone that is consistent with the OCP, see RMG, RMR, or RMX.

410 – Low Density Townhouse Zone (RM30)

RM30

410.4 Landscaping and Off-Street Parking

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

410.5 Conditions of Use

- .1 A portion of any Lot used for a Townhouse Use shall be provided as common outdoor amenity area, in the amount of 3.0 m² per Dwelling Unit, and shall not be located within the required Setbacks. For the purposes of this section, common outdoor amenity area means an area or areas:
 - a. available for all residents of the Principal Buildings;
 - b. having no dimension less than 6.0 m or slope greater than 5%; and
 - c. providing for pedestrian amenities, greenery, recreational space, and other leisure activities normally carried out outdoors.

DRAFT

420 – Medium Density Townhouse Zone (RM45)

RM45

Intent: To accommodate townhouse developments at medium densities, up to 45 units per hectare

420.1 Permitted Uses

Permitted Uses Table for RM45 Zone	
Principal Uses	
.1 Townhouse	
Accessory Uses	
.2 Boarding	
.3 Home Occupation – Level 1	

420.2 Site Specific Permitted Uses

n/a

420.3 Development Regulations (B/L 2454-2015)

Development Regulations Table for RM45 Zone	
Column I	Column II
.1 Density (maximum)	a. Dwelling units per hectare – 45
.2 Minimum setbacks (front lot line)	a. Principal Building – 6.0 m, except 3.0 m where a dwelling unit fronts a street a. Accessory Building or Structure – 6.0 m
.3 Minimum setbacks (all other lot lines)	a. Principal Building – 4.5 m, except 1.8 m from an interior lot line shared with an RS lot where the dwelling unit fronts a street a. Accessory Building or Structure – 4.5 m, except 1.0 m from a rear or interior lot line
.4 Height (maximum)	a. Principal Building – 11 m or three storeys, whichever is less b. Accessory Building or Structure – 4.5 m
.5 Lot coverage (maximum)	a. 40%

420.4 Landscaping and Off-Street Parking

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

420.5 Conditions of Use

- .1 A portion of any lot used for a Townhouse use shall be provided as common outdoor amenity area, in the amount of 3.0 m² per dwelling unit, and shall not be located within the required setbacks. For the purposes of this section, common outdoor amenity area means an area or areas:
 - a. available for all residents of the principal buildings;
 - b. having no dimension less than 6.0 m or slope greater than 5%; and
 - c. providing for pedestrian amenities, greenery, recreational space, and other leisure activities normally carried out outdoors.

Editorial Note

The RM45 Zone is a legacy zone that may not permit the full range of uses or densities supported by the OCP. For a comparable zone that is consistent with the OCP, see RMG, RMR, or RMX.

430 – High Density Townhouse Zone (RM60)

RM60

Intent: To accommodate Townhouse developments at higher densities, up to 60 units per hectare

430.1 Permitted Uses

Permitted Uses Table for RM60 Zone	
Principal Uses	
.1 Townhouse	
Accessory Uses	
.2 Boarding	
.3 Home Occupation – Level 1	

Editorial Note

The RM60 Zone is a legacy zone that may not permit the full range of uses or densities supported by the OCP. For a comparable zone that is consistent with the OCP, see RMG, RMR, or RMX.

430.2 Site Specific Permitted Uses (B/L 3178-2021)

1. [N/A]
2. The permitted density of townhouse construction shall be between: 0.5 and 1.5 FSR (Floor Space Ratio), and limited to a maximum 68 dwelling units, on the following Lot:
 - a. PID: 029-456-746

Known civically as: 3343 Townline Road

430.3 Development Regulations (B/L 2454-2015)

Development Regulations Table for RM60 Zone	
Column I	Column II
.1 Density (maximum)	a. Dwelling units per hectare – 60
.2 Minimum Setbacks (front Lot Line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – 3.0 m
.3 Minimum Setbacks (all other Lot Lines)	a. Principal Building – 4.5 m, except 1.8 m from an interior Lot line shared with an RS Lot where the dwelling unit fronts a Street b. Accessory Building or Structure – 4.5 m, except 1.8 m from an interior Lot Line shared with an RS Lot where the dwelling unit fronts a Street
.4 Height (maximum)	a. Principal Building – 11 m or three Storeys, whichever is less b. Accessory Building or Structure – 4.5 m
.5 Lot coverage (maximum)	a. 40%

430.4 Landscaping and Off-Street Parking

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

430.5 Conditions of Use

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430 – High Density Townhouse Zone (RM60)

RM60

- .1 A portion of any Lot used for a Townhouse Use shall be provided as common outdoor amenity area, in the amount of 3.0 m² per dwelling unit, and shall not be located within the required Setbacks. For the purposes of this section, common outdoor amenity area means an area or areas:
- a. available for all Residents of the Principal Buildings;
 - b. having no dimension less than 6.0 m or slope greater than 5%; and
 - c. providing for pedestrian amenities, greenery, recreational space, and other leisure activities normally carried out outdoors.

DRAFT

450 – Low Rise Apartment Zone (RML)

(B/L 3249-2022, 3425-2023)

RML

Intent: To accommodate low-rise developments up to six Storeys in Height, including residential Buildings and Buildings for Congregate Care

450.1 Permitted Uses

Permitted Uses Table for RML Zone	
Principal Uses	
.1	Apartment
.2	Congregate Housing [B/L 3249-2022]
Accessory Uses	
.3	Home Occupation – Level 1
.4	Boarding [B/L 3249-2022]

Editorial Note

The RML Zone is a legacy zone that may not permit the full range of uses or densities supported by the OCP. For a comparable zone that is consistent with the OCP, see RMM or RMM-R.

450.2 Site Specific Permitted Uses

n/a

450.3 Development Regulations (B/L 3425-2023)

Development Regulations Table for RML Zone	
Column I	Column II
.1 Base Density (maximum)	a. Floor Space Ratio – 1.4
.2 Bonus Density (maximum)	a. Where a Density bonus amenity contribution is provided to the City, in accordance with section 140: i. the maximum Floor Space Ratio may be increased by 0.30, up to a maximum of 1.70 ii. the maximum Lot Coverage may be increased to 45%
.3 Maximum Setbacks (Exterior Lot Line)	a. Principal Building – 6.0 m
.4 Minimum Setbacks (Exterior Lot Line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – 3.0 m, except not between a Building Face and Street
.5 Minimum Setbacks (Interior Lot Line)	a. Principal Building (Storeys 1-4) – 6.0 m b. Principal Building (above 4 Storeys) – 10.0 m c. Accessory Building or Structure – 3.0 m
.6 Height (maximum)	a. Principal Building – 21.3 m or six Storeys, whichever is less b. Accessory Building or Structure – 4.5 m
.7 Lot Coverage (maximum)	a. 40%

450 – Low Rise Apartment Zone (RML)

(B/L 3249-2022, 3425-2023)

RML

450.4 Landscaping and Off-Street Parking

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

450.5 Conditions of Use

- .1 A portion of any Lot used for an Apartment or Congregate Housing Use shall be provided as common outdoor amenity area, in the amount of 3.0 m² per Dwelling u=Unit, and shall not be located within the required Setbacks. For the purposes of this section, common outdoor amenity area means an area or areas: [B/L 3249-2022]
 - a. available for all residents of the Principal Buildings;
 - b. having no dimension less than 6.0 m or slope greater than 5%; and
 - c. providing for pedestrian amenities, greenery, recreational space, and other leisure activities normally carried out outdoors.
- .2 An Apartment and Congregate Housing shall be permitted in the same Building under the following conditions: [B/L 3249-2022]
 - a. the Uses are located on different Storeys of the Building; and
 - b. separate entrances, exits and lobbies are provided for each Use.

460 – Mid Rise Apartment Zone (RMM)

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

RMM

Intent: To accommodate mid-rise developments up to six (6) Storeys in Height, including residential Buildings and Buildings for Congregate Care, for lands designated Urban 1 – Midrise in the City's Official Community Plan

460.1 Permitted Uses

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

Editorial Note

Permitted uses are to be in compliance with the Commercial Streets land use designation and policies contained within the Official Community Plan.

460.2 Site Specific Permitted Uses and Heights

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

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

a. PID: n/a

Legal Description:

Section 21 Township 16 New Westminster District Strata Plan LMS645

Editorial Note

Known civically as: 3190 Gladwin Road

b. PID: n/a

Legal Description:

Section 21 Township 16 New Westminster District Strata Plan NW3070

Editorial Note

Known civically as: 3150 Gladwin Road

c. PID: n/a

Legal Description:

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460 – Mid Rise Apartment Zone

(RMM)

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

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

Editorial Note
Known civically as: 31955 Old Yale Road

RMM

DRAFT

460 – Mid Rise Apartment Zone (RMM)

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

RMM

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

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

Editorial Note
Known civically as: 32202 Granite Avenue

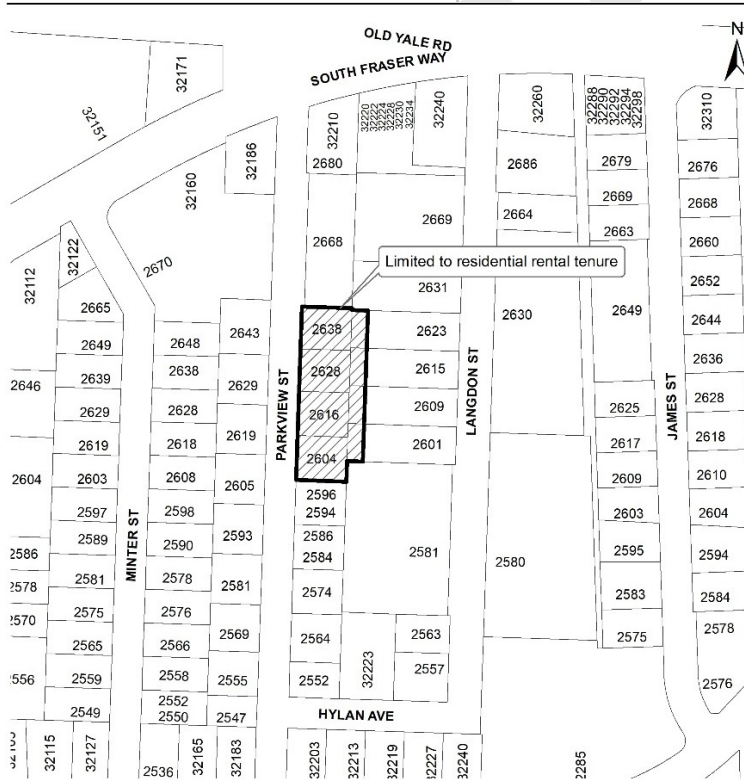
- .3 Notwithstanding Section 460.1, a maximum density of 2.13 Floor Space Ratio shall be permitted in the following Lot:

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

Editorial Note
Known civically as: 2179 McCallum Road

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

Map 1



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460 – Mid Rise Apartment Zone (RMM)

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

RMM

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

460.3 Development Regulations

Development Regulations Table for RMM Zone	
Column I	Column II
.1 Density (minimum and maximum)	a. Floor Space Ratio – 1.0 to 2.5
.2 Maximum Setbacks (Exterior Lot Line)	a. Principal Building – 5.0 m
.3 Minimum Setbacks (Exterior Lot Line)	a. Principal Building – 1.5 m b. Accessory Building or Structure – 3.0 m, except not between a Building Face and Street
.4 Minimum Setbacks (Interior Lot Line)	a. Principal Building – 6.0 m b. Accessory Building or Structure – 3.0 m
.5 Height (maximum)	a. Principal Building – 21.3 m, or six (6) Storeys, whichever is less b. Accessory Building or Structure – 4.5 m
.6 Lot Coverage (maximum)	a. 50%

460.4 Landscaping and Off-Street Parking

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

460.5 Conditions of Use

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

460 – Mid Rise Apartment Zone (RMM)

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

- a. only be permitted on the first two (2) Storeys of an Apartment or Congregate Housing Building; and
 - b. have all entrances, exits and lobbies entirely separated from those that access an Apartment or Congregate Housing.
- .4 Where “Map 1 – Urban Land Use” in the Official Community Plan identifies optional commercial, the ground floor of the street fronting building may include accessory commercial uses listed in Section 460.1, fronting the applicable street.

RMM

DRAFT

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

RMM-R

Intent: To accommodate mid-rise developments up to six (6) Storeys in Height, including residential Buildings and Buildings for Congregate Care which are restricted to Residential Rental Tenure only, for lands designated Urban 1 – Midrise in the City's Official Community Plan

465.1 Permitted Uses

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

Editorial Note

Permitted uses are to be in compliance with the Commercial Streets land use designation and policies contained within the Official Community Plan.

465.2 Site Specific Permitted Uses and Heights

n/a

465.3 Development Regulations

Development Regulations Table for RMM Zone	
Column I	Column II
.1 Density (minimum and maximum)	a. Floor Space Ratio – 1.0 to 2.5
.2 Maximum Setbacks (Exterior Lot Line)	a. Principal Building – 5.0 m
.3 Minimum Setbacks (Exterior Lot Line)	a. Principal Building – 1.5 m b. Accessory Building or Structure – 3.0 m, except not between a Building Face and Street
.4 Minimum Setbacks (Interior Lot Line)	a. Principal Building – 6.0 m b. Accessory Building or Structure – 3.0 m

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

RMM-R

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

465.4 Landscaping and Off-Street Parking

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

465.5 Conditions of Use

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

Working Draft Zoning Bylaw
Amendments

New Townhouse (TH) Zones

DRAFT

432 – Townhouse 1 Zone

TH1

OCP LAND USE	INTENT
Townhouse	The Townhouse 1 zone is intended to enable ground-oriented multi-unit residential development on lands designated Townhouse in the OCP and abutting a Local Road.

Note to Reviewer: This zone will be applied to SSMUH-eligible lots identified as Townhouse in the Draft OCP and located on a Local Road (i.e. the core infill area)

432.1 Permitted Uses

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

432.2 Site Specific Permitted Uses

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

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

432.3 Development Regulations

Development Regulations Table for TH1 Zone	
Column I	Column II
.1 Density (maximum)	a. Three Dwelling Units on Lots 280 m ² or less in size;

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432 – Townhouse 1 Zone

TH1

	b. Four Dwelling Units on Lots greater than 280 m² but less than 1,120 m² in size and 35 m in Lot Width; and c. No maximum number of Dwelling Units on Lots greater than 1,120 m² in size, or greater, and 35 m in Lot Width, or greater. Floor Space Ratio: (i) Single Detached Dwelling – 0.5, excluding the floor area of a Garden Suite or Coach House (ii) Duplex – 0.65, including the floor area of a Garden Suite or Coach House (iii) Townhouse with four or fewer units – 1.2 (iv) Townhouse with five or more units - 1.5
.2 Maximum Setbacks (Front Lot Line)	a. Principal Building – 3.0 m, except 6.0 m where a garage faces a Front Lot Line b. Accessory Building or Structure – 6.0 m
.3 Maximum Setbacks (Rear Lot Line)	a. Principal Building – 4.0 m, except when adjacent to a lane, then 3.0 m or 6.0 m where a garages faces a Rear Lot Line b. Garden Suite – 1.5 m c. Accessory Building with Coach House – 1.5 m on a Lot with rear lane access and 4.0 m on a Lot without rear lane access d. Accessory Building or Structure – 1.0 m
.4 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.2 m, except 4.0 m where a Dwelling Unit faces an Interior Side Lot Line or an Exterior Side Lot Line. b. Principal Building adjacent to a lane - 3.0 m or 6.0 m where a garage faces an Interior Side Lot Line. c. Garden Suite – 1.2 m

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432 – Townhouse 1 Zone

TH1

	d. Accessory Building with Coach House – 1.2 m e. Accessory Building or Structure – 1.0 m
.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 Buildings containing residential Uses – 6.0 m, except 2.4 m between side Building Faces b. Between Buildings containing residential Uses and Accessory Buildings or Structures – 1.5 m
.7 Height (maximum)	a. Single Detached Dwelling or Duplex – 8.5 m or 3 Storeys, whichever is less b. Townhouse - 11.0 m or three Storeys, whichever is less c. Accessory Building or Structure – 4.5 m d. Garden Suite – 4.5 m or one Storey, whichever is less, except 7.5 m or two Storeys, whichever is less, where the rear Building Face is Setback a minimum of 4.0 m from the Rear Lot Line e. Accessory Building with Coach House – 7.5 m or two Storeys, whichever is less
.8 Maximum vertical distance of Basement above ground	a. 1.4 m above average Finished Grade
.9 Lot Coverage for all Buildings and Structures (maximum)	a. 40%, except 50% for Townhouse
.10 Lot Coverage for all Impermeable Surfaces (maximum)	b. 60%, except 75% for Townhouse

432.4 Subdivision Regulations

Subdivision Regulations Table for TH1 Zone	
Column I	Column II

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.1 Lot Size (minimum)	a. Interior Lot – 495 m² b. Corner Lot – 585 m² c. Through Lot – Not permitted d. Panhandle Lot – Not permitted
.2 Lot Width (minimum)	a. Interior Lot – 16.5 m b. Corner Lot – 19.5 m c. Through Lot – Not permitted d. Panhandle Lot – Not permitted
.3 Lot Depth (minimum)	a. Interior Lot – 30.0 m b. Corner Lot – 30.0 m c. Through Lot – Not permitted d. Panhandle Lot – Not permitted

432.5 Landscaping

- .1 Refer to section 140 for all requirements pertaining to landscaping.
- .2 Notwithstanding section 140, on a Lot with four or fewer Dwelling Units, any off-street parking area or Maneuvering Aisle shall be separated from a directly abutting Lot by a landscaped area of not less than 1.2 m in width, consisting of any combination of grass, trees, shrubs, plants, and flowers.

432.6 Off-Street Parking

- .1 Refer to section 150 for all requirements pertaining to off-street parking.
- .2 Notwithstanding section 150, the minimum number of off-street Parking Spaces required for a Townhouse with four or fewer Dwelling Units on one Lot is 1.5 spaces per Dwelling Unit and Visitor Parking Spaces are not required.

432.6 Conditions of Use

All Development

- .1 For any development resulting in additional principal Dwelling Units on a Lot abutting an Arterial Road or a Collector Road, the minimum roadway width measured from the centre line of the adjacent highway to the property line must be at least half the right-of-way width requirement as described in Table 7.1 of the Development Bylaw, 2022. If roadway width does not meet the minimum then a road dedication is required.

All Development with four or fewer Dwelling Units

- .1 Where the Lot Width is less than 20.0 m, a driveway shall have a maximum width of 6.0 m total paved area extending from the Front Lot Line or Exterior Side Lot Line to the Garage on the Lot, except where the Lot includes 3 or 4 Dwelling Units, in which case the maximum width is 9.0 m.
- .2 Where the Lot Width is 20.0 m or greater, a driveway may have a maximum width of 6.0 m total paved area extending from the Front Lot Line or Exterior Side Lot Line to the Garage on the Lot, except where the Lot includes 3 or 4 Dwelling Units, in which the case the maximum width is 11.0 m.
- .3 Building Face(s) of the Principal Building fronting a municipal lane are not permitted any doors on the ground level, except garage doors.

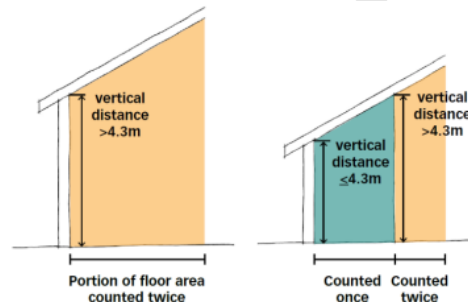
Townhouse

- .1 Any Townhouse Dwelling Unit with vehicle access from a Street shall:
 - a. have a maximum garage width of 4.0 m, measured between the interior faces of the side walls of the garage.
- .2 For a Townhouse development with five or more Dwelling Units, a common outdoor amenity area of at least 3.0 m² per Dwelling Unit shall be provided outside of the applicable Setbacks. The common outdoor amenity area must:
 - a. be available to all Residents of the Principal Buildings;
 - b. not have any dimensions less than 6.0 m or slope greater than 5%; and
 - c. provide for pedestrian amenities, greenery, recreational space, or other leisure activities normally carried out outdoors.
- .3 Where a Building Face of a Townhouse faces a Street it must include the following design techniques:
 - a. an easily identifiable main pedestrian entrance;
 - b. building articulation to minimize the perception of massing, eliminate large blank walls, provide visual interest, and accentuate main entrances facing the Street;
 - c. variations in building materials, colours, rooflines, and other architectural elements; and
 - d. the integration of vertical elements and breaks in the façade of a Building.

Single Detached Dwelling and Duplex

- .1 Notwithstanding section 120, a maximum of 2 Single Detached Dwellings are permitted on a Lot with a Lot Width of at least 20.0 m.
- .2 A Duplex with attached garages shall comply with the following:
 - a. One attached garage is permitted per principal Dwelling Unit; and
 - b. Attached garage width shall not exceed 4.0 m per principal Dwelling Unit, measured between the interior faces of the side walls of the garage.

- .3 On lands designated SSMUH 1 in the Official Community Plan, a Single Detached Dwelling or Duplex consisting of more than one Storey, **built after the date of adoption of this bylaw**, shall have reduced massing at the uppermost Storey, to be achieved as follows:
- c. The Gross Floor Area of the uppermost Storey shall not exceed 80% of the Gross Floor Area of the Storey immediately below;
 - d. 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, entranceways shall be considered part of the Building Face(s);
 - e. 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
 - f. 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.



Accessory Units

- .1 A Garden Suite shall:
- a. be limited to one such Use per Lot on a Lot that is less than 20.0 m in width;
 - b. be limited to one such Use per principal Dwelling Unit on a Lot that is 20.0 m in width or larger;
 - c. be limited to a total maximum floor area for all Garden Suites not greater than 15% of the Lot Area, or 100 m², whichever is less;
 - d. not be located in a Building with a floor area that exceeds 15% of the Lot Area, or 100 m², whichever is less;
 - e. not be located between the Principal Building and the Front Lot Line;
 - f. not include a Basement; and
 - g. not be operated where there is a Residential Care Use, Supported Housing Use, Boarding Use, Bed and Breakfast, or Coach House on the Lot.

432 – Townhouse 1 Zone

TH1

- .2 A CSA A277 or Z240 approved Manufactured Home may be permitted as a Garden Suite.
- .3 A Coach House shall:
 - a. be limited to one such Use per Lot on a Lot that is less than 20.0 m in width;
 - b. be limited to one such Use per principal Dwelling Unit on a Lot that is 20.0 m in width or larger;
 - c. be limited to a maximum floor area not greater than:
 - i. the total floor area of the detached garage; or
 - ii. 15% of the Lot Area; or
 - iii. 100 m², whichever is less;
 - e. not be located between the Principal Building and the Front Lot Line; and
 - f. not be operated where there is a Residential Care Use, Supported Housing Use, Boarding Use, Bed and Breakfast, or Garden Suite on the Lot.

Home Occupation

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

433 - Townhouse 2 Zone

TH2

OCP LAND USE	INTENT
Townhouse	The Townhouse 2 zone is intended to enable ground-oriented multi-unit residential development on lands designated Townhouse in the OCP and abutting an Arterial Road or a Collector Road.

Note to Reviewer: This zone will be applied to SSMUH-eligible lots identified as Townhouse in the Draft OCP and located on an Arterial or Collector Road (i.e. the ribbons of Townhouse designation on the DRAFT OCP map)

433.1 Permitted Uses

Permitted Uses Table for <i>Townhouse 2 Zone</i>	
Principal Uses	
.1	Boarding House
.2	Duplex
.3	Residential Care
.4	Single Detached Dwelling
.5	Supported Housing
.6	Townhouse
Accessory Uses	
.7	Bed and Breakfast
.8	Boarding
.9	Garden Suite
.10	Home Occupation – Level 1
.11	Home Occupation – Level 2
.12	Secondary Suite

433.2 Site Specific Permitted Uses

n/a

433.3 Development Regulations

Development Regulations Table for <i>Townhouse 2 Zone</i>	
Column I	Column II
.1 Density (maximum)	a. Three Dwelling Units on Lots 280 m² or less in size; b. Four Dwelling Units on Lots greater than 280 m² but less than 1,120 m² in size and 35 m in width; and c. No maximum number of Dwelling Units on Lots 1,120 m² in size, or greater, and 35 m in width, or greater. Floor Space Ratio: (i) Single Detached Dwelling and Duplex – 0.5, excluding the floor area of a Garden Suite

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433 - Townhouse 2 Zone

TH2

	(ii) Townhouse – 1.5
.2 Maximum Setbacks (Front Lot Line)	a. Principal Building – 3.0 m, except 6.0 m where a garage faces a Front Lot Line b. Accessory Building or Structure – 6.0 m
.3 Maximum Setbacks (Rear Lot Line)	a. Principal Building – 6.0 m, except 4.0 m for Townhouse b. Garden Suite – 1.5 m c. Accessory Building or Structure – 1.0 m
.4 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.2 m c. Garden Suite – 1.5 m d. Accessory Building or Structure – 1.0 m
.5 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 3.0 m, except 6.0 m where a garage faces an Exterior Lot Line b. Garden Suite – 3.0 m c. Accessory Building or Structure – 3.0 m
.6 Minimum Setbacks between Buildings	a. Between Buildings containing residential Uses – 6.0 m, except 2.4 m between side Building Faces b. Between Building containing residential Uses and Accessory Building or Structure – 1.5 m
.7 Height (maximum)	a. Townhouse – 11.0 m or three Storeys, whichever is less b. Single Detached Dwelling or Duplex – 9.5 m or three Storeys, whichever is less c. Accessory Building or Structure – 4.5 m d. Garden Suite – 4.5 m or one Storey, whichever is less
.8 Lot Coverage for all Buildings and Structures (maximum)	a. 40%, except 50% for Townhouse
.9 Lot Coverage for all Impermeable Surfaces	b. 60%, except 75% for Townhouse

433.4 Subdivision Regulations

Subdivision Regulations Table for <i>Townhouse 2 Zone</i>	
Column I	Column II
.1 Lot Size (minimum)	a. Interior Lot – 495 m ² b. Corner Lot – 585 m ² c. Interior Through Lot – 495 m ² d. Corner Through Lot – 585 m ² e. Panhandle Lot – Not permitted
.2 Lot Width (minimum)	a. Interior Lot – 20.0 m b. Corner Lot – 23.0 m c. Interior Through Lot – 20.0 m d. Corner Through Lot – 23.0 m e. Panhandle Lot – Not permitted
.3 Lot Depth (minimum)	a. Interior Lot – 24.5 m b. Corner Lot – 24.5 m c. Through Lot – Not permitted d. Panhandle Lot – Not permitted

433.5 Landscaping and Off-Street Parking

- .1 Refer to sections 140 and 150 for all requirements pertaining to landscaping and off-street parking.
- .2 Notwithstanding section 140, on a Lot with four or fewer Dwelling Units, any off-street parking area or Maneuvering Aisle shall be separated from a directly abutting Lot by a landscaped area of not less than 1.2 m in width, consisting of any combination of grass, trees, shrubs, plants, and flowers.

433.6 Conditions of Use

All Development

- .1 For any development resulting in additional principal Dwelling Units on a Lot abutting an Arterial Road or a Collector Road, the minimum roadway width measured from the centre line of the adjacent highway to the property line must be at least half the right-of-way width requirement as described in Table 7.1 of the Development Bylaw, 2022. If roadway width does not meet the minimum then a road dedication is required.

All Development with four or fewer Dwelling Units

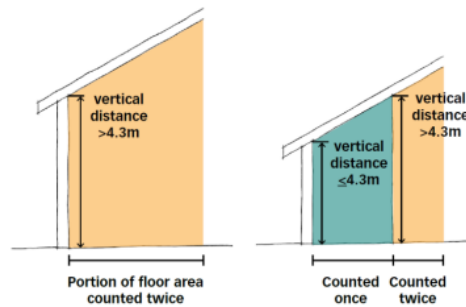
- .1 Where the Lot Width is less than 20.0 m, a driveway shall have a maximum width of 6.0 m total paved area extending from the Front Lot Line or Exterior Side Lot Line to the Garage on the Lot, except where the Lot includes 3 or 4 Dwelling Units, in which case the maximum width is 9.0 m.
- .2 Where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

Townhouse

- .1 A common outdoor amenity area of at least 3.0 m² per Dwelling Unit shall be provided outside of the applicable Setbacks for every Lot with five or more Dwelling Units. The common outdoor amenity area must:
 - a. be available to all Residents of the Principal Buildings;
 - b. not have any dimensions less than 6.0 m or slope greater than 5%; and
 - c. provide for pedestrian amenities, greenery, recreational space, or other leisure activities normally carried out outdoors.

Single Detached Dwelling and Duplex

- .1 A Duplex with attached garages shall comply with the following:
 - a. One attached garage is permitted per principal Dwelling Unit; and
 - b. Attached garage width shall not exceed 4.0 m per principal Dwelling Unit, measured between the interior faces of the side walls of the garage.
- .2 On lands designated SSMUH 1 in the Official Community Plan, a Single Detached Dwelling or Duplex consisting of more than one Storey, **built after the date of adoption of this bylaw**, 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, entranceways shall be considered part of the Building Face(s);
 - 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.



Accessory Units

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

Home Occupation

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

Working Draft Zoning Bylaw
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Commercial Zone Revisions

DRAFT

547 – Regional Commercial Zone (CRZ) (B/L 3193-2021, 3249-2022)

CRZ

Intent: To provide for large format retail centres with large anchor tenants and surface parking on lands designated Regional Commercial in the *Official Community Plan*.

547.1 Permitted Uses

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

547.2 Site Specific Permitted Uses

n/a

547 – Regional Commercial Zone (CRZ) (B/L 3193-2021, 3249-2022)

CRZ

547.3 Development Regulations

Development Regulations Table for CRZ Zone	
Column I	Column II
.1 Density	Maximum 0.5 FSR; and No more than 60% of the total floor area can occur in commercial retail units less than 4,000 m ² in size
.2 Minimum Setbacks (Interior Lot Line)	3.0 m, except 0 m where abutting a C or I Zone
.3 Minimum Setbacks (Exterior Lot Line)	3.0 m
.4 Height (maximum)	One Storey to a maximum of 12.2 m, except 15 m or 4 Storeys, whichever is less for Tourist Accommodation
.5 Lot Coverage (maximum)	50%

547.4 Subdivision Regulations

Subdivision Regulations Table for CRZ Zone	
Column I	Column II
.1 Lot Size (minimum)	8,000 m ²
.2 Lot Width (minimum)	n/a
.3 Lot Depth (minimum)	n/a

547.5 Landscaping and Off-Street Parking

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

547 – Regional Commercial Zone (CRZ) (B/L 3193-2021, 3249-2022)

CRZ

547.6 Conditions of Use

- a. Unenclosed storage shall be permitted for Garden Centre, Nursery, Building Supply and Landscape Supply, subject to the following regulations:
 - a. not exceed 3.0 m in Height;
 - b. not be located within 3.0 m of an Exterior Lot Line;
 - c. be limited to that part of a lot that is surfaced with asphalt paving, concrete or another dust free material; and
 - d. not include storage of materials or goods likely to produce or give off dust or other particulate matter that may become wind-borne.
- b. Areas for Manufacturing, Warehousing, Self Storage or Printing Services shall be fully contained within a Building. (B/L 3249-2022)

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Working Draft Zoning Bylaw
Amendments

New & Updated Mixed Use Zones

DRAFT

570 – Historic Downtown Commercial Zone (C7)

C7

Intent: To accommodate commercial and mixed-Use developments up to four Storeys in Height in the Historic Downtown area

570.1 Permitted Uses (B/L 2454-2015)

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

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

- .1 Assembly shall be a permitted Use on the following Lots:
- a. PID: 008-657-866
Legal Description:
Section 22 Township 16 Plan NWP75934 NWD Parcel A, Part SW 1/4

Editorial Note
Known civically as: 33738 Laurel Street

- b. PID: 025-787-209
Legal Description:
Lot B Block 50 Section 22 Township 16 Plan NWP464A NWD
Except Plan BCP8706

Editorial Note
Known civically as: 2513 West Railway Street

570 – Historic Downtown Commercial Zone (C7)

C7

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

Editorial Note
Known civically as: 33868 Essendene Avenue

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

Editorial Note
Known civically as: 33874 Essendene Avenue

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

Editorial Note
Known civically as: 2552 McCallum Road

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

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

Editorial Note
Known civically as: 2549 Montvue Avenue

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

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

Editorial Note
Known civically as: 2509 Pauline Street

570 – Historic Downtown Commercial Zone (C7)

C7

570.3 Development Regulations

Development Regulations Table for C7 Zone	
Column I	Column II
.1 Density (maximum)	~~a. Floor Space Ratio – 1.75~~ ~~b. Where underground parking is provided, Density may be increased by the ratio of underground parking to required off-street parking, to a maximum additional FSR of 1.0.~~ a. Properties designated Historic Centre within the Official Community Plan – 3.0 Floor Space Ratio b. Properties designated Urban Centre within the Official Community Plan – 2.5 Floor Space Ratio c. Where a property is designated Urban Centre within the Official Community Plan and a Density Bonus Contribution is provided to the City in accordance with Section 140, the maximum Floor Space Ratio may be increased by 1.0, up to a maximum of 3.5
.2 Minimum Setbacks (Front Lot Line)	a. 0.0 m
.3 Minimum Setbacks (Rear Lot Line)	a. Storeys containing Residential Uses – 4.5 m b. Storeys not containing Residential Uses – 3.0 m, except 0.0 m where abutting a C zone
.4 Minimum Setbacks (Interior Side Lot Line)	a. Storeys containing Residential Uses – 4.5 m b. Storeys not containing Residential Uses – 0.0 m
.5 Minimum Setbacks (Exterior Side Lot Line)	a. 0.0 m
.6 Height (maximum)	a. Properties designated Historic Centre within the Official Community Plan – 12.2 m or three Storeys, whichever is less ~~15.0 m or 4 Storeys, whichever is less~~
.7 Lot Coverage (maximum)	a. ~~95%~~ 100%

570.4 Landscaping and Off-Street Parking

- .1 In the event an existing Building is destroyed by fire within the Historic Downtown Commercial (C7) Zone, the reconstruction of the Building will be considered a renovation for the purpose of calculating parking requirements.

570 – Historic Downtown Commercial Zone (C7)

C7

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

570.5 Conditions of Use

- .1 An Apartment or Congregate Housing Use shall only be permitted when developed in conjunction with one or more Principal Use(s). (B/L 3249-2022)
- .2 The minimum Dwelling unit size in an Apartment shall be 56 m².
- .3 A portion of any Lot used for an Apartment or Congregate Housing Use shall be provided as common indoor or outdoor amenity area, in the amount of 3.0 m² per Dwelling unit, and shall not be located within the required Setbacks. For the purposes of this section, common indoor or outdoor amenity area means an area or areas: (B/L 3249-2022)
 - a. available for all residents of the Principal Buildings;
 - b. having no dimension less than 6.0 m or slope greater than 5%; and
 - c. providing for pedestrian amenities, greenery, recreational space, and other leisure activities.
- .4 The ground Floor of Buildings in the C7 zone shall be designed to meet BC Building Code standards for commercial Uses.
- .5 Home Occupation – Level 1 shall only be permitted within an Apartment unit.
- .6 An Apartment or Congregate Housing shall have all entrances, exits and lobbies entirely separated from those that access all other Uses. (B/L 3249-2022)
- .7 A Tourist Accommodation shall have a minimum of 10 rooms.
- .8 A Commercial School shall not be permitted on the ground floor of a Building.
- .9 A Retail Use shall not include: ~~used goods, or~~ sex or drug paraphernalia sales. (B/L 2454-2015)
- .10 Storage must be accessory to a permitted Use and:
 - a. not occupy more than 20% of the main floor area or be within 6.0 m of a window facing a Street at Street level; and
 - b. shall take place entirely within a wholly enclosed Building.
- .11 Notwithstanding the provisions of section 570.5.10, unenclosed storage related to Seasonal Garden Centre is permitted, subject to the following regulations:
 - a. shall not be located within 3.0 m of an Exterior Lot Line;
 - b. be limited to that part of a Lot that is surfaced with asphalt paving, concrete or another dust free material; and
 - c. not include storage of materials or goods likely to produce or give off dust or other particulate matter that may become wind-borne.

570 – Historic Downtown Commercial Zone (C7)

C7

- .12 A Financial Institution or Office shall not consist of any of the following Uses or activities in the C7 zone: cheque cashing or personal loan services other than those regulated under the Financial Institutions Act or the Bank Act.
- .13 A Health Care Office shall not consist of any of the following Uses or activities in the C7 zone: detoxification centres, drug or alcohol addiction counseling or treatment centres, needle exchanges, safe injection sites, rehabilitation centres or any type of similar Uses or facilities.
- .14 An off-street parking Use shall not include parking for Commercial Vehicles.
- .15 Except where permitted under Section 570.2, Assembly is limited to gathering for social and cultural events, activities, and exhibitions.

DRAFT

596 – Urban Centre Zone (UCZ)

UCZ

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

596.1 Permitted Uses

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

596.2 Site Specific Permitted Uses

n/a

596.3 Development Regulations

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

Last Modified:

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596 – Urban Centre Zone (UCZ)

UCZ

.4 Minimum Setbacks (Exterior Lot Line)	a. 3.0 m; except 0 m for the first Storey containing commercial uses
.5 Minimum Setbacks (Interior Side Lot Line)	a. 6.0 m; except: i) 3.0 m for the first 3 Storeys; and ii) 0 m for the first Storey containing commercial uses
.6 Minimum Setbacks (Rear Lot Line)	n/a
.7 Height	a. Minimum 3 Storeys
.8 Lot Coverage (maximum)	a. 95%

596.4 Landscaping and Off-Street Parking

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

596.5 Conditions of Use

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

597 – Neighbourhood Centre Zone (NCZ)

NCZ

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

597.1 Permitted Uses

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

597.2 Site Specific Permitted Uses

n/a

597.3 Development Regulations

Development Regulations Table for NCZ Zone	
Column I	Column II
.1 Base Density (minimum - maximum)	a. Floor Space Ratio – 1.5 - 2.5
.2 Maximum Setbacks (Exterior Lot Line)	a. 6.0 m
.3 Minimum Setbacks (Exterior Lot Line)	a. 3.0 m; except 0 m for the first Storey containing commercial uses
.4 Minimum Setbacks (Interior Side Lot Line)	a. 6.0 m; except: i) 3.0 m for the first 3 Storeys; and ii) 0 m for the first Storey containing commercial uses

Last Modified:

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597 – Neighbourhood Centre Zone (NCZ)

NCZ

.5 Minimum Setbacks (Rear Lot Line)	n/a
.6 Height	a. Minimum 3 Storeys
.7 Lot Coverage (maximum)	a. 65%

597.4 Landscaping and Off-Street Parking

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

597.5 Conditions of Use

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

Working Draft Zoning Bylaw Amendments

New Industrial Zone

DRAFT

615 – Light Industrial Zone (LIZ)

LIZ

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

615.1 Permitted Uses

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

615.2 Development Regulations

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

615.3 Subdivision Regulations

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

615.4 Landscaping and Off-Street Parking

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

615.5 Conditions of Use

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

615 – Light Industrial Zone (LIZ)

LIZ

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

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Institutional Zone Updates

DRAFT

780 – Health Campus Zone (P8)

(B/L 3012-2020; 3249-2022)

P8

Intent: To accommodate Uses on lands designated Health Campus in the City's Official Community Plan (B/L 3012-2020)

780.1 Permitted Uses

Permitted Uses Table for P8 Zone	
Principal Uses	
.1 Assembly	.9 Health Care Office
.2 Child Care Centre	.10 Helicopter Landing Pad
.3 Civic Use	.11 Mobile Food Vendor
.4 Coffee Shop	.12 Congregate Care (B/L 3249-2022)
.5 Commercial School	.13 Personal Service Establishment
.6 Community Service	.14 Research Laboratory
.7 Congregate Housing (B/L 3249-2022)	.15 Restaurant
.8 Financial Institution	.16 Retail
Accessory Uses	
.17 Accessory Residential Use	
.18 Dormitory	
.19 Indoor Recreation Facility	
.20 Boarding (B/L 3249-2022)	

780.2 Site Specific Permitted Uses

n/a

780.3 Development Regulations (B/L 3012-2020)

Development Regulations Table for P8 Zone	
Column I	Column II
.1 Density (minimum - maximum)	a. Floor Space Ratio – 0.5 - 2.5
.2 Minimum Setbacks (Exterior Lot Lines)	a. 1.5m
.3 Minimum Setbacks (Interior Lot Lines)	a. 6.0m, except 3.0m where abutting lands designated as Health Campus within the Official Community Plan
.4 Height (maximum)	a. 21.3 m or 6 Storeys, whichever is less
.5 Lot Coverage (maximum)	a. 50%

780 – Health Campus Zone (P8)

(B/L 3012-2020; 3249-2022)

P8

780.4 Landscaping and Off-Street Parking

- .1 Refer to sections 140 and 150 for requirements pertaining to landscaping and off-street parking. (B/L 3012-2020)

780.5 Conditions of Use

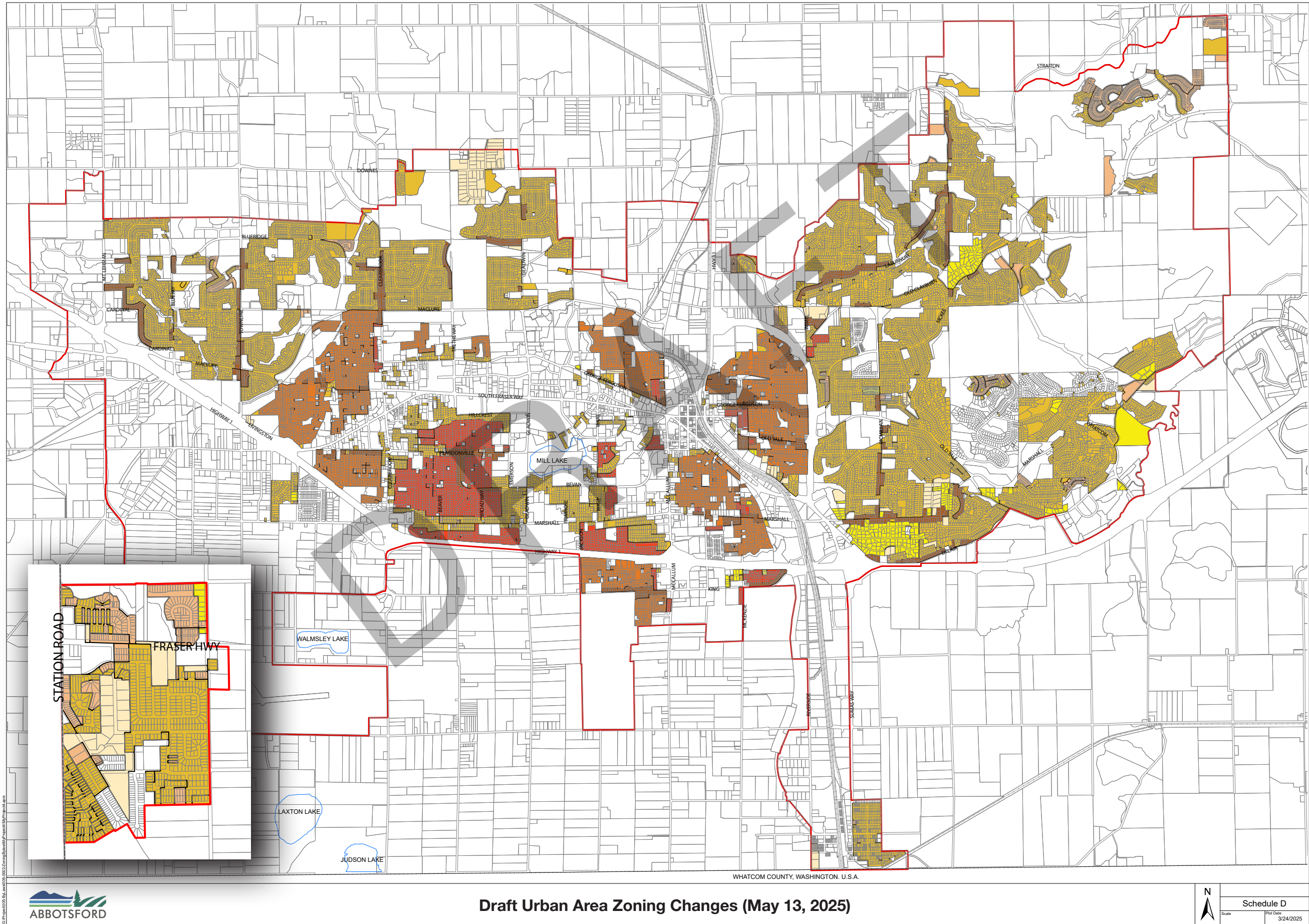
- .1 A portion of any lot used for a residential Use shall be provided as common outdoor amenity area, in the amount of 3.0 m² per Dwelling Unit, and shall not be located within the required Setbacks. For the purposes of this section, common outdoor amenity area means an area or areas:
 - a. available for all Residents of the Principal Buildings;
 - b. having no dimension less than 6.0 m or slope greater than 5%; and
 - c. providing for pedestrian amenities, greenery, recreational space, and other leisure activities normally carried out outdoors.
- .2 An Accessory Residential Use is permitted in a Building that does not contain a Principal Use.

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Working Draft Zoning Bylaw Amendments | Excerpts

Zoning Map Changes

DRAFT



Note: Properties in white will retain existing zoning. [The existing zoning bylaw map is available here.](#)