# CITY OF PORT MOODY ZONING BYLAW NO. 2937
## Consolidated for Convenience

| Amendment Bylaw | Date Adopted |
|---|---|
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 2, 2018, No. 3154 (50 Electronic Avenue) (CD73) | September 25, 2018 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 6, 2018, No. 3126 (2620 St. George Street) (RS1-S)*** | September 25, 2018 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 5, 2018, No. 3146 (2318 St. Johns Street) (CD 71) | October 9, 2018 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 1, 2018, No. 3139 (3370 Dewdney Trunk Road) (CD72) | October 9, 2018 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 7, 2018, No. 3170 (2304 Henry Street) (RS1-S)*** | November 13, 2018 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 8, 2018, No. 3171 (2305 St. George Street) (RS1-S)*** | November 13, 2018 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 13, 2018, No. 3177 (Electric Vehicle Charging Requirements) | February 12, 2019 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 4, 2018, No. 3161 (2301-2307 Clarke Street) (CD74) | April 23, 2019 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 14, 2019, No. 3186 (2522 St. George Street) (RS1-S)*** | May 14, 2019 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 15, 2019, No. 3187 (2717 Henry Street) (RS1-S)*** | May 14, 2019 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 16, 2019, No. 3188 (Retail Cannabis Use) | May 14, 2019 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 12, 2018, No. 3176 (Housekeeping Amendments) | May 28, 2019 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 18, 2019, No. 3197 (Harbour Heights Village) (RS1)*** | June 25, 2019 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 23, 2019, No. 3221 (804 Alderside Road) (CD78) | January 14, 2020 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 22, 2019, No. 3215 (Site Specific Cannabis Rezoning) | February 11, 2020 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 19, 2019, No. 3201 (3227 and 3239 St. Johns Street) | February 25, 2020 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 30, 2020, No. 3232 (Secondary Suite Updates) | March 10, 2020 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 25, 2020, No. 3226 (3305 Henry Street) (RS1-S)*** | March 10, 2020 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 26, 2020, No. 3227 (1227 Ioco Road) (RS1-S) *** | March 10, 2020 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 28, 2020, No. 3229 (2723 Henry Street) (RS1-S) *** | March 10, 2020 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 29, 2020, No. 3231 (148 Elgin Street) (RS1-S) *** | March 10, 2020 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 34, 2020, No. 3245 (Miscellaneous) | June 23, 2020 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 17, 2019, No.3195 (3105 and 3113 St. Johns Street) (CD75) | July 14, 2020 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 31, 2020, No. 3233 (2625 Henry Street) (RS1-S)*** | June 9, 2020 |

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| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 32, 2020, No. 3239 (RM3 LUC Termination) | June 9, 2020 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 42, 2020, No. 3263 (1209 Ioco Road) (RS1-S)*** | September 8, 2020 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 44, 2020, No. 3267 (RM4 LUC Termination)*** | October 13, 2020 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 35, 2020, No. 3250 (Site Specific Cannabis Rezoning – 3034 St. Johns Street – Cannoe) | January 12, 2021 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 39, 2020, No. 3254 (Site Specific Cannabis Rezoning – 2343 Clarke Street – Happy Hippie Cannabis) | January 26, 2021 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 47, 2021, No. 3287 (Lot 1 NW15859 First Avenue) (P2) *** | February 23, 2021 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 33, 2020, No. 3243 (2002-2014 St. George Street and 2003-2009 St. Johns Street (RM8)*** | March 23, 2021 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 41, 2020, No. 3259 (Lots 17-20 Henry Street) (CD57) | July 13, 2021 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 56, 2021, No. 3317 (Housekeeping) | July 20, 2021 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 46, 2020, No. 3282 (44, 48, 52, 56, and 60 Seaview Drive) (RM4)*** | July 27, 2021 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 58, 2021, No. 3320 (2122 St. George Street) (RS1-S) *** | September 28, 2021 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 57, 2021, No. 3318 (2330 Henry Street) (RS1-S) *** | October 5, 2021 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 60, 2021, No. 3325 (Housekeeping) | November 9, 2021 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 59, 2021, No. 3323 (2612 Henry Street) (RS1-S) *** | November 16, 2021 |
| City of Port Moody Zoning Bylaw, 2018, no. 2937, Amendment Bylaw No. 52, 2021, No. 3306 (1142 Cecile Drive and 300 Angela Drive) (CD83) | December 7, 2021 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 61, No. 3326 (2206 St. George Street) (RS1-S)*** | January 25, 2022 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 65, 2021, No. 3336 (Accessible DADUs) | March 1, 2022 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 64, 2022, No. 3335 (Home-Based Businesses and Housekeeping) | April 26, 2022 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 66, 2022, No. 3338 (San Remo Drive) (CD88) | April 26, 2022 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 51, 2021, No. 3303 (3015-3093 Murray Street) (CD82) | May 24, 2022 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 55, 2021, No. 3316 (2101 Clarke Street and 2102-2106 St. Johns Street) (CD86 and P1) | May 24, 2022 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 54, 2021, No. 3315 (2025 St. Johns Street) (CD85) | May 24, 2022 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 68, 2022, No. 3354 (Angela Drive) (RS1)*** | June 14, 2022 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 69, 2022, No. 3355 (Angela Drive) (RS1-S)*** | June 14, 2022 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 71, 2022, No. 3357 (Benson Drive and Walton Way) (RS1)*** | June 14, 2022 |

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| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 70, 2022, No. 3356 (Appleyard Court) (RS3 and P1)*** | June 14, 2022 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 63, 2021, No. 3332 (148 and 154 James Road) (CD87) | July 19, 2022 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 67, 2022, No. 3350 (2222 Clarke Street) (RM4)*** | November 22, 2022 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 75, 2022, No. 3374 (111 Jacobs Road) (RS1-S)*** | January 10, 2023 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 73, 2022, No. 3386 (988 Seaforth Way) (RS1-S)*** | January 10, 2023 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 76, 2022, No. 3388 (1008 Tuxedo Drive) (RS1-S)*** | January 10, 2023 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 77, 2023, No. 3390 (908 Glenacre Court) (RS1-S)*** | March 7, 2023 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 78, 2023, No. 3399 (2826 Jane Street) (RS1-S)*** | July 4, 2023 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 20, 2019, No. 3203 (Westport Village) (CD77) | July 25, 2023 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 82, 2023, No. 3411 (3330-3340 Henry Street) (RS1-S)*** | September 5, 2023 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 85, 2023, No. 3415 (1005 Westmount Drive) (RS1-S)*** | September 5, 2023 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 87, 2023, No. 3431 (3337 Viewmount Drive) (RS1-S)*** | November 14, 2023 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 50, 2021, No. 3294 (St. Johns Street, St. George Street, and Buller Street) (CD81) | November 28, 2023 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 81, 2023, No. 3410 (2804/2806 and 2808 St. George Street) (RM4)*** | January 23, 2024 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 74, 2023, No. 3376 (Housekeeping) | February 6, 2024 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 91, 2024, No. 3451 (1035 Ioco Road) (RS1-S)*** | April 23, 2024 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 90, 2024, No. 3449 (1120 Glenayre Drive) (RS1-S)*** | May 7, 2024 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 88, 2024, No. 3441 (2346 Clarke Street) (C3)*** | May 14, 2024 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 83, 2023, No. 2976 (622 Foresthill Place) (RS1)*** | June 11, 2024 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 84, 2023, No. 3057 (Foresthill Place) (Road Dedication to RS1)*** | June 11, 2024 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 92, 2024, No. 3458 (Suter Brook Village) (CD92) | June 25, 2024 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 94, 2024, No. 3460 (SSMUH) | June 25, 2024 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 95, 2024, No. 3462 (832 Ballantrae Court) (RS1-S)*** | July 9, 2024 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 79, 2023, No. 3407 (Coronation Park) (CD89) | July 23,2024 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 102, 2024, No. 3489 (2340 Clarke Street) (C3) | November 26, 2024 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 96, 2024, No. 3463 (3180-3190 St. Johns Street and 81-89 Moray Street) (CD96) | December 17, 2024 |

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| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 80, 2024, No. 3408 (3121 and 3127 St. Johns Street and 110-118 James Road) (CD90) | December 17, 2024 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 101, 2024, No. 3482 (Short-Term Rentals) | February 4, 2025 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 97, No. 3470 (2331-2335 St. Johns Street and a 5.5 metre-wide portion of Queens Street right-of-way) (CD97) | February 25, 2025 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 105, 2025, No. 3503 (Housekeeping – February 2025) | March 4, 2025 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 106, 2025, No. 3404 (330 Seaview Drive) (RS1-S)*** | March 11, 2025 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 104, 2025, No. 3501 (1142 Cecile Drive) (CD83) | March 11, 2025 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 107, 2025, No. 3505 (2622 Henry Street) (RS1-S) | March 25, 2025 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 108, 2025, No. 3506 (SSMUH – CD Zones) | April 22, 2025 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 109, 2025, No. 3511 (Housekeeping – July 2025) | July 22, 2025 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 110, 2025, No. 3515 (CD89 Text Amendment) (Coronation Park) | October 28, 2025 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 111, 2025, No. 3517 (120 April Road) (RS1-S)*** | October 28, 2025 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 98, 2024, No. 3473 (Beedie – Moody Centre) (CD94) | November 25, 2025 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 99, 2024, No. 3474 (2806 Spring Street) (CD95) | November 25, 2025 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 112, 2025, No. 3523 (SSMUH – CD Zones) | November 25, 2025 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 100, 2024, No. 3477 (60 Williams St and 3006-3022 Spring St) (CD93 and P1) | February 10, 2026 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 62, 2021, No. 3331 (1022 Westmount Drive) (RT)*** | March 10, 2026 |
| City of Port Moody Zoning Bylaw, 2018, no. 2937, Amendment Bylaw No. 117, 2026, No. 3549 (Density Bonus) | July 7, 2026 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 115, 2026, No. 3538 (Anthem – Moody Centre) (CD99) | July 14, 2026 |
| City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 116, 2026, No. 3544 (CD82 Text Amendment) (Mosaic Moody Yards) | July 14, 2026 |

Maps amendments are not included in this Consolidation.
***Map Amendment Only

# CITY OF PORT MOODY ZONING BYLAW NO. 2937

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City of Port Moody

# Bylaw No. 2937

A Bylaw to regulate the use and development of lands, Buildings, and Structures in the City of Port Moody.

The Council of the City of Port Moody enacts as follows:

## 1. Introduction

### 1.1 Citation

This Bylaw may be cited as “City of Port Moody Zoning Bylaw, 2018, No. 2937”.

### 1.2 Repeals

1.2.1 City of Port Moody Zoning Bylaw, 1988, No. 1890 and all amendments thereto are hereby repealed.

1.2.2 Greater Vancouver Regional District Zoning Bylaw, No. 511 and all amendments thereto are hereby repealed.

1.2.3 City of Port Moody Off-Street Parking Bylaw, 1988, No. 1919 and all amendments thereto are hereby repealed.

### 1.3 Severability

If any provision of this Bylaw should be found invalid by law, such decision shall not affect the validity of the remaining portions of this Bylaw.

### 1.4 Attachments and Schedules

Schedule A – Zoning Boundaries Maps
Schedule B – Neighbourhood Specific Zoning Provisions
Schedule C – Criteria for Development of Marine Facilities
Schedule D – Comprehensive Development Districts

## 2. Administration

### 2.1 Application

2.1.1 The whole of the area within the boundaries of the City is divided into zones shown on Schedule A – Zoning Boundaries Map.

2.1.2 Where a zone boundary is designated as adjacent to a Highway, the centre line of such Highway shall be the zone boundary, whereas

Schedule A – Zoning Boundaries Map shows zones only as they apply to legal parcels.

2.1.3 Where a zone boundary does not follow a legally defined line and where the distances are not specifically indicated, the location of the boundary shall be determined by scaling from the zone boundaries shown on Schedule A – Zoning Boundaries Map.

2.1.4 Where the land abuts the sea, the upland zone shall extend to the limits of the boundary of the City as they extend over water.

2.1.5 In any case where two or more regulations within this Bylaw conflict, the more restrictive regulation shall apply.

## 2.2 General Restrictive Clause

2.2.1 No person shall erect, construct, locate, alter, reconstruct, or maintain any Building or Structure, or locate or carry on any industry, business, or trade, or use any land or Building within any zone, without complying with the applicable provisions of this Bylaw.

## 2.3 Enforcement and Penalty for Violation

2.3.1 The General Manager of Planning and Development or his/her City staff designate is authorized to administer this Bylaw and to enter at all reasonable times upon any Lot or premises to ascertain whether the provisions of this Bylaw are being or have been complied with.

2.3.2 It shall be unlawful for any person to prevent or obstruct, or seek or attempt to prevent or obstruct, the General Manager of Planning and Development or his/her City staff designate from carrying out any of their official duties under this Bylaw, including entry to any Lot or premises.

2.3.3 The General Manager of Planning and Development or his/her City staff designate may, subject to the approval of the Council and in accordance with the provisions of the *Community Charter*, authorize the demolition, removal, or bringing up to a standard specified in this Bylaw of any Building, Structure, or thing, in whole or part, that is in contravention of this Bylaw, at the expense of the owner.

2.3.4 Every person who contravenes any provision of this Bylaw is liable on summary conviction to the penalties provided for in the *Offence Act*, and each day that such violation is caused, or allowed to continue, constitutes a separate offence.

## 2.4 Appeals, Amendments, and Permits

2.4.1 Exemptions, variances, permits, and amendments may be approved pursuant to this Bylaw, the “City of Port Moody Development Approval Procedures Bylaw, 2011, No. 2918”, the *Local Government Act*, or the *Community Charter*.

# 3. Establishment of Zones

## 3.1 Zone Designation

3.1.1 For the purpose of this Bylaw, land within the City of Port Moody is divided into districts with the following zone designations:

**Amended by BL3176**

**Replaced by BL3245**

| | |
|---|---|
| **Single Detached Residential Districts** | |
| A1 | Acreage Reserve |
| A2 | Development Acreage Reserve |
| A3 | Development Acreage Reserve |
| RS1 | Single Detached Residential |
| RS1-S | Single Detached Residential – Small Lot |
| RS2 | North Shore Single Detached Residential |
| RS3 | North Shore Single Detached Residential |
| RS4 | Mobile Home Park Residential |
| RS5 | Heritage Woods Small Lot Single Detached Residential |
| RS6 | Heritage Woods Single Detached Residential |
| RS7 | Heritage Woods Estate Residential |
| RS8 | Heritage Woods Large Lot Estate Residential |
| RS9 | Single and Semi-Detached Residential |
| RS10 | Single Detached Residential Cluster |
| **Multi-Residential Districts** | |
| RT | Semi-Detached Residential |
| RM1 | Semi-Detached and Townhouse Residential |
| RM2 | Low-Density Townhouse Residential |
| RM3 | Low Density Townhouse Residential |
| RM4 | Medium-Density Townhouse Residential |
| RM5 | Four-Storey Apartment Residential |
| RM6 | Heritage Woods Multi-Residential |
| RM7 | Heritage Woods Multi-Residential |
| RM8 | Six-Storey Apartment Residential |
| **Commercial Districts** | |
| C1 | Local Commercial |
| C2 | Neighbourhood Commercial |
| C3 | General Commercial |
| C4 | Service Station Commercial |
| C5 | Automobile Sales and Service |
| C6 | Adaptive Commercial |
| C7 | Commercial Marina – Reed Point |
| C8 | Commercial Marina – Ioco |
| **Commercial and Residential Mixed Use Districts** | |
| CRM1 | Four-Storey Mixed Use |
| CRM2 | Six-Storey Mixed Use |
| TC1 | Inlet Town Centre – Newport Village |
| **Industrial Districts** | |
| M1 | Light Industrial |

| | | |
|---|---|---|
| | M2 | General Industrial |
| | T1 | Transportation – Railway |
| | **Institutional Districts** | |
| | P1 | Civic Institutional |
| | P2 | Private Institutional |
| | **Comprehensive Development Districts** | |
| | CD 1 | Comprehensive Development Zone 1 |
| | CD 2 | Comprehensive Development Zone 2 |
| | CD 2R | Comprehensive Development Zone 2R |
| | CD 3 | Comprehensive Development Zone 3 |
| | CD 4 | Comprehensive Development Zone 4 |
| | CD 5 | Comprehensive Development Zone 5 |
| | CD 8 | Comprehensive Development Zone 8 |
| | CD 9-NS | Comprehensive Development Zone 9NS |
| | CD 10 | Comprehensive Development Zone 10 |
| | CD 11 | Comprehensive Development Zone 11 |
| | CD 12 | Comprehensive Development Zone 12 |
| | CD 13 | Comprehensive Development Zone 13 |
| | CD 14 | Comprehensive Development Zone 14 |
| | CD 15 | Comprehensive Development Zone 15 |
| **Added by BL3506** | CD 20 | Comprehensive Development Zone 20 |
| **Added by BL3506** | CD 22 | Comprehensive Development Zone 22 |
| | CD 23 | Comprehensive Development Zone 23 |
| | CD 24 | Comprehensive Development Zone 24 |
| **Added by BL3376** | CD 25 | Comprehensive Development Zone 25 |
| | CD 26 | Comprehensive Development Zone 26 |
| | CD 27 | Comprehensive Development Zone 27 |
| | CD 28 | Comprehensive Development Zone 28 |
| | CD 29 | Comprehensive Development Zone 29 |
| | CD 30 | Comprehensive Development Zone 30 |
| | CD 31 | Comprehensive Development Zone 31 |
| | CD 32 | Comprehensive Development Zone 32 |
| | CD 33 | Comprehensive Development Zone 33 |
| | CD 34 | Comprehensive Development Zone 34 |
| | CD 35 | Comprehensive Development Zone 35 |
| | CD 36 | Comprehensive Development Zone 36 |
| | CD 37 | Comprehensive Development Zone 37 |
| | CD 38 | Comprehensive Development Zone 38 |
| | CD 39 | Comprehensive Development Zone 39 |
| | CD 40 | Comprehensive Development Zone 40 |
| | CD 44 | Comprehensive Development Zone 44 |
| | CD 49 | Comprehensive Development Zone 49 |
| | CD 50 | Comprehensive Development Zone 50 |
| | CD 54 | Comprehensive Development Zone 54 |
| | CD 57 | Comprehensive Development Zone 57 |
| **Added by BL3176** | CD58 | Comprehensive Development Zone 58 |
| | CD60 | Comprehensive Development Zone 60 |

| | | |
|---|---|---|
| **Added by BL3376** | CD61 | Comprehensive Development Zone 61 |
| | CD62 | Comprehensive Development Zone 62 |
| | CD63 | Comprehensive Development Zone 63 |
| | CD64 | Comprehensive Development Zone 64 |
| | CD65 | Comprehensive Development Zone 65 |
| | CD66 | Comprehensive Development Zone 66 |
| | CD67 | Comprehensive Development Zone 67 |
| | CD68 | Comprehensive Development Zone 68 |
| | CD69 | Comprehensive Development Zone 69 |
| | CD71 | Comprehensive Development Zone 71 |
| | CD72 | Comprehensive Development Zone 72 |
| | CD73 | Comprehensive Development Zone 73 |
| **Added by BL3376** | CD74 | Comprehensive Development Zone 74 |
| | CD75 | Comprehensive Development Zone 75 |
| | CD76 | Comprehensive Development Zone 76 |
| | CD77 | Comprehensive Development Zone 77 |
| | CD78 | Comprehensive Development Zone 78 |
| | CD82 | Comprehensive Development Zone 82 |
| | CD83 | Comprehensive Development Zone 83 |
| | CD85 | Comprehensive Development Zone 85 |
| | CD86 | Comprehensive Development Zone 86 |
| | CD87 | Comprehensive Development Zone 87 |
| | CD88 | Comprehensive Development Zone 88 |
| Added by BL3407 | CD89 | Comprehensive Development Zone 89 |
| Added by BL3408 | CD90 | Comprehensive Development Zone 90 |
| Added by BL3458 | CD92 | Comprehensive Development Zone 92 |
| Added by BL3477 | CD93 | Comprehensive Development Zone 93 |
| Added by BL3463 | CD96 | Comprehensive Development Zone 96 |
| Added by BL3470 | CD97 | Comprehensive Development Zone 97 |
| Added by BL3538 | CD99 | Comprehensive Development Zone 99 |
| | For those CD zones not included in this document, please refer to the original enacting bylaws. | |

## 3.2 Parcels Created by Subdivision

3.2.1 Each Lot created by Subdivision shall have a minimum Lot Area and Lot Width as follows:

**Replaced by BL3245**

| Zoning | Lot Area | Lot Width |
|---|---|---|
| **Single Detached Residential Districts** | | |
| A1 | 8.0 hectares | 15.0m |
| A2 | 0.81 hectares | 15.0m |
| A3 | 0.40 hectares | 15.0m |
| RS1 | 555.0$m^2$ | 15.0m |
| RS1-S | 325.0$m^2$ | 9.0m |
| RS2 | 510.0$m^2$ | 15.0m |
| RS3 | 375.0$m^2$ | 12.0m |
| RS5 | 375.0$m^2$ | 12.0m |
| RS6 | 555.0$m^2$ | 15.0m |

| | | |
|---|---|---|
| RS7 | 929.0m$^2$ | 15.0m |
| RS8 | 1,095.0m$^2$ | 15.0m |
| RS9 | 560.0m$^2$ | 15.0m |
| RS10 | 2.0 hectares | n/a |
| **Multi-Residential Districts** | | |
| RT1 | 744.0m$^2$ | 15.0m |
| RM1 | 744.0m$^2$ | 15.0m |
| RM2 | 744.0m$^2$ | 15.0m |
| RM3 | 1,600m$^2$ | 40.0m |
| RM4 | 1,600.0m$^2$ | 40.0m |
| RM5 | 1,600.0m$^2$ | 40.0m |
| RM6 | 20,235.0m$^2$ | 37.0m |
| RM7 | 4,046.0m$^2$ | 37.0m |
| RM8 | 2,400.0m$^2$ | 60.0m |
| **Commercial Districts** | | |
| C1 | 555.0m$^2$ | 15.0m |
| C2 | 744.0m$^2$ | 15.0m |
| C3 | 800.0m$^2$ | 15.0m |
| C4 | 1,100.0m$^2$ | 15.0m |
| C5 | 744.0m$^2$ | 15.0m |
| C6 | 555.0m$^2$ | 15.0m |
| C7 | 4,046.0m$^2$ | 37.0m |
| C8 | 1.2 hectares | n/a |
| **Commercial and Residential Mixed-Use Districts** | | |
| CRM1 | 1,600.0m$^2$ | 40.0m |
| CRM2 | 2,400.0m$^2$ | 60.0m |
| TC1 | 2,500.0m$^2$ | 20.0m |
| **Industrial Districts** | | |
| M1 | 1,858.0m$^2$ | 27.4m |
| M2 | 1,148m$^2$ | 27.4m |
| T1 | n/a | n/a |
| **Institutional Districts** | | |
| P1 | 744.0m$^2$ | 15.0m |
| P2 | 555.0m$^2$ | 15.0m |
| **Comprehensive Development Districts – see individual CD zones** | | |

## 4. Definitions

In this Bylaw:

**Added by BL3336**

"ACCESSIBLE HOUSING" means a Dwelling Unit that is constructed to comply with the standards specified in the *British Columbia Building Code*.

"ACCESSORY" means customarily incidental to, or subordinate to, a permitted Principal Use of land or of a Building or Structure permitted on the same Lot.

**Amended by BL3460**

"ACCESSORY BUILDING" means a Building or Structure, the use of which is secondary to the principal permitted use of the lands, Buildings, or Structures located

on the same Lot in accordance with the requirements of section 5.2.2 of this bylaw and excludes Small-Scale Multi-Unit Housing (SSMUH).

**Added by BL3245**

"ACCESSORY FOOD SERVICE" means preparation and/or serving of food within a building or another location on a property; includes mobile food vendors.

"ADAPTABLE HOUSING" means a Dwelling Unit that is constructed to comply with the standards specified in the *British Columbia Building Code*.

**Added by BL3460**

"ADDITIONAL DWELLING UNIT (ADU)" means a Building or part of a Building that is a self-contained Dwelling Unit of only residential occupancy and may be stratified.

"ADULT ENTERTAINMENT" means the use of any premises for the offering for rent, use, production, viewing, or sale of an object, commodity, good, material, device, machine, or entertainment which is designed or intended to be used in, or is a depiction of, a sexual act, and for greater certainty, includes a body massage parlour and social escort service.

"ANIMAL DAYCARE" means the business of caring for household pets, which may include accessory grooming, training, boarding and veterinary services.

"ANTENNA" means a device used in commercial wireless communications which transmits and/or receives radio frequency signals, including a microwave dish.

"APARTMENT" means a Multi-Residential Building that consists of three or more Dwelling Units, and includes such a Building as subdivided under the *Strata Property Act*, but excludes a Townhouse.

**Added by BL3303**

"ARTIST STUDIO" means the use of a premises for the production or instruction of: dance or live music involving amplified sound; moving or still photography or video which may involve on-site film processing; painting, drawing, pottery, or sculpture which may involve the use of fibreglass, epoxy, and other toxic or hazardous materials; or one or more of the following processes: welding, woodworking, or spray painting.

"ARTIST STUDIO – TYPE A" means the use of a premises for the production of art wholly enclosed within a Building or Structure only by a single owner or occupant who may also reside within the studio. The use may not involve activities specified under Artist Studio – Type B; or employees on the premises. Retail use only for gallery space up to 10% of the total floor space is permitted.

"ARTIST STUDIO – TYPE B" means the use of a premises for up to one Dwelling Unit and the production or instruction of: dance or live music involving amplified sound; moving or still photography or video which may involve on-site film processing; painting, drawing, pottery, or sculpture which may involve the use of fibreglass, epoxy, and other toxic or hazardous materials, or one or more of the following processes: welding, woodworking, or spray painting.

"ASSEMBLY" means a use which is not government-owned or operated and which provides for the assembly of persons for religious, charitable, philanthropic, cultural, recreational, or private educational purposes; includes Churches, auditoriums, youth centres, Theatres, halls, and Private Schools.

"AUTOMOBILE" means any type of internal combustion or electric vehicle used for the transportation of people or materials, such as motorcycles, cars, trucks, and busses, as defined by the *Motor Vehicle Act* (RSBC 1996) of the Province of British Columbia and amendments thereto.

"AUTOMOBILE SALES AND LEASING" means the sale or lease of Automobiles, boats, or recreational trailers which requires the outdoor storage of vehicles on a Lot and may involve ancillary use relating directly to the vehicles.

**Added by BL3549**

"BASE DENSITY" means [the lower of the maximum density permitted in a zone for residential uses or] the corresponding Floor Area Ratio listed in the column titled "Base Density FAR" for the applicable area in section 7.2.1.1.

"BASEMENT" means any habitable part of a Building that is partly or completely below Grade and has a finished ceiling that is no more than 1.2m above Grade.

**Replaced by BL3482**

"BED AND BREAKFAST" means a business carried out by a Host in a Single Detached and Semi-Detached Residential Dwelling Unit to provide temporary sleeping accommodations, including Short-Term Rentals, for a prescribed daily charge in accordance with the requirements of section 5.2.5 of Zoning Bylaw No. 2937.

"BELOW MARKET RENTAL" means housing with rents lower than average Market Rental rates.

"BICYCLE PARKING, LONG TERM" means a secured enclosed space designed for the storage of bicycles and intended for use by residents, employees, or other registered users of a Building.

"BICYCLE PARKING, SHORT TERM" means a publicly accessible space designed for the storage of bicycles and intended for use by visitors to a Building.

**Replaced by BL3482**

"BOARDING" means a business carried out by a Host in a Dwelling Unit for the accommodation of persons entirely within the Dwelling Unit for payment of rent, including Short-Term Rentals, in accordance with section 5.2.6 of Zoning Bylaw No. 2937.

"*BRITISH COLUMBIA BUILDING CODE*" means the provincial regulation that governs new construction, and Building alterations, repairs, and demolitions.

"BUILDING" means a Structure wholly or partly enclosed by a roof and used for the shelter or accommodation of persons, animals, or possessions and includes a portion of a Building.

**Added by BL3188**

"CANNABIS RETAIL USE" means the use of a site or part of a site for the retail sale of non-medical cannabis for which a licence has been issued under the Provincial Cannabis Control and Licencing Act (Bill 30) and that is only authorized to sell federally-approved cannabis products, which include dried cannabis, cannabis oil, and cannabis seeds.

"CATERING ESTABLISHMENT" means the use of a premises for the preparation of food for delivery and consumption off premises.

"CHILD CARE" means a day use licensed under the *Community Care and Assisted Living Act* (SBC 2002) of the Province of British Columbia as amended or replaced from time to time in accordance with the requirements of section 5.2.8 of this Bylaw.

"CHURCH" means a Building wherein persons regularly assemble for religious worship and which is maintained and controlled by a religious body organized to sustain public worship.

"CITY" means the City of Port Moody.

"CIVIC" means a use providing for public functions provided or authorized by a government body, including but not limited to: public works yards; public schools and colleges; public Hospitals; community centres; swimming pools; libraries; museums; arts, cultural, and heritage use; all manner of parks; playgrounds; cemeteries; and emergency services.

"CLUB" means a Building or establishment used by an association or organization for fraternal, social, or recreational purposes.

**Amended by BL3317**

"COMMERCIAL ATHLETIC AND RECREATION" means a use within an enclosed Building for sports and active recreation where patrons are predominantly participants and any spectators are incidental and attend on a non-recurring basis. Use may include athletic, health, and fitness Clubs; martial arts, dance, yoga, and pilates studios; skate boarding; racquet Clubs; and training of instructors in related activities.

"COMMERCIAL AUTOMOBILE" means an Automobile engaged in carrying or designed to carry goods, wares, or merchandise and licensed as a Commercial Automobile.

"COMMERCIAL WIRELESS COMMUNICATION FACILITY" means Antennas, Communications Towers, and/or Communications Equipment Cabinets and/or shelters used for commercial operation of wireless communication services and excludes wireless communication facilities established by the City or other public agencies or public corporations.

"COMMON AMENITY SPACE" means an outdoor or indoor area specifically designed for use by all residents living on site for cultural, social, and recreational activities. Excludes areas used for Child Care, Off-Street Parking, off-street loading, service driveways, roof areas, and Streamside Protection and Enhancement Areas.

"COMMUNICATIONS EQUIPMENT CABINET" means a cabinet, shelter, or space in a Building which is Accessory to Antennas and which contains equipment needed for the operation of a wireless communication facility.

"COMMUNICATIONS TOWER" means a Structure designed and constructed specifically to support Antennas. A Communications Tower includes monopole and lattice Structures.

"COMMUNITY CARE" means a use providing for the care of persons in premises licensed or registered under the *Community Care and Assisted Living Act*.

"*COMMUNITY CHARTER*" means the *Community Charter* (SBC 2003) of the Province of British Columbia and amendments thereto.

**Added by BL3176**

"COMMUNITY GARDEN" means a place on City-owned or private land operated or overseen by a non-profit society, where people grow and maintain ornamental and/or edible plants.

"COMMUNITY SEWER SYSTEM" means a sewage collection and disposal system owned and operated by a municipality or regional district.

"COMMUNITY WATER SYSTEM" means a system of waterworks which includes either private or community waterworks, within the meaning of the *Health Act*, which is owned, operated, and maintained by the City, an improvement district under the

*Water Act* or the *Local Government Act*, or which is regulated under the *Water Utility Act* and authorized by the Council.

"COMPREHENSIVE DEVELOPMENT" means the development of an area embracing one or more land use classifications as an integrated unit based upon a Comprehensive Development plan.

"CONFORMING BUILDING OR USE" means a Building or use which conforms to all of the regulations of this Bylaw for the zoning district in which such Building or use is located.

"CONVENIENCE RETAIL" means the retail sale of those goods often acquired on a day-to-day basis and includes, but is not limited to, the sale of prepared and fresh foods, beverages, personal care items, periodical publications, and may include lottery tickets.

"CORNER LOT" means the Lot at the intersection of two or more Highways excluding Lanes.

"COUNCIL" means the elected officials of the City of Port Moody.

"CRAWL SPACE" means a space between two floors, where there is less than 1.2m in Height between the floor and the ceiling or underside of floor system above it.

**Added by BL3303**

"CREATIVE INDUSTRY USE" means a business which may include information technology services, digital production, film or television production or other high-skill professional work but excludes professional or office uses such as notary, legal services, real estate services, travel, accounting, or other personal services.

"DANGEROUS GOODS" means solids, liquids, or gases that are radioactive, flammable, explosive, corrosive, oxidizing, asphyxiating, biohazardous, toxic, pathogenic, or are in a dangerous physical condition such that they can harm people, other living organisms, property, or the environment.

"DECK" means an exterior floor Structure more than 0.6m above the adjacent Grade, which is not enclosed greater than 60% and which may include a roof.

**Added by BL3549**

"DENSITY BONUS" means residential density over and above the Base Density permitted on a Lot in exchange for the provision of Density Bonus Affordable Housing Units in accordance with section 7 of this Bylaw.

**Added by BL3549**

"DENSITY BONUS AFFORDABLE HOUSING UNITS" means rental units provided through density bonusing with rental rates set at no more than 20% below CMHC median rents for the Tri-Cities area.

**Definition Deleted by BL3460**

"DETACHED ACCESSORY DWELLING UNIT"

"DRIVE-THROUGH RESTAURANT" means a Building and premises providing for Restaurant use, drive-through takeout facilities, or consumption of food in vehicles parked on the Lot.

"DWELLING UNIT" means one or more Habitable Rooms, constituting one self-contained unit with a separate entrance, used or intended to be used as a residence by one or more persons and containing cooking, eating, living, sleeping, and sanitary facilities.

"EASEMENT" means a right-of-way for works and services with a dominant and servient tenement.

**Added by BL3177**

"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.

**Added by BL3177**

"ELECTRIC VEHICLE ENERGY MANAGEMENT SYSTEM" means a system used to control electric vehicle supply equipment loads through the process of connecting, disconnecting, increasing, or reducing electric power to the loads and consisting of any of the following: a monitor(s), communications equipment, a controller(s), a timer(s), and other applicable device(s).

**Added by BL3177**

"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.

**Added by BL3177**

"ENERGIZED OUTLET" means a connected point in an electrical wiring installation at which current is taken and a source of voltage is connected to supply utilization equipment.

"ENTERTAINMENT" means an enclosed Building designed for the presentation of live artistic performances or the showing of motion pictures, which includes, but is not limited to, auditoria, cinemas, Theatres, and concert halls.

"EXTERIOR SIDE LOT LINE" means the Lot line or lines, other than the Front and Rear Lot Line, common to a Lot and a Highway.

"FENCE" means a Structure, not being a Building, intended for the purpose of total or partial physical and/or visual separation or enclosure of a Lot or portion thereof, but does not include a Retaining Wall.

"FIREWORKS" means manufactured goods intended to be used for pyrotechnic effect that are classified by the Canada Explosives Regulations as "low hazard Fireworks for recreation [class 7.2.1] such as Fireworks showers, fountains, golden rain, lawn lights, pinwheels, roman candles, volcanoes, and sparklers".

**Amended by BL3176**

"FLOOR AREA" means the sum of all areas of floors in a Building, calculated from the outside of the exterior walls, subject to the provisions within section 5.3.4.

"FLOOR AREA RATIO" means the figure obtained when the Floor Area of all Buildings on a Lot, calculated in accordance with section 5.3.4, is divided by the area of the Lot upon which the Buildings and Structures are situated.

"FRONT LOT LINE" means the shortest Lot line common to a Lot and an abutting Highway (excluding Lanes and footpaths), except where a Lot has more than one abutting Highway, the Front Lot Line shall be the Lot line most commonly used as the Front Lot Line by neighbouring properties. For Corner Lots, the Front Lot Line is the shortest Lot line common to a Lot and an abutting Highway (excluding Lanes and footpaths).

"FRONT YARD" means that portion of a Lot extending from one side Lot line to the other, between the Front Lot Line and a line parallel thereto abutting the furthest projecting Building face of the Setback line.

"FRONTAGE" means the length of a Lot boundary which immediately adjoins a Highway.

"GAMING ESTABLISHMENT" means premises used for games of chance, including games played with cards and dice, and for the operation of gaming machines including slot machines and video lottery terminals, but excludes Accessory lottery ticket sales.

"GARDEN SUPPLY BUSINESS" means the sale of nursery stock, flowers, and gardening products and materials such as tools, soil, and fertilizers, and it does not include cultivation, excavating, or soil processing operations.

**Amended by BL3460**

"GRADE" means the average elevation of the point at which the foundation of a building or structure intersects with ground, measured by averaging the existing Grades at the corners of the Building or Structure.

"GREEN BUILDING SYSTEM" means:

(a) equipment that converts, stores, transfers (or combination thereof) energy from a renewable energy source. This includes equipment used to support Solar Collectors, Small Wind Energy Systems, heat pump systems, waste heat recovery systems, and biomass systems; or
(b) equipment that stores and treats (if necessary) rainwater, grey water, or both on a Lot.

"GREEN ROOF" means an extension of an above Grade roof that allows Vegetation to grow in a growing medium, achieved by one of the following strategies:

(a) extensive Green Roofs that involve shallow planting media, drought-resistant plants, and are typically suited for installation on existing roofs;
(b) intensive Green Roofs that involve deeper planting media, a broad range of plant species, and may require roof Structure upgrades.

"GREEN WALL" means an extension of an above Grade exterior wall that allows Vegetation to grow in a growing medium.

"GREENHOUSE" means a permanent or temporary Structure used for growing and cultivating edible and ornamental plants.
"HABITABLE ROOM" means Floor Area within a Building used or intended to be used for living, sleeping, eating, or food preparation, and excludes mechanical rooms and storage rooms.

"HEAT RECOVERY VENTILATOR" means a mechanical ventilation device that continuously replaces stale indoor air with fresh outdoor air while exchanging heat between the supply and exhaust air.

**Amended by BL3460**

"HEIGHT" means the vertical distance from the Grade adjoining a Building or Structure to the highest point of the roof deck of a flat roof or the highest point of any affixed structures or features not exempted under section 5.3.3 Height Exceptions, to the deck line of a mansard roof, and the mean level between the eaves and the ridge of a gable, hip, gambrel, or other sloped roof, and to the highest point of a Structure other than a Building.

"HIGH WATER MARK" means the High Water Mark identified on the plan of Subdivision or the plan accompanying the instrument conveying Crown Land in fee simple, most recently filed in a Land Title Office before the adoption of this Bylaw.

"HIGHWAY" means every public way within the meaning of the *Transportation Act*, S.B.C., 2004, and every Street, road, Lane, bridge, viaduct, and any other public way, but does not include an Easement on private property.

"HOME OCCUPATION" means an occupation or profession that is Accessory to the use of a Dwelling Unit on a Lot used for Residential purposes in accordance with the requirements of section 5.2.3 of this Bylaw.

"HOSPITAL" means a non-profit institution designated as a Hospital under the *Hospital Act*, and excludes Private Hospitals.

**Added by BL3549**

"HOUSING AGREEMENT" means a legal contract between a property developer/landowner and a local government established under section 483 of the *Local Government Act* to secure affordable housing or special needs housing.

**Added by BL3482**

"HOST" means a person:

a. who is legally entitled to possession of the property where Short-Term Rental accommodation services are provided; and
b. who has responsibility for arranging for the Short-Term Rental offer.

"HOTEL" means a Building in which lodging, with or without meals, is provided and offered to the public for compensation and which is open to transient guests.

"INDUSTRIAL" means a use providing for the manufacturing, storage, transporting, distributing, wholesaling, testing, servicing, repairing, wrecking, or salvaging of goods, materials, or things; includes the operation of truck terminals, docks, railways, passenger depots, and bulk loading and storage facilities, but excludes commercial showrooms or display areas and the production, refining, or processing of Dangerous Goods.

"INTERIOR LOT" means a Lot other than a Corner Lot.

"INTERIOR SIDE LOT LINE" means a Lot line other than a Rear Lot Line, common to more than one Lot.

"LABORATORY" means the use of a premises not providing service directly to the public for the provision of analytical, research, or testing services, including biotechnologies and energy and environmental technologies, but does not include photofinishing or photography laboratories.

"LANDSCAPE WALL" means a Structure for retention of soils up to 1.2m in Height.

"LANDSCAPING" means any combination of trees, bushes, shrubs, plants, flowers, grasses, rock features, permeable paving, planters, fencing maintained to enhance the appearance of a property. Does not include invasive plant species as defined by the *BC Weed Control Act* and/or the *Community Charter* (Spheres of Concurrent Jurisdiction – Environment and Wildlife Regulation).
"LANE" means a Highway providing secondary access to a Lot, at the side or rear of the Lot.

**Added by BL3177**

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

"LICENSEE RETAIL STORE" means an establishment licensed by the BC Liquor Control and Licensing Branch that is permitted to sell all types of packaged liquor.

"LIGHT INDUSTRIAL" means a use that is enclosed within a Building and includes only manufacturing, warehouse use, testing, Wholesale use, and service and Repair Shops.

"LIQUOR PRIMARY ESTABLISHMENT" means an establishment licensed by the BC Liquor Control and Licensing Branch where the service of liquor, as opposed to food, is the primary focus of the business.

"*LOCAL GOVERNMENT ACT*" means the *Local Government Act* (RSBC 2015) of the Province of British Columbia and amendments thereto.

"LOT" means an area of land registered as a separate parcel in the Land Title Office, and includes a bare land strata Lot. In the case of strata Lots other than a bare land strata Lot, the parcel from which the strata plan is derived constitutes the Lot.

**Amended by BL3176**

"LOT AREA" means the total horizontal area within the boundaries of a Lot, excluding areas with greater than or equal to a 30% slope.

"LOT COVERAGE" is the sum of all areas that are within the outside perimeter of all Buildings and Structures on a Lot, including all Decks and projections, but excluding Structures less than 0.6m in Height, eaves up to 1.2m in depth, and stairs.
"LOT WIDTH" means the distance between the side Lot lines measured at the points where the required Front Yard Setback distance intersects with each of the respective side Lot lines.

**Amended by BL3303**

"LOW IMPACT LIGHT INDUSTRIAL USE" means the manufacturing (including "Table-Top Manufacturing"), fabricating, assembling, storage (excluding public storage), wholesaling, and distribution of goods, film and television production, information technology services, data centre and excludes vehicle and heavy equipment servicing, the wrecking or salvaging of materials or things, metal fabricating and bulk materials processing.

"LOW-INCOME HOUSING" means housing for a household that is considered low-income by the Housing Income Limits as published by BC Housing on an annual basis.

"MARINA" means any waterside facility which provides moorage space for watercraft.

"MARKET RENTAL" means a development project of rental Dwelling Units where rental costs are based on current market prices.

**Amended by BL3188**

"MEDICAL CANNABIS PRODUCTION AND TESTING" means a use providing for the commercial production and/or the testing of medical cannabis.

"MEZZANINE" means an intermediate floor Assembly between the floor and ceiling of any room or Storey and includes an interior balcony.

"MOBILE HOME" means a Dwelling Unit manufactured to the certification standard in the *British Columbia Building Code* for this housing type and intended to be capable of being moved from place to place.

"MOBILE HOME PARK" means a Lot on which is installed or intended to be installed, two or more Mobile Homes on internally defined sites which are leased or owned.

"MODERATE-INCOME HOUSING" means housing for a household with an annual income below 80% of the median income for Metro Vancouver as defined by Statistics Canada.

"MULTI-RESIDENTIAL" means a Residential use where the Building consists of two or more Dwelling Units, including semi-detached, triplex, quadruplex, Townhouse, and Apartment forms.

"NATURAL BOUNDARY" means the visible high-water mark of any lake, river, Stream, or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil of the bed of the lake, river, Stream, or other body of water a character distinct from that of the banks thereof, in respect to Vegetation, as well as in respect to the nature of the soil itself.

"NATURAL VENTILATION" is the flow of outside air into the Building without the use of mechanical systems as a result of pressure or temperature differences, achieved by one of the following strategies:

(a) Cross-Ventilation which includes operable windows or doors on at least two exposed walls per Residential or commercial unit; or
(b) Induced-Ventilation which includes either a core atrium or wind tower, along with openings to corridors and between otherwise separated spaces.

**Added by BL3376**

"NON-MARKET HOUSING" means housing along the housing spectrum that requires some form of subsidy to construct and/or operate. Non-market housing includes, but is not limited to: Temporary shelter, emergency shelter, transitional housing, supportive housing, and other affordable housing types.

"OFFICE" means a room or rooms in which business, clerical, or professional activities are conducted that do not include the sale of goods from the premises and does not include Personal Service Use.

"OFFICIAL COMMUNITY PLAN" means City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 and amendments thereto.

"OFF-STREET PARKING" means the Accessory use of a Lot for the Automobile parking needs generated by or servicing a permitted use or Building, whether on the same Lot or as a partial or sole use of a different Lot, as permitted by section 6.0 of this Bylaw. Includes Parking Spaces, turning areas for access to Parking Spaces, and access and egress driveways.

"PARKING SPACE" means a space for the parking of one Automobile but does not include aisle space for access and manoeuvering of Automobiles.

"PAWNBROKER" means the business of taking goods or possessions in pawn, whether or not the provisions of the *Pawnbrokers Act* apply.

"PERSONAL SERVICE" means the provision of services to the person or personal property of the customer and includes hair styling and beauty salons; day use spa services; domestic pet grooming; dressmakers and tailors; medical clinics; health services, including acupuncture, chiropractics, massage therapy, naturopathy, physiotherapy, and pharmacy; laundromat; shoe repair; tailors; and veterinary clinics.

**Added by BL3245**

“POOL” means a structure or constructed depression used or intended to be used for swimming, bathing, wading, or diving which is designed to contain water and has a depth, at any point, exceeding 0.6 m, including an in-ground pool, above ground pool, hot tub, spa, and water features.

“PORCH” means an open area covered by a roof which forms part of the access/egress to a Building.

“PRINCIPAL USE” means the primary purpose for which land, Buildings, or Structures are ordinarily used, erected, or established.

“PRIVATE HOSPITAL” means a Building in which two or more patients, other than a spouse, parent, or child of the owner operator thereof, are living at the same time, and includes a nursing home or convalescent home or rest home, but excludes a Hospital.

“PRIVATE SCHOOL” means a school, other than a public school, where academic, arts, commercial, or technical school subjects are taught or which is maintained for philanthropic or religious purposes and may include a Boarding school.

“PUBLIC UTILITY” means a use providing for essential servicing within the City, including water, sewer, storm water facilities, traffic controls, electrical, gas, cable, internet, telephone, and similar services established by the City or a corporation operating under the *Utilities Commission Act*.

“REAR LOT LINE” means the Lot line or lines opposite to and most distant from the Front Lot Line, or, where the rear portion of the Lot is bounded by intersecting Lot lines, the point of such intersection.

“REAR YARD” means that portion of a Lot, extending from one side Lot line to the other, between the Rear Lot Line and a line parallel to the Rear Lot Line abutting the furthest rear projecting Building face of the principal Structure.

“RECYCLABLE MATERIAL” means a product or substance that has been diverted from disposal, and is either organic material capable of being composted, is managed as a marketable commodity, or is used in the manufacture of a new product that has an established market.
“RECYCLING RETURN CENTRE” means the collection, sorting, packaging, temporary storage, and preparation for shipment of Recyclable Materials, including empty beverage containers, used electronic goods, paper products, glass and metal, but excluding animal by-products processing, Automobile wrecking, and storage of damaged vehicles and used Building materials.

“REPAIR SHOP” means a Building used for repairs to Automobiles, watercraft, and machines, including body repair and painting.

“RESIDENTIAL” means a use providing for the accommodation and home life of a person or persons, and the activities customarily accompanying and subordinate to that use including incidental horticulture, recreation, enclosed storage, and the keeping of household pets where such animals are normally kept within a Dwelling Unit.

“RESTAURANT” means a premises where food and beverages are sold primarily for consumption on the premises, but does not include a Drive-Through Restaurant.

**Amended by BL3188**

"RETAIL" means the use of premises to sell or rent merchandise to a consumer for personal consumption or use and not for further sale or rent and includes, but is not limited to, appliance stores, art galleries, book stores, clothing stores, department stores, drug stores, electronics stores, financial institutions, florists, furniture stores, food stores, grocery stores, hardware stores, health and fitness Clubs, second-hand stores, sporting goods stores, toy stores, and variety stores, but does not include Cannabis Retail Use, Drive-Through Restaurants, Service Stations, and Automobile Sales and Leasing and Licensee Retail Stores.

"RETAIL FOOD SERVICE" means a premises where food or beverages are sold primarily for consumption off the premises. Typical use include Catering Establishments, coffee shops, juice bars, soup/salad/sandwich bars, take-out food services, and specialty shops such as bakeries, butchers, candy shops, delicatessens, and ice cream parlours.

**Added by BL3325**

"RETAIL SERVICE USE (GROUP A)" where such use is listed as a permitted use in Comprehensive Development zones, means the use of premises for the following uses: Artist Studio – Type A, Assembly, Child Care, Civic, Commercial Athletic and Recreation, Community Care, Entertainment, Hotel, Office, Personal Service, Restaurant, Retail Food Service, Retail, and Work Live.

"RETAINING WALL" means a Structure for retention of soils in excess of 1.2m in Height.

"ROADWAY" means the portion of a Highway that is improved, designed, or ordinarily used for vehicular traffic.

"SCREENING" means a continuous Fence, wall, compact evergreen hedge, or combination thereof, supplemented with landscape planting with the intent of concealing or separating a use or area.

**Amended by BL3232**

"SECONDARY SUITE" means a self-contained dwelling unit located within a building or portion of a building completely separated from other parts of the building:

- of only residential occupancy that contains only one other dwelling unit and common spaces; and
- where both dwelling units constitute a single real estate entity.

**Amended by BL3460**

"SEMI-DETACHED RESIDENTIAL" means a Residential use in which a Building on a Lot is used for two independent Dwelling Units in a variety of configurations but does not include a Secondary Suite.

"SERVICE STATION" means premises used principally for the Retail sale of motor fuels and other automotive fluids for use in Automobiles and includes a car wash as an Accessory use.

"SETBACK" means the required minimum distance between a Building, Structure, or use and a Lot boundary.

**Added by BL3482**

"SHORT-TERM RENTAL" means accommodations provided to members of the public in a Host's Primary Residence, in exchange for money, for a period of less than 90 consecutive days. Short-Term Rentals may only be operated in a host's Bed and Breakfast or Boarding Use and may require a home-based business licence and inspection.

"SIDE YARD" means that portion of a Lot extending from the Front Yard to the Rear Yard, between the side boundary of the Lot and a line parallel to the side boundary abutting the furthest projecting Building face of the principal Structure.

"SIGN BYLAW" means City of Port Moody Sign Bylaw, 1998, No. 2403 and all amendments thereto.

"SINGLE DETACHED RESIDENTIAL" means a Residential use in which the principal Building on a Lot is used for one Dwelling Unit and may contain a Secondary Suite.

**Amended by BL3460**

"SMALL-SCALE MULTI-UNIT HOUSING (SSMUH)" means a range of ground-oriented Buildings as provided for in the *Housing Statutes (Residential Development) Amendment Act* (RSBC 2023) and includes the following Dwelling Unit types: Single Detached Residential, Semi-Detached Residential, Townhouse, Secondary Suite, Additional Dwelling Unit, and Apartment and Multi-Residential Dwelling Units.

"SMALL WIND ENERGY SYSTEM" refers to a device capable of generating a voltage as a result of exposure to the wind, which has a swept rotor diameter less than 4.5m.

"SOLAR COLLECTOR" means a collector designed to absorb incident solar radiation as a source of energy for generating electricity (solar photovoltaic) or heating (solar thermal system).

"STOREY" means the space between a floor level and the underside of the floor or roof system above it, where the lowest Storey is the lowest floor of a Building that is both wholly enclosed and wholly or partly above Grade. Projections providing roof access are not considered to be a storey.

"*STRATA PROPERTY ACT*" means the *Strata Property Act* (SBC 1998) of the Province of British Columbia and amendments thereto.

"STREAM" is defined as any of the following:

(a) a watercourse, whether it usually contains water or not;
(b) a pond, lake, river, creek, or brook; or
(c) a ditch, spring, or wetland that is connected by surface flow to something referred to in (a) or (b).

"STREET" means a public Highway intended to give primary access to Lots or to provide a Roadway more than 9.15m in width.

"STRUCTURE" means any construction fixed to, supported by, or sunk into land or water, excludes Fences and walls less than 1.2m in Height, and concrete and asphalt paving or similar surfacing of a Lot.

"SUBDIVISION" means the division of land into two or more Lots under the *Strata Property Act* or *Land Title Act*.

"SUNLIGHT CONTROL PROJECTION" means an appendage to the exterior wall that moderates the amount of solar heat gain and daylight that enters a Building.

"SUPPORTIVE RECOVERY" means a Residential use providing a supportive and Structured environment for individuals recovering from drug or alcohol addiction, which is governed by a Housing Agreement and in accordance with section 5.2.9 of this Bylaw.

**Added by BL3303**

"TABLE-TOP MANUFACTURING" means the research and development and manufacturing associated with electronic and consumer products which may be located in a Building containing Residential use subject to the provisions of the B.C. Building Code.

"TANDEM PARKING" means any parking arrangement where two vehicles are parked one behind the other, and one of these vehicles is blocked by the other. Dimensions as set out in this Bylaw are to be measured from wall surfaceto wall surface (inside dimensions).

"TEMPORARY SHELTER" means a facility offering temporary overnight accommodation to a maximum of 30 people, not to exceed 62 consecutive days of operation between the months of October and March, inclusive of any one season.

"THEATRE" includes cinemas, auditoria, and concert halls, and excludes drive-in motion picture Theatres.

"THROUGH LOT" means a Lot abutting two parallel or approximately parallel Highways.

**Amended by BL3376**

"TOWNHOUSE" means a Multi-Residential use in a Building used for three or more Dwelling Units separated from one another by party walls, where the units are side-by-side or stacked on top of each other, with each dwelling unit having a separate, direct entrance at ground level.

"TRADE SCHOOL" means an industry training program accredited under the authority of the *Industry Training Authority Act*.

**Added by BL3549**

"TRANSIT-ORIENTED AREA" means an area within a prescribed distance from a transit station as designated in City of Port Moody Transit-Oriented Areas Designation Bylaw, 2024, No. 3465.

"UNDERGROUND PARKING" means an enclosed Off-Street Parking use located wholly or partly below Grade on a Lot.

"UNDERGROUND STRUCTURE" means a Structure or portion of a Structure, but excluding swimming pools, which does not protrude more than 0.6m nor higher than the elevation of an adjoining property at the common property line.

"UNENCLOSED STORAGE USE" means an Accessory use providing for the outdoor storage of goods or materials utilized by the Principal Use on a Lot.

"VEGETATION" means native and non-native Vegetation.

**Added by BL3336**

"VISITABLE HOUSING" means the following accessibility features are constructed in a Dwelling Unit:

(a) a minimum one no-step entry with a maximum flush threshold of 13mm and a minimum doorway width of 0.814m that is wheelchair accessible from the street;
(b) clear passageways throughout the main level which are a minimum of 0.91m wide; and
(c) a minimum one adaptable three-piece bathroom on the main level, built in accordance with the *British Columbia Building Code*.

"WHOLESALE" means the storage and sale of goods to a retailer, rather than to a consumer.

"WIRELESS COMMUNICATIONS REPEATER FACILITY" means a repeater or enhancer installation with not more than two Antennas, a microwave dish and a Communications Equipment Cabinet intended to provide wireless communications services to a limited area.

"WORK-LIVE" means a Dwelling Unit within which a business is located at Grade and the business operator resides within the same Dwelling Unit, in accordance with the requirements of section 5.2.4 of this Bylaw.

# 5. General Regulations

## 5.1 Use in All Zones

### 5.1.1 Use Permitted in All Zones

**Amended by BL3176**

The following uses may be permitted in any zone, subject to the requirements elsewhere in this Bylaw:

(a) Park;
(b) Public Utility; and
(c) Community Garden.

### 5.1.2 Use Prohibited in All Zones

The following uses are prohibited in all zones:

(a) Gaming Establishment;
(b) Retail sale and/or manufacturing of firearms and ammunitions and related items;
(c) Adult Entertainment;
(d) Pawnbroker;
(e) Residential use on a Lot not serviced by a Community Water System and a Community Sewer System; and
(f) Medical Cannabis Production and Testing.

**Amended by BL3188**

### 5.1.3 Conversion of Use

Buildings may be converted, altered, or remodeled for another use provided that the converted Building shall conform to all the provisions and regulations prescribed for the zone in which it is located and with all City bylaws.

### 5.1.4 Non-Conforming Buildings, Structures, or Use

Non-conforming buildings, structures, or uses are subject to the provisions of the *Local Government Act*.

## 5.2 Specific Use and Conditions

### 5.2.1 Adaptable Housing Requirements

In all zones that include Multi-Residential use, but excluding the RT – Semi-Detached Residential Zone:

**Amended by BL3503**

(a) Building access and circulation, including access to all Dwelling Units, accessible and visitor parking, common amenity areas, and common washroom and laundry facilities, shall be designed and built in accordance with the Adaptable Housing standards in the *British Columbia Building Code*, as amended or re-enacted from time to time; and

**Amended by BL3503**

(b) 100% of all one-storey Dwelling Units shall be designed to meet all the Adaptable Housing standards set out in the *British Columbia Building Code*, as amended or re-enacted from time to time, unless exempted under Article 3.8.5.1. of Division B (as amended).

5.2.2 Accessory Building Use

(a) A permitted Accessory Building may only be erected on a Lot after the Principal Use or principal Building to which it is Accessory has been 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 requirements for the principal Building.
(c) A Greenhouse shall be permitted as a secondary Accessory Building in all zones provided that it is in accordance with all development regulations for the applicable zone.
(d) A second Building that is less than 10.0$m^2$ in Floor Area on a Lot in a Residential use zone shall not be counted as an Accessory Building, provided that it is in accordance with all development regulations for the applicable zone.

**Entire 5.2.3 Replaced by BL3335**

5.2.3 Home Occupation Use – Type A, Type B, and Type C

(a) The following regulations apply to all types of Home Occupation:
    (i) no offensive noise, vibration, traffic, smoke, dust, odours, heat, glare, electrical, or radio disturbance shall be produced by the Home Occupation;
    (ii) no exterior alterations are permitted that are inconsistent with the Residential character of the Buildings and property;
    (iii) outside storage of materials, equipment, or finished products is not permitted; and
    (iv) a business must not involve:
        - Veterinary care, Animal Daycare or boarding, or breeding of animals; and
        - Retail sale or lease of goods from the premises unless the goods are produced on the premises.
(b) Where permitted in this Bylaw, a Home Occupation – Type A – Home Office shall:
    (i) be carried out exclusively by a resident of the principal Dwelling Unit in which the Home Occupation is located on the premises;
    (ii) be wholly contained within the principal Dwelling Unit or permitted Accessory Building;

(iii) not generate customer visits; and
(iv) not display signs or advertising.

(c) Where permitted in this Bylaw, a Home Occupation – Type B – Home-Based Business shall:
(i) not be permitted on a Lot containing a Bed and Breakfast, Boarding use, or Child Care use;
(ii) be carried out exclusively by a resident of the principal Dwelling Unit in which the Home Occupation is located and not more than two non-resident employees on the premises;
(iii) be wholly contained within a Dwelling Unit or Accessory Building and not exceed 50$m^2$ of Floor Area;
(iv) not generate significant traffic impacts within the neighbourhood;
(v) provide Off-Street Parking in accordance with section 6.0 of this Bylaw; and
(vi) be permitted to display signage in accordance with the Sign Bylaw.

(d) A Home Occupation – Type C – Low-Impact Home-Based Business shall be permitted in all zones where residential use is permitted and shall:
(i) not be permitted in a Dwelling Unit that contains a Child Care use;
(ii) be carried out exclusively by a resident of the principal Dwelling Unit in which the Home Occupation is located;
(iii) if located in a multi-residential building, be subject to strata and/or property owner approval;
(iv) generate only single-person or one-family client/customer visits;
(v) if located in a multi residential building, not display any signage or advertising unless approval is given by strata and/or property owners;
(vi) be completely enclosed within the Dwelling Unit, and if located in a strata, may not be conducted in any common property; and
(vii) not involve more than five visits to the premises per day by customers or persons making deliveries to or from the premises.

5.2.4 Work-Live Use

Where permitted in this Bylaw, a Work-Live use shall be in accordance with the following:

(a) permitted commercial uses include Artist Studio – Type A, Office use, and Personal Service use. Retail use other than Artist Studio – Type A is not permitted on the premises;
(b) all business activities shall be wholly contained within a Dwelling Unit;
(c) outdoor storage of materials, equipment, or finished products is not permitted;
(d) the use must be carried out exclusively by a resident of the Dwelling Unit in which the use is located and not more than two non-resident employees are permitted on the premises;

(e) Off-Street Parking shall be provided in accordance with section 6.0 of this Bylaw; and
(f) signage is permitted to be displayed in accordance with the Sign Bylaw requirements for Home Occupation signs.

5.2.5 Bed and Breakfast

Where permitted in this Bylaw, a Bed and Breakfast shall:
(a) be limited to three sleeping units for guests;
(b) not contain cooking facilities;
(c) provide Off-Street Parking in accordance with section 6.0 of this Bylaw;

**Amended by BL3376**

(d) not be operated on a Lot where there is a Boarding use, Child Care use, Home Occupation – Type B; and
(e) comply with Sign Bylaw requirements for Home Occupation signs, if signage is displayed.

5.2.6 Boarding Use

Where permitted in this Bylaw, a Boarding use shall:
(a) be contained within the principal Dwelling Unit;
(b) be limited to no more than two boarders at one time within the Dwelling Unit; and

**Amended by BL3376**

(c) not be operated on a Lot where there is a Bed and Breakfast, Child Care, Home Occupation – Type B.

5.2.7 Secondary Suites

**Amended by BL3376**

Where permitted in this Bylaw, a Secondary Suite shall:
(a) be located within a building or a portion of a building where both dwelling units constitute a single real estate entity; and;
(b) provide Off-Street Parking in accordance with Section 6.0 of this Bylaw.

5.2.8 Child Care Use

(a) Where permitted in this Bylaw, a Child Care use in Single Detached Residential zones shall:
    (i) provide care for a maximum of 10 children at any one time;

**Amended by BL3376**

    (ii) not be permitted on a Lot with a Bed and Breakfast, Boarding use, Home Occupation – Type B; and
    (iii) provide Off-Street Parking in accordance with the group Child Care use parking requirements in section 6.0 of this Bylaw.
(b) Where permitted in this Bylaw, a Child Care use in Multi-Residential zones shall:
    (i) provide care for a maximum of 5 children at any one time in any Dwelling Unit;
    (ii) provide care for a maximum of 25 children in any one facility;
    (iii) not be located in any indoor Common Amenity Space provided for residents of the Building; and

(iv) provide Off-Street Parking in accordance with the group Child Care use parking requirements in section 6.0 of this Bylaw.

5.2.9 Supportive Recovery

A Supportive Recovery use is permitted in any Residential zone or mixed commercial and Residential zone, subject to the following:

(a) a Housing Agreement that specifies the terms and conditions regarding eligibility, occupancy, and other provisions as set out in the *Local Government Act*;
(b) not be operated on a Lot where there is Boarding use, Child Care use, Detached Accessory Dwelling Unit, Home Occupation, or Secondary Suite;
(c) be restricted to a maximum of 10 residents within the Dwelling Unit;
(d) not be operated within 200m of a Child Care use, a Community Care use, an existing Supportive Recovery use, or a public school; and
(e) have no indication that the Building is used for a purpose other than a Residential use.

5.2.10 Landscaping

**Amended by BL3317**

(a) Any part of a Lot not used for Building, parking, loading, or driveways shall be landscaped.
(b) Any Off-Street Parking, loading, or unenclosed storage area shall be separated from an adjoining Street by a landscaped strip not less than 3.0m wide, except for RS and RT Zones.
(c) Any Off-Street Parking, loading, or unenclosed storage area shall be separated from a directly abutting Lot by a landscaped area of not less than 1.5m in width, except for RS and RT Zones.
(d) Where an access driveway abuts a landscape screen, the screen shall be not more than 0.6m in height for a minimum distance of 2.0m, except for RS and RT Zones.

5.2.11 Landscaping Walls and Retaining Walls

For Single Detached Residential zones only, the following shall apply:

(a) Landscape Walls shall be a maximum of 1.2m at any Interior Side Lot Line;

(b) multiple Landscape Walls shall have a Setback ratio of not less than two horizontal to one vertical (2:1) in relation to each other;
(c) the distance of a Retaining Wall from an interior side or interior Rear Lot Line shall be no less than one horizontal to one vertical (1:1);

**Amended by BL3376**

(d) for multiple Retaining Walls, the total required setback to an interior side or rear lot line is measured from the closest retaining wall and shall be equal to the sum of the height of multiple retaining walls within side or rear yards;

(e) Retaining Walls replacing existing Retaining Walls shall be exempt from the Setback requirement provided that there is no change in Grade on either side of the Retaining Wall; and
(f) Retaining Walls and Landscape Walls shall be exempt from the Setback requirements where the downward slope is towards the property that the walls are being installed upon.

**Amended by BL3317**

5.2.12 Fences

(a) Fences may be constructed in Single Detached Residential, Semi-Detached Residential, and Multi-Residential zones provided that:
  (i) a Fence sited in a Front Yard shall be a maximum of 1.2m in height; and
  (ii) a Fence sited to the rear of the front face of the Building shall be a maximum of 2.0m in height.
  (iii) a fence built on a side or rear property line adjacent to a Major Road Network, Arterial road, Collector road and community pathway shall be a maximum of 3.0 metres in height.
(b) Fences may be constructed within all Industrial zones provided that:
  (i) in Light Industrial zones, a Fence shall be a maximum of 3.1m in height; and
  (ii) in general Industrial zones, there shall be no limit on the maximum height of any Fence.
(c) In a public park located in any zone, there shall be no limit on the maximum height of any Fence.
(d) Barbed wire, razor wire, electrified, or similar materials are prohibited for Fences in all zones.

5.2.13 Garbage, Compost, and Recycling Infrastructure

(a) All Buildings, except those with two or fewer Dwelling Units, shall provide centralized garbage, composting, and recycling storage space.
(b) Any Apartment, Community Care, commercial, Industrial use, or public service use with any outdoor infrastructure for garbage, composting, and recycling containers shall:
  (i) provide Screening to a minimum height of 2.0m in the form of Buildings, a landscape screen, a solid decorative Fence, or a combination thereof; and
  (ii) not be located within any required Front Lot Line Setback or adjacent to a Residential use.

**Amended by BL3317**

5.2.14 Wireless Communication Facilities

(a) A communications Antenna is permitted in any zone except RS, RT, and C6 Zones provided that:
  (i) it is attached to, or placed atop, a Building or Structure at a point not less than three Storeys above Grade;
  (ii) it does not extend out more than 0.3m from a Building face to which it is attached;
  (iii) it covers or occupies a maximum of 0.93$m^2$ on a Building face unless screened from view;

(iv) the total area a cluster of Antennas may occupy on a Building face does not exceed 3.72m$^2$ or 25% of the Building face, whichever is smaller, unless screened from view;
(v) it does not extend above the parapet line of a Building face to which it is attached unless screened from view; and
(vi) it must not extend more than 1.5m above the highest point of the Building roof on top of which it is attached.

(b) A Communications Tower, other than a monopole, is permitted only in the P1 Zone and provided that:
(i) it is not more than 45.7m in Height above Grade;
(ii) it is set back a minimum of 200.0m from any zone in which Single Detached Residential, Semi-Detached Residential, or Multi-Residential are permitted use;
(iii) it is set back a minimum of 50.0m from any Lot line;
(iv) a maximum of one Communications Tower is permitted per legal parcel of land; and
(v) it is not permitted in a public park.

(c) A monopole Communications Tower is permitted in the P1 and M2 Zones provided that:
(i) it is not more than 25.0m in Height above Grade;
(ii) it is set back a minimum of 100.0m from any zone in which Single Detached Residential, Semi-Detached Residential, or Multi-Residential are permitted use;
(iii) it is set back a minimum of 6.0m from any Lot line;
(iv) a maximum of one Communications Tower is permitted per legal parcel of land; and
(v) it is not permitted in a public park.

(d) A Communications Equipment Cabinet that is not a Public Utility is permitted in all zones where it is Accessory to an Antenna mounted on a Building or Structure provided that:
(i) where located externally to an existing Building, the maximum permitted Height of a Communications Equipment Cabinet is 3.0m;
(ii) if attached to an existing Building, the Communications Equipment Cabinet must be screened from view and/or clad or incorporated into the Building design; and
(iii) if located at Grade, the Communications Equipment Cabinet must be screened from view by a combination of landscaping and fencing or shrouding.

(e) A Wireless Communications Repeater Facility is permitted on a freestanding lighting or utility poles within a public Highway in any zone provided that:
(i) a maximum of two Antennas are permitted per repeater facility;
(ii) Antennas shall not exceed 0.15m in width or 1.2m in length;
(iii) a maximum of one microwave dish Antenna not exceeding 0.6m in diameter is permitted per repeater facility;

(iv) a maximum of one Communications Equipment Cabinet not exceeding 1.5m in Height or 1.0m in width is permitted per repeater facility; and

(v) if located at Grade, the Communications Equipment Cabinet must be screened from view by a combination of landscaping and fencing or shrouding, which does not impede driver sight lines.

5.2.15 Mechanical Equipment

**Amended by BL3376**

For all Single-Detached and Semi-Detached Residential zones, mechanical equipment located outside of a Building, including but not limited to heat pumps, air conditioners, and pool pumps, shall have a minimum setback of 1.8 metres from all Interior Lot lines.

**Added by BL3245**

5.2.16 Pools

(a) In all zones, Pools shall be sited as an accessory structure.

**Added by BL3317**

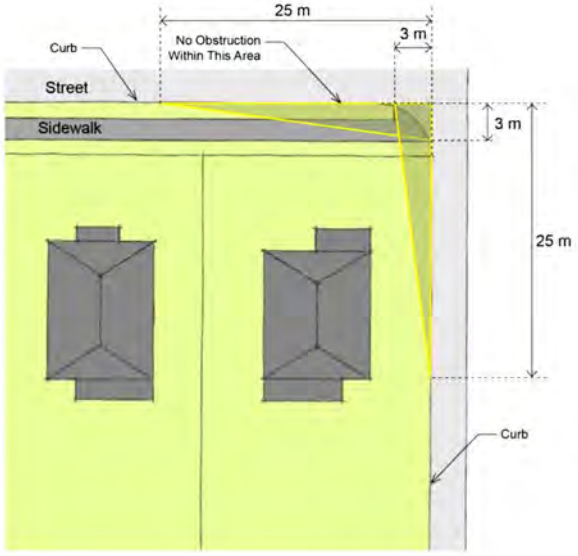
5.2.17 Shipping Containers

Shipping containers are prohibited in all residential zones.

## 5.3 Area, Height, and Siting Regulations

### 5.3.1 Visibility at Intersections

There shall be no obstruction to the line of vision by landscaping, Buildings, or Structures between the Heights of 0.6m and 3.0m above the established Grade of Streets within an area bounded by the intersection of the two Streets (or their projections) and a point along each Street 3.0m from their junction drawn to a point 25.0m from their junction on the opposite Street.




### 5.3.2 Siting Exceptions

(a) The following siting exceptions shall apply in all zones except RS and RT Zones:

(i) steps and landings may be sited a maximum of 1.2m closer to a front or Rear Lot Line;

(ii) an Underground Structure may be sited in any portion of a Lot;

(iii) freestanding lighting poles, warning devices, Antennas, masts, utility poles, wires, flagpoles, signs, and sign Structures, except as regulated by the Sign Bylaw, may be sited on any portion of a Lot in a zone in which they are permitted;

(iv) where eaves, cornices, leaders, gutters, canopies, or Sunlight Control Projections project beyond the face of the principal Building, the minimum distance to an abutting Lot line as permitted elsewhere in this Bylaw may be reduced by 0.9m from an abutting Interior Side Lot Line and 1.5m from an abutting front, rear, or exterior Lot line;

(v) where Green Walls or a Solar Collector projects beyond the face of a Building or Structure, the minimum distance to an abutting Lot line as permitted elsewhere in this Bylaw may be reduced to that required by the *British Columbia Building Code*; and

(vi) any Structure or landscaping feature 0.6m or less in Height shall not be subject to Setback requirements.

**Amended by BL3376**

(b) The following siting exceptions shall apply in the RS and RT Zones:
   (i) where exterior cladding, Green Walls, pilasters, or belt courses project beyond the face of the principal Building, the minimum distance to an abutting Lot line as permitted elsewhere in this Bylaw may be reduced by 0.165m;
   (ii) where Decks, Porches, eaves, cornices, leaders, gutters, chimneys, stairs, canopies, or Sunlight Control Projections project beyond the face of the principal building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by:
      - 0.8m closer to an abutting Interior Side Lot Line, to a maximum of 50% of the required Setback;
      - 1.5m closer to an abutting Exterior Side Lot Line, to a maximum of 50% of the required Setback; and
      - 1.8m closer to an abutting Front Lot Line or Rear Lot Line;
   (iii) a Solar Collector may project 1.0m beyond the face of the principal Building or Accessory Building; and
   (iv) Accessory Buildings under $10m^2$ and used as a garbage enclosure may be sited in the front yard.

**Replaced by BL3336**

(c) For siting exceptions for Detached Accessory Dwelling Units, please refer to sections 5.5.5 and 5.5.8.

5.3.3 Height Exceptions

(a) Except for RS and RT Zones, the Heights of Buildings and Structures permitted elsewhere in this Bylaw may be exceeded for:
   (i) Industrial cranes; spires, belfries, and domes for religious public Assembly use; monuments; chimney and smoke stacks; flag poles; lightning poles; elevator shafts; mechanical equipment; mechanical rooms; and stair towers;
   (ii) extensive Green Roofs to a maximum of 0.5m provided that it covers no less than 50% of the roof area;
   (iii) intensive Green Roofs to a maximum of 1.1m provided that it covers no less than 25% of the roof area; and
   (iv) Solar Collectors to a maximum of 1.8m provided that all portions of the installation are set back a minimum of 1.8m from the roof edge. For existing roofs, the installation shall project a maximum of 3.0m above a flat roof and a maximum of 0.3m above a pitched roof.

**Amended by BL3376**

(b) In the RS and RT Zones, the Heights of Buildings and Structures permitted elsewhere in this Bylaw may be exceeded for:
   (i) Solar Collectors to a maximum of 1.2m provided that the installation does not shade an existing Solar Collector. For existing roofs, the installation shall project a maximum of 1.2m above a flat roof and a maximum of 0.3m above a pitched roof;

**Amended by BL3376**

(ii) Green Roofs to a maximum of 0.5m provided the installation is limited to a depth of 0.5m;
(iii) chimneys and flues to the extent required by the *BC Building Code*; and
(iv) guards required by the *BC Building Code* to a maximum height of 1.2m.

5.3.4 Floor Area Ratio Calculations

**Amended by BL3506**

(a) For Single Detached Residential, Semi-Detached Residential, Additional Dwelling Units, and Small-Scale Multi-Unit Housing Dwelling Units, the Floor Area calculation shall:

**Amended by BL3317**

(i) include all floor areas, but is not limited to, full height bay windows, cellars, mechanical room, washrooms, hallways, Habitable Rooms, landings, Mezzanines, stairways, and storage rooms;
(ii) include the Floor Area of enclosed Parking Spaces in excess of 23m$^2$ for each required Parking Space;

**Amended by BL3376**

(iii) exclude the total floor area of a Basement where the total volume of the Basement is 60% or more below Grade;
(iv) exclude Crawl Spaces;

**Amended by BL3376**

(v) provided that the exterior weather protection wall system has been approved by a qualified professional, exclude either:
- Exterior cladding up to a maximum thickness of 0.165m;
- For exterior solid wall systems up to a maximum exclusion of 0.165m; or
- Exterior wall thickness in excess of 0.165m, up to a maximum exclusion of 0.305m, provided that wall thicknesses are used exclusively for the provision of insulating materials and/or protection against wind, water, and vapour;

(vi) exclude open to below areas, except when they are double height with a dimension exceeding 4.57m measured from the floor to the ceiling directly above, at which point the open to below area will be counted for all floor levels included in the calculation;
(vii) exclude areas for passenger elevator shaft;
(viii) exclude areas providing roof access, up to a maximum of 3.5m$^2$ for each access;

**Amended by BL3376**

(ix) exclude the equipment, access, and servicing area floor area portion of a mechanical room containing a Green Building System, up to a maximum of 9.29m$^2$ for each building, provided that the system be located in an accessible location within the building, having a minimum headroom clearance of 2.0m;
(x) for Detached Accessory Dwelling Units only, exclude Floor Area with no access from the interior of the Building up to a maximum of 4.6m$^2$ for the purpose of storing recycling and waste storage containers; and

**Added by BL3336**

(xi) for other Floor Area exemptions related to Visitable, Adaptable, and Accessible Detached Accessory Dwelling Units, please refer to section 5.5.8.

**Added by BL3506 and Amended by BL3511**

(b) For all uses other than Single Detached Residential, Semi-Detached Residential, Additional Dwelling Units, and Small-Scale Multi-Unit Housing Dwelling Units, the Floor Area calculation shall:

(i) include all floor areas, including Accessory Buildings, corridors, elevator shafts, foyers, hallways, landings, Mezzanines, staircases, and stairwells including any area beneath them;

**Added by BL3511**

(ii) exclude a maximum of 2.0m$^2$ for each Dwelling Unit designed and built to comply with all Adaptable Housing standards relating to circulation and kitchen, bathroom, fixture, and flooring requirements as set out in the *British Columbia Building Code*;

**Amended by BL3376**

(iii) provided that the exterior weather protection wall system has been approved by a professional Building envelope engineer, exclude either:

- Exterior cladding up to a maximum thickness of 0.165m;
- For exterior solid wall systems up to a maximum exclusion of 0.165m; or
- Exterior wall thickness in excess of 0.165m, up to a maximum exclusion of 0.305m, provided that wall thicknesses are used exclusively for the provision of insulating materials and/or protection against wind, water, and vapour;

(iv) exclude enclosed parking and long-term bicycle parking, unless either parking is a Principal Use;

(v) exclude indoor Common Amenity Space provided it is held in common ownership;

(vi) exclude common garbage, composting, and recycling infrastructure areas;

(vii) exclude any portion of Floor Area open to below which is used exclusively for Natural Ventilation up to a maximum of 1% of the Floor Area;

**Amended by BL3376**

(viii) exclude Green Building Systems, as follows:

- any portion of a floor containing an in-suite Heat Recovery Ventilator, up to a maximum of 1.39m$^2$ for each Dwelling Unit, provided that the system be located in an accessible location within each Dwelling Unit, having a minimum headroom clearance of 2.0m, and be designed and tested to meet the CSA Standard CAN/CSA-F326 and any amendments thereto;
- exclude the equipment, access and servicing area floor area portion of a mechanical room containing a Green Building System, up to a maximum of 9.29m$^2$ for each building, provided that the system be located in an accessible location within the building, having a minimum headroom clearance of 2m; and

Added by BL3245

(ix) exclude storage space in underground parking.

### 5.3.5 Flood Protection Regulations

Notwithstanding any other siting provisions of this Bylaw, no Building, Structure, parking area, or storage area shall be constructed with the underside of the floor system of any area used for habitation, business, or storage of goods damageable by floodwaters or in the case of a Mobile Home, the ground level on which it is located, lower than:

(a) 0.6m above the 200-year flood level where it has been determined;
(b) 4.5m above mean sea level measured at Canadian Geodetic Datum (CGVD28);
(c) 1.5m above the Natural Boundary of a lake, wetland, or pond; and
(d) 0.6m above the natural ground elevation on the fan of Noons Creek.

Notwithstanding any other siting provisions of this Bylaw, no Building, Structure, or impervious or semi-pervious parking or storage area shall be constructed within 7.5m of the Natural Boundary of the sea.

## 5.4 Streamside Protection

### 5.4.1 Definitions

For the purposes of this part, the following definitions apply:

"Development" means any of the following associated with or resulting from the local government regulation or approval of Residential, commercial, Industrial, or other activities or ancillary activities to the extent that they are subject to local government powers under Part 26 of the *Local Government Act* and include:

(a) removal, alteration, disruption, or destruction of Vegetation which includes tree, shrub, and/or ground cover removal;
(b) disturbance of soils which includes removal and/or deposit of soil or other material and the placement of storage materials;
(c) construction or erection of Buildings, Retaining Walls, and other Structures;
(d) creation of non-structural impervious or semi-impervious surfaces;
(e) Development of flood protection works;
(f) construction of roads, trails, docks, wharves, and bridges;
(g) provision of sewer and water services;
(h) Development of stormwater management systems;
(i) Development of utility corridors;
(j) subdivision as defined in section 872 of the *Local Government Act*.

"Daylighted Stream" means a previously culverted and/or buried watercourse channel that is opened up and restored as a part of a functioning Stream above ground.

"Ditch" means a watercourse that is a constructed drainage channel, carrying water that does not originate from a headwater or significant source of groundwater.

"Riparian Protection and Enhancement Area" (RPEA) is the distance prescribed in section 5.4.5, which is measured perpendicularly from the top of bank.

"Riparian Management Zone" (RMZ) is the area which includes the Riparian Protection and Enhancement Area and the Riparian Transition Area.

"Riparian Area Restorative and Enhancement Works" are activities designed and implemented in accordance with all applicable legislation for the purposes of repairing and/or improving the environmental condition of the Riparian Area, including invasive plant removal, native plantings, urban forest health works, wildlife co-existence management, habitat protection, and slope stability works.

"Riparian Transition Area" (RTA) is defined as the distance prescribed in section 5.4.5, which is measured perpendicularly from the upland edge of the Riparian Protection and Enhancement Area.

**Amended by BL3376**

"Stream" means:

(a) a watercourse or body of water, whether or not usually containing water, and
(b) any of the following that is connected by surface flow to a watercourse or body of water referred to in (a):
    (i) ditch, whether or not usually containing water;
    (ii) a spring, whether or not usually containing water;
    (iii) a wetland.

"Top of Bank" means the point where a break in slope of the land occurs such that a grade beyond the break is flatter than 3:1 at any point for a minimum distance of 15 meters measured perpendicular from the break.

**Amended by BL3376**

"Watercourse" means a flowing waterbody, including those with flows that may be ephemeral, intermittent, temporary, or seasonal in nature that is connected to a downstream waterbody, either naturally or artificially, including via a storm sewer pipe. Class A, B, or C Watercourses are described in accordance with the City's OCP.

5.4.2 <u>General Streamside Setback Provisions</u>

(a) Any Setback requirement resulting from applying the Riparian Areas Regulation, B.C. Reg. 376/2004, that is greater than those specified in this Part, must be complied with.
(b) Adherence to the City's Zoning Bylaw Streamside Setback provisions does not preclude the need to meet all other applicable federal, provincial, and municipal requirements, including the City's Environmental Sensitive Areas (ESA) Development Permit (DP) requirements.

5.4.3 Riparian Protection and Enhancement Areas

(a) Except in the case of a Daylighted Stream, no Development is permitted on lands within a minimum Riparian Protection and Enhancement Area (RPEA) as defined in section 5.4.5.
(b) Notwithstanding clause 5.4.3(a) above, Development may be permitted within a designated RPEA when such Development:
    (i) consists of:
        - re-construction or repair of a permanent Structure if the Structure remains on its original foundation;
        - Riparian Area Restorative and Enhancement Works;
        - Stream crossing connections;
    (ii) is authorized under a Development Permit for the OCP's Development Permit Area # 4;
(c) The minimum distance of an RPEA that is 20m or greater can be reduced by no more than 20% at any given location provided that there is no loss in total RPEA area and that the total length of the area where any reductions occurs does not extend to beyond 50% of the total Setback length.

5.4.4 Riparian Transition Areas

(a) No Development is permitted on lands within a minimum Riparian Transition Area (RTA) as defined in section 5.4.5.
(b) Notwithstanding clause 5.4.4(a) above, Development may be permitted within a designated RTA when such Development:
    (i) consists of:
        - re-construction or repair of a permanent Structure if the Structure remains on its original foundation;
        - Riparian Area Restorative and Enhancement Works;
        - Stream crossing connections;
        - construction of temporary Buildings;
        - construction of ancillary Buildings;
        - construction of information kiosks and signage;
        - construction of trails and access roads;
        - construction of sewer and water service infrastructure;
        - construction of temporary and permanent stormwater management systems;
        - construction of interpretative platforms and riparian protection Fences;
        - Landscaping works;

### 5.4.5 Minimum Riparian Management Setbacks

| Area | Watershed | Stream | Riparian Protection and Enhancement Area (RPEA) | Riparian Transition Area (RTA) |
|---|---|---|---|---|
| Chines and South Shore | - | Unnamed Creek (Stoney) | 15.0 | 5.0 |
| | South Schoolhouse | Melrose | 15.0 | 5.0 |
| | | Schoolhouse South Creek (u/s of Clarke – West Tributary) | 10.0 | 5.0 |
| | | Schoolhouse South Creek (u/s of Clarke) | 15.0 | 5.0 |
| | | Noble | 20.0 | 5.0 |
| | | Schoolhouse South Creek (d/s of Clarke) | 20.0 | 5.0 |
| | Kyle | Ottley (u/s of Henry) | 20.0 | 5.0 |
| | | Ottley (d/s of Henry) | 10.0 | 5.0 |
| | | Axford (u/s of Henry) | 20.0 | 5.0 |
| | | Axford (d/s of Henry) | 10.0 | 5.0 |
| | | Kyle (u/s of Clarke) | 20.0 | 5.0 |
| | | Hatchley | 20.0 | 5.0 |
| | | West Sundial | 20.0 | 5.0 |
| | | Goulet | 20.0 | 5.0 |
| | | Kyle (d/s of Clarke) | 20.0 | 5.0 |
| | Dallas | Unnamed (Chip Kerr Park) | 10.0 | 5 |
| | | Williams | 20.0 | 5.0 |
| | | Elginhouse | 20.0 | 5.0 |
| | | Correl | 20.0 | 5.0 |
| | | Dallas (u/s of Henry) | 20.0 | 5.0 |
| | | Dallas (d/s of Henry) | 15.0 | 5.0 |
| | | Slaughterhouse | 20.0 | 5.0 |

| Area | Watershed | Stream | Riparian Protection and Enhancement Area (RPEA) | Riparian Transition Area (RTA) |
|---|---|---|---|---|
| East Shore | Pigeon | Pigeon (u/s of CPR) | 15.0 | 5.0 |
| | | Pigeon (d/s of CPR) | 20.0 | 5.0 |
| | Suterbrook | Suterbrook (u/s of St. Johns) | 15.0 | 5.0 |
| | | Suterbrook South Creek (d/s of St. Johns) | 20.0 | 5.0 |
| | | Suterbrook South Creek (Fire Hall tributary) | 15.0 | 5.0 |
| | | Suterbrook South Creek (Dewdney Trunk Tributary) | 10.0 | 5.0 |
| | Noons | West Noons | 20.0 | 5.0 |
| | | Noons | 30.0 | 0 |
| North Shore | Hutchinson | Hutchinson | 15.0 | 5 |
| | Turner | Turner | 15.0 | 5.0 |
| | Wilkes | Wilkes | 15.0 | 5.0 |
| | Hett | Hett | 15.0 | 5.0 |
| | - | Unnamed (Pleasantside) | 15.0 | 5.0 |

| | | | | |
|---|---|---|---|---|
| | - | Unnamed (April Road area) | 15.0 | 5.0 |
| | Mossom | Mossom | 30.0 | 0 |
| | Schoolhouse North | Schoolhouse Creek North | 20.0 | 5.0 |
| | - | Unnamed (Village/Imperial Creek) | 20.0 | 5.0 |
| | - | Unnamed (Ioco) | 15.0 | 5.0 |
| | - | Unnamed (Burrard Thermal) | 20.0 | 5.0 |
| | - | Unnamed (Belcarra Streams) | 20.0 | 5.0 |
| West Shore | Barnet | Unnamed Creeks (Barnet) | 15.0 | 5.0 |
| All Shores | All Watersheds | Unlisted Class A Watercourse in accordance with the City's OCP | 15.0 | 5.0 |
| | | Unlisted Class B Watercourse in accordance with the City's OCP | 10.0 | 5.0 |
| | | Class C Watercourses | ≥5 | 0 |

**Amended by BL3376**

**Entire section 5.5 Replaced by BL3523**

## 5.5 Small-Scale Multi-Unit Housing (SSMUH)

5.5.1 SSMUH is permitted in the RS1, RS1-S, RS2, RS3, RS5, RS6, RS7, RS8, RS9, RT, CD20, CD22, CD23, CD24, CD30, CD32, CD33, CD58, CD78, and CD88 zones within the areas shown on the map in Schedule A – Zoning Boundaries Map 3, SSMUH Areas.

5.5.2 On Lots zoned RS1, RS1-S, RS2, RS3, RS5, RS6, RS7, RS8, RS9, RT, CD20, CD22, CD24, CD30, CD32, and CD33 that are 280m² or less in size within the SSMUH Areas as shown on the map in Schedule A – Zoning Boundaries Map 3, SSMUH Areas, the following Dwelling Units are permitted up to an overall maximum of three Dwelling Units per Lot:

(a) a Single Detached Residential unit;
(b) Semi-Detached Residential;
(c) Additional Dwelling Unit(s);
(d) Townhouse; or
(e) Secondary Suite(s);

5.5.3 On Lots zoned RS1, RS1-S, RS2, RS3, RS5, RS6, RS7, RS8, RS9, RT, CD24, CD30, CD32, CD33, and CD78 that are greater than 280m² but do not exceed 4,050m² in size that are outside the Prescribed Bus Stop 400m Radius as shown on the map in Schedule A – Zoning Boundaries Map 3, SSMUH Areas, the following Dwelling Units are permitted up to an overall maximum of four Dwelling Units per Lot:

(a) a Single Detached Residential unit; or
(b) Semi-Detached Residential; or
(c) Additional Dwelling Unit(s); or
(d) Townhouse; or
(e) Apartment; or
(f) Multi-Residential; or
(g) Secondary Suite(s);

5.5.4 On Lots zoned RS1, RS1-S, RS2, RS3, RS5, RS6, RS7, RS8, RS9, RT, CD23, and CD58 that are greater than 280m² but do not exceed 4,050m², that are within the Prescribed Bus Stop 400m Radius as shown on the map in Schedule A – Zoning Boundaries Map 3, SSMUH Areas, the

following Dwelling Units are permitted up to an overall maximum of six Dwelling Units per Lot:

(a) a Single Detached Residential unit; or
(b) Semi-Detached Residential; or
(c) Additional Dwelling Unit(s); or
(d) Townhouse; or
(e) Apartment; or
(f) Multi-Residential; or
(g) Secondary Suite(s).

# 6. Off-Street Parking and Loading

## 6.1 Applicability and General Regulations

6.1.1 The Off-Street Parking and loading regulations in this section apply to:
(a) a proposed Building or Structure;
(b) a Building or Structure being erected, enlarged, or increased in capacity;
(c) a proposed change in use.

6.1.2 Non-conforming Off-Street Parking and loading are subject to the provisions of the *Local Government Act*.

6.1.3 Off-Street Parking as a Principal Use is only permitted where specifically provided for in a zone or where it is provided or authorized by the City.

6.1.4 Where Off-Street Parking is provided when not required, it shall comply with all the regulations of section 6.0 of this Bylaw.

6.1.5 Off-Street Parking shall be provided on the same Lot as the Building or use for which it is required.

## 6.2 Calculation of Required Parking

6.2.1 An off-street loading space shall not be considered as an Off-Street Parking Space for the purpose of calculating the Parking Space requirement.

6.2.2 When the number of required Parking Spaces results in a fractional space, any fraction of 0.5 or less may be disregarded, and any fraction greater than 0.5 shall require one additional space.

6.2.3 Where a Building or Buildings on a Lot include more than one use, the required number of spaces shall be the sum of the requirements for each use.

## 6.3 Required Off-Street Parking

**Amended by BL3317**

6.3.1 The minimum number of Off-Street Parking Spaces for any use shall be calculated in accordance with the following table. In the case of a use not being specifically mentioned, the required number of Off-Street Parking Spaces shall be the same as for the most similar listed use.

| Type of Building or Use | Parking Required |
|---|---|
| **Residential** | |
| Apartment | **Market Ownership**<br><br>1 space per studio and 1-bedroom Dwelling Unit,<br><br>1.5 spaces per Dwelling Unit with 2 or more bedrooms,<br><br>0.2 visitor spaces per Dwelling Unit for the first 100 units and 0.1 visitor spaces for each additional unit. |
| | **Market Rental**<br><br>1.1 space per Dwelling Unit,<br><br>0.2 visitor spaces per Dwelling Unit for the first 100 units and 0.1 visitor spaces for each additional unit. |
| | **Below Market Rental**<br><br>0.9 spaces per Dwelling Unit,<br><br>0.1 visitor spaces per Dwelling Unit. |
| Artist Studio – Type A | 1 space per Dwelling Unit plus 0.2 visitor spaces per Dwelling Unit. |
| Caretaker Unit | 1 space. |
| Detached Accessory Dwelling Unit | 1 space for exclusive use of the Detached Accessory Dwelling Unit. |
| Child Care (Group) | 1 space per non-resident employee. |
| Community Care | 1 space per 4 Dwelling Units plus 0.2 visitor spaces per Dwelling Unit. |
| Home Occupation – Type B | 1 space per non-resident employee. |
| Mobile Home Park | 1 space per Dwelling Unit. |
| Semi-Detached Residential | 2 spaces per Dwelling Unit. |
| Single Detached Residential | 2 spaces per principal Dwelling Unit. |
| Secondary Suite | 1 space for exclusive use of the Secondary Suite. |

| | | |
|---|---|---|
| **Added by BL3460** | Small-Scale Multi-Unit Housing (SSMUH) (outside the Prescribed Bus Stop 400m Radius as shown on Schedule A – Zoning Boundaries Map 3, SSMUH Areas) | Minimum 0.5 space per Dwelling Unit.<br><br>Maximum of 4 stalls when accessed from a collector, local, or lane road classification.<br><br>Maximum of 2 stalls when accessed from an arterial or Major Road Network (MRN) road classification. |
| | Small-Scale Multi-Unit Housing (SSMUH) (inside the Prescribed Bus Stop 400m Radius as shown on Schedule A – Zoning Boundaries Map 3, SSMUH Areas) | No specified minimum or maximum spaces per dwelling unit. |
| | Townhouse, Triplex, or Quadruplex | 1.5 spaces per Dwelling Unit of 2 bedrooms or less<br><br>2 spaces per Dwelling Unit for 3 bedrooms or more.<br><br>For Tandem Parking arrangements, 1 space can be provided on the driveway apron outside the garage if the apron is at least 6.1m long, plus 0.2 visitor spaces per Dwelling Unit. Maximum allocation of Tandem Parking is 50% of the Residential Parking Spaces. |
| | Work-Live | 1.0 space per Dwelling Unit plus 0.2 visitor spaces per Dwelling Unit. |
| | **Commercial** | |
| | Artist Studio – Type B | 1 space per 100$m^2$ of Floor Area minimum. |
| | Bed and Breakfast | 1 space per sleeping unit for guests. |
| | Child Care (Group) | 3 spaces per 93$m^2$ of Floor Area. |
| | Commercial Athletic and Recreation | 1 space per 40$m^2$ of Floor Area. |
| | Service Station | 1 space per 111$m^2$ of Lot Area. |
| | Hotel | 0.8 spaces per sleeping unit. |
| | Liquor Primary Establishment | 1 space per 18$m^2$ of Floor Area. |
| | Marina | 1 space per 2 berths, plus 25 spaces per launching facility or ramp for day use, 50% of which must be of double length. |
| | Office | 1 space per 50$m^2$ of Floor Area. |
| | Personal Service | 1 space per 40$m^2$ of Floor Area. |
| | Restaurant | 1 space per 18.0$m^2$ of Floor Area. |
| | Retail, including Retail Food Service | 1 space per 40$m^2$ of Floor Area. |
| | Service Station (with or without retail) | 1 space per 111 $m^2$ of Lot Area. |

| | |
|---|---|
| **Industrial** | |
| Industrial and Light Industrial | 1 space per 93m$^2$ of Floor Area, plus 1 space per 50m$^2$ of Floor Area for commercial or Office use. |
| **Institutional** | |
| Assembly | 1 space per 10m$^2$ of Floor Area. |
| Civic | 1 space per 37m$^2$ of Floor Area. |
| Elementary and Middle School | 1 space for every 10 students of school capacity. |
| High School | 1 space for every 7 students of school capacity. |
| Hospital | 0.3 spaces per patient bed. |
| Trade School or Post-Secondary School | 1 space per 35m$^2$ of Floor Area. |

6.3.2 In the Moody Centre and Inlet Centre Transit-Oriented Development areas as defined in Chapter 15 of the Official Community Plan, the required Off-Street Parking for Residential use shall be calculated in accordance with the following table.

| Type of Building or Use | Parking Required |
|---|---|
| Apartment | <u>Market Ownership</u><br><br>1 space per studio and 1-bedroom Dwelling Unit.<br><br>1.35 spaces per Dwelling Unit with 2 or more bedrooms,<br><br>0.2 visitor spaces per Dwelling Unit for the first 100 units and 0.1 visitor spaces for each additional unit. |
| | <u>Market Rental</u><br><br>1.0 space per Dwelling Unit,<br><br>0.2 visitor spaces per Dwelling Unit for the first 100 units and 0.1 visitor spaces for each additional unit. |
| | <u>Below Market Rental</u><br><br>0.8 spaces per Dwelling Unit,<br><br>0.1 visitor spaces per Dwelling Unit. |
| Townhouse, Triplex, or Quadruplex | 1.5 spaces per Dwelling Unit of 2 bedrooms or less<br><br>2 spaces per Dwelling Unit for 3 bedrooms or more.<br><br>For Tandem Parking arrangements, 1 space can be provided on the driveway apron outside the garage if the apron is at least 6.1m long, plus 0.2 visitor spaces per Dwelling Unit. Maximum allocation of Tandem Parking is 75% of the Residential Parking Spaces. |

## 6.4 Accessible Parking

6.4.1 The minimum number of designated Parking Spaces for persons with disabilities (accessible Parking Spaces) shall be in accordance with the following table.

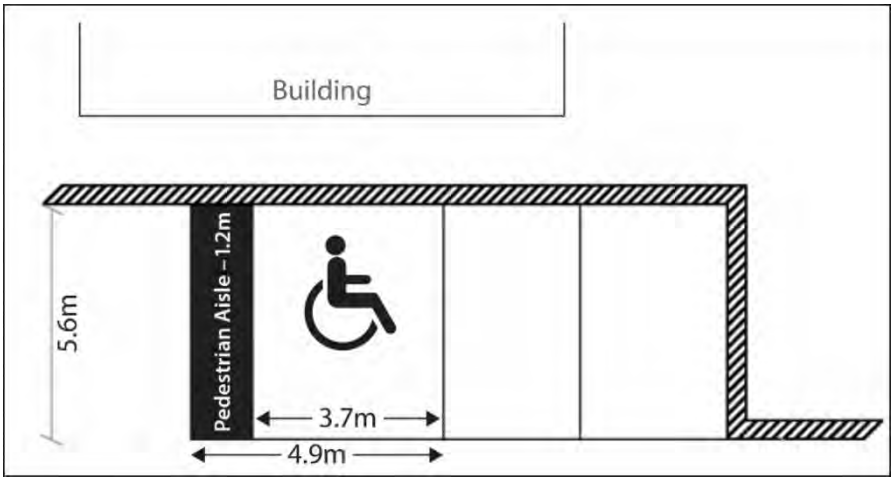
**Required Accessible Parking Spaces**

| Total Required Off-Street Parking Spaces | Number of Required Accessible Parking Spaces |
|---|---|
| 1-39 | 1 |
| 40-74 | 2 |
| 75-124 | 3 |
| 125-174 | 4 |
| For each additional 50 Parking Spaces or part thereof in excess of 50 | 1 additional Parking Space |

6.4.2 Notwithstanding section 6.4.1, where two or more Buildings are located on one Lot, at least one accessible Parking Space shall be provided per Building.

6.4.3 Accessible Parking Spaces shall:

(a) comply with the *British Columbia Building Code*;
(b) be at least 3.7m in width;
(c) be clearly identified as being solely for the use of persons with disabilities;
(d) be located close and accessible to a Building entrance, conforming to the *British Columbia Building Code*; and
(e) each be provided with an adjoining 1.2m clear pedestrian aisle, per the figure below.




## 6.5 Reductions in Minimum Parking Requirements

No additional Parking Spaces are required as a consequence of the renovation or change of use or occupancy of an existing protected heritage Building or Structure.

**Siting Provisions**

Except in the A1, RS, and RT Zones, or as provided elsewhere in this Bylaw, Buildings, Structures, and areas for Off-Street Parking shall be sited in accordance with the following minimum Setbacks:

**Minimum Setbacks for Off-Street Parking**

| Type of Parking | Siting Requirements* |
|---|---|
| Underground Parking | 1.2m from minimum front or Exterior Side Lot Line Setback to accommodate the roots of planted trees. |
| Surface Parking | 1.5m from any Lot line common to the parking area and 3.0m common to a Street and in no case encroaching on a required landscaping area. |

*See section 5.2.10 for additional landscaping and Screening requirements for parking areas

## 6.6 Parking Dimensions, Layout, and Manoeuvering Aisles

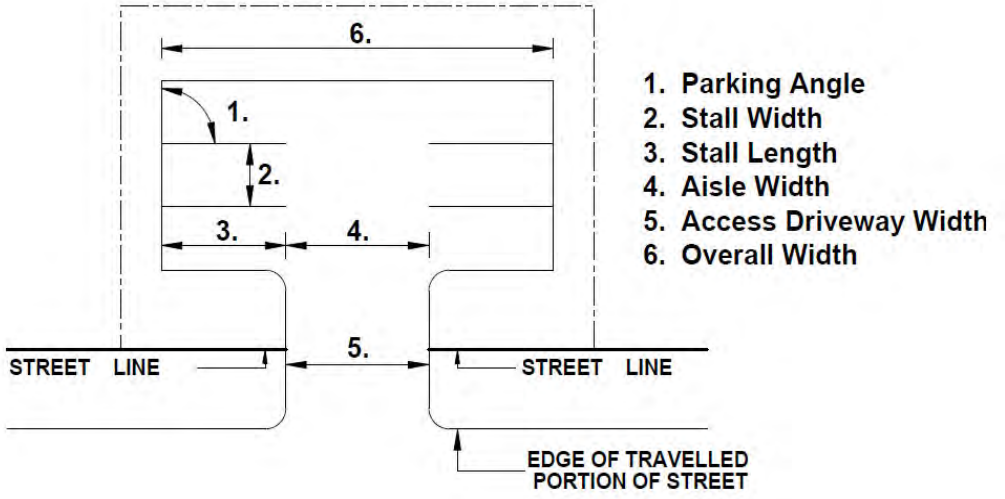
6.6.1 The minimum Parking Space and manoeuvering aisle dimensions shall be in accordance with the tables and figure below:

**Replaced by BL3245**

**Required Parking Space Dimensions**

| Angle | Type of Vehicle | Stall Width (m) | Pedestrian Aisle (m) | Stall Length (m) | Vertical Clearance (m) |
|---|---|---|---|---|---|
| Angled Parking | Standard | 2.6 | N/A | 5.6 | 2.1 |
| | Small Car | 2.3 | N/A | 5.1 | |
| | Accessible | 3.7 | 1.2 | 5.6 | |
| | Tandem | 2.6 | N/A | 11.2 | |
| Parallel Parking | Standard | 2.6 | N/A | 6.7 | 2.1 |
| | Small Car | 2.3 | N/A | 6.7 | |
| | Accessible | 2.6 | 1.2 | 6.7 | |
| All Other Situations | Standard | 2.6 | N/A | 5.6 | 2.1 |

| Parking Angle | One-Way Aisle Width (m) | Two-Way Aisle Width (m) |
|---|---|---|
| 90° | 6.7 | 6.7 |
| 60° | 5.5 | 6.1 |
| 45° | 4.0 | 6.1 |
| 30° | 4.0 | 6.1 |
| Parallel | 3.8 | 6.0 |




**Amended by BL3376**

6.6.2 (a) For parking within a single garage or double garage, or within a garage designed to accommodate Tandem Parking, the width and length of the Parking Space, required in accordance with the minimum standards, shall be measured from the inside of the finished wall to the inside of the opposite finished wall of the garage, and the Parking Space, along its entire width and length, shall be clear of any protrusions or encroachments by any structural and non structural elements; and

**Amended by BL3460**

(b) In RS and RT zones, parking spaces provided for the use of Additional Dwelling Units and Secondary Suites may not be in a Tandem Parking configuration.

6.6.3 In a Tandem Parking arrangement where the second vehicle is parked outside a garage, in the driveway, a minimum length of 6.1m shall be provided for each Parking Space.

6.6.4 A maximum of 50% of required parking shall be permitted as Tandem Parking outside the Transit-Oriented Development areas as defined in Chapter 15 of the Official Community Plan. A maximum of 75% of required parking shall be permitted as Tandem Parking in transit-oriented development areas.

**Replaced by BL3245**

6.6.5 A maximum of 33% of the total parking requirement may be provided as small car Parking Spaces.

**Amended by BL3376**

6.6.6 Notwithstanding section 6.6.1, where a Parking Space or manoeuvring aisle abuts a wall or a fence, including walls of a garage or carport, along its side greater than 0.3m in height, the space or aisle shall be 0.3m wider than otherwise required in this Bylaw. In the case where a wall or a fence exists on either side of a single parking space, the space shall be 0.6m wider than otherwise required by this Bylaw.

6.6.7 Notwithstanding section 6.6.1, where an obstruction, column, or similar structural support element adjoins a Parking Space, no portion of the supporting member shall protrude into the required area for the Parking Space.

6.6.8 Notwithstanding section 6.6.1, an obstruction, column, or similar support element shall be set back a minimum of 0.6m from the drive aisle and located in either the front or rear 1.2m of the Parking Space. Obstructions located

outside of these locations shall be considered as a wall and Section 6.6.6 shall apply.

## 6.7 Parking Area Surfacing and Marking

6.7.1 For all non-Residential use, Off-Street Parking and manoeuvring aisles must be surfaced with an all-weather durable surface, including permeable or impermeable materials.

6.7.2 Marking of Parking Spaces for Multi-Residential, commercial, Industrial, and institutional use shall be as follows:

(a) each Parking Space shall be clearly delineated by painted lines;
(b) each Parking Space required by this Bylaw for visitors must be clearly marked with “Visitor Parking Only”;
(c) each required off-Street accessible Parking Space shall be clearly marked by a painted wheelchair symbol on the pavement and by an erected vertical rectangular sign facing toward the Parking Space of a size and design as regulated by the *Motor Vehicle Act*;
(d) each Parking Space for small car use must be clearly marked with “Small Car Only”; and
(e) in a mixed-use development, Parking Spaces required for all types of commercial use must be clearly marked for commercial use only with erected vertical rectangular signage facing the commercial Parking Spaces.

## 6.8 Access Driveways

**Amended by BL3460**

6.8.1 For residential uses access to and from a Highway shall be provided:

(a) for Lots fronting multiple roads or lanes, driveway access should be from the lowest classified road where one exists;
(b) via not more than one driveway of not less than 3.0m in width nor more than 6.0m in width per Lot for Single Detached Residential uses;
(c) an additional 3.0m of driveway width shall be permitted for each Additional Dwelling Unit when access is from a lane;

**Amended by BL3503**

(d) via not more than two driveways of not less than 4.0m in width nor more than 6.0m in width per Lot for Lots with more than 6 Multi-Residential units;
(e) the width of driveway shall retain a minimum of 6.0m of continuous curb along the road frontage; and
(f) the minimum length of a driveway accessing an Additional Dwelling Unit’s garage shall be 5.6m measured from the property line to the garage, excluding Lanes.

6.8.2 For commercial, Industrial, and institutional use, access to and from a Highway shall be provided:

(a) via not more than two driveways of not less than 4.0m in width nor more than 11.0m in width; and
(b) for Lots fronting multiple roads or Lanes, driveway access should be from the lowest classified road where one exists.

6.8.3 Access to a Through Lot or Corner Lot shall be provided in accordance with section 6.8.1 and 6.8.2, except where access is not feasible due to changes in Grade on the Lot. In such cases, an alternative access can be provided on a

local Street. In no cases shall access be provided on a road classified higher than a local road.

6.8.4 For the purposes of determining access driveway locations, roads shall be classified via the following hierarchy:

1. Major Road Network (MRN);
2. Arterial;
3. Collector;
4. Local; and
5. Lane.

## 6.9 Off-Street Loading Requirements

### 6.9.1 General

(a) Unless otherwise specified in this Bylaw, off-Street loading spaces shall be provided and maintained in accordance with the following regulations.
(b) Off-Street loading spaces shall not be used as Off-Street Parking areas.

### 6.9.2 Existing Buildings, Structures, and Use

This section does not apply to Buildings, Structures, or use existing on the effective date of this Bylaw, except that:

(a) off-Street loading shall be provided and maintained in accordance with this Bylaw for any addition to such Building or Structure or any change or addition to such existing Building; and
(b) off-Street loading existing on the effective date of this Bylaw shall not be reduced below the applicable off-Street loading.

### 6.9.3 Location and Siting of Loading Facilities

(a) Required off-Street loading areas shall be provided on the same Lot as the Building for which they are required.
(b) An off-Street loading area shall:
    (i) not be located within the required front or Side Yard; and
    (ii) be constructed so as to permit unobstructed access to and egress from each space at all times.

### 6.9.4 Buildings, Non-Conforming as to Off-Street Loading

Non-conforming off-street loading is subject to the provisions of the *Local Government Act*.

6.9.5 Required Number of Off-Street Loading Spaces

Loading spaces shall be provided according to Building and use as follows:

(a) excluding those sites used for the purposes listed in clause (b) below, on every Lot used as a Retail store, commercial, Industrial, warehouse, or any similar use, the minimum number of spaces shall be:

| TOTAL GROSS FLOOR AREA OF BUILDING(S) | SPACES REQUIRED |
|---|---|
| Less than 464.5$m^2$ (5,000$ft^2$) | 1 |
| 464.5$m^2$ to 2,322.5$m^2$ (25,000$ft^2$) | 2 |
| Each additional 2,322.5$m^2$ or fraction thereof in excess of 1,162$m^2$ (12,508$ft^2$) | 1 additional |

(b) On every site used as an Office Building, place of public Assembly, Hospital, institution, Club, Public Utility, school, or similar use, the minimum number of spaces shall be:

| TOTAL GROSS FLOOR AREA OF BUILDING(S) | SPACES REQUIRED |
|---|---|
| Up to 2,787$m^2$ (30,000$ft^2$) | 1 |
| Each additional 2,787$m^2$ or fraction thereof in excess of 1,394$m^2$ (15,005.4$ft^2$) | 1 additional |

(c) Where more than one Building or use is located on a Lot, the required number of spaces shall be the sum of the requirements for each use.

6.9.6 Design Criteria

Every off-Street loading area shall:

(a) provide vehicular ingress and egress to a Street or Lane;
(b) be of adequate size with adequate access to accommodate the types of vehicles which will be loading and unloading, but in no case shall the loading space be less than 3.0m (9.8ft) in width, 9.2m (30ft) in length, and 4.3m (14.1ft) in Height;
(c) be sited at an elevation or elevations equivalent to a floor level in the Building or to a utility elevator serving each floor;
(d) be provided with sufficient manoeuvring space adjacent to such use to avoid conflicts with use of Off-Street Parking Spaces, Streets, and Lanes;
(e) be so graded and drained as to dispose of all surface water. In no case shall drainage be allowed to cross sidewalks;
(f) have a surface of asphalt, concrete, or other dust-free material; and
(g) have each loading space clearly delineated by painted lines and signing.

## 6.10 Bicycle Parking

6.10.1 When the number of required bicycle Parking Spaces results in fractional space, any fraction of 0.5 or less may be disregarded, and any fraction greater than 0.5 shall require one additional space.

6.10.2 When calculating bicycle Parking Spaces based on Floor Area, areas used for Automobile parking shall not be included.

6.10.3 Off-Street bicycle parking shall be provided as required in the following table.

| Type of Building or Use | Long Term Spaces | Short Term Spaces |
|---|---|---|
| **Residential** | | |
| Apartment | 1.5 spaces per Dwelling Unit, centralized | 6 spaces for each apartment building on a Lot 50 dwelling units; not applicable to buildings with less than 10 units |
| Townhouse | 2 spaces per Dwelling Unit, either within the garage of each unit or centralized | 6 spaces for each 50 dwelling units; not applicable to buildings with less than 10 units |
| Community Care | 0.05 spaces per Dwelling Unit, centralized | 6 spaces for each Community Care use Building with 10 units or more |
| **Commercial** | | |
| Artist Studio – Type A | 1 space per studio | For any Building with 750m$^2$ or more of Floor Area, 2 spaces per 750m$^2$ |
| Commercial use:<br>• Artist Studio – Type B<br>• Convenience Retail<br>• Commercial Athletic and Recreation<br>• Liquor Primary Establishments<br>• Office<br>• Personal Service<br>• Restaurant<br>• Retail Food Service<br>• Automobile Sales and Leasing | For any Building with 750m$^2$ or more of Floor Area, 1 space per 750m$^2$ of Floor Area | 6 spaces for any Building with 750m$^2$ or more of Floor Area |
| Hotel | 1 space for every 30 sleeping units | 0.15 spaces per sleeping unit to a maximum of 12 spaces |
| Work-Live | 1 space per Dwelling Unit | 0.5 spaces per Dwelling Unit |
| **Industrial** | | |
| Industrial<br>Light Industrial | 1 space for each 1,000m$^2$ of Floor Area | 3 spaces for any Building with 1,000m$^2$ or more of Floor Area |
| **Institutional** | | |
| Civic | 1 space for each 1,000m$^2$ of Floor Area | 6 spaces for any Building with 1,000m$^2$ or more of Floor Area |

| | | |
|---|---|---|
| Hospital | 1 space per 1,000m$^2$ of Floor Area | 6 spaces for every 1,000m$^2$ of Floor Area |
| Assembly and Trade School | No requirement | 6 spaces for any Building with 1,000m$^2$ or more of Floor Area |
| Schools | 1 space per classroom | 3 spaces per classroom |

6.10.4 Minimum dimensions for long-term bicycle Parking Spaces, except for Townhouses, must be provided as required in the following table.

| Minimum Access Aisle | Vertical Clearance | Minimum Width | Minimum Length if Placed Horizontally | Minimum Length if Placed Vertically |
|---|---|---|---|---|
| 1.2m | 1.9m | 0.6m | 1.8m | 1.0m |

6.10.5 Long-term bicycle parking shall be:

(a) provided in a secure bicycle storage area that is accessible only to residents, employees, or registered users of the Building;
(b) provided inside a room or secured compound within a Building that contains bicycle racks and/or bicycle lockers;
(c) located proximate to and with convenient access to Building entrances; and
(d) independently accessible.

6.10.6 Short-term bicycle parking shall be:

(a) located within 15m of a main Building entrance and visible from the main Building entrance; and
(b) provided in racks, which must be permanently anchored to the ground or a permanent Structure and well-lit.

**Added by BL3177**

## 6.11 Electric Vehicle Charging Infrastructure Requirements

**Amended by BL3503**

6.11.1 All Parking Spaces required or provided for Residential units including Single Detached Residential, Semi-Detached Residential, Small-Scale Multi-Unit Housing (SSMUH), Apartments, Multi-Residential buildings, Townhouses, and Additional Dwelling Units shall include an Energized Outlet capable of providing Level 2 Charging or a higher charging level intended for Electric Vehicle charging, except:

**Amended by BL33317**

(a) parking spaces for Visitor Parking;
(b) parking spaces for Secondary Suites;
(c) existing or new parking spaces for existing dwelling units; and
(d) all parking spaces required for units included in a development for which, on or before March 1, 2019:
    (i) a development permit has been submitted and authorized; or
    (ii) a building permit application has been submitted for the development in accordance with the City's Building Bylaw.

6.11.2 A minimum of 20% of parking spaces required for all commercial uses shall include an Energized Outlet capable of providing Level 2 Charging or a higher charging level for intended use for Electric Vehicle charging, except:

(a) existing or new parking spaces for existing commercial uses; and
(b) all parking spaces required for commercial uses included in a development for which, on or before March 1, 2019:
    (i) a development permit has been submitted and authorised; or

(ii) a building permit application has been submitted for the development in accordance with the City's Building Bylaw.

**Amended by BL3176**

6.11.3 Energized Outlets provided shall be labeled for their intended use of Electric Vehicle charging.

6.11.4 All accessible parking spaces for commercial uses must be provided with an Energized Outlet capable of providing Level 2 Charging or a higher charging level intended for Electric Vehicle charging, except:

(a) Existing or new accessible parking spaces for existing commercial uses; and
(b) All parking spaces required for accessible commercial uses included in a development for which, on or before March 1, 2019:
   i. A development permit has been submitted and authorized; or
   ii. A building permit application has been submitted for the development in accordance with the City's Building Bylaw.

**Entire section 7. Density Bonus replaced by BL3549**

# 7. Density Bonus

## 7.1 Intent

This section applies to development proposals where a density greater than the Base Density is being sought on a Lot.

## 7.2 Provisions

7.2.1 Notwithstanding the Base Density [or the maximum permitted density in any applicable zone], Density Bonus in the form of additional floor area is permitted if the applicant/owner provides the minimum amount of floor area identified in section 7.2.1.1 as rental Density Bonus Affordable Housing Units, or provides the applicable cash-in-lieu per section 7.2.2.1, or a combination of both up to the required minimum floor area.

7.2.1.1 Density Bonus Provisions

| Area of Applicability | Base Density FAR | Density Bonus Affordable Housing Unit provisions |
|---|---|---|
| Transit-Oriented Area Tier 1 | 5 | Bonus residential FAR is permitted up to the maximum height identified in the OCP if 5% of the net residential bonus FAR is composed of Density Bonus Affordable Housing Units |
| Transit-Oriented Area Tier 2 | 4 | |
| Transit-Oriented Area Tier 3 | 3 | |
| Outside Transit-Oriented Areas | 2.5 | Bonus residential FAR is permitted up to the maximum height identified in the OCP if 10% of the net residential bonus FAR is composed of Density Bonus Affordable Housing Units |

7.2.1.2 Prior to issuing a building permit, the Density Bonus Affordable Housing Units must be secured by a Housing Agreement for 60 years or the useful life of the building, whichever is longer. Density Bonus Affordable Housing Units may be owned by the owner/applicant with occupancy management arranged through a non-profit society or BC Housing, or sold to a non-profit society or BC Housing at below-market value. Confirmation of these arrangements is required prior to adoption of the requested land use changes and will form part of the Housing Agreement.

7.2.2 As an alternative to providing Density Bonus Affordable Housing Units, an applicant/owner may elect to pay the City the cash-in-lieu rates in accordance with 7.2.2.1.

7.2.2.1 Cash-in-Lieu Rates

| **Area of Applicability** | **Cash-in-Lieu Rate** |
|---|---|
| Transit-Oriented Area Tier 1 | $390 per square foot of bonus residential FAR |
| Transit-Oriented Area Tier 2 | |
| Transit-Oriented Area Tier 3 | |
| Outside Transit-Oriented Areas | $310 per square foot of bonus residential FAR |

7.2.2.2 The cash-in-lieu amount must be paid to the City at, or prior to, building permit issuance for any development utilizing Density Bonus floor area.

7.2.2.3 The cash-in-lieu amount shall be deposited in the City's Housing Reserve Fund.

7.2.3 Density Bonus Affordable Housing Units may be owned by the owner/applicant with occupancy management arranged through a non-profit society or BC Housing or sold to a non-profit society or BC Housing at below-market value. The City requires confirmation of these arrangements prior to adoption of the requested land use changes.

# 8. Single Detached Residential Districts (A and RS)

## 8.1 Acreage Reserve (A1)

### 8.1.1 Intent

To accommodate Single Detached Residential use on Lots that require more detailed planning to determine development capability.

### 8.1.2 Permitted Use

| A1 Zone | |
|---|---|
| a. Principal Use | i. Single Detached Residential |
| b. Secondary Use | i. One of the following:<br>• Child Care<br>• Home Occupation – Type B<br>ii. One of the following:<br>• Boarding<br>• Secondary Suite<br>• Community Care<br>iii. Supportive Recovery (see section 5.2.9) |

### 8.1.3 Development Regulations

| A1 Zone | |
|---|---|
| a. Density (maximum) | i. n/a |
| b. Height (maximum) | i. Principal Building – the lesser of 10.5m or 3 Storeys<br>ii. Accessory Building or Structure – 4.5m |
| c. Lot Coverage (maximum) | i. 40% for all Buildings combined |
| d. Front Lot Line Setbacks (minimum) | i. All Buildings and Structures – 7.5m<br>ii. Accessory Building or Structure – rear of the Principal Building |
| e. Side Yard Setbacks (minimum) | i. All Buildings and Structures – 7.5m |
| f. Rear Yard Setbacks (minimum) | i. All Buildings and Structures – 7.5m |

**Amended by BL3317**

### 8.1.4 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

### 8.1.5 Parking

(a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
(b) The maximum non-permeable area surfaced for driveway and Off-Street Parking in a Front Yard shall not exceed 50% of the area of the Front Yard.

### 8.1.6 Lot Size

**Amended by BL3176**

For the minimum lot size for the A1 zone, please refer to the table in section 3.2.

**Added by BL3176**

## 8.2 Development Acreage Reserve (A2)

### 8.2.1 Intent

To delineate parcels of 0.81 hectares or more in area that require site specific planning.

### 8.2.2 Permitted Use

| A2 Zone | |
|---|---|
| a. Principal Use | ii. Single Detached Residential |
| b. Secondary Use | iv. One of the following:<br>• Child Care<br>• Home Occupation – Type B<br>v. One of the following:<br>• Boarding<br>• Secondary Suite<br>• Community Care<br>vi. Supportive Recovery (see section 5.2.9) |

### 8.2.3 Development Regulations

| A2 Zone | |
|---|---|
| a. Density (maximum) | ii. n/a |
| b. Height (maximum) | iii. Principal Building – the lesser of 10.5m or 3 Storeys<br>iv. Accessory Building or Structure – 4.5m |
| c. Lot Coverage (maximum) | i. 40% for all Buildings combined |
| d. Front Lot Line Setbacks (minimum) | i. All Buildings and Structures – 7.5m<br>ii. Accessory Building or Structure – rear of the principal Building |
| e. Side Yard Setbacks (minimum) | i. All Buildings and Structures – 7.5m |
| f. Rear Yard Setbacks (minimum) | i. All Buildings and Structures – 7.5m |

### 8.2.4 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

### 8.2.5 Parking

(a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.

(b) The maximum non-permeable area surfaced for driveway and Off-Street Parking in a Front Yard shall not exceed 50% of the area of the Front Yard.

**Added by BL3176**

## 8.3 Development Acreage Reserve (A3)

### 8.3.1 Intent

To delineate parcels of 0.40 hectares in area or more that require site specific planning.

### 8.3.2 Permitted Use

| A3 Zone | |
|---|---|
| a. Principal Use | i. Single Detached Residential |
| b. Secondary Use | i. One of the following:<br>• Child Care<br>• Home Occupation – Type B<br>ii. One of the following:<br>• Boarding<br>• Secondary Suite<br>• Community Care<br>iii. Supportive Recovery (see section 5.2.9) |

### 8.3.3 Development Regulations

| A3 Zone | |
|---|---|
| a. Density (maximum) | i. n/a |
| b. Height (maximum) | i. Principal Building – the lesser of 10.5m or 3 Storeys<br>ii. Accessory Building or Structure – 4.5m |
| c. Lot Coverage (maximum) | i. 40% for all Buildings combined |
| d. Front Lot Line Setbacks (minimum) | i. All Buildings and Structures – 7.5m<br>ii. Accessory Building or Structure – rear of the principal Building |
| e. Side Yard Setbacks (minimum) | i. All Buildings and Structures – 7.5m |
| f. Rear Yard Setbacks (minimum) | i. All Buildings and Structures – 7.5m |

### 8.3.4 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

### 8.3.5 Parking

(c) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.

(d) The maximum non-permeable area surfaced for driveway and Off-Street Parking in a Front Yard shall not exceed 50% of the area of the Front Yard.

**Entire section 8.4 Replaced by BL3460**

## 8.4 Single Detached Residential (RS1)

### 8.4.1 Intent

To accommodate Single Detached Residential development and Small-Scale Multi-Unit Housing development on standard urban Lots.

### 8.4.2 Permitted Use

| RS1 Zone | |
|---|---|
| a. Principal Use | i. Single Detached Residential<br>ii. Small-Scale Multi-Unit Housing |
| b. Secondary Use to Single Detached Residential | i. One of the following:<br>• Bed and Breakfast<br>• Boarding<br>• Child Care<br>• Community Care<br>• Home Occupation – Type B<br>ii. Additional Dwelling Unit<br>iii. Home Occupation – Type A<br>iv. Supportive Recovery (see section 5.2.9)<br>v. Secondary Suite |
| c. Secondary Use to Small Scale Multi-Unit Housing | i. Boarding<br>ii. Home Occupation – Type A<br>iii. Secondary Suite |

### 8.4.3 Development Regulations for Single Detached Residential

| RS1 Zone | |
|---|---|
| a. Density (maximum) | i. All Buildings – FAR of 0.5 |
| b. Height (maximum) | i. Principal Building – the lesser of 3 Storeys and the vertical distance from Grade to the highest point of the Building, which shall be 10.5m for roofs with a pitch of 3:12 or greater, and 9.0m for roofs with a pitch less than 3:12 and with parapets less than 0.6m in height<br>ii. Accessory Building – 3.7m for a flat roof and 4.5m for a roof with a slope angle more than 3:12 measured to the highest point<br>iii. Additional Dwelling Unit – 6.71m measured from Grade to the highest point of the roof structure, parapet, or guard |
| c. Lot Coverage (maximum) | i. All Buildings and Structures – 40% total<br>ii. Accessory Building or Structure (including Additional Dwelling Units) – 65m$^2$ |
| d. Front Lot Line Setbacks (minimum) | i. Principal Building – 6.0m<br>ii. Accessory Building or Structure – rear of the principal Building |
| e. Side Lot Line Setbacks (minimum) | i. All Buildings or Structures (interior) – 1.5m<br>ii. All Buildings or Structures (exterior) – 3.0m |
| f. Rear Lot Line Setbacks (minimum) | i. Principal Building – 7.5m<br>ii. Accessory Building or Structure – 1.5m<br>iii. Additional Dwelling Unit – 1.5m |

| | |
|---|---|
| g. Minimum Setbacks Between Buildings (minimum) | i. Between Principal Building and Additional Dwelling Unit – 6.0m<br>ii. Accessory Building or Structure – 2.0m |

8.4.4 Development Regulations for Small-Scale Multi-Unit Housing

Refer to Section 5.5 and Map 3 – Small-Scale Multi-Unit Housing (SSMUH) Areas to determine whether a Lot in this zone permits a maximum of three, four, or six Dwelling Units.

| **RS1 Zone – SSMUH** | |
|---|---|
| a. Density (maximum) | i. All Buildings – FAR of 0.7 for three Dwelling Units, increasing by an FAR of 0.1 for each additional Dwelling Unit to a maximum FAR of 1.0 for six Dwelling Units |
| b. Height (maximum) | i. All Buildings with up to four Dwelling Units – 10.5m<br>ii. All Buildings providing five to six Dwelling Units – 11.5m<br>iii. Accessory Building – 4.0m |
| c. Lot Coverage (maximum) | i. All Buildings and Structures – 45% total for Lots providing up to four Dwelling Units and 50% total for Lots providing five to six Dwelling Units |
| d. Front Lot Line Setbacks (minimum) | i. All Buildings or Structures – 4.6m |
| e. Side Lot Line Setbacks (minimum) | i. All Buildings or Structures (interior) – 1.5m<br>ii. All Buildings or Structures (exterior) – 3.0m |
| f. Rear Lot Line Setbacks (minimum) | i. All Buildings where there is a lane – 1.5m<br>ii. All Buildings where there is no lane – 4.0m |
| g. Setbacks Between Buildings (minimum) | i. Between Buildings front to back – 6.1m<br>ii. Between Buildings side to side – 2.4m<br>iii. Accessory Building or Structure – 2.0m |

8.4.5 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

8.4.6 Parking

(a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
(b) The maximum area for driveway and Off-Street Parking in a Front Yard shall not exceed 50% of the area of the Front Yard.
(c) Where a lane or secondary road is present, all buildings and structures used for accessory off-street parking shall be located in the rear yard and access to accessory off-street parking spaces shall be from the lane or secondary road.

8.4.7 Conditions of Use

(a) Lots identified in Schedule B shall be permitted to have the site-specific development regulations set out therein.
(b) Any Accessory Building or Structure shall be located rear of the Front Building face.

8.4.8 Lot Size

For the minimum lot size for the RS1 zone, refer to the table in section 3.2 of this Bylaw.

**Entire section 8.5 Replaced by BL3460**

## 8.5 Single Detached Residential – Small Lot (RS1-S)

8.5.1 Intent

To accommodate single-detached Residential Structures and Small-Scale Multi-Unit Housing development on small Lots on areas designated in the Official Community Plan as Single Family Low Density in the neighbourhoods of Moody Centre, Seaview, and Pleasantside.

8.5.2 Permitted Use

| RS1-S Zone | |
|---|---|
| a. Principal Use | i. Single Detached Residential<br>ii. Small-Scale Multi-Unit Housing |
| b. Secondary Use to Single Detached Residential | i. One of the following:<br>• Bed and Breakfast<br>• Boarding<br>• Child Care<br>• Community Care<br>• Home Occupation – Type B<br>ii. Home Occupation – Type A<br>iii. Supportive Recovery (see section 5.2.9)<br>iv. Additional Dwelling Unit<br>v. Secondary Suite |
| c. Secondary Use to Small-Scale Multi-Unit Housing | i. Boarding<br>ii. Home Occupation – Type A<br>iii. Secondary Suite |

8.5.3 Development Regulations for Single Detached Residential

| RS1-S Zone | |
|---|---|
| a. Density (maximum)) | i. For Lots with a Lot Area of equal or greater than 555m$^2$: Floor Area Ratio of 0.5<br>ii. For Lots with a Lot Area smaller than 555m$^2$: Floor Area Ratio of 0.7 |
| b. Height (maximum) | i. Principal Building – the lesser of 3 Storeys and the vertical distance from Grade to the highest point of the Building which shall be |

| | |
|---|---|
| | 10.5m for roofs with a pitch of 3:12 or greater, and 9.0m for roofs with a pitch less than 3:12 and with parapets less than 0.6m in height<br>ii. Accessory Building – 3.7m for a flat roof and 4.5m for a roof with a slope angle more than 3:12 measured to the highest point<br>iii. Additional Dwelling Unit – 6.71m measured from Grade to the highest point of the roof structure, parapet, or guard |
| c. Lot Coverage (maximum) | i. 45% for all Buildings combined.<br>ii. Accessory Building or Structure (including Additional Dwelling Units) – 65m$^2$ |
| d. Front Lot Line Setbacks (minimum) | i. All Buildings and Structures – 6.0m<br>ii. Accessory Building or Structure – rear of the principal Building |
| e. Side Yard Setbacks (minimum) | i. Principal Buildings and Structures – 1.2m<br>ii. Additional Dwelling Unit – 1.2m<br>iii. Accessory Buildings and Structures – 0.9m<br>iv. On a Corner Lot, the Side Yard adjoining the flanking Street shall be not less than 1.8m in width |
| f. Rear Yard Setbacks (minimum) | i. Principal Buildings and Structures – 7.5m<br>ii. Accessory Buildings or Structures – 1.5m<br>iii. Additional Dwelling Unit – 1.5m |
| g. Setbacks Between Buildings (minimum) | i. Between Principal Building and Accessory Building or Structure – 2.0m |

8.5.4 Development Regulations for Small-Scale Multi-Unit Housing

Refer to Section 5.5 and Map 3 – Small-Scale Multi-Unit Housing (SSMUH) Areas to determine whether a Lot in this zone permits a maximum of three, four or six Dwelling Units.

| **RS1-S Zone – SSMUH** | |
|---|---|
| a. Density (maximum) | i. All Buildings – FAR of 0.7 for three Dwelling Units, increasing by an FAR of 0.1 for each additional Dwelling Unit to a maximum FAR of 1.0 for six Dwelling Units |
| b. Height (maximum) | i. All Buildings providing up to four Dwelling Units – 10.5m<br>ii. All Buildings providing five to six Dwelling Units – 11.5m<br>iii. Accessory Building – 4.0m |
| c. Lot Coverage (maximum) | i. All Buildings and Structures – 45% total for Lots providing up to four Dwelling Units and 50% total for Lots providing five to six Dwelling Units |
| d. Front Lot Line Setbacks (minimum) | i. All Buildings or Structures – 4.6m |

| | |
|---|---|
| e. Side Lot Line Setbacks (minimum) | i. All Buildings or Structures (interior) – 1.5m<br>ii. All Buildings or Structures (exterior) – 3.0m |
| f. Rear Lot Line Setbacks (minimum) | i. All Buildings where there is a lane – 1.5m<br>ii. All Buildings where there is no lane – 4.0m |
| g. Minimum Setbacks Between Buildings (minimum) | i. Between Buildings front to back – 6.1 m<br>ii. Between Buildings side to side – 2.4m<br>iii. Accessory Building or Structure – 2.0m |

8.5.5 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

8.5.6 Parking

(a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
(b) Notwithstanding section 8.5.6 (a), one (1) parking space per principal Dwelling Unit is required.
(c) The maximum area for driveway and Off-Street Parking in a Front Yard shall not exceed 50% of the area of the Front Yard.
(d) Where a lane or secondary road is present, all buildings and structures used for accessory off-street parking shall be located in the rear yard and access to accessory off-street parking spaces shall be from the lane or secondary road.

8.5.7 Conditions of Use

Any Accessory Building or Structure shall be located rear of the Front Building face.

8.5.8 Lot Size

For the minimum lot size for the RS1-S zone, refer to the table in section 3.2 of this Bylaw.

**Entire Section 8.6 Replaced by BL3460**

## 8.6 North Shore Single Detached Residential (RS2)

### 8.6.1 Intent

To accommodate single-detached Residential development and Small-Scale Multi-Unit Housing development on slightly smaller Lots than standard urban lots on the North Shore.

### 8.6.2 Permitted Use

| RS2 Zone | |
|---|---|
| a. Principal Use | i. Single Detached Residential<br>ii. Small-Scale Multi-Unit Housing |
| b. Secondary Use to Single Detached Residential | i. One of the following:<br>• Bed and Breakfast<br>• Boarding<br>• Child Care<br>• Community Care<br>• Home Occupation – Type B<br>ii. Additional Dwelling Unit<br>iii. Home Occupation – Type A<br>iv. Supportive Recovery (see section 5.2.9)<br>v. Secondary Suite |
| c. Secondary Use to Small-Scale Multi-Unit Housing | i. Boarding<br>ii. Home Occupation – Type A<br>iii. Secondary Suites |

### 8.6.3 Development Regulations for Single Detached Residential

| RS2 Zone | |
|---|---|
| a. Density (maximum) | i. Floor Area Ratio – 0.5 |
| b. Height (maximum) | i. Principal Building – the lesser of 9.0m or 3 Storeys<br>ii. Accessory Building or Structure – 4.0m<br>iii. Additional Dwelling Unit - 6.71m measured from Grade to the highest point of the roof structure, parapet, or guard |
| c. Lot Coverage (maximum) | i. All Buildings and Structures – 40% total<br>ii. Accessory Building or Structure (including Additional Dwelling Units) – 65$m^2$ |
| d. Front Lot Line Setbacks (minimum) | i. Principal Building – 6.0m<br>ii. Accessory Building or Structure – rear of the principal Building |
| e. Side Lot Line Setbacks (minimum) | i. All Buildings and Structures (interior) – 1.5m<br>ii. All Buildings and Structures (exterior) – 3.0m |

| | |
|---|---|
| f. Rear Lot Line Setbacks (minimum) | i. Principal Building – 7.0m<br>ii. Accessory Building or Structure – 1.5m<br>iii. Additional Dwelling Unit – 1.5m |

8.6.4 Development Regulations for Small-Scale Multi-Unit Housing

Refer to Section 5.5 and Map 3 – Small-Scale Multi-Unit Housing (SSMUH) Areas to determine whether a Lot in this zone permits a maximum of three, four or six Dwelling Units.

| **RS2 Zone – SSMUH** | |
|---|---|
| a. Density (maximum) | i. All Buildings – FAR of 0.7 for three Dwelling Units, increasing by an FAR of 0.1 for each additional Dwelling Unit to a maximum FAR of 1.0 for six Dwelling Units |
| b. Height (maximum) | ii. All Buildings providing up to four Dwelling Units – 10.5m<br>iii. All Buildings providing five to six Dwelling Units – 11.5m<br>iv. Accessory Building – 4.0m |
| c. Lot Coverage (maximum) | i. All Buildings and Structures – 45% total for Lots providing up to four Dwelling Units and 50% total for Lots providing five to six Dwelling Units |
| d. Front Lot Line Setbacks (minimum) | i. All Buildings or Structures – 4.6m |
| e. Side Lot Line Setbacks (minimum) | i. All Buildings or Structures (interior) – 1.5m<br>ii. All Buildings or Structures (exterior) – 3.0m |
| f. Rear Lot Line Setbacks (minimum) | i. All Buildings where there is a lane – 1.5m<br>ii. All Buildings where there is no lane – 4.0m |
| g. Setbacks Between Buildings (minimum) | i. Between Buildings front to back – 6.1 m<br>ii. Between Buildings side to side – 2.4m<br>iii. Accessory Building or Structure – 2.0m |

8.6.5 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

8.6.6 Parking

(a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
(b) The required Off-Street Parking for exclusive use of the Additional Dwelling Unit shall be located in the Rear Yard of the principal Dwelling Unit.
(c) The maximum area for driveway and Off-Street Parking in a Front Yard shall not exceed 50% of the area of the Front Yard.

(d) Where a lane or secondary road is present, all buildings and structures used for accessory off-street parking shall be located in the rear yard and access to accessory off-street parking spaces shall be from the lane or secondary road

8.6.7 Lot Size

For the minimum lot size for the RS2 zone, refer to the table in section 3.2 of this Bylaw.

**Entire Section 8.7 Replaced by BL3460**

## 8.7 North Shore Single Detached Residential (RS3)

8.7.1 Intent

To accommodate single detached dwellings and Small-Scale Multi-Unit Housing development on compact urban lots on the North Shore.

8.7.2 Permitted Use

| RS3 Zone | |
|---|---|
| a. Principal Use | i. Single Detached Residential<br>ii. Small-Scale Multi-Unit Housing |
| b. Secondary Use to Single Detached Residential | i. One of the following:<br>• Bed and Breakfast<br>• Boarding<br>• Child Care<br>• Community Care<br>• Home Occupation – Type B<br>ii. Additional Dwelling Unit<br>iii. Home Occupation – Type A<br>iv. Supportive Recovery (see section 5.2.9)<br>v. Secondary Suite |
| c. Secondary Use to Small-Scale Multi-Unit Housing | i. Boarding<br>ii. Home Occupation – Type A<br>iii. Secondary Suites |

8.7.3 Development Regulations for Single Detached Residential

| RS3 Zone | |
|---|---|
| a. Density (maximum) | i. Floor Area Ratio – 0.6 |
| b. Height (maximum) | i. Principal Building – the lesser of 8.0m or 3 Storeys<br>ii. Accessory Building or Structure – 4.0m<br>iii. Additional Dwelling Unit – 6.71m measured from Grade to the highest point of the roof structure, parapet, or guard |
| c. Lot Coverage (maximum) | i. All Buildings and Structures – 45% total<br>ii. Accessory Building or Structure (including Additional Dwelling Units) – 65$m^2$ |

| | |
|---|---|
| d. Front Lot Line Setbacks (minimum) | i. Principal Building – 6.0m<br>ii. Accessory Building or Structure – rear of the principal Building |
| e. Side Lot Line Setbacks (minimum) | i. All Buildings and Structures (interior) – 1.2m<br>ii. All Buildings and Structures (exterior) – 2.5m |
| f. Rear Lot Line Setbacks (minimum) | i. Principal Building – 7.0m<br>ii. Accessory Building or Structure – 1.5m<br>iii. Additional Dwelling Unit – 1.5m |

8.7.4 Development Regulations for Small-Scale Multi-Unit Housing

Refer to Section 5.5 and Map 3 – Small-Scale Multi-Unit Housing (SSMUH) Areas to determine whether a Lot in this zone permits a maximum of three, four or six Dwelling Units.

| **RS3 Zone – SSMUH** | |
|---|---|
| a. Density (maximum) | i. All Buildings – FAR of 0.7 for three Dwelling Units, increasing by an FAR of 0.1 for each additional Dwelling Unit to a maximum FAR of 1.0 for six Dwelling Units |
| b. Height (maximum) | i. All Buildings providing up to four Dwelling Units – 10.5m<br>ii. All Buildings providing five to six Dwelling Units – 11.5m<br>iii. Accessory Building – 4.0m |
| c. Lot Coverage (maximum) | i. All Buildings and Structures – 45% total for Lots providing up to four Dwelling Units and 50% total for Lots providing five to six Dwelling Units |
| d. Front Lot Line Setbacks (minimum) | i. All Buildings or Structures – 4.6m |
| e. Side Lot Line Setbacks (minimum) | i. All Buildings or Structures (interior) – 1.5m<br>ii. All Buildings or Structures (exterior) – 3.0m |
| f. Rear Lot Line Setbacks (minimum) | i. All Buildings where there is a lane – 1.5m<br>ii. All Buildings where there is no lane – 4.0m |
| g. Setbacks Between Buildings (minimum) | i. Between Buildings front to back – 6.1 m<br>ii. Between Buildings side to side – 2.4m<br>iii. Accessory Building or Structure – 2.0m |

8.7.5 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

8.7.6 Parking

(a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
(b) The required Off-Street Parking for exclusive use of the Additional Dwelling Unit shall be located in the Rear Yard of the principal Dwelling Unit.
(c) The maximum area for driveway and Off-Street Parking in a Front Yard shall not exceed 50% of the area of the Front Yard.
(d) Where a lane or secondary road is present, all buildings and structures used for accessory off-street parking shall be located in the rear yard and access to accessory off-street parking spaces shall be from the lane or secondary road.

8.7.7 Conditions of Use

(a) Notwithstanding any other provision of this Bylaw, waterfront RS3 Lots on Alderside Road shall:
    (i) have a maximum permitted Floor Area Ratio and maximum permitted Lot Coverage calculated with the size of the Lot identified on the survey plan of the property registered with the Land Title Office, as of July 1, 1994;
    (ii) where the portion of Alderside Road has a dedicated 6.0m width, have a Front Lot Line Setback for the principal Building of 3.0m and for Accessory Buildings or Structures of 1.5m;
    (iii) have a Building Setback from the High Water Mark of 3.0m without any further siting exceptions from 5.3.2;
    (iv) allow an Accessory Building or Structure to be placed in the Front Yard; and
    (v) allow no further siting exceptions.
(b) Lots identified in Schedule B shall be permitted to have the site-specific development regulations set out therein.

8.7.8 Lot Size

For the minimum lot size for the RS3 zone, refer to the table in section 3.2 of this Bylaw.

## 8.8 Mobile Home Park Residential (RS4)

### 8.8.1 Intent

To accommodate manufactured or Mobile Homes on individual pads within an unsubdivided Mobile Home Park.

### 8.8.2 Permitted Use

| RS4 Zone | |
|---|---|
| a. Principal Use | i. Mobile Home Park |
| b. Secondary Use | i. One of the following:<br>• Child Care<br>• Home Occupation – Type A |

### 8.8.3 Development Regulations

| RS4 Zone | |
|---|---|
| a. Density (maximum) | i. Dwelling Units per hectare – 20 |
| b. Height (maximum) | i. Principal Building – the lesser of 8.0m or 2 Storeys<br>ii. Accessory Building or Structure – 3.7m |
| c. Lot Coverage (maximum) | i. All Buildings and Structures – 40% total |
| d. Front Lot Line Setbacks (minimum) | i. All Buildings or Structures – 6.0m |
| e. Side Lot Line Setbacks (minimum) | i. All Buildings and Structures – 6.0m |
| f. Rear Lot Line Setbacks (minimum) | i. All Buildings and Structures – 6.0m |

### 8.8.4 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

### 8.8.5 Parking

Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.

### 8.8.6 Conditions of Use

(a) Common Amenity Space shall be provided of not less than 10% of the total site area.
(b) Each Mobile Home shall:
  (i) be at least 3.6m in width;
  (ii) be located on a separate Mobile Home pad; and
  (iii) provide one Dwelling Unit.
(c) The yard dedicated to each Mobile Home that is 5.5m or less in width shall be 355m$^2$.
(d) The yard dedicated to each Mobile Home that is greater than 5.5m in width shall be 405m$^2$.
(e) Each Mobile Home shall be permitted one Accessory Building or Structure that does not exceed 10.0m$^2$.

8.8.7 Lot Size

**Added by BL3176**

For the minimum lot size for the RS4 zone, please refer to the table in section 3.2.

**Entire Section 8.9 Replaced by BL3460**

## 8.9 Heritage Woods Small Lot Single Detached Residential (RS5)

8.9.1 Intent

To accommodate Single Detached Residential development and Small-Scale Multi-Unit Housing development on small urban Lots in North Shore Neighbourhood 2.

8.9.2 Permitted Use

| RS5 Zone | |
|---|---|
| a. Principal Use | i. Single Detached Residential<br>ii. Small-Scale Multi-Unit Housing |
| b. Secondary Use to Single Detached Residential | i. One of the following:<br>• Bed and Breakfast<br>• Boarding<br>• Child Care<br>• Community Care<br>• Home Occupation – Type B<br>ii. Additional Dwelling Unit<br>iii. Home Occupation – Type A<br>iv. Supportive Recovery (see section 5.2.9)<br>v. Secondary Suite |
| c. Secondary Use to Small-Scale Multi-Unit Housing | i. Boarding<br>ii. Home Occupation – Type A<br>iii. Secondary Suites |

8.9.3 Development Regulations for Single Detached Residential

| RS5 Zone | |
|---|---|
| a. Density (maximum) | i. Floor Area Ratio – 0.6 |
| b. Height (maximum) | i. Principal Building – the lesser of 8.0m or 2.5 Storeys<br>ii. Accessory Building or Structure – 4.5m<br>iii. Additional Dwelling Unit – 6.71m measured from Grade to the highest point of the roof structure, parapet, or guard |
| c. Lot Coverage (maximum) | i. All Buildings and Structures – 45% total<br>ii. Accessory Building or Structure (including Additional Dwelling Units) – 65m$^2$ |
| d. Front Lot Line Setbacks (minimum) | i. Principal Building – 6.0m |
| e. Side Lot Line Setbacks (minimum) | i. All Buildings and Structures (interior) – 10% width of Lot minimum, but need not exceed 1.5m<br>ii. All Buildings and Structures (exterior) – 2.5m |

| | |
|---|---|
| f. Rear Lot Line Setbacks (minimum) | i. Principal Building – 7.0m<br>ii. Accessory Building or Structure – 1.5m<br>iii. Additional Dwelling Unit – 1.5m |

8.9.4 Development Regulations for Small-Scale Multi-Unit Housing

Refer to Section 5.5 and Map 3 – Small-Scale Multi-Unit Housing (SSMUH) Areas to determine whether a Lot in this zone permits a maximum of three, four or six Dwelling Units.

| **RS5 Zone – SSMUH** | |
|---|---|
| a. Density (maximum) | i. All Buildings – FAR of 0.7 for three Dwelling Units, increasing by an FAR of 0.1 for each additional Dwelling Unit to a maximum FAR of 1.0 for six Dwelling Units |
| b. Height (maximum) | i. All Buildings providing up to four Dwelling Units – 10.5m<br>ii. All Buildings providing five to six Dwelling Units – 11.5m<br>iii. Accessory Building – 4.0m |
| c. Lot Coverage (maximum) | i. All Buildings and Structures – 45% total for Lots providing up to four Dwelling Units and 50% total for Lots providing five to six Dwelling Units |
| d. Front Lot Line Setbacks (minimum) | i. All Buildings or Structures – 4.6m |
| e. Side Lot Line Setbacks (minimum) | i. All Buildings or Structures (interior) – 1.5m<br>ii. All Buildings or Structures (exterior) – 3.0m |
| f. Rear Lot Line Setbacks (minimum) | i. All Buildings where there is a lane – 1.5m<br>ii. All Buildings where there is no lane – 4.0m |
| g. Setbacks Between Buildings (minimum) | i. Between Buildings front to back – 6.1 m<br>ii. Between Buildings side to side – 2.4m<br>iii. Accessory Building or Structure – 2.0m |

8.9.5 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

8.9.6 Parking

(a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
(b) The maximum area for driveway and Off-Street Parking in a Front Yard shall not exceed 50% of the area of the Front Yard.

(c) Where a lane or secondary road is present, all buildings and structures used for accessory off-street parking shall be located in the rear yard and access to accessory off-street parking spaces shall be from the lane or secondary road.

8.9.7 Conditions of Use

(a) Any Accessory Building or Structure shall be located rear of the Front Building face.
(b) Lots identified in Schedule B shall be permitted to have the site-specific development regulations set out therein.

8.9.8 Lot Size

For the minimum lot size for the RS5 zone, refer to the table in section 3.2 of this Bylaw.

**Entire Section 8.10 Replaced by BL3460**

## 8.10 Heritage Woods Single Detached Residential (RS6)

### 8.10.1 Intent

To accommodate Single Detached Residential development and Small-Scale Multi-Unit Housing development on urban Lots in North Shore Neighbourhood 2.

### 8.10.2 Permitted Use

| RS6 Zone | |
|---|---|
| a. Principal Use | i. Single Detached Residential<br>ii. Small-Scale Multi-Unit Housing |
| b. Secondary Use to Single Detached Residential | i. One of the following:<br>• Bed and Breakfast<br>• Boarding<br>• Child Care<br>• Community Care<br>• Home Occupation – Type B<br>ii. Additional Dwelling Unit<br>iii. Home Occupation – Type A<br>iv. Supportive Recovery (see section 5.2.9)<br>v. Secondary Suite |
| c. Secondary Use to Small-Scale Multi-Unit Housing | i. Boarding<br>ii. Home Occupation – Type A<br>iii. Secondary Suites |

### 8.10.3 Development Regulations for Single Detached Residential

| RS6 Zone | |
|---|---|
| a. Density (maximum) | i. Floor Area Ratio – 0.5 |
| b. Height (maximum) | i. Principal Building – the lesser of 10.5m or 3 Storeys<br>ii. Accessory Building or Structure – 4.0m<br>iii. Additional Dwelling Unit – 6.71m measured from Grade to the highest point of the roof structure, parapet, or guard |
| c. Lot Coverage (maximum) | i. All Buildings and Structures – 40% total<br>ii. Accessory Building or Structure (including Additional Dwelling Units) – 65m$^2$ |
| d. Front Lot Line Setbacks (minimum) | i. Principal Building – 6.0m |
| e. Side Lot Line Setbacks (minimum) | i. All Buildings and Structures (interior) – 10% width of Lot minimum, but need not exceed 1.5m<br>ii. All Buildings and Structures (exterior) – 3.0m |
| f. Rear Lot Line Setbacks (minimum) | i. Principal Building – 7.5m<br>ii. Accessory Building or Structure – 1.5m<br>iii. Additional Dwelling Unit – 1.5m |

8.10.4 Development Regulations for Small-Scale Multi-Unit Housing

Refer to Section 5.5 and Map 3 – Small-Scale Multi-Unit Housing (SSMUH) Areas to determine whether a Lot in this zone permits a maximum of three, four or six Dwelling Units.

| RS6 Zone – SSMUH | |
|---|---|
| a. Density (maximum) | i. All Buildings – FAR of 0.7 for three Dwelling Units, increasing by an FAR of 0.1 for each additional Dwelling Unit to a maximum FAR of 1.0 for six Dwelling Units |
| b. Height (maximum) | i. All Buildings providing up to four Dwelling Units – 10.5m<br>ii. All Buildings providing five to six Dwelling Units – 11.5m<br>iii. Accessory Building – 4.0m |
| c. Lot Coverage (maximum) | i. All Buildings and Structures – 45% total for Lots providing up to four Dwelling Units and 50% total for Lots providing five to six Dwelling Units |
| d. Front Lot Line Setback*s* (minimum) | i. All Buildings or Structures – 4.6m |
| e. Side Lot Line Setback*s* (minimum) | i. All Buildings or Structures (interior) – 1.5m<br>ii. All Buildings or Structures (exterior) – 3.0m |
| f. Rear Lot Line Setback*s* (minimum) | i. All Buildings where there is a lane – 1.5m<br>ii. All Buildings where there is no lane – 4.0m |
| g. Setbacks Between Buildings (minimum) | i. Between Buildings front to back – 6.1 m<br>ii. Between Buildings side to side – 2.4m<br>iii. Accessory Building or Structure – 2.0m |

8.10.5 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

8.10.6 Parking

(a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
(b) The required Off-Street Parking for exclusive use of the Additional Dwelling Unit shall be located in the Rear Yard of the principal Dwelling Unit.
(c) The maximum area for driveway and Off-Street Parking in a Front Yard shall not exceed 50% of the area of the Front Yard.
(d) Where a lane or secondary road is present, all buildings and structures used for accessory off-street parking shall be located in the rear yard and access to accessory off-street parking spaces shall be from the lane or secondary road.

8.10.7 Conditions of Use

(a) Any Accessory Building or Structure shall be located rear of the Front Building face.
(b) Lots identified in Schedule B shall be permitted to have the site-specific development regulations set out therein.

8.10.8 Lot Size

For the minimum lot size for the RS6 zone, refer to the table in section 3.2 of this Bylaw.

**Entire Section 8.11 Replaced by BL3460**

## 8.11 Heritage Woods Estate Residential (RS7)

### 8.11.1 Intent

To accommodate Single Detached Residential development and Small-Scale Multi-Unit Housing development on large urban Lots in North Shore Neighbourhood 2.

### 8.11.2 Permitted Use

| RS7 Zone | |
|---|---|
| a. Principal Use | i. Single Detached Residential<br>ii. Small-Scale Multi-Unit Housing |
| b. Secondary Use to Single Detached Residential | i. One of the following:<br>• Bed and Breakfast<br>• Boarding<br>• Child Care<br>• Community Care<br>• Home Occupation – Type B<br>ii. Additional Dwelling Unit<br>iii. Home Occupation – Type A<br>iv. Supportive Recovery (see section 5.2.9)<br>v. Secondary Suite |
| c. Secondary Use to Small-Scale Multi-Unit Housing | i. Boarding<br>ii. Home Occupation – Type A<br>iii. Secondary Suites |

### 8.11.3 Development Regulations for Single Detached Residential

| RS7 Zone | |
|---|---|
| a. Density (maximum) | i. Floor Area Ratio – 0.5 |
| b. Height (maximum) | i. Principal Building – the lesser of 10.5m or 3 Storeys<br>ii. Accessory Building or Structure – 4.5m<br>iii. Additional Dwelling Unit – 6.71m measured from Grade to the highest point of the roof structure, parapet, or guard |
| c. Lot Coverage (maximum) | i. All Buildings and Structures – 40% total<br>ii. Accessory Building or Structure (including Additional Dwelling Units) – 65m$^2$ |
| d. Front Lot Line Setbacks (minimum) | i. Principal Building – 6.0m |
| e. Side Lot Line Setbacks (minimum) | i. All Buildings and Structures (interior) – 10% width of Lot minimum, but need not exceed 1.5m<br>ii. All Buildings and Structures (exterior) – 3.0m |

| | |
|---|---|
| f. Rear Lot Line Setbacks (minimum) | i. Principal Building – 7.5m<br>ii. Accessory Building or Structure – 1.5m<br>iii. Additional Dwelling Unit – 1.5m |

8.11.4 Development Regulations for Small-Scale Multi-Unit Housing

Refer to Section 5.5 and Map 3 – Small-Scale Multi-Unit Housing (SSMUH) Areas to determine whether a Lot in this zone permits a maximum of three, four, or six Dwelling Units.

| **RS7 Zone- SSMUH** | |
|---|---|
| a. Density (maximum) | i. All Buildings – FAR of 0.7 for three Dwelling Units, increasing by an FAR of 0.1 for each additional Dwelling Unit to a maximum FAR of 1.0 for six Dwelling Units |
| b. Height (maximum) | i. All Buildings providing up to four Dwelling Units – 10.5m<br>ii. All Buildings providing five to six Dwelling Units – 11.5m<br>iii. Accessory Building – 4.0m |
| c. Lot Coverage (maximum) | i. All Buildings and Structures – 45% total for Lots providing up to four Dwelling Units and 50% total for Lots providing five to six Dwelling Units |
| d. Front Lot Line Setbacks (minimum) | i. All Buildings or Structures – 4.6m |
| e. Side Lot Line Setbacks (minimum) | i. All Buildings or Structures (interior) – 1.5m<br>ii. All Buildings or Structures (exterior) – 3.0m |
| f. Rear Lot Line Setbacks (minimum) | i. All Buildings where there is a lane – 1.5m<br>ii. All Buildings where there is no lane – 4.0m |
| g. Setbacks Between Buildings (minimum) | i. Between Buildings front to back – 6.1 m<br>ii. Between Buildings side to side – 2.4m<br>iii. Accessory Building or Structure – 2.0m |

8.11.5 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

8.11.6 Parking

(a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
(b) The required Off-Street Parking for exclusive use of the Additional Dwelling Unit shall be located in the Rear Yard of the principal Dwelling Unit.
(c) The maximum area for driveway and Off-Street Parking in a Front Yard shall not exceed 50% of the area of the Front Yard.
(d) Where a lane or secondary road is present, all buildings and structures used for accessory off-street parking shall be located in the rear yard and access to accessory off-street parking spaces shall be from the lane or secondary road

8.11.7 Conditions of Use

(a) Any Accessory Building or Structure shall be located rear of the Front Building face.
(b) Lots identified in Schedule B shall be permitted to have the site-specific development regulations set out therein.

8.11.8 Lot Size

For the minimum lot size for the RS7 zone, refer to the table in section 3.2 of this Bylaw.

**Entire Section 8.12 Replaced by BL3460**

## 8.12 Heritage Woods Large Lot Estate Residential (RS8)

### 8.12.1 Intent

To accommodate Single Detached Residential development and Small-Scale Multi-Unit Housing development on large urban estate Lots in North Shore Neighbourhood 2.

### 8.12.2 Permitted Use

| RS8 Zone | |
|---|---|
| a. Principal Use | i. Single Detached Residential<br>ii. Small-Scale Multi-Unit Housing |
| b. Secondary Use to Single Detached Residential | i. One of the following:<br>• Bed and Breakfast<br>• Boarding<br>• Child Care<br>• Community Care<br>• Home Occupation – Type B<br>ii. Home Occupation – Type A<br>iii. Supportive Recovery (see section 5.2.9)<br>iv. Secondary Suite |
| c. Secondary Use to Small-Scale Multi-Unit Housing | i. Boarding<br>ii. Home Occupation – Type A<br>iii. Secondary Suite |

### 8.12.3 Development Regulations

| RS8 Zone | |
|---|---|
| a. Density (maximum) | i. Floor Area Ratio – 0.5 |
| b. Height (maximum) | i. Principal Building – the lesser of 11.5m or 3 Storeys<br>ii. Accessory Building or Structure – 4.5m |
| c. Lot Coverage (maximum) | i. All Buildings and Structures – 40% total<br>ii. Accessory Building or Structure – 7% |
| d. Front Lot Line Setbacks (minimum) | i. Principal Building – 4.5m<br>ii. Accessory Building – rear of the principal Building on the Lot |
| e. Side Lot Line Setbacks (minimum) | i. All Buildings and Structures (interior) – 10% width of Lot minimum, but need not exceed 1.5m<br>ii. All Buildings and Structures (exterior) – 3.0m |
| f. Rear Lot Line Setbacks (minimum) | i. Principal Building – 7.5m<br>ii. Accessory Building or Structure – 1.5m |

8.12.4 Development Regulations for Small-Scale Multi-Unit Housing

Refer to Section 5.5 and Map 3 – Small-Scale Multi-Unit Housing (SSMUH) Areas to determine whether a Lot in this zone permits a maximum of three, four, or six Dwelling Units.

| RS8 Zone – SSMUH | |
|---|---|
| a. Density (maximum) | i. All Buildings – FAR of 0.7 for three Dwelling Units, increasing by an FAR of 0.1 for each additional Dwelling Unit to a maximum FAR of 1.0 for six Dwelling Units |
| b. Height (maximum) | i. All Buildings providing up to four Dwelling Units – 10.5m<br>ii. All Buildings providing five to six Dwelling Units – 11.5m<br>iii. Accessory Building – 4.0m |
| c. Lot Coverage (maximum) | i. All Buildings and Structures – 45% total for Lots providing up to four Dwelling Units and 50% total for Lots providing five to six Dwelling Units |
| d. Front Lot Line Setback*s* (minimum) | i. All Buildings or Structures – 4.6m |
| e. Side Lot Line Setback*s* (minimum) | i. All Buildings or Structures (interior) – 1.5m<br>ii. All Buildings or Structures (exterior) – 3.0m |
| f. Rear Lot Line Setback*s* (minimum) | i. All Buildings where there is a lane – 1.5m<br>ii. All Buildings where there is no lane – 4.0m |
| g. Setbacks Between Buildings (minimum) | i. Between Buildings front to back – 6.1 m<br>ii. Between Buildings side to side – 2.4m<br>iii. Accessory Building or Structure – 2.0m |

8.12.5 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

8.12.6 Parking

(a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
(b) The required Off-Street Parking for exclusive use of the Additional Dwelling Unit shall be located in the Rear Yard of the principal Dwelling Unit.
(c) The maximum area for driveway and Off-Street Parking in a Front Yard shall not exceed 50% of the area of the Front Yard.
(d) Where a lane or secondary road is present, all buildings and structures used for accessory off-street parking shall be located in the rear yard and access to accessory off-street parking spaces shall be from the lane or secondary road

8.12.7 Lot Size

For the minimum lot size for the RS8 zone, refer to the table in section 3.2 of this Bylaw.

**Entire Section 8.13 Replaced by BL3460**

## 8.13 Single and Semi-Detached Residential (RS9)

8.13.1 Intent

To accommodate Single Detached Residential development and Small- Scale Multi-Unit Housing development

8.13.2 Permitted Use

| RS9 Zone | |
|---|---|
| a. Principal Use | i. Single Detached Residential<br>ii. Small-Scale Multi-Unit Housing |
| b. Secondary Use to Single Detached Residential | i. One of the following:<br>• Bed and Breakfast<br>• Boarding<br>• Child Care<br>• Community Care<br>• Home Occupation – Type B<br>ii. Additional Dwelling Unit<br>iii. Home Occupation – Type A<br>iv. Supportive Recovery (see section 5.2.9)<br>v. Secondary Suite |
| c. Secondary Use to Small-Scale Multi-Unit Housing | i. Boarding<br>ii. Home Occupation – Type A<br>iii. Secondary Suites |

8.13.3 Development Regulations for Single Detached Residential

| RS9 Zone | |
|---|---|
| a. Density (maximum) | i. Floor Area Ratio – 0.5 |
| b. Height (maximum) | i. Principal Building – the lesser of 10.5m or 3 Storeys<br>ii. Accessory Building or Structure – 4.5m<br>iii. Additional Dwelling Unit – 6.71m measured from Grade to the highest point of the roof structure, parapet, or guard. |
| c. Lot Coverage (maximum) | i. All Buildings and Structures – 40% total<br>ii. Accessory Building or Structure (including Additional Dwelling Unit) – 65$m^2$ |

| | |
|---|---|
| d. Front Lot Line Setbacks (minimum) | i. Principal Building – 7.5m<br>ii. Accessory Building or Structure – 7.5m |
| e. Side Lot Line Setbacks (minimum) | i. All Buildings and Structures (interior) – 10% width of Lot minimum, but need not exceed 1.5m<br>ii. All Buildings or Structures (exterior) – 3.0m |
| f. Rear Lot Line Setbacks (minimum) | i. Principal Building – 7.5m<br>ii. Accessory Building or Structure – 1.5m<br>iii. Additional Dwelling Unit – 1.5m |

8.13.4 Development Regulations for Small-Scale Multi-Unit Housing

Refer to Section 5.5 and Map 3 – Small-Scale Multi-Unit Housing (SSMUH) Areas to determine whether a Lot in this zone permits a maximum of three, four, or six Dwelling Units.

| **RS9 Zone – SSMUH** | |
|---|---|
| a. Density (maximum) | i. All Buildings – FAR of 0.7 for three Dwelling Units, increasing by an FAR of 0.1 for each additional Dwelling Unit to a maximum FAR of 1.0 for six Dwelling Units |
| b. Height (maximum) | i. All Buildings providing up to four Dwelling Units – 10.5m<br>ii. All Buildings providing five to six Dwelling Units – 11.5m<br>iii. Accessory Building – 4.0m |
| c. Lot Coverage (maximum) | i. All Buildings and Structures – 45% total for Lots providing up to four Dwelling Units and 50% total for Lots providing five to six Dwelling Units |
| d. Front Lot Line Setbacks (minimum) | i. All Buildings or Structures – 4.6m |
| e. Side Lot Line Setbacks (minimum) | i. All Buildings or Structures (interior) – 1.5m<br>ii. All Buildings or Structures (exterior) – 3.0m |
| f. Rear Lot Line Setbacks (minimum) | i. All Buildings where there is a lane – 1.5m<br>ii. All Buildings where there is no lane – 4.0m |
| g. Setbacks Between Buildings (minimum) | i. Between Buildings front to back – 6.1 m<br>ii. Between Buildings side to side – 2.4m<br>iii. Accessory Building or Structure – 2.0m |

8.13.5 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

8.13.6 Parking

(a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
(b) The required Off-Street Parking for exclusive use of the Additional Dwelling Unit shall be located in the Rear Yard of the principal Dwelling Unit.
(c) The maximum area for driveway and Off-Street Parking in a Front Yard shall not exceed 50% of the area of the Front Yard.
(d) Where a lane or secondary road is present, all buildings and structures used for accessory off-street parking shall be located in the rear yard and access to accessory off-street parking spaces shall be from the lane or secondary road.

8.13.7 Conditions of Use for Semi-Detached Residential Use

**Amended by BL3523**

(a) Two Accessory Buildings or Structures shall be permitted on a Lot for Semi-Detached Residential use.
(b) The Lot Coverage of a permitted Accessory Building that includes enclosed parking shall not exceed 80$m^2$.

8.13.8 Lot Size

For the minimum lot size for the RS9 zone, refer to the table in section 3.2 of this Bylaw.

## 8.14 Single Family Residential Cluster (RS10)

### 8.14.1 Intent

To accommodate single detached residential cluster development on an acreage Lot.

### 8.14.2 Permitted Use

| RS10 Zone | |
|---|---|
| a. Principal Use | i. Single Detached Residential |
| b. Secondary Use | i. Home Occupation – Type A |

### 8.14.3 Development Regulations

| RS10 Zone | |
|---|---|
| a. Density (maximum) | Notwithstanding Section 5.1.2(e):<br>i. One Dwelling Unit per 0.6 hectares where neither a Community Water System nor a Community Sewer System serves the use.<br>ii. One Dwelling Unit per 0.2 hectares where a Community Water System but no Community Sewer System serves the use. |
| b. Height (maximum) | i. All Buildings and Structures – 10.0m |
| c. Lot Coverage (maximum) | i. All Buildings and Structures – 35% total |
| d. Front Lot Line Setbacks (minimum) | i. Principal Building – 7.5m |
| e. Side Lot Line Setbacks (minimum) | i. All Buildings and Structures – 3.0m |
| f. Rear Lot Line Setbacks (minimum) | i. All Buildings and Structures – 7.5m |

### 8.14.4 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

### 8.14.5 Parking

Off-Street Parking in the RS10 Zone shall be 2.0 Parking Spaces per Dwelling Unit.

### 8.14.6 Conditions of Use

(a) All Buildings and Structures shall:
  (i) not exceed a horizontal width or length of 20.0m; and
  (ii) be sited a minimum of 3.0m from another Building on the same Lot.

(b) Dwelling Units shall have a Residential Floor Area of not less than $75m^2$.

(c) Non Residential Buildings other than Automobile garages shall be limited to a Building area of $50m^2$ per such Building, with the total number of such Buildings not to exceed half the number of principal Buildings permitted per Lot.

# 9. Multi-Residential Districts (RT and RM)

**Entire Section 9.1 Replaced by BL3460**

## 9.1 Semi-Detached Residential (RT)

### 9.1.1 Intent

To accommodate one Building containing two Dwelling Units in a variety of configurations, each of which has an exclusive entrance and may have separate title, and Small-Scale Multi-Unit Housing development.

### 9.1.2 Permitted Use

| RT Zone | |
|---|---|
| a. Principal Use | i. Semi-Detached Residential<br>ii. Small-Scale Multi-Unit Housing |
| b. Secondary Use | i. For each principal Dwelling Unit, one of the following:<br>• Bed and Breakfast<br>• Boarding<br>• Child Care<br>• Community Care<br>• Home Occupation – Type B<br>• Secondary Suite<br>• Supportive Recovery<br>ii. Additional Dwelling Unit<br>iii. Home Occupation – Type A |
| c. Secondary Use to Small-Scale Multi-Unit Housing | i. Boarding<br>ii. Home Occupation – Type A<br>iii. Secondary Suites |

### 9.1.3 Development Regulations for Semi-Detached Residential

| RT Zone | |
|---|---|
| a. Density (maximum) | i. Floor Area Ratio – 0.5 |
| b. Height (maximum) | i. Principal Building – the lesser of 10.5m or 3 Storeys<br>ii. Accessory Building or Structure – 4.5m<br>iii. Additional Dwelling Unit – 6.71m measured from Grade to the highest point of the roof structure, parapet, or guard |
| c. Lot Coverage (maximum) | i. All buildings and structures – 40%<br>ii. Accessory Building or Structure (including Additional Dwelling Units) – 65m$^2$, except in the case of enclosed parking where the lot coverage shall not exceed 80m$^2$ |

| | |
|---|---|
| d. Front Lot Line Setbacks (minimum) | i. Principal Building – 6.0m<br>ii. Accessory Building or Structure – rear of the principal Building Setback |
| e. Side Lot Line Setbacks (minimum) | i. Principal Building – 1.5m Interior Lot line and 3.0m Exterior Lot line<br>ii. Accessory Building or Structure – 1.5m Interior Lot line and 3.0m Exterior Side Lot line<br>iii. Additional Dwelling Unit – 1.5m Interior Lot line and 3.0m Exterior Side Lot line |
| f. Rear Lot Line Setbacks (minimum) | i. Principal Building – 7.5m<br>ii. Accessory Building or Structure – 1.5m Interior Lot line and 3.0m Exterior Side Lot Line<br>iii. Additional Dwelling Unit – 1.5m |

9.1.4 Development Regulations for Small-Scale Multi-Unit Housing

Refer to Section 5.5 and Map 3 – Small-Scale Multi-Unit Housing (SSMUH) Areas to determine whether a Lot in this zone permits a maximum of three, four or six Dwelling Units.

| **RT Zone - SSMUH** | |
|---|---|
| a. Density (maximum) | i. All Buildings – FAR of 0.7 for three Dwelling Units, increasing by an FAR of 0.1 for each additional Dwelling Unit to a maximum FAR of 1.0 for six Dwelling Units |
| b. Height (maximum) | i. All Buildings providing up to four Dwelling Units – 10.5m<br>ii. All Buildings providing five to six Dwelling Units – 11.5m<br>iii. Accessory Building – 4.0m |
| c. Lot Coverage (maximum) | i. All Buildings and Structures – 45% total for Lots providing up to four Dwelling Units and 50% total for Lots providing five to six Dwelling Units |
| d. Front Lot Line Setbacks (minimum) | i. All Buildings or Structures – 4.6m |
| e. Side Lot Line Setbacks (minimum) | i. All Buildings or Structures (interior) – 1.5m<br>ii. All Buildings or Structures (exterior) – 3.0m |
| f. Rear Lot Line Setbacks (minimum) | i. All Buildings where there is a lane – 1.5m<br>ii. All Buildings where there is no lane – 4.0m |
| g. Setbacks Between Buildings (minimum) | i. Between Buildings front to back – 6.1 m<br>ii. Between Buildings side to side – 2.4m<br>iii. Accessory Building or Structure – 2.0m |

9.1.5 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

9.1.6 Parking

(a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
(b) The required Off-Street Parking for exclusive use of the Additional Dwelling Unit shall be located in the Rear Yard of the principal Dwelling Unit.
(c) The maximum area for driveway and Off-Street Parking in a Front Yard shall not exceed 50% of the area of the Front Yard.
(d) Where a lane or secondary road is present, all buildings and structures used for accessory off-street parking shall be located in the rear yard and access to accessory off-street parking spaces shall be from the lane or secondary road.

## 9.2 Semi-Detached and Townhouse Residential (RM1)

### 9.2.1 Intent

To accommodate ground-oriented, low density semi-detached and Townhouse development.

### 9.2.2 Permitted Use

| RM1 Zone | |
|---|---|
| a. Principal Use | i. Semi-Detached Residential<br>ii. Townhouse |
| b. Secondary Use | i. Home Occupation – Type A<br>ii. Community Care |

### 9.2.3 Development Regulations

| RM1 Zone | |
|---|---|
| a. Density (maximum) | i. N/A |
| b. Height (maximum) | i. Principal Building – the lesser of 8.0m or 2 Storeys<br>ii. Accessory Building or Structure – 4.5m |
| c. Lot Coverage (maximum) | i. Lot – 30% maximum<br>ii. Accessory Building – the lesser of 10% of the Lot Area or 75m$^2$ |
| d. Front Lot Line Setbacks (minimum) | i. Principal Building – 6.0m<br>ii. Accessory Building or Structure – rear of the principal Building Setback |
| e. Side Lot Line Setbacks (minimum) | i. Principal Building – 1.5m Interior Lot line and 3.0m exterior Lot line<br>ii. Accessory Building or Structure – 1.5m Interior Lot line and 3.0m exterior Lot line |
| f. Rear Lot Line Setbacks (minimum) | i. Principal Building – 6.0m<br>ii. Accessory Building or Structure – 1.5m |

### 9.2.4 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

### 9.2.5 Parking

(a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
(b) Refer to section 6.10 of this Bylaw for Bicycle Parking requirements.

### 9.2.6 Conditions of Use

Outdoor Common Amenity Space shall be provided in an amount equal to or greater than 5.0m$^2$ per Dwelling Unit and shall not be located within the required Setbacks and shall have no dimensions less than 6.0m or slope greater than 5%.

9.2.7 Lot Size

**Added by BL3176**

For the minimum lot size for the RM1 zone, please refer to the table in section 3.2.

## 9.3 Low Density Townhouse Residential (RM2)

### 9.3.1 Intent

To provide for ground-oriented, low density Townhouse development.

### 9.3.2 Permitted Use

| RM2 Zone | |
|---|---|
| a. Principal Use | i. Townhouse |
| b. Secondary Use | i. Home Occupation – Type A<br>ii. Community Care |

### 9.3.3 Development Regulations

| RM2 Zone | |
|---|---|
| a. Density (maximum) | i. N/A |
| b. Height (maximum) | i. Principal Building – the lesser of 8.0m or 2 Storeys<br>ii. Accessory Building or Structure – 4.5m |
| c. Lot Coverage (maximum) | i. Lot – 25%<br>ii. Accessory Building – the lesser of 10% of the Lot Area or 75m$^2$ |
| d. Front Lot Line Setbacks (minimum) | i. Principal Building – 6.0m<br>ii. Accessory Building or Structure – rear of the principal Building Setback |
| e. Side Lot Line Setbacks (minimum) | i. Principal Building – 1.5m Interior Lot line and 3.0m exterior Lot line<br>ii. Accessory Building or Structure – 1.5m Interior Lot line and 3.0m exterior Lot line |
| f. Rear Lot Line Setbacks (minimum) | i. Principal Building – 6.0m<br>ii. Accessory Building or Structure – 1.5m minimum |

### 9.3.4 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

### 9.3.5 Parking

(a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
(b) Refer to section 6.10 of this Bylaw for Bicycle Parking requirements.

### 9.3.6 Conditions of Use

(a) Outdoor Common Amenity Space shall be provided in an amount equal to or greater than 5.0m$^2$ per Dwelling Unit and shall not be located within the required Setbacks and shall have no dimension less than 6.0m or slope greater than 5%.

(b) Each Dwelling Unit shall have a separate outside entrance at ground level.

9.3.7 Lot Size

**Added by BL3176**

For the minimum lot size for the RM2 zone, please refer to the table in section 3.2.

## 9.4 Low Density Townhouse Residential (RM3)

### 9.4.1 Intent

To provide for ground-oriented Townhouses, each of which has an exclusive entrance and may have separate title.

### 9.4.2 Permitted Use

**Added by BL3239**

| RM3 Zone | |
|---|---|
| a. Principal Use | i. Townhouse |
| b. Secondary Use | i. Home Occupation – Type A<br>ii. Community Care |
| c. Site Specific | i. One Recreation Building total for all the properties legally described in Schedule SSU1.<br>ii. One Recreation Building total for all the properties legally described in Schedule SSU2.<br>iii. One Recreation Building total for all the properties legally described in Schedule SSU3. |

### 9.4.3 Development Regulations

**Added by BL3239**

| RM3 Zone | |
|---|---|
| a. Density (maximum) | i. Floor Area Ratio – 0.75 |
| b. Height (maximum) | i. Principal Building – 9.0m or 2 Storeys, except that the floor below the first Storey may be exposed on one side of the Building where it is located on a sloping Lot<br>ii. Accessory Building or Structure – 4.5m<br>iii. Site Specific Maximum Height – 10.5m and 3 storeys for the principal buildings located on all of the properties legally described in Schedules SSU1, SSU2, SSU3, SSU4, and SSU5.<br>iv. Site Specific Maximum Height – 14.3m or 4 storeys for the principal building located on the property legally described as:<br>'STRATA LOT 6, PLAN NWS961, DISTRICT LOT 201, NEW WEST DISTRICT'<br>PID: 001-596-047 |
| c. Lot Coverage (maximum) | i. 50% |
| d. Front Lot Line Setbacks (minimum) | i. Principal Building – 6.0m<br>ii. Accessory Building or Structure – rear of the principal Building Setback |
| e. Side Lot Line Setbacks (minimum) | i. Principal Building – 1.8m Interior Lot line and 4.0m exterior Lot line<br>ii. Accessory Building or Structure – 1.8m Interior Lot line and 4.0m exterior Lot line |
| f. Rear Lot Line Setbacks (minimum) | i. Principal Building – 6.0m<br>ii. Accessory Building or Structure – 1.2m |

### 9.4.4 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

9.4.5 Parking

(a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
(b) Refer to section 6.10 of this Bylaw for Bicycle Parking requirements.

9.4.6 Conditions of Use

(a) For developments of 10 Residential units or more, outdoor Common Amenity Space shall be provided in an amount equal to or greater than 5.0$m^2$ per Dwelling Unit and shall not be located within the required Setbacks and shall have no dimension less than 6.0m or slope greater than 5%.

(b) A minimum separation distance measured from the outermost projection of any wall face shall be maintained of:
    (i) 6.0m between a principal Building and an Accessory Building or Structure; and
    (ii) 3.0m between a principal Building and another principal Building.
(c) The maximum length or any wall of an Accessory Building or Structure shall be 10.0m.
(d) An Accessory Building or Structure used primarily for Accessory Off-Street Parking shall contain no more than three Parking Spaces.

9.4.7 Lot Size

**Added by BL3176**

For the minimum lot size for the RM3 zone, please refer to the table in section 3.2.

## 9.5 Medium Density Townhouse Residential (RM4)

### 9.5.1 Intent

To provide for Townhouse development at medium density.

### 9.5.2 Permitted Use

| RM4 Zone | |
|---|---|
| a. Principal Use | i. Townhouse |
| b. Secondary Use | i. Home Occupation – Type A<br>ii. Community Care |

### 9.5.3 Development Regulations

| RM4 Zone | |
|---|---|
| a. Density (maximum) | i. Floor Area Ratio – 1., except in cases where required parking is underground, a maximum FAR of 1.25 is permitted |
| b. Height (maximum) | i. Principal Building – 10.5m and 3 Storeys<br>ii. Accessory Building or Structure – 4.5m |
| c. Lot Coverage (maximum) | i. 40% |
| d. Front Lot Line Setbacks (minimum) | i. Principal Building – 4.0m minimum and 6.0m maximum<br>ii. Accessory Building or Structure – rear of the principal Building Setback |
| e. Side Lot Line Setbacks (minimum) | i. Principal Building – 2.0m Interior Lot line and 3.0m exterior Lot line<br>ii. Accessory Building or Structure – 2.0m Interior Lot line and 3.0m exterior Lot line |
| f. Rear Lot Line Setbacks (minimum) | i. Principal Building – 3.0m<br>ii. Accessory Building or Structure – 3.0m, except it may be 1.8m where the Lot abuts a Street or Lane |

### 9.5.4 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

### 9.5.5 Parking

(a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
(b) Refer to section 6.10 of this Bylaw for Bicycle Parking requirements.

### 9.5.6 Conditions of Use

Outdoor Common Amenity Space shall be provided in the amount of 5.0m$^2$ per Dwelling Unit and shall not be located within the required Setbacks and shall have no dimension less than 6.0m nor slope greater than 5%.

9.5.7 Lot Size

| Added by BL3176 | For the minimum lot size for the RM4 zone, please refer to the table in section 3.2. |
|---|---|

## 9.6 Four-Storey Apartment Residential (RM5)

### 9.6.1 Intent

To accommodate low-rise Multi-Residential developments up to four Storeys in Height.

### 9.6.2 Permitted Use

| RM5 Zone | |
|---|---|
| a. Principal Use | i. Apartment |
| b. Secondary Use | i. Child Care<br>ii. Home Occupation – Type A<br>iii. Community Care |

### 9.6.3 Development Regulations

| RM5 Zone | |
|---|---|
| a. Density (maximum) | i. Floor Area Ratio – 1.9 |
| b. Height (maximum) | i. 14.3m and 4 Storeys |
| c. Lot Coverage (maximum) | i. 60% |
| d. Front Lot Line Setbacks (minimum) | i. Principal Building – 4.0m |
| e. Side Lot Line Setbacks (minimum) | i. Principal Building – 4.0m<br>ii. Accessory Building or Structure – 1.8m |
| f. Rear Lot Line Setbacks (minimum) | i. Principal Building – 4.0m<br>ii. Accessory Building or Structure – 1.8m |

### 9.6.4 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

### 9.6.5 Parking

(a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
(b) Refer to section 6.10 of this Bylaw for Bicycle Parking requirements.

### 9.6.6 Conditions of Use

Common Amenity Space shall be provided in the minimum amount of 3.0m$^2$ per Dwelling Unit and shall not be located within the required Setbacks.

### 9.6.7 Lot Size

**Added by BL3176**

For the minimum lot size for the RM5 zone, please refer to the table in section 3.2.

## 9.7 Heritage Woods Multi-Residential (RM6)

### 9.7.1 Intent

To provide for the development of multiple-family housing with a maximum Floor Area Ratio of 1.0 in North Shore Neighbourhood 2.

### 9.7.2 Permitted Use

| RM6 Zone | |
|---|---|
| a. Principal Use | i. Multiple-Family Residential |
| b. Secondary Use | i. Private Recreation Centre<br>ii. Home Occupation – Type B |

### 9.7.3 Development Regulations

| RM6 Zone | |
|---|---|
| a. Density (maximum) | i. Floor Area Ratio – 1.0 |
| b. Height (maximum) | i. 10.5m or 3 Storeys |
| c. Lot Coverage (maximum) | i. 40% |
| d. Front Lot Line Setbacks (minimum) | i. Principal Building – 6.0m |
| e. Side Lot Line Setbacks (minimum) | i. Principal Building – 6.0m |
| f. Rear Lot Line Setbacks (minimum) | i. Principal Building – 6.0m |

### 9.7.4 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

### 9.7.5 Parking

(a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
(b) Refer to section 6.10 of this Bylaw for Bicycle Parking requirements.

### 9.7.6 Conditions of Use

(a) Setbacks of not less than 6.0m (19.7ft) shall be provided from all Lot lines.
(b) A minimum distance of 4.5m (14.8ft) shall be provided between Buildings on the Lot.
(c) Where one wall faces another wall of the same Building or of another Building on the same Lot, each shall be sited to provide a continuous horizontal arc, unencumbered by Buildings on the same Lot, of radius not less than:
    (i) 11.0m (36ft) from the centre of all windows in a living room; and
    (ii) 5.0m (16.4ft) from the centre of all other windows, from walls, and from outside corners of Buildings.

(d) A minimum of 30% of the site shall be provided as usable open space.
(e) Indoor recreation space shall be provided for the use of residents with a minimum area of 38.0$m^2$ (409$ft^2$) for developments of not more than 10 Residential units.
(f) An additional 2.4$m^2$ (25.8$ft^2$) of indoor recreation space shall be provided for each Residential unit in excess of 10 units.
(g) Each bachelor Residential unit shall have an area not less than 36.0$m^2$ (387$ft^2$).
(h) Each one-bedroom Residential unit shall have an area not less than 53.0$m^2$ (570$ft^2$).
(i) Each two-bedroom Residential unit shall have an area not less than 69.5$m^2$ (748$ft^2$).
(j) Each Residential unit with three or more bedrooms shall have an area not less than 83.5$m^2$ (900$ft^2$).
(k) Accessory Buildings or Structures for Accessory Off-Street Parking are permitted as follows:
    (i) The maximum Lot Coverage of an Accessory Building shall be 15% of the Lot Area.
    (ii) The Height of an Accessory Building shall not exceed 4.5m (14.8ft).
    (iii) Setbacks shall be provided of not less than 6.0m (19.7ft) from all Lot lines and from other Buildings on the Lot.
    (iv) Accessory Buildings shall be sited to the rear of the front face of a principal Building on the Lot.
(l) There is no limit on the number of Buildings which may be located on a Lot.
(m) The minimum permitted area of a Lot created by Subdivision is 2.0 hectares (5.0 acres).
(n) No multiple family Residential development shall be approved if it would necessarily result in fewer than 75 Dwelling Units ultimately being constructed on a Lot.

9.7.7 Lot Size

**Added by BL3176**

For the minimum lot size for the RM6 zone, please refer to the table in section 3.2.

## 9.8 Heritage Woods Multi-Residential (RM7)

### 9.8.1 Intent

To provide for the development of multiple-family housing with a maximum Floor Area Ratio of 1.0 in North Shore Neighbourhood 2.

### 9.8.2 Permitted Use

| RM7 Zone | |
|---|---|
| a. Principal Use | i. Multiple-Family Residential |
| b. Secondary Use | i. Child Care<br>ii. Home Occupation – Type A<br>iii. Community Care |

### 9.8.3 Development Regulations

| RM7 Zone | |
|---|---|
| a. Density (maximum) | i. Floor Area Ratio – 1.0 |
| b. Height (maximum) | i. 10.5m and 3 Storeys |
| c. Lot Coverage (maximum) | i. 40% |
| d. Front Lot Line Setbacks (minimum) | i. Principal Building – 6.0m |
| e. Side Lot Line Setbacks (minimum) | i. Principal Building – 6.0m |
| f. Rear Lot Line Setbacks (minimum) | i. Principal Building – 6.0m |

### 9.8.4 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

### 9.8.5 Parking

(a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
(b) Refer to section 6.10 of this Bylaw for Bicycle Parking requirements.

### 9.8.6 Conditions of Use

(a) Setbacks of not less than 6.0m (19.7ft) shall be provided from all Lot lines.
(b) A minimum distance of 4.5m (14.8ft) shall be provided between Buildings on the site.
(c) Where one wall faces another wall of the same Building or of another Building on the same Lot, each shall be sited to provide a continuous horizontal arc, unencumbered by Buildings on the same Lot, of radius not less than:
    (i) 11.0m (36ft) from the centre of all windows in a living room; and
    (ii) 5.0m (16.4ft) from the centre of all other windows, from walls, and from outside corners of Buildings.

(d) A minimum of 30% of the site shall be provided as usable open space.
(e) Indoor recreation space shall be provided for the use of residents with a minimum area of 38.0$m^2$ (409$ft^2$) for developments of not more than 10 Residential units.
(f) An additional 2.4$m^2$ (28.5$ft^2$) of indoor recreation space shall be provided for each Residential unit in excess of 10 units.
(g) Each bachelor Residential unit shall have an area not less than 36.0$m^2$ (387$ft^2$).
(h) Each one bedroom Residential unit shall have an area not less than 53.0$m^2$ (570$ft^2$).
(i) Each two bedroom Residential unit shall have an area not less than 69.5$m^2$ (748$ft^2$).
(j) Each Residential unit with three or more bedrooms shall have an area not less than 83.5$m^2$ (900$ft^2$).
(k) Accessory Buildings or Structures for Accessory Off-Street Parking are permitted as follows:
    (i) The maximum Lot Coverage of an Accessory Building shall be 15% of the Lot Area
    (ii) The Height of an Accessory Building shall not exceed 4.5m (14.8ft)
    (iii) Setbacks shall be provided of not less than 6.0m (19.7ft) from all Lot lines and from other Buildings on the Lot
    (iv) Accessory Buildings shall be sited to the rear of the front face of a principal Building on the Lot
(l) There is no limit on the number of Buildings which may be located on a Lot.
(m) The minimum permitted area of a Lot created by Subdivision is 0.4 hectares (1 acre).
(n) The maximum permitted density of development in the entire RM7 Zone is 300 Dwelling Units.
(o) No multiple-family Residential development shall be approved if it would necessarily result in fewer than 225 Dwelling Units ultimately being constructed in the zone.
(p) If a Lot comprising the entire RM7 Zone is subdivided, the maximum permitted density of development on any Lot created by such Subdivision may be up to 75 units per hectare (30 units per acre) if it would not result in the maximum permitted density of 300 units in the entire RM7 Zone being exceeded.
(q) If a Lot comprising the entire RM7 Zone is subdivided, the minimum permitted density of development on a Lot created by such Subdivision may be as few as 25 units per hectare (10 units per acre) if it would not result in the minimum permitted density of 225 units in the entire RM7 Zone not being achieved.

9.8.7 Lot Size

**Added by BL3176**

For the minimum lot size for the RM7 zone, please refer to the table in section 3.2.

## 9.9 Six-Storey Apartment Residential (RM8)

### 9.9.1 Intent

To accommodate low-rise Multi-Residential developments up to six Storeys in Height.

### 9.9.2 Permitted Use

| RM8 Zone | |
|---|---|
| a. Principal Use | i. Apartment |
| b. Secondary Use | i. Home Occupation – Type A<br>ii. Community Care |

### 9.9.3 Development Regulations

| RM8 Zone | |
|---|---|
| a. Density (maximum) | i. Floor Area Ratio – 2.4 |
| b. Height (maximum) | i. Principal Building – 21.5m and 6 Storeys, whichever is less<br>ii. Accessory Building or Structure – 4.5m |
| c. Lot Coverage (maximum) | i. 60% |
| d. Front Lot Line Setbacks (minimum) | i. Principal Building – 3.0m |
| e. Side Lot Line Setbacks (minimum) | i. Principal Building – 3.0m<br>ii. Accessory Building or Structure – 3.0m |
| f. Rear Lot Line Setbacks (minimum) | i. Principal Building – 4.5m<br>ii. Accessory Building or Structure – 1.8m |

### 9.9.4 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

### 9.9.5 Parking

(a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
(b) Refer to section 6.10 of this Bylaw for Bicycle Parking requirements.

### 9.9.6 Conditions of Use

Common Amenity Space shall be provided in the minimum amount of 3.0m$^2$ per Dwelling Unit. Outdoor Common Amenity Space shall not be located within the required Setbacks.

### 9.9.7 Lot Size

**Added by BL3176**

For the minimum lot size for the RM8 zone, please refer to the table in section 3.2.

# 10. Commercial Districts (C)

## 10.1 Local Commercial (C1)

### 10.1.1 Intent

To accommodate daily household Retail or Personal Service needs within a Residential neighbourhood.

### 10.1.2 Permitted Use

| C1 Zone | |
|---|---|
| a. Principal Use | i. Child Care<br>ii. Convenience Retail<br>iii. Personal Service<br>iv. Retail Food Service |
| b. Secondary Use | i. Single Detached Residential<br>ii. Community Care |

### 10.1.3 Development Regulations

| C1 Zone | |
|---|---|
| a. Density (maximum) | i. Floor Area Ratio – 0.5 |
| b. Height (maximum) | i. Principal Building – 9.0m and 2 Storeys<br>ii. Accessory Building or Structure – 4.5m |
| c. Lot Coverage (maximum) | i. 40% |
| d. Front Lot Line Setbacks (minimum) | i. Principal Building – 6.0m<br>ii. Accessory Building or Structure – rear of the principal Building Setback |
| e. Side Lot Line Setbacks (minimum) | i. Principal Building – 1.5m, except it shall be 0.0m where abutting a commercial zone and 3.0m for an exterior Lot line<br>ii. Accessory Building or Structure – 1.5m, and it shall be 3.0m for an exterior Lot line |
| f. Rear Lot Line Setbacks (minimum) | i. Principal Building – 6.0m<br>ii. Accessory Building or Structure – 1.5m |

### 10.1.4 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

### 10.1.5 Parking

(a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
(b) Refer to section 6.10 of this Bylaw for Bicycle Parking requirements.

### 10.1.6 Conditions of Use

The permitted commercial use shall be limited to the Street level Storey.

10.1.7 Lot Size

**Added by BL3176**

For the minimum lot size for the C1 zone, please refer to the table in section 3.2.

## 10.2 Neighbourhood Commercial (C2)

10.2.1 Intent

To accommodate small scale mixed use development to provide neighbourhood commercial and associated Residential use.

10.2.2 Permitted Use

| C2 Zone | |
|---|---|
| a. Principal Use | i. Apartment<br>ii. Artist Studio – Type A<br>iii. Child Care<br>iv. Community Care<br>v. Office Use<br>vi. Personal Service<br>vii. Retail Food Service<br>viii. Restaurant<br>ix. Retail<br>x. Work-Live |
| b. Secondary Use | i. Bed and Breakfast<br>ii. Home Occupation – Type A |
| c. Site Specific | i. One Licensee Retail Store on property legally described as:<br>Parcel 71, District Lot 201, Group 1, NWD, Reference Plan 66135 |

10.2.3 Development Regulations

| C2 Zone | |
|---|---|
| a. Density (maximum) | i. n/a |
| b. Height (maximum) | i. 9.5m and 3 Storeys |
| c. Lot Coverage (maximum) | i. 50% |
| d. Front Lot Line Setbacks (minimum) | i. n/a |
| e. Side Lot Line Setbacks (minimum) | i. 1.5m except where a Lot abuts a Residential zone and 3.0m for an exterior Lot line |
| f. Rear Lot Line Setbacks (minimum) | i. 1.5m, except, where a Lot directly abuts a Residential zone, it shall be 4.5m |

10.2.4 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

10.2.5 Parking

(a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.

(b) Refer to section 6.10 of this Bylaw for Bicycle Parking requirements.

10.2.6 Conditions of Use

(a) The ground level Storey shall be occupied by permitted commercial use.
(b) Permitted commercial use shall be enclosed within a Building, except for any outdoor play area for Child Care Use.
(c) An Apartment use is only permitted when all Off-Street Parking for the use is Underground Parking.
(d) The uppermost Storey shall not exceed 85% of the Floor Area of the Storey below.

10.2.7 Lot Size

**Added by BL3176**

For the minimum lot size for the C2 zone, please refer to the table in section 3.2.

## 10.3 General Commercial (C3)

### 10.3.1 Intent

To accommodate mixed use medium density development in three-Storey Buildings.

### 10.3.2 Permitted Use

| C3 Zone | |
|---|---|
| a. Principal Use | i. Apartment<br>ii. Artist Studio – Type A and Type B<br>iii. Child Care<br>iv. Commercial Athletic and Recreation<br>v. Community Care<br>vi. Hotel<br>vii. Office<br>viii. Personal Service<br>ix. Retail Food Service<br>x. Restaurant<br>xi. Retail<br>xii. Work-Live |
| b. Secondary Use | i. Home Occupation – Type A |
| c. Site Specific | i. One Liquor-Primary Establishment and one Licensee Retail Store on property legally described as:<br>Block 9, Plan 72, District Lot 201, NWD, Lots 3,4,5,8 E 36' of Lot 9 & Lot 7, Exc S20' Exc W 33'<br>ii. One Liquor-Primary Establishment on property legally described as:<br>Lot B, District Lot 210, Group 1, NWD, Reference Plan 78768<br>iii. One Canada Post Corporation mail sorting depot on property legally described as:<br>Lot 7, Block 10, Plan 72, District Lot 201, Group 1, NWD.<br>iv. Assembly Use on the following properties legally described as:<br>Lot 12, Block 11, Plan NWP72, District Lot 201, NWD, and<br>Lot 11, Block 11, Plan NWP72, District Lot 201, NWD<br>v. One Cannabis Retail Use on the property legally described as:<br>Plan RP70815, District Lot 201, New West District Parcel A, PID 002-870-355 (for 2816 St. Johns Street – Kiaro)<br>vi. One Cannabis Retail Use on the property legally described as:<br>Strata Lot 2 District Lot 190 Group 1 New Westminster District Strata Plan NW1656, Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of the Strata Lot As Shown on Form 1 (for 3034 St. Johns Street – Cannoe) |

**Amended by BL3376**

**Added by BL3250**

| | | |
|---|---|---|
| **Added by BL3254** | | vii. One Cannabis Retail Use on the property legally described as:<br>Easterly 50 Feet Lot 34 Block 1 District Lot 202 Group 1 New Westminster District Plan 55 Having a Frontage of 50 Feet on Clarke Street By Full Depth of Lot and Adjoining Queen Street [sic] (for 2343 Clarke Street – Happy Hippie Cannabis) |
| **Added by BL3489** | | viii. Non-Market Housing within the ground level Storey on the property legally described as:<br>THE EAST HALF OF LOT 52 EXCEPT: PART SUBDIVIDED BY PLAN 908; BLOCK 1 DISTRICT LOT 202 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 55 (for 2340 Clarke Street – House of Omeed) |

10.3.3 Development Regulations

| **C3 Zone** | |
|---|---|
| a. Density (maximum) | i. n/a |
| b. Height (maximum) | i. 9.5m and 3 Storeys |
| c. Lot Coverage (maximum) | i. n/a |
| d. Front Lot Line Setbacks (minimum) | i. n/a |
| e. Side Lot Line Setbacks (minimum) | i. 1.5m except it shall be 0.0m where abutting a commercial zone and 3.0m for an exterior Lot line |
| f. Rear Lot Line Setbacks (minimum) | i. None required, except, where a Lot abuts or is separated by a Lane from a Residential zone, it shall be 3.5m |

10.3.4 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

10.3.5 Parking

(a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
(b) Refer to section 6.10 of this Bylaw for Bicycle Parking requirements.

10.3.6 Conditions of Use

(a) The ground level Storey shall be occupied by permitted commercial or Office use.

**Amended by BL3317**

(b) Permitted commercial use shall be enclosed within a building, except for any outdoor area for Child Care Use or pop-up seasonal business.
(c) An Apartment use is only permitted when all Off-Street Parking for the use is Underground Parking.

10.3.7 Lot Size

**Added by BL3176**

For the minimum lot size for the C3 zone, please refer to the table in section 3.2.

## 10.4 Service Station Commercial (C4)

### 10.4.1 Intent

To provide for Service Stations and other Automobile-related services.

### 10.4.2 Permitted Use

| C4 Zone | |
|---|---|
| a. Principal Use | i. Service Station |
| b. Secondary Use | i. Convenience Retail |

### 10.4.3 Development Regulations

| C4 Zone | |
|---|---|
| a. Density (maximum) | i. n/a |
| b. Height (maximum) | i. 7.5m and 1 Storey |
| c. Lot Coverage (maximum) | i. 40% |
| d. Front Lot Line Setbacks (minimum) | i. 9.0m |
| e. Side Lot Line Setbacks (minimum) | i. 4.5m |
| f. Rear Lot Line Setbacks (minimum) | i. 5.5m |

### 10.4.4 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

### 10.4.5 Parking

(a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
(b) Refer to section 6.10 of this Bylaw for Bicycle Parking requirements.

### 10.4.6 Conditions of Use

(a) Confectionery sales shall be limited to a maximum Floor Area of 55$m^2$ (592$ft^2$) and contained within the principal Building.
(b) Service Station operations, where gasoline or other fuel is dispensed to the public, shall be operated as follows:
    (i) 25% of the fuel dispensing devices must be operated where such fuel is dispensed by either the Service Station operator or by their agent or employee but shall not be dispensed by the public; and
    (ii) notwithstanding the hours of operation of that portion of the Service Station operation where fuel is dispensed by the public, the requirements set out in 10.4.6(b)(i) must be operated a minimum of 12 consecutive hours each day the Service Station is open to the public.

### 10.4.7 Lot Size

**Added by BL3176**

For the minimum lot size for the C4 zone, please refer to the table in section 3.2.

## 10.5 Automobile Sale and Service (C5)

### 10.5.1 Intent

To provide for the sale or lease of Automobiles, boats, or recreational trailers and the provision of related services.

### 10.5.2 Permitted Use

| C5 Zone | |
|---|---|
| a. Principal Use | i. Automobile Sales and Leasing |
| b. Secondary Use | i. Repair Shop<br>ii. Car Wash<br>iii. Office<br>iv. Retail Food Service |
| c. Site Specific | i. One Liquor-Primary Establishment and one Licensee Retail Store on the following properties legally described as:<br>Lot 92, District Lot 202, Group 1, NWD, Plan 52281<br>Lot 1, District Lot 233, Group 1, NWD, Plan LMP 2202 |

### 10.5.3 Development Regulations

| C5 Zone | |
|---|---|
| a. Density (maximum) | i. n/a |
| b. Height (maximum) | i. 12.0m and 2 Storeys |
| c. Lot Coverage (maximum) | i. 50% |
| d. Front Lot Line Setbacks (minimum) | i. 3.0m |
| e. Side Lot Line Setbacks (minimum) | i. 0.0m, except that it shall be 3.0m where a Lot abuts a Residential use and for Exterior Side Lot Lines |
| f. Rear Lot Line Setbacks (minimum) | i. 6.0m |

### 10.5.4 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

### 10.5.5 Parking

(a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
(b) Refer to section 6.10 of this Bylaw for Bicycle Parking requirements.

### 10.5.6 Lot Size

**Added by BL3176**

For the minimum lot size for the C5 zone, please refer to the table in section 3.2.

## 10.6 Adaptive Commercial (C6)

### 10.6.1 Intent

To allow for the use of Single Detached Residential Buildings for specified commercial use in a manner that retains the Residential appearance.

### 10.6.2 Permitted Use

| C6 Zone | |
|---|---|
| a. Principal Use | i. Artist Studio – Type A and Type B<br>ii. Child Care<br>iii. Community Care<br>iv. Office<br>v. Personal Service<br>vi. Residential<br>vii. Retail Food Service<br>viii. Retail<br>ix. Work-Live |
| b. Secondary Use | i. Home Occupation – Type B |

### 10.6.3 Development Regulations

| C6 Zone | |
|---|---|
| a. Density (maximum) | i. n/a |
| b. Height (maximum) | i. Principal Building – 10.5m and 3 Storeys<br>ii. Accessory Building or Structure – 4.5m |
| c. Lot Coverage (maximum) | i. 40% |
| d. Front Lot Line Setbacks (minimum) | i. Principal Building – 6.0m<br>ii. Accessory Building or Structure – rear of the principal Building |
| e. Side Lot Line Setbacks (minimum) | i. Principal Building – 1.5m, except it shall be 3.0m for an exterior Lot line<br>ii. Accessory Building or Structure – 1.5m, except it shall be 3.0m for an exterior Lot line |
| f. Rear Lot Line Setbacks (minimum) | i. Principal Building – 7.5m<br>ii. Accessory Building or Structure – 1.5m |

### 10.6.4 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

### 10.6.5 Parking

(a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
(b) Refer to section 6.10 of this Bylaw for Bicycle Parking requirements.

### 10.6.6 Conditions of Use

All permitted uses shall be enclosed within the principal Building, except that customer service areas to a maximum of 12.0m$^2$ shall be permitted on Porches or patios within the Front Yard.

10.6.7 Lot Size

**Added by BL3176**

For the minimum lot size for the C6 zone, please refer to the table in section 3.2.

## 10.7 Commercial Marina – Reed Point (C7)

10.7.1 Intent

To provide for the accommodation of private and public recreational, cultural and related uses which serve the community at large and the location of these in proper relationship to surrounding development.

10.7.2 Permitted Use

| C7 Zone | |
|---|---|
| a. Principal Use | i. Commercial Recreation and Marina |

10.7.3 Development Regulations

| C7 Zone | |
|---|---|
| a. Height (maximum) | i. Principal Building – 9.0m and 2 Storeys<br>ii. Accessory Building or Structure – 6.0m |
| b. Lot Coverage (maximum) | i. n/a<br>ii. Accessory Building or Structure – maximum lot coverage of an accessory building shall be 5%. |
| c. Front Lot Line Setbacks (minimum) | i. 6.0m |

10.7.4 Conditions of Use

a. A marina use shall be limited to:
   i. retail sales of boats and marina equipment, storage and renting of boats, and marine gasoline service station;
   ii. repair of boats.
b. A marina shall conform to the "Criteria for Development of Marine Facilities", dated September 14, 1976, attached to and forming part of this Bylaw as Schedule "C".

10.7.5 Lot Size

**Added by BL3176**

For the minimum lot size for the C7 zone, please refer to the table in section 3.2.

## 10.8 Commercial Marina – Ioco (C8)

### 10.8.1 Intent

To accommodate a Marina on the waterfront of the Ioco Townsite.

### 10.8.2 Permitted Use

| C8 Zone | |
|---|---|
| a. Principal Use | i. Marina |
| b. Secondary Use | i. Caretaker Dwelling Unit |

### 10.8.3 Development Regulations

| C8 Zone | |
|---|---|
| d. Height (maximum) | iii. Principal Building – 10.0m and 2 Storeys<br>iv. Accessory Building or Structure – 4.5m |
| e. Lot Coverage (maximum) | iii. 40% |
| f. Front Lot Line Setbacks (minimum) | ii. 9.0m |
| g. Rear Lot Line | iii. 3.0m |
| h. Side Lot Line Setbacks (minimum) | i. 3.0m |

### 10.8.4 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

### 10.8.5 Parking

(a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
(b) Refer to section 6.10 of this Bylaw for Bicycle Parking requirements.

### 10.8.6 Conditions of Use

A caretaker Dwelling Unit shall have a maximum Floor Area of 93m$^2$.

### 10.8.7 Garbage and Recyclable Material

Refer to section 5.2.13 of this Bylaw for requirements pertaining to garbage and Recyclable Material storage space requirements.

### 10.8.8 Lot Size

**Added by BL3176**

For the minimum lot size for the C8 zone, please refer to the table in section 3.2.

# 11. Mixed-Use Districts (CRM and TC)

## 11.1 Four-Storey Mixed Use (CRM1)

### 11.1.1 Intent

To accommodate mixed use medium density development in four-Storey Buildings.

### 11.1.2 Permitted Use

| CRM1 Zone | |
|---|---|
| a. Principal Use | i. Apartment<br>ii. Artist Studio – Type A<br>iii. Assembly<br>iv. Child Care<br>v. Civic<br>vi. Commercial Athletic and Recreation<br>vii. Community Care<br>viii. Entertainment<br>ix. Office<br>x. Personal Service<br>xi. Restaurant<br>xii. Retail Food Service<br>xiii. Retail<br>xiv. Townhouse<br>xv. Work-Live |
| b. Secondary Use | i. Home Occupation – Type A |

### 11.1.3 Development Regulations

| CRM1 Zone | |
|---|---|
| a. Density (maximum) | i. Floor Area Ratio – 2.0 |
| b. Height (maximum) | i. 15.2m or 4 Storeys, whichever is less |
| c. Lot Coverage (maximum) | i. n/a |
| d. Front Lot Line Setbacks (minimum) | i. n/a |
| e. Side Lot Line Setbacks (minimum) | i. 1.5m, except it shall be 0.0m where abutting a commercial zone and 3.0m for an exterior Lot line |
| f. Rear Lot Line Setbacks (minimum) | i. None required, except, where a Lot abuts or is separated by a Lane from a Residential zone, it shall be 3.5m |

### 11.1.4 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

### 11.1.5 Parking

(a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
(b) Refer to section 6.10 of this Bylaw for Bicycle Parking requirements.

11.1.6 Conditions of Use

(a) Common Amenity Space shall be provided in the minimum amount of 3.0$m^2$ per Dwelling Unit. Outdoor Common Amenity Space shall not be located within the required Setbacks.
(b) Residential use on the ground level shall not exceed more than 50% of the overall ground level Floor Area.
(c) Commercial use on the ground level shall occupy a minimum of 50% of the overall ground level Floor Area.

11.1.7 Lot Size

| | |
|---|---|
| **Added by BL3176** | For the minimum lot size for the CRM1 zone, please refer to the table in section 3.2. |

## 11.2 Six-Storey Mixed Use (CRM2)

### 11.2.1 Intent

To accommodate mixed use medium density development in six-Storey Buildings.

### 11.2.2 Permitted Use

| CRM2 Zone | |
|---|---|
| a. Principal Use | i. Apartment<br>ii. Artist Studio – Type A<br>iii. Assembly<br>iv. Child Care<br>v. Civic<br>vi. Commercial Athletic and Recreation<br>vii. Community Care<br>viii. Entertainment<br>ix. Hotel<br>x. Office<br>xi. Personal Service<br>xii. Restaurant<br>xiii. Retail Food Service<br>xiv. Retail<br>xv. Townhouse<br>xvi. Work-Live |
| b. Secondary Use | i. Home Occupation – Type A |

### 11.2.3 Development Regulations

| CRM2 Zone | |
|---|---|
| a. Density (maximum) | i. Floor Area Ratio – 2.5 |
| b. Height (maximum) | i. 23.0m or 6 Storeys, whichever is less |
| c. Lot Coverage (maximum) | i. n/a |
| d. Front Lot Line Setbacks (minimum) | i. n/a |
| e. Side Lot Line Setbacks (minimum) | i. 1.5m, except it shall be 0.0m where abutting a commercial zone and 3.0m for an exterior Lot line |
| f. Rear Lot Line Setbacks (minimum) | i. None required, except, where a Lot abuts or is separated by a Lane from a Residential zone, it shall be 3.5m |

### 11.2.4 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

### 11.2.5 Parking

(a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
(b) Refer to section 6.10 of this Bylaw for Bicycle Parking requirements.

11.2.6 Conditions of Use

(a) Common Amenity Space shall be provided in the minimum amount of 3.0$m^2$ per Dwelling Unit. Outdoor Common Amenity Space shall not be located within the required Setbacks.
(b) Residential use on the ground level shall not exceed more than 50% of the overall ground level Floor Area.
(c) Commercial use on the ground level shall occupy a minimum of 50% of the overall ground level Floor Area.

11.2.7 Lot Size

**Added by BL3176**

For the minimum lot size for the CRM2 zone, please refer to the table in section 3.2.

## 11.3 Inlet Town Centre – Newport Village (TC1)

### 11.3.1 Intent

To allow comprehensive mixed use high density development on the Newport Village site.

### 11.3.2 Permitted Use

| TC1 Zone | |
|---|---|
| a. Principal Use | i. Apartment<br>ii. Artist Studio<br>iii. Assembly<br>iv. Child Care<br>v. Civic<br>vi. Commercial Athletic and Recreation<br>vii. Liquor-Primary Establishment (see section 11.3.6)<br>viii. Office<br>ix. Personal Service<br>x. Restaurant<br>xi. Retail Food Service<br>xii. Retail |
| b. Secondary Use | i. Home Occupation – Type A |

### 11.3.3 Development Regulations

| TC1 Zone | |
|---|---|
| a. Density (maximum) | i. See section 11.3.6 |
| b. Height (maximum) | i. The lesser of 105.0m or 26 Storeys, and:<br>• no Building used principally for Retail use or Entertainment use shall exceed the lesser of 12.2m or 4 Storeys;<br>• any Building used principally for Office use shall be 5 to 7 Storeys; and<br>• Buildings used principally for Residential use shall be 3 to 6 Storeys or 22 to 26 Storeys in Height. |
| c. Lot Coverage (maximum) | i. n/a |
| d. Setbacks from a Highway (minimum) | i. 3.0m |

### 11.3.4 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

### 11.3.5 Parking

(a) Parking shall be constructed in accordance with the design criteria in section 6.0 of this Bylaw.
(b) Off-Street Parking shall be provided as follows:
  (i) Residential Use: 1.8 spaces per Dwelling Unit
  (ii) Retail Use: 4.5 spaces per 92.9$m^2$
  (iii) Office Use: 3.0 spaces per 92.9$m^2$
  (iv) Assembly Use: 1 space per 10 seats

(c) Parking provided for Office Use shall only be reserved for Office Use between 8:00am and 4:00pm Monday through Friday, except that up to 200 Parking Spaces in the entire TC1 Zone shall be reserved for Office Use between 8:00am and 4:00pm on Saturdays.
(d) Refer to section 6.0 of this Bylaw for all other requirements pertaining to Off-Street Loading.

11.3.6 Conditions of Use

(a) Multi-Residential use shall not exceed a total of 900 Dwelling Units within the entire TC1 zone.
(b) Retail use, Retail Food Services, and Entertainment use together shall not exceed a total of 6,503$m^2$ of such use within the entire TC1 Zone.
(c) Office use shall not exceed a total of 5,574$m^2$ of such use within the entire TC1 Zone.
(d) The maximum Floor Area of a supermarket shall be 2,300$m^2$.
(e) One liquor-primary establishment shall be a permitted use on the following property in this zone legally described as:
Strata Lot 7, Plan LMS 3747, District Lot 470, NWD, Group 1, NWD.
(f) One Licensee Retail Store shall be a permitted use on the following property in this zone legally described as:
The north half of Strata Lot 112, District Lots 191 and 470, Group 1, NWD, Strata Plan LMS 3067.
(g) Indoor Common Amenity Space shall be provided in or adjacent to each Residential Building, in a minimum area of 2.4$m^2$ for each Dwelling Unit.

11.3.7 Lot Size

| | |
|---|---|
| **Added by BL3176** | For the minimum lot size for the TC1 zone, please refer to the table in section 3.2. |

# 12. Industrial Districts (M and T)

## 12.1 Light Industrial (M1)

### 12.1.1 Intent

To allow for Light Industrial and limited compatible use.

### 12.1.2 Permitted Use

**Amended by BL3376**

**Replaced by BL3245**

| M1 Zone | |
|---|---|
| a. Principal Use | i. Animal Daycare<br>ii. Commercial Athletic and Recreation<br>iii. Laboratory<br>iv. Light Industrial<br>v. Recycling Return Centre<br>vi. Trade School<br>vii. Veterinary Clinic<br>viii. Child Care |
| b. Secondary Use | i. Artist Studio – Type B<br>ii. Office<br>iii. Retail<br>iv. Unenclosed Storage<br>v. Accessory Food Service |

### 12.1.3 Development Regulations

| M1 Zone | |
|---|---|
| a. Density (maximum) | i. n/a |
| b. Height (maximum) | i. 8.0m |
| c. Lot Coverage (maximum) | i. n/a |
| d. Front Lot Line Setbacks (minimum) | i. 6.0m |
| e. Side Lot Line Setbacks (minimum) | i. 0.0m from an Interior Lot line<br>ii. 3.0m from an Exterior Side Lot Line |
| f. Rear Lot Line Setbacks (minimum) | i. 6.0m from the Rear Lot Line, except, where the Rear Lot Line is contiguous to a railway right-of-way, in which case, the Building may be sited 0.0m from the rear property line |

### 12.1.4 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

### 12.1.5 Parking and Loading

(a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
(b) Refer to section 6.10 of this Bylaw for Bicycle Parking requirements.

12.1.6 Conditions of Use

(a) Office use shall be limited to contracting, drafting, engineering, design, and surveying services.
(b) Retail use shall be limited to:
    (i) goods manufactured, stored, or Wholesaled at the same location;
    (ii) a Floor Area not exceeding 25% of the total Floor Area used by the business on the premises; and
    (iii) the remaining Floor Area shall not be open to the public.
(c) A Public Utility shall not be permitted on any Lot less than 61m from any Lot zoned for Residential use.
(d) An unenclosed storage or sales yard use shall:
    (i) be located to the rear of the front face of the principal Building, but in no case less than 6.0m from the Front Lot Line and 3.0m from an Exterior Side Lot Line;
    (ii) not have material stored, including sand, gravel, and earth, in excess of 2.4m in Height;
    (iii) be surfaced and maintained with dust-free material; and
    (iv) not become an annoyance or nuisance to the surrounding areas by reason of unsightliness, the emission of odours, liquid effluents, dust, fumes, smoke, vibrations, noise, or glare; nor shall anything be done which creates or causes a health, fire, or explosion hazard, electrical interference, or undue traffic congestion.

**Amended by BL3376**

(e) For manufacturing businesses involving food and beverage products, an outdoor customer seating area will be allowed, in addition to the permitted Retail space, but may not exceed 100% of the total Floor Area otherwise permitted for Retail space, and shall be operated as follows:
    (i) the outdoor customer seating area must be Accessory to the premise's Retail use;
    (ii) the outdoor customer seating area must be physically separated from abutting property; and
    (iii) additional parking will not be required for an outdoor customer seating area.
(f) One Accessory Building is permitted which shall:
    (i) not exceed 10% of the Lot Area; and
    (ii) be a maximum Height of 4.5m.

**Added by BL3245**

(g) An Accessory Food Service shall:
    (i) be subordinate to the principal use on the property;
    (ii) not occupy a footprint equivalent to more than 1 standard parking space; and
    (iii) if located within the building, be counted towards the total allowable Retail Use Floor Area.

12.1.7 Lot Size

**Added by BL3176**

For the minimum lot size for the M1 zone, please refer to the table in section 3.2.

## 12.2 General Industrial (M2)

### 12.2.1 Intent

To provide land that, because of the need for large parcel size or proximity to the waterfront, rail, or other transportation routes, is best suited for the accommodation of general Industrial activities.

### 12.2.2 Permitted Use

| M2 Zone | |
|---|---|
| a. Principal Use | i. Industrial<br>ii. Recycling Return Centre |
| b. Secondary Use | i. One Caretaker Dwelling Unit<br>ii. Unenclosed Storage |

### 12.2.3 Development Regulations

| M2 Zone | |
|---|---|
| a. Density (maximum) | i. n/a |
| b. Height (maximum) | i. 15.0m |
| c. Lot Coverage (maximum) | i. n/a |
| d. Front Lot Line Setbacks (minimum) | i. 3.0m |
| e. Side Lot Line Setbacks (minimum) | i. 0.0m from an Interior Lot line<br>ii. 3.0m from an Exterior Side Lot Line |
| f. Rear Lot Line Setbacks (minimum) | i. 6.0m from the rear property line, except, where the rear property line is contiguous to a railway right-of-way or where no legal public access is available to the rear of the property, in which case the Building may be sited 0.0m from the rear property line |

### 12.2.4 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

### 12.2.5 Parking and Loading

(a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
(b) Refer to section 6.10 of this Bylaw for Bicycle Parking requirements.

### 12.2.6 Conditions of Use

(a) One Caretaker Dwelling Unit shall be permitted within the principal Building on a Lot where it is essential for the security of the undertaking that living accommodation be provided and shall not exceed a Floor Area of 70.0m$^2$.
(b) An Industrial Use or an Unenclosed Storage Use involving the wrecking, salvaging, or storage of salvage, scrap, or junk other than within a Building shall be bounded on all sides by a 2m high screen consisting of a solid Fence, landscaping, or a combination thereof.

(c) An Industrial use shall not discharge or emit across Lot lines:
  (i) odours, toxic, or noxious matter or vapours;
  (ii) heat, glare, or radiation; or
  (iii) recurrently generated ground vibration.

12.2.7 Lot Size

**Added by BL3176**

For the minimum lot size for the M2 zone, please refer to the table in section 3.2.

## 12.3 Transportation – Railway (T1)

### 12.3.1 Intent

To provide for railway and related rail-based operations.

### 12.3.2 Permitted Use

| T1 Zone | |
|---|---|
| a. Principal Use | i. Public Transit<br>ii. Railway<br>iii. Railway Loading and Unloading Terminal<br>iv. Railway Passenger Station |
| b. Secondary Use | i. Accessory Buildings and Structures |

### 12.3.3 Development Regulations

| T1 Zone | |
|---|---|
| a. Density (maximum) | i. n/a |
| b. Height (maximum) | i. Principal Building – the lesser of 10.5m or 3 Storeys<br>ii. Accessory Buildings or Structures – 6.0m |
| c. Lot Coverage (maximum) | i. 50% |
| d. Front Lot Line Setbacks (minimum) | i. 6.0m |
| e. Side Yard Setbacks (minimum) | i. All Buildings and Structures – 3.0m |
| f. Rear Yard Setbacks (minimum) | i. All Buildings and Structures – 6.0m |

### 12.3.4 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

### 12.3.5 Parking and Loading

(a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
(b) Refer to section 6.10 of this Bylaw for Bicycle Parking requirements.

# 13. Institutional

## 13.1 Civic Service (P1)

### 13.1.1 Intent

**Amended by BL3376**

To provide for government, administrative, recreational, cultural, and related public services and facilities and to provide for the location and development of public land for educational, park, cultural, non-market housing, and recreational needs.

### 13.1.2 Permitted Use

**Amended by BL3376**

| P1 Zone | |
|---|---|
| a. Principal Use | i. Child Care<br>ii. Civic Use<br>iii. Fish Hatchery<br>iv. Park<br>v. Non-Market Housing |
| b. Secondary Use | i. Caretaker Dwelling Unit<br>ii. Liquor-Primary Establishment (see section 13.1.6)<br>iii. Restaurant<br>iv. Retail Food Service<br>v. Retail Use |

### 13.1.3 Development Regulations

| P1 Zone | |
|---|---|
| a. Density (maximum) | i. n/a |
| b. Height (maximum) | i. 15.0m or 5 Storeys |
| c. Lot Coverage (maximum) | i. 50% |
| d. Front Lot Line Setbacks (minimum) | i. 6.0m |
| e. Side Yard Setbacks (minimum) | i. 1.5m, except it shall be 3.0m for a Side Yard adjoining the flanking Street |
| f. Rear Yard Setbacks (minimum) | i. 6.0m |

### 13.1.4 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

### 13.1.6 Parking and Loading

(a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
(b) Refer to section 6.10 of this Bylaw for Bicycle Parking requirements.

13.1.6 Conditions of Use

(a) One liquor-primary establishment shall be a permitted use on the following property in this zone legally described as:
Lot C, Plan 39604, District Lot 191, NWD, Except Plan LMP 13046, Blks F, G & Rem 1, Plan 7000, Lots 1 and 2, Blk 1, Plan 9049, Blk H, SK 5431 (Pipeline Reserve)

(b) One Restaurant shall be a permitted use in the northwest corner of: the Remainder of Lot 4, District Lot 201, Group 1, NWD, Reference Plan 4331 and dedicated as Rocky Point Park.

(c) One commercial radio station shall be a permitted use on the following property within this zone legally described as:
Parcel A, District Lot 191, Group 1, NWD Plan BCP 24977
PID: 026-776-626

(d) Accessory commercial use shall serve the same clientele as the main Principal Use.

(e) An Accessory commercial use shall occupy a maximum Floor Area of 140.0$m^2$ except for the Port Moody Recreation site where an Accessory commercial use shall have a maximum Floor Area of 650$m^2$ which is composed of the following lands:
Lot 69, District Lots 347 and 191, Group 1, NWD, Plan 62165;
Parcel C, District Lot 191, Group 1, NWD, Plan 39604;
Lots F, G & H, District Lot 191, Group 1, NWD, Plan 7000;
Lot" I" Except: Firstly: Part Subdivided by Plan 9049 and Secondly: Part Subdivided by Plan LMP 13046, District Lot 191, Group 1, NWD, Plan 7000; and
Lots 1 and 2, District Lot 191, Group 1, NWD, Plan 9049.

13.1.7 Lot Size

**Added by BL3176**

For the minimum lot size for the P1 zone, please refer to the table in section 3.2.

## 13.2 Private Institutional (P2)

### 13.2.1 Intent

To provide for private institutional use.

### 13.2.2 Permitted Use

**Added by BL3176**

| P2 Zone | |
|---|---|
| a. Principal Use | i. Assembly<br>ii. Child Care<br>iii. Community Care<br>iv. Private Hospital |
| b. Secondary Use | i. Caretaker Dwelling Unit<br>ii. Restaurant<br>iii. Retail Food Service<br>iv. Retail Use<br>v. Temporary Shelter |

### 13.2.3 Development Regulations

| P2 Zone | |
|---|---|
| a. Density (maximum) | i. n/a |
| b. Height (maximum) | i. 10.5m or 3 Storeys |
| c. Lot Coverage (maximum) | i. 50% |
| d. Front Lot Line Setbacks (minimum) | i. 6.0m |
| e. Side Yard Setbacks (minimum) | i. 1.5m, except it shall be 3.0m for a Side Yard adjoining the flanking Street |
| f. Rear Yard Setbacks (minimum) | i. 6.0m |

### 13.2.4 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

### 13.2.5 Parking and Loading

(a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
(b) Refer to section 6.10 of this Bylaw for Bicycle Parking requirements.

### 13.2.6 Conditions of Use

(a) One liquor-primary establishment shall be a permitted use on the following property in this zone legally described as:
Lots 9 to 12, Block 10, Plan 72, District Lot 201, NWD
(b) One temporary shelter shall be a permitted use on the following property in this zone legally described as:
East ½ of Lot 24, Block 1, DL 202, Group 1, NWD Plan 55 and Lots 25, 26 and 27 Block 1, DL 202, Group 1, NWD Plan 55.
(c) In the case of a caretaker Dwelling Unit, it shall be within the principal Building on a Lot.

(d) Accessory commercial use shall serve the same clientele as the main Principal Use.
(e) An Accessory commercial use shall occupy a maximum Floor Area of 140.0$m^2$.

13.2.7 Lot Size

**Added by BL3176**

For the minimum lot size for the P2 zone, please refer to the table in section 3.2.

# 14. Comprehensive Development Districts

## 14.1 Comprehensive Development Districts (CD)

### 14.1.1 Intent

To provide for the use, density, and form and character of development on a site or area specific basis. See Schedule D.

**Read a first time** this 26th day of June, 2018.

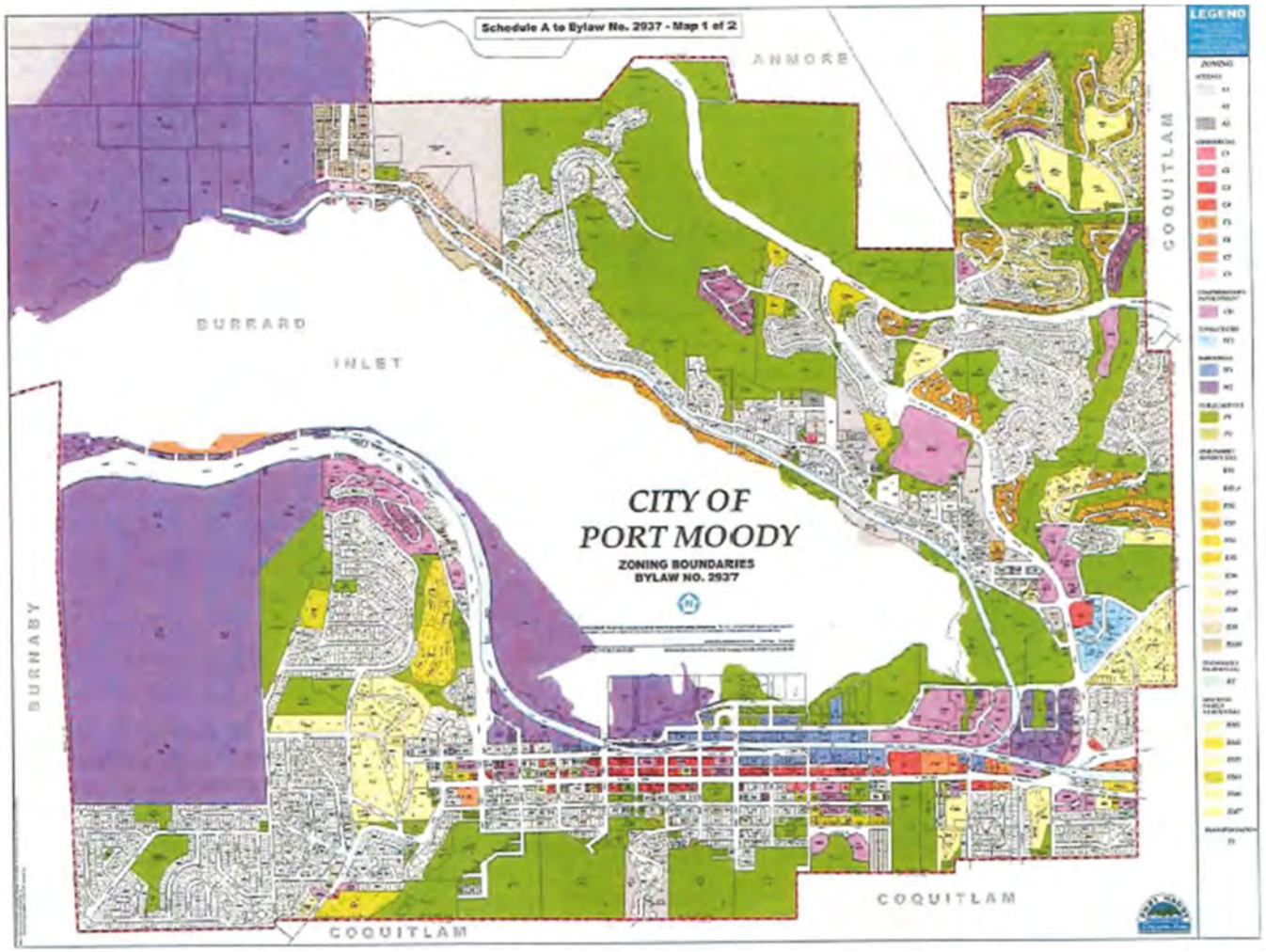
**Read a second time** this 26th day of June, 2018.

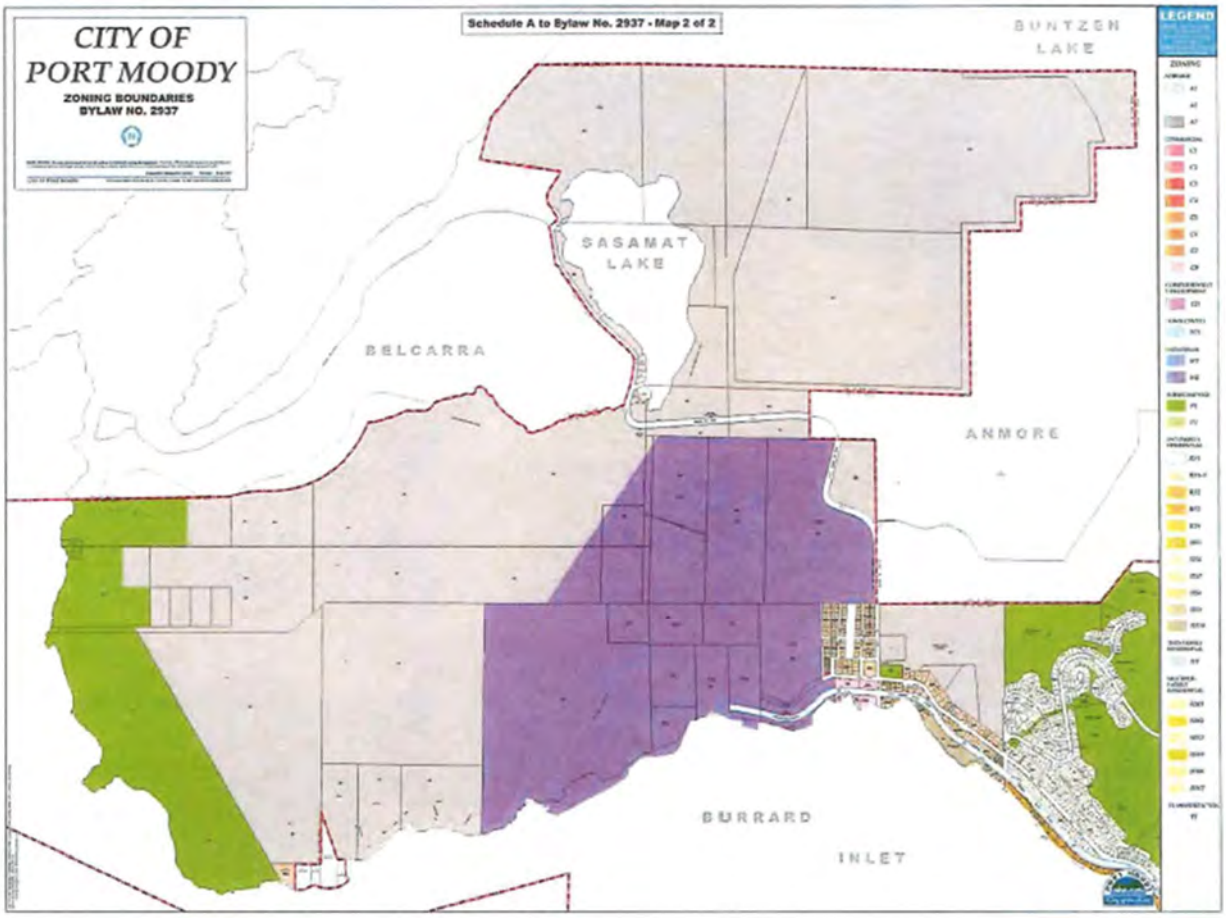
**Public Hearing** this 10th day of July, 2018.

**Read a third time** this 10th day of July, 2018.

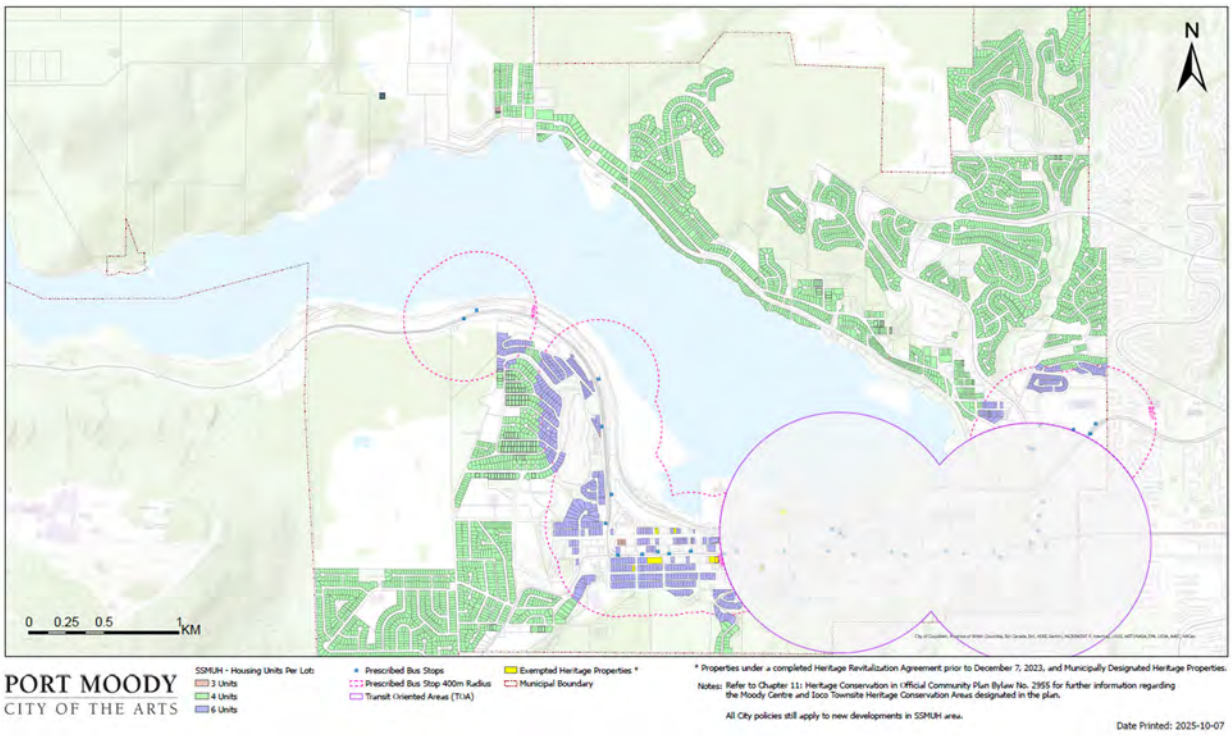
**Adopted** this 10th day of July, 2018.

# Schedule A
# Zoning Boundaries Map




CITY OF PORT MOODY
ZONING BOUNDARIES BYLAW NO. 2937
Schedule A to Bylaw No. 2937 - Map 2 of 2
BUNTZEN LAKE
SASAMAT LAKE
BELCARRA
ANMORE
BURRARD INLET
LEGEND

## Map 3 Small-Scale Multi-Unit Housing (SSMUH) Areas



# Schedule B

| RS1 – Specific Zoning Provisions | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Folio** | **Lot** | **Front Yard Setback** | **Rear Yard Setback** | **Left Side Setback** | **Right Side Setback** | **Height** | **Deck Setback** |
| 10516-055 | 55 | 4m | 6m | | | | |
| 10519-401 | 1 | 4m | | | | | |
| 10519-402 | 2 | 4m | | | | | |
| 10519-403 | 3 | 4m | | | | | |
| 10519-404 | 4 | 4m | | | | | |
| 10519-407 | 7 | | 6m | | | | |
| 10519-408 | 8 | | 6m | | | | |
| 10519-409 | 9 | | 6m | | | | |
| 10519-410 | 10 | | 6m | | | | |
| 10519-411 | 11 | 4m | | | | | |
| 10519-412 | 12 | 4m | | | | | |
| 10519-413 | 13 | 4m | | | | | |
| 10519-415 | 15 | | 6m | | | | |
| 10519-436 | 36 | 4m | 6m | | | | |
| 10519-437 | 37 | 4m | 6m | | | | |
| 10519-438 | 38 | 4m | 6m | | | | |
| 10519-452 | 52 | 4m | 6m | | | | |
| 10519-453 | 53 | 4m | 6m | | | | |
| 10519-454 | 54 | 4m | 6m | | | | |
| 10519-455 | 55 | 4m | 6m | | | | |
| 10519-456 | 56 | 4m | 6m | | | | |
| 10519-459 | 59 | 4m | 6m | | | | |
| 10519-460 | 60 | 4m | 6m | | | | |
| 10519-461 | 61 | 4m | 6m | | | | |
| 10519-462 | 62 | 4m | 6m | | | | |
| 10519-463 | 63 | 4m | 6m | | | | |
| 10519-464 | 64 | 4m | 6m | | | | |
| 10519-465 | 65 | 4m | 6m | | | | |
| 10519-466 | 66 | 4m | 6m | | | | |
| 10519-467 | 67 | 4m | 6m | | | | |

# Neighbourhood Specific Zoning Provisions

| RS3 – Specific Zoning Provisions | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Folio** | **Lot** | **Front Yard Setback** | **Rear Yard Setback** | **Left Side Setback** | **Right Side Setback** | **Height** | **Deck Setback** |
| 10519-416 | 16 | | 6m | | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 10519-417 | 17 | 4m | 6m | | | | |
| 10519-418 | 18 | 4m | 6m | | | | |
| 10519-419 | 19 | 4m | 6m | | | | |
| 10519-420 | 20 | 4m | 6m | | | | |
| 10519-421 | 21 | 4m | 6m | | | | |
| 10519-422 | 22 | 4m | 6m | | | | |
| 10519-423 | 23 | 4m | 6m | | | | |
| 10519-424 | 24 | 4m | 6m | | | | |
| 10519-425 | 25 | 4m | 6m | | | | |
| 10519-426 | 26 | 4m | 6m | | | | |
| 10519-427 | 27 | 4m | 6m | | | | |
| 10519-428 | 28 | 4m | 6m | | | | |
| 10519-429 | 29 | 4m | 6m | | | | |
| 10519-430 | 30 | 4m | 6m | | | | |
| 10519-431 | 31 | 4m | 6m | | | | |
| 10519-432 | 32 | 4m | 6m | | | | |
| 10519-433 | 33 | 4m | 6m | | | | |
| 10519-434 | 34 | 4m | 6m | | | | |
| 10519-435 | 35 | 4m | 6m | | | | |

| **RS5 – Specific Zoning Provisions** | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Folio** | **Lot** | **Front Yard Setback** | **Rear Yard Setback** | **Left Side Setback** | **Right Side Setback** | **Height** | **Deck Setback** |
| 10518-202 | 1 | | 6m | | | 8.9m | |
| 10518-203 | 2 | | 7.6m | | | 9.3m | |
| 10518-204 | 3 | | 7.6m | | | 9.3m | |
| 10518-205 | 4 | | 7.6m | | | 9.3m | |
| 10518-206 | 5 | | 7.6m | | | 9.4m | |
| 10518-218 | 17 | | 7.1m | | | 9.5m | 1.2m |
| 10518-219 | 18 | | 7.1m | | | 9m | 1.2m |
| 10518-220 | 19 | | 7.6m | | | 9.3m | 1.2m |
| 10518-221 | 20 | | 6m | | | 8.8m | |
| 10518-222 | 21 | | 7m | | | 9.8m | |
| 10518-223 | 22 | | 7m | | | | |
| 10518-224 | 23 | | 7m | | | | |
| 10518-225 | 24 | | 7m | | | | |
| 10518-226 | 25 | | 7m | | | | |
| 10518-227 | 26 | | 7m | | | | |
| 10518-228 | 27 | | 7m | | | | |
| 10518-229 | 28 | | 7m | | | | |
| 10518-230 | 29 | | 7m | | | | |
| 10518-231 | 30 | | 7m | | | | 1.2m |
| 10518-232 | 31 | | 5.6m | | | | |
| 10518-233 | 32 | | 5.8m | | | | |
| 10518-234 | 33 | | 5m | | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 10518-235 | 34 | | 5.5m | | | 9.8m | |
| 10518-236 | 35 | | 7m | | | 9.5m | |
| 10518-237 | 36 | | 7m | | | 9.8m | |
| 10518-238 | 37 | 4.5m | 7.5m | | | 9.5m | 1.2m |
| 10518-239 | 38 | 4.5m | 7.5m | | | 9.5m | 1.2m |
| 10518-240 | 39 | 4.5m | 7.5m | | | 9.5m | 1.2m |
| 10518-241 | 40 | | 7m | | | | |
| 10518-242 | 41 | | 4m | | | | |
| 10518-243 | 42 | | 7m | | | | |
| 10518-244 | 43 | | 5.0m | | | | |
| 10518-245 | 44 | | 7m | | | | |
| 10518-246 | 45 | | 7.5m | | | | |
| 10518-247 | 46 | | 7.5m | | | | |
| 10518-248 | 47 | | 5.8m | | | | |
| 10518-249 | 48 | | 7m | | | | |
| 10518-250 | 49 | | 7.5m | | | | |
| 10518-251 | 50 | | 7m | | | | |
| 10518-252 | 51 | | 6.4m | | | | |
| 10518-253 | 52 | | 6.4m | | | | |
| 10518-254 | 53 | | 7m | | | | |
| 10519-701 | 1 | 4.5m | | | | 11.5m | |
| 10519-702 | 2 | 4.5m | | | | 11.5m | |
| 10519-703 | 3 | 4.5m | | | | 11.5m | |
| 10519-704 | 4 | 4.5m | | | | 11.5m | |
| 10519-705 | 5 | 4.5m | | | | 11.5m | |
| 10519-706 | 6 | 4.5m | | | | 11.5m | |
| 10519-707 | 7 | 4.5m | | | | 11.5m | |
| 10519-708 | 8 | 4.5m | | | | 11.5m | |
| 10519-709 | 9 | 4.5m | | | | 11.5m | |
| 10519-710 | 10 | 4.5m | | | | 11.5m | |
| 10519-711 | 11 | 4.5m | | | | 11.5m | |
| 10519-712 | 12 | 4.5m | | | | 11.5m | |
| 10519-713 | 13 | 4.5m | | | | 11.5m | |
| 10519-714 | 14 | 4.5m | | | | 11.5m | |
| 10519-715 | 15 | 4.5m | | | | 11.5m | |
| 10519-716 | 16 | 4.5m | | | | 11.5m | |
| 10519-717 | 17 | 4.5m | | | | 11.5m | |
| 10519-718 | 18 | 4.5m | | | | 11.5m | |
| 10519-719 | 19 | 4.5m | | | | 11.5m | |
| 10519-720 | 20 | 4.5m | | | | 11.5m | |
| 10519-721 | 21 | 4.5m | | | | 11.5m | |
| 10519-722 | 22 | 4.5m | | | | 11.5m | |
| 10519-723 | 23 | 4.5m | | | | 11.5m | |
| 10519-724 | 24 | 4.5m | | | | 11.5m | |
| 10519-725 | 25 | 4.5m | | | | 11.5m | |
| 10519-726 | 26 | 4.5m | | | | 11.5m | |

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|---|---|---|---|---|---|---|---|
| 10519-727 | 27 | 4.5m | | | | 11.5m | |
| 10519-728 | 28 | 4.5m | | | | 11.5m | |
| 10519-729 | 29 | 4.5m | | | | 11.5m | |
| 10519-730 | 30 | 4.5m | | | | 11.5m | |
| 10519-731 | 31 | 4.5m | | | | 11.5m | |
| 10519-732 | 32 | 4.5m | | | | 11.5m | |
| 10519-733 | 33 | 4.5m | | | | 11.5m | |
| 10519-734 | 34 | 4.5m | | | | 11.5m | |
| 10519-735 | 35 | 4.5m | | | | 11.5m | |
| 10519-736 | 36 | 4.5m | | | | 11.5m | |
| 10519-737 | 37 | 4.5m | | | | 11.5m | |
| 10519-738 | 38 | 4.5m | | | | 11.5m | |
| 10519-739 | 39 | 4.5m | | | | 11.5m | |
| 10519-740 | 40 | 4.5m | | | | 11.5m | |
| 10519-741 | 41 | 4.5m | | | | 11.5m | |
| 10519-742 | 42 | 4.5m | | | | 11.5m | |
| 10519-743 | 43 | 4.5m | | | | 11.5m | |
| 10519-901 | 1 | 4.5m | | | | 11.5m | |
| 10519-902 | 2 | 4.5m | | | | 11.5m | |
| 10519-903 | 3 | 4.5m | | | | 11.5m | |
| 10519-904 | 4 | 4.5m | | | | 11.5m | |
| 10519-905 | 5 | 4.5m | | | | 11.5m | |
| 10519-906 | 6 | 4.5m | | | | 11.5m | |
| 10519-907 | 7 | 4.5m | | | | 11.5m | |
| 10519-908 | 8 | 4.5m | | | | 11.5m | |
| 10519-909 | 9 | 4.5m | | | | 11.5m | |
| 10519-910 | 10 | 4.5m | | | | 11.5m | |
| 10519-911 | 11 | 4.5m | | | | 11.5m | |
| 10519-912 | 12 | 4.5m | | | | 11.5m | |
| 10519-913 | 13 | 4.5m | | | | 11.5m | |
| 10519-914 | 14 | 4.5m | | | | 11.5m | |
| 10519-915 | 15 | 4.5m | | | | 11.5m | |
| 10519-916 | 16 | 4.5m | | | | 11.5m | |
| 10519-917 | 17 | 4.5m | | | | 11.5m | |
| 10519-918 | 18 | 4.5m | | | | 11.5m | |
| 10519-919 | 19 | 4.5m | | | | 11.5m | |
| 10519-920 | 20 | 4.5m | | | | 11.5m | |
| 10519-921 | 21 | 4.5m | | | | 11.5m | |
| 10519-922 | 22 | 4.5m | | | | 11.5m | |
| 10519-923 | 23 | 4.5m | | | | 11.5m | |
| 10519-924 | 24 | 4.5m | | | | 11.5m | |
| 10519-936 | 36 | 4.5m | | | | 11.5m | |
| 10519-937 | 37 | 4.5m | | | | 11.5m | |
| 10519-938 | 38 | 4.5m | | | | 11.5m | |
| 10519-939 | 39 | 4.5m | | | | 11.5m | |
| 10519-940 | 40 | 4.5m | | | | 11.5m | |

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|---|---|---|---|---|---|---|---|
| 10519-941 | 41 | 4.5m | | | | 11.5m | |
| 10519-942 | 42 | 4.5m | | | | 11.5m | |
| 10519-943 | 43 | 4.5m | | | | 11.5m | |
| 10519-944 | 44 | 4.5m | | | | 11.5m | |
| 10519-945 | 45 | 4.5m | | | | 11.5m | |
| 10519-946 | 46 | 4.5m | | | | 11.5m | |
| 10519-947 | 47 | 4.5m | | | | 11.5m | |
| 10519-948 | 48 | 4.5m | | | | 11.5m | |
| 10519-949 | 49 | 4.5m | | | | 11.5m | |
| 10519-950 | 50 | 4.5m | | | | 11.5m | |
| 10519-951 | 51 | 4.5m | | | | 11.5m | |
| 10519-952 | 52 | 4.5m | | | | 11.5m | |
| 10519-953 | 53 | 4.5m | | | | 11.5m | |
| 10519-954 | 54 | 4.5m | | | | 11.5m | |
| 10519-955 | 55 | 4.5m | | | | 11.5m | |
| 10519-956 | 56 | 4.5m | | | | 11.5m | |
| 10519-957 | 57 | 4.5m | | | | 11.5m | |
| 10519-958 | 58 | 4.5m | | | | 11.5m | |
| 10519-959 | 59 | 4.5m | | | | 11.5m | |
| 10521-105 | 5 | 4.5m | | | | 11.5m | |
| 10521-106 | 6 | 4.5m | | | | 11.5m | |
| 10521-107 | 7 | 4.5m | | | | 11.5m | |
| 10521-108 | 8 | 4.5m | | | | 12m | |
| 10521-109 | 9 | 4.5m | | | | 12m | |
| 10521-110 | 10 | 4.5m | | | | 12m | |
| 10521-111 | 11 | 4.5m | | | | 12m | |
| 10521-112 | 12 | 4.5m | | | | 12m | |
| 10521-113 | 13 | 4.5m | | | | 11.5m | |
| 10521-114 | 14 | 4.5m | | | | 11.5m | |
| 10521-115 | 15 | 4.5m | | | | 11.5m | |
| 10521-116 | 16 | 4.5m | | | | 11.5m | |
| 10521-239 | 39 | 4.5m | | | | 11.5m | |
| 10521-240 | 40 | 4.5m | | | | 11.5m | |
| 10521-241 | 41 | 4.5m | | | | 11.5m | |
| 10521-242 | 42 | 4.5m | | | | 11.5m | |
| 10521-243 | 43 | 4.5m | | | | 11.5m | |
| 10521-244 | 44 | 4.5m | | | | 11.5m | |
| 10521-245 | 45 | 4.5m | | | | 11.5m | |
| 10521-246 | 46 | 4.5m | | | | 11.5m | |
| 10521-247 | 47 | 4.5m | | | | 11.5m | |
| 10521-248 | 48 | 4.5m | | | | 11.5m | |
| 10521-249 | 49 | 4.5m | | | | 11.5m | |
| 10521-250 | 50 | 4.5m | | | | 11.5m | |
| 10521-251 | 51 | 4.5m | | | | 11.5m | |
| 10521-252 | 52 | 4.5m | | | | 11.5m | |
| 10521-253 | 53 | 4.5m | | | | 11.5m | |

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|---|---|---|---|---|---|---|---|
| 10521-254 | 54 | 4.5m | | | | 11.5m | |
| 10521-271 | 1 | 4.5m | | | | 11.5m | |
| 10521-272 | 2 | 4.5m | | | | 11.5m | |
| 10521-273 | 3 | 4.5m | | | | 11.5m | |
| 10521-274 | 4 | 4.5m | | | | 11.5m | |
| 10521-277 | 7 | 4.5m | | | | 11.5m | |
| 10521-278 | 8 | 4.5m | | | | 11.5m | |
| 10521-279 | 9 | 4.5m | | | | 11.5m | |
| 10521-280 | 10 | 4.5m | | | | 11.5m | |
| 10521-281 | 11 | 4.5m | | | | 11.5m | |
| 10521-282 | 12 | 4.5m | | | | 11.5m | |
| 10521-283 | 13 | 4.5m | | | | 11.5m | |
| 10521-284 | 14 | 4.5m | | | | 11.5m | |
| 10521-285 | 15 | 4.5m | | | | 11.5m | |
| 10521-286 | 16 | 4.5m | | | | 11.5m | |
| 10521-287 | 17 | 4.5m | | | | 11.5m | |
| 10521-288 | 18 | 4.5m | | | | 11.5m | |
| 10521-289 | 19 | 4.5m | | | | 11.5m | |
| 10521-290 | 20 | 4.5m | | | | 11.5m | |
| 10521-291 | 21 | 4.5m | | | | 11.5m | |
| 10521-292 | 22 | 4.5m | | | | 11.5m | |
| 10521-293 | 23 | 4.5m | | | | 11.5m | |
| 10521-294 | 24 | 4.5m | | | | 11.5m | |
| 10521-295 | 25 | 4.5m | | | | 11.5m | |
| 10521-296 | 26 | 4.5m | | | | 11.5m | |
| 10521-297 | 27 | 4.5m | | | | 11.5m | |
| 10521-298 | 28 | 4.5m | | | | 11.5m | |
| 10521-299 | 29 | 4.5m | | | | 11.5m | |
| 10521-300 | 30 | 4.5m | | | | 11.5m | |
| 10521-301 | 31 | 4.5m | | | | 11.5m | |
| 10521-310 | A | 4.5m | | | | 11.5m | |

| **RS6 – Specific Zoning Provisions** | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Folio** | **Lot** | **Front Yard Setback** | **Rear Yard Setback** | **Left Side Setback** | **Right Side Setback** | **Height** | **Deck Setback** |
| 10516-001 | 1 | 4m | | | | | |
| 10516-002 | 2 | 4m | | | | | |
| 10516-003 | 3 | 4m | | | | | |
| 10516-004 | 4 | | | | | | |
| 10516-005 | 5 | | | | | | |
| 10516-006 | 6 | | | | | | |
| 10516-007 | 7 | | | | | | |
| 10516-008 | 8 | | | | | | |
| 10516-009 | 9 | | | | | | |
| 10516-010 | 10 | | | | | | |

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|---|---|---|---|---|---|---|---|
| 10516-011 | 11 | | | | | | |
| 10516-012 | 12 | | | | | | |
| 10516-013 | 13 | | | | | | |
| 10516-014 | 14 | | | | | | |
| 10516-015 | 15 | | 7.3m | | | | |
| 10516-016 | 16 | | | | | | |
| 10516-017 | 17 | | | | | | |
| 10516-018 | 18 | | | | | | |
| 10516-019 | 19 | | | | | | |
| 10516-020 | 20 | 4m | | | | | |
| 10516-021 | 21 | 4m | | | | | |
| 10516-022 | 22 | 4m | | | | | |
| 10516-023 | 23 | 4m | | | | | |
| 10516-024 | 24 | 4m | | | | | |
| 10516-032 | 32 | 4m | 6m | | | | |
| 10516-037 | 37 | 4m | | 2.9m | | | |
| 10516-050 | 50 | | 5.7m | | | | |
| 10516-053 | 53 | 4m | | | | | |
| 10516-054 | 54 | 4m | | 1.1m | | | |
| 10516-055 | 55 | 4m | | | | | |
| 10516-056 | 56 | | 7.4m | | | | |
| 10516-065 | 65 | 4m | 6.2m | | | | |
| 10516-072 | 72 | 4m | | | | | |
| 10516-075 | 75 | 4m | | | | | |
| 10516-076 | 76 | 4m | | | | | |
| 10516-078 | 78 | 4m | | | | | |
| 10516-079 | 79 | 4m | | | | | |
| 10516-082 | 82 | 4m | | | | | |
| 10516-083 | 83 | 4m | | | | | |
| 10516-084 | 84 | 4m | 5.4m | | | | |
| 10516-085 | 85 | 4m | | | | | |
| 10516-086 | 86 | 4m | | | | | |
| 10516-091 | 91 | | 5m | | | | |
| 10516-092 | 92 | 4m | | | | | |
| 10516-093 | 93 | 4m | | | | | |
| 10516-094 | 94 | 4m | | | | | |
| 10516-095 | 95 | 4m | | | | | |
| 10516-096 | 96 | 4m | 4.2m | | | | |
| 10516-105 | 105 | 4m | | | | | |
| 10518-101 | 1 | 4.5m | | | | | |
| 10518-102 | 2 | 4.5m | | | | | |
| 10518-103 | 3 | 4.5m | | | | | |
| 10518-104 | 4 | 4.5m | | | | | |
| 10518-105 | 5 | 4.5m | | | | | |
| 10518-106 | 6 | 4.5m | | | | | |
| 10518-107 | 7 | 4.5m | | | | | |

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|---|---|---|---|---|---|---|---|
| 10518-108 | 8 | 4.5m | | | | | |
| 10518-109 | 9 | 4.5m | | | | | |
| 10518-110 | 10 | 4.5m | | | | | |
| 10518-111 | 11 | 4.5m | | | | | |
| 10518-112 | 12 | 4.5m | | | | | |
| 10518-115 | 15 | 3.5m | | | | | |
| 10518-116 | 16 | 4.5m | | | | | |
| 10518-117 | 17 | 4.5m | | | | | |
| 10518-118 | 18 | 4.5m | | | | | |
| 10518-119 | 19 | 4.5m | | | | | |
| 10518-120 | 20 | 4.5m | | | | | |
| 10518-121 | 21 | 4.5m | | | | | |
| 10518-122 | 22 | 4.5m | | | | | |
| 10518-123 | 23 | 4.5m | | | | | |
| 10518-124 | 24 | 4.5m | | | | | |
| 10518-125 | 25 | 4.5m | | | | | |
| 10518-126 | 26 | 4.5m | | | | | |
| 10518-127 | 27 | 4.5m | | | | | |
| 10518-128 | 28 | 3.5m | | | | | |
| 10518-129 | 29 | 4.5m | | | | | |
| 10518-130 | 30 | 4.5m | | | | | |
| 10518-131 | 31 | 4.5m | | | | | |
| 10518-207 | 6 | 3m | 7.6m | | | | |
| 10518-208 | 7 | 3m | 7.6m | | | | |
| 10518-209 | 8 | 3m | 7.6m | | | | |
| 10518-210 | 9 | 3m | 7.6m | | | | |
| 10518-211 | 10 | 3m | 7.6m | | | | |
| 10518-212 | 11 | 3m | 7.6m | | | | |
| 10518-213 | 12 | 3m | 7.6m | | | | |
| 10518-214 | 13 | | 7.6m | | | | |
| 10518-215 | 14 | | 7.6m | | | | |
| 10518-216 | 15 | | 7.6m | | | | |
| 10518-217 | 16 | | 7.6m | | | | |
| 10518-301 | 1 | | | | | | |
| 10518-302 | 2 | | | 1.35m | 1.35m | | |
| 10518-308 | 8 | | 6.9m | | 3m | | |
| 10518-310 | 10 | | | 1.25m | | | |
| 10518-311 | 11 | 4m | 2.3m | | | | |
| 10518-312 | 12 | | 5.5m | | | | |
| 10518-317 | 17 | | 4.7m | | | | |
| 10518-321 | 21 | 4m | 4.6m | | | | |
| 10518-322 | 22 | | 5.5m | | | | |
| 10518-323 | 23 | 4m | | | | | |
| 10518-324 | 24 | 4m | | | | | |
| 10518-325 | 25 | | 5.5m | | | | |
| 10518-327 | 27 | | 5.5m | | | | |

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|---|---|---|---|---|---|---|---|
| 10518-329 | 29 | 5.5m | | 1.2m | 1.2m | | |
| 10518-330 | 30 | 3m | | 1.2m | 1.5m | | |
| 10518-331 | 31 | 4.9m | | 1.3m | | | |
| 10518-332 | 32 | 4.9m | | 1.3m | | | |
| 10518-336 | 36 | 4m | 5.6m | | | | |
| 10518-501 | 1 | 4.5m | | | | 11.5m | |
| 10518-502 | 2 | 4.5m | | | | 11.5m | |
| 10518-503 | 3 | 4.5m | | | | 11.5m | |
| 10518-504 | 4 | 4.5m | | | | 11.5m | |
| 10518-505 | 5 | 4.5m | | | | 11.5m | |
| 10518-506 | 6 | 4.5m | | | | 11.5m | |
| 10518-507 | 7 | 4.5m | | | | 11.5m | |
| 10518-508 | 8 | 4.5m | | | | 11.5m | |
| 10518-509 | 9 | 4.5m | | | | 11.5m | |
| 10518-510 | 10 | 4.5m | | | | 11.5m | |
| 10518-511 | 11 | 4.5m | | | | 11.5m | |
| 10518-512 | 12 | 4.5m | | | | 11.5m | |
| 10518-513 | 13 | 4.5m | | | | 11.5m | |
| 10518-514 | 14 | 4.5m | | | | 11.5m | |
| 10518-515 | 15 | 4.5m | | | | 11.5m | |
| 10518-516 | 16 | 4.5m | | | | 11.5m | |
| 10518-517 | 17 | 4.5m | | | | 11.5m | |
| 10518-518 | 18 | 4.5m | | | | 11.5m | |
| 10518-519 | 19 | 4.5m | | | | 11.5m | |
| 10518-520 | 20 | 4.5m | | | | 11.5m | |
| 10518-521 | 21 | 4.5m | | | | 11.5m | |
| 10518-522 | 22 | 4.5m | | | | 11.5m | |
| 10518-523 | 23 | 4.5m | | | | 11.5m | |
| 10518-524 | 24 | 4.5m | | | | 11.5m | |
| 10518-525 | 25 | 4.5m | | | | 11.5m | |
| 10518-526 | 26 | 4.5m | | | | 11.5m | |
| 10518-527 | 27 | 4.5m | | | | 11.5m | |
| 10518-528 | 28 | 4.5m | | | | 11.5m | |
| 10518-529 | 29 | 4.5m | | | | 11.5m | |
| 10518-530 | 30 | 4.5m | | | | 11.5m | |
| 10518-531 | 31 | 4.5m | | | | 11.5m | |
| 10518-532 | 32 | 4.5m | | | | 11.5m | |
| 10518-533 | 33 | 4.5m | | | | 11.5m | |
| 10518-534 | 34 | 4.5m | | | | 11.5m | |
| 10518-535 | 35 | 4.5m | | | | 11.5m | |
| 10518-536 | 36 | 4.5m | | | | 11.5m | |
| 10518-537 | 37 | 4.5m | | | | 11.5m | |
| 10518-538 | 38 | 4.5m | | | | 11.5m | |
| 10518-539 | 39 | 4.5m | | | | 11.5m | |
| 10518-540 | 40 | 4.5m | | | | 11.5m | |
| 10518-541 | 41 | 4.5m | | | | 11.5m | |

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|---|---|---|---|---|---|---|---|
| 10518-542 | 42 | 4.5m | | | | 11.5m | |
| 10518-543 | 43 | 4.5m | | | | 11.5m | |
| 10518-544 | 44 | 4.5m | | | | 11.5m | |
| 10518-545 | 45 | 4.5m | | | | 11.5m | |
| 10518-546 | 46 | 4.5m | | | | 11.5m | |
| 10518-547 | 47 | 4.5m | | | | 11.5m | |
| 10518-548 | 48 | 4.5m | | | | 11.5m | |
| 10518-549 | 49 | 4.5m | | | | 11.5m | |
| 10518-550 | 50 | 4.5m | | | | 11.5m | |
| 10518-551 | 51 | 4.5m | | | | 11.5m | |
| 10518-552 | 52 | 4.5m | | | | 11.5m | |
| 10518-553 | 53 | 4.5m | | | | 11.5m | |
| 10518-554 | 54 | 4.5m | | | | 11.5m | |
| 10518-555 | 55 | 4.5m | | | | 11.5m | |
| 10518-557 | 1 | 4.5m | | | | 11.5m | |
| 10518-558 | 2 | 4.5m | | | | 11.5m | |
| 10518-559 | 3 | 4.5m | | | | 11.5m | |
| 10518-560 | 4 | 4.5m | | | | 11.5m | |
| 10518-561 | 5 | 4.5m | | | | 11.5m | |
| 10518-562 | 6 | 4.5m | | | | 11.5m | |
| 10518-563 | 7 | 4.5m | | | | 11.5m | |
| 10518-564 | 8 | 4.5m | | | | 11.5m | |
| 10518-565 | 9 | 4.5m | | | | 11.5m | |
| 10518-566 | 10 | 4.5m | | | | 11.5m | |
| 10518-567 | 11 | 4.5m | | | | 11.5m | |
| 10518-568 | 12 | 4.5m | | | | 11.5m | |
| 10518-569 | 13 | 4.5m | | | | 11.5m | |
| 10518-570 | 14 | 4.5m | | | | 11.5m | |
| 10518-571 | 15 | 4.5m | | | | 11.5m | |
| 10518-572 | 16 | 4.5m | | | | 11.5m | |
| 10518-573 | 17 | 4.5m | | | | 11.5m | |
| 10518-574 | 18 | 4.5m | | | | 11.5m | |
| 10518-575 | 19 | 4.5m | | | | 11.5m | |
| 10519-925 | 25 | 4.5m | | | | 11.5m | |
| 10519-926 | 26 | 4.5m | | | | 11.5m | |
| 10519-927 | 27 | 4.5m | | | | 11.5m | |
| 10519-928 | 28 | 4.5m | | | | 11.5m | |
| 10519-929 | 29 | 4.5m | | | | 11.5m | |
| 10519-930 | 30 | 4.5m | | | | 11.5m | |
| 10519-931 | 31 | 4.5m | | | | 11.5m | |
| 10519-932 | 32 | 4.5m | | | | 11.5m | |
| 10519-933 | 33 | 4.5m | | | | 11.5m | |
| 10519-934 | 34 | 4.5m | | | | 11.5m | |
| 10519-935 | 35 | 4.5m | | | | 11.5m | |
| 10521-001 | 1 | 4.5m | | | | 11m | |
| 10521-002 | 2 | 4.5m | | | | 11m | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 10521-003 | 3 | 4.5m | | | | 10.5m | |
| 10521-004 | 4 | 4.5m | | | | 12m | |
| 10521-005 | 5 | 4.5m | | | | 12m | |
| 10521-006 | 6 | 4.5m | | | | 10.5m | |
| 10521-007 | 7 | 4.5m | | | | 10.5m | |
| 10521-008 | 8 | 6m | | | | 12m | |
| 10521-009 | 9 | 6m | | | | 10.5m | |
| 10521-010 | 10 | 6m | | | | 11.5m | |
| 10521-011 | 11 | 6m | | | | 12m | |
| 10521-012 | 12 | 4.5m | | | | 11m | |
| 10521-013 | 13 | 4.5m | | | | 11m | |
| 10521-014 | 14 | 4.5m | | | | 10.5m | |
| 10521-015 | 15 | 4.5m | | | | 10.5m | |
| 10521-016 | 16 | 4.5m | | | | 10.5m | |
| 10521-017 | 17 | 4.5m | | | | 10.5m | |
| 10521-018 | 18 | 4.5m | | | | 11m | |
| 10521-019 | 19 | 4.5m | | | | 11.5m | |
| 10521-020 | 20 | 4.5m | | | | 11.5m | |
| 10521-021 | 21 | 4.5m | | | | 12m | |
| 10521-022 | 22 | 4.5m | | | | 12m | |
| 10521-023 | 23 | 4.5m | | | | 11.5m | |
| 10521-024 | 24 | 6m | | | | 11m | |
| 10521-025 | 25 | 6m | | | | 11.5m | |
| 10521-026 | 26 | 6m | | | | 12m | |
| 10521-027 | 27 | 6m | | | | 12m | |
| 10521-028 | 28 | 6m | | | | 11.5m | |
| 10521-029 | 29 | 6m | | | | 11m | |
| 10521-033 | 33 | | | | | 12m | |
| 10521-034 | 34 | 6m | | | | 11m | |
| 10521-035 | 35 | 4.5m | | | | 11m | |
| 10521-036 | 36 | 4.5m | | | | 11.5m | |
| 10521-037 | 37 | 4.5m | | | | 11m | |
| 10521-038 | 38 | 4.5m | | | | 11m | |
| 10521-039 | 39 | 4.5m | | | | 11m | |
| 10521-040 | 40 | 4.5m | | | | 11m | |
| 10521-041 | 41 | 4.5m | | | | 10.5m | |
| 10521-042 | 42 | 4.5m | | | | 11.5m | |
| 10521-043 | 43 | 4.5m | | | | 11.5m | |
| 10521-044 | 44 | 4.5m | | | | 11.5m | |
| 10521-045 | 45 | 4.5m | | | | 12m | |
| 10521-046 | 46 | 4.5m | | | | 12m | |
| 10521-047 | 47 | 4.5m | | | | 11m | |
| 10521-101 | 1 | 4.5m | | | | 11m | |
| 10521-102 | 2 | 4.5m | | | | 11m | |
| 10521-103 | 3 | 4.5m | | | | 11m | |
| 10521-104 | 4 | 4.5m | | | | 11m | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 10521-201 | 1 | 4.5m | | | | 11.5m | |
| 10521-202 | 2 | 4.5m | | | | 11.5m | |
| 10521-203 | 3 | 4.5m | | | | 11.5m | |
| 10521-204 | 4 | 4.5m | | | | 11.5m | |
| 10521-205 | 5 | 4.5m | | | | 11.5m | |
| 10521-206 | 6 | 4.5m | | | | 11.5m | |
| 10521-207 | 7 | 4.5m | | | | 11.5m | |
| 10521-208 | 8 | 4.5m | | | | 11.5m | |
| 10521-209 | 9 | 4.5m | | | | 11.5m | |
| 10521-210 | 10 | 4.5m | | | | 11.5m | |
| 10521-211 | 11 | 4.5m | | | | 11.5m | |
| 10521-212 | 12 | 4.5m | | | | 11.5m | |
| 10521-213 | 13 | 4.5m | | | | 11.5m | |
| 10521-214 | 14 | 4.5m | | | | 11.5m | |
| 10521-215 | 15 | 4.5m | | | | 11.5m | |
| 10521-216 | 16 | 4.5m | | | | 11.5m | |
| 10521-217 | 17 | 4.5m | | | | 11.5m | |
| 10521-218 | 18 | 4.5m | | | | 11.5m | |
| 10521-219 | 19 | 4.5m | | | | 11.5m | |
| 10521-220 | 20 | 4.5m | | | | 11.5m | |
| 10521-221 | 21 | 4.5m | | | | 11.5m | |
| 10521-222 | 22 | 4.5m | | | | 11.5m | |
| 10521-223 | 23 | 4.5m | | | | 11.5m | |
| 10521-224 | 24 | 4.5m | | | | 11.5m | |
| 10521-225 | 25 | 4.5m | | | | 11.5m | |
| 10521-226 | 26 | 4.5m | | | | 11.5m | |
| 10521-227 | 27 | 4.5m | | | | 11.5m | |
| 10521-228 | 28 | 4.5m | | | | 11.5m | |
| 10521-229 | 29 | 4.5m | | | | 11.5m | |
| 10521-230 | 30 | 4.5m | | | | 11.5m | |
| 10521-231 | 31 | 4.5m | | | | 11.5m | |
| 10521-232 | 32 | 4.5m | | | | 11.5m | |
| 10521-233 | 33 | 4.5m | | | | 11.5m | |
| 10521-234 | 34 | 4.5m | | | | 11.5m | |
| 10521-235 | 35 | 4.5m | | | | 11.5m | |
| 10521-236 | 36 | 4.5m | | | | 11.5m | |
| 10521-237 | 37 | 4.5m | | | | 11.5m | |
| 10521-238 | 38 | 4.5m | | | | 11.5m | |
| 10521-255 | 55 | 4.5m | | | | 11.5m | |
| 10521-256 | 56 | 4.5m | | | | 11.5m | |
| 10521-257 | 57 | 4.5m | | | | 11.5m | |
| 10521-258 | 58 | 4.5m | | | | 11.5m | |
| 10521-259 | 59 | 4.5m | | | | 11.5m | |
| 10521-260 | 60 | 4.5m | | | | 11.5m | |
| 10521-261 | 61 | 4.5m | | | | 11.5m | |
| 10521-262 | 62 | 4.5m | | | | 11.5m | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 10521-263 | 63 | 4.5m | | | | 11.5m | |
| 10521-264 | 64 | 4.5m | | | | 11.5m | |
| 10521-265 | 65 | 4.5m | | | | 11.5m | |
| 10521-266 | 66 | 4.5m | | | | 11.5m | |
| 10521-267 | 67 | 4.5m | | | | 11.5m | |
| 10521-268 | 68 | 4.5m | | | | 11.5m | |
| 10516-111 | 1 | 31m | 4m | | 2.8m | | |
| 10516-112 | 2 | 30m | 4m | | | | |
| 10516-113 | 3 | 29m | 4m | | | | |
| 10516-114 | 4 | 28m | | | | | |
| 10516-115 | 5 | 27m | | | | | |
| 10516-116 | 6 | 26m | | | | | |

| **RS7 – Specific Zoning Provisions** | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Folio** | **Lot** | **Front Yard Setback** | **Rear Yard Setback** | **Left Side Setback** | **Right Side Setback** | **Height** | **Deck Setback** |
| 10521-030 | 30 | | | | | 11.5m | |
| 10521-031 | 31 | | | | | 11m | |
| 10521-032 | 32 | | | | | 12m | |
| 10521-048 | 48 | | | | | 11m | |
| 10521-049 | 49 | | | | | 10.5m | |
| 10521-050 | 50 | | | | | 11.5m | |
| 10521-051 | 51 | | | | | 12m | |
| 10521-052 | 52 | | | | | 12m | |
| 10521-053 | 53 | | | | | 12m | |
| 10521-054 | 54 | | | | | 11m | |
| 10521-055 | 55 | | | | | 11m | |
| 10521-056 | 56 | | | | | 11.5m | |
| 10521-057 | 57 | | | | | 11.5m | |
| 10521-058 | 58 | | | | | 11.5m | |
| 10521-059 | 59 | | | | | 11m | |
| 10521-060 | 60 | | | | | 11m | |

# Schedule C
# Criteria for Development of Marine Facilities

## 1001 - Purpose

The purpose of the C7 Commercial Marina – Reed Point zone is to create a district for those waterfront uses of a Commercial-Recreation nature which, when given suitable standards, do not have a performance which is basically incompatible with adjacent residential or recreation uses. The provisions of this section shall be interpreted in accordance with this intent.

## 1002 - Definitions

**1) Comprehensive Marina Development**

A Means the development on one site of a privately or publicly owned recreational boating facility, primarily for the public moorage of small craft, regardless of whether or not a moorage fee is charged but which also contains one or more associated ancillary uses which complement the marine recreational nature of the facility, as specified in this criteria.

**2) Incudes or Including**

Means includes or including amongst other things

**3) Land to Water Ratio**

Means the ratio obtained when the total land (upland or fill) portion of the development is divided by the area of the water base granted by the National Harbours Board, less the area of entrance channels to the boundary of the mooring basin proper, and less that area which cannot be practically employed currently or in the future, for access channels, fairways, slips, berths or wharf areas.

**4) Site**

Means one or more contiguous Lots or parcels of land or water, all of which are developed under one ownership or tenancy, for use or use permitted by this criteria.

**5) Upland**

Means that area of land which lies above the mean High Water Mark (MHW mark). This definition may include fill areas where the MHW mark has been altered and subsequently recorded by the Land Registry Office.

## 1003 - Permitted Uses

1. Small craft launching ramps and mooring facilities.

2. Comprehensive Marina Developments, which shall include mooring facilities and may include launching ramps. Associates uses may include:
   (a) Restaurant and/or Coffee Shop
   (b) Bait, Tackle, Food and Chandlery Store
   (c) Smallcraft Boat and Engine Sales and Repair, including Marine Railway
   (d) Marine Fueling Station
   (e) Smallcraft Dry Storage Yards
   (f) Launching Ramp, Elevator, Derrick or other launching apparatus
   (g) Administration Facilities, including Living Quarters for Manager or Watchman
   (h) Boat Rentals and Passenger Charter Operations

(i) Park, Picnic Grounds and Passive Recreation areas.

## 1004 - Prohibited Use

**1.** Boat or ship Building, other than for facilities necessary for the Section 1003 (2)(C)

**2.** Above-ground petroleum, oils or liquid storage.

**3.** Freight charter operations.

**4.** Fish docks.

**5.** Industrial operations including Offices, moorage, or storage of any kind.

**6.** Commercial accommodation, retail or service facilities other than as enumerated in Section 1003 (2).

## 1005 – Minimum Land Water Ratio

The Minimum land to water ratio shall be l:l.

### 1) Location and Access

(a) A Marina Site shall be located in close proximity to the "Main Use Area" (area in vicinity of Rocky Point Park excluded).

(b) Vehicular access shall flow directly from a designated collector road at a point close to an arterial intersection. The access shall have a Roadway, width, Grade, and alignment capable of accommodating a concentration of traffic, meeting City of Port Moody Engineering Standards, and provide for the safe manoeuverability of boat trailer units where applicable.

(c) Marina traffic shall not be drawn through a Residential neighbourhood.

### 2) Site – Water

(a) Shall be located so as not to conflict with the operation of small marine craft, log boom storage, or ship cargo operations.

(b) Shall not include areas of ecological significance and value and a professional Environmental Study may be required from the Developer, and the person or firm appointed to perform such study, must be appointed by the City Council.

(c) Harbour areas shall be sheltered from wind and wave action from all quarters and shall have such a depth as to accommodate the classes of watercraft designated to certain areas.

(d) The access channel shall be of minimum length and free of sharp bends.

(e) Shall not restrict natural tidal currents and thereby hinder the natural flushing action. Where such a flow is not naturally available, it must be created.

(f) Adjacent water space shall be sufficient for maximum boating movement.

**3) Site – Land**

(a) Shall have sufficient size to accommodate required parking, service areas, and other permitted use.

**4) Utilities and Services**

(a) Portable water system must be connected to the City's system and must have sufficient fire flow.

(b) Public telephone and hydro must be available with underground wiring on the land area of the development.

(c) Sewer facilities must ensure that no pollutants are discharged into the water basin.

(d) Street and parking lot lighting must be underground and ornamental and meet City of Port Moody Standards.

(e) All other services not mentioned above shall meet the approval of the City Council.

**5) Buildings and Structures – Land**

(a) Shall not exceed a Height of 7.6m.

(b) Shall not be sited:

i. Less than 7.6m from the front property line.

ii. Less than 3.0m from side Lot lines.

iii. Less than 30 feet from Rear Lot Line, notwithstanding the foregoing, when the Rear Lot Line adjoins or abuts the High Water Mark, no Rear Yard shall be required except where a sewage disposal system or Public Utility service is located in the Rear Yard, adjoining or abutting the High Water Mark, a Rear Yard of not less than 6.1m shall be provided.

(c) Shall be constructed in accordance with the *National Building Code* 1970.

**6) Buildings and Structures – Over Water**

(a) Overhead electrical wiring shall not be permitted.

(b) Boat House or Shelters:

i. Shall not be erected more than 50% of the maximum permitted distance of Structures or Buildings from the mean High Water Mark within the water Lot lease.

ii. Shall be constructed in accordance with the City's Building and Plumbing Bylaws and shall be all of a common module design within any one water lot lease area, and shall be planned, erected, and constructed in groups of not less than three, nor more than eight together. The component units of such grouping shall be of a uniform colour, length, and Height. A space of not less than three floating boat shelters shall be maintained between the sides of boat shelter groupings, provided, however, that in the case of a grouping not exceeding three floating boat shelters, the adjoining space need not be greater than the width of two floating boat shelters, whether such grouping is adjacent to a grouping of five floating boat shelters or not.

iii. Shall not exceed a Height of 4.9m above the water surface nor exceed a length of 13.7m.

iv. Shall not exceed in total area, including supporting and access floats, more than 10% of the total area of the water lot lease.

v. Shall be constructed on non-combustible, non-reflective sheeting which shall cover all roof bracing from external view.

**7) Off-Street Parking**

(a) Every car Parking Space shall have a minimum area of 18.6$m^2$, and every car/boat-trailer Parking Space shall have a minimum area of 37.2$m^2$. Space for access roads, parking aisles, landscaping, and curbs, shall be in addition to the aforementioned amounts. All Parking Spaces shall be so shaped and sited as to have convenient access to the premises and to a public Highway. All parking areas shall be paved.

(b) All required parking areas shall be located on the site of the permitted use, and shall be kept clear and unobstructed when not occupied by Automobiles.

(c) Off-Street Parking shall be provided according to the following:

i. One space for every two slips or berths to be used for permanent storage, plus;

ii. One space for every two boats for hire, plus one space for every four seats in boats for passenger charter, plus;

iii. One space for every 37.2$m^2$ of Floor Area used for the sale of boats, engines, bait, tackle, food, and chandlery, plus;

iv. One space for every four seats in a Restaurant, excluding a coffee shop, primarily for boat owners, plus;

v. One space per permanent employee, plus;

vi. 30 car/boat-trailer Parking Spaces for every Lane of launching ramp open to the general public, whether or not a fee is charged, plus:

vii. 10 car/boat-trailer Parking Spaces for every marine elevator, crane, or derrick launching apparatus open to the general public, whether or not a fee is charged.

**8) Sanitary and Waste Disposal**

(a) No head shall be flushed in any vessel moored within the water lease area. Enforcement of this regulation shall be the responsibility of the Marina Operator.

(b) Washroom facilities shall be provided.

(c) Garbage and recycling facilities shall be provided in accordance with section 5.2.13 of this Bylaw.

(d) Sanitary sewer connections must be provided.

**9) Landscaping**

(a) All upland which is not employed for structural sites, parking, or storage, and has a soil cover, shall be landscaped or retained in natural cover. Required yard space shall not be used for parking or storage and shall comply with this clause.

(b) All plantings shall be maintained in perpetuity to the satisfaction of the City Engineer.

**10) Launching Ramps**

Boat launching ramps shall be constructed in accordance with recognized engineering standards and shall be designed by a qualified professional engineer and shall have a flat approach area which extends at least 50 feet inland from the top of the ramp.

**11) Fire Protection and Safety**

(a) The requirements of the National Fire Code of Canada shall apply

(b) A conspicuously located fire extinguisher, capable of combating petroleum and electrical fires, plus a life ring shall be placed every 150 feet of float or pier.

**12) Signs**

Boat No signs or advertising displays shall be permitted, other than in accordance with the City of Port Moody Sign Bylaw.

**13) Site Coverage**

Buildings and Structures shall not cover more than 35% of the total upland portion of the site.

**14) Maintenance and Supervision**

(a) All premises and facilities are to be maintained in good repair and in a clean and tidy condition in keeping with good practice.

(b) There shall be attendants on the premises, or on call, at all times. Where the latter is the case, the address and/or telephone number of the attendant shall be displayed in a permanent place accessible to the public.

**15) Sundry Regulations**

(a) Boats and boat cradles may be stored in parking areas during the months of October through to March.

(b) No person shall reside on boats or vessels except for temporary holiday and recreational purposes.

(c) Provisions for on-site sewage disposal from craft is required.

(d) Provisions must be provided for public access to view water activities.

## 1006 – Development of Marina Zones

All applications for a marina facility shall be dealt with under a Development Area Bylaw and a Land Use Contract and the criteria detailed in this report shall be used as the basis of such Land Use Contract. Approvals of all other authorities, as required, must form part of the Land Use Contract. Applications for this use shall be made in the same manner as prescribed for rezoning applications.

Adopted by resolution, as Council Policy on the 10th day of December, 1973.

**"P.D. GOODWIN"**

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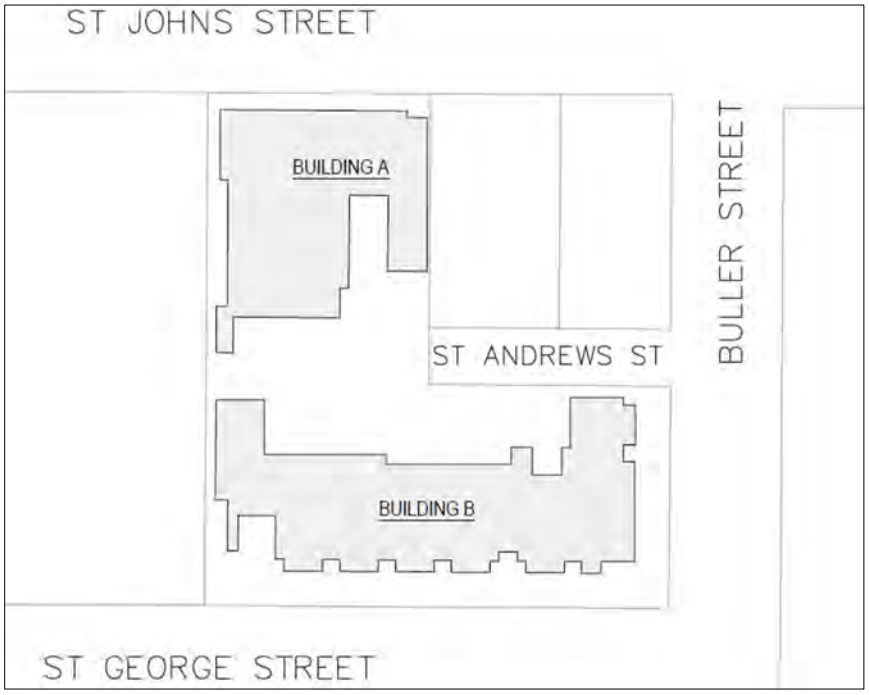
**CITY CLERK**

**SECTION CD81 ADDED BY BYLAW NO. 3294**

## CD81. Comprehensive Development Zone (CD81)

### CD81.1 Intent

The intent of this zone is to facilitate the development of one mixed-use building containing commercial uses on the ground floor and residential uses above, and one residential apartment building, all over a common underground parking structure. The development allows for a total maximum of 197 residential units and approximately 836m$^2$ (9,000ft$^2$) of commercial space. The site plan shall be in general accordance with the following:



## CD81.2 Permitted Uses

The following uses are permitted in the CD81 Zone:

(1) Apartment;
(2) Artist Studio – Type A;
(3) Assembly;
(4) Child Care;
(5) Civic;
(6) Commercial Athletic and Recreation;
(7) Community Care;
(8) Entertainment;
(9) Hotel;
(10) Office;
(11) Personal Service;
(12) Restaurant;
(13) Retail Food Service;
(14) Retail;
(15) Townhouse;
(16) Work-Live; and
(17) Home Occupation – Type A (Secondary Use).

## CD81.3 Conditions of Use

Commercial uses are only permitted on the ground floor of Building A.

## CD81.4 Floor Area Ratio (FAR)

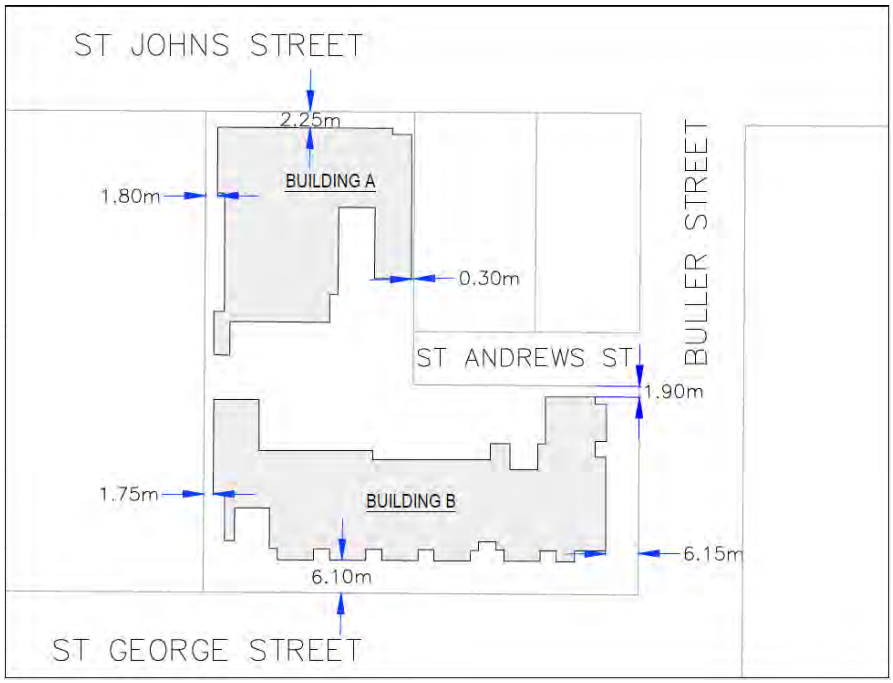
The maximum permitted Floor Area Ratio in the CD81 Zone shall not exceed 2.92.

## CD81.5 Building Height

Buildings in the CD81 Zone shall not exceed six storeys or 23m, whichever is less.

## CD81.6 Setbacks

Minimum setbacks in the CD81 Zone shall be in accordance with the following plan:




## CD81.7 Parking

(a) Refer to section 6.0 of this Bylaw for all Off-Street Parking requirements.
(b) A total of 296 long-term bicycle parking spaces shall be provided.

## CD81.8 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

## CD81.9 Common Amenity Space

Amenity spaces in the CD81 Zone shall be in accordance with the following:

(a) The minimum amount of indoor amenity area is 280m$^2$;
(b) The minimum amount of outdoor amenity area is 730m$^2$; and
(c) An outdoor covered amenity space dedicated for child care uses shall be provided in the minimum amount of 294m$^2$.

## CD82. Comprehensive Development Zone (CD82)

### CD82.1 Intent

The intent of this zone is to facilitate the development of one mixed-use building containing low impact light industrial and commercial uses on the ground floor/mezzanine level, and two residential apartment buildings and one market/affordable rental building, all over a common underground/podium parking structure. The development allows for a total maximum of 215 residential units and approximately 2,900$m^2$ (31,245$ft^2$) of low impact light industrial/commercial space.

### CD82.2 Permitted Uses

The following uses are permitted in the CD82 Zone:

Building 1 & 2 (as identified in Schedule B)

a) Principal Use

(1) Apartment;
(2) Artist Studio;
(3) Artist Studio – Type A;
(4) Child Care;
(5) Civic;
(6) Commercial Athletic and Recreation;
(7) Community Care;
(8) Entertainment;
(9) Hotel;
(10) Low Impact Light Industrial Use;
(11) Office;
(12) Personal Service;
(13) Restaurant;
(14) Retail Food Service;
(15) Retail; and
(16) Work-Live.

b) Secondary Use

(1) Home Occupation – Type A; and
(2) Home Occupation – Type B, limited to the first residential storey of Building 2.

**Amended by BL3544**

Building 3 (as identified in Schedule B)

a) Principal Use

(1) Apartment;
(2) Artist Studio;
(3) Artist Studio – Type A;
(4) Child Care;
(5) Civic;
(6) Commercial Athletic and Recreation;
(7) Community Care;
(8) Creative Industry Use;
(9) Entertainment;
(10) Hotel;
(11) Laboratory;
(12) Low Impact Light Industrial Use;
(13) Office;
(14) Personal Service;
(15) Restaurant;
(16) Retail Food Service; and
(17) Retail.

b) Secondary Use

(1) Home Occupation – Type A; and
(2) Home Occupation – Type B, limited to the first residential storey of Building 3.

## CD82.3 Conditions of Use

CD82.3.1 Apartment use shall not be permitted on the first storey.

CD82.3.2 Low Impact Light Industrial Uses are subject to the following:

a) **CD82.3.2 a) (1), (2), and (3) removed by BL3544**

b) All use and Accessory use thereto shall be carried on wholly within a completely enclosed Building except for parking and loading facilities;

c) There is no bulk storage or processing of lime, fertilizer, toxic or corrosive chemicals and acids, flammable liquids or solids, explosives, compressed gas, scrap materials, junk, wood, metal or other waste, fungicides, herbicides, pesticides, paint, varnish, oil, shellac, turpentine, petroleum, bitumen, or tar products, or their derivatives;

d) There is no bulk materials handling, wrecking, or salvaging of goods and materials, nor the

production, refining, processing, or storage of Dangerous Goods as regulated and defined under any Provincial or Federal Act; and

e) Nothing shall be done which is or shall become an annoyance or nuisance to the surrounding areas by reason of unsightliness nor by the emission of odours, liquid effluents, dust, fumes, smoke, vibrations, noise, or glare; nor shall anything be done which creates or causes a health, fire, or explosion hazard, electrical interference, or undue traffic congestion.

**CD82.4 Floor Area Ratio (FAR)**

The maximum permitted Floor Area Ratio in the CD82 Zone shall not exceed 2.3.

**CD82.5 Building Height**

Buildings in the CD82 Zone shall not exceed six storeys or 23.3m, whichever is less.

**CD82.6 Setbacks**

Minimum setbacks in the CD82 Zone shall be in accordance with the plans included as Schedule B of Bylaw No. 3303.

**CD82.7 Parking**

A total of 352 Parking Spaces in the CD82 Zone shall be provided with the following allocations:

(a) 233 residential spaces (1.08) spaces per residential dwelling unit);
(b) 32 visitor spaces (0.15 visitor spaces per residential dwelling unit); and
(c) 87 industrial/commercial parking spaces.

Parking spaces for visitor and industrial/commercial parking spaces shall be combined in the form of shared/flexible parking.

Accessible Parking: a total of 8 accessible parking spaces shall be provided.

A total of 347 bicycle parking spaces shall be provided, with the following allocations:

(a) 323 long-term residential spaces;
(b) 18 short-term residential spaces;
(c) 4 long-term industrial/commercial spaces; and
(d) 6 short-term industrial/commercial spaces.

### CD82.8 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

### CD82.9 Common Amenity Space

Amenity spaces in the CD82 Zone shall be in accordance with the following:

(a) The minimum amount of indoor amenity area is 162m$^2$; and
(b) The minimum amount of outdoor amenity area is 3,176m$^2$.

**SECTION CD85 ADDED BY BYLAW NO. 3315**

## CD85. Comprehensive Development Zone (CD85)

### CD85.1 Intent

The intent of this zone is to facilitate a six-storey mixed-use development at 2025 St. Johns Street, including two buildings, with commercial and residential uses, all located over a common underground parking structure. The development allows for a total maximum of 222 residential units and approximately 1,414m² (15,220ft²) of commercial space.

### CD85.2 Permitted Uses

The following uses are permitted in the CD85 Zone:

a) Principal Uses

(1) Apartment
(2) Artist Studio – Type A
(3) Assembly
(4) Child Care
(5) Civic
(6) Commercial Athletic and Recreation
(7) Community Care
(8) Entertainment
(9) Hotel
(10) Office
(11) Personal Service
(12) Restaurant
(13) Retail Food Service
(14) Retail
(15) Townhouse
(16) Work-Live.

b) Secondary Use

(1) Home Occupation – Type A.

**CD85.3 Conditions of Use**

Commercial Uses, as set out in CD85.2(a)(2-16) are only permitted on the ground floor and second floor.

**CD85.4 Floor Area Ratio (FAR)**

CD85.4.1 The maximum permitted Floor Area Ratio in the CD85 Zone shall not exceed 2.65.

CD85.4.2 Section 7.0 of the Zoning Bylaw shall not apply to this CD zone.

**CD85.5 Building Height**

Buildings in the CD85 Zone shall not exceed six storeys or 23m, whichever is less.

**CD85.6 Setbacks**

Minimum setbacks in the CD85 Zone shall be in accordance with the plans included as Schedule B.

**CD85.7 Parking**

CD85.7.1 Refer to section 6.0 of this Bylaw for Off-Street Parking Requirements.

CD85.7.2 Refer to section 6.10 of this Bylaw for Bicycle Parking requirements.

CD85.7.3 No on-site loading space will be required.

**CD85.2 Landscaping**

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

**CD85.3 Common Amenity Space**

Amenity Spaces in the CD85 Zone shall be in accordance with the following:

(a) The minimum amount of indoor amenity area is 222$m^2$; and
(b) The minimum amount of outdoor amenity area is 942$m^2$.

## CD86. Comprehensive Development Zone (CD86)

### CD86.1 Intent

The intent of this zone is to facilitate the development of a mixed-use building containing commercial and residential uses. The development allows for a total maximum of 45 residential units and approximately 479m$^2$ for childcare uses and 405m$^2$ for office uses.

### CD86.2 Permitted Uses

The following uses are permitted in the CD86 Zone:

(1) Multiple-Residential;
(2) Accessory Home Occupation Use –Type A;
(3) Accessory Off-Street Parking;
(4) Child Care; and
(5) Office.

### CD86.3 Conditions of Use

Child Care and Office Uses are only permitted on the ground floor and second floor levels.

### CD86.4 Floor Area Ratio (FAR)

CD86.4.1 The maximum permitted Floor Area Ratio in the CD86 Zone shall not exceed 3.15.

CD86.4.2 Section 7.0 of the Zoning Bylaw shall not apply to this CD Zone.

### CD86.5 Unit Density

The maximum permitted number of residential units shall not exceed 45.

### CD86.6 Building Height

Buildings in the CD86 Zone shall not exceed six storeys, nor 21m, whichever is less.

### CD86.7 Setbacks

North: 0.15m

South: 0.3m

East: 0m

West: 0.9m

**CD86.8 Parking**

CD86.8.1 A total of 73 parking spaces in the CD86 Zone shall be provided with the following allocations:

i) a minimum of 42 residential spaces;

ii) a minimum of 8 visitor spaces;

iii) a minimum of 8 spaces for office uses; and

iv) a minimum of 15 spaces for childare uses.

CD86.8.2 A minimum of 3 accessible spaces are required.

CD86.8.3 A maximum of 39% of the total parking spaces may be small car spaces.

CD86.8.4 Refer to section 6.10 of this Bylaw for Bicycle Parking requirements.

CD86.8.5 No on-site loading space will be required.

**CD86.9 Landscaping**

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

**CD86.10 Common Amenity Space**

Amenity space in the CD86 Zone shall be in accordance with the following:

The minimum amount of outdoor amenity area required in the CD86 Zone is 1,215$m^2$.

**SECTION CD87 ADDED BY BYLAW NO. 3332**

## CD87. Comprehensive Development Zone (CD87)

**CD87.1 Intent**

The intent of this zone is to facilitate development of a six-storey residential apartment building containing a maximum of 88 units.

**CD87.2 Permitted Uses**

The following uses are permitted in the CD87 Zone:

a) Principal Use

(1) Apartment.

b) Secondary Use

(1) Home Occupation – Type A; and
(2) Community Care.

**CD87.3 Floor Area Ratio (FAR)**

The maximum permitted Floor Area Ratio in the CD87 Zone shall not exceed 3.13.

**CD87.4 Lot Coverage**

The maximum permitted Lot Coverage is 57%.

**CD87.5 Building Height**

Buildings in the CD87 Zone shall not exceed six storeys and 21.5m, whichever is less.

**CD87.6 Setbacks**

Minimum setbacks in the CD87 Zone shall be in accordance with the following:

Front Lot Line: 5.5m
Side Lot Line: 3.0m
Rear Lot Line: 4.5m.

**CD87.7 Parking**

CD87.7.1 A total of 88 Parking Spaces in the CD87 Zone shall be provided with the following allocations:

a) 80 residential spaces; and
b) 8 visitor spaces.

CD87.7.2 A maximum of 34 parking spaces may be small car spaces

CD87.7.3 A minimum of 3 accessible paring spaces are required.

CD87.7.4 A total of 129 long-term bicycle parking spaces in the CD87 Zone shall be provided, including 38 long-term electric bike parking spaces and 10 long-term electric bike-share parking spaces.

CD87.7.5 A total of 3 mobility scooter parking spaces in the CD87 Zone shall be provided

**CD87.8 Landscaping**

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

### CD87.9 Common Amenity Space

Indoor and outdoor Common Amenity Space in the CD87 Zone shall be in accordance with the following:

(a) The minimum amount of indoor amenity area is 242m$^2$; and
(b) The minimum amount of outdoor amenity area is 273m$^2$.

**SECTION CD88 REPLACED BY BYLAW NO. 3506**

## CD88. Comprehensive Development Zone 88 (CD88)

### CD88.1 Intent

To accommodate 40 Lots for Single Detached Dwelling Units and Small-Scale Multi-Unit Housing development.

### CD88.2 Permitted Use

| CD88 Zone | |
|---|---|
| a. Principal Use | i. Single Detached Residential<br>ii. Small-Scale Multi-Unit Housing |
| b. Secondary Use to Single Detached Residential | i. One of the following:<br>• Bed and Breakfast<br>• Boarding<br>• Child Care<br>• Community Care<br>• Home Occupation – Type B<br>ii. Additional Dwelling Unit<br>iii. Home Occupation – Type A<br>iv. Supportive Recovery (see section 5.2.9)<br>v. Secondary Suite<br>vi. Accessory Building |
| c. Secondary Use to Small Scale Multi-Unit Housing | i. Boarding<br>ii. Home Occupation – Type A<br>iii. Secondary Suite |

### CD88.3 Development Regulations for Single Detached Residential

| CD88 Zone | |
|---|---|
| a. Height (maximum) | i. Principal Building – the lesser of three (3) Storeys and the vertical distance from Grade to the highest point of the Building, which shall be 10.5m for roofs with a pitch of 3:12 or greater and 9.0m for roofs with a pitch less than 3:12<br>ii. Principal Building – roof top access area may not exceed 3.5m$^2$ for each access<br>iii. Accessory Building or Structure - 3.7m for a flat roof and 4.5m for a roof with a slope angle more than 3:12 measured to the highest point |

| | |
|---|---|
| b. Lot Coverage (maximum) | i. For Lot sizes up to and including 278m$^2$ – 45%<br>ii. For Lot sizes between 279m$^2$ and 371m$^2$ – 35%<br>iii. For Lot sizes greater than 372m$^2$ – 30%<br>iv. For Accessory Buildings or Structures – the maximum lot coverage is 30m, which is included in the calculation of maximum lot coverage |
| c. Front Lot Line Setback (minimum) | i. Principal Building - 6.0m<br>ii. Accessory Building or Structure – rear of the Principal Building |
| d. Side Lot Line Setbacks (minimum) | i. Principal Building - 1.2m or 10% of Lot width, whichever is less<br>ii. Accessory Building or Structure – 0.9m |
| e. Rear Lot Line Setback (minimum) | i. Principal Building – 7.5m<br>ii. Accessory Building or Structure – 1.5m |

### CD88.4 Development Regulations for Small-Scale Multi-Unit Housing

Refer to Section 5.5 and Map 3 – Small-Scale Multi-Unit Housing (SSMUH) Areas to determine whether a Lot in this zone permits a maximum of three or four Dwelling Units and the permitted types of Dwelling Units.

| CD88 Zone – SSMUH | |
|---|---|
| a. Density (maximum) | i. All Buildings – FAR of 0.7 for three Dwelling Units, increasing by an FAR of 0.1 for an additional Dwelling Unit to a maximum FAR of 0.8 for four Dwelling Units |
| b. Height (maximum) | i. All Buildings – 10.5m<br>ii. Accessory Building – 4.0m |
| c. Lot Coverage (maximum) | i. All Buildings and Structures – 45% total |
| d. Front Lot Line Setbacks (minimum) | i. All Buildings or Structures – 4.6m |
| e. Side Lot Line Setbacks (minimum) | i. All Buildings or Structures (interior) – 1.5m<br>ii. All Buildings or Structures (exterior) – 3.0m |
| f. Rear Lot Line Setbacks (minimum) | i. All Buildings where there is a lane – 1.5m<br>ii. All Buildings where there is no lane – 4.0m |
| g. Setbacks Between Buildings (minimum) | i. Between Buildings front to back – 6.1m<br>ii. Between Buildings side to side – 2.4m<br>iii. Accessory Building or Structure – 2.0m |

## CD89. Comprehensive Development Zone 89 (CD89)

### 93.1 Intent

The intent of this zone is to facilitate the phased development of a high density mixed-use transit-oriented project in the Coronation Park neighbourhood.

### 93.2 Definitions

For the purposes of the CD89 zone only, the following definitions will apply:

"IN-SUITE STORAGE SPACE" means Floor Area within or Accessory to a Dwelling Unit, used to store personal items such as recreation equipment, tires, barbecues, suitcases, and miscellaneous household articles, but does not include Floor Area for clothes closets, linen closets, or kitchen or bathroom cupboards.

"RESIDENTIAL SALES CENTRE" means a temporary Building used for the marketing of residential development.

### 93.3 Uses

The following uses are permitted in the CD89 zone, with the location of the uses as indicated in Schedule B:

Principal Uses:

1) Assembly
2) Civic
3) Commercial – Artist Studio – Type A
4) Commercial – Child Care
5) Commercial - Licensee Retail Store
6) Commercial – Liquor Primary Establishment
7) Commercial - Office
8) Commercial – Personal Service
9) Commercial – Restaurant
10) Commercial – Retail
11) Commercial – Retail Food Service
12) Common Amenity Space
13) Community Care
14) Multi-Residential

15) Residential Sales Centre

Secondary Use:

1) Home Occupation – Type A

## 93.4 Densities

4.1 The densities permitted in the CD89 zone are as follows:

| Uses | Minimum Floor Area ($m^2$) | Maximum Floor Area ($m^2$) |
|---|---|---|
| Civic | 186 | N/A |
| Commercial – Child Care | 883 | N/A |
| Commercial – Office | 2,717 | 7,500 |
| Commercial – All Other | 6,180 | 10,000 |
| Commercial – Combined Total | 9,780 | 17,500 |
| Common Amenity Space | 5,903 | N/A |
| Multi-Residential | N/A | 194,276 |

4.2 The distribution of the Multi-Residential Floor Area by phase of development shall be as follows:

| Phase | Maximum Floor Area ($m^2$) |
|---|---|
| A | 42,054 |
| B | 67,410 |
| C | 37,505 |
| D | 47,307 |
| Total | 194,276 |

4.3 Notwithstanding 4.2, up to 5% of the permitted Multi-Residential Floor Area in a phase may be transferred to another phase.

**Amended by BL3515**

4.4 A minimum of 342 units and 22,350$m^2$ of the Multi-Residential Floor Area shall be for purpose-built rental Dwelling Units.

4.4.1 Of the 342 purpose-built rental dwelling units, a minimum of 86 units and 3,448$m^2$ shall be for below-market rental Dwelling Units for a period of 20 years from the date of occupancy of the last below-market rental Dwelling Unit in accordance with a housing agreement pursuant to s. 483 of the *Local Government Act*, R.S.B.C. 2015, c.1.

4.5 A minimum of 209 $m^2$ of the commercial Floor Area shall be in Building B-7, as shown in Schedule C.

4.6 For the purposes of Floor Area calculation, In-Suite Storage Space to a maximum of 2.8 $m^2$ space per Dwelling Unit may be excluded from the calculation provided that:

- storage space may be located in a single room, not exceeding 2.8 $m^2$ (if storage spaces exceed 2.8 $m^2$, the total area will be included in the calculation of Floor Area);
- must be full floor-to-ceiling height (minimum of 2.1 m) and have a minimum clear horizontal dimension of 1.2 m in all directions and a maximum horizontal dimension of 1.8 m;
- the storage space cannot be part of or adjunct to any other closet in the unit and must be accessed from a common area or hallway within the Dwelling Unit; and
- the storage space must not contain windows.

4.7 For the purposes of Floor Area calculation, corridors, elevator shafts, foyers, hallways, landings, Mezzanines, staircases and stairwells used to directly access Common Amenity Space shall be excluded from the calculation.

4.8 For the purposes of Floor Area calculation, any portion of Floor Area open to below which is used exclusively for Natural Ventilation shall be excluded from the calculation up to a maximum of 1% of the Floor Area.

4.9 For the purposes of Floor Area calculation, any lobby Floor Area in a Multi-Residential Building in excess of 100 $m^2$ shall be excluded from the calculation.

## 93.5 Residential Unit Mix

5.1 For the overall development covered by the CD89 zone, the mix of Dwelling Unit sizes shall include a minimum of 30% two-bedroom units and a minimum of 12% three or more bedroom units.

5.2 The Dwelling Unit mix may vary for each Multi-Residential Building and for each phase of development.

## 93.6 Building Siting and Separation

6.1 The siting of Buildings and the separation between Buildings shall be in general conformity with Schedule C.

6.2 The minimum separation required between Multi-Residential Buildings on the site is 15 m.

6.3 Notwithstanding 6.2, the minimum separation required between Multi-Residential Building 3 and Multi-Residential Building 4 is 14 m.

**Amended by BL3515**

6.4 The minimum separation required between Building 2 and Building 2A on the site is 12m.

6.5 The separation between Buildings is measured from Building face to Building face.

**93.7 Building Heights**

7.1 Buildings shall not exceed the number of Storeys indicated in Schedule C.

**93.8 Rooftop Common Amenity Structures**

8.1 Common Amenity Structures on the rooftops of Buildings shall not count as a Storey.

8.2 Common Amenity Structures (including both enclosed and unenclosed) on the rooftops of Buildings and all other structures on the rooftops of Buildings shall be limited to a combined total of no more than 40% of the Floor Area of the Storey below.

8.3 Common Amenity Structures on the rooftops of Buildings shall be limited to a maximum of 4.3 m in height.

**93.9 Parking, Loading, and Bicycle Parking**

The provision of parking, loading and bicycle parking for Buildings in the CD89 zone shall comply with the applicable regulations in section 6 of the Zoning Bylaw except where amended by the following regulations in conjunction with transportation demand management measures.

Parking Spaces for Buildings shall be provided in accordance with the following requirements:

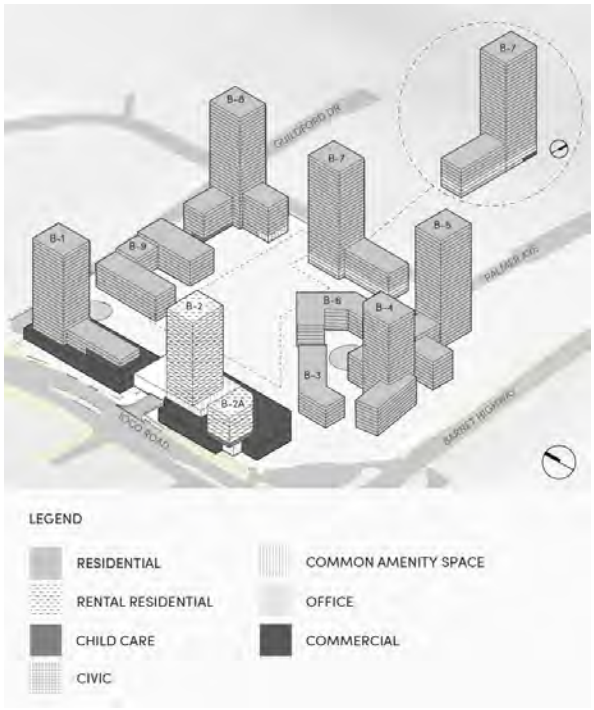
| Type of Use | Parking Required |
|---|---|
| Multi-Residential | 0.5 spaces per studio<br><br>0.85 spaces per one-bedroom unit<br><br>1.25 spaces per two-bedroom unit<br><br>2.0 spaces per three-bedroom or more unit<br><br>0.2 visitor spaces per Dwelling Unit for the first 100 units and 0.1 visitor spaces for each additional unit |

| | |
|---|---|
| All Other Uses | 1 space per 44m$^2$ of Floor Area |

## SCHEDULE A Location Map related to Section CD89

**Amended by BL3515**

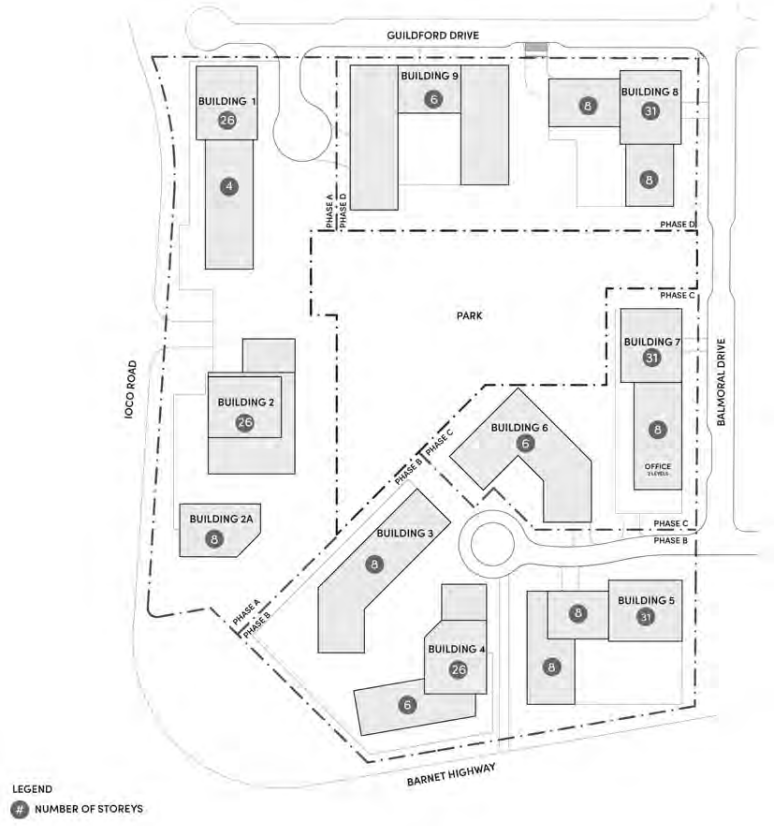
## Schedule B to CD89 - Land Use Locations related to Section CD89




***NOTE: Bylaw text supercedes image in respect of density calculations**

**Amended by BL3515**

## Schedule C toCD89 - Building Siting, Heights, and Phasing




**SECTION CD90 ADDED BY BYLAW NO. 3408**

### CD90. Comprehensive Development Zone 90 (CD90)

#### CD90.1 Intent

The intent of this zone is to facilitate the development of a mixed residential and commercial use project.

#### CD90.2 Permitted Uses

The following uses are permitted within the Comprehensive Development Zone 90:

| | |
|---|---|
| (a) Principal Use | i. Artist Studio – Type A<br>ii. Building Manager Office<br>iii. Child Care Use<br>iv. Convenience Retail<br>v. Multi-Residential<br>vi. Office<br>vii. Personal Service<br>viii. Restaurant<br>ix. Retail<br>x. Retail Food Service |

| | | | |
|---|---|---|---|
| (b) | Secondary Use | i.<br>ii. | Home Occupation – Type A and Type C<br>Off-Street Parking |

**CD90.3 Condition of Use**

Multi-Residential Use is limited to Market Rental Use and is subject to a Housing Agreement Bylaw.

**CD90.4 Coverage**

The maximum permitted coverage of all buildings and structures in the CD90 Zone shall not exceed 59% of the net lot area, excluding all structures less than 0.6m above grade.

**CD90.5 Floor Area Ratio**

90.5.1 The Floor Area Ratio permitted in the CD90 Zone shall be calculated in accordance with section 5.3.4 of the Zoning Bylaw and shall not exceed 3.05 based on the net lot area.

90.5.2 The total Residential Floor Area Ration in the CD90 Zone shall be calculated in accordance with section 5.3.4 of the Zoning Bylaw and shall not exceed 2.91 based on the net lot area.

**CD90.6 Building Height**

Within the CD90 Zone, buildings shall not exceed a height of 6 storeys and shall not exceed a maximum height of 18.4m (60.4ft) as measured from the average existing grade to the highest point of the roof, excluding all roof top mechanical equipment and elevator run-on shafts.

**CD90.7 Setbacks**

Buildings and structures within the CD90 Zone shall comply with the following setbacks:

Front: 3.47m (11.4ft)
Rear: 5.03m (16.5ft)
East: 4.72m (15.5ft)
West: 3.5m (11.5ft)

**CD90.8 Parking, Loading, and Bicycle Parking**

90.8.1 A minimum of 241 off-street parking spaces shall be provided for permitted residential and commercial uses, consisting of:

a) 198 resident spaces;
b) 14 commercial spaces; and
c) 29 resident visitor spaces.

90.8.2 Of the total number of off-street parking spaces required:

a) a minimum of 6 resident spaces shall be accessible; and
b) a maximum of 65 spaces may be small car spaces.

90.8.3 A minimum of 1 loading space shall be provided.

90.8.4 A minimum of 281 long-term bicycle parking spaces and 24 short-term bicycle parking spaces shall be provided.

90.8.5 All parking, loading and bicycle parking spaces and parking manoeuvring aisle widths shall meet the minimum size requirements in Part 6 of the Zoning Bylaw.

90.8.6 The provision of electric vehicle charging infrastructure in the CD90 Zone shall comply with the regulations in section 6.11 of the Zoning Bylaw.

**SECTION CD92 ADDED BY BYLAW NO. 3458**

## CD92. Comprehensive Development Zone 92 (CD92)

### CD92.1 Intent

The intent of this zone is to provide for higher density, mixed-use Development in the Suter Brook Village neighborhood.

### CD92.2 Definitions

For the purposes of the CD92 zone only, the following definitions will apply:

“AFFORDABLE HOUSING UNIT” means a multi-residential unit where the rent is based on the Housing Income Limits (“HILs”) as published by BC Housing on an annual basis, with monthly rents calculated as follows: Thirty (30%) Percent x the applicable HIL/12.

“BUILDING” means a Structure wholly or partly enclosed by a roof and used for the shelter or accommodation of persons, animals, or possessions, and includes a portion of a Building as well as any ancillary parking structures. For the CD92 zone, the definition applies to any of the Buildings identified in Schedule C, and a reference to “Building 1” or “Building 12”, for example, refers to the particular Building so numbered and identified in Schedule C.

“BUILDING HEIGHT” means the height of Buildings shown in Schedule B.

“MARKET RENTAL HOUSING UNIT” means a multi-residential unit that is made available for rent to a tenant for residential use, and where the monthly rent payable for any unit may be market rent (as determined by the Owner and the respective tenant), subject only to the provisions of the *Residential Tenancy Act* [SBC 2002], c. 78, as amended.

"PARCEL" means any one parcel so designated in Schedule B. Parcel A means the area designated "Parcel A" on the sketch attached as Schedule B hereto and "Parcel B", "Parcel C", "Parcel D", and "Parcel E" each mean the area so designated in Schedule B.

"STRATA HOUSING UNIT" means any Dwelling Unit located in Building 8 and Building 6 on Parcel D.

**CD92.3** **Uses**

The following uses are permitted in the CD92 zone, with the location of the uses as indicated in Schedule C:

Principal Use:

(1) Commercial – Artist Studio – Type A
(2) Commercial – Child Care
(3) Commercial – Commercial Athletic and Recreation
(4) Commercial – Community Care
(5) Commercial – Personal Service
(6) Commercial – Restaurant
(7) Commercial – Retail
(8) Commercial – Retail Food Service
(9) Office
(10) Multi-Residential

Site Specific Principal Use:

1. One (1) Licensee Retail Store on the property legally described as:

   "AIR SPACE PARCEL 10 DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT AIR SPACE PLAN BCP37032, PID 027-561-992"

Site Specific Principal Use:

2. One (1) Cannabis Retail Use on the property legally described as:

   "LOT 2, DISTRICT LOT 233, GROUP 1, NWD, PLAN BCP25118, EXCEPT PART IN AIR SPACE PLAN BCP39090, PID 026-759-438"

Secondary Use:

1. Home Occupation – Type A

## CD92.4 Building Height, Siting, and Form

CD92.4.1 Buildings shall not exceed the number of Storeys indicated in Schedule B.

CD92.4.2 The maximum height of buildings, as measured from Grade to the highest point of the roof, shall exclude all roof top mechanical equipment, elevator run-on shafts and unenclosed roof top amenity structures.

CD92.4.3 The siting of Buildings and, where applicable, the separation between Buildings shall be in general conformity with Schedule B.

CD92.4.4 The forms of all Buildings, including Building scale, massing, interrelationship of the built form components and the locations of access points, and open areas shall be in general accordance with Schedule C.

## CD92.5 Density

CD92.5.1 The maximum permitted FAR on each Parcel is established in the below table:

| Parcel | Maximum FAR |
|---|---|
| Parcel A | 1.65 |
| Parcel B | 3.02 |
| Parcel C | 1.96 |
| Parcel D | 4.66 |
| Parcel E | 3.37 |

CD92.5.2 Parcel D is required to include a six (6) Storey, 5,763.9$m^2$ (62,042.1$ft^2$) Building, containing fifty (50) Affordable Housing Units and twenty-six (26) Market Rental Housing Units.

CD92.5.3 A minimum of 10,817.0$m^2$ (116,433.3$ft^2$) of Commercial Use space is required and shall be located exclusively on Parcel C and Parcel E.

CD92.5.4 Further to section CD92.5.3, the permitted location of the minimum required Commercial Use space per Building shall be as outlined in Schedule C.

CD92.5.5 A minimum of 17,089.4$m^2$ (183,948.0$ft^2$) of Office Use is required, and shall be located exclusively on Parcel E.

CD92.5.6 Further to section CD92.5.5, Building 15 and Building 13, excluding the areas of Commercial Use identified in Schedule C, shall be used generally for Office Use.

CD92.5.7 The maximum number of dwelling units permitted in the CD92 Zone is 1,472. The number of Dwelling Units permitted per Parcel is established in the table below:

**Amended by BL3503**

| Parcel | Maximum Dwelling Units |
|---|---|
| Parcel A | 129 |
| Parcel B | 176 |
| Parcel C | 112 |
| Parcel D | 512 |
| Parcel E | 543 |

CD92.5.8 Notwithstanding section CD92.5.7, modifications involving the consolidation or subdivision of Dwelling Units may be considered, so long as the Dwelling Unit is not a designated rental unit and the relevant Parcel's FAR is not affected.

CD92.5.9 Modifications that impact areas previously exempt from FAR calculations that are considered to be minor in nature by staff, and that do not impact the Building's footprint, use or function, may be considered under a Minor Development Permit.

## CD92.6 Setbacks

CD92.6.1 Buildings in the CD92 zone shall be setback from Lot lines generally in accordance with the following:

92.6.1.1 Where a Lot boundary line abuts the boundary of Ioco Road or Murray Street the required minimum Setback is 6.5 metres.

92.6.1.2 Notwithstanding section CD92.6.1.1, where indicated as "Variance 3" on Schedule D, the required minimum Setback is 5.5 metres.

92.6.1.3 Where a Lot boundary line abuts the North Boundary of Suter Brook Village Way the required minimum Setback is 1.0 metres.

92.6.1.4 Where a Lot boundary line abuts the South boundary of Suter Brook Village Way the required minimum Setback is 1.0 metres as shown as "Variance 2" in Schedule D.

92.6.1.5 Where a Lot boundary line abuts the West boundary of Morrissey Road the required minimum Setback is 2.5 metres.

92.6.1.6 Where a Lot boundary line abuts the East boundary of Morrissey Road the required minimum Setback is 1.0 metres as shown as "Variance 1" on Schedule D.

92.6.1.7 Where a Lot boundary line abuts Capilano Road the required minimum Setback is 2.5 metres.

CD92.6.2 Where a Lot boundary line abuts another Lot boundary line the required minimum setback is 2.5 metres.

CD92.6.3 No above grade Building wall may be closer than 3.0 meters to the boundary of the Suter Brook Village Greenway.

CD92.6.4 For underground parking structures, the setback from a below grade or partially below grade parking structure to a Lot boundary, shall be a minimum of 0.3 metres.

CD92.6.5 For protrusions (including, but not limited to, balconies, bay windows, Decks, porches, eaves, cornices, leaders, gutters, chimneys, canopies, or Sunlight Control Projections) the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by 1.2m to a maximum of 50% of the required Setback.

92.6.5.1 Notwithstanding section CD92.6.5, where a Building's minimum required Setback is 3.0 metres or less, no protrusions will be permitted.

## CD92.7 Parking, Loading, and Bicycle Parking

CD92.7.1 The provision of parking, loading and bicycle parking for Buildings in the CD92 zone shall comply with the applicable regulations in section 6.0 of City of Port Moody Zoning Bylaw, 2018, No. 2937, except where amended by the following regulations.

CD92.7.2 Parking in the CD92 zone shall be provided in accordance with the following requirements:

| Type of Use | Required Parking |
|---|---|
| | |
| **Multi-Residential** | **Parcel A**<br>1.5 spaces per Dwelling Unit<br>0.2 residential visitor spaces per Dwelling Unit |
| | **Parcel B**<br>1.5 spaces per Dwelling Unit<br>0.2 residential visitor spaces per Dwelling Unit |
| | **Parcel C**<br>1.5 spaces per Dwelling Unit<br>0.2 residential visitor spaces per Dwelling Unit |

| | |
|---|---|
| | **Parcel D**<br>0.80 spaces per Affordable Housing Unit<br>1.00 spaces per Market Rental Housing Unit<br>1.33 spaces per Strata Housing Unit<br>0.12 visitor spaces per Strata Housing Unit, Affordable Housing Unit, and Market Rental Housing Unit<br>100 spaces for Office Use |
| | **Parcel E**<br>1.24 spaces per Dwelling Unit<br>0.2 residential visitor spaces per Dwelling Unit |
| Commercial Use | 1 space per 38$m^2$ |
| Office Use | 1 space per 58$m^2$ |

CD92.7.3 All Off-Street parking spaces designated for Commercial uses must be located on Parcel E.

CD92.7.4 Long-term off-street bicycle parking spaces shall be provided at a ratio of 1.5 spaces per dwelling unit in Parcel D; in addition, six (6) short-term bicycle parking spaces in proximity to the main entrances are required for each building on Parcel D.

CD92.7.5 Each Parcel shall have a minimum of one non-commercial car wash facility with drains connected to the sanitary sewer system.

## CD92.8 Amenity Space

CD92.8.1 Indoor recreation or other amenity space will be provided for the use of the residents at a minimum area of 2.4$m^2$ (25.8$ft^2$) per Dwelling Unit.

## CD92.9 Conditions of Use

CD92.9.1 Sprinkler protection shall be provided for all unenclosed balconies, Decks, Porches, and patios intended for residential use.

CD92.9.2 Notwithstanding section CD92.5.6, Commercial – Child Care use may be permitted as a Principal use in the second Storey of Building 15.

CD92.9.3 Notwithstanding CD92.5.6, and excluding the second Storey of Building 15, Commercial – Personal Service businesses that are related to human health and wellness, and that are compatible with and do not unduly affect Office uses via offensive noise, vibration, odours, heat , or traffic, are permitted as a Principal Use in Building 15 and Building 13.

CD93. Comprehensive Development 93 Zone (CD93)

**CD93.1 Intent**

The intent of this zone is to facilitate the phased development of a high density mixed-use project in the Moody Centre Transit Oriented Development area.

**CD93.2 Definition**

For the purposes of the CD93 Zone only, the following definition will apply:

"IN-SUITE STORAGE SPACE" means Floor Area within or Accessory to a Dwelling Unit, used to store personal items such as recreation equipment, tires, barbecues, suitcases and miscellaneous household articles, but does not include Floor Area for clothes closets, linen closets, or kitchen or bathroom cupboards.

**CD93.3 Uses**

The following uses are permitted in the CD93 zone, with the location of the uses as indicated in Schedule B:

Principal Uses:

1) Assembly
2) Civic
3) Commercial – Artist Studio
4) Commercial – Child Care
5) Commercial – Commercial Athletic and Recreation
6) Commercial – Entertainment
7) Commercial – Licensee Retail Store
8) Commercial – Liquor Primary Establishment
9) Commercial – Office
10) Commercial – Personal Service
11) Commercial – Restaurant
12) Commercial – Retail
13) Commercial – Retail Food Service
14) Common Amenity Space
15) Community Care
16) Multi-Residential, limited to Market Rental and Below Market Rental housing
17) Residential Sales Centre

Secondary Use:

1) Home Occupation – Type A

## 93.4 Densities

CD93.4.1 The densities permitted in the CD93 zone are as follows:

| Uses | Minimum Floor Area ($m^2$) | Maximum Floor Area ($m^2$) |
|---|---|---|
| Multi-Residential (Market Rental housing) | N/A | 57,000 |
| Multi-Residential (Below Market Rental housing) | 3,000 | N/A |
| Commercial | 5,600 | 6,200 |
| Common Amenity Space | 2,100 | N/A |

CD93.4.2 All Multi-Residential Floor Area shall be for purpose-built rental Dwelling Units.

CD93.4.3 For the purposes of Floor Area calculation, In-Suite Storage Space to a maximum of 2.8m² space per Dwelling Unit may be excluded from the calculation provided that:

- storage space may be located in a single room, not exceeding 2.8m² (if storage spaces exceed 2.8m², the total area will be included in the calculation of Floor Area);
- must be full floor-to-ceiling height (minimum of 2.1m) and have a minimum clear horizontal dimension of 1.2m in all directions and a maximum horizontal dimension of 1.8m;
- the storage space cannot be part of or adjunct to any other closet in the unit and must be accessed from a common area or hallway within the Dwelling Unit; and
- the storage space must not contain windows.

CD93.4.4 For the purposes of Floor Area calculation, corridors, elevator shafts, foyers, hallways, landings, Mezzanines, staircases and stairwells used to directly access Common Amenity Space shall be excluded from the calculation.

CD93.4.5 For the purposes of Floor Area calculation, any portion of Floor Area open to below which is used exclusively for Natural Ventilation shall be excluded from the calculation up to a maximum of 1% of the Floor Area.

## 93.5 Residential Unit Mix

CD93.5.1 For the overall development covered by the CD93 zone, the mix of Dwelling Unit sizes shall include a minimum of 20.4% two-bedroom units and a minimum of 5.4% three- or more-bedroom units.

## 93.6 Building Siting and Separation

CD93.6.1 The siting of Buildings shall be in conformity with Schedule C.

CD93.6.2 The minimum separation required between the two Building towers on the site is 28m.

CD93.6.3 The separation between Buildings is measured from Building face to Building face.

## 93.7 Building Heights

CD93.7.1 Buildings shall not exceed 39 Storeys, as indicated in Schedule C.

## 93.8 Rooftop Common Amenity Structures

CD93.8.1 Common Amenity Structures on the rooftops of Buildings shall not count as a Storey.

CD93.8.2 Common Amenity Structures (including both enclosed and unenclosed) on the rooftops of Building towers, excluding architectural elements, shall be limited to a combined total of no more than 40% of the Floor Area of the Storey below and, for the rooftop of the podium, limited to a combined total of no more than 60% of the Floor Area of the Storey below.

CD93.8.3 Common Amenity Structures on the rooftops of Building towers shall be limited to a maximum of 4.3m in height.

## 93.9 Tower Floor Areas

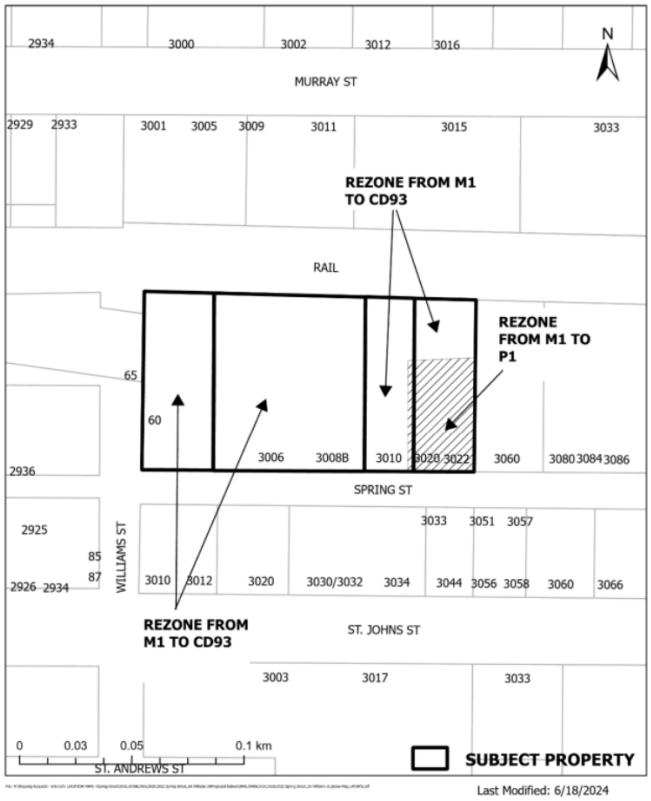
CD93.9.1 The maximum permitted Floor Area of any Storey in a Multi-Residential Building tower, above the podium level, is 759m².

## 93.10 Parking, Loading, and Bicycle Parking

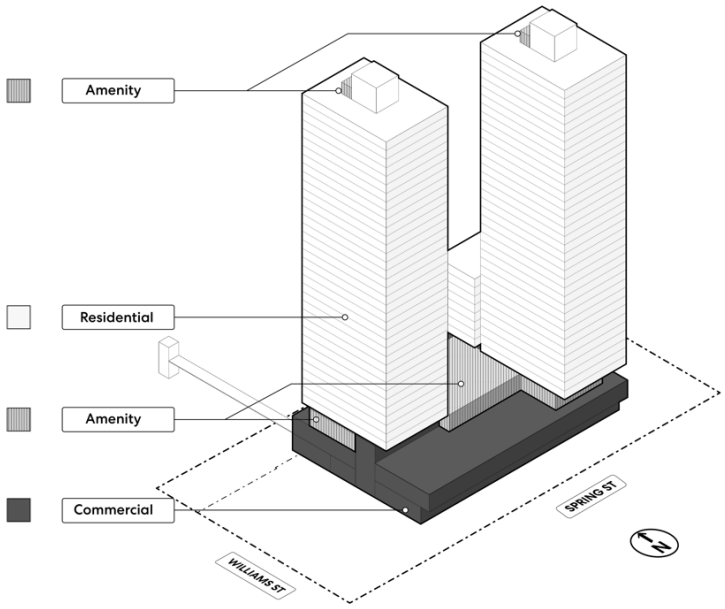
CD93.10.1 The provision of parking, loading and bicycle parking for Buildings in the CD93 zone shall comply with the applicable regulations in section 6 of the Zoning Bylaw except where amended by the following regulations in conjunction with transportation demand management measures:

| Type of Use | Vehicle Parking Required |
|---|---|
| Commercial and Visitor | 160 spaces |
| Residential | 240 spaces |
| Bicycle Parking | 1.3 long-term spaces per Dwelling Unit |

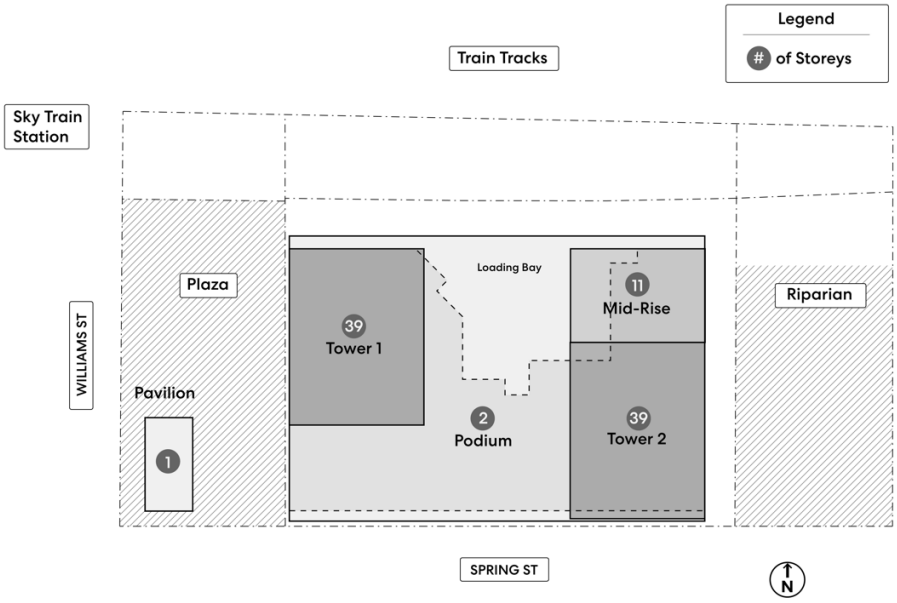
## SCHEDULE A Location Map related to Section CD93




## Schedule B to CD93 - Use Locations related to Section CD93



## Schedule C toCD93 – Siting and Building Heights



## CD94. Comprehensive Development Zone 94 (CD94)

### 94.1 Intent

The intent of this zone is to facilitate the development of a high-density mixed-use project in the Moody Centre Transit-Oriented Development area.

### 94.2 Definition

For the purposes of the CD94 zone only, the following definition will apply:

"IN-SUITE STORAGE SPACE" means Floor Area within or Accessory to a Dwelling Unit, used to store personal items such as recreation equipment, tires, barbecues, suitcases and miscellaneous household articles, but does not include Floor Area for clothes closets, linen closets, or kitchen or bathroom cupboards.

### 94.3 Uses

The following uses are permitted in the CD94 zone, with the location of the uses as indicated in Schedule B:

Principal Uses:

1) Assembly
2) Civic
3) Commercial – Artist Studio
4) Commercial – Athletic and Recreation
5) Commercial – Child Care
6) Commercial – Entertainment
7) Commercial – Licensee Retail Store
8) Commercial – Liquor Primary Establishment
9) Commercial – Office
10) Commercial – Personal Service
11) Commercial – Restaurant
12) Commercial – Retail
13) Commercial – Retail Food Service
14) Common Amenity Space
15) Community Care
16) Multi-Residential

17) Non-Market Housing

18) Residential Sales Centre

Secondary Use:

1) Home Occupation – Type A

## 94.4 Density

CD94.4.1 The densities permitted in the CD94 zone are as follows:

| Uses | Minimum Floor Area ($m^2$) | Maximum Floor Area ($m^2$) |
|---|---|---|
| Multi-Residential | N/A | 80,080 |
| Commercial | 6,300 | 6,700 |
| Common Amenity Space | 1,975 | N/A |

CD94.4.2 For the purposes of Floor Area calculation, In-Suite Storage Space to a maximum of 2.8m² space per Dwelling Unit may be excluded from the calculation provided that:

1) storage space may be located in a single room, not exceeding 2.8m² (if storage spaces exceed 2.8m², the total area will be included in the calculation of Floor Area);
2) must be full floor-to-ceiling height (minimum of 2.1m) and have a minimum clear horizontal dimension of 1.2m in all directions and a maximum horizontal dimension of 1.8m;
3) the storage space cannot be part of or adjunct to any other closet in the unit and must be accessed from a common area or hallway within the Dwelling Unit; and
4) the storage space must not contain windows.

CD94.4.3 For the purposes of Floor Area calculation, corridors, elevator shafts, foyers, hallways, landings, Mezzanines, staircases and stairwells used to directly access Common Amenity Space shall be excluded from the calculation.

CD94.4.4 For the purposes of Floor Area calculation, any portion of Floor Area open to below which is used exclusively for Natural Ventilation shall be excluded from the calculation up to a maximum of 1% of the Floor Area.

## 94.5 Residential Unit Mix

CD94.5.1 For the overall development covered by the CD94 zone, the mix of Dwelling Unit sizes shall include a minimum of 20% two-bedroom units and a minimum of 10% three- or more-bedroom units.

## 94.6 Building Siting and Separation

CD94.6.1 The siting of Buildings shall be in conformity with Schedule C.

CD94.6.2 The minimum separation required between the three Building towers on the site shall be in conformity with Schedule C.

CD94.6.3 The separation between the Building towers is measured from Building tower face to Building tower face.

## 94.7 Building Heights

CD94.7.1 Maximum buildings heights, as expressed in Storeys, shall be as indicated in Schedule C.

## 94.8 Rooftop Common Amenity Space Structures

CD94.8.1 Common Amenity Space Structures on the rooftops of Buildings shall not count as a Storey.

CD94.8.2 Common Amenity Space Structures (including both enclosed and unenclosed) on the rooftops of Building towers and all other structures, excluding architectural elements, on the rooftops of Building towers shall be limited to a combined total of no more than 40% of the Floor Area of the Storey below.

CD94.8.3 Common Amenity Space Structures on the rooftops of Building towers shall be limited to a maximum of 4.3m in height.

## 94.9 Tower Floor Areas

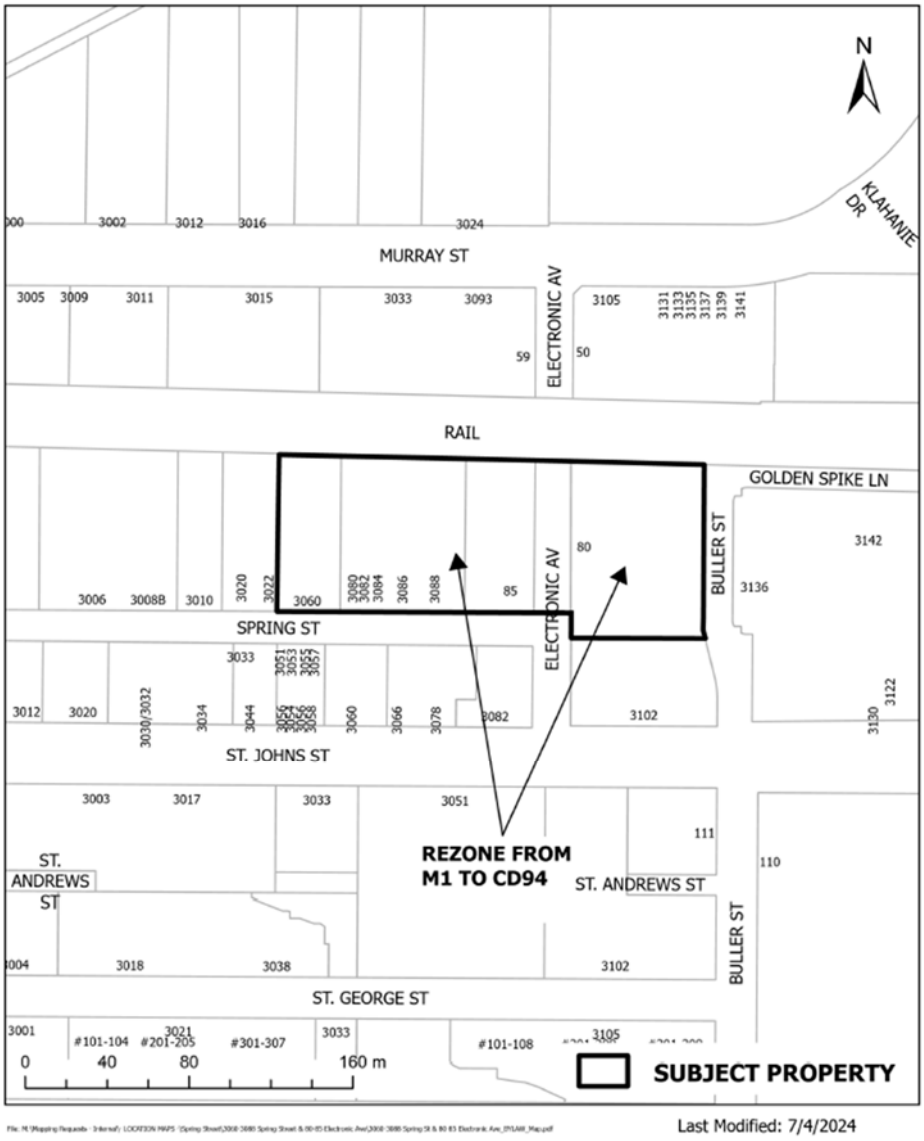
CD94.9.1 The maximum permitted Floor Area of any Storey in a Multi-Residential Building tower, above the podium and mid-rise level, is 790m².

## 94.10 Parking, Loading, and Bicycle Parking

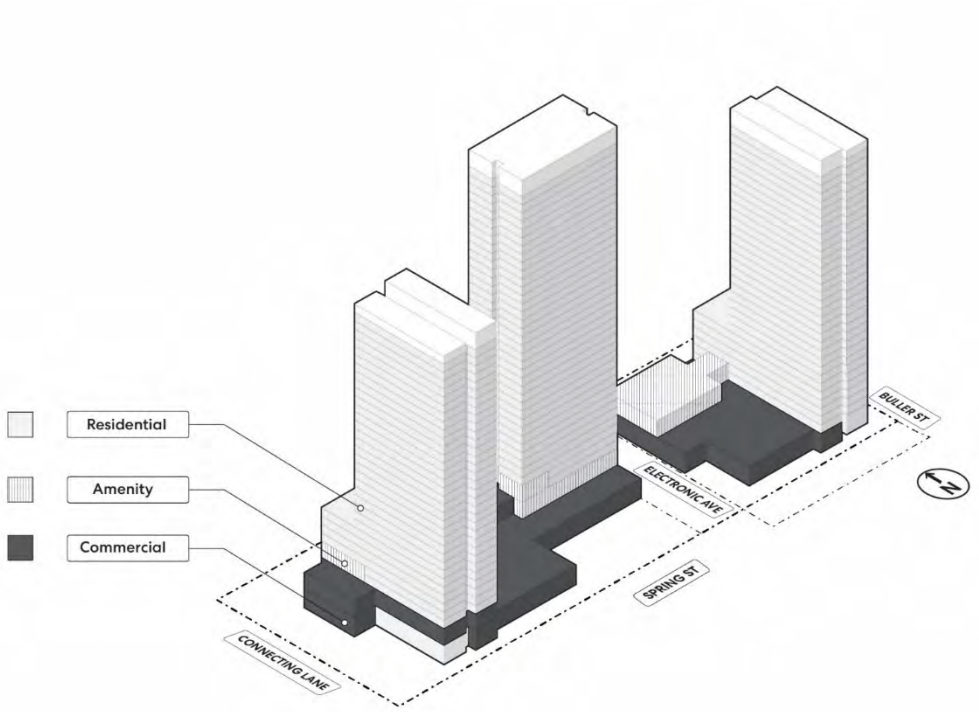
CD94.10.1 The provision of parking, loading and bicycle parking for Buildings in the CD94 zone shall comply with the applicable regulations in section 6 of the Zoning Bylaw except where amended by the following regulations in conjunction with transportation demand management measures:

| Type of Use | Vehicle Parking Required |
|---|---|
| Commercial and Visitor | 181 spaces |
| Residential | 687 spaces |

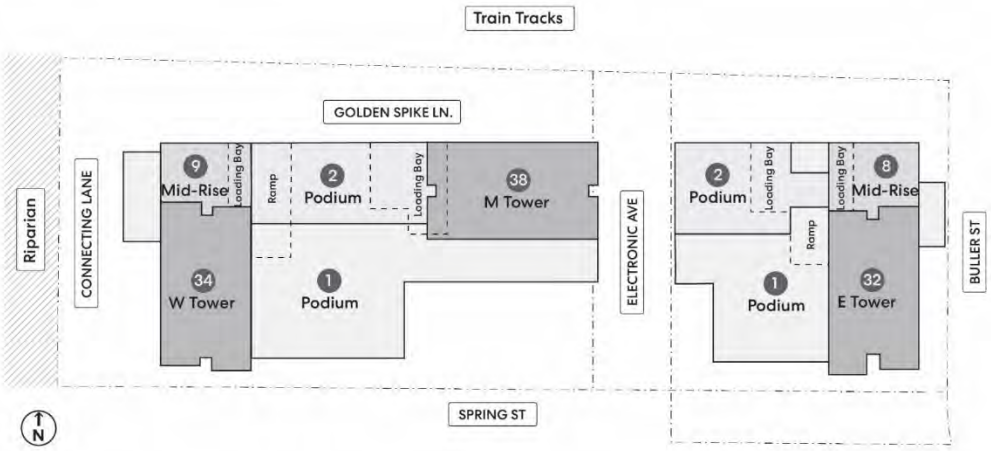
## Schedule A to CD94 – Location Map



## Schedule B toCD94 – Use Locations




## Schedule C to CD94 – Sitting and Building Heights



## CD95. Comprehensive Development Zone 95 (CD95)

### 95.1 Intent

The intent of this zone is to facilitate the development of up to a nine-storey Multi-Residential Building in the Moody Centre Transit Oriented Development area.

### 95.2 Uses

The following uses are permitted in the CD95 zone:

Principal Uses:

1) Common Amenity Space
2) Community Care
3) Multi-Residential limited to Non-Market Housing

### 95.3 Density

CD95.3.1 The densities permitted in the CD95 zone are as follows:

| Uses | Minimum Floor Area ($m^2$) | Maximum Floor Area ($m^2$) |
|---|---|---|
| Multi-Residential | N/A | 4,805 |
| Common Amenity Space | 145 | N/A |

CD95.3.2 For the purposes of Floor Area calculation, corridors, elevator shafts, foyers, hallways, landings, Mezzanines, staircases and stairwells used to directly access Common Amenity Space shall be excluded from the calculation.

### 95.4 Building Siting and Height

CD95.4.1 The siting of the Building shall be in conformity with Schedule B.

CD95.4.2 The height of the Building shall not exceed nine Storeys.

### 95.5 Rooftop Common Amenity Structures

CD95.5.1 Common Amenity Structures on the rooftop of the Building shall not count as a Storey.

CD95.5.2 Common Amenity Structures (including both enclosed and unenclosed) on the rooftop of the Building shall be limited to a combined total of no more than 40% of the Floor Area of the Storey below.

CD95.5.3 Common Amenity Structures on the rooftop of the Building shall be limited to a maximum of 4.3m in height.

## 95.6 Parking, Loading, and Bicycle Parking

The provision of parking, loading and bicycle parking for Buildings in the CD95 zone shall comply with the applicable regulations in section 6 of the Zoning Bylaw except where amended by the following regulations:

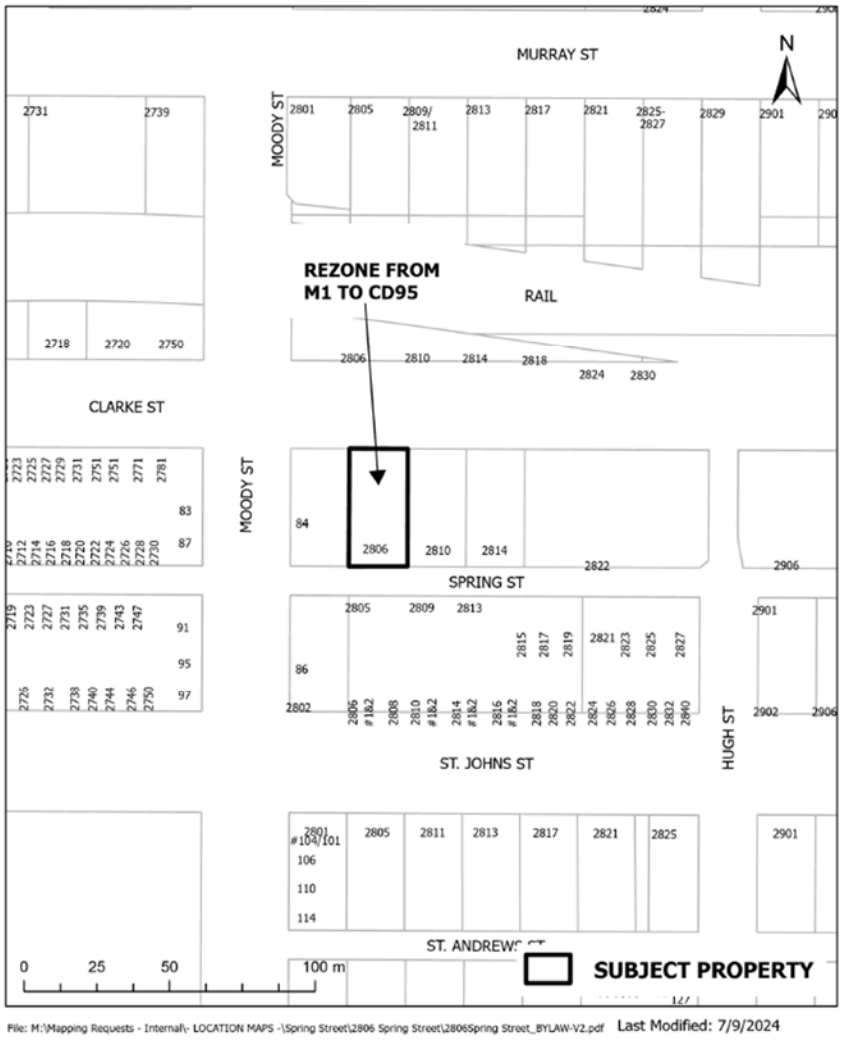
CD95.6.1 Vehicle Parking

| Type of Use | Vehicle Parking Required |
|---|---|
| All uses combined | Four Parking Spaces |

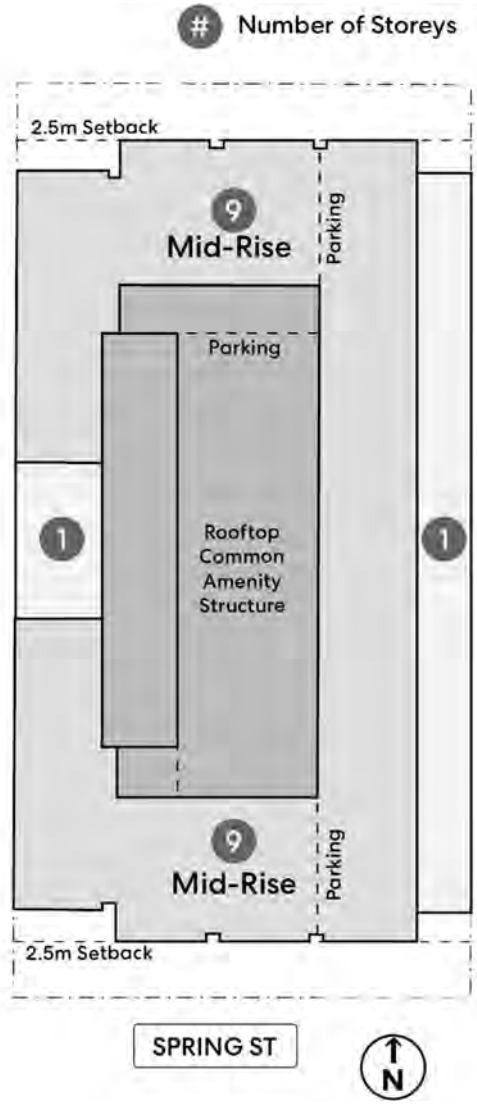
CD96.6.2 Off-Street Bicycle Parking

| Type of Use | Bicycle Parking Required |
|---|---|
| Multi-Residential | 0.7 long term parking spaces per bedroom |

**Schedule A toCD95 – Location Map**



## Schedule B toCD95 – Building Siting



## CD96. Comprehensive Development Zone 96 (CD96)

### CD96.1 Intent

The intent of this zone is to facilitate the development of a mixed institutional, commercial and residential project over underground and above ground parking, in a building form up to a maximum height of 16 storeys.

### CD96.2 Permitted Uses

The following uses are permitted:

| CD96 Zone | |
|---|---|
| a. Principal Use | i. Assembly Use<br>ii. Convenience Retail Use<br>iii. Creative Industry Use<br>iv. Multi-Residential Use<br>v. Office Use<br>vi. Personal Service use<br>vii. Restaurant Use<br>viii. Retail Use<br>ix. Retail Food Service |
| b. Secondary Use | i. Child Care Use<br>ii. Home Occupation – Type A and Type C<br>iii. Off-Street Parking |

### CD96.3 Conditions of Use

(a) Multi-Residential Use shall consist of not more than 128 units of which a maximum of 115 units shall be Market Rental units and a minimum of 13 units shall be Below Market Rental Units, subject to a Housing Agreement.

(b) Child Care Use shall be permitted as a secondary use subject to compliance with the regulations in Section 5.2.8 of the Zoning Bylaw as may be amended.

(c) Home Occupation – Type A and Type C shall be permitted as secondary uses subject to compliance with the regulations in Sections 5.2.3. (a), (b) and (d) of the Zoning Bylaw.

### CD96.4 Lot Coverage

The maximum lot coverage shall not exceed 85%.

**CD96.5** **Floor Area Ratio**

The maximum permitted Floor Area Ratio shall not exceed 3.02 based on the net floor area after all allowable exclusions and a net lot area after all required property dedications.

**CD96.6** **Building Height**

The maximum permitted building height, as measured from the average grade to the highest point of the residential tower, excluding any elevator run-on, pedestrian access structures or other mechanical appurtenances, shall not exceed 46m (151ft).

**CD96.7** **Setbacks**

(a) The building shall be setback in accordance with the following:

(i) North – 1.5m (5ft);
(ii) East – 3m (10ft);
(iii) South – 2.4m (8ft);
(iv) West – 0m (0ft).

**CD96.8** **Parking, Loading and Bicycle Parking**

(a) Notwithstanding the regulations in section 6.3.2 of the Zoning Bylaw, in accordance with Bylaw No. 3465 and in accordance with the *Local Government* Act, section 525.1, the number of Off-Street Parking Spaces for apartment uses in Inlet Centre Transit-Oriented Area shall be calculated in accordance with the following table:

| Type of Building or Use | Paring Required |
|---|---|
| Apartment | Market Rental<br><br>No specified minimum or maximum spaces per Dwelling Unit<br><br>No visitor parking spaces required<br>Below Market Rental<br><br>No specified minimum or maximum spaces per Dwelling Unit.<br><br>No visitor parking spaces required. |

subject to the acceptance of a Transportation Demand Management Plan.

(b) Parking for permitted commercial and child care uses shall be provided in accordance with the individual requirements for specific uses under section 6.3.1 of the Zoning Bylaw.

(c) Parking for Church Use shall be provided in accordance with the requirements for Assembly use under section 6.3.1 of the Zoning Bylaw.

(d) All parking spaces and manoeuvering aisles shall comply with the minimum dimensions specified in section 6.6.1 and sections 6.6.6, 6.6.7 and 6.6.8 of the Zoning Bylaw.

(e) A maximum of 33% of the total parking requirement may be provided as small car parking spaces.

(f) A minimum of 3 off-street loading spaces shall be provided in accordance with the requirements of section 6.9.3 and 6.9.6 of the Zoning Bylaw.

(g) Bicycle parking spaces shall be provided as follows:

| Use | Long Term | Short Term | Total |
|---|---|---|---|
| Residential | 259 | 6 | 265 |
| Jamat Khana | Not Required | 6 | 6 |
| Commercial | Not Required | Not Required | 0 |
| | 259 | 12 | 271 |

(h) Long-term and short-term bicycle parking spaces for permitted uses not specified in section (g), shall be provided in accordance with the requirements in section 6.10.3 of the Zoning Bylaw.

(i) Long- and short-term bicycle parking spaces shall be provided in accordance with the size, locational and design criteria in sections 6.10.4, 6.10.5, and 6.10.6 of the Zoning Bylaw.

## CD97. Comprehensive Development Zone (CD97)

### CD97.1 Intent

The intent of this zone is to accommodate a six-storey mixed-use commercial/residential development with a rooftop garden on the subject lands.

### CD97.2 Permitted Uses

The following uses are permitted:

| CD97 Zone | |
|---|---|
| a. Principal Use | i. Assembly<br>ii. Child Care<br>iii. Civic<br>iv. Commercial Athletic and Recreation<br>v. Community Care<br>vi. Office<br>vii. Personal Service<br>viii. Restaurant<br>ix. Retail Food Service<br>x. Retail<br>xi. Multi-Residential, limited to Market Rental |
| b. Secondary Use | i. Home Occupation – Type A |

### CD97.3 Conditions of Use

(a) Due to the sloping nature of the site, the lowest commercial level of the Building facing St. Johns Street is a “basement” by Zoning Bylaw definition.

(b) Commercial uses are only permitted on the ground floor along St. Johns Street and the mezzanine of the Building.

### CD97.4 Lot Coverage

The maximum permitted lot coverage shall be 90.5%.

### CD97.5 Residential Density

No more than 48 market rental residential dwelling units shall be permitted.

### CD97.6 Floor Area Ratio (FAR)

The Floor Space Ratio permitted in the CD97 Zone shall be calculated in accordance with section 5.3.4 of the Zoning Bylaw and the maximum

permitted Floor Area Ratio shall be 2.63 based on the developable site area, including the road allowance as shown in schedule A.

**CD97.7 Building Height**

(a) Building height shall not exceed 6 storeys, excluding basement and all roof projections.

(b) The maximum height of the Building shall not exceed 23.5m, including enclosed rooftop common amenity structure and all rooftop projections.

**CD97.8 Setbacks**

(a) Front: 0m;
(b) Rear: 0m;
(c) Exterior Side: 1.1m; and
(d) Interior Side: 1.3m.

**CD97.9 Parking, loading, and Bicycle Parking**

(a) A minimum of 81 off-street Parking Spaces shall be provided for all uses combined, with minimum 48 residential designated parking spaces, minimum 22 commercial ones, and at least 5 visitor-designated parking spaces;
(b) A minimum of 73 Long-Term Bicycle Parking Spaces.
(c) 6 Short-Term Bicycle Parking Spaces shall be provided for residential portion.
(d) 1 Long-Term Bicycle Parking Spaces and 6 Short-Term Bicycle Parking Spaces shall be provided for commercial portion.
(e) One vehicular access shall be permitted from Queens Street for commercial area.
(f) One vehicular access shall be permitted from St. Andrews Street for residential area.
(g) A minimum of one loading bay shall be provided for commercial area.

**CD97.10 Landscaping**

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

**CD97.11 Common Amenity Space**

Amenity spaces in the CD97 Zone shall be in accordance with the following:

(a) Common Amenity Structures on the rooftop of the building shall not count as a Storey.
(b) Outdoor Common Amenity Spaces shall not be located within the setbacks.
(c) The maximum amount of indoor rooftop amenity area is 132.85$m^2$.

(d) The maximum amount of outdoor rooftop amenity area is 363.81m$^2$.

(e) Common amenity structures (including both enclosed and unenclosed area) on the rooftops of the building, excluding roof circulation, shall be limited to a combined total of no more than 50.85% of the Floor Area of the Storey below.

(f) The enclosed portion of the rooftop common amenity area shall not occupy more than 13.60% of the Floor Area of the Storey below, excluding roof circulation.

(g) Notwithstanding the above, a separate outdoor amenity space dedicated for a children's play area shall be provided in the minimum amount of 128.76m$^2$.

**SECTION CD99 ADDED BY BYLAW NO. 3538**

## CD99. Comprehensive Development Zone 99 (CD99)

### CD99.1 Intent

The intent of this zone is to facilitate the development of a high-density mixed-use project in the Moody Centre Transit-Oriented Development area.

### CD99.2 Definition

For the purposes of the CD99 Zone only, the following definition will apply:

"IN-SUITE STORAGE SPACE" means Floor Area within or Accessory to a Dwelling Unit, used to store personal items such as recreation equipment, tires, barbecues, suitcases, and miscellaneous household articles, but does not include Floor Area for clothes closets, linen closets, or kitchen, or bathroom cupboards.

### CD99.3 Uses

The following uses are permitted in the CD99 zone, with the location of the uses as indicated in Schedule B:

Principal Uses:

1) Assembly

2) Civic

3) Commercial – Artist Studio

4) Commercial – Athletic and Recreation

5) Commercial – Child Care

6) Commercial – Entertainment

7) Commercial – Licensee Retail Store

8) Commercial – Liquor Primary Establishment

9) Commercial – Office

10) Commercial – Personal Service

11) Commercial – Restaurant

12) Commercial – Retail

13) Commercial – Retail Food Service

14) Common Amenity Space

15) Community Care

16) Multi-Residential, limited to Market Rental housing

17) Residential Sales Centre

Secondary Use:

1) Home Occupation – Type A

## CD99.4 Densities

CD99.4.1 The densities permitted in the CD99 zone are as follows:

| Uses | Minimum Floor Area ($m^2$) | Maximum Floor Area ($m^2$) |
|---|---|---|
| Multi-Residential (Market Rental housing) | N/A | 22,175 |
| Commercial | 2,960 | N/A |
| Common Amenity Space (Indoor) | 370 | N/A |
| Common Amenity Space (Outdoor) | 1,265 | N/A |

CD99.4.2 For the purposes of Floor Area calculation, In-Suite Storage Space to a maximum of 2.8m² space per Dwelling Unit may be excluded from the calculation provided that:

1) storage space may be located in a single room, not exceeding 2.8m² (if storage spaces exceed 2.8m², the total area will be included in the calculation of Floor Area);

2) must be full floor-to-ceiling height (minimum of 2.1m) and have a minimum clear horizontal dimension of 1.2m in all directions and a maximum horizontal dimension of 1.8m;

3) the storage space cannot be part of or adjunct to any other closet in the unit and must be accessed from a common area or hallway within the Dwelling Unit; and

4) the storage space must not contain windows.

CD99.4.3 For the purposes of Floor Area calculation, corridors, elevator shafts, foyers, hallways, landings, Mezzanines, staircases, and stairwells used to directly access Common Amenity Space shall be excluded from the calculation.

CD99.4.4 For the purposes of Floor Area calculation, any portion of Floor Area open to below which is used exclusively for Natural Ventilation shall be excluded from the calculation up to a maximum of 1% of the Floor Area.

## CD99.5 Residential Unit Mix

CD99.5.1 For the overall development covered by the CD99 zone, the mix of Dwelling Unit sizes shall be as follows:

1) Studio and One-Bedroom (Combined maximum): 65% with no more than 15% being studios;

2) Two-bedroom units: 25%; and

3) Three-bedroom units: 10%.

## CD99.6 Building Siting

CD99.6.1 The siting of Buildings shall be in conformity with Schedule C.

## CD99.7 Building Heights

CD99.7.1 Maximum buildings heights, as expressed in Storeys, shall be as indicated in Schedule C.

## CD99.8 Rooftop Common Amenity Space Structures

CD99.8.1 Common Amenity Space Structures on the rooftops of Buildings shall not count as a Storey.

CD99.8.2 Common Amenity Space Structures (including both enclosed and unenclosed) on the rooftops of Building towers and all other structures, excluding architectural elements, on the rooftops of Building towers shall be limited to a combined total of no more than 40% of the Floor Area of the Storey below.

CD99.8.3 Common Amenity Space Structures on the rooftops of Building towers shall be limited to a maximum of 4.3m in height.

## CD99.9 Tower Floor Areas

CD99.9.1 The maximum permitted Floor Area of any Storey in a Multi-Residential Building tower, above the podium and mid-rise level, is 707m².

## CD99.10 Parking, Loading and Bicycle Parking

CD99.10.1 The provision of parking, loading, and bicycle parking for Buildings in the CD99 zone shall comply with the applicable regulations in section 6 of the Zoning Bylaw except where amended by the following regulations in conjunction with transportation demand management measures:

Vehicle3 Parking

| Type of Use | Vehicle Parking Required |
|---|---|
| Commercial and Visitor | 60 spaces |
| Residential | 148 spaces |

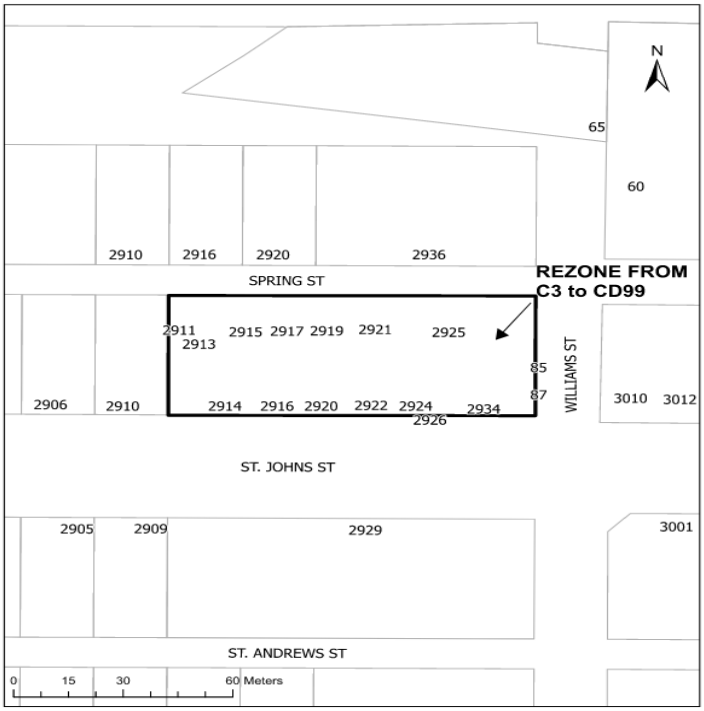
Bicycle Parking

| Type of Use | Bicycle Parking Required |
|---|---|
| Residential | 482 spaces |
| Residential Visitors | 29 spaces |
| Commercial / Office / Retail long-term | 7 spaces |
| Commercial / Office / Retail short-term | 8 spaces |

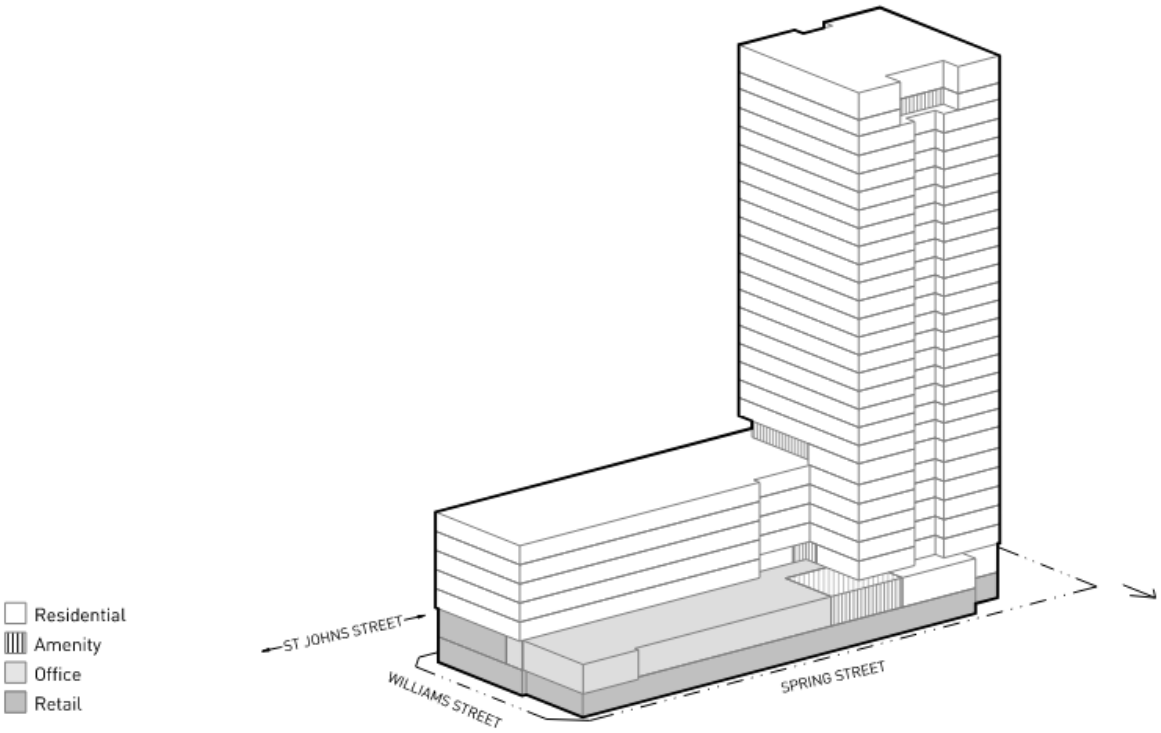
## CD99.11 Adaptable Units

CD99.11.1 A minimum of 50% or 160 of dwelling units shall be adaptable units that are constructed to comply with the standards specified in the British Columbia Building Code.

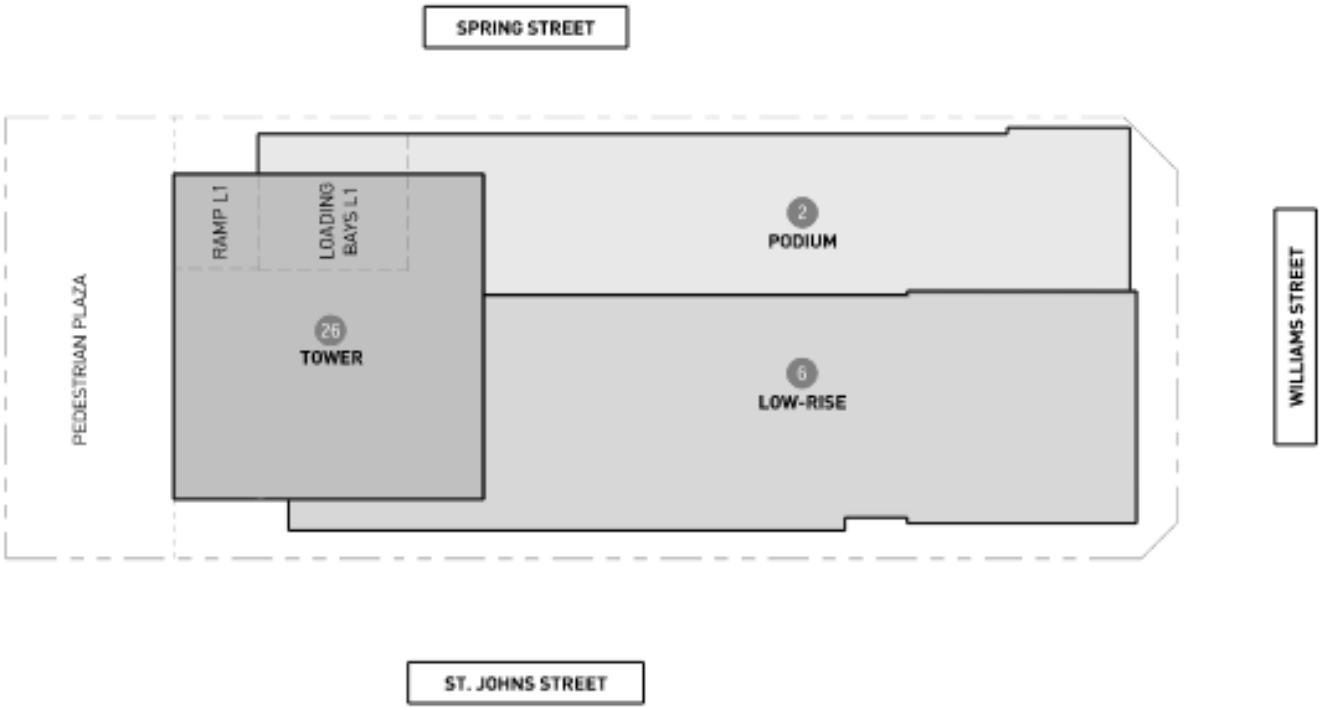
**Schedule A Location Map related to Section CD99**



## Schedule B toCD99 – Land Use Locations




## Schedule C toCD99 – Sitting and Building Heights



## 91. COMPREHENSIVE DEVELOPMENT DISTRICT (CD1)

Subject to other provisions of this Bylaw, on any Lot, in any district designated as CD District, the following regulations and permitted use shall apply and any use not specifically permitted are prohibited.

**Amended by BL2173**

### 91.1 Intent

The intent of this zone is to provide for development embracing one or more zone categories as an integrated project based upon a Comprehensive Development plan ***or a development permit***

### 91.2 Permitted Use

Land and Structures may be used for a designated combination of the following use and no others:

(1) Use permitted in the RS, RT or RM Districts.

(2) Use permitted in C1, C2, C3, ***C5,*** C6 ***or C7*** Districts.

(3) Use permitted in M1 or M2 Districts either alone or in combination with use in the P1 Districts.

(4) Use permitted in P1 or P2 Districts.

**Amended by BL2284**

### 91.3 Comprehensive Development

An applicant for Comprehensive Development District zoning ****shall*** be required to submit the following information to Council:

91.3.1 A comprehensive plan, including the following:

(a) A site plan or plans, including legal descriptions of the area to be developed, showing the location of all existing and proposed Buildings, Streets, Lanes, Highways, driveways, parking and loading areas, sidewalks, Street lighting, utilities and utility Easements, Streams and other topographical features of the site.

(b) Architectural plans for any proposed Buildings, ***including colours & materials.***

(c) Existing and proposed Grades and their relation to the elevations on adjoining properties.

(d) The location, size, Height, colour, lighting and orientation

of all signs.

(e) The location and treatment of open spaces, landscaping Fences and walls.

(f) A statement of use.

91.3.2 A statement of ownership of land and interest of the applicant therein.

91.3.3 The estimated commencement date and proposed schedule of construction.

91.3.4 A statement of financial responsibility, including the posting of ***securities*** to assure the installation of the improvements required by the City as a condition to development.

***Provided, however, that the foregoing may be waived in whole or in part if the* Lot *and the proposed development are located in a development permit area and the information is submitted as part of a development permit application.***

## 91.4 Plan to be Part of Bylaw

All Buildings, Structures and use shall comply with the size, shape and siting as designated on ***any*** approved Comprehensive Development plan, which shall be included in and form part of this Bylaw.

## CD20. Comprehensive Development Zone 20 (CD20)

### CD20.1 Intent

To accommodate Single Detached Residential development and Small-Scale Multi-Unit Housing development on four small Lots, as identified in Schedule 'A' below.

### CD20.2 Permitted Use

| CD20 Zone | |
|---|---|
| d. Principal Use | iii. Single Detached Residential<br>iv. Small-Scale Multi-Unit Housing |
| e. Secondary Use to Single Detached Residential | vi. One of the following:<br>• Bed and Breakfast<br>• Boarding<br>• Child Care<br>• Community Care<br>• Home Occupation – Type B<br>vii. Additional Dwelling Unit<br>viii. Home Occupation – Type A<br>ix. Supportive Recovery (see section 5.2.9)<br>x. Secondary Suite |
| f. Secondary Use to Small Scale Multi-Unit Housing | i. Boarding<br>ii. Home Occupation – Type A<br>iii. Secondary Suite |

### CD20.3 Development Regulations for Single Detached Residential

| CD20 Zone | |
|---|---|
| h. Density (maximum) | ii. Lots 1 to 3 – Single Building – FAR of 0.88<br>iii. Lot 4 – Single Building – FAR of 0.70 |
| i. Height (maximum) | iv. 7.92m |
| j. Lot Coverage (maximum) | iii. Lots 1 to 3 – Single Building – 99.82$m^2$<br>iv. Lot 4 – Single Building – 101.11$m^2$ |
| k. Front Lot Line Setbacks (minimum) | iii. 0.0m |
| l. Side Lot Line Setbacks (minimum) | iii. Lot 1 – 0.64m on north side and 0.95m on south side<br>iv. Lots 2 and 3 – 0.95m on north side and 0.95m on south side<br>v. Lot 4 – 1.18m on north side and 2.44m on south side |
| m. Rear Lot Line Setbacks (minimum) | iv. Lot 1 – 6.93m<br>v. Lot 2 – 6.78m<br>vi. Lot 3 – 6.24m<br>vii. Lot 4 – 6.44m |

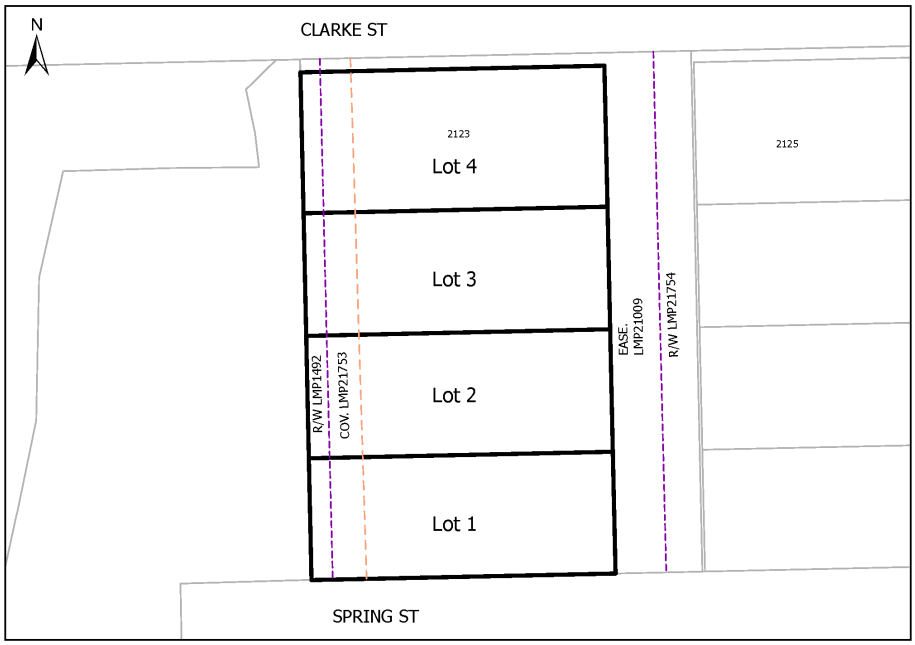
## CD20.4 Development Regulations for Small-Scale Multi-Unit Housing

Refer to Section 5.5 for the permitted types of Dwelling Units. Lot lines setbacks listed in the table below are based on the lot plan shown in Schedule A below.

| CD20 Zone – SSMUH | |
|---|---|
| h. Density (maximum) | ii. All Buildings – FAR of 0.7 for three Dwelling Units |
| i. Height (maximum) | iv. All Buildings – 10.5m<br>v. Accessory Building – 4.0m |
| j. Lot Coverage (maximum) | ii. All Buildings and Structures – 45% total |
| k. Front Lot Line Setbacks (minimum) | ii. All Buildings or Structures – 1.5m |
| l. Side Lot Line Setbacks (minimum) | iii. All Buildings or Structures (interior) – 1.2m<br>iv. All Buildings or Structures (exterior) – 2.4m |
| m. Rear Lot Line Setbacks (minimum) | iii. All Buildings where there is a lane – 1.5m<br>iv. All Buildings where there is no lane – 7.0m |
| n. Setbacks Between Buildings (minimum) | iv. Between Buildings front to back – 6.1m<br>v. Between Buildings side to side – 2.4m<br>vi. Accessory Building or Structure – 2.0m |



**"SCHEDULE A' related to Section CD20.1**



## CD22. Comprehensive Development Zone 22 (CD22)

### CD22.1 Intent

To accommodate Single Detached Residential development and Small-Scale Multi-Unit Housing development on four small Lots, as identified in Schedule 'A' below.

### CD22.2 Permitted Use

| CD22 Zone | |
|---|---|
| a. Principal Use | i. Single Detached Residential<br>ii. Small-Scale Multi-Unit Housing |
| b. Secondary Use to Single Detached Residential | i. One of the following:<br>• Bed and Breakfast<br>• Boarding<br>• Child Care<br>• Community Care<br>• Home Occupation – Type B<br>ii. Additional Dwelling Unit<br>iii. Home Occupation – Type A<br>iv. Supportive Recovery (see section 5.2.9)<br>v. Secondary Suite |
| c. Secondary Use to Small Scale Multi-Unit Housing | i. Boarding<br>ii. Home Occupation – Type A<br>iii. Secondary Suite |

### CD22.3 Development Regulations for Single Detached Residential

| CD22 Zone | |
|---|---|
| a. Density (maximum) | i. Lot 1 – Single Building – FAR of 0.67<br>ii. Lots 2 to 4 – Single Building – FAR of 0.83 |
| b. Height (maximum) | i. Lots 1 and 2 – 8.3m to the top of the roof of the Building<br>ii. Lots 3 and 4 – 9.22m to the top of the roof of the Building |
| c. Lot Coverage (maximum) | i. Lot1 – Single Building – 98.1$m^2$<br>ii. Lots 2 to 4 – Single Building – 95.71$m^2$ |
| d. Front Lot Line Setbacks (minimum) | iv. 0.46m |
| e. Side Lot Line Setbacks (minimum) | i. Lot 1 – 2.69m on north side and 0.95m on south side<br>ii. Lots 2 to 4 – 0.95m on north side and 0.95m on south side |
| f. Rear Lot Line Setbacks (minimum) | i. 4.57m |

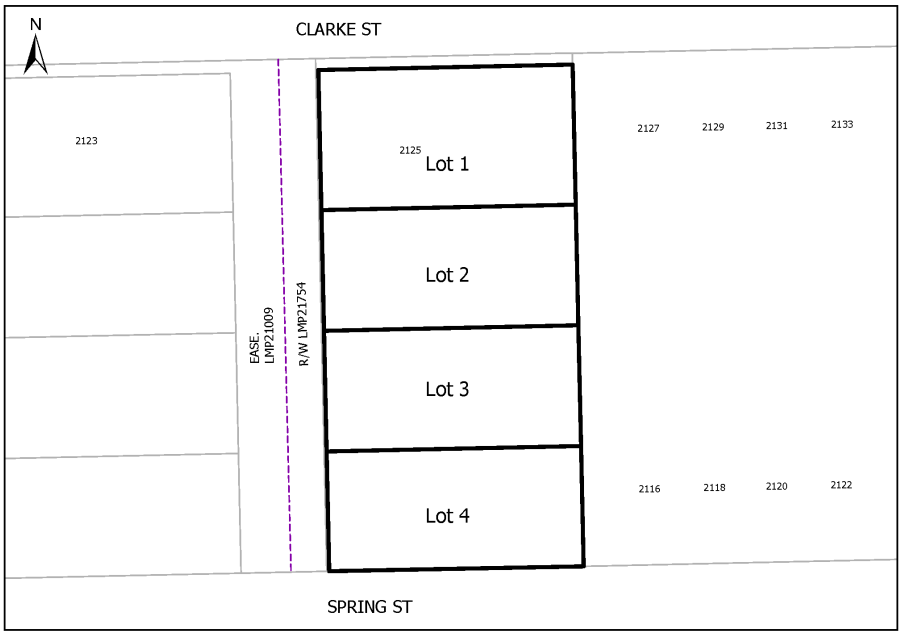
## CD22.4 Development Regulations for Small-Scale Multi-Unit Housing

Refer to Section 5.5 for the permitted types of Dwelling Units. Lot lines setbacks listed in the table below are based on the lot plan shown in Schedule A.

| CD22 Zone – SSMUH | |
|---|---|
| a. Density (maximum) | i. All Buildings – FAR of 0.7 for three Dwelling Units |
| b. Height (maximum) | i. All Buildings – 10.5m<br>ii. Accessory Building – 4.0m |
| c. Lot Coverage (maximum) | i. All Buildings and Structures – 45% total |
| d. Front Lot Line Setbacks (minimum) | i. All Buildings or Structures – 4.0m |
| e. Side Lot Line Setbacks (minimum) | i. All Buildings or Structures (interior) – 1.2m<br>ii. All Buildings or Structures (exterior) – 2.4m |
| f. Rear Lot Line Setbacks (minimum) | i. All Buildings where there is a lane – 1.5m<br>ii. All Buildings where there is no lane – 4.0m |
| g. Setbacks Between Buildings (minimum) | i. Between Buildings front to back – 6.1m<br>ii. Between Buildings side to side – 2.4m<br>iii. Accessory Building or Structure – 2.0m |

**CD22. COMPREHENSIVE DEVELOPMENT ZONE 22 (CD22) (CONTINUED)**

**'SCHEDULE A' related to Section CD22.1**



## CD23. Comprehensive Development Zone 23 (CD23)

### CD23.1 Intent

To accommodate Single Detached Residential development and Small-Scale Multi-Unit Housing development on Lots with a minimum size of 433m$^2$ and a minimum Lot width of 11.4m.

### CD23.2 Permitted Use

| CD23 Zone | |
|---|---|
| a. Principal Use | i. Single Detached Residential<br>ii. Small-Scale Multi-Unit Housing |
| b. Secondary Use to Single Detached Residential | i. One of the following:<br>• Bed and Breakfast<br>• Boarding<br>• Child Care<br>• Community Care<br>• Home Occupation – Type B<br>ii. Additional Dwelling Unit<br>iii. Home Occupation – Type A<br>iv. Supportive Recovery (see section 5.2.9)<br>v. Secondary Suite |
| c. Secondary Use to Small Scale Multi-Unit Housing | i. Boarding<br>ii. Home Occupation – Type A<br>iii. Secondary Suite |

### CD23.3 Development Regulations for Single Detached Residential

| CD23 Zone | |
|---|---|
| a. Density (maximum) | i. FAR of 0.6 |
| b. Height (maximum) | i. Lesser of 8.0m or 2.5 Storeys |
| c. Lot Coverage (maximum) | i. 45% |
| d. Front Lot Line Setbacks (minimum) | i. 6.0m |
| e. Side Lot Line Setbacks (minimum) | i. 10% of the average width of the Lot, except that this width need not exceed 1.5m<br>iii. On a Corner Lot, the side yard adjoining the flanking Street shall be not less than 2.5m in width |
| f. Rear Lot Line Setbacks (minimum) | i. 7.0m |
| g. Accessory Building | One Accessory Building is permitted, as follows:<br><br>i. It shall be located within the Rear Yard<br>ii. The maximum Lot coverage shall be the lesser of 10% or 42m$^2$<br>iii. The height shall not exceed 4m |

| | |
|---|---|
| | iv. Side Yard Setbacks shall be a minimum width of 10% of the average width of the Lot, except that this width need not exceed 1.5m<br>v. The Rear Yard Setback shall be a minimum of 1.5m |

**Entire CD23.4 amended by BL3523**

## CD23.4 Development Regulations for Small-Scale Multi-Unit Housing

Refer to section 5.5 for the permitted types of Dwelling Units.

| CD23 Zone – SSMUH | |
|---|---|
| a. Density (maximum) | i. All Buildings – FAR of 0.7 for three Dwelling Units, increasing by an FAR of 0.1 for an additional Dwelling Unit to a maximum FAR of 1.0 for six Dwelling Units |
| b. Height (maximum) | i. All Buildings providing up to four Dwelling Units – 10.5m<br>ii. All buildings providing five to six Dwelling Units – 11.5m<br>iii. Accessory Building – 4.0m |
| c. Lot Coverage (maximum) | i. All Buildings and Structures – 45% total for Lots providing up to four Dwelling Units and 50% total for Lots providing five to six Dwelling Units |
| d. Front Lot Line Setbacks (minimum) | i. All Buildings or Structures – 4.6m |
| e. Side Lot Line Setbacks (minimum) | i. All Buildings or Structures (interior) – 1.5m<br>iii. All Buildings or Structures (exterior) – 3.0m |
| f. Rear Lot Line Setbacks (minimum) | i. All Buildings where there is a lane – 1.5m<br>ii. All Buildings where there is no lane – 4.0m<br>iii. |
| g. Setbacks Between Buildings (minimum) | i. Between Buildings front to back – 6.1m<br>ii. Between Buildings side to side – 2.4m<br>iv. iii. Accessory Building or Structure – 2.0m |

## CD24. Comprehensive Development Zone 24 (CD24)

### CD24.1 Intent

To accommodate Single Detached Residential development and Small-Scale Multi-Unit Housing development on Lots within an area of land on the North Shore.

### CD24.2 Permitted Use

| CD24 Zone | |
|---|---|
| a. Principal Use | i. Single Detached Residential<br>ii. Small-Scale Multi-Unit Housing |
| b. Secondary Use to Single Detached Residential | i. One of the following:<br>• Bed and Breakfast<br>• Boarding<br>• Child Care<br>• Community Care<br>• Home Occupation – Type B<br>ii. Additional Dwelling Unit<br>iii. Home Occupation – Type A<br>iv. Supportive Recovery (see section 5.2.9)<br>v. Secondary Suite |
| c. Secondary Use to Small Scale Multi-Unit Housing | i. Boarding<br>ii. Home Occupation – Type A<br>iii. Secondary Suite |

### CD24.3 Development Regulations for Single Detached Residential

| CD24 Zone | |
|---|---|
| a. Density (maximum) | i. FAR of 0.6 |
| b. Height (maximum) | i. Lesser of 8.0m or 2.5 Storeys |
| c. Lot Coverage (maximum) | i. 45% |
| d. Front Lot Line Setbacks (minimum) | i. 6.0m |
| e. Side Lot Line Setbacks (minimum) | i. 10% of the average width of the Lot, except that this width need not exceed 1.5m<br>ii. On a Corner Lot, the side yard adjoining the flanking Street shall be not less than 2.5m in width |
| f. Rear Lot Line Setbacks (minimum) | i. 7.0m |
| g. Accessory Building | One Accessory Building is permitted, as follows:<br><br>i. It shall be located within the Rear Yard |

| | |
|---|---|
| | ii. The maximum Lot coverage shall be the lesser of 10% or 42m$^2$<br>iii. The height shall not exceed 4m<br>iv. Side Yard Setbacks shall be a minimum width of 10% of the average width of the Lot, except that this width need not exceed 1.5m<br>v. The Rear Yard Setback shall be a minimum of 1.5m |

## CD24.4 Development Regulations for Small-Scale Multi-Unit Housing

Refer to Section 5.5 for the permitted types of Dwelling Units.

| CD24 Zone – SSMUH | |
|---|---|
| a. Density (maximum) | i. All Buildings – FAR of 0.7 for three Dwelling Units, increasing by an FAR of 0.1 for an additional Dwelling Unit to a maximum FAR of 0.8 for four Dwelling Units |
| b. Height (maximum) | i. All Buildings – 10.5m<br>ii. Accessory Building – 4.0m |
| c. Lot Coverage (maximum) | i. All Buildings and Structures – 45% total |
| d. Front Lot Line Setbacks (minimum) | i. All Buildings or Structures – 4.6m |
| e. Side Lot Line Setbacks (minimum) | i. All Buildings or Structures (interior) – 1.5m<br>ii. All Buildings or Structures (exterior) – 3.0m |
| f. Rear Lot Line Setbacks (minimum) | i. All Buildings where there is a lane – 1.5m<br>ii. All Buildings where there is no lane – 4.0m |
| g. Setbacks Between Buildings (minimum) | i. Between Buildings front to back – 6.1m<br>ii. Between Buildings side to side – 2.4m<br>iii. Accessory Building or Structure – 2.0m |

**SECTION ADDED BY BYLAW NO. 2027**

## 94. COMPREHENSIVE DEVELOPMENT ZONE 9 (CD9-NS)

### 94.1 Intent

The intent of this zone is to provide for two-family Residential accommodation on Lots to be developed in accordance with the bare land strata provisions under the Condominium Act which average 250 square metres or more.

### 94.2 Permitted Use

The permitted use of land in the CD9-NS Zone are limited to:

(1) Two-Family Residential use

(2) Private Recreation Centre

(3) Accessory Boarding

(4) Accessory Home Occupation

(5) Accessory Off-Street Parking

(6) Accessory Off-Street Loading

### 94.3 Conditions of Use

Notwithstanding Section 69.2, the following restrictions apply to the use of land in the CD9-NS Zone:

(1) Two-Family Residential Use is permitted only in a semi-detached dwelling. No duplex dwelling may be constructed or used in the CD9-NS Zone.

(2) Only one semi-detached dwelling shall be permitted on a Lot.

### 94.4 Building Height

Maximum permitted Building Height in the CD9-NS Zone shall not exceed the lesser of 11 metres (36 feet) or 3 Storeys.

### 94.5 Setbacks

The required Setbacks for all Buildings in the CD9-NS Zone is 3 metres from any Highway.

## 94.6 Floor Area Ratio

(1) The maximum permitted Floor Area Ratio for a semi-detached dwelling in the CD9-NS Zone is 0.5.

(2) The maximum permitted Floor Area Ratio for a private recreation centre in the CD9-NS Zone is 0.3.

## 94.7 Parking & Loading

Off-Street Parking and off-Street loading shall be provided in accordance with Sections 6 and 7 of this Bylaw, provided that notwithstanding Section 6.5, a minimum of 2.2 Parking Spaces shall be provided for each Dwelling Unit.

## 94.8 Lot Coverage

The maximum permitted Lot Coverage in the CD9-NS Zone is 50 percent.

## 94.9 Accessory Buildings

No Accessory Buildings are permitted in the CD9-NS Zone.

## 94.10 Parcel Area

Notwithstanding Section 8.1 of this bylaw, in a Subdivision of land the overall average area of all the Lots (including a bare land strata Subdivision) in the CD9-NS Zone shall be a minimum of 250 square metres.

## 94.11 Siting, Size & Dimensions of Buildings & Use & Number of Units

The siting, size and dimensions of Buildings and use of land the number of Dwelling Units shall be generally in accordance with the plan attached as "Schedule CD9-NS" and forming part of this Bylaw provided that the siting and form of Buildings may be varied by a development authorization issued pursuant to Section 262 of the Municipalities Enabling and Validating Act.

**CD-25 ZONE ADDED BY BYLAW NO. 2464**

## 95. COMPREHENSIVE DEVELOPMENT ZONE 25 (CD 25)

### 95. Intent

The intent of this zone is to facilitate development of a three Storey 512.6 $m^2$, (5,518 sq ft.) Building that will contain three Dwelling Units and a 154.5 $m^2$, (1663.5 sq. ft.) chiropractic Office on the property described as Lot 19, Block 1, District Lot 202, Group 1, NWD, Plan 55, PID 011-453-851

### 95.2 Permitted Use

(1) Multiple Family Residential

(2) Professional Offices

(3) Accessory Home Occupation

(4) Accessory Off Street Parking

### 95.3 Lot Coverage

The maximum permitted Lot Coverage is 35 percent.

### 95.4 Floor Area Ratio

The maximum permitted Floor Area Ratio is 0.70.

### 95.5 Height of Building

The Building Height shall not exceed 10.5 metres (34.5 ft.).

### 95.6 Front Yard Setback

A Front Yard shall be provided of not less than 5.6 metres (18.41 ft) in depth.

### 95.7 Side Yard Setbacks

Side Yards shall be provided with a minimum width of 2.1 metres (7 ft.).

**95.8 Rear Yard Setback**

A Rear Yard shall be provided of not less than 14 metres ( 45.9 ft.) in depth to the principle Structure. A Rear Yard shall be provided of not less than 1.5 metres (4.9 ft.) to the parking Structure.

**95.9 Permitted Accessory Building**

One Accessory Building is permitted, as follows:

70.9.1 An Accessory Building shall be located within the Rear Yard.

70.9.2 The maximum coverage of shall be the lessor of 10% or 42 square metres.

70.9.3 The Height of an Accessory Building shall not exceed 4.0 metres (13 ft.).

70.9.4 Side Yard Setbacks shall be provided with a minimum width of ten percent of the average width of the Lot. This width need not exceed 1.5 metres (5ft.).

70.9.5 A Rear Yard Setback shall be provided of not less than 1.5 metres (5 ft.) in depth.

**95.10 Parking and Loading**

Off Street parking shall be provided in accordance with Section 6 of this bylaw, with the exception of the following:

95.10.1 Shall provide 6 off Street Parking Spaces generally as shown on "Schedule CD 25" of this bylaw.

95.10.2 Shall provide a maneuvering aisle of not less than 5.8 m (19 ft) for parking angles of 61-90 %.

95.10.3 Section 7 - Off Street Loading Requirements does not apply to this zone.

**95.11 Siting, Size and Dimensions of Buildings and Use and Number of Units**

The siting, size, dimensions of Buildings, use of land and the number of units shall be generally in conformance with the plans attached as "Schedule CD 25" and forming part of this bylaw.

**and by amending Section 4.3 Districts to include:**

CD 25 Comprehensive Development Zone

**and by further amending Section <u>8.1 Parcel Area, Lot Width and Dimension</u> to include:**

| | | |
|---|---|---|
| CD 25 | 555 square metres | 15 metres |

***CD-26 ZONE ADDED BY BYLAW NO. 2471**

## 96. COMPREHENSIVE DEVELOPMENT ZONE 26 (CD 26)

### 96.1 Intent

The intent of this zone is to facilitate development of a 96 unit affordable housing development that will serve the needs of seniors, families, mature women at risk and those experiencing life threatening illness on the property described as Lot A, District Lots 191 and 470, Group 1 NWD Plan 79363 PID 012-173-134.

### 96.2 Permitted Use

(1) Multiple Family Residential
(2) Supportive Seniors Housing
(3) Hospice
(4) Accessory Home Occupation Use Type II
(5) Accessory Off Street Parking

### 96.3 Lot Coverage

The maximum permitted Lot Coverage is 40 percent.

### 96.4 Floor Area Ratio

The maximum permitted Floor Area Ratio is 1.20.

### 96.5 Height of Building

Buildings on the Lot shall not exceed the following Heights:

| | |
|---|---|
| Building 1 | 20 m (65.6 ft.) |
| Building 2 | 20 m (65.6 ft.) |
| Building 3 | 13.5 m (44.3 ft.) |
| Building 4 | 9.5 m (31.2 ft.) |
| Building 5 | 13.5m (44.3 ft.) |
| Building 6 | 9.5 m (31.2 ft.) |

**96.6 Parking and Loading**

Off Street parking shall be provided in accordance with Sections 6 of this bylaw. There are no Off Street Loading requirements in the CD 26 Zone.

**96.7 Indoor Amenity Areas**

Indoor amenity areas shall be provided for use by residents with a total minimum area of 255 $m^2$ (2,744.9 sq.ft.) for the project.

**96.8 Accessory Buildings**

No Accessory Buildings are permitted in the CD 26 Zone.

**96.9 Siting, Size and Dimensions of Buildings and Use and Number of Units**

The siting, size, dimensions of Buildings, use of land and the number of units shall be generally in conformance with the plans attached as "Schedule CD 26" and forming part of this bylaw.

**and by amending Section 4.3 Districts to include:**

| | |
|---|---|
| CD 26 | Comprehensive Development Zone |

**and by further amending Section 8.1 Parcel Area, Lot Width and Dimension to include:**

| | | |
|---|---|---|
| CD 26 | 7122 square metres | 70 metres |

**96.10 Siting Exceptions**

Notwithstanding any other provision of this Bylaw:

(a) Chimneys, cornices, leaders, gutters, pilasters, belt course, sills, bay windows, or ornamental features projecting beyond the face of a Building, may be sited not more than 0.9 m (3 ft) closer to an adjoining Lot than otherwise permitted, providing that the feature shall be no closer than 0.9 m (3 ft) to an adjoining Lot except provided as otherwise permitted.

(b) Steps, eaves, Sunlight Control Projections, canopies, balconies, or Porches may be sited not more than 1.82 m (6 ft) closer to a Lot line than otherwise permitted.

(ii) By rezoning the property described in Section 2 above and shown on the attached map marked "Certified True Copy of Map of the property referred to in Section 2 of Bylaw No. 2471" from Acreage Reserve (A1) to Comprehensive Development Zone CD 26.

(iii) By renumbering the City of Port Moody Zoning Bylaw No. 1890, 1988, Table of Contents and associated sections of Bylaw 1890 as follows:

***CD-27 ZONE ADDED BY BYLAW NO. 2479**

## 97. COMPREHENSIVE DEVELOPMENT ZONE 27 (CD 27)

### 97.1 Intent

The intent of this zone is to allow the use under the C-3 zone and Assembly use of up to 49% of the total Floor Area of all Building to permit the operation of a Church on the property described as Lots 11 & 12, Block 11, District Lot 201, Group 1 NWD, Plan 72 (PID 011-280-671 & 010-727-094).

### 97.2 Permitted Use

(1) Retail Service (Groups A and B)
(2) Assembly use of not more than 49% of the total gross Floor Area of all Buildings
(3) Accessory one-family, two-family or multiple-family Residential
(4) Accessory Off-Street Parking
(5) Accessory off-Street loading
(6) Home Office Unit

**Added by BL2930**

(7) Child Care Use

### 97.3 Conditions of Use

97.3.1 Retail service use shall be conducted within a completely enclosed Building except for parking and loading facilities.

97.3.2 All Principal Use shall be oriented to pedestrian needs and be so located and designed to avoid vehicular interference with pedestrian movement.

97.3.3 Where Off-Street Parking is provided wholly at the rear of a Building, access to all use within the Building shall be provided from the rear parking area.

97.3.4 Accessory off-Street loading shall be located entirely in the Rear Yard.

### 97.4 Maximum Height of Building

The Height of a Building shall not exceed the lesser of 9.5 metres (31 ft) or 3 Storeys.

## 97.5 Side Yard Setbacks

97.5.1 No Side Yard shall be required, except that where a Lot abuts an RS, RT, RM, or P zone, a Side Yard shall be provided with a minimum width of 10 percent of the average width of the Lot, to a maximum requirement of 1.5 metres (5 ft).

97.5.2 On a Corner Lot, the Side Yard adjoining the flanking Street shall be not less than 3.0 metres (9.8 ft) in width.

## 97.6 Rear Yard Setback

A Rear Yard shall not be required except where a Lot abuts or is separated by a Lane from an RS, RT, RM, or P zone, a Rear Yard shall be provided of a minimum of 3.5 metres (11.5 ft).

***CD-28 ZONE ADDED BY BYLAW NO. 2503**

## 98. COMPREHENSIVE DEVELOPMENT ZONE 28 (CD 28)

### 98.1 Intent

The intent of this zone is to facilitate development accommodating not more than 1,100 Dwelling Units, with additional "Congregate Care Use", Civic use, "Health Care Use", Assembly use, Hotels, Entertainment use, public open space and certain commercial and "Low Impact Light Industrial" use intended to generate economic activity, all in accordance with a comprehensive plan.

### 98.2 Definitions

Where there is any conflict between the defined words and phrases in this section, and the definitions in Section 3 of this bylaw, the definitions within Section 98 shall prevail for the Comprehensive Development Zone 28 (CD 28) zone.

Within the CD 28 zone, the following definitions apply:

"Area" means a portion of the lands shown and identified by numbers 1 to 6 within diamond-shaped labels on "Schedule CD 28" which include "Parcels**,**" and that may be further subdivided into Lots as defined under Section 3 of this bylaw.

"Base Density" means the highest "Density" permitted for an "Area" of land before any additional Dwelling Units are permitted through a "Density Bonus" as provided within the CD 28 zone.

"Density" means the number of Residential units permitted for an "Area" of land expressed in Dwelling Units per hectare or Dwelling Units per acre.

"Density Bonus" means the additional "Density" and consequent additional number of Dwelling Units which are permitted on a Lot in exchange for the provision of an amenity in the form of useable open space secured for public use and access.

"Health Care Use" means medical Offices and drug dispensing use as defined in Section 3 of this bylaw, medical Laboratory or Hospital.

"Low Impact Light Industrial Use" means the manufacturing (including "Table-Top Manufacturing"), fabricating, Assembly, storage, wholesaling and distribution of goods, film and television production, information technology services, and excludes vehicle and heavy equipment servicing, the wrecking or salvaging of materials or things, metal fabricating and bulk materials processing.

"Maximum Density" means the highest "Density" permitted for an "Area" of land as set out in Table 1 of Section 98.6 (1) based on the "Base Density" plus any additional Dwelling Units permitted through a "Density Bonus" as provided within the CD 28 zone.

"Parcel" means a portion of the lands shown and identified by numbers 1 to 13 within circle-shaped labels on "Schedule CD 28" which may be subdivided into Lots as defined under Section 3 of this bylaw.

"Table-Top Manufacturing" means the research and development and manufacturing associated with electronic and consumer products which may be located in a Building containing Residential use subject to the provisions of the B.C. Building Code.

### 98.3 Permitted Use

The following use are permitted within the "Areas" and "Parcels" shown and identified on "Schedule CD 28" which is attached to and forms part of this bylaw:

**98.3.1 Area 1: Medium/High Density Multi-Family/Commercial: Low Rise**

(1) Multiple-Family Residential Use in:
Townhouse (side by side or stacked);

Apartments

(2) Retail Service (Group A) at ground level

**Added by BL2930**

(3) Child Care Use

**98.3.2 Area 2: High Density Multi-Family: Low/Mid Rise**

(1) Multiple-Family Residential Use in:
Townhouse (side by side or stacked);

Apartments

**98.3.3 Area 3: High Density Multi-Family: High Rise**

(1) Multiple-Family Residential Use in:

Townhouse (side by side or stacked);

Apartments

**98.3.4 Area 4: Medium/High Density Multi-Family/Low Rise:**

(1) Multiple-Family Residential Use in:

Townhouse (side by side or stacked);

Apartments

### 98.3.5 Area 5: High Density Multi-Family/Commercial: Mid Rise

(1) Multiple-Family Residential Use in:
Townhouse (side by side or stacked);

Apartments

(2) Retail Service (Group A) at ground and second levels

***SECTION 98.3.6 AMENDED BY BYLAW NO. 2598***

**98.3.6 Area 6: Congregate Care/Mixed Use/Economic Activity**

(1) Retail Service Use (Group A)
(2) Civic Use
(3) Assembly Use
(4) Hotel Use
(5) One liquor-primary establishment shall be a permitted use on the following property in this zone: Part of Lot 3, BCP 8948, DLs 190, 233 and 235, Group 1, NWD within Area 6 (Economic Activity Area) shown on Schedule A and hereto attached to this bylaw.
(6) Health Care Use
(7) "Congregate Care Use" within Parcels 8 and 13 where the minimum Lot size exceeds 0.65 ha.

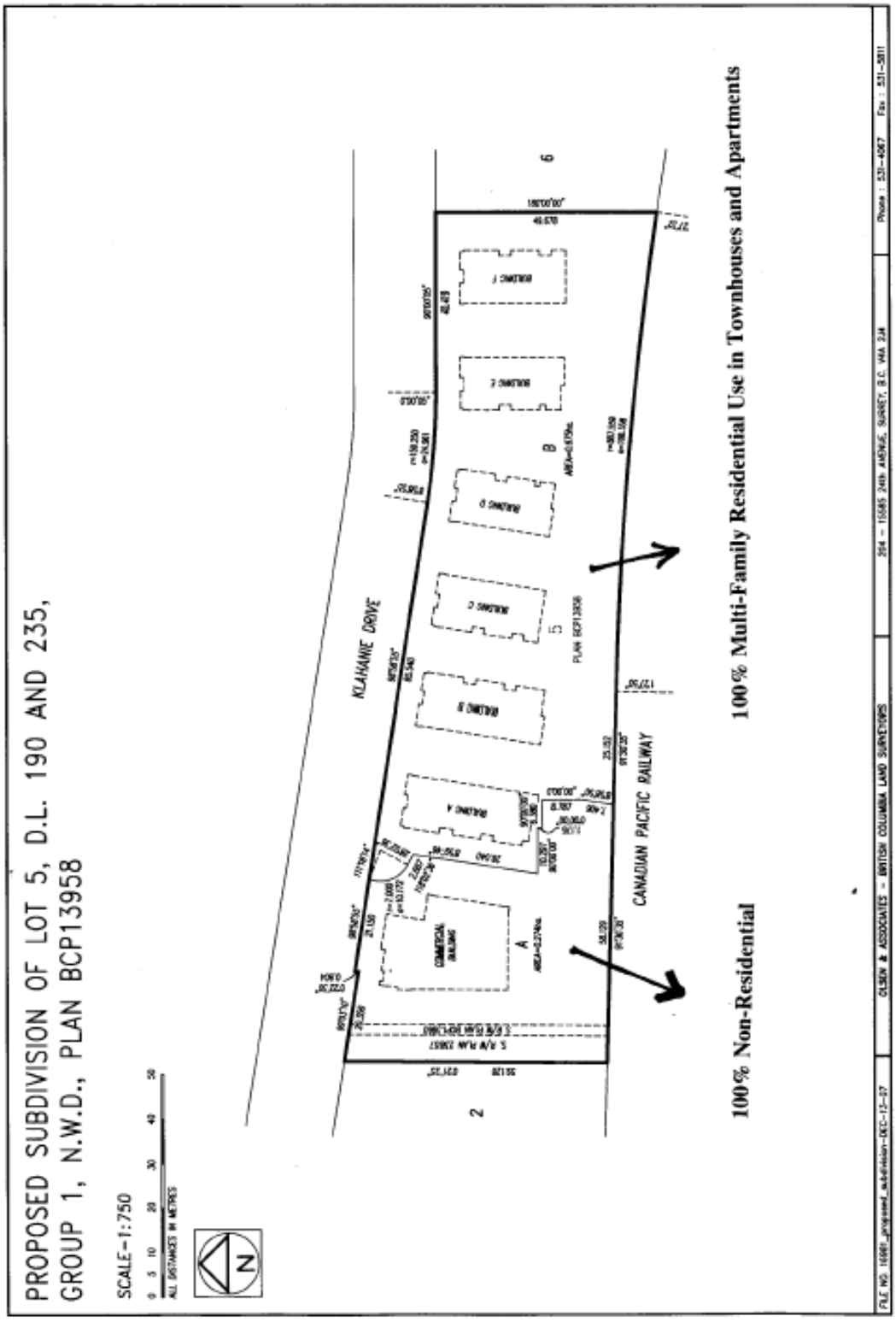
**Section 98.3.6 (8) amended by BL2753**

(8) Multiple-Family Residential Use in Townhouse (side by side or stacked) and Apartments is permitted on:
- up to 100% of the gross Floor Area of all Buildings on each Lot subdivided within Parcel 13; and
- not exceeding 80% of the total net Floor Area of all Buildings on each Lot subdivided within Parcels 6 or 7; and
- up to 100% of 0.675 ha of Parcel 8, provided that a minimum of 0.274 ha of Parcel 8 is a non-Residential use as shown on "Schedule A".

**Added by BL2930**

(9) Child Care Use

## 'SCHEDULE A' related to Section 98.3.6.(8)



(9) "Low Impact Light Industrial Use" on Parcels 6, 7 and 8 provided that:

(a) All uses and Accessory uses thereto shall be carried on wholly within a completely enclosed Building except for parking and loading facilities which may only be located within or to the rear of a Building;

(b) There is no bulk storage or processing of lime, fertilizer, toxic or corrosive chemicals and acids, flammable liquids or solids, explosives, compressed gas, scrap materials, junk, wood, metal or other waste, fungicides, herbicides, pesticides, paint, varnish, oil, shellac, turpentine, fish, fish oil or meal, animal oil or fat, vegetable oil, or petroleum, bitumen or tar products or their derivatives;

(c) There is no bulk materials handling, wrecking or salvaging of goods and materials, processing of raw animal products nor the production, refining, processing or storage of Dangerous Goods as regulated and defined under any Provincial or Federal Act;

(d) Nothing shall be done which is or shall become an annoyance or nuisance to the surrounding areas by reason of unsightliness nor by the emission of odours, liquid effluents, dust, fumes, smoke, vibrations, noise, or glare; nor shall anything be done which creates or cause a health, fire, or explosion hazard, electrical interference or undue traffic congestion;

(e) A "Low Impact Light Industrial Use", except for information technology services and "Table-Top Manufacturing", is not permitted on a Lot on which a Residential use or "Congregate Care Use" is located; and

(f) Where an interior or Rear Lot Line of a Lot containing a "Low Impact Light Industrial Use" abuts a Residential use, "Congregate Care Use" or land on which an institutional Building is located, a 2.5 metre (8.2 ft.) high landscape screen or solid fencing is required.

**98.3.7 Area 7: Public Open Space**

(1) Parks, habitat enhancement areas, public courtyards and greenways.

## 98.4 Lot Coverage

The maximum permitted Lot Coverage is 0.60 except for Parcels 6 and 7 as shown on "Schedule CD 28" where the maximum permitted Lot Coverage is 0.75.

***Section 98.5 amended by Bylaw No. 2716**

## 98.5 Floor Area Ratios

The maximum Floor Area Ratios (FAR) for the "Areas" as shown on "Schedule CD 28" are as follows:

| | | Maximum FAR |
|---|---|---|
| Area 1: | Medium/High Density Multi-Family/ Commercial: Low Rise | 1.8 |
| Area 2: | High Density Multi-Family: Low/Mid Rise | 2.2 |
| Area 3: | High Density Multi-Family: High Rise | 2.5 |
| Area 4: | Medium/High Density Multi-Family: Low Rise | 1.8 |
| Area 5: | High Density Multi-Family/Commercial: Mid Rise | 2.2 |
| Area 6: | Congregate Care/ Mixed Use/Economic Activity | 2.5 |
| Area 7: | Open Space | 0.1 |

***Section 98.6 amended by Bylaw No. 2716**

## 98.6 Residential Density

(1) Within this section, Table 1 sets out "Base Densities" which represent the highest "Density" for each Lot within each "Area" shown on "Schedule CD 28" which may be increased to not more than the "Maximum Density" also set out in Table 1 provided that:

(a) The Lot receiving the "Density Bonus" will not have a "Density" which exceeds the "Maximum Density" for the "Area" in which the Lot receiving the "Density Bonus" is located; and

(b) The "Density Bonus" will not allow more than 1,100 Dwelling Units to be constructed within the CD 28 zone.

## 98. COMPREHENSIVE DEVELOPMENT ZONE 28 (CD 28) (CONTINUED)

Table 1

| **"Area" shown on "Schedule CD 28"** | **"Base Density"** (units/net acre) | **"Maximum Density"** (units/net acre) |
|---|---|---|
| Area 1:<br>Medium/High Density Multi-Family/ Commercial: Low Rise | 32.91 | 70 |
| Area 2:<br>High Density Multi-Family: Low/Mid Rise | 54.30 | 80 |
| Area 3:<br>High Density Multi-Family: High Rise | 53.92 | 97.1 |
| Area 4:<br>Medium/High Density Multi-Family: Low Rise | 34.72 | 70 |
| Area 5:<br>High Density Multi-Family/Commercial: Mid Rise | 50.00 | 80 |
| Area 6:<br>Congregate Care/ Mixed Use/Economic Activity | 36.75 | 100 |
| Area 7:<br>Open Space | 0.0 | 0.0 |

(2) The "Density Bonus" provided under subsection (1) is subject to the following:

a) The "Density Bonus" provided to the Lot would not result in more than a total of 220 additional Dwelling Units being permitted within the CD 28 zone as the result of all "Density Bonuses."

b) The Lot which receives the "Density Bonus" shall be required to provide an additional 2.5 square metres (26.9 sq. ft.) of public useable open space to that required by Section 98.11 for every additional Dwelling Unit permitted by the "Density Bonus"; and

c) A "Density Bonus" shall be administered by the City under covenants under Section 219 of the Land Title Act which are registered on the land upon adoption of this bylaw and on each Lot subsequently subdivided within the CD 28 zone to ensure that any "Density Bonus" is in accordance with the provisions of the CD 28 zone.

(3) As an exception to sub-section (2)(a) which limits the total of all "Density Bonuses" to 220 Dwelling Units, Lots subdivided within Area 6 may have their "Base Density" reduced to as low as zero provided that a "Density Bonus" yielding up to an equivalent number of Dwelling Units may be provided to a Lot elsewhere within the CD 28 zone.

(4) No "Density Bonus" under sub-sections (1), (2) or (3) is permitted on a Lot after a development permit or development authorization for that Lot has been issued.

(5) No more than 1,100 Dwelling Units shall be permitted within the CD 28 zone, and, within the provisions of the CD 28 zone, no development permit or authorization shall be approved that would result in less than 880 Dwelling Units being constructed within the CD 28 zone.

***Section 98.7 amended by Bylaw No. 2627***

**98.7 Height of Buildings**

The Height of Buildings and Structures within the CD 28 zone shall be as follows:

**98.7.1 Area 1: Medium/High Density Multi-Family/ Commercial: Low Rise**

(1) Maximum Height of 4 Storeys or 13.5 metres (44.3 ft.)

**98.7.2 Area 2: High Density Multi-Family: Low/Mid Rise**

(1) Maximum Height of 8 Storeys or 27.0 metres (88.6 ft.).

**98.7.3 Area 3: High Density Multi-Family: High Rise**

(1) Maximum Height of 22 stories or 70 metres (230 ft.)

(2) Minimum Height of 6 stories or 20 metres (66 ft.) on Parcel 5 for high-rise Buildings and a minimum Height of 2 stories or 6.7 metres (22 ft.) for Townhouse if they are located on the same Lot as a high-rise Building with a Height over 6 stories or 20 metres (66 ft.).

**98.7.4 Area 4: Medium/High Density Multi-Family: Low Rise**

(1) Maximum Height of 4 Storeys or 13.5 metres (44.3 ft.)

**98.7.5 Area 5: High Density Multi-Family/Commercial: Mid Rise**

(1) Maximum Height of 8 Storeys or 27.0 metres (88.6 ft.)

**98.7.6 Area 6: Congregate Care/ Mixed Use/Economic Activity**

(1) Maximum Height of 22 Storeys or 70 metres (230 ft.) on Parcels 6 and 7

(2) Maximum Height of 8 Storeys or 27.0 metres (88.6 ft) on Parcel 8

(3) Maximum Height of 5 Storeys or 17 metres (56 ft.) on Parcel 13

(4) Minimum Height of 5 Storeys or 17 metres (56 ft.) on Parcels 6 and 7

**98.7.7 Area 7:** Open Space

(1) Maximum Height of 1 Storey or 3.8 metres (12.5 ft.)

**98.8 Setbacks**

(1) The minimum Building Setback from a road, other than Murray Street, shall be 5.0 metres (16.4 ft).

(2) The minimum Building Setback from Murray Street shall be 7.6 metres (25 feet).

(3) The minimum Building Setback from a greenway or a railway pedestrian overpass shall be 7.6 metres (25 feet), but may be reduced to a Setback of 5.0 metres (16.4 ft.) for up to 20% of the length of the Building façade facing a greenway.

(4) The minimum Building Setback from a railway right-of-way shall be 10.0 metres (33 feet) except for Buildings containing Residential or congregate care use which shall have a minimum Setback of 16.0 metres (52.5 ft.).

(5) Notwithstanding sub-sections (1) and (2), the maximum Setback from a road for a Retail Service (Group A) use shall be 5.0 metres (16.4 ft.).

(6) As an exception to sub-section (5), a Retail Service (Group A) use may be located on Parcel 1 provided that it has a Setback of no more than 30 metres (100 ft.) from Murray Street and that a landscaped buffer with a width of not less than 10 metres (33 ft.) is established between Murray Street and any parking Lot.

(7) Other than provided above, there shall be minimum Side Yard and Rear Yard Setbacks of 5.0 metres (16.4 ft.).

(8) As an exception to the watercourse Setback provision contained within Section 5.2 of this bylaw, the Setback from the Natural Boundary of the day-lighted water feature located within Parcel 9 shown on “Schedule CD 28” shall be 7.5 metres (24.6 ft.).

**Added by BL2753**

(9) As an exception to sub-section (7), the minimum Building Setback from an Interior Side Lot Line for a Residential Building on Parcel 8 shall be 0.9 metres, with eaves permitted to project no closer than 0.1 metres to the Interior Side Lot Line.

## 98.9 Parking and Loading

(1) Off Street parking and loading shall be provided in accordance with Sections 6 and 7 of this bylaw, with all parking being located underground except that:

a) Unenclosed parking may be permitted on Parcel 1 as provided in Section 98.8(6);

b) Enclosed, at-Grade parking may be located within Structures in Area 4; and

c) Enclosed, at-Grade parking may be located within Structures or unenclosed parking may be located to the rear of Buildings in Area 6.

## 98.10 Accessory Buildings

Accessory Buildings customarily associated with the principle use of a Lot shall be permitted provided that their total Lot Coverage does not exceed 5%.

## 98.11 Useable Open Space

(1) On each Lot on which a Building is sited, useable open space shall:

a) be provided on-site for all Buildings of 10 or more Dwelling Units;

b) be not less than 5.0 square metres (54 sq. ft.) per Dwelling Unit plus any additional useable open space required under Section 98.6(2);

c) be developed for use by residents; and

d) be continuously maintained by the owners of the Building.

(2) Any additional useable open space required under Section 98.6(2) is to be secured for public use and access on the Lot on which the Building is located or, as an exception to sub-section (1) above, may be located elsewhere within the CD 28 zone.

## 98.12 Common Indoor Recreation Space

Common indoor recreation space shall be provided on the basis of a minimum Floor Area of 2.4 square metres (25 sq. ft.) per Dwelling Unit in or adjacent to each Residential Building on the Lot on which the Residential Building is sited, or elsewhere within the CD 28 zone, for the use of the residents of the development within the CD 28 zone.

## 98.13 Subdivision, Development Standards, Density and Use

(1) The Subdivision, development standards, “Density” and use of land shall be in conformance with the provisions of the CD 28 zone and the plan attached as “Schedule CD 28” which is attached to and forms part of this bylaw.

(2) Lots may only be subdivided within Areas 1 to 6 or within a “Parcel” and not straddle the boundary separating two or more “Parcels” or “Areas” shown on “Schedule CD 28” except for Areas 4 and 6 in which a Lot may straddle a boundary between “Parcels” in the respective Areas to allow for the averaging of density within the Lot subject to the provisions of the CD 28 zone.

**Section amended by Bylaw No. 2753**

(3) A Lot may not be created with a Lot Area of less than 3,500 square metres (37,674.9 sq. ft.) and with a Lot Width of less than 40 metres (131.2 ft.), except for Parcel 8, which may not be created with a Lot Area of less than 2,600 square metres (27,987.1 sq. ft), but in no case shall the maximum number of Lots created by Subdivision on Parcel 8 exceed two.

(4) The planned public road rights of way identified on “Schedule CD 28” shall be dedicated as shown on “Schedule CD 28” and may be shifted in either direction by not more than half of the width of the road rights of way shown on “Schedule CD 28”.

***CD-29 ZONE ADDED BY BYLAW NO. 2505**

## 99. COMPREHENSIVE DEVELOPMENT ZONE 29 (CD 29)

### 99.1 Intent

The intent of this zone is to facilitate development accommodating not more than 48 Residential units, congregate care use, health care use, Assembly use, Hotels, Entertainment use, public open space and certain commercial use intended to generate economic activity, all in accordance with a comprehensive plan.

### 99.2 Definitions

Where there is any conflict between the definitions in this section and the definitions in Section 3 of this bylaw, the definitions within Section 99 shall prevail for the Comprehensive Development Zone 29 (CD 29) zone.

Within the CD 29 zone, the following definitions apply:

"Health Care Use" means a medical Office and drug dispensing use, medical Laboratory or Hospital.

***SECTION 99.3 AMENDED BY BYLAW NO. 2598***

### 99.3 Permitted Use

The following use are permitted as shown and identified on "Schedule CD 29" which is attached to and forms part of this bylaw:

(1) Retail Service Use (Group A)
(2) Civic Use
(3) Assembly Use
(4) Hotel Use
(5) Health Care Use
(6) Congregate Care Use
(7) Open Space

**Added by BL2557**

(8) Multiple Family Residential Use in Townhouse (side by side or stacked) and Apartments

**Added by BL2930**

(9) Child Care Use

### 99.4 Lot Coverage

The maximum permitted Lot Coverage is 0.60.

## 99.5 Floor Area Ratios

The maximum Floor Area Ratios (FAR) is 2.5.

## 99.6 Residential Density

No more than 48 Dwelling Units shall be permitted within the CD 29 zone.

## 99.7 Height of Buildings

The Heights of Buildings and Structures within the CD 29 zone shall not exceed a maximum Height of 5 Storeys or 17 metres (56 ft.)

## 99.8 Setbacks

(1) The minimum Building Setback from a road, other than Murray Street, shall be 5.0 metres (16.4 ft).
(2) The minimum Building Setback from Murray Street shall be 7.6 metres (25 feet).
(3) Notwithstanding sub-sections (1) and (2), the maximum Setback from a road for a Retail Service (Group A) use shall be 5.0 metres (16.4 ft.).

## 99.9 Parking and Loading

Off Street parking and loading shall be provided in accordance with Sections 6 and 7 of this bylaw.

## 99.10 Accessory Buildings

Accessory Buildings customarily associated with the principle use of a Lot shall be permitted provided that their total Lot Coverage does not exceed 5%.

## 99.11 Useable Open Space

On each Lot on which a development is sited, “useable open space” shall:

(1) be provided on-site for all developments of 10 or more Dwelling Units;

(2) be not less than five 5.0 square metres (54 sq. ft.) per Dwelling Unit; and

(3) be continuously maintained by the owners of the development.

## 99.12 Common Indoor Recreation Space

On each Lot on which development is sited, common indoor recreation spaced shall be provided on the basis of a minimum Floor Area of 2.4

square metres (25 sq. ft. ) per Dwelling Unit in or adjacent to each Residential Building for the use of residents of the development.

## 99.13 Subdivision, Development Standards, Density and Use

(1) The Subdivision, development standards, density and use of land shall be in conformance with the provisions of the CD 29 zone and the plan attached as “Schedule CD 29” which is attached to and forms part of this bylaw.

(2) A Lot may not be created with a Lot Area of less than 3,000 square metres (32,292.8 sq. ft.) and with a width of less than 40 metres (131.2 ft.).

## CD30. Comprehensive Development Zone 30 (CD30)

### CD30.1 Intent

To accommodate fifteen (15) Lots for Semi-Detached Residential and Small-Scale Multi-Unit Housing development.

### CD30.2 Permitted Use

| CD30 Zone | |
|---|---|
| a. Principal Use | i. Single Detached Residential<br>ii. Small-Scale Multi-Unit Housing |
| b. Secondary Use to Single Detached Residential | i. One of the following:<br>• Bed and Breakfast<br>• Boarding<br>• Child Care<br>• Community Care<br>• Home Occupation – Type B<br>ii. Additional Dwelling Unit<br>iii. Home Occupation – Type A<br>iv. Supportive Recovery (see section 5.2.9)<br>v. Secondary Suite |
| c. Secondary Use to Small Scale Multi-Unit Housing | i. Boarding<br>ii. Home Occupation – Type A<br>iii. Secondary Suite |

### CD30.3 Development Regulations for Single Detached Residential

| CD30 Zone | |
|---|---|
| a. Lot size (minimum) | i. 555m$^2$ |
| b. Lot width (minimum) | i. 15m |
| c. Density (maximum) | i. FAR of 0.6 |
| d. Height (maximum) | i. Lesser of 11.0m or three (3) Storeys |
| e. Lot Coverage (maximum) | i. 40% |
| f. Front Lot Line Setback (minimum) | i. 5.0m |
| g. Side Lot Line Setbacks (minimum) | i. 1.2m<br>ii. On a Corner Lot, the side yard adjoining the flanking Street shall be not less than 3.0m in width |
| h. Rear Lot Line Setback (minimum) | i. 7.5m |
| i. Accessory Building | One Accessory Building is permitted, as follows:<br><br>i. It shall be located within the Rear Yard.<br>ii. The maximum Lot coverage shall be 30m$^2$<br>iii. The height shall not exceed 4.5m<br>iv. Side Yard Setbacks shall be a minimum 1.2m |

| | |
|---|---|
| | v. The Rear Yard Setback shall be a minimum of 1.5m<br>vi. On a Corner Lot, the side yard setback adjoining the flanking Street shall be a minimum of 3.0m |

### CD30.4 Development Regulations for Small-Scale Multi-Unit Housing

Refer to Section 5.5 for the permitted types of Dwelling Units.

| CD30 Zone – SSMUH | |
|---|---|
| a. Density (maximum) | i. All Buildings – FAR of 0.7 for three Dwelling Units, increasing by an FAR of 0.1 for an additional Dwelling Unit to a maximum FAR of 0.8 for four Dwelling Units |
| b. Height (maximum) | i. All Buildings – 10.5m<br>ii. Accessory Building – 4.0m |
| c. Lot Coverage (maximum) | i. All Buildings and Structures – 45% total |
| d. Front Lot Line Setbacks (minimum) | i. All Buildings or Structures – 4.6m |
| e. Side Lot Line Setbacks (minimum) | i. All Buildings or Structures (interior) – 1.5m<br>ii. All Buildings or Structures (exterior) – 3.0m |
| f. Rear Lot Line Setbacks (minimum) | i. All Buildings where there is a lane – 1.5m<br>ii. All Buildings where there is no lane – 4.0m |
| g. Setbacks Between Buildings (minimum) | i. Between Buildings front to back – 6.1m<br>ii. Between Buildings side to side – 2.4m<br>iii. Accessory Building or Structure – 2.0m |

***CD 31 ZONE ADDED BY BYLAW NO. 2538**

## 101. COMPREHENSIVE DEVELOPMENT ZONE 31 (CD 31)

### 101.1 Intent

The intent of this zone is to facilitate development accommodating multiple family Residential units, commercial use, public storage use and low-impact Light Industrial use intended to generate economic activity, all in accordance with a comprehensive plan.

### 101.2 Definitions

Where there is any conflict between the definitions in this section and the definitions in Section 3 of this bylaw, the definitions within Section 101 shall prevail for the Comprehensive Development Zone 31 (CD 31) zone.

Within the CD 31 zone, the following definitions apply:

"Area" means a portion of the lands shown and identified by letters A to D shown on "Schedule CD 31" that may be further subdivided into Lots as defined under Section 3 of this bylaw.

"Banquet/Meeting Facility" means Building or portion of a Building whose principle purpose is to be available for banquets, conventions, dances, meetings and seminars and trade shows.

"Low Impact Light Industrial Use" means the manufacturing (including "Table-Top Manufacturing"), fabricating, Assembly, storage, wholesaling and distribution of goods, film and television production, information technology services, and excludes vehicle and heavy equipment servicing, the wrecking or salvaging of materials or things, metal fabricating and bulk materials processing.

"Table-Top Manufacturing" means the research and development and manufacturing associated with electronic and consumer products which may be located in a Building containing Residential use subject to the provisions of the B.C. Building Code.

### 101.3 Permitted Use

The following use are permitted in the "Areas" identified on "Schedule CD 31" which is attached to and forms part of this bylaw:

(1) Area A:

(a) Retail Service Use (Groups A and B) excluding new or used Automobile

sales, Automobile washes and drive-in Restaurants
(b) Restaurants with a drive-thru located to the side of a Building
(c) Child Care Use

**Added by BL2930**

(2) Area B:

(a) Retail Service Use (Groups A and B) excluding new or used Automobile sales, Automobile washes and drive-in Restaurants
(b) Multiple-Family Residential
(c) Restaurants with a drive-thru located to the side of a Building
(d) Child Care Use

**Added by BL2930**

(3) Area C:

(a) Retail Service Use (Groups A and B) excluding new or used Automobile sales, Automobile washes and drive-in Restaurants
(b) Banquet/Meeting Facility
(c) Multiple-Family Residential
(d) Child Care use

**Added by BL2930**

(4) Area D:

(a) Retail Service Use (Groups A and B) excluding new or used Automobile sales, Automobile washes and drive-in Restaurants
(b) Low Impact Light Industrial Use" provided that:
    (i) All use and Accessory use thereto shall be carried on wholly within a completely enclosed Building except for parking and loading facilities which may only be located within or to the rear of a Building;
    (ii) There is no bulk storage or processing of lime, fertilizer, toxic or corrosive chemicals and acids, flammable liquids or solids, explosives, compressed gas, scrap materials, junk, wood, metal or other waste, fungicides, herbicides, pesticides, paint, varnish, oil, shellac, turpentine, fish, fish oil or meal, animal oil or fat, vegetable oil, or petroleum, bitumen or tar products or their derivatives;
    (iii) There is no bulk materials handling, wrecking or salvaging of goods and materials, processing of raw animal products nor the production, refining, processing or storage of Dangerous Goods as regulated and defined under any Provincial or Federal Act;
    (iv) Nothing shall be done which is or shall become an annoyance or nuisance to the surrounding areas by reason of unsightliness nor by the emission of odours, liquid effluents, dust, fumes, smoke, vibrations, noise, or glare; nor shall anything be done which creates or cause a health, fire, or explosion hazard, electrical interference or undue traffic congestion;
    (v) A "Low Impact Light Industrial Use", except for information technology services and "Table-Top Manufacturing", is not permitted in a Building in which a Residential use is located; and
    (vi) Where an interior or Rear Lot Line of a Lot containing a "Low Impact Light Industrial Use" abuts Building with a Residential use, a 2.5 metre (8.2 ft.) high landscape screen or solid fencing is required.
(c) Multiple-Family Residential
(d) Public Storage on up to 50% of the gross Floor Area of the ground floor

on the rear one half of a Building, and any amount of gross Floor Area of the upper Storeys of a Building

**Added by BL2930**

(e) Banquet/Meeting Facility

(f) Child Care Use

**101.4 Lot Coverage**

The maximum permitted Lot Coverage is 0.75

**101.5 Floor Area Ratios**

The maximum Floor Area Ratios (FAR) is 1.8.

**101.6 Residential Density**

A maximum Residential density of 123.55 Dwelling Units/ha. (50 Dwelling Units/acre) is permitted within Areas B, C and D as shown on "Schedule CD 31."

**101.7 Height of Buildings**

The Heights of Buildings and Structures within the CD 31 zone shall be as follows for the "Areas" shown on "Schedule CD 31":

(1) Area A:

A maximum Height of 3 Storeys; a minimum Height of 2 Storeys for part of the Building having a gross floor covering more than 50% of the gross Floor Area of the ground floor; with an overall maximum Height of 10.5 metres (35.4 ft.).

(2) Area B:

A maximum Height of 5 Storeys and minimum Height of 3 Storeys; with an overall maximum Height of 18.75 metres (61.5 ft.)

(3)Area C:

A maximum Height of 2 Storeys and minimum Height of 1 Storey; with an overall maximum Height of 10.5 metres (35.4 ft.).

(4) Area D:

A maximum Height of 4 Storeys and minimum Height of 3 Storeys; with an overall maximum Height of 15.0 metres (49.2 ft.).

**101.8 Setbacks**

(1) The minimum Building Setback from a road right-of-way shall be 3.0 metres (10.0 ft).

(2) The minimum Building Setback from a railway right-of-way shall be 3.0 metres (10.0 feet) for "low-impact Light Industrial" and public storage use, 10.0 metres (33.0 feet) for commercial use and 16.0 metres (52.5 ft.) for Residential and "banquet/convention facility" use.

## 101.9 Parking and Loading

(1) Off Street parking and loading shall be provided in accordance with Sections 6 and 7 of this bylaw except that any unenclosed parking shall also be located to the rear of all Buildings adjacent to Murray Street in Areas A and B.

(2) Notwithstanding Section 6.7, the minimum number of accessible Parking Spaces shall be 3 spaces per 26 to 75 regular Parking Spaces required.

## 101.10 Accessory Buildings

Accessory Buildings customarily associated with the principle use of a Lot shall be permitted provided that their total Lot Coverage does not exceed 5%.

## 101.11 Subdivision, Development Standards, Density and Use

(1) The Subdivision, development standards, density and use of land shall be in conformance with the provisions of the CD 31 zone and the plan attached as “Schedule CD 31” which is attached to and forms part of this bylaw.

(2) A Lot may not be created with a Lot Area of less than 3,000 square metres (32,292.8 sq. ft.) and with a width of less than 40 metres (131.2 ft.).

## CD32. Comprehensive Development Zone 32 (CD32)

### CD32.1 Intent

To accommodate thirty-three (33) Lots for Semi-Detached Residential and Small-Scale Multi-Unit Housing development.

### CD32.2 Permitted Use

| CD32 Zone | |
|---|---|
| a. Principal Use | i. Single Detached Residential<br>ii. Small-Scale Multi-Unit Housing |
| b. Secondary Use to Single Detached Residential | i. One of the following:<br>• Bed and Breakfast<br>• Boarding<br>• Child Care<br>• Community Care<br>• Home Occupation – Type B<br>ii. Additional Dwelling Unit<br>iii. Home Occupation – Type A<br>iv. Supportive Recovery (see section 5.2.9)<br>v. Secondary Suite |
| c. Secondary Use to Small Scale Multi-Unit Housing | i. Boarding<br>ii. Home Occupation – Type A<br>iii. Secondary Suite |

### CD32.3 Development Regulations for Single Detached Residential

| CD32 Zone | |
|---|---|
| a. Lot size (minimum) | i. 520m$^2$ |
| b. Lot width (minimum) | i. 14.9m |
| c. Density (maximum) | i. FAR of 0.65 |
| d. Height (maximum) | i. Lesser of 11.5m or three (3) Storeys |
| e. Lot Coverage (maximum) | i. 45% |
| f. Front Lot Line Setback (minimum) | i. 4.5m |
| g. Side Lot Line Setbacks (minimum) | i. 1.2m<br>ii. On a Corner Lot, the side yard adjoining the flanking Street shall be not less than 3.0m in width |
| h. Rear Lot Line Setback (minimum) | i. 7.5m |
| i. Accessory Building | One Accessory Building is permitted, as follows:<br>i. It shall be located within the Rear Yard<br>ii. The maximum Lot coverage shall be 30m$^2$<br>iii. The height shall not exceed 4.5m<br>iv. Side Yard Setbacks shall be a minimum 1.2m |

| | |
|---|---|
| | v. The Rear Yard Setback shall be a minimum of 1.5m<br>vi. On a Corner Lot, the side yard setback adjoining the flanking Street shall be a minimum of 3.0m |

### CD32.4 Development Regulations for Small-Scale Multi-Unit Housing

Refer to Section 5.5 for the permitted types of Dwelling Units.

| CD32 Zone – SSMUH | |
|---|---|
| a. Density (maximum) | i. All Buildings – FAR of 0.7 for three Dwelling Units, increasing by an FAR of 0.1 for an additional Dwelling Unit to a maximum FAR of 0.8 for four Dwelling Units |
| b. Height (maximum) | i. All Buildings – 10.5m<br>ii. Accessory Building – 4.0m |
| c. Lot Coverage (maximum) | i. All Buildings and Structures – 45% total |
| d. Front Lot Line Setbacks (minimum) | i. All Buildings or Structures – 4.6m |
| e. Side Lot Line Setbacks (minimum) | i. All Buildings or Structures (interior) – 1.5m<br>ii. All Buildings or Structures (exterior) – 3.0m |
| f. Rear Lot Line Setbacks (minimum) | i. All Buildings where there is a lane – 1.5m<br>ii. All Buildings where there is no lane – 4.0m |
| g. Setbacks Between Buildings (minimum) | i. Between Buildings front to back – 6.1m<br>ii. Between Buildings side to side – 2.4m<br>iii. Accessory Building or Structure – 2.0m |

## CD33. Comprehensive Development Zone 33 (CD33)

### CD33.1 Intent

To accommodate forty-nine (49) Lots for Single Detached Residential and Small-Scale Multi-Unit Housing development within a bare land strata Subdivision.

### CD33.2 Permitted Use

| CD33 Zone | |
|---|---|
| a. Principal Use | i. Single Detached Residential<br>ii. Small-Scale Multi-Unit Housing |
| b. Secondary Use to Single Detached Residential | i. One of the following:<br>• Bed and Breakfast<br>• Boarding<br>• Child Care<br>• Community Care<br>• Home Occupation – Type B<br>ii. Additional Dwelling Unit<br>iii. Home Occupation – Type A<br>iv. Supportive Recovery (see section 5.2.9)<br>v. Secondary Suite |
| c. Secondary Use to Small Scale Multi-Unit Housing | i. Boarding<br>ii. Home Occupation – Type A<br>iii. Secondary Suite |

### CD33.3 Development Regulations for Single Detached Residential

| CD33 Zone | |
|---|---|
| a. Lot size (minimum) | i. 335m$^2$ |
| b. Lot width (minimum) | i. 13.0m |
| c. Density (maximum) | i. FAR of 0.6 |
| d. Height (maximum) | i. Lesser of 11.0m or three (3) Storeys |
| e. Lot Coverage (maximum) | i. 45% |
| f. Front Lot Line Setback (minimum) | i. 4.5m for a Dwelling Unit<br>ii. 6.0m for the garage attached to a Dwelling Unit |
| g. Side Lot Line Setbacks (minimum) | i. 1.2m<br>ii. On a Corner Lot, the side yard adjoining the flanking Street shall be not less than 3.0m in width |
| h. Rear Lot Line Setback (minimum) | i. 5.0m from the rear property line or riparian restrictive covenant boundary, whichever is greater |

| | |
|---|---|
| i. Accessory Building | One Accessory Building is permitted, as follows:<br><br>i. It shall be located within the Rear Yard<br>ii. The maximum Lot coverage shall be $20m^2$<br>iii. The height shall not exceed 4.5m<br>iv. Side Yard Setbacks shall be a minimum 1.2m<br>v. The Rear Yard Setback shall be a minimum of 1.5m<br>vi. On a Corner Lot, the side yard setback adjoining the flanking Street shall be a minimum of 3.0m |

## CD33.4 Development Regulations for Small-Scale Multi-Unit Housing

Refer to Section 5.5 for the permitted types of Dwelling Units.

| CD33 Zone – SSMUH | |
|---|---|
| a. Density (maximum) | i. All Buildings – FAR of 0.7 for three Dwelling Units, increasing by an FAR of 0.1 for an additional Dwelling Unit to a maximum FAR of 0.8 for four Dwelling Units |
| b. Height (maximum) | i. All Buildings – 10.5m<br>ii. Accessory Building – 4.0m |
| c. Lot Coverage (maximum) | i. All Buildings and Structures – 45% total |
| d. Front Lot Line Setbacks (minimum) | i. All Buildings or Structures – 4.6m |
| e. Side Lot Line Setbacks (minimum) | i. All Buildings or Structures (interior) – 1.5m<br>ii. All Buildings or Structures (exterior) – 3.0m |
| f. Rear Lot Line Setbacks (minimum) | i. All Buildings where there is a lane – 1.5m<br>ii. All Buildings where there is no lane – 4.0m |
| g. Setbacks Between Buildings (minimum) | i. Between Buildings front to back – 6.1m<br>ii. Between Buildings side to side – 2.4m<br>iii. Accessory Building or Structure – 2.0m |

***CD 34 ZONE ADDED BY BYLAW NO. 2599**

## 104. COMPREHENSIVE DEVELOPMENT ZONE 34 (CD 34)

### 104.1 Intent

The intent of this zone is to facilitate development of two three Storey Buildings that will contain 5 Townhouse units each on the properties.

### 104.2 Permitted Use

**Replaced by BL3335**

(1) Multiple Family Residential

(2) Accessory Home Occupation

(3) Accessory Off-Street Parking

**Deleted by BL3376**

(4) DELETED BY BL3376

### 104.3 Lot Coverage

The maximum permitted Lot Coverage is 45 percent.

### 104.4 Floor Area Ratio

The maximum permitted Floor Area Ratio is .90.

### 104.5 Height of Building

The Building Height shall not exceed 10.5 metres (34.5 ft).

### 104.6 Front Yard Setback

A Front Yard shall be provided of not less than 4.1 metres (13.5 ft).

### 104.7 Side Yard Setbacks

Side Yards shall be provided with a minimum width of 4.9 metres (16 ft).

### 104.8 Siting, Size and Dimensions of Buildings and Use and Number of Units

The siting, size, dimension of Buildings, use of land and the number of units shall be generally in conformance with the plans attached as “Schedule CD 34” and forming part of this bylaw.

***CD 35 ZONE ADDED BY BYLAW NO. 2600**

## 105. COMPREHENSIVE DEVELOPMENT ZONE 35 (CD 35)

### 105.1 Intent

The intent of this zone is to facilitate the development of two three Storey Buildings for 12 Townhouse units on the properties.

### 105.2 Permitted Use

(1) Multiple Family Residential

(2) Accessory Home Occupation

(3) Accessory Off-Street Parking

### 105.3 Lot Coverage

The maximum permitted Lot Coverage is 40 percent.

### 105.4 Floor Area Ratio

The maximum permitted Floor Area Ratio is .85.

### 105.5 Height of Building

The Building Height shall not exceed 11.3 metres (37 ft.)

### 105.6 Front Yard Setback

A Front Yard Setback shall be provided of not less than 3.7 metres (12 ft.)

### 105.7 Side Yard Setbacks

Side Yard Setbacks shall be provided of not less than 3 metres (10 ft.)

### 105.8 Siting, Size and Dimensions of Buildings and Use and Number of Units

The siting, size, dimension of Buildings, use of land and the number of units shall be generally in conformance with the plans attached as “Schedule CD 35” and forming part of this bylaw.

And by Amending Section 4.3 Districts to include:

CD 35 Comprehensive Development Zone

***CD 36 ZONE ADDED BY BYLAW NO. 2610**

## 106. COMPREHENSIVE DEVELOPMENT ZONE (CD 36)

### 106.1 Intent

The intent of this zone is to accommodate up to 114 Residential units in four-Storey Buildings with ground floor commercial being permitted.

### 106.2 Permitted Use

(1) Multiple-family Residential use

(2) Retail service use (Groups A and B)

(3) Accessory Home Occupation (Type II)

(4) Accessory Off-Street Parking

(5) Accessory off-Street loading

(6) Park

### 106.3 Lot Width

The minimum width of a Lot shall be of 58.0 metres (190.2 ft).

### 106.4 Lot Coverage

The maximum permitted Lot Coverage is 75 percent.

### 106.5 Floor Area Ratio

The maximum permitted Floor Area Ratio is 1.40.

### 106.6 Height of Building

The Height of a Building shall not exceed the greater of 17.0 metres (55.8 ft.) or four Storeys.

### 106.7 Front Yard Setback

Front Yard Setbacks shall be not less than 0.00 metres (0.0 ft.).

### 106.8 Side Yard Setbacks

Side Yard Setbacks shall not be less than 5.0 metres (16.4 ft.).

### 106.9 Rear Yard Setback

Rear Yard Setbacks shall not be less than 6.0 metres (20.0 ft.); except for one localized protrusion of a Building (having a width of not more than 6.0 metres (20. ft.)) which shall have a minimum Setback of 5.0 metres (16.4 ft.).

### 106.10 Indoor Recreation Space

Indoor recreation space shall be provided in each or adjacent to each Residential Building for the use of the residents, with a minimum area of 2.4 square metres (25.9 square feet) for each Dwelling Unit being provided.

***CD 37 ZONE ADDED BY BYLAW NO. 2662**

## 107 Comprehensive Development Zone (CD 37)

### 107.1 Intent

The intent of this zone is to accommodate up to 6 Residential units in three-Storey Buildings with a maximum Floor Area Ratio of 0.7.

### 107.2 Permitted Use

(1) Multiple-family Residential

(2) Accessory Off-Street Parking

(3) Accessory off-Street loading

### 107.3 Lot Coverage

The maximum permitted Lot Coverage is 35 percent.

### 107.4 Floor Area Ratio

The maximum permitted Floor Area Ratio is 0.7.

### 107.5 Height of Building

The Height of a Building shall not exceed the greater of 11.5 metres (38 ft.) or three Storeys.

### 107.6 Setbacks

107.6.1 Setbacks of not less than 3.3 metres (10.8 ft) shall be provided from all Lot lines.

107.6.2 A minimum distance of 7.9 metres (26.0 ft) shall be provided between Buildings on the site.

107.6.3 As an exception to the parking use Setback provision contained within Section 6.3.3 (a) of the Zoning Bylaw, Accessory Off-Street Parking may be located 0.0 m of an Interior Side Lot Line.

**107.7** The siting, Height, and density of Buildings along with the location of internal roads and Parking Spaces shall be in accordance with the Plans attached hereto as Schedule “A” and forms part of this Bylaw.

***CD 38 ZONE ADDED BY BYLAW NO. 2628**

## 108 Comprehensive Development Zone (CD 38)

### 108.1 Intent

The intent of this zone is to accommodate up to 4 Residential units in three-Storey Buildings with a maximum Floor Area Ratio of 0.7.

### 108.2 Permitted Use

(1) Multiple-family Residential

(2) Accessory Off-Street Parking

(3) Accessory off-Street loading

### 108.3 Lot Coverage

The maximum permitted Lot Coverage is 40 percent.

### 108.4 Floor Area Ratio

The maximum permitted Floor Area Ratio is 0.7.

### 108.5 Height of Building

The Height of a Building shall not exceed the greater of 11.5 metres (38 ft.) or three Storeys.

### 108.6 Setbacks

108.6.1 Setbacks of not less than 1.5 metres (5.0 ft) shall be provided from all Lot lines.

108.6.2 A minimum distance of 5.18 metres (32.8 ft) shall be provided between Buildings on the site.

108.6.3 As an exception to the watercourse Setback provision contained within Section 5.2 of the Zoning Bylaw, the minimum Setback from the top of bank of a watercourse shall be 15 feet (4.572 metres)

***CD 39 ZONE ADDED BY BYLAW NO. 2654**

## 109 Comprehensive Development Zone (CD 39)

### 109.1 Intent

The intent of this zone is to accommodate up to 170 Residential and live-work units and 3159 square metres (34,000 sq. ft.) of Retail use on two sites shown on Schedule "CD 39" as Phases I and II.

### 109.2 Permitted Use

(1) Multiple-family Residential use

(2) Retail Service Use (Groups A and B)

(3) Accessory Home Occupation use (Type II)

(4) Live-work unit

(5) Accessory Off-Street Parking

(6) Accessory off-Street loading

### 109.3 Residential Density

No more than 170 multi-family Residential and live-work units are permitted.

### 109.4 Floor Area Ratio

The maximum permitted Floor Area Ratio is 3.4 for Phase I, and is 2.6 for Phase II as shown in Schedule "CD 39."

### 109.5 Height of Buildings

The Height of the Buildings shall be as shown in Schedule "CD 39" and shall not exceed those set out in the following table:

| | |
|---|---|
| Phase I<br>(East and West Sections) | 4 Storeys or 17.7m. (58ft.) facing St. Johns Street<br>5 Storeys or 20m. (66ft.) facing Spring Street |
| Phase II<br>(East Section)<br>(West Section) | <br>4 Storeys or 17.7m. (58ft.) facing Clarke and Spring Streets<br>5 Storeys or 18.3m. (60 ft.) facing Clarke Street<br>4 Storeys or 15.8m. (52 ft.) facing Spring Street |

### 109.6 Building Form

The siting, Height, and form of the Buildings shall be in accordance with the plans attached hereto as Schedule "CD 39" and forms part of this Bylaw.

***CD 40 ZONE ADDED BY BYLAW NO. 2656**

## 110 Comprehensive Development Zone (CD 40)

### 110.1 Intent

The intent of this zone is to accommodate up to 172 Residential units in a twenty-four (24) Storey Building with a maximum Floor Area Ratio of 2.6.

### 110.2 Permitted Use

(1) Multiple-family Residential

(2) Accessory Home Occupation use (Type II)

(3) Accessory Off-Street Parking

(4) Accessory off-Street loading

### 110.3 Lot Coverage

The maximum permitted Lot Coverage above finished Grade is 25 percent, but does not include underground or landscape-covered parking garages.

### 110.4 Floor Area Ratio

The maximum permitted Floor Area Ratio is 2.6.

### 110.5 Height of Building

The Height of a Building shall not exceed either 71.6 metres (235 ft.) and twenty-four Storeys above the average finished Grade.

### 110.6 Setbacks

110.6.1 Setbacks of not less than 5.0 metres (16.4 ft) shall be permitted from all Lot lines for all Structures except Underground Parking garages or landscape-covered parking garages.

110.6.2 Underground Accessory Off-Street Parking may be located 0.0 m (0.0 ft.) from an Interior Side Lot Line.

### 110.7 Building Form

The siting, Height, and form of the Building shall be in accordance with the plans attached hereto as Schedule “CD 40” and forms part of this Bylaw.

***CD 44 ZONE ADDED BY BYLAW NO. 2704**

## 111 Comprehensive Development Zone (CD 44)

### 111.1 Intent

The intent of this zone is to accommodate up to 74 Residential units in three-Storey Buildings with a maximum Floor Area Ratio of 0.87.

### 111.2 Permitted Use

(1) Multiple-family Residential

(2) Accessory Off-Street Parking

### 111.3 Lot Coverage

The maximum permitted Lot Coverage is 23 percent.

### 111.4 Floor Area Ratio

The maximum permitted Floor Area Ratio is 0.87.

### 111.5 Height of Building

The Height of a Building shall not exceed the greater of 10.5 metres (34.5 ft.) or three Storeys.

### 111.6 Number of Units

The maximum number of permitted units is 74.

### 111.7 Building Form

The siting, Height, and density of Buildings along with the location of roads and Parking Spaces shall be generally in accordance with the plans attached hereto as “Schedule CD 44” and forms part of this Bylaw.

***CD 50 ZONE ADDED BY BYLAW NO. 2738**

## 112 Comprehensive Development Zone (CD 50)

### 112.1 Intent

The intent of this zone is to accommodate up to 23 Residential units in two and three-Storey Buildings.

### 112.2 Permitted Use

(1) Multiple-family Residential

(2) Accessory Off-Street Parking

(3) Accessory Home Occupation Type II

### 112.3 Lot Coverage

The maximum permitted Lot Coverage is 40 percent.

### 112.4 Height of Building

The Height of a Building shall not exceed the greater of 10.5 metres (34.5 ft.) or three Storeys.

### 112.5 Number of Units

The maximum number of permitted units is 23.

### 112.6 Parking

Parking shall conform with Section 6.1 of the Zoning Bylaw with the exception that Tandem Parking will be permitted for all units providing two Parking Spaces.

Units 121, 122 and 123 in Building D shall provide 1 Parking Space per unit.

### 112.7 Building Form

The siting and density of Buildings along with the location of internal roads and Parking Spaces shall be generally in accordance with the plans attached hereto as “Schedule CD 50” and forms part of this Bylaw.

***CD 49 ZONE ADDED BY BYLAW NO. 2735**

## 115 Comprehensive Development Zone (CD 49)

### 115.1 Intent

The intent of this zone is to accommodate up to 26 Residential units in three-Storey Buildings

### 115.2 Permitted Use

(1) Multiple-family Residential

(2) Accessory Off-Street Parking

(3) Accessory Home Occupation Type II

### 115.3 Lot Coverage

The maximum permitted Lot Coverage is 42 percent.

### 115.4 Height of Building

The Height of a Building shall not exceed the greater of 10.9 metres (36 ft.) or three Storeys.

### 115.5 Number of Units

The maximum number of permitted units is 26.

### 115.6 Parking

Parking shall conform with Section 6.1 of the Zoning Bylaw with the exception that Tandem Parking will be permitted.

### 115.7 Building Form

The siting and density of Buildings along with the location of internal roads and Parking Spaces shall be generally in accordance with the plans attached hereto as “Schedule CD 49” and forms part of this Bylaw.

**SECTION 116 (CD54) ADDED BY BYLAW NO. 2856**

**SECTION 116 (CD54) REPLACED BY BYLAW NO. 2889**

## 116 Comprehensive Development Zone (CD 54)

### 116.1 Intent

The intent of this zone is to accommodate up to 106 Residential units and 2021.3square metres (21,758 sq. ft.) of Retail use on the two legal parcels shown in "Schedule CD 54".

### 116.2 Permitted Use

(1) Multiple-family Residential use

(2) Retail Service Use (Groups A and B)

(3) Accessory Home Occupation Use (Type II)

(4) Accessory Off-Street Parking

(5) Accessory off-Street loading

Replaced by BL2930

(6) Child Care Use

### 116.3 Residential Density

No more than 106 multi-family Residential units are permitted.

### 116.4 Floor Area Ratio

The maximum permitted Floor Area Ratio is 3.0 as shown in "Schedule CD 54".

### 116.5 Height of Buildings

The Height of the Building shall be as shown in "Schedule CD 54" and shall not exceed those set out in the following table:

| | |
|---|---|
| West Section | Main Building Height of 5 Storeys or 17.7 m. (58.0 ft.) facing St. Johns Street |
| East Section | Main Building Height of 5 Storeys or 16.2 m. (53.3 ft.) facing St Johns Street<br>Building Height of Residential stacked Townhouse of 4 Storeys or 13.1 m. (43.0 ft.) facing Spring Street<br>Building Height of Retail facing Spring Street of 7.6 m. (25.0 ft.) |
| Centre Section | Building Height of Residential stacked Townhouse of 4 Storeys or 13.4 m. (44.0 ft.) facing Spring Street |

### 116.6 Building Form

The siting, Height, and form of the Buildings shall be generally in accordance with the plans attached hereto as "Schedule CD 54" and forms part of the Bylaw.

## CD57 ZONE ADDED BY BYLAW NO. 3259

### CD57. Comprehensive Development Zone (CD57)

CD57.1 Intent

The intent of this zone is to facilitate the development of an 11-storey multiple family development with a maximum floor area ratio of 1.82 in one building with underground parking

CD57.2 Permitted Uses

The following uses are permitted in the CD57 Zone:

(1) Multiple Family Residential Use
(2) Community Care
(3) Accessory Off-Street Parking
(4) Accessory Home Occupation Use –Type A

CD57.3 Conditions of Use

Adaptable units shall be provided per section 5.2 of the Zoning Bylaw.

CD57.4 Coverage

The maximum permitted coverage of all buildings and structures shall not exceed 32%.

CD57.5 Floor Area Ratio

The maximum permitted Floor Area Ratio shall not exceed 1.82.

CD57.6 Height of Buildings

The maximum permitted building height shall not exceed 11 storeys and 27.1m (89 ft).

CD57.7 Setbacks

CD57.7.1. The location of buildings and setbacks from property lines and watercourses to buildings and structures shall be as established in Schedule B of Bylaw No. 3259 (Drawing A100).

CD57.7.2. Setbacks to watercourses shall also be in conformance with section 5.4 of the Zoning Bylaw.

CD57.8 Parking

CD57.8.1. Off-Street Parking shall be provided in conformance with section 6.0 of the Zoning Bylaw.

CD57.8.2. Bicycle Parking shall be provided in conformance with section 6.0 of the Zoning Bylaw.

CD57.9 Amenity Space

CD57.9.1. An indoor common amenity area of 3.0m² per unit shall be provided.

CD57.9.2. An outdoor common amenity area of 5.0m² per unit shall be provided.

**Duplicate Section 117 Comprehensive Development Zone (CD58) deleted in its entirety by BL3503**

**Entire CD58 replaced by BL3523**

**CD 58 ZONE ADDED BY BYLAW NO. 2924**

## CD58. Comprehensive Development Zone 58 (CD58)

### CD58.1 Intent

The intent of this zone is to accommodate an Additional Dwelling Unit in addition to the existing primary dwelling unit containing a Secondary Suite and Small-Scale Multi-Unit Housing development on the legal parcel, as identified in Schedule 'A' below.

### CD58.2 Permitted Use

| | CD58 Zone |
|---|---|
| a. Principal Use | i. Single Detached Residential<br>ii. Small-Scale Multi-Unit Housing |
| b. Secondary Use to Single Detached Residential | i. One of the following:<br>• Secondary Suite<br>• Accessory Home Occupation use (Type A)<br>• Additional Dwelling Unit<br>• Accessory Boarding use; or<br>• Bed and Breakfast<br>ii. Home Occupation (Type B)<br>iii. Accessory Off-Street Parking |
| c. Secondary Use to Small Scale Multi-Unit Housing | i. Boarding<br>ii. Home Occupation – Type A<br>iii. Secondary Suite |

### CD58.3 Development Regulations for Single Detached Residential

| | CD58 Zone |
|---|---|
| a. Density (maximum) | i. Floor Area Ratio – 0.5 |
| b. Height (maximum) | i. Principal Building – 10.5m and shall not exceed three Storeys<br>ii. Accessary Building – 4.5m<br>iii. Additional Dwelling Unit – 6.1m |
| c. Lot Coverage (maximum) | i. 40% |
| d. Front Lot Line Setbacks (minimum) | i. All Buildings and Structures – 6.0m<br>ii. Accessory Building or Structure – rear of the Principal Building |

| | |
|---|---|
| e. Side Lot Line Setbacks (minimum) | i. All Buildings and Structures (interior) – 10 percent of the width of the Lot. This width need not exceed 1.5m.<br>ii. All Buildings and Structures (exterior) – 3m |
| f. Rear Lot Line Setbacks (minimum) | ii. Principal Building – 7.5m<br>i. Accessary Building or Structure – 1.5m<br>ii. Additional Dwelling Unit – 1.5m |
| g. Setbacks Between Buildings (minimum) | i. Between Principal Building and Additional Dwelling Unit – 4.9m |

**CD58.4** **<u>Development Regulations for Small-Scale Multi-Unit Housing</u>**

Refer to Section 5.5 for the permitted types of Dwelling Units. Lot lines setbacks listed in the table below are based on the lot plan shown in Schedule A below.

| **CD58 Zone – SSMUH** | |
|---|---|
| a. Density (maximum) | i. All Buildings – FAR of 0.7 for three Dwelling Units, increasing by an FAR of 0.1 for each additional Dwelling Unit to a maximum FAR of 1.0 for six Dwelling Units |
| b. Height (maximum) | i. All Buildings with up to four Dwelling Units – 10.5m<br>ii. All Buildings providing five to six Dwelling Units – 11.5m<br>iii. Accessory Building – 4.0m |
| c. Lot Coverage (maximum) | i. All Buildings and Structures – 45% total for Lots providing up to four Dwelling Units and 50% total for Lots providing five to six Dwelling Units |
| d. Front Lot Line Setbacks (minimum) | i. All Buildings or Structures – 4.6m |
| e. Side Lot Line Setbacks (minimum) | i. All Buildings or Structures (interior) – 1.5m<br>ii. All Buildings or Structures (exterior) – 3.0m |
| f. Rear Lot Line Setbacks (minimum) | i. All Buildings or Structures – 1.5m |
| g. Setbacks Between Buildings (minimum) | i. Between Buildings front to back – 6.1m<br>ii. Between Buildings side to side – 2.4m<br>iii. Accessory Building or Structure – 2.0m |

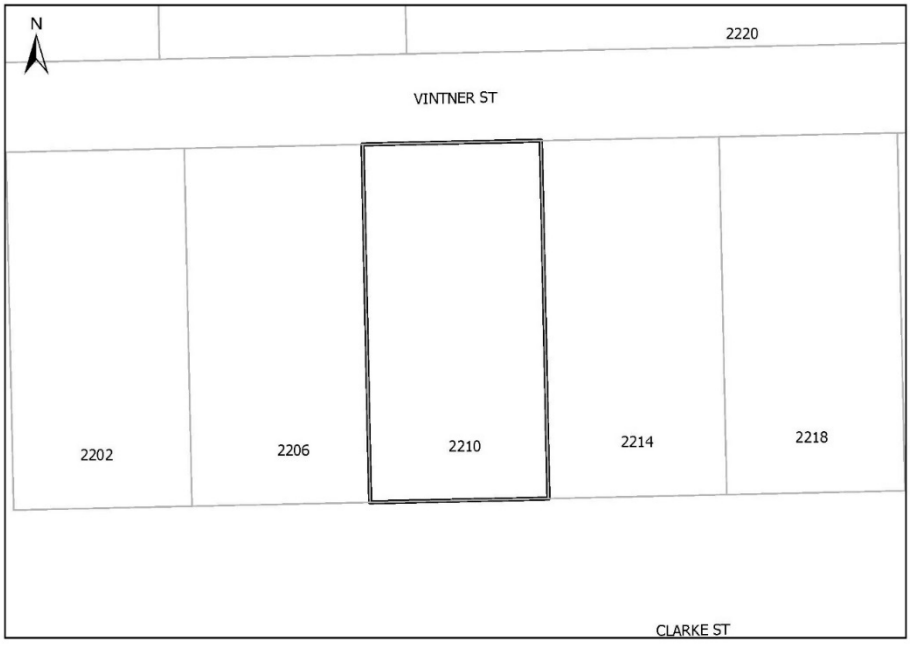
**CD58.5** **<u>Landscaping</u>**

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

**CD58.6 <u>Parking</u>**

a. Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
b. The maximum area for driveway and Off-Street Parking in a Front Yard shall not exceed 50% of the area of the Front Yard.

**SCHEDULE 'A' related to Section CD58.1**



**CD 60 ZONE ADDED BY BYLAW NO. 2984**

**Amended by Bylaw No. 3176**

## 118 Comprehensive Development Zone (CD60)

### 118.1 Intent

The intent of this zone is to accommodate up to 21 Residential units in three-Storey Buildings.

### 118.2 Permitted Use

(1) Multiple-family Residential

(2) Accessory Off-Street Parking

(3) Accessory Home Occupation Use (Type II)

### 118.3 Lot Coverage

Maximum Lot Coverage permitted is 35 percent.

### 118.4 Height of Buildings

The Height of the primary one-family Residential Building shall not exceed the greater of 9.2m or three Storeys.

### 118.5 Number of Units

The maximum number of permitted units is 21.

### 118.6 Parking

Parking shall conform with Section 6.1 of the Zoning Bylaw with the exception that Tandem Parking will be permitted.

### 118.7 Building Form

The siting and density of Buildings along with the location of internal roads and Parking Spaces shall be generally in accordance with the plans attached hereto as “Schedule CD 60” and forms part of this Bylaw.

**CD 61 ZONE ADDED BY BYLAW NO. 2982**

**Amended by Bylaw No. 3176**

## 119. Comprehensive Development Zone (CD61)

### 119.1 Intent

The intent of this zone is to accommodate up to 15 Residential units in two four-Storey Buildings and one three-Storey Building.

### 119.2 Permitted Use

(1) Multiple-family Residential.

(2) Accessory Off-Street Parking.

(3) Accessory Home Occupation Use (Type II).

### 119.3 Lot Coverage

Maximum Lot Coverage permitted is 43 percent.

### 119.4 Floor Area Ratio

The maximum permitted Floor Area Ratio (FAR) is 0.86.

### 119.5 Height of Buildings

The maximum Height for Building 1 shall not exceed 9.0m.

The maximum Height for Building 2 shall not exceed 8.0m.

The maximum Height for Building 3 shall not exceed 10.5m.

### 119.6 Number of Units

The maximum number of permitted units is 15.

### 119.7 Parking

Parking shall conform with section 6.1 of the Zoning Bylaw with the exception that Tandem Parking will be permitted.

### 119.8 Building Form

The siting of Buildings along with the location of internal roads and visitor Parking Spaces shall be generally in accordance with the plan attached hereto as Schedule CD61 and forms part of this Bylaw.

**CD 62 ZONE ADDED BY BYLAW NO. 2996**

**Amended by Bylaw No. 3176**

## 120 Comprehensive Development Zone 62 (CD62)

### 120.1 Intent

The intent of this zone is to facilitate development with a mix of community commercial use in a five-Storey Building and in accordance with the plans attached hereto as “Schedule CD62”.

### 120.2 Permitted Use

(1) Retail Service (Group A)

(2) Multiple Family Residential

(3) Assembly

(4) Child Care

(5) Accessory Off-Street Parking

(6) Accessory Home Occupation (Type II)

### 120.3 Lot Coverage

The maximum permitted Lot Coverage is 65 percent.

### 120.4 Floor Area Ratio

The maximum permitted Floor Area Ratio (FAR) is 2.81.

### 120.5 Building Height

The maximum Height of the Building shall not exceed the greater 17.7 metres or five (5) Storeys.

### 120.6 Residential Density

No more than 84 Residential Dwelling Units shall be permitted.

### 120.7 Parking and Storage

Underground Parking shall be provided, with a minimum of 168 vehicle parking stalls, 111 bike lockers, and 84 Residential storage lockers.

### 120.8 Building Form

The siting of the Building along with the location of the public open space and Parking Spaces shall be generally in accordance with the plans attached hereto as “Schedule CD62” and forms part of this Bylaw.

**CD 63 ZONE ADDED BY BYLAW NO. 3019**

**Amended by Bylaw No. 3176**

## 121 Comprehensive Development Zone 63 (CD63)

### 121.1 Intent

The intent of this zone is to facilitate development with a mix of community commercial use in a four-Storey Building and in accordance with the plans attached hereto as “Schedule CD63”.

### 121.2 Permitted Use

1. Retail Service (Group A)
2. Multiple Family Residential
3. Child Care
4. Accessory Off-Street Parking
5. Accessory Home Occupation

### 121.3 Lot Coverage

The maximum permitted Lot Coverage is 66 percent.

### 121.4 Floor Area Ratio (FAR)

The maximum permitted net FAR is 2.1.

### 121.5 Building Height

The maximum Height of the Building shall not exceed the greater of 14.5 metres (47.6 ft.) or four (4) Storeys.

### 121.6 Residential Density

No more than 12 Residential Dwelling Units shall be permitted.

### 121.7 Parking and Storage

The following parking stalls and storage elements must be provided on-site:

1. 17 parking stalls located in an underground parkade;
2. 12 Residential storage lockers and 12 bicycle storage lockers enclosed within the ground level of the Building; and
3. One (1) car-share parking stall provided at Grade with access from St. Andrews Street.

### 121.8 Building Form

The siting of the Building along with the location of the public open space and Parking Spaces shall be generally in accordance with the plans attached hereto as “Schedule CD63” and forms part of this Bylaw.

**CD 64 ZONE ADDED BY BYLAW NO. 3027**

**Amended by Bylaw No. 3176**

## 122 Comprehensive Development Zone 64 (CD64)

### 122.1 Intent

The intent of this zone is to facilitate development with a mix of community commercial use and Residential dwellings in a six-and four-Storey Building in accordance with the plans attached hereto as ”Schedule A: CD64 Plans and Elevations”.

### 122.2 Permitted Use

(1) Retail Service Use (Group A)

(2) Live-Work Units (see Schedule B: Live-Work Plans), including the following:

a. Dwelling Unit, to a maximum area, as per Schedule B

b. Professional Office, including

i. Notary/Law

ii. Real Estate/Appraisal/Mortgage

iii. Insurance

iv. Accountant

v. Dental

vi. Architecture

vii. Design

viii. Marketing

ix. Medical Clinic/Naturopath/Midwifery

x. Software/Technology

c. Personal Services, including

i. Hair salon/Barbershop/Spa

ii. Massage Therapy/ Chiropractor/ Acupuncture /Reflexologist/Physiotherapist

iii. Tailor/Seamstress

iv. Cobbler

v. Medical Clinic/Naturopath/Midwifery

d. Instructional Services, including

i. Dance Studio

ii. Learning Centre (Tutoring)

iii. Fitness/Health/Yoga /Pilates/Barre/Meditation Studio

iv. Martial Arts Studio

v. Art Classes

vi. Music Classes

vii. Photography Studio

e. General Retail

f. General Retail and Production, including

i. Art Supplies

ii. Arts and Crafts Supplies

iii. Music/Instruments

iv. Clothing/Accessories

v. Bakery

vi. Coffee Shop

vii. Jeweller

viii. Stationery

ix. Cobbler

x. Artist Studio

xi. Florist

(3) Multiple Family Residential

(4) Child Care

(5) Accessory Off-Street Parking

(6) Accessory Home Occupation

**122.3 Lot Coverage**

The maximum permitted Lot Coverage is 92 percent.

**122.4 Floor Area Ratio (FAR)**

The maximum permitted gross FAR is 3.06.

## 122.5 Building Height

The maximum Height of the Building shall not exceed the greater 21.24 metres or six Storeys.

## 122.6 Residential Density

No more than 104 Residential Dwelling Units, including six live-work units shall be permitted.

## 122.7 Parking and Storage

The following parking stalls and storage elements must be provided on-site:

a: 189 parking stalls located in an underground parkade;

b: 106 Residential storage lockers and 106 bicycle storage lockers enclosed within the ground level of the Building.

## 122.8 Building Form

The siting of the Building along with the location of the public open space and Parking Spaces shall be generally in accordance with the plans attached hereto as “Schedule A: CD64 Plans and Elevations” and forms part of this Bylaw.

**CD 65 ZONE ADDED BY BYLAW NO. 3028**

**Amended by Bylaw No. 3176**

## 123 Comprehensive Development Zone (CD65)

### 123.1 Intent

The intent of this zone is to accommodate up to 12 Residential units in four, three-Storey Buildings.

### 123.2 Permitted Use

(1) Multiple-family

(2) Accessory Off-Street Parking

(3) Accessory Home Occupation Use (Type II).

### 123.3 Lot Coverage

Maximum Lot Coverage permitted is 44 percent.

### 123.4 Floor Area Ratio

The maximum permitted Floor Area Ratio is 0.91.

### 123.5 Height of Buildings

The maximum Height for Building 1 shall not exceed 8.8 metres.

The maximum Height for Building 2 shall not exceed 9.1 metres.

The maximum Height for Building 3 shall not exceed 9.9 metres.

The maximum Height for Building 4 shall not exceed 9.9 metres.

### 123.6 Number of Units

The maximum number of permitted units is 12.

### 123.7 Parking

Parking shall conform with Section 6.1 of the Zoning Bylaw with the exception that Tandem Parking will be permitted.

### 123.8 Building Form

The siting of Buildings along with the location of internal roads and Parking Spaces shall be generally in accordance with the plans attached hereto as Schedule CD65 and form part of this Bylaw.

**CD 66 ZONE ADDED BY BYLAW NO. 3077**

**Amended by Bylaw No. 3176**

## 124 Comprehensive Development Zone (CD66)

### 124.1 Intent

The intent of this zone is to facilitate the development of a multiple family Townhouse project containing a maximum of 38 units in eight Buildings on two Parcels A and B as shown on the accompanying Schedule "A".

### 124.2 Permitted Use

The following use are permitted in the CD66 Zone:

(1) Multiple Family Residential Use

(2) Accessory Off-Street Parking

(3) Accessory Home Occupation Use

### 124.3 Conditions of Use

172.3.1 Accessory Home Occupation Use shall be limited to Type II use in accordance with the regulations contained in Section 5.3.5 (b) of the Zoning Bylaw, as may be amended.

### 124.4 Coverage

124.4.1 The maximum permitted coverage of all Buildings and Structures in the CD66 shall not exceed 48% and, on Parcels A and B, shall not exceed:

(1) On Parcel A – 48%

(2) On Parcel B – 48%

124.4.2 The maximum permitted total site coverage, including all Buildings, Structures and interior driveways in the CD66 Zone shall not exceed 87% and, on Parcels A and B, Shall not exceed:

(3) On Parcel A – 89%

(4) On Parcel B – 87%

### 124.5 Floor Area Ratio

124.5.1 The maximum permitted Floor Area Ratio in the CD66 Zone is 1.09.

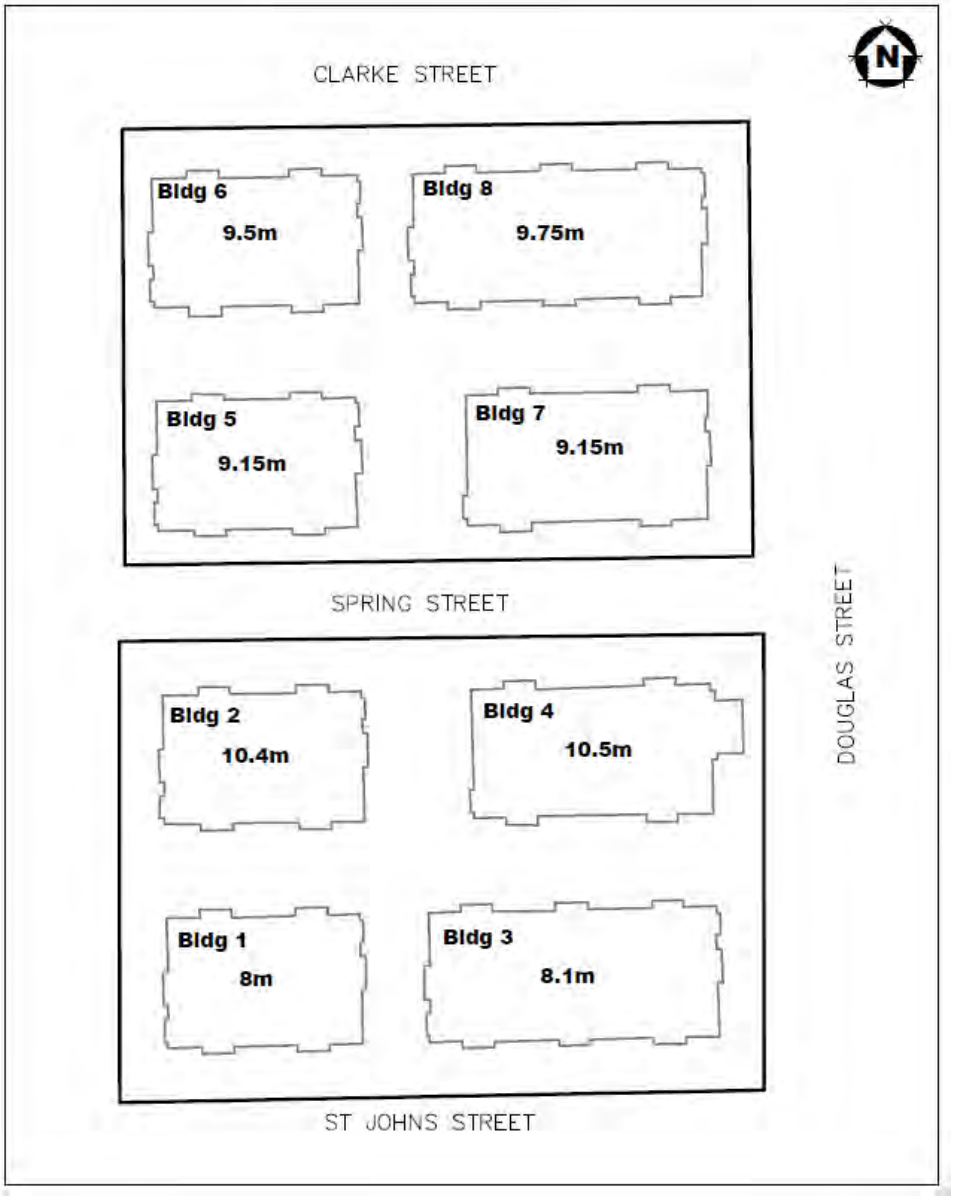
## 124.6 Height of Buildings

124.6.1 For the purposes of calculating the Height of a Building within the CD66 Zone, the following definitions of 'Grade' and 'Height' shall apply:

'Grade' means the average of the existing elevations taken at each corner of the individual Buildings as established by survey prepared and certified by a British Columbia Land Surveyor.

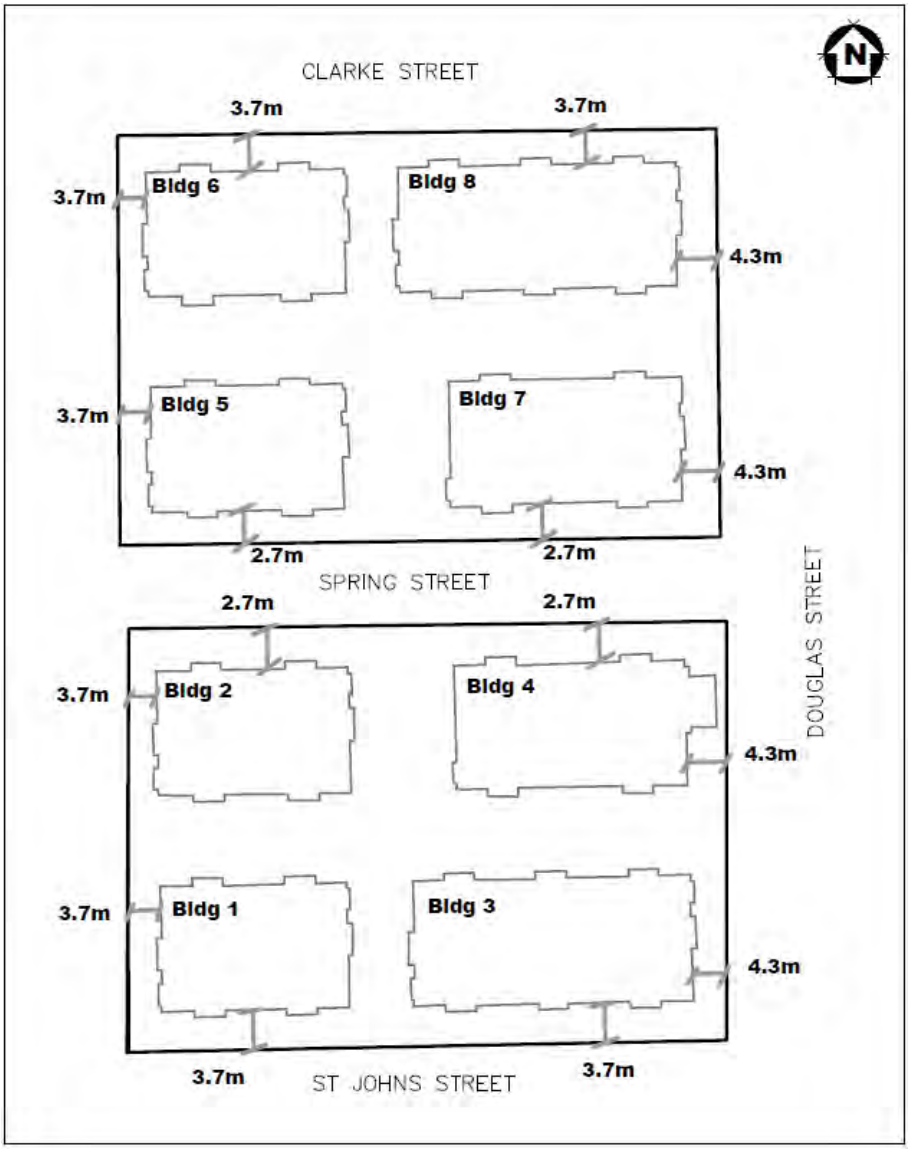
'Height' means the vertical distance from the average Grade to the mean between the lowest eave Height and the highest ridge Height of each individual Building.

124.6.2 Buildings in the CD66 Zone shall not exceed 3 Storeys and the maximum individual Building Heights as noted on the following plan:



## 124.7 Setbacks

In the CD66 Zone, Buildings shall be Setback from property lines to the principal face of a Building in accordance with the following plan:




## 124.8 Parking

124.8.1 Parking in the CD66 Zone shall be provided on the basis of:

(a) 1.5 spaces for each Residential Dwelling Unit; and

(b) 0.2 spaces for each Residential Dwelling Unit for designated visitor parking.

124.8.2 A maximum of 13 Residential units in the CD66 Zone may be provided with Tandem Parking.

124.8.3 A maximum of 19 Residential units in the CD66 Zone may have one enclosed Parking Space.

## 125 Comprehensive Development Zone 67 (CD67)

### 125.1 Intent

The intent of this zone is to facilitate the development of a six-storey, rental apartment project in accordance with the plans attached hereto as “Schedule A: CD67 Plans and Elevations as may be amended”.

### 125.2 Permitted Uses

1. Multiple-Family Residential Use;
2. Accessory Building Manager Office;
3. Accessory Off-Street Parking; and
4. Accessory Home Occupation.

### 125.3 Lot Coverage

The maximum permitted lot coverage is 60 percent.

### 125.4 Residential Density

No more than 142 residential dwelling units, including any caretaker unit, shall be permitted.

### 125.5 Floor Area Ratio (FAR)

The maximum permitted gross FAR is 3.2.

### 125.6 Building Height

The maximum height of the building shall not exceed six (6) storeys and 18.4 metres, as measured to the highest point of the building from the baseline grade.

### 125.7 Parking

a) a minimum of 151 resident parking spaces and a minimum of 29 designated visitor parking stalls are required to be provided;

b) a maximum of 34 required parking spaces may be small car spaces; and

c) a minimum of 3 handicapped parking spaces are required.

## 126. Comprehensive Development Zone 68 (CD68)

### 126.1 Intent

The intent of this zone is to facilitate the development of a 28-unit townhouse project.

### 126.2 Permitted Uses

1. Multiple-Family Residential Use;
2. Accessory Off-Street Parking; and
3. Accessory Home Occupation.

### 126.3 Lot Coverage

The maximum permitted lot coverage is 44 percent.

### 126.4 Residential Density

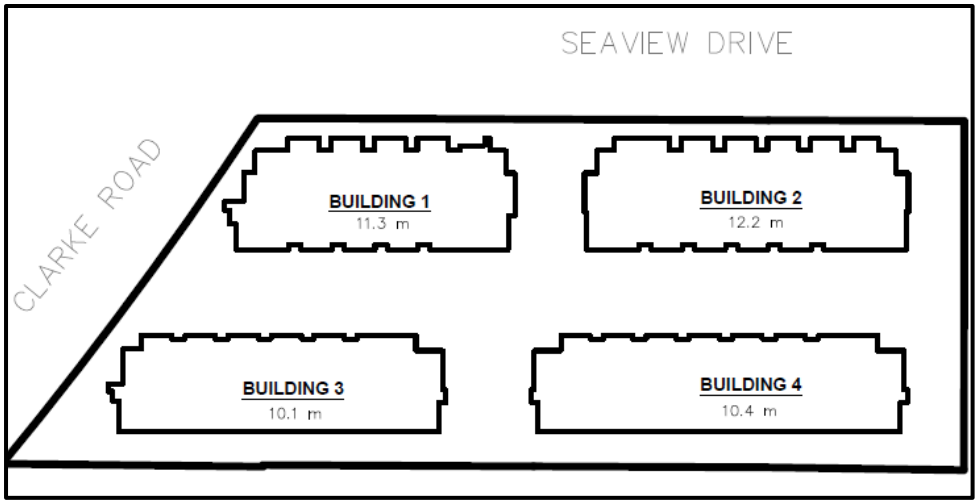
No more than 28 residential dwelling units shall be permitted.

### 126.5 Floor Area Ratio (FAR)

The maximum permitted gross FAR is 0.95.

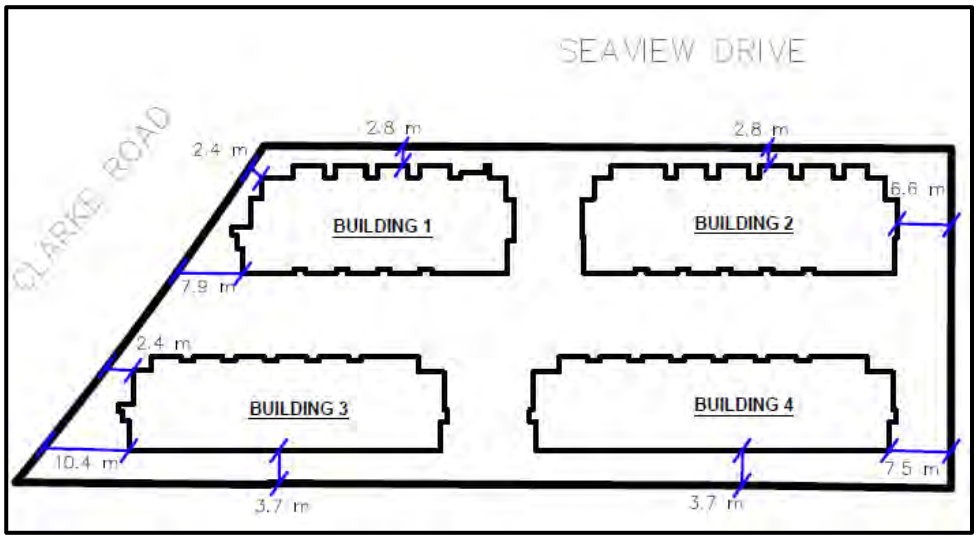
### 126.6 Building Height

The maximum height of the building shall not exceed three storeys and the individual building heights, measured to the highest point of the building from the baseline grade, as shown on the following sketch plan:



## 126.7 Setbacks

Building setbacks shall be provided in accordance with the following sketch plan




## 126.8 Parking

The following parking spaces must be provided on-site:

a. a minimum of 56 resident parking spaces and a minimum of six (6) designated visitor parking stalls;

b. a maximum of 15 resident spaces may be small car spaces;

c. a maximum of two (2) designated visitor parking spaces may be small car spaces; and

d. a maximum of 46 resident parking spaces may be provided in a tandem parking arrangement.

**CD 69 ZONE ADDED BY BYLAW NO. 3176**

## 127. Comprehensive Development Zone (CD 69)

### 127.1 Intent

The intent of this zone is to facilitate the development of a multiple family development consisting of a maximum of 252 units, on three Parcels, as shown on the accompanying Schedule "A". The breakdown of units on a Parcel basis, is as follows:

127.1.1 Parcel 1 – 179 units within two six-storey buildings

127.1.2 Parcel 2 – 37 units within six three-storey buildings

127.1.3 Parcel 3 – 36 units within five three-storey buildings

### 127.2 Permitted Uses

The following uses are permitted in the CD69 Zone:

(1) Multiple Family Residential Use

(2) Congregate Housing and Care

(3) Accessory Off-Street Parking

(4) Accessory Home Occupation Use

### 127.3 Conditions of Use

127.3.1 Accessory Home Occupation Use shall be limited to Type II uses in accordance with the regulations contained in section 5.3.5(b) of the Zoning Bylaw, as may be amended.

### 127.4 Coverage

127.4.1 The maximum permitted coverage of all buildings and structures in the CD69 Zone shall not exceed:

(1) on Parcel 1 – 54%
(2) on Parcel 2 – 43%
(3) on Parcel 3 – 47%

### 127.5 Floor Area Ratio

127.5. The maximum permitted Floor Area Ratio in the CD69 Zone shall not exceed:

(1) on Parcel 1 – 3.14
(2) on Parcel 2 – 0.97
(3) on Parcel 3 – 1.13

### 127.6 Height of Buildings

177.6.1 Buildings in the CD69 Zone shall not exceed six storeys for the properties located on Parcel 1 and three storeys for Parcel 2 and 3 and the maximum individual building heights as noted in Schedule B (Drawing SB1.01 and SB1.02).

## 127.7 Setbacks

127.7.1 In the CD69 Zone, the location of buildings and setbacks from property lines to the principal face of a building shall be as established in Schedule B (Drawing SB1.01 and SB1.02).

127.7.2 In the CD69 Zone, the location of buildings and setbacks from the top of bank of Dallas Creek shall be as established in Schedule B (Drawing SB1.03, SB1.04, SB1.05a, and SB1.05b).

## 127.8 Parking

127.8.1 Parking in the CD69 Zone shall be provided on the basis of:

Parcel 1:

(a) 1.27 spaces for each residential dwelling unit for a minimum of 227 parking spaces, 40 of which are small car spaces;
(b) 0.2 spaces for each residential dwelling unit for designated visitor parking for a minimum of 36 parking spaces, 13 of which are small car spaces;
(c) 46 Electrical Vehicle Level 1 (110V) ready spaces; and
(d) 1.25 secure bicycle parking spaces for a minimum of 224 spaces.

Parcel 2:

(a) 2.0 spaces for each residential dwelling unit for a minimum of 74 parking spaces; and
(b) 0.2 spaces for each residential dwelling unit for designated visitor parking for a minimum of 7 parking spaces.

A maximum of 21 residential units on Parcel 2 may have parking provided in a tandem form.

Parcel 3:

(a) 2.0 spaces for each residential dwelling unit for a minimum of 72 parking spaces; and
(b) 0.15 spaces for each residential dwelling unit for designated visitor parking for a minimum of 5 parking spaces.

A maximum of 12 residential units on Parcel 3 may have parking provided in a tandem form.

## 127.9 Amenity Space

127.9.1 An indoor common amenity area of 105m² shall be provided on Parcel A.

## 128 Comprehensive Development Zone (CD71)

### 128.1 Intent

The intent of this zone is to facilitate the development of a mixed-use development consisting of a maximum of 55 affordable rental units, commercial space, and a new church on the above referenced properties.

### 128.2 Permitted Uses

The following uses are permitted in the CD71 Zone:

1. Multiple Family Residential Use;
2. Congregate Housing and Care;
3. Retail Service Use (Groups A and B);
4. Assembly Use;
5. Accessory Off-Street Parking; and
6. Accessory Home Occupation Use.

### 128.3 Conditions of Use

128.3.1 Accessory Home Occupation Use shall be limited to Type II uses in accordance with the regulations contained in section 5.3.5(b) of the Zoning Bylaw, as may be amended.

### 128.5 Floor Area Ratio

128.5.1 The maximum permitted Floor Area Ratio in the CD71 Zone shall not exceed 2.37.

### 128.6 Height of Buildings

128.6.1 Buildings in the CD71 Zone shall not exceed four storeys, and maximum individual building heights of 18.5 metres for the office, multi-family, and church building and 14.5 metres for the stacked townhouse building fronting Spring Street.

### 128.7 Setbacks

128.7.1 In the CD71 Zone, the location of buildings and setbacks from property lines to the principal face of a building shall be as follows:

Front Lot Line (St. Johns Street): 0 metres;

Rear Lot Line (Spring Street): 0 metres;

Side Yard (East) Lot Line: 0 metres; and

Side Yard (West) Lot Line: 6 metres.

## 128.8 Parking

128.8.1 Parking in the CD71 Zone shall be provided on the basis of:

(a) 0.85 spaces for each residential dwelling unit for a minimum of 47 parking spaces;

(b) 0.14 spaces for each residential dwelling unit for designated visitor parking for a minimum of 8 parking spaces;

(c) 1 space per 55m² for the office parking for a minimum of 39 spaces;

(d) 1 space per 10 seats for the church use for a minimum of 8 spaces; and

(e) 1 secure bicycle parking space for each residential unit for a minimum of 55 spaces.

## CD 72 ZONE ADDED BY BYLAW NO. 3176

## 129 Comprehensive Development Zone 72 (CD72)

### 129.1 Intent

The intent of this zone is to facilitate the development of a six-storey, rental apartment project in accordance with the plans attached hereto as "Schedule A CD72 Plans and Elevations, as may be amended".

### 129.2 Permitted Uses

1. Multiple-Family Residential Use;
2. Accessory Off-Street Parking; and
3. Accessory Home Occupation.

### 129.3 Lot Coverage

The maximum permitted lot coverage is 47%.

### 129.4 Residential Density

No more than 229 residential dwelling units, including any caretaker unit, shall be permitted.

### 129.5 Floor Area Ratio (FAR)

The maximum permitted gross Floor Area is 2.78.

### 129.6 Building Height

The maximum height of the building shall not exceed six (6) storeys.

### 129.7 Parking

1. a minimum of 182 resident parking spaces and a minimum of 23 designated visitor spaces are required to be provided with the implementation of a Transportation Demand Management program subject to the approval of the General Manager of Engineering and Operations;
2. a maximum of 25% of the required spaces may be small car spaces;
3. a maximum of 6 spaces may be micro car spaces provided such spaces are not less than 1.9m (6.5ft) in width and 3.4m (11.17ft) in length; and
4. a minimum of 4 handicapped parking spaces are required.

## 130 Comprehensive Development Zone (CD73)

### 130.1 Intent

The intent of this zone is to facilitate the development of a mixed-use development consisting of a maximum of 358 residential units and approximately 1,692m² (18,212ft²) of commercial space on the above referenced property.

### 130.2 Permitted Uses

The following uses are permitted in the CD73 Zone:

1. Multiple Family Residential Use;
2. Retail Service Use (Groups A and B);
3. Accessory Off-Street Parking; and
4. Accessory Home Occupation Use.

### 130.3 Conditions of Use

Accessory Home Occupation Use shall be limited to Type II uses in accordance with the regulations contained in section 5.3.5(b) of the Zoning Bylaw, as may be amended.

### 130.4 Floor Area Ratio

The maximum permitted Floor Area Ratio in the CD73 Zone shall not exceed 2.62.

### 130.5 Height of Buildings

130.5.1 Buildings in the CD73 Zone shall not exceed a height of six storeys, or 25 metres.

130.5.2 Notwithstanding 177.6.1, rooftop deck accesses are permitted as part of the roof structure.

### 130.6 Setbacks

In the CD73 Zone, the location of buildings and setbacks from property lines to the principal face of a building shall be as follows:

Front Lot Line (Murray Street): 0 metres;

Rear (South) Lot Line: 16 metres to residential building;

Side Yard (East) Lot Line: 9 metres; and

Exterior Side Yard Lot Line (Electronic Avenue): 0 metres.

### 130.7 Parking

Parking in the CD73 Zone shall be provided on the basis of:

(a) 1.388 spaces for each residential dwelling unit for a minimum of 497 vehicle parking spaces;
(b) 0.156 spaces for each residential dwelling unit for designated visitor parking for a minimum of 56 parking spaces;

(c) 1.0 spaces per 37.7m² for the commercial building for a minimum of 45 vehicle parking spaces; and
(d) 1.5 secure bicycle parking space for each residential unit for a minimum of 507 spaces.

**130.8 Adaptable Units**

A minimum of 27% or 100 of the units shall be adaptable units that are constructed to comply with the standards specified in the British Columbia Building Code.

**Duplicate Section 177 Comprehensive Development Zone (CD71) deleted by BL3376**

**Duplicate Section 176 Comprehensive Development Zone (CD72) deleted by BL3376**

**Duplicate Section 179 Comprehensive Development Zone (CD73) deleted by BL3376**

**CD 74 ZONE ADDED BY BYLAW NO. 3161**

## 180. Comprehensive Development Zone 74 (CD 74)

### 180.1 Intent

The intent of this zone is to facilitate the development of a townhouse project consisting of a maximum of 30 residential units over underground parking.

### 180.2 Permitted Uses

The following uses are permitted in the CD 74 Zone:

(i) Multiple Family Residential Use;
(ii) Accessory Off-Street Parking; and
(iii) Accessory Home Occupation Use.

### 180.3 Conditions of Use

Accessory Home Occupation Use shall be limited to Type II uses in accordance with the regulations contained in section 5.3.5(b) of the Zoning Bylaw as may be amended.

### 180.4 Floor Area Ratio

The maximum permitted Floor Area Ratio in the CD 74 Zone shall not exceed 1.42.

### 180.5 Lot Coverage

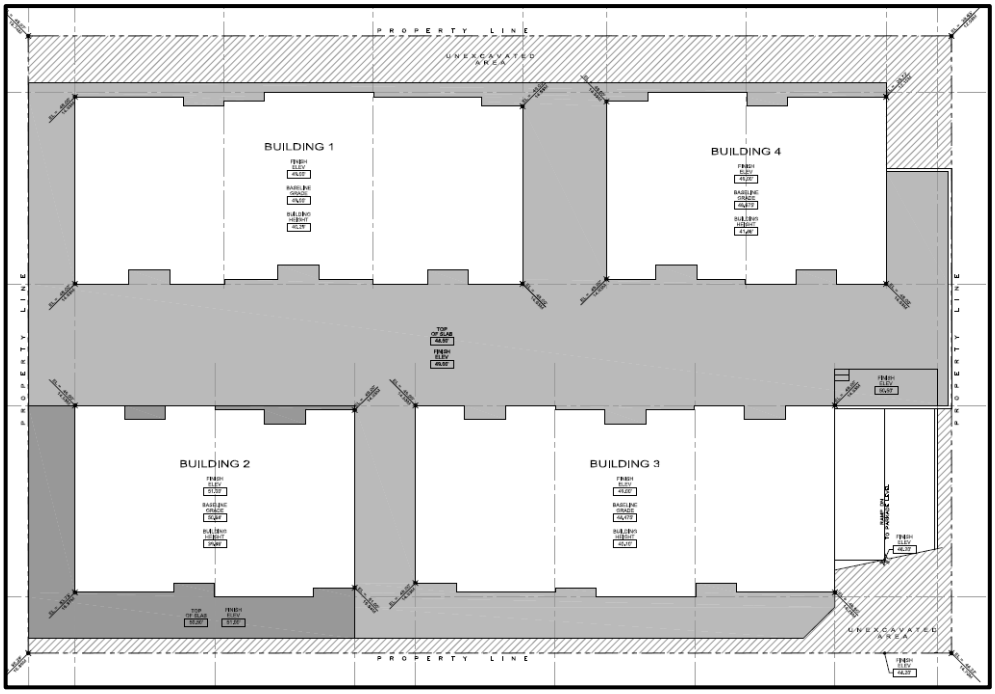
The maximum permitted Lot Coverage is 93.43%.

### 180.6 Height of Buildings

Buildings in the CD 74 Zone shall not exceed a height of three (3) storeys and, in the case of individual buildings, shall not exceed the following maximum heights:

(i) Building 1 – 12.28m (40.29ft)
(ii) Building 2 – 12.15m (39.86ft)
(iii) Building 3 – 12.22m (40.10ft)
(iv) Building 4 – 12.76m (41.86ft)

as illustrated on the following plan:




## 180.7 Setbacks

In the CD 74 Zone, the location of buildings and setbacks from property lines to the principal face of a building at ground level shall be as follows:

Front (North) Lot Line: 3.66m (12.0ft)
Rear (South) Lot Line: 3.66m (12.0ft)
Side (East) Lot Line: 3.4.26m (14.0ft) at northeast corner
7.62m (25.0ft) at southeast corner
Side (West) Lot Line: 3.05m (10.0ft)

## 180.8 Parking/Bicycle Parking

Parking in the CD 74 Zone shall be provided in accordance with Part 6 except for the following zone specific provisions:

1. location of parking as outlined on Development Permit drawing A201 and:

2. vehicle parking shall include a minimum of:

   (a) 47 resident spaces; and

   (b) six (6) visitor spaces;

3. a maximum of two resident spaces may be small car spaces; and

4. a minimum of 28 bicycle parking spaces must be provided.

## 180.9 Adaptable Units

A minimum of 50% of the ground level units shall be adaptable units.

## 180. Comprehensive Development Zone 75 (CD75)

**180.1** Intent

The intent of this zone is to facilitate the development of a six-storey mixed commercial/residential project consisting of a maximum of 70 residential units over underground parking.

**180.2 Permitted Uses**

The following uses are permitted in the CD75 Zone:

(i) Apartment;
(ii) Artist Studio – Type A;
(iii) Assembly;
(iv) Child Care;
(v) Office;
(vi) Personal Service;
(vii) Restaurant;
(viii) Retail Food Service;
(ix) Retail;
(x) Accessory Off-Street Parking; and
(xi) Accessory Home Occupation – Type A.

**180.3 Conditions of Use**

Accessory Home Occupation Type A uses shall comply with the regulations contained in section 5.2.3(a) and (b) of the Zoning Bylaw as may be amended.

**180.4 Floor Area Ratio**

The maximum permitted Floor Area Ratio in the CD75 Zone shall not exceed 3.46.

**180.5 Lot Coverage**

The maximum permitted Lot Coverage is 99.12%.

**180.6 Height of Buildings**

Buildings in the CD75 Zone shall not exceed a height of six (6) storeys and a maximum height of 21.26m (69.75ft) as measured to the highest point of the roof from average grade.

**180.7 Setbacks**

In the CD 75 Zone, the location of buildings and setbacks from property lines to the principal face of a building at ground level shall be as follows:

| | |
|---|---|
| Front (North) Lot Line: | 2.33m (7.6ft) |
| Rear (South) Lot Line: | 3.05m (10ft) |
| Side (East) Lot Line: | 2.9m (9.5ft) at CRU and 1.07m (3.5ft) at the residential exit stair |
| Side (West) Lot Line: | 0.0m (0.0ft) |

## 180.8 Parking/Bicycle Parking/Loading

Parking in the CD75 Zone shall be provided in accordance with the regulations in Part 6 of the Zoning Bylaw except for the following CD75 Zone specific provisions:

1. a maximum of 25 spaces may be small car spaces;
2. a maximum of 10 spaces may be tandem spaces;
3. a minimum of 119 bicycle parking spaces shall be provided; and
4. a minimum of one off-street loading space shall be provided.

## 180.9 Adaptable Units

A minimum of 48 units shall be designed to meet all of the Adaptable Housing standards set out in the *British Columbia Building Code.*

**CD 76 ZONE ADDED BY BYLAW NO. 3201**

## 182. Comprehensive Development Zone 76 (CD76)

### 182.1 Intent

The intent of this zone is to facilitate the development of a six-storey, mixed commercial/residential project.

### 182.2 Permitted Uses

1. Multiple-Family Residential Use;
2. Commercial Use, including:
   (i) Artist Studio – Type B;
   (ii) Child Care (Group);
   (iii) Office;
   (iv) Personal Service;
   (v) Retail;
   (vi) Retail Food Service;
3. Accessory Home Occupation – Type A; and
4. Accessory Off-Street Parking.

### 182.3 Lot Coverage

The maximum permitted lot coverage is 89%.

### 182.4 Residential Density

No more than 117 residential dwelling units shall be permitted.

### 182.5 Floor Area Ratio (FAR)

The maximum permitted gross FAR is 2.80.

### 182.6 Building Height

21m as measured from average grade to the top of the elevator shaft/mechanical room and not more than six storeys, excluding the roof access stair hatches.

### 182.7 Setbacks

The building shall be setback in accordance with the following:

(i) North – 1.45m (4.75ft);
(ii) East – 6.4m (21ft);
(iii) South – 6.55m (21.5ft);
(iv) West – 4.5m (14.75ft).

### 182.8 Parking, Loading, and Bicycle Parking

Notwithstanding the regulations in sections 6.3.2, 6.4.1, 6.9, and 6.10.3, the following minimum parking, loading, and bicycle parking regulations will apply:

a. a minimum of 136 resident parking spaces are required;

b. a minimum of 25 commercial parking spaces are required;
c. a minimum of 23 designated visitor parking spaces are required;
d. a minimum of 7 handicapped parking spaces are required;
e. a maximum of 25% of the total parking spaces may be small car spaces;
f. a minimum of 2 loading spaces are required; and
g. a minimum of 192 residential and commercial bicycle parking spaces are required.

**CD 77 ZONE ADDED BY BYLAW NO. 3203**

## 183. Comprehensive Development Zone 77=

### 183.1 Intent

To accommodate a mixed-use high-density development on the Westport Village site based on a comprehensive development plan.

### 183.2 Permitted Uses

(a) The following uses are permitted based on the accompanying comprehensive development plan in Schedule B which forms part of this zone:

| CD77 Zone | |
|---|---|
| a. Principal Use | i. Apartment<br>ii. Artist Studio – Type A and B<br>iii. Assembly<br>iv. Child Care<br>v. Civic<br>vi. Commercial Athletic and Recreation<br>vii. Common Amenity Space (indoor)<br>viii. Community Care<br>ix. Entertainment<br>x. Hotel<br>xi. Light Industrial<br>xii. Office<br>xiii. Personal Service<br>xiv. Private Hospital<br>xv. Restaurant<br>xvi. Retail<br>xvii. Retail Food Service<br>xviii. Townhouse<br>xix. Work-Live |
| b. Secondary Use | i. Home Occupation – Type A |

(b) For Artist Studio – Type A, retail use only for gallery space up to 20% of the total Floor Area is permitted.

## 183.3 Development Regulations

(a) The following densities apply based on the accompanying comprehensive development plan in Schedule B which forms part of this zone:

| CD77 Zone | |
|---|---|
| Permitted Use | Floor Area |
| i. Apartment and Townhouse – Market Rental | 15,640 $m^2$ |
| ii. Apartment and Townhouse | 16,392 $m^2$ |
| iii. Artist Studio | 660 $m^2$ |
| iv. Assembly – Art Centre | 1,320 $m^2$ |
| v. Commercial Athletic and Recreation | 938 $m^2$ |
| vi. Child Care | 325 $m^2$ |
| vii. Common Amenity Space (indoor) for Apartment and Townhouse, including Market Rental | 418 $m^2$ |
| viii. Hotel | 3,842 $m^2$ |
| ix. Light Industrial | 4,045 $m^2$ |
| x. Office | 4,931 $m^2$ |
| xi. Personal Service – Medical Clinic | 4,219 $m^2$ |
| xii. Seniors Residential | 6,966 $m^2$ |
| xiii. Seniors Common Amenity Space (indoor) | 1,365 $m^2$ |
| xiv. All Other Uses Combined | 6,439 $m^2$ |
| Total – Maximum | 67,500 $m^2$ |

(b) Notwithstanding (a) above, the Floor Area for a use may be increased by up to 15% more or decreased by up to 15% less as long as the maximum Floor Area for the zone of 67,500$m^2$ is not exceeded.

(c) The maximum permitted building heights, the minimum required building setbacks, and the maximum permitted lot coverage must be in compliance with the accompanying comprehensive development plan in Schedule B which forms part of this zone.

## 183.4 Landscaping

The landscape standards must be in compliance with the accompanying comprehensive development plan in Schedule B which forms part of this zone.

## 183.5 Parking

(a) A minimum of 940 off-street Parking Spaces shall be provided for all uses combined.
(b) Refer to section 6.0 of this Bylaw for all other Off-Street Parking Requirements.
(c) Refer to section 6.10 of this Bylaw for Bicycle Parking requirements

## 183.6 Building Forms

The form of all buildings, including building scale, massing, and interrelationship of the built form components and the locations of access

points, parking areas and open areas shall be in general accordance with the comprehensive development plan in Schedule B which forms part of this zone.

**Entire Section CD ZONE 78 (CD78) REPLACED BY BYLAW NO. 3523**

## CD78. Comprehensive Development Zone 78 (CD78)

### CD78.1 Intent

To accommodate Single Detached Residential development and Small-Scale Multi-Unit Housing development on a lot legally described as Lot 2, Block A, District Lot 226, Group 1, New Westminster District, Plan 5683.

### CD78.2 Permitted Use

| CD78 Zone | |
|---|---|
| a. Principal Use | i. Single Detached Residential<br>ii. Small-Scale Multi-Unit Housing |
| b. Secondary Use to Single Detached Residential | i. One of the following:<br>• Bed and Breakfast<br>• Boarding<br>• Child Care<br>• Community Care<br>• Home Occupation – Type B<br>• Secondary Suite<br>ii. Home Occupation – Type A<br>iii. Supportive Recovery (see section 5.2.9) |
| c. Secondary Use to Small Scale Multi-Unit Housing | i. Boarding<br>ii. Home Occupation – Type A<br>iii. Secondary Suite |

### CD78.3 Development Regulations for Single Detached Residential

| CD78 Zone | |
|---|---|
| a. Density (maximum) | i. Floor Area Ratio – 1.34 |
| b. Height (maximum) | i. Principal Building – 8.6m<br>ii. Accessory Building or Structure – 4.0m |
| c. Lot Coverage (maximum) | i. 59% |
| d. Front Lot Line Setbacks (minimum) | i. Principal Building – 1.5m<br>ii. Accessory Building or Structure – rear of the principal Building Setback |
| e. Side Lot Line Setbacks (minimum) | i. All Buildings and Structures (interior) – 1.2m |
| f. Rear Lot Line Setbacks (minimum) | i. Principal Building – 1.1m<br>ii. Building Projections – 0m<br>iii. Accessory Building or Structure – 1.5m |

## CD78.4 Development Regulations for Small-Scale Multi-Unit Housing

Refer to Section 5.5 for the permitted types of Dwelling Units. Lot lines setbacks listed in the table below are based on the lot plan shown in Schedule A below.

| CD78 Zone – SSMUH | |
|---|---|
| a. Density (maximum) | i. All Buildings – FAR of 0.7 for three Dwelling Units, increasing by an FAR of 0.1 for an additional Dwelling Unit to a maximum FAR of 0.8 for four Dwelling Units |
| b. Height (maximum) | i. All Buildings – 10.5m<br>ii. Accessory Building – 4.0m |
| c. Lot Coverage (maximum) | i. All Buildings and Structures – 45% |
| d. Front Lot Line Setbacks (minimum) | i. All Buildings or Structures – 4.6m |
| e. Side Lot Line Setbacks (minimum) | i. All Buildings or Structures (interior) – 1.5m<br>ii. All Buildings or Structures (exterior) – 3.0m |
| f. Rear Lot Line Setbacks (minimum) | i. All Buildings – 4.0m |
| g. Setbacks Between Buildings (minimum) | i. Between Buildings front to back – 6.1m<br>ii. Between Buildings side to side – 2.4m<br>iii. Accessory Building or Structure – 2.0m |

## CD78.5 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

## CD78.6 Parking

a. Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
b. Notwithstanding section 6.8.1, the access to and from a Highway may be provided via two driveways, each not more than 6.0m in width.

SCHEDULE ‘A’ related to Section CD78.1

Added by BL3306

## CD 83 ADDED BY BYLAW NO. 3306

### CD83 Comprehensive Development Zone 83 (CD83)

CD83.1 Intent

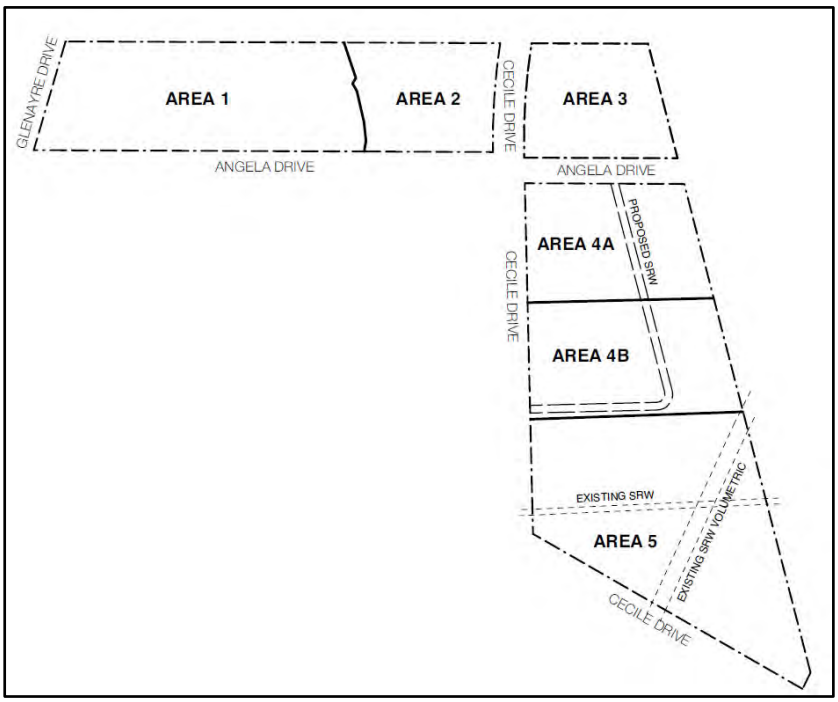
The intent of this zone is to facilitate the phased development of a mixed-use project with complementary commercial and residential uses and park spaces in five development Areas.

CD83.2 CD83.2 Definitions

For the purposes of the CD83 Zone only, the following definitions will apply:

"AREAS" means those phased development Areas identified by Numbers 1 to 5 as identified on the following Figure 1 which may be further subdivided into lots or air space parcels;

**Figure 1 – Phased Development Areas**




"LOT AREA" means the area of any and all of the individual Areas 1 to 5, including all Environmentally Sensitive Lands and lands to be developed for parks and the perimeter pathway;

"IN-SUITE STORAGE SPACE" means floor area within or accessory to a dwelling unit, used to store personal items such as recreation equipment, tires, barbecues, suitcases and miscellaneous household articles, but does not include floor area for clothes closets, linen closets, or kitchen or bathroom cupboards;

"DONATING PARCEL" refers to the following legal lot descriptions:

STRATA LOT 1-30, PLAN NWS2, DISTRICT LOT 202 & GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPIATE; and

LOT 18 BLOCK 5 DISTRICT LOT 202 GROUP 1 NEW WESTMINSTER DISTRICT PLA 55.

CD83.3 Permitted Uses

The following uses are permitted within the individual Areas:

Area 1:

Principal Use:

1) Multi-Residential, limited to Below Market Rental housing

Accessory Uses:

2) Building Manager Office
3) Home Occupation – Type A

Area 2:

Principal Use:

1) Multi-Residential

Accessory Use:

1) Home Occupation – Type A
2) Off-Street Parking

Area 3:

Principal Use:

1) Residential – Multi-Residential, limited to Market Rental Housing
2) Commercial – Artist Studio – Type A
3) Commercial – Child Care
4) Commercial – Commercial Athletic and Recreation Use
5) Commercial – Convenience Retail
6) Commercial – Licensee Retail Store
7) Commercial – Office
8) Commercial – Personal Service
9) Commercial – Restaurant
10) Commercial – Retail Use

11) Commercial – Retail Food Service

12) Other – Park

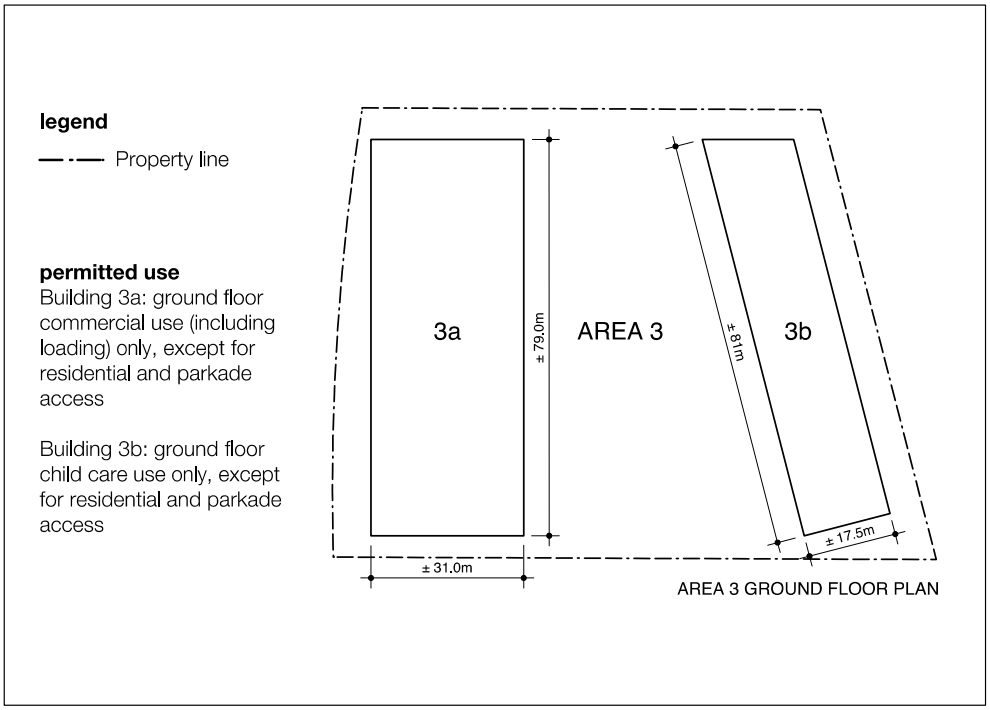
Accessory Use:

1) Residential – Building Manager Office

2) Residential – Home Occupation – Type A

For Area 3 ground floor uses will be as set out in Figure 2 below.

**Figure 2 – Area 3 Ground Floor Plan**




Area 4:

Principal Use:

1) Multi-Residential

2) Retail Food Service

Accessory Use:

1) Home Occupation – Type A

Area 5:

Principal Use:

1) Multi-Residential
2) Park

Accessory Use:

1) Home Occupation – Type A

CD83.4 Coverage

The maximum permitted coverage of all buildings and structures in the CD83 Zone shall not exceed 60% of the lot area of any individual phased development Area, excluding all structures less than 0.6m above grade.

CD83.5 Floor Area Ratio

CD83.5.1 The maximum Floor Area Ratio permitted in the CD83 Zone shall not exceed 1.80.

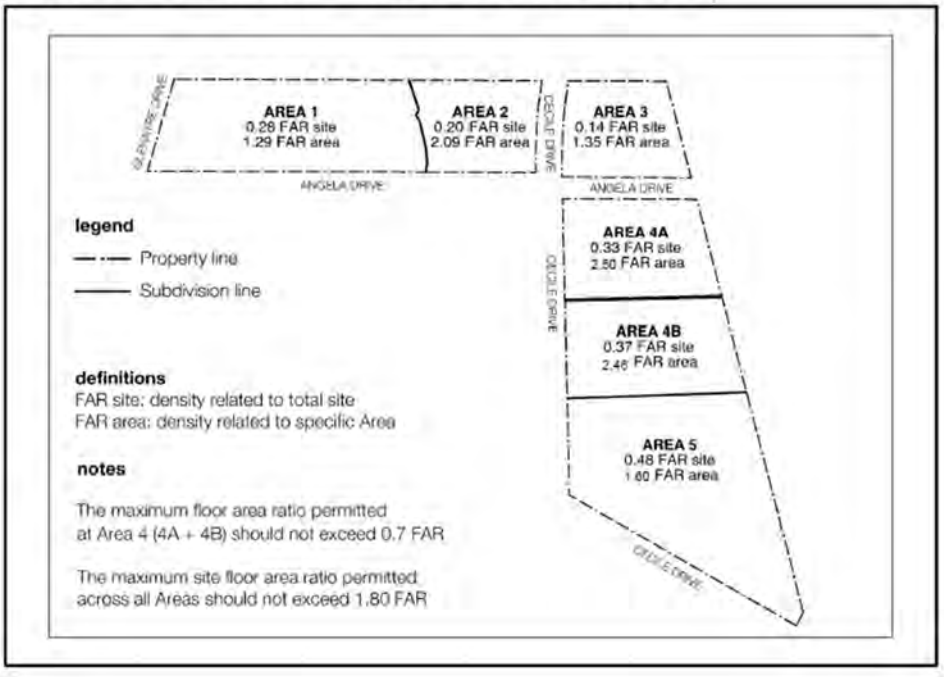
CD83.5.2 Furthermore, Area 1 shall include a minimum floor area of 26,595m² Below-Market Rental.

CD83.5.3 Furthermore, Area 3 shall include a minimum floor area of 9,870m² of Market Rental.

CD83.5.4 The maximum Floor Area Ratio permitted in each individual Area and, in relation to the total area of land zoned CD83, is established in Figure 3:

**Replaced by BL3501**

**Figure 3 – Maximum Permitted Floor Area Ratios**



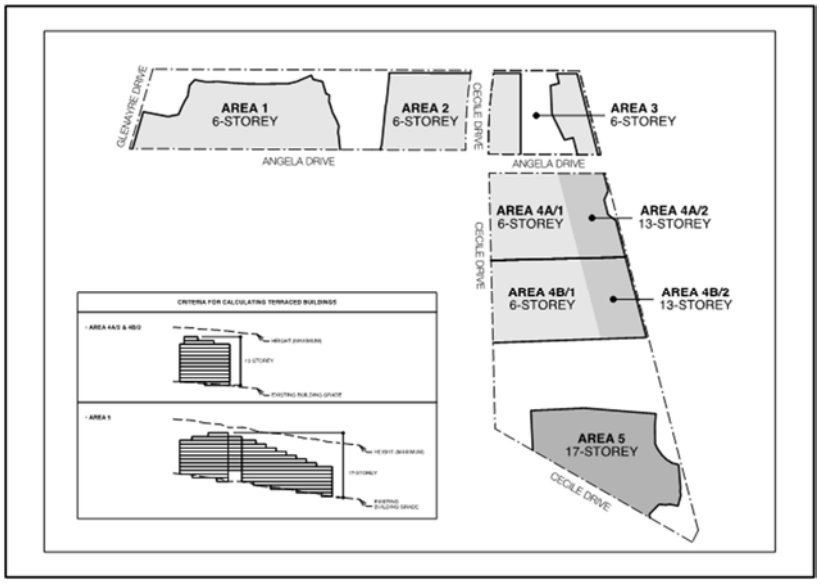
CD83.5.5 For the purposes of floor area calculation, In-Suite Storage Space to a maximum of 2.8 m² space per dwelling unit may be excluded from the calculation provided that:

- storage space may be located in a single room, not exceeding 2.8 m² (if storage spaces exceed 2.8 m², the total area will be included in FAR);
- surface provided the total area, including access, does not exceed the maximum permitted exclusion of 2.8 m² per unit;
- must be full floor-to-ceiling height (min 2.1 m) and have a minimum clear horizontal dimension of 1.2 m in all directions and a maximum horizontal dimension of 1.8m;
- the storage space cannot be part of or adjunct to any other closet in the unit and must be accessed from a common area or hallway within the dwelling unit;
- the storage space must not contain windows.

CD83.6 Building Height

CD83.6.1 Within the CD83 Zone, buildings shall not exceed the number of storeys indicated on Figure 4.

**Figure 4 – Building Height (Storeys**




CD83.6.2 The maximum height of buildings, as measured from grade to the highest point of the roof, shall exclude all roof top mechanical equipment, elevator run-on shafts and unenclosed roof top amenity structures.

CD83.7 Transfer of Density

**Replaced by BL3501**

Notwithstanding sections CD83.5.1, CD83.5.2, and CD83.5.3, where density is transferred from the Donating Parcel, the maximum allowable floor area permitted in the CD83 Zone is increased in accordance with this section:

(a) The maximum allowable floor area permitted in the CD83 Zone is increased by 14,865m$^2$, which is the maximum density that would have otherwise been allowed on the Donating Parcel (the "**Transferred Density**");

(b) Notwithstanding section CD83.7(a), the Transferred Density must be allocated to Phases 4A, 4B and 5 within the CD83 Zone as follows:

(i) The maximum floor area ratio permitted in Phases 4A, 4B and 5 each individual Area is as indicated on Figure 5; and

(ii) The maximum building heights that may be permitted in each individual Area is as indicated on Figure 6;

**Figure 5 – Maximum Floor Area Ratios Permitted by Density Transfer**

**Replaced by BL3501**

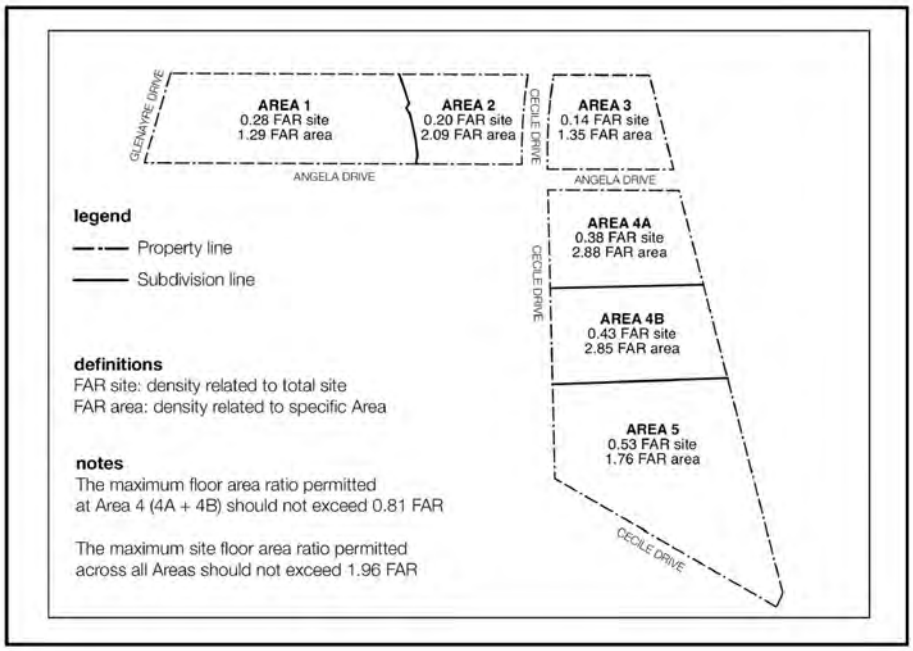
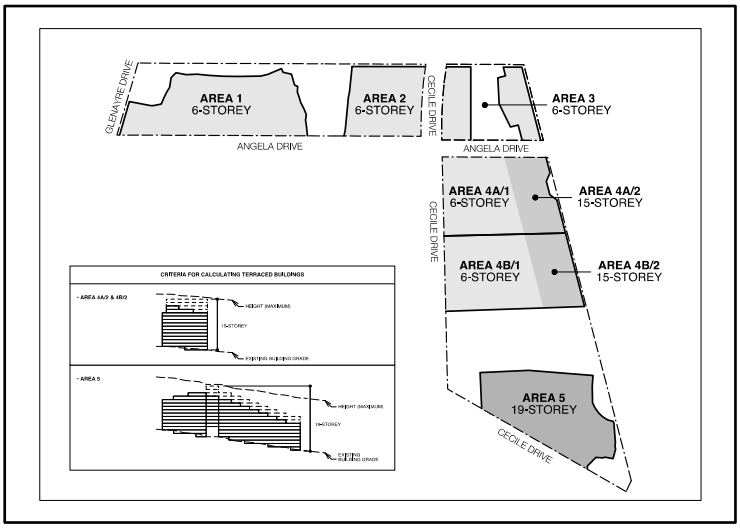


**Figure 6 – Maximum Building Heights Permitted By Density Transfer**




CD83.8 Building Setbacks

CD83.8.1 Buildings in the CD83 Zone shall be setback from property lines in accordance with the following Figures 7 to 10.

**Replaced by BL3501**

**Figure 7 – Building Setbacks**

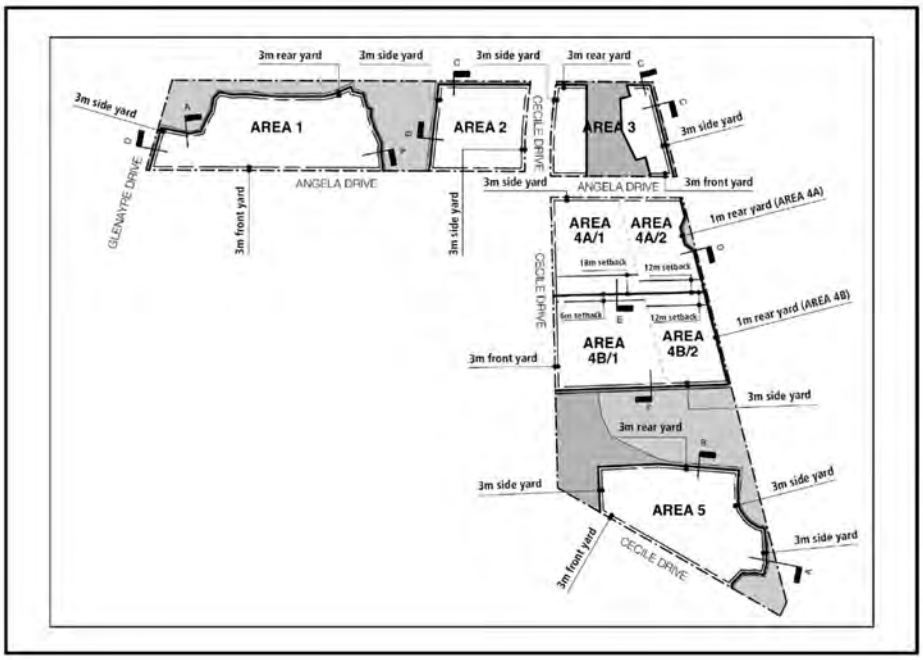


**Figure 8 – Building Setback Details – Sections A and B**

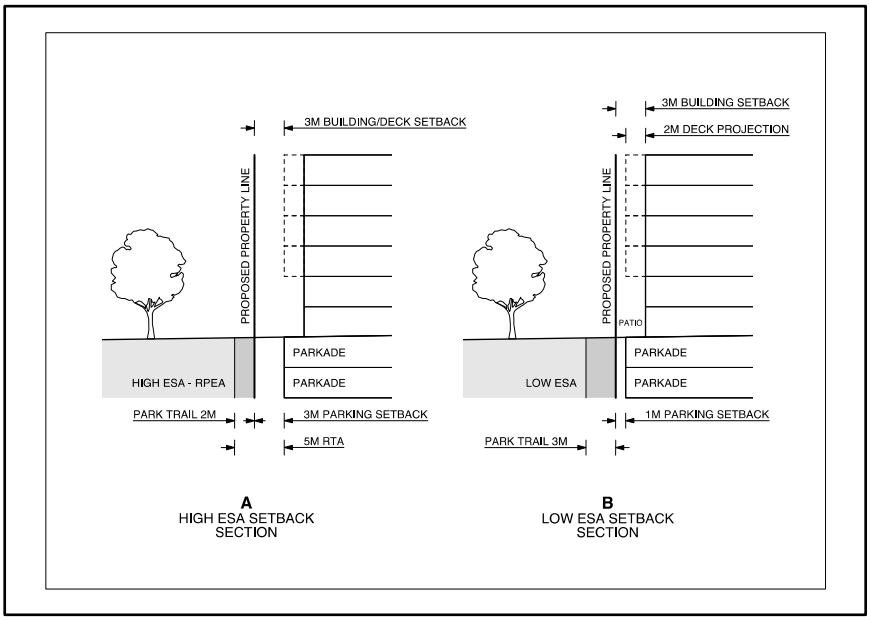
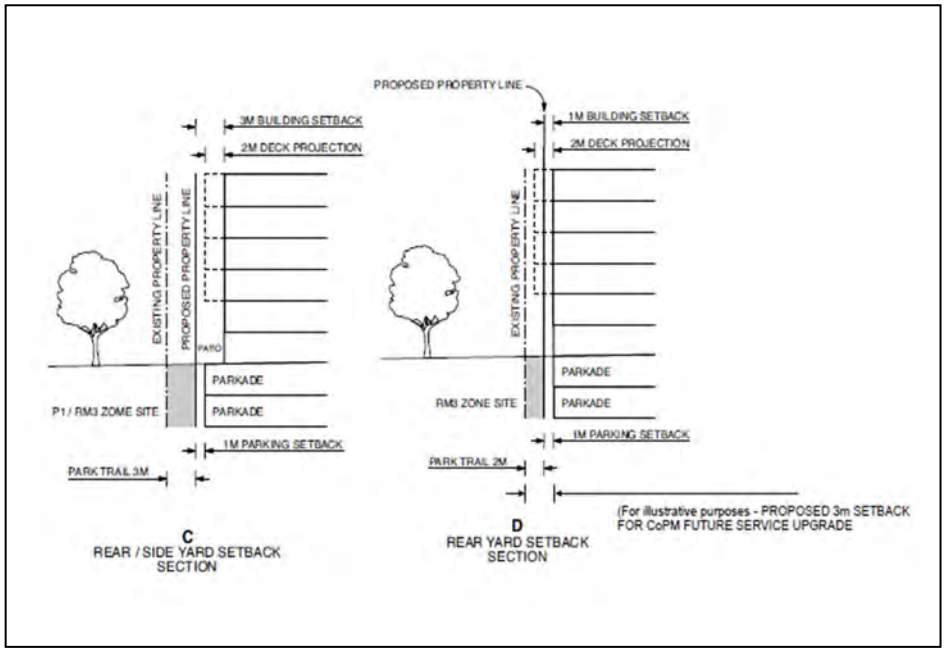



**Figure 9 – Building Setback Details – Sections C and D**

**Section D only Replaced by BL3501**



**Added by BL3501**

**Figure 9.1 – Building Setback Details – Sections E and F**

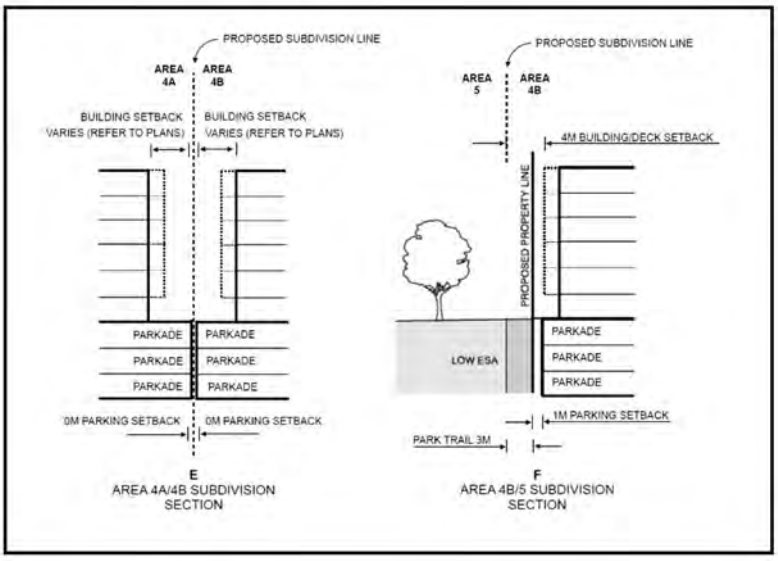
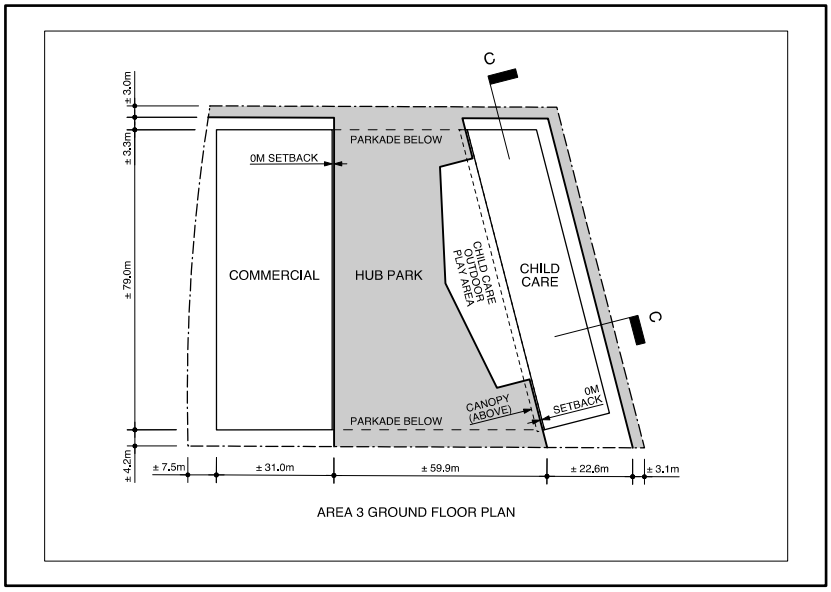



**Figure 10 – Building Setback Details**



CD83.8.2 Streamside Protection setbacks shall be in accordance with Section 5.4 of the Zoning Bylaw except where amended by the following regulations:

The Riparian Transition Area setback can be reduced for the areas shown in Figure 11 and 12, provided that there is no loss in total RTA area.

**Figure 11 – RTA Setback Details: Area 1**

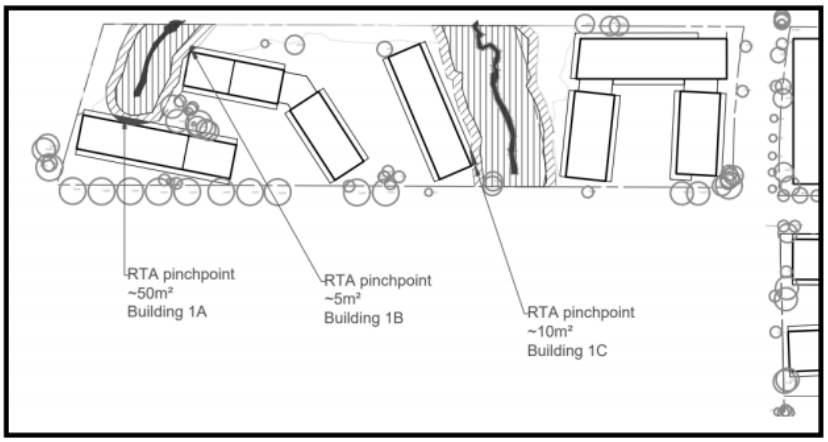
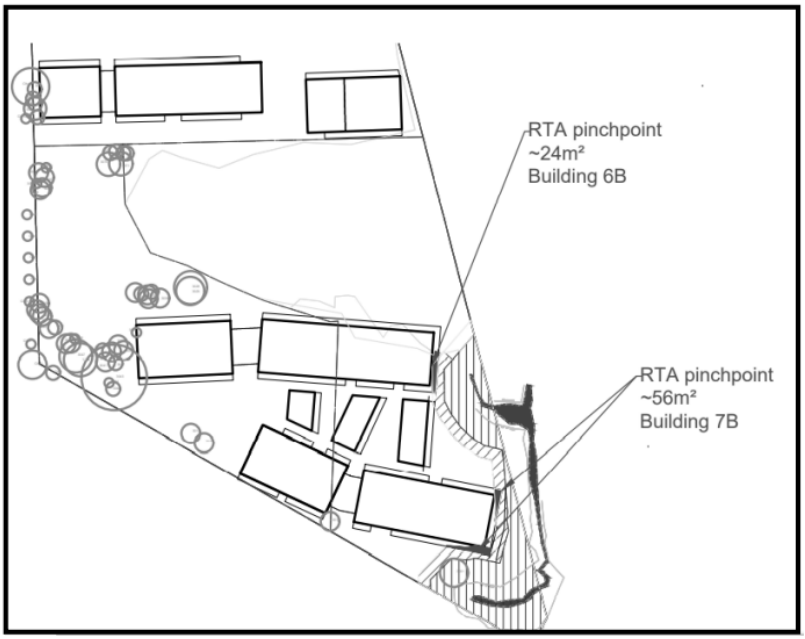



**Figure 12 – RTA Setback Details: Area 5**



CD83.9 Parking, Loading, and Bicycle Parking

The provision of parking, loading and bicycle parking for buildings in the CD83 Zone shall comply with the applicable regulations in section 6 of the Zoning Bylaw except where amended by the following regulations where in conjunction with transportation demand management measures.

CD83.9.1 Parking in the CD83 Zone shall be provided in accordance with the following requirements:

| Type of Building or Use | Parking Required |
|---|---|
| Apartment or Townhouse | **Market Ownership**<br>1.0 spaces per studio or 1 bedroom unit<br><br>1.17 spaces per two-bedroom unit<br><br>1.25 spaces per three-bedroom unit<br><br>0.1 designated residential visitor spaces per dwelling unit<br><br>**Market Rental**<br><br>1.0 spaces per dwelling unit<br><br>0.1 designated residential visitor spaces per dwelling unit<br><br>**Below Market (including below market rental, moderate income housing and low income housing)**<br><br>1.0 spaces per studio, one-bedroom or two-bedroom dwelling unit<br><br>1.25 spaces per three-bedroom dwelling unit<br><br>0.1 designated residential visitor spaces per dwelling unit |
| Artist Studio – Type A | 1 space per each 100m$^2$ of floor area or part thereof |
| Child Care | 1.8 spaces per each 93m$^2$ of floor area |
| Commercial Athletic and Recreation | 1 space per 40m$^2$ of floor area |
| Home Occupation – Type A | No additional requirement beyond the residential requirement |
| Office | 1 space per 50m$^2$ of floor area |
| Personal Service Use | 1 space per 40m$^2$ of floor area |
| Restaurant | 1 space per 18m$^2$ of floor area |
| Retail Use, including Retail Food Service | 1 space per 33m$^2$ of floor area |

CD83.9.2 Notwithstanding section 6.4.3(e) of the Zoning Bylaw, in the case of two adjacent accessible parking spaces, the required pedestrian aisle of 1.2m may be shared between the spaces.

CD83.9.3 A maximum of 30% of the total parking spaces on a lot may be small car spaces.

**CD 8 ZONE ADDED BY BYLAW NO. 3325**

## CD8 Comprehensive Development Zone (CD 8)

### CD8.1 Intent

The intent of this zone is to facilitate a three-storey commercial development with at-grade parking.

### CD8.2 Permitted Uses

The following use is permitted in the CD8 Zone:

a) Retail Service Use (Group A).

## Schedule SSU1 ADDED BY BYLAW NO. 3239

**Schedule SSU1 – Easthill RM3 Site Specific Use – List of Properties**

| Address | P.I.D. | Legal Description |
|---|---|---|
| 201 CAMBRIDGE WAY | 001-564-218 | STRATA LOT 181, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 202 CAMBRIDGE WAY | 001-564-081 | STRATA LOT 172, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 203 CAMBRIDGE WAY | 001-564-226 | STRATA LOT 182, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 204 CAMBRIDGE WAY | 000-681-130 | STRATA LOT 171, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 205 CAMBRIDGE WAY | 001-564-234 | STRATA LOT 183, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 206 CAMBRIDGE WAY | 001-314-165 | STRATA LOT 170, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 207 CAMBRIDGE WAY | 001-564-242 | STRATA LOT 184, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 208 CAMBRIDGE WAY | 001-564-072 | STRATA LOT 169, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 209 CAMBRIDGE WAY | 001-564-251 | STRATA LOT 185, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 210 CAMBRIDGE WAY | 001-564-064 | STRATA LOT 168, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 211 CAMBRIDGE WAY | 001-564-269 | STRATA LOT 186, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 212 CAMBRIDGE WAY | 000-957-542 | STRATA LOT 167, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 213 CAMBRIDGE WAY | 001-564-277 | STRATA LOT 187, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 214 CAMBRIDGE WAY | 001-564-056 | STRATA LOT 166, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 215 CAMBRIDGE WAY | 001-564-285 | STRATA LOT 188, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 216 CAMBRIDGE WAY | 000-490-148 | STRATA LOT 165, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 217 CAMBRIDGE WAY | 001-564-293 | STRATA LOT 189, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 218 CAMBRIDGE WAY | 001-564-048 | STRATA LOT 164, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 219 CAMBRIDGE WAY | 001-564-307 | STRATA LOT 190, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 220 CAMBRIDGE WAY | 001-564-030 | STRATA LOT 163, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |

| Address | P.I.D. | Legal Description |
|---|---|---|
| 221 CAMBRIDGE WAY | 000-762-873 | STRATA LOT 191, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 222 CAMBRIDGE WAY | 001-564-021 | STRATA LOT 162, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 223 CAMBRIDGE WAY | 001-564-315 | STRATA LOT 192, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 224 CAMBRIDGE WAY | 000-572-985 | STRATA LOT 161, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 225 CAMBRIDGE WAY | 000-624-985 | STRATA LOT 193, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 226 CAMBRIDGE WAY | 001-564-013 | STRATA LOT 160, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 227 CAMBRIDGE WAY | 001-564-323 | STRATA LOT 194, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 228 CAMBRIDGE WAY | 001-563-998 | STRATA LOT 159, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 229 CAMBRIDGE WAY | 001-564-331 | STRATA LOT 195, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 230 CAMBRIDGE WAY | 001-563-980 | STRATA LOT 158, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 231 CAMBRIDGE WAY | 001-564-358 | STRATA LOT 196, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 232 CAMBRIDGE WAY | 001-563-971 | STRATA LOT 157, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 234 CAMBRIDGE WAY | 001-563-963 | STRATA LOT 156, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 236 CAMBRIDGE WAY | 001-563-874 | STRATA LOT 155, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 238 CAMBRIDGE WAY | 000-793-451 | STRATA LOT 154, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 240 CAMBRIDGE WAY | 001-563-866 | STRATA LOT 153, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 242 CAMBRIDGE WAY | 001-563-840 | STRATA LOT 152, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 244 CAMBRIDGE WAY | 000-829-498 | STRATA LOT 151, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 301 CAMBRIDGE WAY | 001-564-366 | STRATA LOT 197, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 303 CAMBRIDGE WAY | 001-564-374 | STRATA LOT 198, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 305 CAMBRIDGE WAY | 001-564-391 | STRATA LOT 199, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 307 CAMBRIDGE WAY | 001-564-404 | STRATA LOT 200, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |

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| 309 CAMBRIDGE WAY | 001-564-412 | STRATA LOT 201, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 311 CAMBRIDGE WAY | 001-564-421 | STRATA LOT 202, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 401 CAMBRIDGE WAY | 001-562-274 | STRATA LOT 61, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 402 CAMBRIDGE WAY | 001-562-762 | STRATA LOT 95, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 403 CAMBRIDGE WAY | 001-562-282 | STRATA LOT 62, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 404 CAMBRIDGE WAY | 001-562-789 | STRATA LOT 96, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 405 CAMBRIDGE WAY | 000-598-496 | STRATA LOT 63, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 406 CAMBRIDGE WAY | 001-562-801 | STRATA LOT 97, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 407 CAMBRIDGE WAY | 001-562-321 | STRATA LOT 64, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 408 CAMBRIDGE WAY | 001-562-827 | STRATA LOT 98, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 409 CAMBRIDGE WAY | 001-562-401 | STRATA LOT 65, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 410 CAMBRIDGE WAY | 001-562-843 | STRATA LOT 99, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 411 CAMBRIDGE WAY | 000-503-967 | STRATA LOT 66, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 412 CAMBRIDGE WAY | 001-563-149 | STRATA LOT 100, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 413 CAMBRIDGE WAY | 000-551-694 | STRATA LOT 67, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 414 CAMBRIDGE WAY | 001-563-459 | STRATA LOT 101, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 415 CAMBRIDGE WAY | 001-562-428 | STRATA LOT 68, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 416 CAMBRIDGE WAY | 001-563-467 | STRATA LOT 102, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 417 CAMBRIDGE WAY | 001-485-482 | STRATA LOT 69, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 418 CAMBRIDGE WAY | 001-562-649 | STRATA LOT 89, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 419 CAMBRIDGE WAY | 001-562-444 | STRATA LOT 70, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 420 CAMBRIDGE WAY | 001-562-665 | STRATA LOT 90, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |

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| 421 CAMBRIDGE WAY | 001-562-452 | STRATA LOT 71, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 422 CAMBRIDGE WAY | 001-562-673 | STRATA LOT 91, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 423 CAMBRIDGE WAY | 001-562-479 | STRATA LOT 72, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 424 CAMBRIDGE WAY | 001-562-681 | STRATA LOT 92, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 425 CAMBRIDGE WAY | 001-562-487 | STRATA LOT 73, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 426 CAMBRIDGE WAY | 001-562-690 | STRATA LOT 93, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 427 CAMBRIDGE WAY | 001-498-711 | STRATA LOT 74, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 428 CAMBRIDGE WAY | 001-562-711 | STRATA LOT 94, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 429 CAMBRIDGE WAY | 001-562-495 | STRATA LOT 75, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 430 CAMBRIDGE WAY | 001-562-568 | STRATA LOT 83, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 431 CAMBRIDGE WAY | 001-562-509 | STRATA LOT 76, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 432 CAMBRIDGE WAY | 001-562-576 | STRATA LOT 84, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 433 CAMBRIDGE WAY | 001-562-517 | STRATA LOT 77, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 434 CAMBRIDGE WAY | 001-562-584 | STRATA LOT 85, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 435 CAMBRIDGE WAY | 001-562-525 | STRATA LOT 78, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 436 CAMBRIDGE WAY | 001-562-592 | STRATA LOT 86, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 438 CAMBRIDGE WAY | 001-562-614 | STRATA LOT 87, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 440 CAMBRIDGE WAY | 001-562-631 | STRATA LOT 88, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 501 CAMBRIDGE WAY | 001-562-533 | STRATA LOT 79, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 503 CAMBRIDGE WAY | 001-562-541 | STRATA LOT 80, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 505 CAMBRIDGE WAY | 001-562-550 | STRATA LOT 81, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 507 CAMBRIDGE WAY | 001-267-779 | STRATA LOT 82, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |

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| 185 CARDIFF WAY | 001-564-137 | STRATA LOT 177, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 187 CARDIFF WAY | 001-564-145 | STRATA LOT 178, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 189 CARDIFF WAY | 001-564-153 | STRATA LOT 179, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 191 CARDIFF WAY | 001-564-200 | STRATA LOT 180, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 193 CARDIFF WAY | 001-564-765 | STRATA LOT 229, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 195 CARDIFF WAY | 000-492-981 | STRATA LOT 230, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 197 CARDIFF WAY | 000-712-604 | STRATA LOT 231, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 199 CARDIFF WAY | 001-564-781 | STRATA LOT 232, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 201 CARDIFF WAY | 001-564-790 | STRATA LOT 233, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 202 CARDIFF WAY | 001-564-749 | STRATA LOT 228, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 203 CARDIFF WAY | 001-564-820 | STRATA LOT 234, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 204 CARDIFF WAY | 001-564-731 | STRATA LOT 227, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 205 CARDIFF WAY | 000-474-291 | STRATA LOT 235, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 206 CARDIFF WAY | 001-564-722 | STRATA LOT 226, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 207 CARDIFF WAY | 001-564-838 | STRATA LOT 236, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 208 CARDIFF WAY | 001-564-714 | STRATA LOT 225, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 209 CARDIFF WAY | 000-564-460 | STRATA LOT 237, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 210 CARDIFF WAY | 001-564-692 | STRATA LOT 224, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 211 CARDIFF WAY | 001-564-854 | STRATA LOT 238, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 212 CARDIFF WAY | 001-564-684 | STRATA LOT 223, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 213 CARDIFF WAY | 000-641-685 | STRATA LOT 239, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 214 CARDIFF WAY | 001-564-668 | STRATA LOT 222, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |

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| 215 CARDIFF WAY | 001-564-871 | STRATA LOT 240, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 216 CARDIFF WAY | 001-564-650 | STRATA LOT 221, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 217 CARDIFF WAY | 001-564-889 | STRATA LOT 241, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 218 CARDIFF WAY | 001-564-641 | STRATA LOT 220, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 219 CARDIFF WAY | 001-564-897 | STRATA LOT 242, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 220 CARDIFF WAY | 001-564-633 | STRATA LOT 219, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 221 CARDIFF WAY | 001-032-747 | STRATA LOT 243, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 222 CARDIFF WAY | 001-564-625 | STRATA LOT 218, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 223 CARDIFF WAY | 001-564-901 | STRATA LOT 244, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 224 CARDIFF WAY | 001-564-609 | STRATA LOT 217, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 226 CARDIFF WAY | 001-564-595 | STRATA LOT 216, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 228 CARDIFF WAY | 001-564-579 | STRATA LOT 215, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 230 CARDIFF WAY | 001-564-561 | STRATA LOT 214, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 232 CARDIFF WAY | 001-564-544 | STRATA LOT 213, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 234 CARDIFF WAY | 001-564-536 | STRATA LOT 212, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 236 CARDIFF WAY | 001-564-501 | STRATA LOT 211, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 301 CARDIFF WAY | 001-564-927 | STRATA LOT 245, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 302 CARDIFF WAY | 001-564-498 | STRATA LOT 210, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 303 CARDIFF WAY | 001-564-935 | STRATA LOT 246, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 304 CARDIFF WAY | 001-564-480 | STRATA LOT 209, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 305 CARDIFF WAY | 001-564-943 | STRATA LOT 247, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 306 CARDIFF WAY | 001-564-471 | STRATA LOT 208, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |

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| 307 CARDIFF WAY | 000-928-011 | STRATA LOT 248, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 308 CARDIFF WAY | 001-564-463 | STRATA LOT 207, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 309 CARDIFF WAY | 001-172-450 | STRATA LOT 249, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 310 CARDIFF WAY | 001-564-447 | STRATA LOT 206, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 311 CARDIFF WAY | 001-564-960 | STRATA LOT 250, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 312 CARDIFF WAY | 000-504-963 | STRATA LOT 205, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 313 CARDIFF WAY | 001-564-986 | STRATA LOT 251, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 314 CARDIFF WAY | 000-502-871 | STRATA LOT 204, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 315 CARDIFF WAY | 001-564-994 | STRATA LOT 252, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 316 CARDIFF WAY | 001-564-439 | STRATA LOT 203, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 401 CARDIFF WAY | 001-561-243 | STRATA LOT 1, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 402 CARDIFF WAY | 000-853-101 | STRATA LOT 53, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 403 CARDIFF WAY | 001-561-251 | STRATA LOT 2, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 404 CARDIFF WAY | 001-562-169 | STRATA LOT 54, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 405 CARDIFF WAY | 001-561-260 | STRATA LOT 3, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 406 CARDIFF WAY | 001-562-185 | STRATA LOT 55, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 407 CARDIFF WAY | 001-561-278 | STRATA LOT 4, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 408 CARDIFF WAY | 001-562-193 | STRATA LOT 56, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 409 CARDIFF WAY | 001-561-286 | STRATA LOT 5, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 410 CARDIFF WAY | 001-562-215 | STRATA LOT 57, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 411 CARDIFF WAY | 001-561-308 | STRATA LOT 6, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 412 CARDIFF WAY | 001-562-240 | STRATA LOT 58, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |

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| 413 CARDIFF WAY | 000-514-772 | STRATA LOT 7, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 414 CARDIFF WAY | 001-562-258 | STRATA LOT 59, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 415 CARDIFF WAY | 001-561-316 | STRATA LOT 8, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 416 CARDIFF WAY | 001-562-266 | STRATA LOT 60, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 417 CARDIFF WAY | 001-561-324 | STRATA LOT 9, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 418 CARDIFF WAY | 001-562-029 | STRATA LOT 47, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 419 CARDIFF WAY | 000-839-256 | STRATA LOT 10, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 420 CARDIFF WAY | 001-562-045 | STRATA LOT 48, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 421 CARDIFF WAY | 001-561-341 | STRATA LOT 11, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 422 CARDIFF WAY | 001-562-070 | STRATA LOT 49, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 423 CARDIFF WAY | 001-561-359 | STRATA LOT 12, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 424 CARDIFF WAY | 001-562-088 | STRATA LOT 50, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 425 CARDIFF WAY | 001-561-375 | STRATA LOT 13, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 426 CARDIFF WAY | 001-562-118 | STRATA LOT 51, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 427 CARDIFF WAY | 001-561-383 | STRATA LOT 14, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 428 CARDIFF WAY | 001-562-134 | STRATA LOT 52, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 429 CARDIFF WAY | 001-561-391 | STRATA LOT 15, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 430 CARDIFF WAY | 000-957-453 | STRATA LOT 39, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 431 CARDIFF WAY | 001-561-405 | STRATA LOT 16, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 432 CARDIFF WAY | 001-561-880 | STRATA LOT 40, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 433 CARDIFF WAY | 001-561-430 | STRATA LOT 17, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 434 CARDIFF WAY | 001-561-928 | STRATA LOT 41, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |

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| 435 CARDIFF WAY | 001-561-448 | STRATA LOT 18, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 436 CARDIFF WAY | 001-561-936 | STRATA LOT 42, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 438 CARDIFF WAY | 001-561-961 | STRATA LOT 43, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 440 CARDIFF WAY | 001-561-995 | STRATA LOT 44, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 442 CARDIFF WAY | 001-562-002 | STRATA LOT 45, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 444 CARDIFF WAY | 000-625-361 | STRATA LOT 46, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 501 CARDIFF WAY | 001-561-456 | STRATA LOT 19, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 502 CARDIFF WAY | 001-561-740 | STRATA LOT 31, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 503 CARDIFF WAY | 001-561-464 | STRATA LOT 20, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 504 CARDIFF WAY | 001-561-758 | STRATA LOT 32, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 505 CARDIFF WAY | 001-561-481 | STRATA LOT 21, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 506 CARDIFF WAY | 001-561-774 | STRATA LOT 33, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 507 CARDIFF WAY | 001-561-499 | STRATA LOT 22, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 508 CARDIFF WAY | 001-561-782 | STRATA LOT 34, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 509 CARDIFF WAY | 001-561-537 | STRATA LOT 23, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 510 CARDIFF WAY | 001-561-804 | STRATA LOT 35, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 511 CARDIFF WAY | 001-561-570 | STRATA LOT 24, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 512 CARDIFF WAY | 001-561-821 | STRATA LOT 36, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 514 CARDIFF WAY | 001-561-847 | STRATA LOT 37, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 516 CARDIFF WAY | 001-561-855 | STRATA LOT 38, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 518 CARDIFF WAY | 001-561-723 | STRATA LOT 30, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 520 CARDIFF WAY | 001-561-685 | STRATA LOT 29, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |

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| 522 CARDIFF WAY | 001-561-651 | STRATA LOT 28, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 524 CARDIFF WAY | 001-561-634 | STRATA LOT 27, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 526 CARDIFF WAY | 001-575-635 | STRATA LOT 26, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 528 CARDIFF WAY | 001-561-596 | STRATA LOT 25, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 172 CORNELL WAY | 001-564-129 | STRATA LOT 176, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 174 CORNELL WAY | 001-564-111 | STRATA LOT 175, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 176 CORNELL WAY | 001-564-102 | STRATA LOT 174, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 178 CORNELL WAY | 001-564-099 | STRATA LOT 173, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 180 CORNELL WAY | 001-563-751 | STRATA LOT 140, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 182 CORNELL WAY | 001-563-742 | STRATA LOT 139, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 184 CORNELL WAY | 001-563-734 | STRATA LOT 138, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 186 CORNELL WAY | 001-563-726 | STRATA LOT 137, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 188 CORNELL WAY | 001-563-718 | STRATA LOT 136, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 190 CORNELL WAY | 001-563-700 | STRATA LOT 135, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 192 CORNELL WAY | 001-563-696 | STRATA LOT 134, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 194 CORNELL WAY | 001-563-688 | STRATA LOT 133, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 195 CORNELL WAY | 001-563-769 | STRATA LOT 141, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 196 CORNELL WAY | 001-054-490 | STRATA LOT 132, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 197 CORNELL WAY | 000-489-409 | STRATA LOT 142, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 198 CORNELL WAY | 001-563-670 | STRATA LOT 131, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 199 CORNELL WAY | 001-563-777 | STRATA LOT 143, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 201 CORNELL WAY | 001-563-785 | STRATA LOT 144, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |

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| 202 CORNELL WAY | 001-563-661 | STRATA LOT 130, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 203 CORNELL WAY | 001-563-793 | STRATA LOT 145, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 204 CORNELL WAY | 001-304-577 | STRATA LOT 129, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 205 CORNELL WAY | 001-563-807 | STRATA LOT 146, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 206 CORNELL WAY | 001-563-653 | STRATA LOT 128, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 207 CORNELL WAY | 000-556-181 | STRATA LOT 147, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 208 CORNELL WAY | 001-317-393 | STRATA LOT 127, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 209 CORNELL WAY | 001-563-815 | STRATA LOT 148, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 210 CORNELL WAY | 001-404-121 | STRATA LOT 126, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 211 CORNELL WAY | 001-563-823 | STRATA LOT 149, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 212 CORNELL WAY | 001-563-645 | STRATA LOT 125, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 213 CORNELL WAY | 001-563-831 | STRATA LOT 150, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 214 CORNELL WAY | 001-563-637 | STRATA LOT 124, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 216 CORNELL WAY | 001-262-271 | STRATA LOT 123, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 218 CORNELL WAY | 001-563-629 | STRATA LOT 122, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 220 CORNELL WAY | 001-563-611 | STRATA LOT 121, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 222 CORNELL WAY | 000-995-061 | STRATA LOT 120, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 224 CORNELL WAY | 001-563-602 | STRATA LOT 119, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 226 CORNELL WAY | 001-563-599 | STRATA LOT 118, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 228 CORNELL WAY | 001-563-581 | STRATA LOT 117, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 230 CORNELL WAY | 000-584-291 | STRATA LOT 116, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 232 CORNELL WAY | 001-504-126 | STRATA LOT 115, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |

| Address | P.I.D. | Legal Description |
|---|---|---|
| 234 CORNELL WAY | 001-563-572 | STRATA LOT 114, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 236 CORNELL WAY | 001-563-564 | STRATA LOT 113, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 302 CORNELL WAY | 001-563-556 | STRATA LOT 112, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 304 CORNELL WAY | 001-563-548 | STRATA LOT 111, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 306 CORNELL WAY | 001-563-521 | STRATA LOT 110, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 308 CORNELL WAY | 001-563-513 | STRATA LOT 109, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 310 CORNELL WAY | 001-563-505 | STRATA LOT 108, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 312 CORNELL WAY | 000-489-387 | STRATA LOT 107, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 314 CORNELL WAY | 001-000-381 | STRATA LOT 106, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 316 CORNELL WAY | 001-563-491 | STRATA LOT 105, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 318 CORNELL WAY | 001-563-483 | STRATA LOT 104, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |
| 320 CORNELL WAY | 001-563-475 | STRATA LOT 103, PLAN NWS888, NEW WEST DISTRICT DISTRICT LOT 202&203 |

## Schedule SSU2 ADDED BY BYLAW NO. 3239

**Schedule SSU2 – Highland Park RM3 Site Specific Use – List of Properties**

| Address | P.I.D. | Legal Description |
|---|---|---|
| 1-301 AFTON LANE | 001-608-215 | LOT SL146, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 2-301 AFTON LANE | 001-608-207 | LOT SL145, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 3-301 AFTON LANE | 001-608-240 | LOT SL149, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 4-301 AFTON LANE | 001-608-258 | LOT SL150, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 5-301 AFTON LANE | 001-608-223 | LOT SL147, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 6-301 AFTON LANE | 001-608-231 | LOT SL148, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 1-302 AFTON LANE | 001-607-286 | LOT SL56, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 2-302 AFTON LANE | 001-607-278 | LOT SL55, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 3-302 AFTON LANE | 001-607-316 | LOT SL60, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 4-302 AFTON LANE | 001-607-294 | LOT SL57, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 5-302 AFTON LANE | 001-607-308 | LOT SL58, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 6-302 AFTON LANE | 000-928-712 | LOT SL59, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 1-303 AFTON LANE | 001-608-151 | LOT SL140, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 2-303 AFTON LANE | 001-608-142 | LOT SL139, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 3-303 AFTON LANE | 001-608-193 | LOT SL144, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 4-303 AFTON LANE | 001-608-169 | LOT SL141, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 5-303 AFTON LANE | 001-608-177 | LOT SL142, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 6-303 AFTON LANE | 001-608-185 | LOT SL143, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 1-304 AFTON LANE | 000-829-561 | LOT SL62, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 2-304 AFTON LANE | 000-533-530 | LOT SL61, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |

| Address | P.I.D. | Legal Description |
|---|---|---|
| 3-304 AFTON LANE | 001-607-341 | LOT SL64, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 4-304 AFTON LANE | 001-607-324 | LOT SL63, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 5-304 AFTON LANE | 001-607-367 | LOT SL66, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 6-304 AFTON LANE | 001-607-359 | LOT SL65, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 1-305 AFTON LANE | 001-608-096 | LOT SL134, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 2-305 AFTON LANE | 001-608-088 | LOT SL133, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 3-305 AFTON LANE | 001-608-134 | LOT SL138, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 4-305 AFTON LANE | 001-608-100 | LOT SL135, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 5-305 AFTON LANE | 001-608-118 | LOT SL136, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 6-305 AFTON LANE | 001-608-126 | LOT SL137, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 1-307 AFTON LANE | 001-607-961 | LOT SL122, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 2-307 AFTON LANE | 001-607-952 | LOT SL121, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 3-307 AFTON LANE | 001-607-987 | LOT SL123, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 4-307 AFTON LANE | 001-608-011 | LOT SL126, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 5-307 AFTON LANE | 001-608-002 | LOT SL125, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 6-307 AFTON LANE | 001-607-995 | LOT SL124, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 1-309 AFTON LANE | 001-608-037 | LOT SL128, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 2-309 AFTON LANE | 001-608-029 | LOT SL127, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 3-309 AFTON LANE | 001-608-070 | LOT SL132, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 4-309 AFTON LANE | 001-608-045 | LOT SL129, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 5-309 AFTON LANE | 001-608-053 | LOT SL130, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 6-309 AFTON LANE | 001-608-061 | LOT SL131, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |

| Address | P.I.D. | Legal Description |
|---|---|---|
| 1-311 AFTON LANE | 001-607-898 | LOT SL116, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 2-311 AFTON LANE | 001-607-880 | LOT SL115, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 3-311 AFTON LANE | 001-607-928 | LOT SL118, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 4-311 AFTON LANE | 001-607-901 | LOT SL117, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 5-311 AFTON LANE | 001-607-944 | LOT SL120, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 6-311 AFTON LANE | 001-607-936 | LOT SL119, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 1-301 HIGHLAND WAY | 001-606-743 | LOT SL2, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 2-301 HIGHLAND WAY | 001-606-727 | LOT SL1, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 3-301 HIGHLAND WAY | 000-859-281 | LOT SL5, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 4-301 HIGHLAND WAY | 001-606-760 | LOT SL4, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 5-301 HIGHLAND WAY | 001-606-751 | LOT SL3, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 6-301 HIGHLAND WAY | 001-606-778 | LOT SL6, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 1-302 HIGHLAND WAY | 001-607-103 | LOT SL38, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 2-302 HIGHLAND WAY | 001-607-090 | LOT SL37, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 3-302 HIGHLAND WAY | 001-607-138 | LOT SL40, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 4-302 HIGHLAND WAY | 001-607-111 | LOT SL39, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 5-302 HIGHLAND WAY | 001-607-146 | LOT SL42, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 6-302 HIGHLAND WAY | 000-853-984 | LOT SL41, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 1-303 HIGHLAND WAY | 001-606-794 | LOT SL8, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 2-303 HIGHLAND WAY | 001-606-786 | LOT SL7, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 3-303 HIGHLAND WAY | 001-606-824 | LOT SL10, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 4-303 HIGHLAND WAY | 001-606-816 | LOT SL9, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |

| Address | P.I.D. | Legal Description |
|---|---|---|
| 5-303 HIGHLAND WAY | 001-606-841 | LOT SL12, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 6-303 HIGHLAND WAY | 001-606-832 | LOT SL11, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 1-304 HIGHLAND WAY | 001-606-913 | LOT SL20, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 2-304 HIGHLAND WAY | 000-768-294 | LOT SL19, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 3-304 HIGHLAND WAY | 001-153-714 | LOT SL24, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 4-304 HIGHLAND WAY | 001-606-930 | LOT SL21, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 5-304 HIGHLAND WAY | 001-606-956 | LOT SL22, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 6-304 HIGHLAND WAY | 001-606-964 | LOT SL23, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 1-305 HIGHLAND WAY | 001-625-993 | LOT SL14, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 2-305 HIGHLAND WAY | 001-606-867 | LOT SL13, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 3-305 HIGHLAND WAY | 001-606-883 | LOT SL16, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 4-305 HIGHLAND WAY | 001-606-875 | LOT SL15, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 5-305 HIGHLAND WAY | 001-606-905 | LOT SL18, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 6-305 HIGHLAND WAY | 001-606-891 | LOT SL17, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 1-306 HIGHLAND WAY | 001-606-981 | LOT SL26, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 2-306 HIGHLAND WAY | 001-606-972 | LOT SL25, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 3-306 HIGHLAND WAY | 001-606-999 | LOT SL28, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 4-306 HIGHLAND WAY | 000-562-866 | LOT SL27, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 5-306 HIGHLAND WAY | 001-607-022 | LOT SL30, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 6-306 HIGHLAND WAY | 001-607-014 | LOT SL29, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 1-307 HIGHLAND WAY | 001-607-162 | LOT SL44, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 2-307 HIGHLAND WAY | 001-607-154 | LOT SL43, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |

| Address | P.I.D. | Legal Description |
|---|---|---|
| 3-307 HIGHLAND WAY | 001-607-201 | LOT SL47, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 4-307 HIGHLAND WAY | 001-607-197 | LOT SL46, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 5-307 HIGHLAND WAY | 001-607-171 | LOT SL45, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 6-307 HIGHLAND WAY | 000-846-074 | LOT SL48, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 1-308 HIGHLAND WAY | 001-607-057 | LOT SL32, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 2-308 HIGHLAND WAY | 001-607-049 | LOT SL31, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 3-308 HIGHLAND WAY | 001-607-073 | LOT SL35, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 4-308 HIGHLAND WAY | 001-607-081 | LOT SL36, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 5-308 HIGHLAND WAY | 001-607-065 | LOT SL33, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 6-308 HIGHLAND WAY | 001-090-135 | LOT SL34, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 1-309 HIGHLAND WAY | 000-948-772 | LOT SL50, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 2-309 HIGHLAND WAY | 001-607-219 | LOT SL49, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 3-309 HIGHLAND WAY | 001-607-235 | LOT SL52, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 4-309 HIGHLAND WAY | 001-607-227 | LOT SL51, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 5-309 HIGHLAND WAY | 001-607-243 | LOT SL53, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 6-309 HIGHLAND WAY | 001-607-251 | LOT SL54, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 1-310 HIGHLAND WAY | 001-607-383 | LOT SL68, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 2-310 HIGHLAND WAY | 001-607-375 | LOT SL67, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 3-310 HIGHLAND WAY | 001-607-391 | LOT SL69, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 4-310 HIGHLAND WAY | 001-607-413 | LOT SL70, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 5-310 HIGHLAND WAY | 001-607-421 | LOT SL71, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 6-310 HIGHLAND WAY | 001-607-430 | LOT SL72, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |

| Address | P.I.D. | Legal Description |
|---|---|---|
| 1-312 HIGHLAND WAY | 001-607-448 | LOT SL74, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 2-312 HIGHLAND WAY | 000-937-762 | LOT SL73, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 3-312 HIGHLAND WAY | 001-607-456 | LOT SL75, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 4-312 HIGHLAND WAY | 001-607-472 | LOT SL78, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 5-312 HIGHLAND WAY | 001-440-721 | LOT SL77, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 6-312 HIGHLAND WAY | 001-607-464 | LOT SL76, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 1-313 HIGHLAND WAY | 001-607-618 | LOT SL92, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 2-313 HIGHLAND WAY | 001-607-600 | LOT SL91, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 3-313 HIGHLAND WAY | 001-607-669 | LOT SL96, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 4-313 HIGHLAND WAY | 001-607-626 | LOT SL93, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 5-313 HIGHLAND WAY | 001-607-634 | LOT SL94, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 6-313 HIGHLAND WAY | 001-607-651 | LOT SL95, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 1-314 HIGHLAND WAY | 001-607-553 | LOT SL86, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 2-314 HIGHLAND WAY | 000-853-011 | LOT SL85, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 3-314 HIGHLAND WAY | 001-172-468 | LOT SL88, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 4-314 HIGHLAND WAY | 001-607-588 | LOT SL89, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 5-314 HIGHLAND WAY | 001-607-596 | LOT SL90, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 6-314 HIGHLAND WAY | 001-607-561 | LOT SL87, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 1-315 HIGHLAND WAY | 001-607-812 | LOT SL109, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 2-315 HIGHLAND WAY | 001-607-821 | LOT SL110, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 3-315 HIGHLAND WAY | 001-607-839 | LOT SL111, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 4-315 HIGHLAND WAY | 001-607-871 | LOT SL114, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |

| Address | P.I.D. | Legal Description |
|---|---|---|
| 5-315 HIGHLAND WAY | 001-607-863 | LOT SL113, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 6-315 HIGHLAND WAY | 001-607-847 | LOT SL112, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 1-316 HIGHLAND WAY | 000-500-526 | LOT SL80, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 2-316 HIGHLAND WAY | 001-607-499 | LOT SL79, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 3-316 HIGHLAND WAY | 001-607-502 | LOT SL81, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 4-316 HIGHLAND WAY | 001-607-537 | LOT SL84, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 5-316 HIGHLAND WAY | 001-607-529 | LOT SL83, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 6-316 HIGHLAND WAY | 001-607-511 | LOT SL82, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 1-317 HIGHLAND WAY | 001-607-685 | LOT SL98, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 2-317 HIGHLAND WAY | 001-607-677 | LOT SL97, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 3-317 HIGHLAND WAY | 001-607-715 | LOT SL101, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 4-317 HIGHLAND WAY | 001-607-707 | LOT SL100, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 5-317 HIGHLAND WAY | 001-607-693 | LOT SL99, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 6-317 HIGHLAND WAY | 001-607-723 | LOT SL102, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 1-319 HIGHLAND WAY | 001-607-766 | LOT SL104, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 2-319 HIGHLAND WAY | 001-607-731 | LOT SL103, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 3-319 HIGHLAND WAY | 001-607-791 | LOT SL107, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 4-319 HIGHLAND WAY | 001-607-782 | LOT SL106, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 5-319 HIGHLAND WAY | 001-607-774 | LOT SL105, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |
| 6-319 HIGHLAND WAY | 001-607-804 | LOT SL108, PLAN NWS971, DISTRICT LOT 470, NEW WEST DISTRICT |

## Schedule SSU3 ADDED BY BYLAW NO. 3239

**Schedule SSU3 – Eagle Point RM3 Site Specific Use – List of Properties**

| Address | P.I.D. | Legal Description |
|---|---|---|
| 401 CARLSEN PL | 002-000-695 | LOT SL1, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 405 CARLSEN PL | 002-000-709 | LOT SL2, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 409 CARLSEN PL | 002-000-717 | LOT SL3, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 413 CARLSEN PL | 002-000-725 | LOT SL4, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 417 CARLSEN PL | 002-000-741 | LOT SL5, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 421 CARLSEN PL | 002-000-741 | LOT SL6, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 422 CARLSEN PL | 002-001-021 | LOT SL32, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 425 CARLSEN PL | 002-000-768 | LOT SL7, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 426 CARLSEN PL | 002-001-012 | LOT SL31, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 429 CARLSEN PL | 002-000-776 | LOT SL8, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 430 CARLSEN PL | 002-001-004 | LOT SL30, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 433 CARLSEN PL | 002-000-784 | LOT SL9, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 434 CARLSEN PL | 002-000-997 | LOT SL29, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 437 CARLSEN PL | 002-000-792 | LOT SL10, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 438 CARLSEN PL | 002-000-989 | LOT SL28, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 441 CARLSEN PL | 002-000-814 | LOT SL11, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 442 CARLSEN PL | 002-000-971 | LOT SL27, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 445 CARLSEN PL | 002-000-822 | LOT SL12, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 446 CARLSEN PL | 002-000-962 | LOT SL26, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 449 CARLSEN PL | 002-000-831 | LOT SL13, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |

| Address | P.I.D. | Legal Description |
|---|---|---|
| 450 CARLSEN PL | 002-000-954 | LOT SL25, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 453 CARLSEN PL | 002-000-849 | LOT SL14, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 454 CARLSEN PL | 002-000-946 | LOT SL24, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 457 CARLSEN PL | 002-000-857 | LOT SL15, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 458 CARLSEN PL | 002-000-938 | LOT SL23, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 461 CARLSEN PL | 002-000-865 | LOT SL16, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 462 CARLSEN PL | 002-000-920 | LOT SL22, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 465 CARLSEN PL | 002-000-873 | LOT SL17, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 466 CARLSEN PL | 002-000-911 | LOT SL21, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 469 CARLSEN PL | 002-000-881 | LOT SL18, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 470 CARLSEN PL | 002-001-811 | LOT SL97, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 473 CARLSEN PL | 002-000-890 | LOT SL19, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 474 CARLSEN PL | 002-001-829 | LOT SL98, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 477 CARLSEN PL | 002-000-903 | LOT SL20, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 478 CARLSEN PL | 002-001-837 | LOT SL99, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 481 CARLSEN PL | 002-002-086 | LOT SL122, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 482 CARLSEN PL | 002-001-845 | LOT SL100, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 485 CARLSEN PL | 002-002-060 | LOT SL121, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 486 CARLSEN PL | 002-001-853 | LOT SL101, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 489 CARLSEN PL | 002-002-051 | LOT SL120, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 490 CARLSEN PL | 002-001-861 | LOT SL102, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 493 CARLSEN PL | 002-002-043 | LOT SL119, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |

| Address | P.I.D. | Legal Description |
|---|---|---|
| 497 CARLSEN PL | 002-002-035 | LOT SL118, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 501 CARLSEN PL | 002-002-027 | LOT SL117, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 505 CARLSEN PL | 002-002-019 | LOT SL116, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 509 CARLSEN PL | 002-001-993 | LOT SL115, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 513 CARLSEN PL | 002-001-985 | LOT SL114, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 514 CARLSEN PL | 002-001-870 | LOT SL103, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 517 CARLSEN PL | 002-001-977 | LOT SL113, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 518 CARLSEN PL | 002-001-888 | LOT SL104, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 521 CARLSEN PL | 002-001-969 | LOT SL112, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 522 CARLSEN PL | 002-001-896 | LOT SL105, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 525 CARLSEN PL | 002-001-951 | LOT SL111, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 526 CARLSEN PL | 002-001-900 | LOT SL106, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 529 CARLSEN PL | 002-001-942 | LOT SL110, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 530 CARLSEN PL | 002-001-918 | LOT SL107, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 533 CARLSEN PL | 002-001-934 | LOT SL109, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 534 CARLSEN PL | 002-001-926 | LOT SL108, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 537 CARLSEN PL | 002-002-094 | LOT SL123, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 538 CARLSEN PL | 002-002-183 | LOT SL131, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 541 CARLSEN PL | 002-002-108 | LOT SL124, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 542 CARLSEN PL | 002-002-191 | LOT SL132, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 545 CARLSEN PL | 002-002-116 | LOT SL125, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 546 CARLSEN PL | 002-002-205 | LOT SL133, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |

| Address | P.I.D. | Legal Description |
|---|---|---|
| 549 CARLSEN PL | 002-002-124 | LOT SL126, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 550 CARLSEN PL | 002-002-213 | LOT SL134, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 553 CARLSEN PL | 002-002-132 | LOT SL127, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 554 CARLSEN PL | 002-002-221 | LOT SL135, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 557 CARLSEN PL | 002-002-141 | LOT SL128, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 558 CARLSEN PL | 002-002-230 | LOT SL136, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 561 CARLSEN PL | 002-002-159 | LOT SL129, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 562 CARLSEN PL | 002-002-418 | LOT SL154, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 565 CARLSEN PL | 002-002-175 | LOT SL130, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 566 CARLSEN PL | 002-002-400 | LOT SL153, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 569 CARLSEN PL | 002-002-248 | LOT SL137, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 570 CARLSEN PL | 002-002-396 | LOT SL152, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 573 CARLSEN PL | 002-002-256 | LOT SL138, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 574 CARLSEN PL | 002-002-388 | LOT SL151, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 577 CARLSEN PL | 002-002-264 | LOT SL139, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 578 CARLSEN PL | 002-002-370 | LOT SL150, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 581 CARLSEN PL | 002-002-272 | LOT SL140, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 582 CARLSEN PL | 002-002-361 | LOT SL149, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 585 CARLSEN PL | 002-002-281 | LOT SL141, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 586 CARLSEN PL | 002-002-353 | LOT SL148, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 589 CARLSEN PL | 002-002-299 | LOT SL142, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 590 CARLSEN PL | 002-002-345 | LOT SL147, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |

| Address | P.I.D. | Legal Description |
|---|---|---|
| 593 CARLSEN PL | 002-002-302 | LOT SL143, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 595 CARLSEN PL | 002-002-311 | LOT SL144, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 597 CARLSEN PL | 002-002-329 | LOT SL145, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 599 CARLSEN PL | 002-002-337 | LOT SL146, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 403 LEHMAN PL | 002-001-039 | LOT SL33, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 407 LEHMAN PL | 002-001-047 | LOT SL34, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 411 LEHMAN PL | 002-001-055 | LOT SL35, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 415 LEHMAN PL | 002-001-063 | LOT SL36, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 419 LEHMAN PL | 002-001-071 | LOT SL37, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 420 LEHMAN PL | 002-001-195 | LOT SL49, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 423 LEHMAN PL | 002-001-080 | LOT SL38, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 424 LEHMAN PL | 002-001-209 | LOT SL50, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 427 LEHMAN PL | 002-001-098 | LOT SL39, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 428 LEHMAN PL | 002-001-217 | LOT SL51, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 431 LEHMAN PL | 002-001-101 | LOT SL40, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 432 LEHMAN PL | 002-001-225 | LOT SL52, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 435 LEHMAN PL | 002-001-110 | LOT SL41, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 436 LEHMAN PL | 002-001-233 | LOT SL53, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 439 LEHMAN PL | 002-001-128 | LOT SL42, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 440 LEHMAN PL | 002-001-241 | LOT SL54, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 443 LEHMAN PL | 002-001-136 | LOT SL43, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 444 LEHMAN PL | 002-001-250 | LOT SL55, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |

| Address | P.I.D. | Legal Description |
|---|---|---|
| 447 LEHMAN PL | 002-001-144 | LOT SL44, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 448 LEHMAN PL | 002-001-268 | LOT SL56, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 451 LEHMAN PL | 002-001-152 | LOT SL45, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 452 LEHMAN PL | 002-001-276 | LOT SL57, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 455 LEHMAN PL | 002-001-161 | LOT SL46, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 456 LEHMAN PL | 002-001-284 | LOT SL58, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 459 LEHMAN PL | 002-001-179 | LOT SL47, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 460 LEHMAN PL | 002-001-292 | LOT SL59, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 463 LEHMAN PL | 002-001-187 | LOT SL48, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 464 LEHMAN PL | 002-001-306 | LOT SL60, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 467 LEHMAN PL | 002-001-802 | LOT SL96, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 468 LEHMAN PL | 002-001-314 | LOT SL61, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 471 LEHMAN PL | 002-001-799 | LOT SL95, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 472 LEHMAN PL | 002-001-331 | LOT SL62, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 475 LEHMAN PL | 002-001-781 | LOT SL94, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 476 LEHMAN PL | 002-001-357 | LOT SL63, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 479 LEHMAN PL | 002-001-357 | LOT SL93, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 480 LEHMAN PL | 002-001-365 | LOT SL64, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 483 LEHMAN PL | 002-001-764 | LOT SL92, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 484 LEHMAN PL | 002-001-373 | LOT SL65, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 487 LEHMAN PL | 002-001-756 | LOT SL91, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 488 LEHMAN PL | 002-001-381 | LOT SL66, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |

| Address | P.I.D. | Legal Description |
|---|---|---|
| 491 LEHMAN PL | 002-001-748 | LOT SL90, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 492 LEHMAN PL | 002-001-390 | LOT SL67, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 495 LEHMAN PL | 002-001-730 | LOT SL89, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 496 LEHMAN PL | 002-001-403 | LOT SL68, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 499 LEHMAN PL | 002-001-721 | LOT SL88, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 500 LEHMAN PL | 002-001-411 | LOT SL69, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 503 LEHMAN PL | 002-001-713 | LOT SL87, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 504 LEHMAN PL | 002-001-438 | LOT SL70, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 507 LEHMAN PL | 002-001-705 | LOT SL86, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 508 LEHMAN PL | 002-001-446 | LOT SL71, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 511 LEHMAN PL | 002-001-691 | LOT SL85, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 512 LEHMAN PL | 002-001-454 | LOT SL72, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 515 LEHMAN PL | 002-001-683 | LOT SL84, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 516 LEHMAN PL | 002-001-462 | LOT SL73, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 519 LEHMAN PL | 002-001-675 | LOT SL83, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 520 LEHMAN PL | 002-001-560 | LOT SL74, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 523 LEHMAN PL | 002-001-667 | LOT SL82, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 524 LEHMAN PL | 002-001-578 | LOT SL75, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 527 LEHMAN PL | 002-001-659 | LOT SL81, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 528 LEHMAN PL | 002-001-586 | LOT SL76, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 531 LEHMAN PL | 002-001-632 | LOT SL80, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 532 LEHMAN PL | 002-001-594 | LOT SL77, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |

| Address | P.I.D. | Legal Description |
|---|---|---|
| 535 LEHMAN PL | 002-001-616 | LOT SL79, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 536 LEHMAN PL | 002-001-608 | LOT SL78, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 540 LEHMAN PL | 002-002-451 | LOT SL158, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 544 LEHMAN PL | 002-002-442 | LOT SL157, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 548 LEHMAN PL | 002-002-434 | LOT SL156, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |
| 552 LEHMAN PL | 002-002-426 | LOT SL155, PLAN NWS1809, DISTRICT LOT 470, NEW WEST DISTRICT |

## Schedule SSU4 ADDED BY BYLAW NO. 3239

**Schedule SSU4 – Inlet View RM3 Site Specific Use – List of Properties**

| Address | P.I.D. | Legal Description |
|---|---|---|
| 1-2611 JANE ST | 001-595-695 | STRATA LOT 1, PLAN NWS961, DISTRICT LOT 201, NEW WEST DISTRICT |
| 2-2613 JANE ST | 001-067-869 | STRATA LOT 2, PLAN NWS961, DISTRICT LOT 201, NEW WEST DISTRICT |
| 3-2615 JANE ST | 001-595-946 | STRATA LOT 3, PLAN NWS961, DISTRICT LOT 201, NEW WEST DISTRICT |
| 4-2617 JANE ST | 001-595-971 | STRATA LOT 4, PLAN NWS961, DISTRICT LOT 201, NEW WEST DISTRICT |
| 5-2619 JANE ST | 001-596-004 | STRATA LOT 5, PLAN NWS961, DISTRICT LOT 201, NEW WEST DISTRICT |

## Schedule SSU5 ADDED BY BYLAW NO. 3239

**Schedule SSU5 – Sentinel Hill RM3 Site Specific Use – List of Properties**

| Address | P.I.D. | Legal Description |
|---|---|---|
| 571 IOCO RD | 001-209-540 | STRATA LOT 1, PLAN NWS228, DISTRICT LOT 349, NEW WEST DISTRICT |
| 569 IOCO RD | 000-890-651 | STRATA LOT 2, PLAN NWS228, DISTRICT LOT 349, NEW WEST DISTRICT |
| 567 IOCO RD | 001-209-558 | STRATA LOT 3, PLAN NWS228, DISTRICT LOT 349, NEW WEST DISTRICT |
| 565 IOCO RD | 001-209-566 | STRATA LOT 4, PLAN NWS228, DISTRICT LOT 349, NEW WEST DISTRICT |
| 563 IOCO RD | 001-209-574 | STRATA LOT 5, PLAN NWS228, DISTRICT LOT 349, NEW WEST DISTRICT |
| 561 IOCO RD | 001-209-582 | STRATA LOT 6, PLAN NWS228, DISTRICT LOT 349, NEW WEST DISTRICT |
| 559 IOCO RD | 001-209-591 | STRATA LOT 7, PLAN NWS228, DISTRICT LOT 349, NEW WEST DISTRICT |
| 557 IOCO RD | 000-561-312 | STRATA LOT 8, PLAN NWS228, DISTRICT LOT 349, NEW WEST DISTRICT |
| 555 IOCO RD | 001-209-604 | STRATA LOT 9, PLAN NWS228, DISTRICT LOT 349, NEW WEST DISTRICT |
| 553 IOCO RD | 001-209-639 | STRATA LOT 10, PLAN NWS228, DISTRICT LOT 349, NEW WEST DISTRICT |
| 551 IOCO RD | 001-209-647 | STRATA LOT 11, PLAN NWS228, DISTRICT LOT 349, NEW WEST DISTRICT |
| 549 IOCO RD | 000-546-500 | STRATA LOT 12, PLAN NWS228, DISTRICT LOT 349, NEW WEST DISTRICT |
| 547 IOCO RD | 001-209-671 | STRATA LOT 13, PLAN NWS228, DISTRICT LOT 349, NEW WEST DISTRICT |
| 545 IOCO RD | 001-209-680 | STRATA LOT 14, PLAN NWS228, DISTRICT LOT 349, NEW WEST DISTRICT |
| 543 IOCO RD | 001-209-701 | STRATA LOT 15, PLAN NWS228, DISTRICT LOT 349, NEW WEST DISTRICT |
| 541 IOCO RD | 001-209-710 | STRATA LOT 16, PLAN NWS228, DISTRICT LOT 349, NEW WEST DISTRICT |
| 539 IOCO RD | 001-209-728 | STRATA LOT 17, PLAN NWS228, DISTRICT LOT 349, NEW WEST DISTRICT |
| 537 IOCO RD | 000-821-781 | STRATA LOT 18, PLAN NWS228, DISTRICT LOT 349, NEW WEST DISTRICT |
| 535 IOCO RD | 001-209-736 | STRATA LOT 19, PLAN NWS228, DISTRICT LOT 349, NEW WEST DISTRICT |
| 533 IOCO RD | 001-209-752 | STRATA LOT 20, PLAN NWS228, DISTRICT LOT 349, NEW WEST DISTRICT |
| 531 IOCO RD | 001-209-761 | STRATA LOT 21, PLAN NWS228, DISTRICT LOT 349, NEW WEST DISTRICT |

| Address | P.I.D. | Legal Description |
|---|---|---|
| 529 IOCO RD | 001-209-779 | STRATA LOT 22, PLAN NWS228, DISTRICT LOT 349, NEW WEST DISTRICT |
| 527 IOCO RD | 001-209-795 | STRATA LOT 23, PLAN NWS228, DISTRICT LOT 349, NEW WEST DISTRICT |
| 525 IOCO RD | 001-209-809 | STRATA LOT 24, PLAN NWS228, DISTRICT LOT 349, NEW WEST DISTRICT |
| 15 MERCIER RD | 001-209-825 | STRATA LOT 25, PLAN NWS228, DISTRICT LOT 349, NEW WEST DISTRICT |
| 17 MERCIER RD | 001-209-833 | STRATA LOT 26, PLAN NWS228, DISTRICT LOT 349, NEW WEST DISTRICT |
| 19 MERCIER RD | 001-209-850 | STRATA LOT 27, PLAN NWS228, DISTRICT LOT 349, NEW WEST DISTRICT |
| 21 MERCIER RD | 001-209-876 | STRATA LOT 28, PLAN NWS228, DISTRICT LOT 349, NEW WEST DISTRICT |
| 23 MERCIER RD | 001-209-892 | STRATA LOT 29, PLAN NWS228, DISTRICT LOT 349, NEW WEST DISTRICT |
| 25 MERCIER RD | 001-209-906 | STRATA LOT 30, PLAN NWS228, DISTRICT LOT 349, NEW WEST DISTRICT |