

City of Pitt Meadows
Zoning Bylaw No. 2505, 2011

Adopted October 4th, 2011

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Zoning Bylaw 2505, 2011
Amendments

This is a consolidation of the bylaws listed below. The amending bylaws have been consolidated with the original bylaw for convenience only.

Bylaw Number	Adoption Date	Type	Section Amended
2532, 2012	March 6th, 2012	Housekeeping Text Amendment	4.3, 4.13 d), 5.15, 8.4.2, 9.17, 12.1.6 b), 12.1.1 a)
2488, 2012	April 17th, 2012	12525 190 Ave	Map
2551, 2012	April 3rd, 2012	Text Amendment (bee keeping)	3.4 d)
2440, 2009	June 19, 2012	Text Amendment - Mainstreet Commercial Zone	12.2.2, 12.2.7
2563, 2012	July 3, 2012	Text Amendment – for Telecommunication Towers	5.2
2570, 2012	July 3, 2012	Text Amendment adding Liquor Primary Major	8.4.2
2571, 2012	July 3, 2012	Text Amendment	7.4 h)ii
2580, 2012	Nov. 20, 2012	Housekeeping Amendment	
2591, 2013	March 5, 2013	Housekeeping Amendment	4.13, 5.2 f), 10.3.6, 12.2.7, 13.5.3, 13.5.4, 15.1.6
2602, 2013	June 4, 2013	18944 119 Ave	map
2603, 2013	June 4, 2013	18958 119B Ave	map
2612, 2013	July 2, 2013	Text Amendment – Property management – suites	2.3 c), 5.4 b)i, 5.5 a)viii and b)vii
2614, 2013	July 16, 2013	19083 Mitchell Road	map
2620, 2013	July 16, 2013	Highway Commercial Site Specific Daycare Use	11.1
2621, 2013	September 3, 2013	Residential Infill	2.3, 10.2, 10.3
2633, 2013	December 3, 2013	Text Amendment Commercial Section	2.3 & 11.4
2630, 2013	December 3, 2013	Highway Commercial Site Specific Daycare Use	11.1.9
2626, 2013	April 1, 2014	Medical Marihuana Restriction	2.3, 3.4
2588, 2013	May 6, 2014	New CD-K Zone (Brogden Brown)	16.11
2650, 2014	July 8, 2014	Ditches in AG Zone	2.3, 8.1.7
2658, 2014	September 2, 2014	Housekeeping Amendment	2.3, 5.9, 5.10, 13.1
2662, 2014	September 16, 2014	Backyard Hens	5.13
2697, 2015	October 6, 2015	Removal of Backyard Hens	5.13
2703, 2015	November 3, 2015	Swimming pools fence height removed	4.2 (c)
2722, 2016	February 16, 2016	Housekeeping & Micro Brewery	Several
2731, 2016	April 5, 2016	Distance Separation in Liquor Stores	5.16
2723, 2016	April 5, 2016	Update to Garden Suite Regulations	5.5
2714, 2016	April 5, 2016	CD-M Zone – Menzies Road	16.13
2744, 2016	October 18, 2016	Kennel Definition Update	2.3
2661, 2014	May 9, 2017	CD-L – Onni – Sutton Avenue	16.12
2670, 2014	May 2, 2017	Highway Commercial – Dealership Rezoning	11.1
2766, 2017	July 25, 2017	Highway Commercial – Daycare Use	11.1.9
2776, 2017	October 3, 2017	Light Industrial – Marihuana Processing	13.3
2763, 2017	November 21, 2017	Agricultural Housekeeping	5.8, 5.9, 5.10, 8.1
2782, 2017	February 20, 2018	Infill Regulation Changes	2, 4, 5, 6, 10

Zoning Bylaw 2505, 2011
Amendments

This is a consolidation of the bylaws listed below. The amending bylaws have been consolidated with the original bylaw for convenience only.

Bylaw Number	Adoption Date	Type	Section Amended
2762, 2017	May 22nd, 2018	Text Amendment to I-3 Zone	13.3.2, 13.3.9
2814, 2018	Oct. 2, 2018	Text Amendment for Cannabis Production	3.4 f), New 5.17, 8.1.8, 8.2.8, 8.3.8
2797, 2018	November 13, 2018	Various text amendments	2.3, 4, 6
2817, 2019	April 2, 2019	Adding legal descriptions to Principal Uses	13.3.9
2823, 2019	July 23, 2019	Hemp & Cannabis Definitions & Principal Uses	2.3 c) & 13.3
2837, 2019	October 1, 2019	Various text amendments	1.4, 8 and 10
2860, 2020	July 6, 2021	Site Specific Permitted Uses Farm Retail	8.1.11
2866, 2020	September 28, 2021	19089 Advent Road	Map
2876, 2020	July 6, 2021	New definition for Livestock	2.3
2910, 2021	January 11, 2022	Additional Residence in the ALR	
2855, 2020	April 26, 2022	Added new CD-O Zone	16.15
2897, 2021	September 20, 2022	19560 Hammond Road – Rezone to R-2	Map Amendment
2899, 2021	June 25, 2024	19476 Hammond Road – Rezone to R-2	Map Amendment
2900, 2021	September 27, 2022	Park Road – Rezone to R-1	Map Amendment
2914, 2022	September 20, 2022	19516 Hammond Road – Rezone to R-2	Map Amendment
2921, 2022	November 22, 2022	New CD-P Zone – 11578 195A	16.16
2927, 2022	February 28, 2023	New CD-Q Zone – 19085 119B (Metro Vanc)	16.17
2932, 2022	March 28, 2023	Adding language Additional Residence in ALR	5.18 (c)
2936, 2023	September 12, 2023	C-1 Zone – Site Specific lot for Cannabis sales	11.1.9
2894, 2021	September 12, 2023	Addition of new CD-N Zone	16.14.1
2941, 2023	September 12, 2023	12051 Bonson Road – Rezone to R-2	Map Amendment
2943, 2023	October 17, 2023	RCMP Site – Harris Road – Rezone to C-3	Map Amendment
2966, 2024	April 9, 2024	C-2 Zone – Site Specific lot for Cannabis sales	11.2.7
2961, 2024	April 30, 2024	Amendments to Home Based Business Regs	5.3
2971, 2024	April 30, 2024	Adding banquet facility to 13.5.4	13.5
2986, 2024	June 25, 2024	Adding Small Scale Multi Unit Leg Language	
2991, 2024	June 25, 2024	New RMH Zone – Residential Mobile Home	10.10
2992, 2024	September 10, 2024	Site Specific Restaurant Number - GEBP	13.9.9
3001, 2025	February 25, 2025	19375 Airport Way – Rezone to P-1	Map Amendment
2972, 2024	April 1, 2025	Housekeeping Amendment	2.3, 3.4, 5.3, 5.10,10

THE CORPORATION OF THE CITY OF PITT MEADOWS
BYLAW NUMBER 2505

A BYLAW TO REGULATE THE USE OF LANDS AND PREMISES WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF PITT MEADOWS IN ACCORDANCE WITH THE ***LOCAL GOVERNMENT ACT***

WHEREAS Part 26 of the ***Local Government Act*** authorizes the Council of a municipality to, by bylaw:

a) Divide the whole or a portion of the area of the municipality into zones and define each zone by either map, plan, or description, or by any combination thereof;

b) Regulate the *use* of land, *buildings,* and *structures*, including the surface of water, within such zones; and for the purposes of this clause, the power to regulate includes the power to prohibit any particular *use* or *uses* in any specified zone or zones;

c) Regulate the size, shape, and siting of *buildings* and *structures* within such zones;

d) Require the owners or occupiers of any *building* in any zone to provide off-street parking and loading spaces for such *buildings*, and may classify *buildings* and differentiate and discriminate between classes with respect to the amount of space to be provided, and may exempt any class of *building* or any *building* including a *building* existing at the time of adoption of the Bylaw from any such requirements;

e) Require, set standards for, and regulate the provision of screening or *landscaping* for masking or separating *uses*, preserving, protecting, restoring, and enhancing the natural environment, and preventing hazardous conditions;

AND WHEREAS the Council must obtain approval from the Minister of Transportation and Infrastructure in the Province of British Columbia for purposes of fulfilling the requirements of the ***Transportation Act***;

AND WHEREAS all persons who deem their interest in property affected by this bylaw have, before the passage hereof, been afforded an opportunity to be heard on the matters contained herein before the Council, all in accordance with the requirements of the ***Local Government Act;***

NOW THEREFORE the Council of The Corporation of the City of Pitt Meadows, in open meeting assembled, enacts as follows:

1 GENERAL ADMINISTRATION

1.1 Title

This bylaw shall be referred to as the ***City of Pitt Meadows Zoning Bylaw No. 2505, 2011.***

1.2 Purpose

The purpose of this bylaw is to provide a clear and efficient system of land *use* regulation for the orderly, economic, beneficial, equitable and environmentally sensitive *use*, development, and redevelopment of the City of Pitt Meadows, having regard for the provisions of the City of Pitt Meadows' ***Official Community Plan.***

1.3 Zoning Map

a) The City of Pitt Meadows is hereby divided into the following zones:

Zone Designation	Short Form
General Agricultural	A-1
Large *Lot* Agricultural	A-2
Agricultural and Farm Industrial	A-3
Agricultural and Golf Course	A-4
Agricultural and Wildlife Management	A-5
Estate *Lot* Rural Residential	RR-1
Large *Lot* Rural Residential	RR-2
Medium *Lot* Rural Residential	RR-3
Small *Lot* Rural Residential	RR-4
Rural Residential Cluster Housing	RR-5
Large *Lot* Residential	RS
Urban Residential 3	R-3
Urban Residential 4	R-4
Urban Residential 6	R-6
Residential Mobile Home	RMH
Multi-Family Residential 1	RM-1
Multi-Family Residential 2	RM-2
Multi-Family Residential 3	RM-3
Multi-Family Residential 4	RM-4
Multi-Family Residential 5	RM-5
Highway Commercial	C-1
Neighbourhood Centre Commercial	C-2

Community Commercial	C-3
Local Commercial	C-4
Gas Station Commercial	C-5
Neighbourhood Pub Commercial	C-6
Town Centre Commercial	TC
Mainstreet Commercial	MC
General Industrial	I-1
Light Industrial Warehouse	I-2
Light Industrial Business Park	I-3
Industrial Storage	I-4
Airport	I-5
Outdoor Recreation 1	OR-1
Outdoor Recreation 2	OR-2
Community Assembly	P-1
Assembly	P-2
River	P-3
Comprehensive Development E	CD-E
Comprehensive Development G	CD-G
Comprehensive Development H	CD-H
Comprehensive Development K	CD-K
Comprehensive Development L	CD-L
Comprehensive Development M	CD-M
Comprehensive Development N	CD-N
Comprehensive Development O	CD-O
Comprehensive Development Q	CD-Q

b) The zone boundaries are shown on the Zoning Map, which is attached as Schedule A to this bylaw.

c) In this bylaw, reference to zones as listed by letters and numbers shall be deemed to mean and be the same as the zone listed by its full title and the words and numbers shall be deemed to be interchangeable where the context of the Bylaw so requires.

1.4 Uses and Regulations

a) Except for legal non-conforming *uses* or development approved by a development permit or development variance permit or a Board of Variance order, or another agreement or permit as authorized by the ***Local Government Act,*** the *use* and development in each zone or area

shall be in accordance with the *uses* listed in the zone and all the applicable regulations and requirements of this bylaw.

b) No land, *building*, or *structure* within the City of Pitt Meadows shall be developed, used, constructed, erected, modified, converted, enlarged, reconstructed, altered, placed, or maintained except in conformity with the provisions of this bylaw.

c) This bylaw does not apply to the following developments:

i. The *use* of a *building* or part thereof as a *temporary* polling station, election official's headquarters, candidate's campaign *office*, and any similar *temporary use* connected with a federal, provincial, or municipal election, referendum or census;

ii. A *building or structure* which is incidental to the erection, maintenance, alteration, or sale of a *building*, *structure* or utility for which a *building* or development permit has been issued, provided that it is removed within 30 days of completion of the work for which the permit was issued or one year following the issuance of a building permit, whichever is earlier; (Bylaw 2837, 2019)

iii. The *use* of zones other than residential and agricultural zones for activities such as carnivals, religious gatherings, and music festivals for less than seven days, provided a valid license has been issued under the City of Pitt Meadows' ***Business Licence Bylaw*** or a Special Event Permit has been issued by the *City*;

iv. Utility services underground or within statutory rights-of-way and utility poles and anchors;

v. Construction, maintenance and repair of private walkways, pathways and driveways.

1.5 Compliance with Other Legislation

a) In addition to this bylaw, every person is responsible for ascertaining and complying with the requirements of all other applicable municipal bylaws and provincial and federal statutes and regulations.

b) The requirements of the Development Permit Areas included within the ***Official Community Plan*** apply in addition to the regulations in this bylaw.

1.6 Repeal

The ***City of Pitt Meadows Land Use Bylaw No. 1250*** and ***Dewdney Alouette Regional District Zoning Bylaw No. 311-1982 for Electoral Area A*** are repealed.

1.7 Non-Conforming Parcels

Any *lot* in existence at the adoption date of this bylaw that does not meet any minimum *lot* dimension, including *area,* may be developed for any permitted *uses* of the *zone* in which the *lot* is located, subject to compliance with all other provisions of the Bylaw.

1.8 General Interpretation

a) The headings given to sections, paragraphs, and subsections in this bylaw are for convenience of reference only. They do not form part of this bylaw and shall not be used in the interpretation of this bylaw.

b) The schedules attached to this bylaw form part of this bylaw.

1.9 Severability

If any section, paragraph or phrase of this bylaw is for any reason held to be invalid by a decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this bylaw.

1.10 Measurements and Calculations

a) All dimensions and other measurements in this bylaw are expressed in the Standard International Units (metric) system.

b) For this purposes of this bylaw, the following units of measure shall be abridged as indicated:

   i. metres—m

   ii. square metres—sq m

   iii. centimetres—cm

   iv. hectares—ha

   v. units per hectare—upha

   vi. percent—%

c) Calculations determining the maximum number of permitted multiple-unit residential dwellings or minimum number of parking or loading spaces shall be rounded to the nearest whole number.

2 INTERPRETATION

2.1 Rules of Interpretation

a) Words used in the present tense include the other tenses and derivative forms; words used in the singular include the plural and vice versa; and the word "person" includes a corporation, firm, partnership, trust, and other similar entities as well as an individual. Words have the same meaning whether they are capitalized or not.

b) The phrase "used for" includes "arranged for," "designed for," "maintained for," or "occupied for."

c) Words, phrases, and terms defined neither in this section nor in the ***Local Government Act, Community Charter,*** or ***Interpretation Act*** shall be given their usual and customary meaning for the purpose of interpreting this bylaw.

d) Where a regulation involves two or more conditions, provisions, or events connected by the conjunction "and," all the connected items shall apply in combination; "or" indicates that the connected items may apply singly or in combination; "either-or" indicates the items shall apply singly but not in combination.

2.2 Zone Boundaries

The zone boundaries on the Zoning Map shall be interpreted as follows:

a) Where a zone boundary follows a *road*, *lane*, or right-of-way or an easement for a railway, pipeline, power line, or other utility, it is located at the centre line, unless otherwise clearly indicated on the Zoning Map.

b) Where a zone boundary is shown as approximately following the *City* boundary, it is located at the *City* boundary.

c) Where a zone boundary is shown as approximately following the edge, shoreline, or natural boundary of a river, lake, or other water body, it is located at that line.

d) Where a zone boundary is shown as approximately following a property line other than one described in subsection 2.2 c), it is located at the property line.

e) Where a zone boundary is shown as approximately following a topographic contour line or a top-of-bank line, it is located at that line.

f) Where a zone boundary is shown as being generally parallel to or an extension of any of the features listed above, it shall be interpreted to be parallel or an extension.

2.3 General Definitions

a) The definitions of land *uses* group individual *uses* into classes with common functional or physical impact characteristics. They define the range of *uses*, which are primary and secondary, with or without conditions, within various zones of this bylaw.

b) *Uses* listed in the definitions as examples are not intended to be exclusive or restrictive.

c) The following words, terms, and phrases, wherever they occur in this bylaw, shall have the meaning assigned to them:

A

ACCESSORY means customarily incidental to, subordinate to, exclusively associated with, and located on the same *lot* as the *principal use* to which it is *accessory*.

ACCESSORY BUILDING means a *building* detached from and *accessory* to the *principal building*.

ACCESSORY FARM RESIDENTIAL BUILDINGS AND STRUCTURES means *buildings*, *structures* or improvements associated with a *farm house*, or *additional farm house* on a *farm*, including attached or detached garages or *carports*; attached or detached household greenhouses or sunrooms; *residential*-related workshops, tool and storage sheds; artificial ponds not serving *farm* drainage or irrigation purposes; and *residential*-related recreation facilities such as swimming pools and tennis courts.

ACCESSORY RESIDENTIAL means the *use* of land, *buildings* or *structures* that is *accessory* to a *residential use*.

ACCESSORY RETAIL means retail sale of goods that are directly associated with a *principal use*.

ACCESSORY STRUCTURE means a *structure* detached from and *accessory* to a *principal building*, and includes flagpoles, swimming pools, propane tanks, satellite dishes and receivers, telecommunication antenna, and wind turbines.

ADDITIONAL FARM HOUSE means a *single-family dwelling* or *modular home* on a *farm* used as a residence for a *full-time farm employee* or *migrant farm workers*.

ADDITIONAL RESIDENCE IN THE ALR means a *dwelling unit* that is separate from and *accessory* to a *farm house* on the same *lot*.

AGRICULTURAL BUILDINGS AND STRUCTURES means *buildings* and structures used for *agriculture* but not including a *farm house* or *additional farm house*.

AGRICULTURE means the *use* of land for the growing of crops or the raising of domesticated animals in which one or more of the following *farm* activities are conducted:

- Growing, producing, raising or keeping *livestock* or plants, including mushrooms, or the primary products of those plants or animals;
- Clearing, draining, irrigating or cultivating land;
- Using *farm* machinery, equipment, devices, materials and *structures*;
- Applying fertilizers, manure, pesticides and biological control agents, including by ground and aerial spraying;
- Conducting any other agricultural activity on, in or over agricultural land;
- Turf production;

- Aquaculture as defined in the ***Fisheries Act*** when carried on by a person licensed, under part three of the Act, to carry on the business of aquaculture;
- Raising or keeping game, within the meaning of the ***Game Farm Act,*** by a person licensed to do so under that Act;
- Raising or keeping fur-bearing animals, within the meaning of the ***Fur Farm Act,*** by a person licensed to do so under that Act;
- Processing or direct marketing by a farmer of one or both of the products of a *farm* owned or operated by the farmer.

Agriculture does **not** include any of the following:

- An activity that constitutes a forest practice as defined in the ***Forest and Range Practices Act;***
- Breeding pets or operating a *kennel*;
- Growing, producing, raising or keeping exotic animals, except exotic animals prescribed under the ***Special Farm Operations Regulation*** under the ***Farm Practices Protection (Right to Farm) Act;***
- The cultivation of a *controlled substance*.

AGRI-TOURISM means a *temporary* and *seasonal* tourist activity, service or facility which is *accessory* to a *farm operation*, as defined in the *Farm Practices Protection (Right to Farm) Act*, where the land is classified as a farm under the *Assessment Act*; and, where the farm is in active operation each year. (Bylaw 2722, 2016)

AIRPORT means the *use* of an area designed, prepared, equipped or set aside for the arrival, departure, parking, storage, movement or servicing of aircrafts, float planes and helicopters; and includes any associated *buildings*, installations, open space and equipment.

AMENITY SPACE means an outdoor and indoor space provided in a multiple unit residential development specifically designed for use by all its residents for social and recreational activities and except as specifically permitted in the zone, the said space shall not be used for commercial purposes. Such spaces may include community meeting space, sports and fitness facilities, sports courts, garden areas and children's play structures. (Bylaw 2661, 2014)

AMUSEMENT ARCADE means the *use* of a *building* or portion of a *building* for the operation of *amusement machines*, for which a coin or token must be inserted, or an entry fee or membership fee is charged.

AMUSEMENT MACHINE means a device which is mechanically, manually, electronically, or automatically operated for the purpose of providing amusement, entertainment, recreation, or a game or contest of any description, including video and computerized devices, but excludes pool and billiard tables, bowling alleys, vending machines, and electronic gaming devices.

APARTMENT means a *residential use* contained in a *building* used for three or more *dwelling units*, the majority of which share ground-level access.

APPROVING OFFICER means the person designated by the Council of the *City* as *Approving Officer* under the ***Land Title Act.***

ASSISTED LIVING means a multiple-*family residential building* providing self-contained units and support services such as meals, social activities, assistance with medications, housekeeping, and mobility and other care needs.

AVERAGE FINISHED GRADE means:

- The rough grading elevation as identified on a *lot* grading plan, where such a plan has been approved by the *City*; or
- Where there is no approved *lot* grading plan, the lowest of the average levels of finished ground elevations adjoining each exterior wall of a *building* or *structure* determined by averaging elevations taken at the outermost corners of the *building* or *structure*, excluding localized depressions for vehicular or pedestrian access. Finished ground elevations include fill materials placed on the *lot* to raise the ground elevation up to but not above the average elevation of adjoining *lots* at the adjoining *lot lines*, or to the required flood construction level.

B

BACHELOR UNIT means a *dwelling unit* having no room used or intended to be used solely as a *bedroom*.

BALCONY means a platform attached to and projecting from a face of a *building* enclosed less than 60% by walls, not including guard rails, which may have a roof or *balcony* floor above and is accessed only from within the *building*.

BANQUET FACILITY means a facility providing for the gathering of persons for social purposes that is entirely contained within a *building*.

BASEMENT means that portion of any floor area having more than one-half its height below the *average finished grade*. (Bylaw 2621, 2013), (Bylaw 2658, 2014)

BED AND BREAKFAST means the provision of *temporary* lodging to *guests*, other than members of the operator's *family*, with or without meals being provided by the operator.

BEDROOM means a room in a *dwelling unit* that by its design and location may be used for sleeping, and includes any room designated as such on a building permit application and any room designated as a den, library, recreation room, sewing room, or other rooms of a like character or kind.

BEVERAGE CONTAINER RETURN FACILITY means a facility located entirely in a *building* for collecting, sorting, refunding, and preparing empty beverage containers for shipping to processing centres.

BIOTECHNOLOGY means the use of living systems and organisms to develop or make products, or "any technological application that uses biological systems, living organisms, or derivatives thereof, to make or modify products or processes for specific use" (UN Convention on Biological Diversity, Art.2) (Bylaw 2797, 2018)

BOARDING means the accommodation in a *dwelling unit* of persons other than members of the immediate *family* residing in the *dwelling unit*.

BUILDING means a *temporary* or permanent *structure* having a roof supported by columns, walls or any other means, for the shelter or enclosure of persons, animals, materials, chattels, or equipment.

BUILDING OFFICIAL means a municipal staff member authorized by Council to carry out *building* or licensing inspection, or such consultants as may be appointed to act in that capacity on behalf of the *City*.

C

CANNABIS means all parts of the genus cannabis whether growing or not and the seed or clone of such plants. (Bylaw 2797, 2018)

CANNABIDIOL means one of the naturally occurring cannabinoids found in cannabis plants. It is a 21 carbon terpenophenolic compound which is formed following decarboxylation from a cannabidiolic acid precursor, although it can also be produced synthetically. (Bylaw 2823, 2019)

CANNABIS FOR MEDICAL PURPOSES means cannabis that may be administered to treat or alleviate a qualifying patient's debilitating medical condition or symptoms associated with the patient's debilitating medical condition under the *Access to Cannabis for Medical Purposes Regulation SOR/2016-230* as amended. (Bylaw 2797, 2018)

CAR WASH means a *use* of a *building* or *structure* for the automatic or manual washing of motor *vehicles a*nd includes *vehicle* detailing services provided that no *vehicle body repair* is performed other than paint touch-up and paintless dent removal. (Bylaw 2722, 2016)

CARPORT means a roofed *structure* that is either free standing or attached to a *principal building* and has 60% or less of the perimeter enclosed by walls, doors or windows.

CARETAKER UNIT means a suite of one or more rooms which is used as a *dwelling unit* in conjunction with a non-*residential principal use* and does not exceed 75 sq m in area.

CHAPEL means the commercial use of *building*s or land for the assembly for people for ceremonies such as weddings, funerals, christenings, as well as private events such as receptions and meetings. (Bylaw 2580, 2012)

CHILD-CARE PROGRAM means a *home-based business* having a maximum capacity of eight children, including businesses licensed under the ***Community Care and Assisted Living Act*** and child-care operations not requiring a licence.

CHILD DAYCARE means a commercial facility for the care of children, including businesses licensed under the ***Community Care and Assisted Living Act*** and child-care operation.

CITY means the City of Pitt Meadows.

COLLEGE means the *use* of *buildings* and land for post-secondary education and related *accessory uses*; excludes dormitories, *commercial schools*.

COMMERCIAL SCHOOL means the commercial *use* of *buildings* for training, instruction and certification in a trade, skill, or service.

COMMERCIAL VEHICLE means a *vehicle* engaged in carrying or which is designed to carry goods, wares, or merchandise and which is licensed as a *commercial vehicle*.

COMMUNITY SERVICE means the *use* of *buildings* or land for the assembly of persons for charitable, philanthropic, non-commercial recreational or educational purposes; includes youth and senior centres, group day camps, legion halls, and outdoor farmer's markets, and excludes *places of worship*, rifle ranges, and dormitories.

CONCESSION means an *accessory use* in a community assembly zone which supplies light meals, beverages, and snacks; includes coffee shops, *concession* stands, and vending carts.

CONGREGATE CARE FACILITY means a *residential building* providing social activities, security and non-health-related services such as meals, housekeeping services, and transportation to residents of the *building*.

CONTROLLED SUBSTANCE means a *controlled substance* as defined in the ***Controlled Drugs and Substances Act (Canada).***

CONSTRUCTED DITCH means a man-made drainage channel or ditch that carries drainage water from one or more properties but does not carry water from headwaters or significant sources of groundwater and does not provide fish habitat. (Bylaw 2650, 2014)

CORNER LOT **means a *lot* at the junction of two or more *roads*, excluding *lanes* (see Diagram 2.1).**

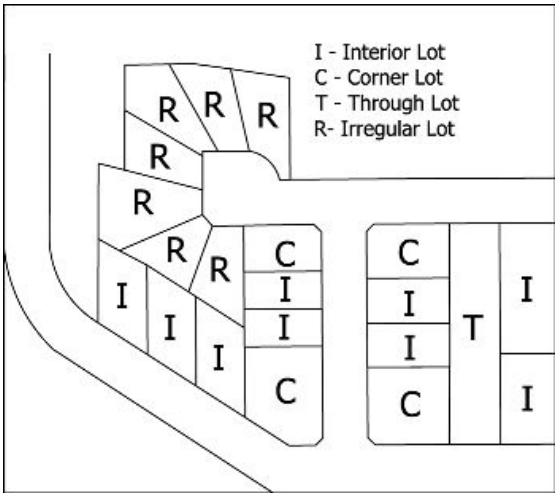


Diagram 2.1 Lot Geometry

CULTURAL FACILITY means the *use* of *buildings* or land for the assembly of persons for cultural or educational purposes; includes libraries, museums, art galleries, and performing arts theatres and excludes *places of worship*.

D

DECK means a *structure* 0.6 m or higher above grade abutting a *building* and having no roof or walls, except guard rails.

DOG DAYCARE means premises for the provision of services to dogs such as canine daycare for all or part of a day, obedience classes, training, grooming, and behaviour counselling, but not overnight *boarding* of dogs.

DRIVE-IN RESTAURANT means a *restaurant* at which food is served and consumed by patrons while parked in motor *vehicles*.

DRIVE-THROUGH BUSINESS means a commercial *use* which provides for the servicing of patrons while in motor *vehicles* at a pick-up window or kiosk, including a kiosk with an automated bank machine.

DRIVE-THROUGH RESTAURANT means a *restaurant* which provides for food to be obtained by patrons from pick-up windows while remaining in their motor *vehicles*.

DUPLEX means a building containing two principal *dwelling units* divided vertically or horizontally by a common party wall, each having its own access to grade. Where permitted, a *duplex* may contain one *secondary suite* in each principal *dwelling unit*. (Bylaw 2986, 2024)

DWELLING UNIT means self-contained accommodation providing sleeping, washroom, and a kitchen to be used for permanent residential use as a household, having a minimum gross floor area of 33 sq m, and does not include a room in a *hotel*. (Bylaw 2986, 2024)

E

EXTERIOR SIDE LOT LINE means a *lot line* that abuts a *road* and is not a *front lot line*.

F

FAMILY means an individual or two or more persons related by blood, marriage, or adoption, or a group of not more than four unrelated persons, living together as a household, including any servants employed and resident upon the premises.

FARM means an occupation or *use*, for agricultural purposes, of one or several parcels of land including non-subdivided areas of Crown land.

FARM INDUSTRIAL means the processing, storing, distributing, wholesaling, grading, sorting, and packaging of *farm* produce, animal, and fish products, and agricultural feed and seed, and excludes the preparation of mushroom-growing medium.

FARM HOUSE means a *single-family dwelling* or a *modular home* located on a *farm* and used for the accommodation of one *family*, a member of which operates the *farm* on the *lot* on which the dwelling is located.

FARM OPERATION means land classified as a *farm* under the ***Assessment Act.*** A *farm operation* may consist of one or more *lots* that form and are managed as a single *farm* business.

FARM RETAIL SALES means the *accessory retail* sale of *farm products* which are produced in the *farm operation* of which the *lot* on which the retail sales are taking place forms a part.

FARM PRODUCT means a commodity that is produced on a *farm*.

FENCE means a *structure* used as an enclosure or as a visual barrier around all or part of a *lot*.

FIRST STOREY means the uppermost storey having its floor level not more than 2.0 m above grade.

FLOOR-AREA RATIO means the figure obtained when the *gross floor area* of all the *buildings* on a site is divided by the area of the site.

FOOD WASTE means the commonly accepted food scraps as per Metro Vancouver guidelines.

FRONT LOT LINE means

- The *lot line* common to a *lot* and an abutting *road* excluding a *lane*; or
- Where the *lot* is a *corner lot*, the shortest of the *lot lines* abutting a *road*; or
- Where the *lot* is a *corner lot* and both *lot lines* abutting a *road* are equal in length, the *lot line* selected as the *front lot line* by the applicant for the permit or other authorization in respect of which a *front lot line* must be identified; or
- Where the *lot* is a *through lot*, both *lot lines* common to a *lot* and abutting *road*.

FULL-TIME FARM EMPLOYEE means an employee paid to work on a *farm* year round for a minimum of 35 hours per week averaged over each month in a 12-month period, and includes the employee's immediate *family*.

G

GARDEN SUITE means a *dwelling unit* separate from and accessory to a *principal building* on the same lot and is located in the rear yard, but excludes *mobile homes*. (Bylaw 2986, 2024)

GAS BAR means the *use* of *buildings*, *structures,* and land for the retail sale of gasoline, motor fuels, and lubricating oils, *accessory* to a *retail outlet use* situated on the same *lot*.

GAS STATION means the *use* of *buildings*, *structures,* and land for the retail sale of gasoline, motor fuels, lubricating oils, *vehicle* accessories, and a limited range of food and confectionery products, but excludes *car wash*, *vehicle-body repair,* and *vehicle repair*.

GENERAL INDUSTRIAL means processing, storage, assembly, fabrication, distribution, cleaning, servicing, repairing, testing, or manufacturing of material or equipment for institutions, industries, or commercial businesses for their direct *use* or for resale to individual customers and includes product research and development. (Bylaw 2797, 2018)

GOLF COURSE includes executive and regulation *golf courses* and driving ranges on natural grass surfaces, and includes *accessory uses* such as clubhouses, the retail sale of sporting goods, food and beverage services, and *offices*.

GOVERNMENT SERVICE means the *use* of *buildings* or land providing for municipal, regional, provincial or federal *government services*; includes but is not limited to *offices*, works yards, fire halls, police stations, and courts of law.

GROSS FLOOR AREA means the total area of all floors enclosed by the outer surface of the exterior walls of all *buildings* on a lot including stairways, elevator shafts, storage rooms, and mechanical rooms but excluding garages in *apartments* and *townhouses*, *porches*, *balconies*, *basement* and areas having a floor-to-ceiling *height* of less than 1.8 m. (Bylaw 2782, 2017)

GUEST means a person who pays for the *use* of commercial accommodation.

H

HABITABLE SPACE means an interior *building* space designed or intended to be used for living, sleeping, eating, or food preparation, including any living room, dining room, *bedroom,* or *kitchen*.

HARD SURFACING means a durable ground surface, constructed of cast-in-place concrete, brick or concrete unit pavers, turfstone, stone, asphalt, or similar materials, but excluding gravel and clay.

HEIGHT (of a *building* or *structure*) means the vertical distance from the *average finished grade* level recorded at the outermost corners of a *building* or *structure* to

a) the highest point of any exterior wall on a flat roofed *building* or *structure*; or

b) the average level between the uppermost eave and the uppermost ridge of a gable, hip, gambrel, or other peaked roof; or (Bylaw 2722, 2016)

c) the greater of the two measurements referred to in a) and b) in the case of a *building* with more than one type of roof (see Diagram 2.2).

Dormers, shed roofs, or other similar roof elements shall not be included in the measurement of *building height*, provided that the wall length of the roof elements, in aggregate, does not exceed 40% of the length of the *building* wall over which the roof element is located. A roof having a slope of 2 in 12 or less is considered to be a flat roof. (Bylaw 2722, 2016)

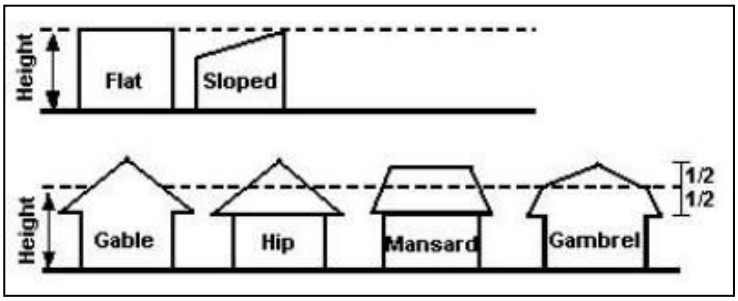


Diagram 2.2 Height of a Building or Structure

HEMP means cannabis plants and plant parts, of any variety, that contains 0.3% tetrahydrocannabinol (THC) or less in the leaves and flowering heads. (Bylaw 2823, 2019)

HOME-BASED BUSINESS means the commercial *use* of a *dwelling unit* by a resident of the *dwelling unit* for a business activity or occupation that does not indicate from the exterior that the *building* is being utilized for any purpose other than *residential*.

HOTEL means a *building* used for the provision of rooms or suites to *guests* for sleeping accommodation where the rooms have access from a common interior corridor, including hostels, and may include public facilities such as food-primary establishments; banquet, beverage, meeting, and convention rooms; recreation facilities; and *personal services* for the convenience of *guests* where the occupancy by any *guest* is not more than 30 consecutive days.

I

IMPERVIOUS SURFACE means any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to roofs, parking and driveway areas, graveled areas, asphalt, cement or any other hard surface or swimming pools. (Bylaw 2782, 2017)

INDOOR RECREATION means the *use* of an enclosed *building* for sports and physical recreation whether commercial or non-commercial, where users are predominantly participants; includes arenas, athletic and fitness clubs, racquet courts, swimming pools, bowling alleys, dance and yoga studios, indoor play equipment, and gymnasiums; excludes rifle ranges and, unless specifically permitted as an *accessory use*, *amusement arcades*.

INTERIOR LOT means a *lot* abutting a single *road* (see Diagram 2.1).

INTERIOR SIDE LOT LINE means a *lot line* that is not a *front lot line*, *rear lot line,* or *exterior side lot line* (see Diagram 2.1).

IRREGULAR-SHAPED LOT means a *lot* that is not rectangular in its shape.

K

KENNEL means the *use* of lands, *buildings*, or *structures* to keep, board, or breed domesticated animals. (Bylaw 2744, 2016)

KEY DITCH means the system of ditches and w*atercourses*, including culverts, as shown in Schedule "B" of the ***City of Pitt Meadows Drainage System Protection Bylaw No. 2266, 2007*** as amended from time to time, but does not include a *constructed ditch*. (Bylaw 2650, 2014)

KITCHEN means a portion of a *building* containing a refrigerator, sink, and stove or other cooking appliance.

L

LAND-CLEARING WASTE means waste resulting from land clearing such as earth, rocks, trees, tree stumps, brush, and other vegetative matter.

LANDSCAPING means the preservation or modification of the natural features of a site through the placement or addition of any or a combination of the following:

- Soft *landscaping* elements, such as trees, shrubs, plants, lawns, or ornamental plantings;
- Decorative *hard surfacing* with permeable elements such as bricks, pavers, shale, or crushed rock;
- Concrete and asphalt in the form of *patios*, walkways, and paths;
- Architectural elements, such as decorative fencing, walls, and sculpture.

LANDSCAPING BUFFER means a landscaped or natural area intended to wholly or partially obstruct the view of a *use* of land from an adjacent *road* or from other *uses* and to enhance the visual appearance of a site.

LANE means a *road* less than 10 m in width.

LIGHT AGRICULTURE means the growing, rearing, producing, and harvesting of agricultural products, excluding mushrooms, and the keeping of *livestock*, limited to a maximum of four *livestock units* per 1 ha of *lot area*.

LIGHT INDUSTRIAL means a *general industrial use* that is wholly enclosed within a *building* except for the outside storage of *commercial vehicles*, and that is not offensive by reason of smoke, noise, vibration, dirt, glare, odour, or electrical interference.

LIQUOR-PRIMARY ESTABLISHMENT - MINOR means premises with a person capacity of 100 or fewer, licensed as a liquor-primary establishment under the ***Liquor Control and Licensing Act*** for the retail sale of food and alcoholic beverages, for consumption within or off the premises.

LIQUOR-PRIMARY ESTABLISHMENT - MAJOR means premises with a person capacity of more than 100, licensed as a liquor-primary establishment under the ***Liquor Control and Licensing Act*** for the retail sale of alcoholic beverages for consumption within or off the premises, which may provide dancing or cabaret entertainment.

LIQUOR RETAIL means a licensee retail store, off-site retail wine store, or manufacturer on-site retail store licensed under the ***Liquor Control and Licensing Act.***

LIVESTOCK means

(a) any cattle, horse, sheep, goat, swine, donkey, mule, llama, fowl or poultry, pigeon, hare, or mink; or
(b) any animal raised or kept as part of a farm operation or other business activity, but does not include bees (Bylaw 2876, 2020)

LIVESTOCK UNIT means a unit of *livestock* equal to one horse or one donkey or one cow or one steer or one bull or one pig or two goats or four sheep or 25 poultry or 12 rabbits; excludes offspring to an age of one year in the case of pigs, poultry and rabbits.

LOT means the smallest unit in which land is designated as a separate and distinct parcel on a legally recorded subdivision plan or description filed in the Land Title Office.

LOT AREA means the total horizontal area within the *lot lines* of a *lot*.

LOT COVERAGE means the combined area covered by all *buildings* and *structures* on a *lot*, excluding eaves, *balconies*, *patios*, *decks*, pools, and landscaped roofs over parking *structures*, expressed as a percentage of the *lot area*.

LOT DEPTH means the least horizontal distance between the front and *rear lot lines* of a *lot*, except as otherwise described in Section 4.11.

LOT LINE means any line which forms the boundary of a *lot*.

LOT WIDTH means, subject to Section 4.11, the horizontal distance between the side *lot lines* at the *front yard*.

M

MANUFACTURED HOME means a factory-built *dwelling unit* certified prior to placement on the *lot* as having been built:

- as a *modular home* in accordance with ***CSA A277*** *building* standards; or
- as a *mobile home* in accordance with ***CAN/CSA Z240*** *building* standards.

MARINA means the *use* of land, *buildings*, *structures,* and the surface of water for the provision of docking and storage facilities for recreational boats, boat launching, the sale of marine fuels, minor repairs to boats and marine engines, and the rental of boats; excludes boat construction.

MICRO-BREWERY means a small scale brewery dedicated to producing less than 12,500 hectolitres of beer per year for sale to licensed establishments and/or liquor stores. Ancillary sales and tasting of beer brewed on-site shall be permitted. (Bylaw 2722, 2016)

MIGRANT FARM WORKER means a labourer from a country other than Canada who engages temporarily in *farm* work as a participant in either the Federal Seasonal Agricultural Worker

Program or the Pilot Project for Occupations requiring lower levels of formal training (National Occupation Classifications C and D) as amended or replaced from time to time.

MIGRANT FARM-WORKER HOUSING means a dwelling on a *temporary* foundation or footings or an *additional farm house*, used solely for the purpose of providing cooking, sanitary and sleeping facilities for *migrant farm workers* employed in the *farm operation* of which the *lot* on which the dwelling is located forms a part.

MOBILE HOME means a factory-built dwelling certified prior to placement on the *lot* as having been built in accordance with CAN/CSA-Z240 *building* standards.

MODULAR HOME means a factory-built *dwelling unit* certified prior to placement on the *lot* as having been built in accordance with CSA A277 *building* standards.

N

NATURAL RESOURCE means the conservation, management, and extraction of primary forest, mineral, and other resource materials on a *lot*, excluding all processing with the exception of preliminary grading and cutting of such materials.

O

OFFICE means the *use* of a *building* for the carrying on of a business, the practice of a profession, or the administration of an industry; includes financial institutions and real-estate *offices*; excludes the sale, rental, servicing, and repair of goods and the manufacture or processing of a product.

OUTDOOR RECREATION means the *use* of *structures* or land for sports or active recreation primarily conducted outdoors; includes sports fields, tennis and ball courts, bike tracks, and recreational trails; excludes rifle ranges, *golf courses,* and golf driving ranges.

P

PARKING SPACE means a space of sufficient size and dimensions to park one *vehicle*.

PATIO means a platform or *hard surfacing* the surface of which is less than 0.6 m above grade and that does not have a roof.

PERSONAL SERVICE means a business that is associated with the grooming or health of persons, or the maintenance or repair of personal wardrobe articles and accessories.

PLACE OF WORSHIP means the *use* of *buildings* or land for the assembly of persons for religious purposes, or a *building* in which religious services of any denomination are held.

PORCH means a roofed *structure* abutting a *building* and forming a covered approach to a doorway.

PRINCIPAL BUILDING means a *building* that accommodates the *principal use* of a site.

PRINCIPAL DWELLING UNIT - *definition deleted* (Bylaw 2986, 2024)

PRINCIPAL USE means one or more *uses* in the list of permitted *uses* in the zones established by this bylaw that are the main or primary activity for which a site or its *buildings* are designed, arranged, developed, or intended, or for which it is occupied or maintained.

PRODUCTION STUDIO means a building used for the production of radio, television and motion pictures

R

REAR LOT LINE means the *lot line* opposite to, not adjoining, and most distant from the *front lot line*. Where there is more than one *lot line* opposite to and not adjoining the *front lot line*, all such *lot lines* shall be considered the *rear lot line* if their distance from the *front lot line* equals or exceeds the minimum *lot depth*. In cases where the rear portion of the lot is bounded by intersecting side lot lines, the *rear lot line* shall be deemed to be the point of such intersection. *(Bylaw 2658, 2014)*

RECREATIONAL VEHICLE means a transportable conveyance intended as a *temporary* accommodation for travel, vacation, or recreational *use* and includes travel trailers, motorized homes, slide-in campers, chassis-mounted campers, boats, all-terrain *vehicles*, snowmobiles and tent trailers, but does not include *mobile homes*.

RECYCLABLE MATERIALS means products or substances no longer usable in their current state that can be diverted or recovered from municipal solid waste and used in the processing or manufacture of a new product.

RECYCLING DEPOT means a facility where *recyclable materials* other than scrap metal, *food waste,* and *yard waste* are collected and processed and may include separation, sorting, cleaning, and storing for shipment.

RESIDENTIAL means a *use* of land and *buildings* for the accommodation of a person or persons and activities customarily associated with home life.

RESIDENTIAL RENTAL TENURE means occupancy of an *apartment* or *townhouse dwelling unit* under a rental agreement that is subject to the Residential Tenancy Act, and where the minimum occupancy period is thirty consecutive days (Bylaw 2927, 2022)

RESTAURANT means the *use* of land, *buildings* and *structures* for the preparation and serving of food, where seating is provided for food consumption.

RETAIL means the *use* of *buildings* and land providing for the sale or rental of goods, and for the servicing and repair of goods that are sold. *Retail use* includes photography and artist studios and uses that manufacture or assemble items for *retail* sale on the premises such as, but not limited to, bakeries, confectioneries and goldsmiths. (Bylaw 2633, 2013)

RETAIL OUTLET means the *use* of *buildings* and land providing for the retail sale or rental of goods, involving an inventory of large or bulky products.

RETAINING WALL means a *structure* constructed to hold back, stabilize, or support an earthen bank resulting from differences in *lot* grades.

ROAD means land in public ownership dedicated or acquired for access and transportation purposes and having a width of at least 6 m.

S

SCHOOL means the *use* of *buildings* or land for teaching children between kindergarten and Grade 12.

SEASONAL means relating to, dependent on, determined by, or characteristic of a particular *season* of the year; fluctuating according to the *season*; and/or available, or used, during one or more *seasons*, or at specific times of the year – for less than twelve months of the year. (Bylaw 2722, 2016)

SECONDARY SUITE means a *dwelling unit* that is accessory to, contained entirely within, and separated from a *dwelling unit* within a *principal building*. (Bylaw 2986, 2024)

SHORT-TERM RENTAL means the service of accommodation, in exchange for a fee, that is provided to members of the public for a period of time of less than 90 consecutive days, but does not include boarding, a bed and breakfast, or hotel. (Bylaw 2972, 2024)

SINGLE-FAMILY DWELLING means a detached *residential building* consisting of one *dwelling unit* which is occupied or intended to be occupied as a permanent home or residence of one *family*, and where permitted, a *secondary suite*.

SLEEPING UNIT means a habitable room, or a group of two or more habitable rooms, not equipped with cooking facilities, providing accommodation for *guests*.

STORAGE CONTAINER means a prefabricated *structure* not requiring any construction or assembly, placed on land for the purpose of storage.

STOREY means the top of any floor and the top of the next floor above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it. (Bylaw 2621, 2013)

STOREY, HALF means a *habitable space* situated wholly under a roof the wall plates of which on at least two opposite walls are not more than 0.6 m above the floor of such *storey*, and which does not have a floor area which exceeds 50% of the floor area of the *storey* situated immediately below it. (Bylaw 2621, 2013)

STRUCTURE means a construction of any kind whether fixed to or supported by or sunk into land or water, including towers, flag poles, swimming pools, docks, signs, and tanks, but does not include areas of *hard surfacing*.

T

TANDEM PARKING means two *parking spaces*, one behind the other, with a common or shared point of access to a manoeuvering aisle, *lane,* or *road*.

TEMPORARY means having a limited duration, lasting or designed to last for only a limited time each week, month, or year. E.g. an activity occurs each year at the same time at a nearby festival, or other event, or only maximum duration of three days at a time. (Bylaw 2722, 2016)

THEATRE means the commercial *use* of a *building* for the showing or viewing of motion pictures or dramatic, musical or live performances.

THROUGH LOT means a *lot* abutting two parallel or approximately parallel *roads*, excluding *lanes* (see Diagram 2.1).

TOWNHOUSE means a *dwelling unit* contained in a *building* intended to be used for three or more *dwelling units* each having its own access to grade.

TRUCK OR RAIL TERMINAL means a transportation facility providing a break-of-bulk or assembly point for commodities that enter or leave a site by rail, common carrier trucking lines, or freight forwarders; includes the storage, maintenance, or repair of related motor *vehicles*, trailers, materials-handling equipment, or rolling stock; includes warehousing or *office uses*.

U

USE means the purpose for which any *lot*, parcel, tract of land, *building,* or *structure* is designed, arranged, or intended, or for which it is occupied or maintained.

V

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

VEHICLE-BODY REPAIR means the service, repair, and painting of motor *vehicle* bodies; excludes *Vehicle Wrecker Use*.

VEHICLE DEALERSHIP means the retail sales of new automobiles, motorcycles, recreation *vehicles*, *mobile homes*, boats, and *farm* equipment, usually by a franchised business that is primarily housed in a *structure*; includes facilities for the repair, detailing, washing and display of *vehicles* and sales of parts for *vehicles* previously sold by the business; excludes the sale of used automobiles other than *vehicles* that originate from the same manufacturer(s) as the new *vehicles* at that dealership.

VEHICLE REPAIR means the service, maintenance, repair and inspection of motor *vehicles*, and excludes *vehicle-body repair*. (Bylaw 2972, 2024)

VEHICLE WRECKER means the storing, dismantling, or wrecking of two or more motor *vehicles* not in running condition, or of parts of them.

VETERINARY SERVICE means the *use* of *buildings* and land for the care, treatment, maintenance, or hospitalization of animals, and may include as an *accessory use* pet grooming, training, or pet daycare.

W

WATERCOURSE means the system of natural *watercourses* located in the *City*, on private or public property, by which surface or ground water is conveyed but does not include a *constructed ditch*. (Bylaw 2650, 2014)

WAREHOUSE means a facility for the storage and distribution of large quantities of goods completely contained within a *building*.

WILDLIFE MANAGEMENT means a *use* for the purpose of the conservation, management, public education, or research of wildlife.

Y

YARD, FRONT (front yard) means an area of a *lot* adjacent to the *front lot line*, within which this bylaw prohibits the siting of specified types of *buildings* and *structures*.

YARD, REAR (rear yard) means an area of a *lot* adjacent to the *rear lot line*, within which this bylaw prohibits the siting of specified types of *buildings* and *structures*.

YARD, SIDE (side yard) means an area of a *lot* adjacent to an interior or *exterior side lot line*, within which this bylaw prohibits the siting of specified types of *buildings* and *structures*.

YARD WASTE means vegetative matter resulting from gardening, horticulture, or *landscaping* operations consisting of tree and shrub trimmings, plant remains, and grass clippings, all 8 cm in diameter or less, and less than 1 m long, but does not include demolition waste, construction waste, *land-clearing waste*, contaminated organic matter, or animal feces.

3 ENFORCEMENT

3.1 General

The Director of Operations and Development Services and his or her designate are authorized to enforce the provisions of this bylaw.

3.2 Right of Entry

a) The Director of Operations and Development Services or his or her designate shall have the right of entry and may enter onto any land or into any *building* in accordance with the ***Community Charter*** in order to inspect the same and to ascertain whether the provisions of this bylaw have been carried out.

b) No person shall interfere with or obstruct the entry of the Director of Operations and Development Services or his or her designate onto any land or into any *building* to which entry is made or attempted pursuant to the provisions of this bylaw.

3.3 General Prohibitions

a) A *use*, other than one which is stated to be permitted in a particular zone, is prohibited in that zone.

b) Any *use* which is not in conformity with the conditions for *use*, the regulations for *landscaping* and screening, and all other regulations of permitted *uses* within a zone, is prohibited in that zone.

c) Subject to Section 4.16, land shall not be subdivided except in accordance with the site requirements established in this bylaw, or so as to create any non-compliance with any other provision of this bylaw.

3.4 Specific Prohibitions

a) *Manufactured homes* are not permitted in *residential* zones unless specifically provided for in a zone or in a Land Use Contract allowing for the comprehensive development of *manufactured home* sites, except for *garden suites,* which are permitted to be *modular homes*.

b) The development of new *vehicle repair uses* and *gas stations* is not permitted on *lots* abutting Harris Road or in the area designated as Town Centre Commercial in the ***Official Community Plan***.

c) Pier homes and floating homes or vessels which are used as temporary or permanent residences are prohibited in all zones and all areas within the boundaries of the *City*.

d) The keeping of honey bees (Apis mellifera) is not permitted in any multi-family, *duplex*, mixed use, comprehensive development or commercial zone, nor on any lot smaller than 400 square metres; (Bylaw 2551, 2012)

e) The following *use* is not permitted in any zone unless specifically provided for in that zone:

   i. The keeping of wrecked *vehicle*s, except as follows:

Allowable Circumstances	Conditions Applicable to These Circumstances
1) Those required for the operation of a business that is a permitted *use*	In such case the wrecked *vehicles* ▪ shall be completely enclosed within a *building* or walled or *fence*d area; and ▪ shall not be visible from outside the *building* or the walled or *fence*d area in which the wrecked *vehicles* are stored; and ▪ if stored within the walled or *fence*d area, shall not exceed five in number at any time.
2) The keeping of one wrecked *vehicle*	▪ If stored completely inside a *building* used for *residential* or *accessory residential* purposes

ii. The use of a motorized home, travel trailer, slide-in camper or chassis mounted camper as a *dwelling unit,* (Bylaw 2986, 2024)

iii. Short-term rental. (Bylaw 2972, 2024

f) The following commercial and industrial *uses* are not permitted in any zone unless specifically provided for in that zone:

i. Video stores having more than 10% of their *gross floor area*, or more than 9.3 sq m, dedicated to the rental and sale of adult videos that are restricted by provincial law to viewing or possession by persons 18 years or age and older;

ii. Commercial telephone and internet sex services;

iii. Adult entertainment including striptease, body rub parlours, and escort services;

iv. Free-standing massage enterprises that employ massage providers who are not members of the Massage Therapists' Association of British Columbia;

v. Retail hydroponics supply stores;

vi. Sale of used automobiles, whether as a *principal use* or as a *use accessory* to a *principal use* that is not a new automobile sales *use*;

vii. The operation of an *amusement arcade* as a *principal use*;

viii. Scrap-metal salvage;

ix. Petroleum or chemical refineries;

x. Sour gas plants;

xi. Concrete batch plants;

xii. Nuclear power plants;

xiii. Chemical production plants;

xiv. Steel foundries;

xv. Ammunitions factories;

xvi. Explosives factories;

xvii. *Vehicle wreckers*;

xviii. The processing, drying, storing, packaging, distribution, retail sale, or testing of cannabis in all zones. The production and retail sales of cannabis is permitted only as a farm use on properties that are zoned Agricultural and that are within the Provincial Agricultural Land Reserve, subject to the restrictions within this bylaw (Bylaw 2972, 2024)

g) *Accessory buildings* and *structures* are prohibited in *residential* zones unless the *principal building* to which they are *accessory* has been constructed, or has been constructed to the point of completion of the foundation by the time the construction of the foundation for the *accessory building* or *structure* has begun.

3.5 Penalties

a) Every person who violates a provision of this bylaw commits an offence and is liable on summary conviction to a penalty not exceeding ten thousand dollars ($10,000.00) and the costs of prosecution.

b) Each day a violation of the provisions of this bylaw exists or is permitted to exist shall constitute a separate offence.

4 GENERAL DEVELOPMENT REGULATIONS

4.1 General Provisions

The general development regulations of Section 4 apply in all zones, unless otherwise provided in Section 4. Where there appears to be a conflict with the regulations in other sections, these general development regulations apply, unless the regulations in other sections specifically exclude or modify these general development regulations. (For example, the site-specific zones calculations of density and projections into yards apply and take precedence over the general development regulations.)

4.2 Swimming Pools and Hot Tubs

a) Swimming pools and hot tubs shall not be located in a *front yard* or an exterior *side yard*.

b) Swimming pools and hot tubs shall be located a minimum of 1.2 m from a side *lot line* and *rear lot line*, 1.5 m from any street. (Bylaw 2972, 2024)

c) Removed (Bylaw 2703, 2015)

4.3 Projections into Yards in All Zones – (Bylaw 2532, 2012)

Cantilevered roofs, eaves and gutters may project into the required yards for a distance of 1.2 m provided the distance between the projection and the abutting *lot* lines is not less than 0.9 m.

4.4 Projections into Yards in Residential Zones

The following projections shall be permitted for buildings containing a *principal use* in the RS, R-3, R-4 and R-6 zones: (Bylaw 2986, 2024)

a) Hutches, fireplaces, and chimneys (whether enclosed or unenclosed) that form part of the *principal building* may project for a distance of up to 0.6 m into side and *rear yards*.

b) Bay windows may project up to 0.6 m into all yards.

c) The distance between the projections referred to in 4.4 a) and 4.4 b) and the relevant *lot lines* shall not be less than 1.2 m, and the horizontal length of any projection provided for in 4.4 a) and 4.4 b) shall not exceed in the aggregate 3.0 m or 40% of the *building* wall length.

d) *Porches*, stairs, awnings, canopies, sunlight control projections, *decks,* or *balconies* may project

   i. up to 1.2 m into the front *yard*;

   ii. up to 0.6 m into the interior and exterior *side yard*. (Bylaw 2986, 2024)

e) *Patios* may be located within the *rear yard* but not closer than 1.2 m to the side or rear lot lines. (Bylaw 2986, 2024)

f) Stairs may project into any yard but shall be no closer than 3.0 m to a front lot line and 1.2 to a side or rear lot line. (Bylaw 2986, 2024)

4.5 Projections into Yards in Townhouse Zones

The following projections shall be permitted for townhouse uses in the RM-1, RM-2, RM-3 and in site specific CD zones that only permit townhouses (Bylaw 2986, 2024):

a) Fireplaces and chimneys, whether enclosed or unenclosed, may project up to 0.6 m into side and *rear yards*.

b) Bay windows and hutches may project up to 1.0 m into the *front yard* and 0.6 m into side and *rear yards*.

c) Entry stairs may project into any yard but shall be no closer than 3.0 m to a *front lot line* and 1.5 m to a side *lot line* or *rear lot line*.

d) *Balconies* and *porches* may project up to 1.5 m into the *front yard*, exterior *side yard*, and *rear yard* but not into the interior *side yard*.

e) Gateways, pergolas, and similar landscape *structures* that do not form part of the *principal building* may be located within a yard, but no closer to a *lot line* or right-of-way granted for public passage than 0.6 m.

4.6 Projections into Yards in Apartment Zones

The following projections shall be permitted for apartment uses in the RM-2, RM-3, RM-4, RM-5 and in site specific CD zones that only permit apartments (Bylaw 2986, 2024)

a) Entry stairs may project up to 2.0 m into the yard adjacent to the abutting *road* but shall be no closer than 0.6 m to a *lot line* abutting a *road*.

b) *Porches*, *balconies*, bay windows, and hutches may project into any required yard by one-third of the minimum setback distance.

c) Gateways, pergolas and similar landscape *structures* that do not form part of the *principal building* may be located within a yard but shall be no closer to a *lot line* than 0.6 m.

4.7 Projections into Yards in Commercial Zones

Awnings, sunshades, and canopies may project to the front or *exterior side lot line* for weather protection purposes.

4.8 Height for Buildings and Structures

a) In determining whether a development complies with the maximum *height* permitted in any zone, *structures* such as antennae, chimney stacks, water towers, fire and hose towers, public utility poles, radio towers, wind machines, monuments, observation and transmission towers, *farm* silos, steeples, elevator housings, roof stairway entrances, ventilating equipment, skylights, or flagpoles for federal, provincial, or municipal flags shall not be considered for the purpose of determining the *height*.

b) No person shall erect or permit to be erected in a *residential* zone an antenna, satellite dish or receiver, or radio or television mast that exceeds 11 m in *height*.

4.9 Use of Land and Lots

a) No land shall be used, altered, kept, or maintained contrary to the provisions of this bylaw.

b) Only one *principal building* may occupy a *lot*, except as specifically provided in the zone.

c) Where a *lot* lies within two or more zones, only one *principal building* may occupy the *lot* and the *building* must be located in only one zone.

4.10 Calculation of Lot Width and Depth

Dimensions of *lots* are calculated as follows:

a) *Lot width* is the length of a line perpendicular to a line connecting the midpoints of the front and *rear lot lines* at the *building* line, being that point on the line connecting the midpoints that corresponds to the minimum distance of a *principal building* from the *front lot line*. The length of the *front lot line* shall be not less than two-thirds of the minimum *lot width*.

b) *Lot depth* is the length of a line connecting the mid-points of the front and *rear lot lines*, excluding the access strip of panhandle *lots*.

c) For pie-shaped or *irregular-shaped lots*, *lot width* at the *front lot line* may be up to 50% below the minimum prescribed width provided that the minimum *lot width* is met at a point 6.0 m from the *front lot line* and provided the average *lot width* measured to a depth of 20 m along a perpendicular axis from the midpoint of the *front lot line* is not less than the required minimum *lot width* (see Diagram 4.1).

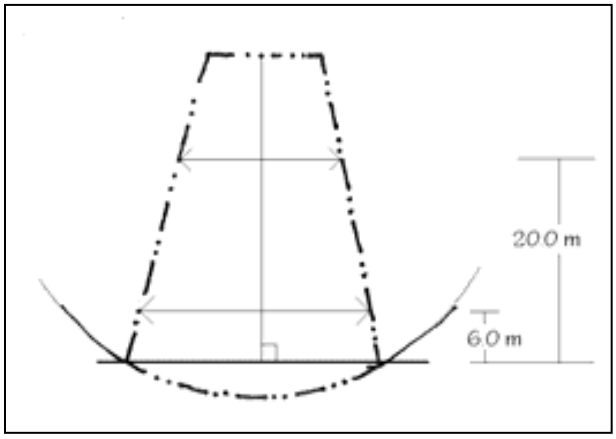


Diagram 4.1 Minimum Frontage for Pie-Shaped or Irregular-Shaped Lots

4.11 Siting for Buildings on Strata Lots

Setbacks for *buildings* and *structures* in a bare land strata title plan shall be measured from internal strata *lot* boundaries and the external boundaries of the strata plan in accordance with the setback requirements of the applicable zone.

4.12 Siting for Buildings Adjacent to Highway and CPR Line

a) Unless constructed in accordance with subsection 4.12 b), *residential buildings* containing *dwelling units* shall be sited not less than 27.5 m from the right-of-way of a railway or major arterial highway, or shall be located entirely within the sound shadow created by a landscaped berm, grade separation, or *structure*; the sound shadow shall be assumed to originate from the centre line of the traffic *lane* or railway tracks most distant from the site, at pavement or track level.

b) Exterior walls of any dwelling constructed within 27.5 m of the right-of-way, shall have a Sound Transmission Classification of fifty (50) or greater (inclusive of all closed openings such as doors and windows) measured in accordance with the ***British Columbia Building Code.***

4.13 Accessory Residential and Accessory Farm Residential Buildings and Structures (Bylaw 2797, 2018)

a) This section applies to all *agricultural*, *residential* and CD zones that permit residential uses, unless otherwise specified. (Bylaw 2986, 2024)

b) *Accessory residential* and *accessory farm residential buildings* and *structures* are limited to two per lot, unless otherwise specified in the zone.

c) If a portion of a *principal building* is attached by way of a continuous foundation, walls, or a roof, it shall comply in all respects with the setback requirements of this bylaw for the *principal building* notwithstanding that, without the attachment, the portion would constitute an *accessory building*.

d) *Accessory buildings* and *structures* must not exceed a height of 4 m and must be sited not less than the required setback for the *principal building* from a front or *exterior side lot line* except in the A and RR zones where it must not exceed a height of 9 m.

e) The *lot coverage* of an *accessory building* shall not exceed 46 sq m except in the A and RR zones, where it shall not exceed 100 sq m.

f) Detached *accessory buildings* of 10 sq m or more must be located within the *rear yard* but no closer than 1.2 m from the rear and side lot lines, except 3 m from a lot line abutting road (Bylaw 2986, 2024)

g) Detached *accessory buildings* on lots greater than 1 ha and 30 metres or more in width within the A and RR zones may be located within areas other than the *rear yard*, provided that they are located no closer than 7.5 metres from the *front lot line* and 3.0 metres from a road and 1.2 metres from the rear or side *lot lines*. (Bylaw 2591, 2013)

h) Eaves on an *accessory building* may project 0.3 m into all yards.

i) There is no *lot line* setback requirement for an *accessory building* that is located in the *rear yard* and that has an area less than 10.0 sq m and does not exceed a *height* of 2 m.

j) A portable or temporary fabric *structure* is permitted only in a *rear yard*, but not closer than 1.2 m to the rear and side *lot lines*.

4.14 Building Separation

The minimum horizontal clearance between all buildings on a lot is 2 m. (Bylaw 2972, 2024)

4.15 Mechanical Equipment

Mechanical equipment that produces noise, vibration, smoke, dust, heat, glare, electrical interference, or other offence or nuisance is permitted only in a rear or exterior *side yard* but not closer than 1.2 m to any *lot line*.

4.16 Subdivision

a) The minimum *lot area* provisions of this bylaw shall not apply where an existing *lot* is being reduced in size because of land dedication for a highway, public park, or other public works or services or for homesite severances in accordance with the ***Agricultural Land Commission Act***.

b) Phases in phased strata plans need not comply with the minimum *lot area*, *lot width,* and *lot depth* requirements provided that the completed strata plan and all *buildings* shown on the phased strata plan declaration will comply.

4.17 Boundary Changes

Where an application is made to subdivide two or more adjoining *lots*, any of which are less in area than the minimum area provided in this bylaw, and such subdivision relocates the common boundary or boundaries between the *lots* being subdivided, the subdivision may be approved provided that all the following conditions are met:

a) None of the *lots* proposed to be created has an area less than that of the smallest of the *lots* being subdivided.

b) The number of *lots* being created is not greater than the number of *lots* being subdivided.

c) Such subdivision does not render any existing *use* or *building* non-conforming.

d) The *lots* being created comply with all other applicable provisions of this bylaw.

e) No greater number of *lots* that do not comply with the minimum *lot area* requirements of this bylaw is created.

4.18 Rooftop Screening

Rooftop mechanical and electrical equipment in zones other than agricultural zones shall be screened from view from a public street or adjacent *lots* at grade.

4.20 Commercial and Recreational Vehicle Parking and Storage

In *residential* zones, *vehicle*s, boats, and equipment parked or stored outdoors on any lot at any time shall be limited to the following:

a) Not more than one *recreational vehicle* per *dwelling unit*

b) *Not more than* one *commercial vehicle* per *dwelling unit*, not exceeding a gross *vehicle* weight of 4,600 kg (Bylaw 2986, 2024); or

c) Not more than one unlicensed *vehicle* in an operable condition (Bylaw 2797, 2018); and

d) *Vehicles* and equipment required for construction, repair, servicing or maintenance of premises exceeding a gross *vehicle* weight of 4,600 kg on the *lot* during normal working hours only; and

e) *Recreation Vehicles* stored on a *lot* must be stored no closer than:

   i. 0.9 metres from the closet edge of the sidewalk; or

   ii. Where there is no sidewalk, 0.9 metres from the curb or edge of the traveled roadway.

4.21 Storage of Building Material

Building materials may be stored on a *lot* only as follows:

a) Within a *building*; or

b) When the owner, lessee or occupier of the premises is in possession of a valid building permit for the *lot*, provided that the materials stored are required for the construction of the *building* pursuant to the *building* permit; or

c) In AG and RR zones, at the rear of a *principal building* and concealed from public view.

4.22 Basic Adaptable Housing Requirements

All single-storey *residential* units in multiple-unit *residential buildings* that employ interior corridors or exterior passageways for access must be constructed in accordance with the provisions specified under subsection 3.8.5, "Adaptable Dwelling Units," in the ***British Columbia Building Code.***

5 SPECIFIC USE REGULATIONS

5.1 Application

a) The specific *use* regulations in Section 5 shall apply to all *buildings* and development unless otherwise exempted in this section.

b) Where these regulations are in conflict with any zone regulations or general regulations, these Specific Use Regulations shall take precedence.

5.2 Uses Permitted in All Zones

The following *uses* are permitted in all zones:

a) Services and utilities operated by a government body or a public utility company, including electrical transformer stations, sewage treatment plants, utility operations, service operations, dikes and associated infrastructure, water pumping stations, or reservoirs, provided that:

   i. The *building height* and setback requirements for the zone shall apply;

   ii. Except for driveways and services and utilities owned and operated by the *City*, a planted strip at least 1.5 m wide shall be maintained on all boundaries;

   iii. Except for services and utilities owned and operated by the *City*, fencing at least 1.8 m in *height* is erected around the area used for the said utility;

   iv. Only sewer force mains, trunk sewers, gas pipelines, water pipelines, dikes, and related pump stations and ancillary works including access *roads* and facilities are permitted in the Agricultural Land Reserve.

b) Telecommunication towers, provided that: (Bylaw 2563, 2012)

   i. The area occupied by telecommunications equipment, *buildings,* and installations on sites in the Agricultural Land Reserve does not exceed 100 sq m for each parcel;

   ii. All towers are subject to Agricultural Land Commission regulations.

c) Municipal or regional playgrounds, recreation areas, linear parks and community gardens, except that only open-land parks for biodiversity conservation, passive recreation, heritage, wildlife and scenery viewing purposes, and community gardens are permitted in the Agricultural Land Reserve;

d) Municipal *buildings* and *structures,* provided they have a side, front and *rear yard* setback at least equal to the greater of the *height* of the *principal building* or the setbacks for *principal buildings* prescribed in the zone;

e) Transit stations outside the Agricultural Land Reserve;

f) *Seasonal* sale of Christmas trees in Industrial, Commercial, Agricultural zones only, limited in the case of the Agricultural Land Reserve to trees grown in the *farm operation* of which the *lot* on which the sales are conducted forms a part. (Bylaw 2591, 2013)

5.3 Home-Based Businesses (Bylaw 2961, 2024)

The intent of this section is to permit *home-based businesses* within a residential *dwelling unit*, while maintaining the privacy, enjoyment and character of the neighbourhood. A *home-based business* is not intended to generate pedestrian or vehicular traffic to a greater extent than is normal in the prescribed zone.

5.3.1 As specified within the following table [5.3.1], *home-based businesses* are categorized as Minor, Major or Rural based on the type of *dwelling unit*, *building*, or zone, and minimum *lot area*. Where permitted as an *accessory use* in the zone, a *home-based business* must abide by the regulations of the applicable category

Category	Minor	Major	Rural
(a) Type of *dwelling unit*, *building*, or zone	*Secondary suite*, *garden suite*, *apartment*, *townhouse*, *single-family dwelling*, *duplex*, rural residential, agricultural, *mobile home*	*Single-family dwelling*, *duplex*, rural residential, agricultural	Rural residential, agricultural
(b) Minimum *lot area*	n/a	350 sq m	8,093 sq m
(c) Location of *home-based business*	Within the *principal* or *accessory dwelling unit*	Within the *principal dwelling unit* or one *accessory building*	
(d) Deliveries and loading	Must be accommodated on the lot		
(e) Maximum number of clients/visitors	None permitted	Two at any given time	
(f) Exterior storage, exterior manufacturing, and/or exterior conducting of business	Not permitted. All exterior doors, including garage doors, must remain closed while the *home-based business* is being operated		
(g) Employee restrictions	Only principal residents of the *dwelling unit* are permitted as an employee of the *home-based business*	One person other than principal residents of the *dwelling unit* is permitted as an employee of the *home-based business*	Two people other than principal residents of the *dwelling unit* are permitted as employees of the *home-based business*
(h) Display	No stock in trade is permitted for display, except for articles produced on site		

(i) Maximum *Gross Floor Area*	20% of the *dwelling unit* up to 50 sq m		100 sq m
Category	**Minor**	**Major**	**Rural**
(j) Vehicles and parking	In addition to the off-street parking requirements in Table 7.1, any vehicle used by the *home-based business* must be parked on the lot associated with the *home-based business*, to a maximum of four per lot; one of which is permitted as a commercial vehicle with a maximum weight of 4,600 kg.		
(k) Prohibited uses	*Child-care program,* dog-grooming, Section 5.3.2 below	Section 5.3.2 below	Section 5.3.2 below
(l) Child-care program	Not permitted	Permitted if outdoor play area provided. Exempt from maximum *gross floor area* limit.	
(m) Hours of operation	7am to 9pm		

5.3.2 The following uses are specifically prohibited as a home-based business for all *home-based business* categories:

a) *Vehicle repair* and *vehicle-body repair*;

b) *Kennel*; animal training, breeding, or boarding;

c) *Restaurant*, food or beverage service facility;

d) Retail sales of items other than items manufactured by the *home-based business*, except for goods sold by mail order, telephone or internet, where the customer does not enter the premises to inspect or pick up the goods;

e) Cultivation of a *controlled substance*;

f) Any use that represents a fire hazard, as determined by the *Building Official* or Fire Department, by virtue of the manufacturing process or materials storage; and

g) Any use that includes any on-site storage of hazardous chemicals or explosives;

h) *Short-term rental*. (Bylaw 2972, 2024)

5.3.3 Additional Conditions of Use

iii. The home-based business will not produce noise, vibration, smoke, dust, odours, heat, glare, electrical, or radio disturbance detectable beyond the property lines;

iv. Where multiple home-based businesses are associated with a *dwelling unit*, the maximum combined floor area, non-resident employees, vehicles, clients/visitors of all home-based businesses, will not exceed the maximum for that category, as specified in Table 5.3.1.

v. Where massage therapy is provided, the business must be conducted only by members of the College of Massage Therapists of British Columbia.

vi. Despite Table 7.1 [Off-Street Parking Requirements], if a home-based business involves no employees, clients, or customers coming to the premises, then no additional parking space for the home-based business is required.

vii. A child-care program home-based business is exempt from Table 7.1 [Off-Street Parking Requirements], and from the exterior conducting of business restriction in Table 5.3.1 for the outdoor play area.

viii. A home-based business involving dog-grooming or dog day-care is limited to a maximum of two dogs on the premises at any one time exclusive of the property resident's dogs

5.4 Secondary Suites

a) All *secondary suites* shall:

i. Be permitted as an *accessory use* only where permitted in the zone; (Bylaw 2986, 2024)

ii. Be completely enclosed within the same building containing the *principal use* and not in an *accessory building*; (Bylaw 2986, 2024)

iii. Be integrated with the building containing the principal use so as not to externally appear as a separate *dwelling unit* apart from having an independent entrance; (Bylaw 2986, 2024)

iv. Have a gross floor area of at least 33.0 sq m and not more than 90 sq m (Bylaw 2986, 2024)

v. Be limited to one per *principal dwelling unit*;

vi. Be and remain part of the same real-estate entity as the remainder of the principal *residential building* in which they are located.

b) The following conditions shall apply to *secondary suites*:

i. The property owner must reside in either the *principal dwelling unit* or the *secondary suite*, or alternatively must:

- identify a property management company with an address within Pitt Meadows, Maple Ridge or Port Coquitlam to manage the tenancies of the *principal dwelling unit* and the *secondary suite*;
- authorize the property management company to deal with complaints of neighbours or the *City* arising from the occupancy of either *dwelling unit*; and
- provide the *City* the name, address, telephone number and email address of the property management company, and provide written authorization to the *City* to contact the property management company in the event of such complaints. (Bylaw 2612, 2013)

ii. *Boarding* is not permitted in a *secondary suite*.

iii. A *secondary suite* is not permitted in conjunction with a *bed and breakfast* or *boarding* use;

iv. A *secondary suite* is not permitted on a *lot* that contains a *garden suite*, except in the R-3, R-4 and R-6 zone; (Bylaw 2986, 2024)

5.5 Garden Suites

a) Where permitted, one or more *garden suite*s is permitted in the R-3, R-4, and R-6 zone, provided that the *garden suite*(s) shall:

i. remain part of the same real-estate entity as the *principal building* to which they are *accessory*;

ii. be connected to municipal water, sewer and drainage utilities;

iii. be located within the rear yard with:

Minimum distance from the *single-family dwelling*	2.4 m
Minimum interior side yard setback	1.2 m
Minimum exterior side yard setback	3.0 m
Minimum rear yard setback	1.2 m
Unobstructed pathway provided between the *front lot line* and the *garden suite*	At least 1.2 m wide

iv. be limited to a *height* of 4.0 m;

v. be limited to a *gross floor area* of not less than 33 sq m and not more than the lesser of 90 sq m. In this instance, *gross floor area* shall include any *basement* area; (Bylaw 2986, 2024)

vi. be freestanding and not attached to an *accessory building* or *accessory structure*

vii. not contain a rooftop *balcony*, *deck* or *patio*;

viii. be occupied by the registered owner of the *lot* on which the *garden suite* is situated unless the registered owner resides in the another *dwelling unit* on the *lot* or:

- identify a property management company with an address within Pitt Meadows, Maple Ridge or Port Coquitlam to manage the tenancies of the *dwelling units;*
- authorize the property management company to deal with complaints of neighbours or the *City* arising from the occupancy of the *dwelling unit*s;
- provide the *City* the name, address, telephone number and email address of the property management company, and provide written authorization to the *City* to contact the property management company in the event of such complaints.

b) One *garden suite* is permitted on lots having areas of at least 557 sq m within the RS and RR zones and on lots less than 8094 sq m within A-1 and A-2 zones, provided that the *garden suite* shall:

i. be limited to lots occupied by a single-family dwelling and that the single-family dwelling does not contain a *secondary suite*;

ii. remain part of the same real-estate entity as the principal building to which they are accessory;

iii. be located within the rear yard with:

Minimum distance from the single-family dwelling	2.4 m
Minimum interior side yard setback	1.5 m
Minimum exterior side yard setback* (see **Exception**)	3.0 m
Minimum rear yard setback * (see **Exception**)	2.4 m
* **Exception**: Minimum exterior side yard setback or rear yard setback on lots where the *garden suite* will have direct lane or road access and where a *garden suite* is built above a garage	4.5 m
Unobstructed pathway provided between the front lot line and the *garden suite*	At least 1.5 m wide

iv. be limited to a height of 4.0 m except where a *garden suite* may be a maximum height of 6.0 m if the *garden suite* has direct lane or road access and occupies the second story above a one storey garage;

v. be limited to a gross floor area of not less than 33 sq m and not more than 90 sq m. In this instance, gross floor area shall include any basement area;

vi. be freestanding and not attached to an *accessory building* or *accessory structure*;

vii. not contain a rooftop balcony, deck or patio;

viii. be occupied by the registered owner of the lot on which the *garden suite* is situated unless the registered owner resides in the single-family dwelling on the lot or:

- identify a property management company with an address within Pitt Meadows, Maple Ridge or Port Coquitlam to manage the tenancies of the *dwelling units*;
- authorize the property management company to deal with complaints of neighbours or the City arising from the occupancy of the *dwelling units*;
- and provide the City the name, address, telephone number and email address of the property management company, and provide written authorization to the City to contact the property management company in the event of such complaints.

5.6 Bed and Breakfast

a) One *bed and breakfast use* shall be permitted as an *accessory use* to a single *family residential use* not containing a *secondary suite* a *garden suite or a boarding use.*

b) The following conditions shall apply to *bed and breakfasts*:

   i. The *principal use* of the *building* shall be for occupation by a single *family*.

   ii. The *bed and breakfast use* shall be operated only by the permanent residents of the principal dwelling.

   iii. The *bed and breakfast use* shall have a maximum of three *sleeping units* for a maximum of two *guests* per *sleeping unit*, with the exception of the A-1 and A-2 zones where a maximum of four *sleeping units* are permitted, and each *sleeping unit* shall be used solely for *guest* accommodation and have a maximum area of 25 sq m.

   iv. No meals shall be provided to customers of the operation other than one meal daily, before noon, and no *kitchen* or cooking equipment of any kind shall be provided in *sleeping units*.

   v. No liquor shall be supplied to *guests*.

   vi. At least one off-street *parking space* shall be provided on the same *lot* for each room available for *guest* accommodation but *parking spaces* may be in a tandem arrangement with other required *parking spaces*.

5.7 Boarding

a) A *boarding use* shall be permitted as an *accessory use* to a single-*family residential use* not containing a *secondary suite*, a *garden suite,* or a *bed and breakfast use* and shall be completely enclosed in the residence.

b) The maximum number of boarders permitted per *dwelling unit* shall be limited to:

   i. Four persons in A-1, A-2, A-3 and RR zones

   ii. Two persons in RS, R-3, R-4 and R-6 zones and on lots less than 8094 m² within the A-1 and A-2 zones

5.8 Manufactured Home (Bylaw 2763, 2017)

A single *mobile home*, located on a non-permanent foundation without basement excavation is permitted in the Agricultural Land Reserve <u>if approved by the Agricultural Land Commission,</u> subject to the following conditions: *(Bylaw 2910, 2021)*

a) The *mobile home* may only be occupied by:

   i. The *mobile home* may only be occupied by the property owner or the father, mother, father-in-law, mother-in-law, son, daughter, grandparent, brother, sister, or grandchild of the owner and the owner is resident on the property; *(Bylaw 2910, 2021)*

ii. A *full-time farm employee* where the *City* is satisfied that a *full-time farm employee* is necessary for the *farm operation*; or

iii. *Migrant farm workers*.

b) The *mobile home* is only permitted in addition to a *farm house* if there is no other *dwelling unit* on the property, other than an approved *secondary suite*.

c) The maximum size of a *mobile home* is 9 m in width.

d) For a *full-time farm employee,* the *lot* upon which the *mobile home* is located is classified as a "*farm*" under the ***Assessment Act*** and at least 8 ha in size.

e) The *mobile home* must be removed from the property within 90 days when no longer occupied as permitted by subsection 5.8 a).

f) The site must be restored to a condition suitable for agricultural *use* following removal of the *mobile home*.

g) The owner shall grant a restrictive covenant to the *City* in respect of the *lot* on which the *mobile home* is to be located, restricting the occupancy as permitted by subsection 5.8 a) and to ensure removal of the *mobile home* within 90 days when no longer occupied as permitted by subsection 5.8 a) and restoration of the site to agricultural condition following removal of the *mobile home*.

h) Additions to the *mobile home* are limited to a total area of 23 sq. m, including *porches.*

5.9 Additional Farm House

An *additional farm house* shall be permitted in the A-1 and A-2 zones if approved by the Agricultural Land Commission, subject to the following conditions: (Bylaw 2763, 2017)

a) The *farm operation* within which the *lot* on which the *additional farm house* is located is no less than 8 ha in total area, and all of the *lots* comprising the *farm operation* are contiguous.

b) The *lot* upon which the *additional farm house* is located is within the Agricultural Land Reserve and classified as a "*farm*" under the ***Assessment Act.***

c) The *additional farm house* contains only one *dwelling unit* provided the total number of *dwelling units*, excluding *migrant farm-worker housing*, does not exceed two *dwelling units* per *farm operation*.

d) Despite subsection 5.9 c), where the *farm operation* is greater than 40 ha in area, two *additional farm houses* may be located on a *lot*, provided that the total number of *dwelling units*, excluding *migrant farm-worker housing*, does not exceed three *dwelling units* per *farm operation*.

e) On a *farm operation* consisting of one *lot*, the *additional farm house* may be located on the same *lot* as a *farm house*.

f) Where a *farm operation* consists of more than one *lot*, the *additional farm house* shall be located on the same *lot* as the dwelling in which the owner of the *farm operation* resides, subject to the following conditions:

i. No more than one *additional farm house* is permitted on a *lot* with an area less than 25 ha.

ii. No more than two *additional farm houses* are permitted on a *lot* with an area over 25 ha.

g) The owner shall grant a restrictive covenant to the *City* in respect of the *lots* comprising the *farm operation*, limiting to two the total number of *farm houses* and *additional farm houses* on the *lots* collectively.

h) Where the *additional farm house* is a *manufactured home*, it shall be placed on a non-permanent foundation without *basement* excavation.

i) An *additional farm house* shall only be permitted where the following conditions are met:

i. The owner of the *farm operation* is a resident on the *lot* on which the *additional farm house* is to be located, and the owner or an adult member of the owner's immediate *family* works full-time on the *farm operation*. In the case of a corporate owner, the owner shall be one of the directors of the corporation.

ii. The owner has granted a restrictive covenant to the *City* in respect of the *lot* on which the *additional farm house* is to be located, restricting the occupancy of the *additional farm house* to *full-time farm employees*.

j) Prior to occupancy of the *additional farm house* and annually thereafter, the owner of the *farm operation* shall provide a statutory declaration to the *City*, verifying that the *additional farm house* is occupied only by a *full-time farm employee*.

k) The maximum allowable floor area for an *additional farm house* is 180 sq m if located on a *lot* less than 8 ha in area, or a maximum of 233 sq m if located on a *lot* 8 ha in area or greater.

An *additional farm house* may only be used as *migrant farm-worker housing* where the *additional farm house* was lawfully in existence prior to the adoption of ***Bylaw No. 2505.***

5.10 Migrant Farm-Worker Housing

a) The accommodation of *migrant farm workers* shall only be permitted on *lots* within the Agricultural Land Reserve if the following conditions are met:

i. The *lot* upon which the accommodation is located is classified as a "*farm*" under the ***Assessment Act*** and is primarily used for horticultural or food producing operations.

ii. The *farm operation* on which the *migrant farm workers* are employed has an area of at least 8 ha and all of the *lots* comprising the *farm operation* are contiguous.

iii. The accommodation is located on a *lot* with an area of at least 3.75 ha. (Bylaw 2972, 2024)

iv. The accommodation is located on a *lot* that is serviced by a public *road* and has adequate services and utilities to support the accommodation.

b) For *migrant farm-worker housing*, the following conditions apply:

i. The need for *migrant farm workers* in the *farm operation* must be substantiated by a report that is acceptable to the *City*, prepared in the past twelve (12) months by a professional agrologist who is a full member of the British Columbia Institute of Agrologists, that includes the following: (Bylaw 2763, 2017)

- A description and documentation confirming the established scope of the *farm operation*
- A detailed agricultural rationale of the necessity for *migrant farm workers* living in separate accommodation on the property

ii. All *migrant farm-worker housing* shall meet the standards in British Columbia's ***Health Act*** and ***Guidelines for the Provision of Seasonal Housing for Migrant Farm Workers in BC,*** both as amended or replaced from time to time.

iii. Any new *building* for *migrant farm-worker housing* must be placed on a *temporary* foundation or footings.

iv. If a *lot* contains two or more existing permanent dwellings, only one dwelling may be used for *migrant farm-worker housing*.

v. A *farm house* or *additional farm house* may only be used as *migrant farm-worker housing* where the *farm house* or *additional farm house* was lawfully in existence prior to the adoption of ***Bylaw No. 2505.***

vi. *Migrant farm worker* accommodation shall be limited to ten persons for each 4.05 ha of land within the *farm operation* up to a maximum of 60 persons per *farm operation*, except that a maximum of 150 persons may be accommodated in respect of a *farm operation* comprising at least 40.5 ha, and a maximum of 250 persons may be accommodated in respect of a *farm operation* comprising at least 405 ha, if

- no more than 60 persons are accommodated in any single *building*
- no more than one *building* for *migrant farm-worker housing* is located on any *lot*
- no *building* for *migrant farm-worker housing* is located within 500 m of any other such *building* (Bylaw 2972, 2025)

c) The minimum interior space per occupant in *migrant farm-worker housing* shall be

i. 8.5 cubic metres of *building* volume per person in sleeping areas; and

ii. 7.44 sq m of floor area per person, where "floor area" includes living and sleeping areas but does not include any common laundry, washroom, or storage areas or mechanical rooms.

d) The maximum allowable floor area per occupant in *migrant farm-worker housing* shall be 13 sq m per person including sleeping, living, *kitchen,* and washroom facilities. If an *additional*

farm house used for *migrant farm-worker housing* exceeds the maximum allowable floor area per occupant, the excess area must be made inaccessible to the occupants.

e) The owner of the *lot* on which *migrant farm-worker housing* is located shall enter into a housing agreement in the form set out in Schedule C to this bylaw and shall provide to the *City* prior to the occupancy of the housing, on each anniversary date of such occupancy, each time that the contact information required to be provided by the housing agreement in Schedule C changes, and in any event within two business days of being requested to do so by the *City*, the statutory declaration required by the housing agreement, including all the information indicated in the statutory declaration.

f) No person shall occupy any *building* as *migrant farm-worker housing* following the date on which a housing agreement entered into pursuant to Sections 5.10 b) through 5.10 e) which requires the *building* to be demolished, removed from the *lot* or converted to a non-*residential use*.

5.11 Farm Retail Sales and Winery / Brewery / Distillery / Meadery or Cider Lounges

a) The total combined indoor and outdoor retail sales area for *farm retail sales* shall not exceed 300 sq m. (Bylaw 2972, 2024)

b) *Buildings* and *structures* for *farm retail sales* are limited to one per *farm operation*.

c) In this Section 5.11, "retail sales area" does not include any area used for parking, driveways, *office* space, or washrooms, or areas for product processing or storage.

d) For a British Columbia licensed winery, brewery, distillery, meadery (Bylaw 2722, 2016) or cidery, a food and beverage serving lounge shall not exceed a floor area of 125 sq m indoors and 125 sq m outdoors, and at least 50% of the product served or sold must be grown on the *farm operation* on which the winery or cidery is located.

5.12 Keeping of Swine

The keeping of swine

a) shall not be conducted on a *lot* with an area of less than 16.0 ha;

b) shall not be conducted unless a manure storage facility is provided with sufficient capacity to contain all manure generated from the swine operation over a period of at least four months;

c) shall not be conducted unless a mechanical ventilation system is provided for all *buildings* and *structures* housing swine;

d) and the storage of manure derived from the keeping of swine shall not be conducted in any *building*, *structure*, facility, or enclosure that is within 500 m of the Urban Area boundary as shown on Schedule F of this bylaw;

e) shall be permitted on *lots* with areas of less than 16.0 ha for the owner's or occupier's consumption only, provided that no more than six swine, including weaners, shall be kept at any time.

5.13 Domesticated Animals

The keeping of any type of domesticated animal other than *livestock*, including without limitation dogs and cats, is permitted on all premises, subject to a limitation of three animals unless

a) the premise is a *kennel*, animal daycare, or *veterinary service* establishment; or

b) the animals in excess of three in number are the offspring of one or more domesticated animals that are four or fewer in number and that are kept on the premises, in which case the excess animals may be kept until they are six months old.

5.14 Car Wash

Car wash establishments shall provide upstream *vehicle* storage for a minimum of four *vehicles* per washing bay, and a minimum of two *vehicles* where the washing bay is coin operated and the *vehicle* is manually washed by an occupant of the *vehicle*.

5.15 Drive-throughs

Where permitted by this bylaw, a *drive-through restaurant* or business *use* shall comply with the following:

a) The *lot* must have a minimum 30 m frontage;

b) Where a drive-through *use* adjoins a *lot* designated *residential* in the ***Official Community Plan:***

   i. a *building* must be located between the *use* and any *lot line* shared with a designated *residential lot*; and

   ii. Electronic devices such as loudspeakers, automobile service ordering devices, or car speakers are not permitted on a *lot* adjoining a designated *residential lot* (Bylaw 2532, 2012)

5.16 Liquor and Wine Sales in Grocery Stores

Liquor or wine sales in grocery stores are not permitted unless the grocery store is located no less than 1 km from any existing liquor or wine store (as measured in a straight line from the primary retail entrance to the primary retail entrance). (Bylaw 2731, 2016)

5.17 Cannabis Production in the ALR (Bylaw 2814, 2018)

Cannabis production is permitted only within zones that are within the Provincial Agricultural Land Reserve, subject to the following requirements:

a) Must be licensed by the Government of Canada;

b) Production takes place in the following locations:

   i. Outdoors in a field;

ii. Inside a structure that has a base consisting entirely of soil. Structures that do not have a base consisting entirely of soil have a base consisting partly or entirely of other materials, such as structures with cement footings or a cement floor;

iii. Inside a structure that has been, before July 13, 2018, constructed for the purpose of growing crops, including, but not limited to, the lawful production of cannabis. This structure must not have been altered on or after July 13, 2018 to increase the size of its base or to change the material used as its base.

c) The building or part of the building where cannabis is produced, packaged, labelled and stored must be equipped with a system that filters air to prevent the escape of odours;

d) Must have a valid business license

5.18 Additional Residence in the ALR *(Bylaw 2910, 2021)*

a) An additional residence within the Agricultural Land Reserve is permitted if the following conditions are met:
   i. the *lot* upon which the additional residence is located is classified as a "farm" under the ***Assessment Act***;
   ii. the *lot* upon which the additional residence is located has an area of at least 8 ha;
   iii. the *lot* upon which the additional residence is located contains no *dwelling unit* other than one *farm house* and an approved *secondary suite*;
   iv. the maximum *gross floor area* of an additional residence is 90 m² unless the lot is larger than 40 ha, in which case the maximum *gross floor area* of an additional residence is 186 m². In these instances, *gross floor area* shall include any *basement* area; and
   v. short-term occupancy of less than thirty days of an additional residence is not permitted.

b) An additional residence in the ALR will:

   i. be connected to municipal water and obtain approval from Fraser Health Authority for the septic system;
   ii. be sited not less than:

Minimum distance from the *farm house*	2.4 m
Maximum distance from the *farm house*	50.0 m
Minimum front yard setback	7.5 m
Minimum interior side yard setback	3.0 m
Minimum exterior side yard setback	7.5 m
Minimum rear yard setback	7.5 m
Minimum setback to a *watercourse, key ditch* and *constructed ditch*	15.0 m

   iii. not contain a rooftop *balcony, deck* or *patio*;

iv. share a driveway with a *farm house*;
v. be limited to a *height* of 6.0 m unless located entirely within an *agricultural building*; and
vi. not be attached to an *accessory farm residential building or structure* but may be contained with an *agricultural building*.

c) Despite subsections 5.18(a)(i) and (ii) and subsections 5.18(b)(v) and (vi), an additional residence in the ALR is permitted on the following lot with a limited height of 9.0 m and will be located above an *accessory farm residential building*:

Lot 3 Except Firstly: Part Subdivided by Plan 71646, Secondly: Part Dedicated Road on Plan 61413, Section 1 Block 5 North Range 1 East New Westminster District Plan 3771
(Bylaw 2932, 2022)

6 LANDSCAPING AND SCREENING

6.1 Traffic Visibility

a) No *landscaping*, screen, or *fence* shall be placed, grown, or allowed to grow so as to obstruct the line of vision at an intersection above the *height* of 0.9 m from the top of the curb within the triangular area bounded by the property lines adjoining the *road* and a line drawn to connect the property lines at a distance of 7.0 m from their point of intersection (see Diagram 6.1).

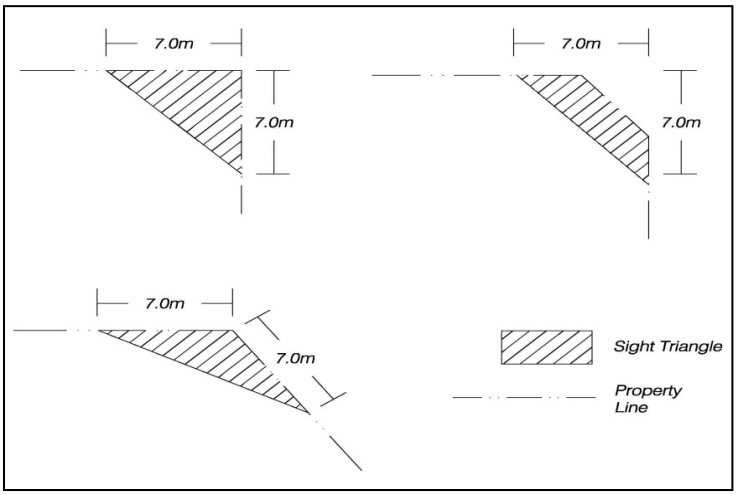


Diagram 6.1
Required Sight Triangles near Property Lines

b) No *landscaping* or screen shall be grown, placed, or allowed to be grown so as to impede the visibility of any traffic control device.

6.2 General

a) The regulations of Section 6 apply in all zones except the agricultural zones and Section 6.1 applies in all zones.

b) The provision and maintenance of *landscaping* and screening shall comply with the objectives, policies, and development permit guidelines of the ***Official Community Plan*** and any development permit or development variance permit approved by the *City* and where such permit is inconsistent with this Section 6, the permit takes precedence.

c) Where the *landscaping*, screening, and *fence* requirements in this Section 6 are inconsistent with those in any zone, the specific *landscaping*, screening, and *fence* regulations in the zone take precedence.

d) Where a site is to be developed in phases, the final *landscaping* need only be provided on that portion of the site comprising each phase. *Landscaping* shall be provided in subsequent phases when they are developed. In the interim period, land comprising subsequent phases must be planted with grass seed or sod, at a minimum, and maintained.

6.3 Specifications for Landscape Construction

a) All specifications and procedures for the acquisition, installation, and maintenance of *landscaping* shall be consistent with good horticultural practice.

b) All *landscaping* shall meet or exceed the standards set out in the current edition of the ***BC Landscape Standard*** prepared by the BC Society of Landscape Architects and the BC Landscape & Nursery Association.

c) All plant materials shall be hardy for the region and the location on the site where they are planted.

d) Existing *landscaping* or natural vegetation that is to be retained must be protected to the furthest extent of the drip line and the final grading of the site shall not alter the natural or existing grade within the root zone by more than 20 cm.

e) New trees and shrubs shall be regularly spaced and be set back a minimum of 0.75 m from all underground utilities.

f) All required *landscaping* shall conform to the following at installation:

   i. Tree species at maturity shall have an average spread of crown greater than 5.0 m. Trees having a lesser average mature crown may be grouped so as to create the equivalent of 5.0 m or greater crown at maturity.

   ii. Deciduous trees shall be at least 60 mm caliper measured 1.5 m from grade.

   iii. Coniferous trees shall have a minimum height of 2.0 m.

   iv. Coniferous shrubs shall have a minimum spread of 300 mm.

   v. Deciduous shrubs shall have a minimum height of 300 mm.

   vi. Groundcover shall have a minimum height of 200 mm.

6.4 Specifications for Landscaping Buffers

a) Where an industrial zoned *lot* abuts a *residential* zoned *lot*, all required yards along the common *lot line*, other than areas used for driveways, shall contain a screen to a minimum *height* of 2.0 m.

b) A landscape buffer is required for all land abutting the Agricultural Land Reserve, regardless of zone, according to the ***Landscape Buffer Specifications*** of the Agricultural Land Commission.

c) All required landscape buffer areas shall be watered by a fully automatic irrigation system that is installed and operated so as to avoid run-off onto sidewalks, *roads*, or parking areas.

6.5 Screening for Garbage and Recycling Bins

a) All premises for which garbage, recycling and green waste containers are or will be provided, shall be provided with an outdoor storage area that is screened from any adjacent *road* and adjacent private property by a landscape screen, a solid decorative *fence*, a *structure*, a *building,* or a combination thereof to a minimum *height* that is equivalent to the *height* of the container.

b) For garbage, recycling and green waste containers that are 1 cubic m in capacity or larger, such areas screened under this section shall be located a minimum of 3.0 m from any adjacent *residential* zone.

6.6 Fencing and Retaining Walls

a) The *height* of a *fence* or a wall shall be measured from the average grade within 1.0 m of both sides of the *fence* or wall at each point along the length of the *fence* or wall.

b) The following *height* limitations shall apply to *fences*, walls, and any combination thereof:

i. In all urban *residential* zones, 1.2 m if placed within the *front yard* and 1.8 m if placed anywhere to the rear of the *front yard*;

ii. In all institutional and commercial zones, 1.2 m if placed within the *front yard* and 2.0 m if placed anywhere to the rear of the *front yard*;

iii. In all other zones, 1.8 m if placed within the *front yard* and 2.4 m if placed anywhere to the rear of the *front yard*.

c) Where a *fence* or wall in a *residential* zone is located along a *lot line* that abuts an agricultural or an industrial zone, the maximum *height* shall be 2.4 m along that *lot line* only.

d) No *fence* shall be constructed wholly or partially out of electrified wire except where the property is zoned Agricultural and where it is used for farm purposes (Bylaw 2797, 2018).

e) No *fence* or wall shall be constructed wholly or partially out of barbed wire or razor wire except where it is used to confine domestic *farm* animals or to limit access to a lawful industrial or institutional *use* of land, and in such cases the wire component of the *fence* shall be no nearer to the ground than 2.0 m.

f) *Retaining walls* on *residential lots*, except those required as a condition of subdivision approval, must not exceed a *height* of 1.2 m measured from grade on the lower side, and must be spaced to provide at least a 1.2 m horizontal separation between adjacent walls that create or maintain an elevation difference exceeding 1.2 m.

g) In the case of a *retaining wall* constructed in accordance with subsection 6.6 f), the combined *height* of a *fence* on top of a *retaining wall* at the property line or within 1.2 m of the property line shall not exceed 1.8 m, measured from natural grade at the property line (see Diagram 6.2).

h) Notwithstanding subsection 6.6 f), a *retaining wall* may be higher than 1.2 m, measured from grade, where the natural grade of the subject property is lower than the abutting property (see Diagram 6.3).

i) In the case of a *retaining wall* constructed in accordance with subsection 6.6 h), the maximum *height* of a *fence*, or portion of *retaining wall* extending above the natural grade of the abutting higher property, or combination thereof, shall be 1.8 m, measured from the natural grade of the abutting higher property (see Diagram 6.3).

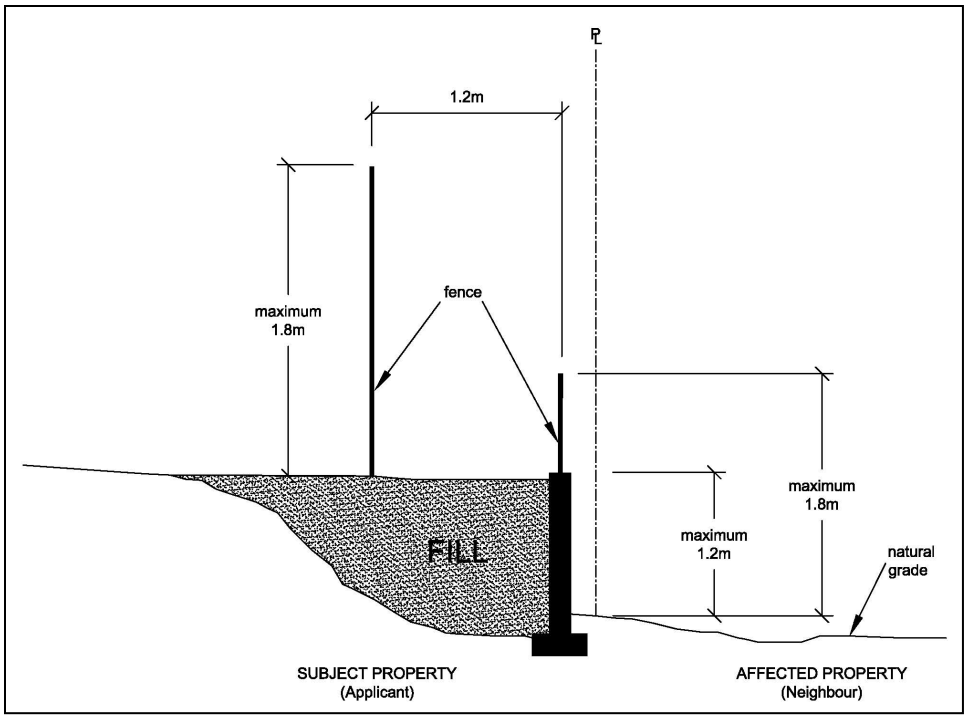


Diagram 6.2
Retaining Wall on Higher Subject Property

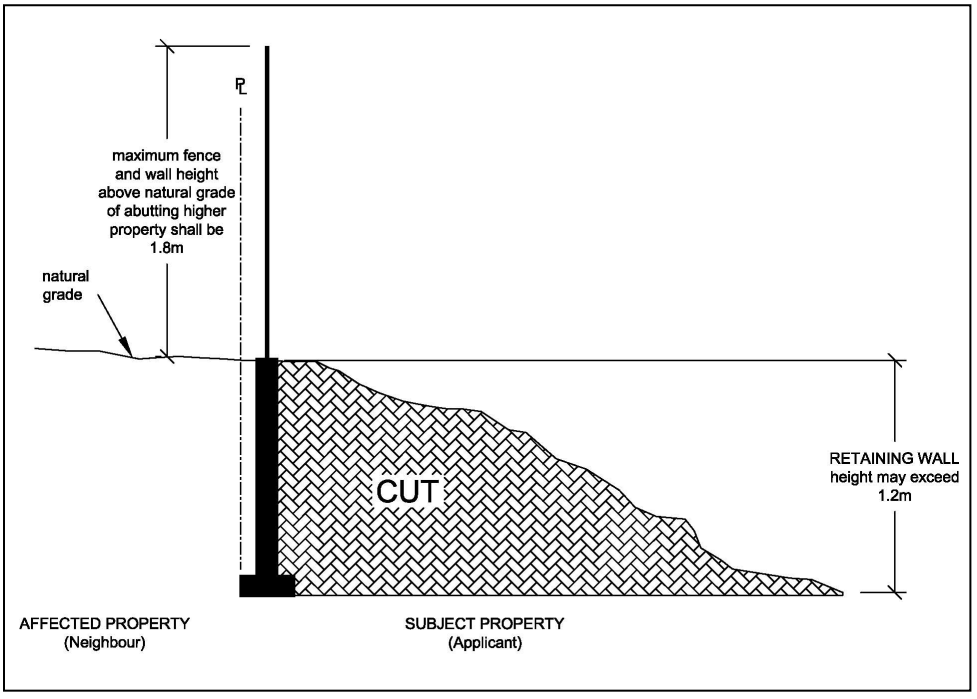


Diagram 6.3
Retianing Wall on Lower Subject Property

6.7 Impervious Surface

Deleted (Bylaw 2986, 2024)

7 PARKING AND LOADING SPACES

7.1 Basic Provision

a) Subject to the provisions of subsection 7.1 b), when any *use* of land or a *building* takes place on any *lot*, the required number of off-street parking, loading, and bicycle-*parking spaces* shall be provided and maintained in accordance with this section.

b) For *buildings*, *structures* and *uses* existing on the date of adoption of this bylaw, the required number of off-street parking, loading, and bicycle-*parking spaces* shall be the lesser of:

   i. the number existing at the date of adoption of this bylaw

   ii. the number required by this section.

c) For additions to existing *buildings* and *structures*, the required number of off-street parking, loading and bicycle-*parking spaces* shall be determined by applying the regulations of this section to those additions.

d) All required off-street *parking spaces* shall be used only for the purpose of accommodating the *vehicles* of clients, customers, employees, members, residents, or tenants who make *use* of the *building* or *use* for which the *parking spaces* are provided, and such *parking spaces* shall not be used for off-street loading, access, egress, or driveways except in the case of single-*family*, *duplex,* and *townhouse residential* units.

e) Where off-street parking, loading and bicycle storage facilities are provided when not required by this section, they shall comply with this section with respect to their location, design and maintenance.

f) The minimum off-street *vehicle* parking requirements contained in this bylaw may be reduced by up to 10% where

   i. transportation demand management measures, which may include and are not limited to the *use* of *vehicle* co-operatives, transit passes, private *vehicle* shuttles, carpools, or enhanced end-of-trip cycling facilities have been taken or provided; and

   ii. a parking study that is prepared by a registered professional engineer and approved by the *City* determines that such reduction is appropriate.

7.2 Location of Parking Spaces

a) All required *parking spaces* shall be located as follows:

   i. On the same *lot* on which the *use* or *building* in respect of which the spaces are provided or required is located; or

   ii. On another *lot* located within 100 m of the *use* or *building*, provided that

      - the other *lot* is not in a *residential* or agricultural zone; and

- the other *lot* is subject to a covenant granted to the *City* that the *lot* or a portion of the *lot* shall be used solely for *parking spaces* for the *use* or *building* in respect of which the spaces are being provided, and an easement in favour of the *lot* on which that *use* or *building* is located entitling the occupier of that *lot* and their invitees to *use* the *parking spaces* for as long as the *use* or *building* is in existence.

iii. On one or more *lots* on which *parking spaces* are provided collectively in respect of two or more *buildings* or *uses*, provided that the total number of *parking spaces* is not less than the sum of the requirements for the individual *buildings* or *uses*, except that a lesser number may be provided if the following conditions are met:

- A parking study prepared by a registered professional engineer and approved by the *City* determines that the lesser number is adequate due to the timing of peak parking demand for the individual *buildings* or *uses*.
- The *parking spaces* are located not more than 100 m from any *building* or *use* in respect of which they are provided.
- The *parking spaces* are not located within any *residential* or agricultural zone.

b) Notwithstanding subsection 7.2 a), all off-street *parking spaces* for *dwelling units* shall be provided on the same *lot* as the *residential building* in respect of which the spaces are required.

c) Of the total number of off-street *parking spaces* required for a multiple-*family residential building* or group of *buildings* comprising a single development, a number of *parking spaces* equal to the total number of *dwelling units* in the *building* or development shall,

i. in a *building* or development containing 20 or more *apartment dwelling units*, be located below a *principal building* and within an *accessory* parking *structure*;

ii. in a *building* or development containing fewer than 20 *apartment dwelling units*, be located in accordance with clause 7.2 c) i. or within *carports* or an *accessory* parking *structure*;

iii. in a *building* or development consisting of *townhouse dwelling units*, in an RM or CD zone shall be located within *carports*, garages, or an *accessory* parking *structure*.

7.3 Off-Street Parking Requirements

a) For the purpose of 7.3 b), when the calculation of the required number of *parking spaces* results in a fractional number, it shall be rounded up to the nearest whole number, and "gfa" means *gross floor area*.

b) For any *use* established, enlarged, or increased in capacity, the minimum number of off-street *parking spaces* provided shall be as specified in Table 7.1:

Table 7.1
Off-Street Parking Requirements

Use	Number of Parking Spaces	
Residential Uses Not in R-3, R-4 or R-6 Zone	**Basic Requirements**	**Visitor Requirements**
Single-Family Dwelling	2 per *dwelling unit*	n/a
Duplex	2 per *dwelling unit*	n/a
Townhouse, Mobile Home	1.75 per *dwelling unit*	0.2 per *dwelling unit*
Apartment (not in TC, MC)	1.3 per *bachelor unit* or 1-*bedroom* unit 1.5 per 2-*bedroom* or more unit	0.2 per *dwelling unit*
Apartment (in TC, MC)	1.2 per *bachelor unit* or 1-*bedroom* unit 1.5 per 2-*bedroom* or more units	0.2 per *dwelling unit*
Secondary Suite	1 per suite	n/a
Garden Suite	1 per suite	n/a
Residential Uses in R-3 & R-4 Zone	**Requirements**	
Dwelling unit ≤90 m²	0.5 per *dwelling unit*	
Dwelling unit >90 m²	1.5 per *dwelling unit*	
All Residential Uses	**Basic Requirements**	**Visitor Requirements**
Congregate Care Facility	0.5 per suite	0.2 per suite
Assisted Living	0.25 per suite	0.3 per suite
Boarding	1 per *sleeping unit*	n/a
Bed and Breakfast	1 per *sleeping unit*	n/a
Home-Based Business	1 per business	
Commercial Uses		
Professional Office	1 per 45 sq m gfa	
Medical *Office*	1 per 30 sq m gfa	
Office	1 per 45 sq m gfa	
Retail Use	1 per 30 sq m gfa	
Liquor Retail	1 per 30 sq m gfa	
Farm Retail Sales	1 per 20 sq m gfa	

Retail Outlet	1 per 40 sq m gfa
Commercial School	1 per 93 sq m gfa
Theatre Use	1 per 5 seats of capacity
Hotel	1 per *sleeping unit* (plus parking for other *uses*)
Personal Service	1 per 45 sq m gfa
Veterinary Service	1 per 45 sq m gfa
Dog Daycare	1 per 93 sq m gfa
Child Daycare	1 per 93 sq m gfa
Restaurant	1 per 5 seats of capacity
Liquor-Primary Establishment—Minor	1 per 5 seats of capacity
Liquor-Primary Establishment—Major	1 per 5 seats of capacity
Vehicle Dealership	1 per 45 sq m gfa of sales and showroom area
Vehicle Repair	3 per service bay
Gas Station	1 per 45 sq m gfa
Car Wash	1 per wash bay
Industrial Uses	
General Industrial	1 per 100 sq m gfa
Light Industrial	1 per 100 sq m gfa
Warehouse	1 per 200 sq m gfa
Research Establishment	1 per 100 sq m gfa
Landscaping Retail	1 per 100 sq m gfa
Civic, Cultural, Recreational Uses	
Government Services	1 per 45 sq m gfa
Community Services	1 per 10 sq m gfa or 1 per 10 seats, whichever is greater
Cultural Facility	1 per 45 sq m, or 1 per 5 seats where occupancy is determined by seating
Place of Worship	1 per 10 sq m gfa
School (Elementary/Middle)	1 per classroom plus 9 for drop-off plus 2 spaces for bus loading
School (Secondary)	5 per classroom plus 2 spaces for bus loading
Indoor Recreation	1 per 10 sq m gfa or 1 per 10 seats, whichever is greater

Outdoor Recreation sports fields tennis/ball courts	1 per 5 seats of capacity 15 per field (if not located adjacent to *school*/sport facility) 2 per court (if not located adjacent to *school*/sport facility)
Golf Course	8 per hole (includes associated *uses*)
Driving Range	1 per tee
Marina	1 per 2 moorages (plus parking for other *uses*)
Banquet Facility	1 per 10 sq m gfa or 1 per 10 seats, whichever is greater

c) Despite Table 7.1, no vehicle parking spaces are required for a residential use within an area designated by bylaw as a Transit Oriented Area, except that accessible parking spaces are still required in accordance with this bylaw.

d) Off-street *parking spaces* for persons with disabilities shall be provided in accordance with the requirements of the current ***British Columbia Building Code*** and shall

i. have a clear width of at least 3.6 m;

ii. be constructed and located so as to permit convenient access to a *building* entrance;

iii. be clearly designated as being reserved for the exclusive *use* of persons with disabilities.

7.4 Off-Street Parking Design Criteria

a) All parking areas except in agricultural and rural *residential* zones shall be surfaced with asphalt, concrete, pavers, or permeable material that provides a surface that is durable, dust free, and properly drained.

b) All parking areas for more than four *vehicles* shall be provided with adequate curbs in order to retain all *vehicles* within such areas, and to ensure that fencing, screening, landscaped areas and *buildings* will be protected from *vehicles*.

c) All individual *parking spaces* provided in a parking area for more than four *vehicles* shall be clearly marked by painted lines or otherwise clearly indicated.

d) Length and width of off-street *parking spaces* and manoeuvring aisles shall be not less than those shown in the following table, except that structural columns may project into one side of a *parking space* by no more than 20 cm provided that the centre 3.0 m of the *parking space* along its length shall have no such projections:

Table 7.2
Off-Street Parking Design Criteria

Parking Angle *(in degrees)*	Width of *Parking Space*	Length of *Parking Space*	Width of Manoeuvring Aisles
90	2.6 m	5.5 m	7.0 m, or 6.5 m if in *building*
60	2.6 m	5.5 m	5.5 m one-way traffic
45 *(and less)*	2.6 m	5.5 m	4.0 m one-way traffic
180 *(parallel)*	2.6 m	6.7 m	3.8 m one-way traffic

e) Where a *parking space* or manoeuvring aisle abuts a wall, the width of the *parking space* shall be increased by 0.4 m.

f) In all commercial, industrial, mixed use, public and multi-family (except for townhouse) zones where the total number of required *parking spaces* exceeds 30, up to a maximum of 25% of the total required *parking spaces* may be 2.4 m in width by 4.8 m in length if all such spaces are clearly marked "small cars only." (Bylaw 2797, 2018)

g) Each *parking space* and manoeuvring aisle within a parking *structure* shall have a minimum unobstructed clearance of 2.2 m.

h) Any parking areas for four or more *vehicles* shall be sited not less than

   i. 3 m from front and *exterior side lot lines*;

   ii. 4.5 m from any window or wall opening in a habitable room less than 2 m above grade, unless adequately screened from view;

   iii. 1.5 m from rear and *interior lot lines*, unless the *parking space* is immediately adjacent to and accessed from a *lane*, in which case the setback may be 0 m. (Bylaw 2571, 2012)

i) *Tandem parking* is not permitted for any *use* except for single-*family residential*, *duplex residential, apartments*, *secondary suite*, garden suite and *bed and breakfast,* and *townhouse residential*. *Tandem parking* is permitted provided:

   i. both parking spaces are held by the same owner;

   ii. Except in the R-3, R-4, R-6 and apartment developments, the total number of *tandem parking spaces* does not exceed 50% of the total number of *parking spaces* provided;

   iii. Except in the R-3, R-4, R-6 and *townhouse* developments, 50% of the *tandem parking spaces* must be enclosed and attached to the unit when the units are ground-oriented.

j) Lighting shall be provided to adequately illuminate any parking area provided for ten or more *vehicles*.

k) Any lighting used to illuminate any parking area shall be arranged so that all direct rays of light are reflected upon the parking area and not on any adjoining premises.

7.5 Off-Street Loading Requirements

An owner or occupier of land or *buildings* for any commercial or industrial *use* shall provide, on the *lot* on which the *use* is located, sufficient loading space to the extent that all loading and unloading operations may be conducted on the *lot*.

7.6 Off-Street Loading Design Criteria

a) Each off-street loading space must be not less than 3 m wide and 9 m long and have an unobstructed clearance of 4 m.

b) All loading areas shall be surfaced with asphalt, concrete, or similar pavement that provides a surface that is durable, dust free, and properly drained, except where provided in agricultural zones.

c) All loading areas shall be clearly marked as loading areas in which parking is not permitted.

d) All loading areas shall be screened from view from adjoining streets and private property with a landscape screen or *fence*.

e) Any lighting used to illuminate any loading area shall be arranged so that all direct rays of light are reflected upon the loading area and not on any adjoining premises.

7.7 Bicycle Storage Requirements

a) For the purposes of this section, *Class 1* and *Class 2* bicycle storage shall have the following meanings:

CLASS 1 means a secure, weather-protected bicycle storage facility or bicycle locker used to accommodate long-term bicycle storage for residents and employees.

CLASS 2 means short-term bicycle storage that offers some security and is easily accessible for visitors, patrons, and couriers.

b) All required bicycle spaces shall be located on the same *lot* on which the *use* or *building* in respect of which the spaces are required is located.

c) For any new *building*, addition, or enlargement of an existing *building,* or for any change in the occupancy of any *building* that results in the need for additional *parking spaces*, bicycle *storage spaces* shall be provided as specified in Table 7.3:

Table 7.3
Bicycle Storage Requirements

Type of Use	Class 1 (Residents, Employees)	Class 2 (Patrons, Visitors, Couriers)
Apartment Residential	0.5 per *dwelling unit*	minimum 6 spaces for developments greater than or equal to 20 units
Assisted Housing	0.1 per *dwelling unit*	–
Office	1 per 750 sq m gfa	minimum 6 spaces for developments greater than or equal to 2,000 sq m gfa
Commercial Store	1 per 750 sq m gfa	minimum 6 spaces for developments greater than or equal to 100 sq m gfa
Restaurant	1 per 250 sq m gfa	
Indoor Recreation	15% of required auto spaces to be divided between long term (employees) and short term (visitors) as determined by the *City*	

Hotel	1 per 30 *sleeping units*	–
Industrial	10% of required *vehicle* spaces	–

d) **Class 1 Bicycle Storage**

i. *Class 1* bicycle storage shall be in the form of individual bicycle lockers or bicycle storage facilities such as bicycle rooms or compounds that are only accessible to residents or employees of the premises through a lock and key or a programmed entry system and contain individual bicycle storage or storage spaces.

ii. Bicycle storage facilities shall be designed to accommodate a maximum of 40 bicycles and shall be well lit.

iii. Bicycle storage facilities or lockers shall be located in an area on the ground floor of the *building* or on the first below-grade floor of the *building* that is visible from the entry doorway, and bicycle lockers may be located outside a *building* at grade in a highly visible area.

iv. Each bicycle within a bicycle storage facility shall be independently accessible and securable to a sturdy and theft-resistant bicycle rack. Bicycle racks shall allow the frame and one wheel of the bicycle to be locked to the rack with a U-shaped shackle lock and shall be installed a minimum of 0.6 m from any wall or obstruction.

v. A minimum of 60% of the provided bicycle storage shall be securely anchored to the floor with each bicycle storage *space* having the following minimum dimensions:

Bicycle stall	1.8 m length x 0.6 m width
Access aisle	1.2 m clearance
Headroom	1.9 m vertical clearance

vi. A maximum of 40% of the provided bicycle storage may be securely anchored to a wall or ceiling with a minimum vertical *height* of 1.0 m.

vii. Bicycle lockers shall have lockable doors that open to the full height and width of each locker, have aisle clearance of 1.2 m, and have the following minimum inside dimensions:

Length	1.8 m
Width	0.6 m at door and 0.2 m at the opposite end
Height	1.2 m

e) **Class 2 Bicycle Storage**

i. *Class 2* bicycle storage shall be in the form of bicycle racks that are made of sturdy, theft-resistant material, are securely anchored to the floor or ground, and allow the

frame and one wheel of the bicycle to be locked to the rack with a U-shaped shackle lock.

ii. Bicycle racks shall be located in a well-lit, highly visible area that can be seen from the *principal building* entrances or adjacent streets or both.

iii. Where there is more than one *building* on the premises, the required number of bicycle *storage spaces* shall be distributed proportionately to serve all *buildings*.

iv. Bicycle racks shall not be located so as to obstruct pedestrian or *vehicle* movement.

v. The minimum aisle clearance for bicycle racks is 1.2 m.

f) In the R-3, R-4, and R-6 zones, long-term, enclosed bicycle storage is required as follows:

i. Minimum one space per *dwelling unit*;

ii. Each space shall be at least 1.3 cu m in size;

iii. No bicycle parking is required for each *dwelling unit* that has access to a private garage.

8 AGRICULTURAL

8.1 A-1 General Agricultural

8.1.1 Intent

The intent of the General Agricultural (A-1) Zone is to protect the farming areas of the municipality for the production of food and goods with regulations consistent with the provisions of the ***Agricultural Land Commission Act*** and regulations.

8.1.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Agriculture* ▪ *Farm House* ▪ *Kennel*	▪ *Additional Farm House* ▪ *Migrant Farm-Worker Housing* ▪ *Secondary Suite* ▪ *Home-Based Business* ▪ *Agri-Tourism* ▪ *Farm Retail Sales* ▪ *Bed and Breakfast* ▪ *Accessory Farm Residential Buildings and Structures* ▪ *Accessory Agricultural Buildings and Structures* ▪ *Boarding* ▪ *Licensed Winery, Brewery, Distillery, Meadery or Cidery Lounge* (Bylaw 2722, 2016) ▪ *Additional Residence in the ALR (2910, 2021)*

8.1.3 Permitted Density

a) The maximum density is one *farm house* per *lot* with a maximum gross floor area of 500 sq m. In this section, attached garages and unenclosed carports are excluded to a cumulative maximum of 42 sq m. (Bylaw 2837, 2019)

b) One *additional farm house* may be permitted for *farm operations* consisting of more than 8 ha and less than 40 ha. (Bylaw 2763, 2017)

c) Two *additional farm houses* may be permitted for *farm operations* consisting of 40 ha or more. (Bylaw 2763, 2017)

d) One *dwelling unit* for *migrant farm-worker housing* is permitted for *farm operations* consisting of more than 4.05 ha and less than 40 ha.

e) Two *dwelling units* for *migrant farm-worker housing* are permitted for *farm operations* consisting of 40 ha or more.

8.1.4 Site Requirements

a) Minimum *lot area* for the purposes of subdivision is 8 ha.

b) Minimum *lot width* for the purposes of subdivision is one-quarter the least depth of the *lot*.

8.1.5 Permitted Lot Coverage

a) The maximum *lot coverage* for *agricultural buildings and structures* is

   i. 75% for greenhouses;

   ii. 20% for apiculture;

   iii. 35% for all other *agricultural buildings and structures* on the *lot*, including *kennels*.

b) The maximum *lot coverage* for all *residential buildings* and *structures* is

   i) 5% for lots less than 4 ha;

   ii) 1% for lots 4 ha or more.

c) The maximum residential *farm house* footprint is 600 sq m. (Bylaw 2763, 2017)

d) In this section, residential *farm house* footprint means the combined area of all structures attached to the farm house building including but not limited to garages, carports, balconies, porches, decks and breezeway. (Bylaw 2763, 2017)

e) Wherever *lot coverage* and residential *farm house* footprint are in conflict, the lesser permitted shall apply. (Bylaw 2763, 2017)

8.1.6 Permitted Height

a) The maximum *height* for a *farm house* is the lesser of 2 ½ storeys and 10 m.

b) The maximum *height* for an *additional farm house* is the lesser of 2 ½ storeys and 10 m.

c) The maximum *height* for *accessory farm residential structures* is 9.0 m.

d) The maximum *height* for *agricultural buildings and structures* is 15.0 m with the exception of grain elevators and silos, which are permitted to a maximum *height* of 35 m.

e) The maximum *height* for *kennels* is 5.0 m.

8.1.7 Siting—Residential Buildings

a) All *residential buildings*, excluding *migrant farm-worker housing*, shall be sited not less than

   i. 7.5 m from front, rear, and exterior *lot lines*;

   ii. 3.0 m from *interior lot lines*;

   iii. 15.0 m from *watercourses, key ditches* and *constructed ditches;* (Bylaw 2650, 2014)

b) *Migrant farm-worker housing* shall be sited not less than

i. 9.0 m from front, rear, and exterior *lot lines*;

ii. 3.0 m from *interior lot lines*;

iii. 15.0 m from *watercourses, key ditches* and *constructed ditches*; (Bylaw 2650, 2014)

iv. 30 m from *single-family dwellings* on adjacent parcels;

v. 500 m from any other *building* used from *migrant farm-worker housing*.

c) A *farm house* and all *accessory farm residential buildings and structures* shall have the following *building* separation: (Bylaw 2763, 2017)

i. Minimum of 1.2 m

ii. Maximum of 50 m

8.1.8 Siting—Agricultural Buildings and Manure Storage

Agricultural buildings and structures shall be sited not less than:

a) For *livestock* barns, poultry brooder houses, confined *livestock* areas, fur farming sheds, milking facilities, stables, and hatcheries:

i. 30 m from front, rear, and exterior *lot lines*;

ii. 15 m from *interior lot lines*;

iii. 15.0 m from *watercourses, key ditches* and *constructed ditches*; (Bylaw 2650, 2014)

iv. 30 m from *residential buildings* on adjacent *lots*.

b) For the growing of mushrooms:

i. 15 m from front, rear, and exterior *lot lines*;

ii. 7.5 m from *interior lot lines*;

iii. 15.0 m from *watercourses, key ditches* and *constructed ditches.* (Bylaw 2650, 2014).

c) For the keeping of more than six swine and associated manure storage:

i. 60 m from front, rear, and exterior *lot lines*;

ii. 30 m from *interior lot lines*;

iii. 30.0 m from *watercourses, key ditches* and *constructed ditches*; (Bylaw 2650, 2014)

iv. 90 m from *residential buildings* on adjacent *lots*.

d) For *kennels*:

i. 30.0 m from all *lot lines*, *watercourses, key ditches* and *constructed ditches.* (Bylaw 2650, 2014)

e) Except for those buildings in existence before July 13, 2018, all buildings and structures used to cultivate cannabis shall be sited not less than:

i. 30 m for front, rear, interior and exterior lot lines;
ii. 30 m from watercourses, key ditches, and constructed ditches;
iii. 60 m from residential buildings on adjacent lots;
iv. 150 m from recreation areas and schools (Bylaw 2814, 2018)

f) For all other *agricultural buildings and structures*:

i. 9 m from front, rear, and exterior *lot lines*;

ii. 4.5 m from *interior lot lines*;

iii. 15.0 m from *watercourses and key ditches*; (Bylaw 2650, 2014)

iv. 6 m from *constructed ditches.* (Bylaw 2650, 2014)

g) Unless otherwise noted, manure storage and mushroom solid-waste storage shall be located 30 metres from all *lot lines* and 15.0 m from *watercourses, key ditches* and *constructed ditches*; (Bylaw 2650, 2014).

8.1.9 On-Site Parking and Loading

a) No *lot* in the A-1 zone shall be used for more than a total of 72 hours in a calendar week for

i. the storage or parking, other than in a garage or *carport*, of more than one unlicensed *vehicle* as defined in the ***Motor Vehicle Act,*** which is not a *farm vehicle* used in a *farm operation* of which the *lot* forms a part, and any such *vehicle* shall be stored or parked only to the rear of the wall nearest the *front lot line* of any *farm house* on the *lot*;

ii. the storage, other than in a *building*, of detached parts of motor *vehicles* except *farm* machinery and equipment used in a *farm operation* of which the *lot* forms a part.

b) Parking and storage of *farm vehicles* and *farm* machinery and equipment referred to in subsection 8.1.3 a) and not parked or stored in *farm buildings* shall be in the *rear yard* of the principal *residential dwelling unit*.

8.1.10 Conditions of Use

a) The *use* of *lots* less than 0.8 ha (2 acres) in area shall also comply with the following:

i. No *dwelling units* of any kind or *accessory residential buildings* or *structures* shall be constructed on *lots* created by subdivision prior to January 21st, 1992.

ii. The *use* of the land and erection, alteration, and maintenance of *residential buildings* and *structures* on *lots* on which a *dwelling unit* was in existence on January 21, 1992 shall conform with the following regulations:

Principal Uses	***Accessory Uses***
▪ *Single-Family Dwelling*	▪ *Secondary Suite* ▪ *Garden Suite* ▪ *Home-Based Business* ▪ *Accessory Residential Buildings and Uses* ▪ *Boarding*

- The maximum lot coverage is 30%;
- The height of a *principal building* shall not exceed

  iii. 9.0 m for a *building* with a roof slope of 1:4 or more; or

  iv. 7.4 for a *building* with a roof slope less than 1:4;

- *Principal buildings* shall not be sited less than

  i. 7.5 m from *front and* rear lot lines

  ii. 1.5 m from *interior side lot lines*

  v. 4 m from *exterior side lot lines.*

b) The area used for the outdoor storage and sales of products associated with nursery operations, excluding bulk soil material, shall not exceed the lesser of 10% of the site area and 2000 sq m.

c) The area used for composting of *livestock* wastes shall not exceed 465 sq m per *farm operation.*

d) *Accessory farm residential buildings* shall

i. not contain a *kitchen* or any *habitable space*;

ii. be limited to one washroom with a maximum floor area of 10 sq m, which must not contain a bathtub and which must be located on the ground floor;

iii. if designed and used for the storage or parking of *vehicles* on the ground floor, be designed and constructed with access to

- the ground floor being limited to one door, which must provide access to and through the *vehicle* storage or parking area;
- the upper *storey* being limited to the interior of the *building*.

e) *A*gricultural *buildings* shall

i. be designed and used for agricultural purposes only;

ii. be permitted only on a *lot* that is assessed as "farm" under the ***Assessment Act.***

f) Telecommunication antenna and related equipment and *buildings* in the Agricultural Land Reserve shall not occupy more than 100 sq m of the *lot* on which they are located.

g) *Farm retail sales* are permitted provided that a minimum of 50% of the products are produced in the *farm operation* of which the *lot* on which the retail sales occur forms a part.

h) Processing and sales of *farm* and animal products are permitted, provided that a minimum of 50% of the products are produced in the *farm operation* of which the *lot* on which the processing and sales occur forms a part.

The *City* recognizes that there are *additional farm houses* in lawful existence on the date of adoption of Bylaw No. 2763, 2017 and that these *additional farm houses* are granted legal non-conforming status and may continue to be used as an *additional farm house* in the event of damage or destruction. (Bylaw 2763, 2017)

8.1.11 Site Specific Provisions (Bylaw 2860, 2020)

a) Despite any other provision of this bylaw, in the case of

i. That Portion Section 15 Block 6 North Range 1 East Lying South and East of the Dyke Ditch Shown on Reference Plan 439, Except Firstly: Part Shown on Plan with Fee Deposited 20141E, Secondly: Parcel "B" Reference Plan 6134), Thirdly: Parcel "C" (Reference Plan 6134), New Westminster District,

ii. in the farm building addressed as 18385 Old Dewdney Trunk Road, the following uses are permitted:

i. Farm retail sales area of 393 sq m;

ii. Restaurant area of 205.4 sq m; and

iii. Catering service for permitted events held on the farm operation.

8.2 A-2 Large Lot Agricultural

8.2.1 Intent

The intent of the Large Lot Agricultural (A-2) Zone is to protect the large *lot* farming areas of the municipality for the production of food and goods with regulations consistent with the provisions of the ***Agricultural Land Commission Act*** and regulations.

8.2.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Agriculture* ▪ *Farm House* ▪ *Kennel*	▪ *Additional Farm House* ▪ *Migrant Farm-Worker housing* ▪ *Secondary Suite* ▪ *Home-Based Business* ▪ *Agri-Tourism* ▪ *Farm Retail Sales* ▪ *Bed and Breakfast* ▪ *Accessory Farm Residential Buildings and Structures* ▪ *Accessory Agricultural Buildings and Structures* ▪ *Boarding* ▪ *Licensed Winery, Brewery, Distillery, Meadery or Cidery Lounge* (Bylaw 2722, 2016) ▪ Additional residence in the ALR (Bylaw 2910, 2021)

8.2.3 Permitted Density

a) The maximum density is one *farm house* per *lot* with a maximum gross floor area of 500 sq m. In this section, attached garages and unenclosed carports are excluded to a cumulative maximum of 42 sq m. (Bylaw 2837, 2019).

b) One *additional farm house* may be permitted for *farm operations* consisting of more than 8 ha and less than 40 ha. (Bylaw 2763, 2017)

c) Two *additional farm houses* may be permitted for *farm operations* consisting of 40 ha or more. (Bylaw 2763, 2017)

d) One *dwelling unit* for *migrant farm-worker housing* is permitted for *farm operations* consisting of less than 40 ha.

e) Two *dwelling units* for *migrant farm-worker housing* are permitted for *farm operations* consisting of 40 ha or more.

8.2.4 Site Requirements

a) Minimum *lot area* for the purposes of subdivision is 16 ha.

b) Minimum *lot width* for the purposes of subdivision is one-quarter the least depth of the *lot*.

8.2.5 Permitted Lot Coverage

a) The maximum *lot coverage* for *agricultural buildings and structures* is

   i. 75% for greenhouses;

   ii. 20% for apiculture;

   iii. 35% for all other *agricultural buildings and structures* on the *lot*, including *kennels*.

b) The maximum *lot coverage* for all *residential buildings* and *structures* is

   i) 5% for lots less than 4 ha;

   ii) 1% for lots 4 ha or more.

c) The maximum residential *farm house* footprint is 600 sq m. (Bylaw 2763, 2017)

d) In this section, residential *farm house* footprint means the combined area of all structures attached to the farm house building including but not limited to garages, carports, balconies, porches, decks and breezeways. (Bylaw 2763, 2017)

e) Wherever *lot coverage* and residential *farm house* footprint are in conflict, the lesser permitted shall apply. (Bylaw 2763, 2017)

8.2.6 Permitted Height

a) The maximum *height* for a *farm house* is the lesser of 2 ½ storeys and 10 m.

b) The maximum *height* for an *additional farm house* is the lesser of 2 ½ storeys and 10 m.

c) The maximum *height* for *accessory farm residential buildings* is the lesser of 5.0 m and 1 ½ storeys.

d) The maximum *height* for *accessory farm residential structures* is 9.0 m.

e) The maximum *height* for *agricultural buildings and structures* is 15.0 m, with the exception of grain elevators and silos, which are permitted to a maximum *height* of 35 m.

f) The maximum *height* for *kennels* is 5 m.

8.2.7 Siting—Residential Buildings

a) All *residential buildings*, excluding *migrant farm-worker housing*, shall be sited not less than

   i. 7.5 m from front, rear, and exterior *lot lines*;

   ii. 3.0 m from *interior lot lines*;

iii. 15.0 m from *watercourses, key ditches* and *constructed ditches*. (Bylaw 2650, 2014)

b) *Migrant farm-worker housing* shall be sited not less than

i. 9.0 m from front, rear, and exterior *lot lines*;

ii. 3.0 m from *interior lot lines*;

iii. 15.0 m from *watercourses, key ditches* and *constructed ditches*; (Bylaw 2650, 2014)

iv. 30 m from *single-family dwellings* on adjacent parcels;

v. 500 m from any other *building* used from *migrant farm-worker housing.*

c) A *farm house* and all *accessory farm residential buildings and structures* shall have the following *building* separation: (Bylaw 2763, 2017)

i. Minimum of 1.2 m

ii. Maximum of 50 m

8.2.8 Siting—Agricultural Buildings and Manure Storage

Agricultural buildings and structures shall be sited not less than:

a) For *livestock* barns, poultry brooder houses, confined *livestock* areas, fur farming sheds, milking facilities, stables, and hatcheries:

i. 30 m from front, rear, and exterior *lot lines*;

ii. 15 m from *interior lot lines*;

iii. 15.0 m from *watercourses, key ditches* and *constructed ditches*; (Bylaw 2650, 2014)

iv. 30 m from *residential buildings* on adjacent *lots*.

b) For the growing of mushrooms:

i. 15 m from front, rear, and exterior *lot lines*;

ii. 7.5 m from *interior lot lines*;

iii. 15.0 m from *watercourses, key ditches* and *constructed ditches*. (Bylaw 2650, 2014)

c) For the keeping of more than six swine and associated manure storage:

i. 60 m from front, rear, and exterior *lot lines*;

ii. 30 m from *interior lot lines*;

iii. 30.0 m from *watercourses, key ditches* and *constructed ditches*; (Bylaw 2650, 2014)

iv. 90 m from *residential buildings* on adjacent *lots*.

d) For *kennels*:

i) 30 m from all *lot lines*, *watercourses, key ditches* and *constructed ditches.* (Bylaw 2650, 2014)

e) Except for those buildings in existence before July 13, 2018, all buildings and structures used to cultivate cannabis shall be sited not less than:

i. 30 m for front, rear, interior and exterior lot lines;

ii. 30 m from watercourses, key ditches, and constructed ditches;

iii. 60 m from residential buildings on adjacent lots;

iv. 150 m from recreation areas and schools (Bylaw 2814, 2018)

f) For all other *agricultural buildings and structures*:

i. 9 m from front, rear, and exterior *lot lines*;

ii. 4.5 m from *interior lot lines*;

iii. 15 m from *watercourses* and *key ditches*. (Bylaw 2650, 2014)

iv. 6 m from *constructed ditches.* (Bylaw 2650, 2014)

g) Unless otherwise noted, manure storage and mushroom solid waste storage shall be located 30 metres from all *lot lines* and 15 m from *watercourses, key ditches* and *constructed ditches.* (Bylaw 2650, 2014)

8.2.9 On-Site Parking and Loading

a) No *lot* in the A-2 Zone shall be used for more than a total of 72 hours in a calendar week for:

i. the storage or parking, other than in a garage or *carport*, of more than one unlicensed *vehicle* as defined in the ***Motor Vehicle Act,*** which is not a *farm vehicle* used in a *farm operation* of which the *lot* forms a part, and any such *vehicle* shall be stored or parked only to the rear of the wall nearest the *front lot line* of any *farm house* on the *lot*;

ii. the storage, other than in a *building*, of detached parts of motor *vehicles* except *farm* machinery and equipment used in a *farm operation* of which the *lot* forms a part.

b) Parking and storage of *farm vehicles* and *farm* machinery and equipment referred to in subsection 8.2.9 a) and not stored in *farm buildings* shall be in the *rear yard* of the principal *residential dwelling unit*.

8.2.10 Conditions of Use

a) The area used for the outdoor storage and retail sales of products associated with nursery operations, excluding bulk soil material, shall not exceed the lesser of 10% of the *lot area* and 2,000 sq m.

b) The area used for composting of *livestock* wastes shall not exceed 465 sq m per *farm operation*.

c) All *accessory farm residential buildings* shall

   i. not contain a *kitchen* or any *habitable space*;

   ii. be limited to one washroom with a maximum floor area of 10 sq m, which must not contain a bathtub and which must be located on the ground floor;

   iii. if designed and used for the storage or parking of *vehicles* on the ground floor, be designed and constructed with access to

   - the ground floor being limited to one door, which must provide access to and through the *vehicle* storage or parking area;
   - the upper level being limited to the inside of the interior of the *building*.

d) *A*gricultural *buildings* shall

   i. be designed and used for agricultural purposes only

   ii. be permitted only on a *lot* that is assessed as "*farm*" under the ***Assessment Act***

e) Telecommunication antennas and related equipment and *buildings* in the Agricultural Land Reserve shall not occupy more than 100 sq m of the *lot* on which they are located.

f) *Farm retail sales* are permitted provided that a minimum of 50% of the products are produced in the *farm operation* of which the *lot* on which the retail sales occur forms a part.

g) Processing and sales of *farm* and animal products are permitted, provided that a minimum of 50% of the products are produced in the *farm operation* of which the *lot* on which the processing and sales occur forms a part.

h) The *City* recognizes that there are *additional farm houses* in lawful existence on the date of adoption of Bylaw No. 2763, 2017 and that these *additional farm houses* are granted legal non-conforming status and may continue to be used as an *additional farm house* in the event of damage or destruction. (Bylaw 2763, 2017)

8.3 A-3 Agricultural and Farm Industrial

8.3.1 Intent

The intent of the Agricultural and *Farm Industrial* (A-3) Zone is to enhance the economic viability of farming and promote investment and diversification of the agricultural industry in Pitt Meadows with regulations consistent with the provisions of the ***Agricultural Land Commission Act*** and regulations.

8.3.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Agriculture* ▪ *Farm House* ▪ *Kennel* ▪ *Farm Industrial*	▪ *Home-Based Business* ▪ *Farm Retail Sales* ▪ *Bed and Breakfast* ▪ *Accessory Farm Residential Buildings and Structures* ▪ *Accessory Agricultural Buildings and Structures* ▪ *Boarding* ▪ *Licensed Winery, Brewery, Distillery, Meadery or Cidery* Lounge Bylaw 2722, 2016

8.3.3 Permitted Density

The maximum density is one *farm house* per *lot* with a maximum gross floor area of 500 sq m. In this section, attached garages and unenclosed carports are excluded to a cumulative maximum of 42 sq m. (Bylaw 2837, 2019).

8.3.4 Site Requirements

a) Minimum *lot area* for the purposes of subdivision is 8 ha.

b) Minimum *lot width* for the purposes of subdivision is one-quarter the least depth of the *lot*.

8.3.5 Permitted Lot Coverage

a) The maximum *lot coverage* for *agricultural buildings and structures* is

   i. 75% for greenhouses;

   ii. 20% for apiculture;

   iii. 35% for all other *farm industrial* and *agricultural buildings and structures* on the *lot*, including *kennels*.

b) The maximum *lot coverage* for all *residential buildings* and *structures* is

i) 5% for lots less than 4 ha;

ii) 1% for lots 4 ha or more.

8.3.6 Permitted Height

a) The maximum *height* for a *farm house* is the lesser of 2 ½ storeys and 10 m.

b) The maximum *height* for *accessory farm residential buildings* is the lesser of 5.0 m and 1 ½ storeys.

c) The maximum *height* for *accessory farm residential structures* is 9.0 m.

d) The maximum *height* for agricultural and *farm industrial buildings* and *structures* is 15.0 m with the exception of grain elevators and silos, which are permitted to a maximum *height* of 35 m.

e) The maximum *height* for *kennels* is 5.0 m.

8.3.7 Siting—Residential Buildings

a) All *residential buildings* shall be sited not less than

i. 7.5 m from front, rear and exterior *lot lines*;

ii. 3.0 m from *interior lot lines*;

iii. 15 m from *watercourses, key ditches* and *constructed ditches.* (Bylaw 2650, 2014)

b) All *accessory farm residential buildings and structures* shall have the following *building* separation:

i. Minimum of 1.2 m

ii. Maximum of 50 m

8.3.8 Siting—Agricultural Buildings and Manure Storage

Agricultural buildings and structures shall be sited not less than:

a) For *livestock* barns, poultry brooder houses, confined *livestock* areas, fur farming sheds, milking facilities, stables, and hatcheries:

i. 30 m from front, rear, and exterior *lot lines*;

ii. 15 m from *interior lot lines*;

iii. 15 m from *watercourses, key ditches* and *constructed ditches.* (Bylaw 2650, 2014)

iv. 30 m from *residential buildings* on adjacent *lots*.

b) For the growing of mushrooms:

   i. 15 m from front, rear, and exterior *lot lines*;

   ii. 7.5 m from *interior lot lines*;

   iii. 15 m from *watercourses, key ditches* and *constructed ditches.* (Bylaw 2650, 2014)

c) For the keeping of more than six swine and associated manure storage:

   i. 60 m from front, rear, and exterior *lot lines*;

   ii. 30 m from *interior lot lines*;

   iii. 30 m from *watercourses, key ditches* and *constructed ditches.* (Bylaw 2650, 2014)

   iv. 90 m from *residential buildings* on adjacent *lots*.

d) For *kennels*:

   i) 30 m from all *lot lines* and *watercourses, key ditches* and *constructed ditches.*

e) Except for those buildings in existence before July 13, 2018, all buildings and structures used to cultivate cannabis shall be sited not less than:

   i. 30 m for front, rear, interior and exterior lot lines;

   ii. 30 m from watercourses, key ditches, and constructed ditches;

   iii. 60 m from residential buildings on adjacent lots;

   iv. 150 m from recreation areas and schools (Bylaw 2814, 2018)

f) For all other *agricultural buildings and structures*:

   i. 9 m from front, rear, and exterior *lot lines*;

   ii. 4.5 m from *interior lot lines*;

   iii. 15 m from *watercourses* and *key ditches*; (Bylaw 2650, 2014)

   iv. 6 m from *constructed ditches*. (Bylaw 2650, 2014)

g) Unless otherwise noted, manure storage and mushroom solid waste storage shall be located 30 m from all *lot lines* and 15 m from *watercourses, key ditches* and *constructed ditches*. (Bylaw 2650, 2014)

h) Unenclosed storage shall be sited not less than 6.0 m from all *lot lines*.

8.3.9 On-Site Parking and Loading

a) No *lot* in the A-3 Zone shall be used for more than a total of 72 hours in a calendar week for

   i. the storage or parking, other than in a garage or *carport*, of more than one unlicensed *vehicle* as defined in the ***Motor Vehicle Act,*** which is not a *farm vehicle* used in a *farm operation* of which the *lot* forms a part, and any such *vehicle* shall be stored or parked only to the rear of the wall nearest the *front lot line* of any *farm house* on the *lot*;

   ii. the storage, other than in a *building*, of detached parts of motor *vehicles* except *farm* machinery and equipment used in a *farm operation* of which the *lot* forms a part.

b) Parking and storage of *farm vehicles* and *farm* machinery and equipment referred to in subsection 8.3.9 a) and not parked or stored in *farm buildings* shall be in the *rear yard* of the principal *residential dwelling unit*.

8.3.10 Conditions of Use

a) The area used for the outdoor storage and sales of products associated with nursery operations, excluding bulk soil material, shall not exceed the lesser of 10% of the site and 2,000 sq m.

b) The area used for composting of *livestock* wastes shall not exceed 465 sq m per *farm operation*.

c) *Accessory farm residential buildings* shall

   i. not contain a *kitchen* or any *habitable space*;

   ii. be limited to one washroom with a maximum floor area of 10 sq m, which must not contain a bathtub and which must be located on the ground floor;

   iii. if designed and used for the storage or parking of *vehicles* on the ground floor, be designed and constructed with access to

      - the ground floor being limited to one door, which must provide access to and through the *vehicle* storage or parking area;

      - the upper *storey* being limited to interior of the *building*.

d) *A*gricultural *buildings* shall

   i. be designed and used for agricultural purposes only

   ii. be permitted only on a *lot* that is assessed as "*farm*" under the ***Assessment Act***

e) *Farm retail sales* are permitted provided that a minimum of 50% of the products are produced in the *farm operation* of which the *lot* on which the retail sales occur forms a part.

f) Processing and sales of *farm* and animal products are permitted, provided that a minimum of 50% of the products are produced in the *farm operation* of which the *lot* on which the processing and sales occur forms a part.

8.4 A-4 Agricultural and Golf Course

8.4.1 Intent

This intent of the Agricultural and *Golf Course* (A-4) Zone is to permit the *use* of lands within the Agricultural Land Reserve for existing *golf course uses* and compatible *accessory uses* and *agriculture*.

8.4.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Agriculture* ▪ *Golf Courses*	*Uses accessory* to *agriculture*: ▪ *Farm Retail Sales* (Bylaw 2532, 2012) *Uses accessory* to *golf courses*, including: ▪ Clubhouses ▪ Golf Driving Ranges ▪ *Banquet facilities* ▪ *Restaurants* ▪ Retail ▪ *Caretaker Unit* ▪ *Golf Course* Maintenance and Storage Facilities ▪ Administrative *Offices* ▪ *Liquor-Primary Establishment – Major* (Bylaw 2570, 2012) ▪ *Liquor-Primary Establishment – Minor* ▪ *Licensed Winery, Brewery, Distillery, Meadery or Cidery Lounge* (Bylaw 2722, 2016)

8.4.3 Site Requirements

The minimum *lot area* for the purposes of subdivision is 16 ha.

8.4.4 Permitted Lot Coverage

The maximum *lot coverage* for *buildings* and *structures* is 1%.

8.4.5 Permitted Height

The maximum *height* for *buildings* is 12 m.

8.4.6 Siting

a) *Principal buildings* used in conjunction with a *golf course* shall be sited not less than

   i. 30 m from a *lot line* abutting single and multi-*family residential* zones

   ii. 8.0 m from a *lot line* abutting an adjacent agricultural *use*

b) Safety netting shall be located no closer than 7.0 m to any *lot line*, except where a *lot* abuts a *residential* zone, the required setback is 30 m.

c) *Agricultural buildings and structures* shall be sited not less than:

i. For *livestock* barns, poultry brooder houses, confined *livestock* areas, fur farming sheds, milking facilities, stables, and hatcheries:

30 m	from	front, rear, and exterior *lot lines*
15 m	from	*interior lot lines*
15 m	from	*Watercourses, key ditches* and *constructed ditches* *
30 m	from	*residential buildings* on adjacent *lots*

ii. For the growing of mushrooms:

30 m	from *	front, rear, and exterior *lot lines*
7.5 m	from	*interior lot lines*
15 m	from	*Watercourses, key ditches* and *constructed ditches* *

iii. For the keeping of more than six swine and associated manure storage:

60 m	from	front, rear, and exterior *lot lines*
30 m	from	*interior lot lines*
30 m	from	*Watercourses, key ditches* and *constructed ditches* *
90 m	from	*residential buildings* on adjacent *lots*

iv. For all other *agricultural buildings and structures*:

9 m	from	front, rear, and exterior *lot lines*
4.5 m	from	*interior lot lines*
15 m	from	*watercourses* and *key ditches**
6 m	from *	*constructed ditches**

*** (Bylaw 2650, 2014)**

v. Unless otherwise noted, manure storage and mushroom solid waste storage shall be located 30 metres from all *lot lines* and 15 m from *watercourses, key ditches* and *constructed ditches*. (Bylaw 2650, 2014)

8.4.7 On-Site Parking and Loading

No *lot* in the A-4 Zone shall be used for more than a total of 72 hours in a calendar week for

a) the storage or parking, other than in a garage or *carport*, of more than one unlicensed *vehicle* as defined in the ***Motor Vehicle Act,*** which is not a *farm vehicle* used in a *farm operation* of which the *lot* forms a part; and

b) the storage, other than in a *building*, of detached parts of motor *vehicles* except *farm* machinery and equipment used in a *farm operation* of which the *lot* forms a part.

8.4.8 Conditions of Use

a) *Golf course*

i. *Golf courses* and driving ranges shall be situated and designed to minimize the escape of golf balls to adjacent streets, public areas, and private property.

ii. Lights shall be arranged so as not to direct glare onto any *residential lot*, *farm* land, or street.

iii. Safety netting shall be kept in good repair and shall be bordered with screening and *landscaping* complying with Section 6.3 of this bylaw.

iv. The total floor area occupied by a *caretaker unit* shall, despite Section 2.3, not exceed 100 sq m, and not more than one unit shall be permitted in relation to any *golf course* operation.

v. A continuous buffer not less than 3.0 m wide, containing mature trees, natural bush, *landscaping,* and trespass-inhibiting features shall be provided along all *lot lines*.

b) *Agriculture*

i. The area used for the outdoor storage and sales of products associated with nursery operations, excluding bulk soil material, shall not exceed the lesser of 10% of the site area and 2,000 sq m.

ii. The area used for composting of *livestock* wastes shall not exceed 465 sq m per *farm operation*.

iii. *Farm retail sales* are permitted provided that a minimum of 50% of the products are produced in the *farm operation* of which the *lot* on which the retail sales occur forms a part.

iv. Processing and sales of *farm* and animal products are permitted, provided that a minimum of 50% of the products are produced in the *farm operation* of which the *lot* on which the processing and sales occur forms a part.

8.5 A-5 Agricultural and Wildlife Management

8.5.1 Intent

The intent of the Agricultural and *Wildlife Management* (A-5) Zone is to protect the farming areas of the municipality and support and acknowledge efforts to accommodate and foster wildlife with regulations consistent with the provisions of the ***Agricultural Land Commission Act*** and regulations.

8.5.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Agriculture* ▪ *Wildlife Management*	▪ *Farm retail sales*

8.5.3 Site Requirements

a) Minimum *lot area* for the purposes of subdivision is 16 ha.

b) Minimum *lot width* for the purposes of subdivision is one-quarter the least depth of the *lot.*

8.5.4 Permitted Lot Coverage

The maximum *lot coverage* for all *agricultural buildings and structures* is

a) 75% for greenhouses

b) 20% for apiculture;

c) 35% for all other *agricultural buildings and structures*

8.5.5 Permitted Height

The maximum *height* for *agricultural buildings and structures* is 15.0 m, with the exception of grain elevators and silos, which are permitted to a maximum *height* of 35 m.

8.5.6 Siting

Agricultural buildings and structures shall be sited not less than:

a) For *livestock* barns, poultry brooder houses, confined *livestock* areas, fur farming sheds, milking facilities, stables, and hatcheries:

   i. 30 m from front, rear, and exterior *lot lines*;

   ii. 15 m from *interior lot lines*;

   iii. 15 m from *watercourses, key ditches* and *constructed ditches*; (Bylaw 2650, 2014)

   iv. 30 m from *residential buildings* on adjacent *lots*.

b) For the growing of mushrooms:

   i. 15 m from front, rear, and exterior *lot lines*;

   ii. 7.5 m from *interior lot lines*;

   iii. 15 m from *watercourses, key ditches* and *constructed ditches*. (Bylaw 2650, 2014)

c) For the keeping of more than six swine and associated manure storage:

   i. 60 m from front, rear, and exterior *lot lines*;

   ii. 30 m from *interior lot lines*;

   iii. 30 m from *watercourses, key ditches* and *constructed ditches*; (Bylaw 2650, 2014)

   iv. 90 m from *residential buildings* on adjacent *lots*.

d) For all other *agricultural buildings and structures*:

   i. 9 m from front, rear, and exterior *lot lines*;

   ii. 4.5 m from *interior lot lines*;

   iii. 15 m from *watercourses* and *key ditches*.

   iv. 6 m from *constructed ditches.* (Bylaw 2650, 2014)

8.5.7 On-Site Parking and Loading

No *lot* in the A-5 Zone shall be used for more than a total of 72 hours in a calendar week for

a) the storage or parking, other than in a garage or *carport*, of more than one unlicensed *vehicle* as defined in the ***Motor Vehicle Act,*** which is not a *farm vehicle* used in a *farm operation* of which the *lot* forms a part;

b) the storage, other than in a *building*, of detached parts of motor *vehicles* except *farm* machinery and equipment used in a *farm operation* of which the *lot* forms a part.

8.5.8 Conditions of Use

a) The area used for the outdoor storage and sales of products associated with nursery operations, excluding bulk soil material, shall not exceed the lesser of 10% of the site area and 2,000 sq m.

b) The area used for composting of *livestock* wastes shall not exceed 465 sq m per *farm operation*.

c) *Accessory buildings* shall

   i. be designed and used only for agricultural purposes

   ii. be permitted only on a *lot* that is assessed as "*farm*" under the ***Assessment Act***

d) *Farm retail sales* are permitted provided that a minimum of 50% of the products are produced in the *farm operation* of which the *lot* on which the retail sales occur forms a part.

e) Processing and sales of *farm* and animal products are permitted, provided that a minimum of 50% of the products are produced in the *farm operation* of which the *lot* on which the processing and sales occur forms a part.

9 RURAL RESIDENTIAL

9.1 RR-1 Estate Lot Rural Residential

9.1.1 Intent

The intent of the Estate *Lot* Rural *Residential* (RR-1) Zone is to designate land outside the Agricultural Land Reserve suitable for single-*family residential* development on rural parcels at least 8 ha in area.

9.1.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Single-Family Dwelling* ▪ *Light Agriculture*	▪ *Secondary Suite* ▪ *Garden Suite* ▪ *Bed and Breakfast* ▪ *Home-Based Business* ▪ *Farm Retail Sales* ▪ *Accessory Residential Buildings* and *Uses* ▪ *Accessory Agriculture Buildings* and *Uses* ▪ *Boarding*

9.1.3 Site Requirements

a) Minimum *lot area* shall be 8 ha.

b) Minimum *lot width* shall be one-fourth the least depth of the site.

9.1.4 Permitted Lot Coverage

The maximum *lot coverage* is 10%.

9.1.5 Permitted Height

a) The maximum *height* for a *single-family dwelling* is the lesser of 2 ½ storeys and 10m.

b) The maximum *height* for *accessory residential buildings* and *structures* is 5.0 m.

c) The maximum *height* for light *agricultural buildings and structures* is 10 m.

9.1.6 Siting

a) All *residential buildings* shall be sited not less than

i. 7.5 m from front, rear and *exterior side lot lines*;

ii. 3 m from interior side lot lines;

iii. 15 m from *watercourses, key ditches* and *constructed ditches*; (Bylaw 2650, 2014)

b) *Buildings* for light agricultural *use* that involve the keeping of *livestock* shall be sited not less than

i. 30 m from front and *exterior side lot lines*;

ii. 15 m from rear and *interior side lot lines;*

iii. 30.5 m from all standpipes, wells, other sources of potable water, and the natural boundaries of *watercourses, key ditches* and *constructed ditches*; (Bylaw 2650, 2014).

c) All other *buildings* for light agricultural shall be sited not less than

i. 9 m from front, rear, and exterior *lot lines*;

ii. 4.5 m from *interior lot lines*;

iii. 15 m from *watercourses, key ditches* and *constructed ditches*; (Bylaw 2650, 2014)

9.1.7 Conditions of Use – (Bylaw 2532, 2012)

a) All *accessory residential buildings* shall

i. not contain a *kitchen* or any *habitable space*;

ii. be limited to one washroom with a maximum floor area of 10 sq m, which must not contain a bathtub and which must be located on the ground floor;

iii. if designed and used for the storage or parking of *vehicles* on the ground floor, be designed and constructed with access to

- the ground floor being limited to one door, which must provide access to and through the *vehicle* storage or parking area;
- the upper *storey* being limited to the interior of the *building*.

b) Despite any other provision of this bylaw, the *uses* indicated on the *lots* with the following legal descriptions are permitted, subject to the following requirements:

Permitted Use	Location
Shooting Range	Parcel Identifier: 013-557-351 NORTH EAST QUARTER LEGAL SUBDIVISION 14 SECTION 7 TOWNSHIP 42 NEW WESTMINSTER DISTRICT Parcel Identifier: 013-557-289 LEGAL SUBDIVISION 11 SECTION 7 TOWNSHIP 42 NEW WESTMINSTER DISTRICT Parcel Identifier: 013-557-301 SOUTH HALF LEGAL SUBDIVISION 14 SECTION 7 TOWNSHIP 42 NEW WESTMINSTER DISTRICT

i. Maximum *height* for the *principal building* is the lesser of 2 ½ storeys and 10 m.

ii. The maximum *height* for *accessory buildings* and *structures* is 5.0 m.

iii. The maximum *lot coverage* is 10%;

9.2 RR-2 Large Lot Rural Residential

9.2.1 Intent

The intent of the *Large Lot* Rural *Residential* (RR-2) Zone is to designate land outside the Agricultural Land Reserve suitable for single-*family residential* development on rural parcels at least 4 ha in area.

9.2.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Single-Family Dwelling* ▪ *Light Agriculture*	▪ *Secondary Suite* ▪ *Garden Suite* ▪ *Bed and Breakfast* ▪ *Home-Based Business* ▪ *Accessory Residential Buildings* and *Uses* ▪ *Boarding*

9.2.3 Site Requirements

a) Minimum *lot area* shall be 4 ha.

b) Minimum *lot width* shall be one-fourth the least depth of the *lot*.

9.2.4 Permitted Lot Coverage

The maximum *lot coverage* is 10%.

9.2.5 Permitted Height

a) The maximum *height* for a *single-family dwelling* is the lesser of 2 ½ storeys and 10 m.

b) The maximum *height* for *accessory residential buildings* and *structures* is 5.0 m.

9.2.6 Siting

All *residential buildings* shall not be sited less than

a) 7.5 m from front, rear, and *exterior side lot lines*;

b) 3 m from *interior side lot lines*;

c) 15 m from *watercourses, key ditches* and *constructed ditches*; (Bylaw 2650, 2014)

9.2.7 Conditions of Use

a) All *accessory residential buildings* shall

i. not contain a *kitchen* or any *habitable space*;

ii. be limited to one washroom with a maximum floor area of 10 sq m, which must not contain a bathtub and which must be located on the ground floor;

iii. if designed and used for the storage or parking of *vehicles* on the ground floor, be designed and constructed with access to

- the ground floor being limited to one door, which must provide access to and through the *vehicle* storage or parking area;
- the upper *storey* being limited to the interior of the *building*.

b) *Buildings* for light agricultural *use* that involve the keeping of *livestock* shall be sited not less than

i. 30 m from front and *exterior side lot lines*;

ii. 15 m from rear and *interior side lot lines*;

iii. 30.5 from all standpipes, wells, other sources of potable water, and the natural boundaries of *watercourses*, key ditches and constructed ditches. (Bylaw 2650, 2014)

c) All other *buildings* for light agricultural shall be sited not less than

i. 9 m from front, rear, and exterior *lot lines*;

ii. 4.5 m from *interior lot lines*;

iii. 15 m from *watercourses*, key ditches and constructed ditches. (Bylaw 2650, 2014)

9.3 RR-3 Medium Lot Rural Residential

9.3.1 Intent

The intent of the Medium *Lot Residential* (RR-3) Zone is to designate land outside the Agricultural Land Reserve suitable for single-*family residential* development on small holding rural parcels at least 2 ha in area.

9.3.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Single-Family Dwelling* ▪ *Natural Resource* ▪ *Light Agriculture*	▪ *Secondary Suite* ▪ *Garden Suite* ▪ *Bed and Breakfast* ▪ *Home-Based Business* ▪ *Accessory Residential Buildings* and *Uses* ▪ *Boarding*

9.3.3 Site Requirements

a) Minimum *lot area* shall be 2 ha.

b) Minimum *lot width* shall be no less than one-fourth the least depth of the *lot*.

9.3.4 Permitted Lot Coverage

The maximum *lot coverage* is 10%.

9.3.5 Permitted Height

a) The maximum *height* for a *single-family dwelling* is the lesser of 2 ½ storeys and 10 m.

b) The maximum *height* for *accessory residential buildings* and *structures* is 5.0 m.

9.3.6 Siting

All *residential buildings* shall not be sited less than

a) 7.5 m from front, rear, and *exterior side lot lines*;

b) 3 m from *interior side lot lines*.

c) 15 m from *watercourses*, *key ditches* and constructed ditches. (Bylaw 2650, 2014)

9.3.7 Conditions of Use

All *accessory residential buildings* shall

a) not contain a *kitchen* or any *habitable space;*

b) be limited to one washroom with a maximum floor area of 10 sq m, which must not contain a bathtub and which must be located on the ground floor;

c) if designed and used for the storage or parking of *vehicles* on the ground floor, be designed and constructed with access to

   i. the ground floor being limited to one door, which must provide access to and through the *vehicle* storage or parking area;

   i. the upper *storey* being limited to the interior of the *building*.

d) *Buildings* for *light agricultural use* that involve the keeping of *livestock* shall be sited not less than

   i. 30 m from front and *exterior side lot lines*;

   ii. 15 m from rear and *interior side lot lines*;

   iii. 30.5 m from all standpipes, wells, other sources of potable water, and the natural boundaries of *watercourses, key ditches and constructed ditches.* (Bylaw 2650, 2014)

e) All other *buildings* for light agricultural shall be sited not less than

   i. 9 m from front, rear, and exterior *lot lines*;

   ii. 4.5 m from *interior lot lines*;

   iii. 15 m from *watercourses, key ditches and constructed ditches.* (Bylaw 2650, 2014)

9.4 RR-4 Small Lot Rural Residential

9.4.1 Intent

The intent of the Small *Lot* Rural *Residential* (RR-4) Zone is to designate land outside the Agricultural Land Reserve suitable for single-*family residential* development on small holding rural parcels at least 1 ha in area.

9.4.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Single-Family Dwelling* ▪ *Light Agriculture*	▪ *Secondary Suite* ▪ *Garden Suite* ▪ *Bed and Breakfast* ▪ *Home-Based Business* ▪ *Accessory Residential Buildings* and *Uses* ▪ *Accessory Agriculture Buildings* and *Uses* ▪ *Boarding*

9.4.3 Site Requirements

a) Minimum *lot area* shall be 1 ha.

b) Minimum *lot width* shall be no less than one-fourth the least depth of the site.

9.4.4 Permitted Lot Coverage

The maximum *lot coverage* is 10%.

9.4.5 Permitted Height

a) The maximum *height* for a *single-family dwelling* is the lesser of 2 ½ storeys and 10 m.

b) The maximum *height* for *accessory residential buildings* and *structures* is 5.0 m.

c) The maximum *height* for light *agricultural buildings and structures* is 10 m.

9.4.6 Siting

a) All *residential buildings* shall be sited not less than

i. 7.5 m from front, rear, and *exterior side lot lines*;

ii. 3 m from *interior side lot lines*;

iii. 15 m from *watercourses, key ditches and constructed ditches.* (Bylaw 2650, 2014)

b) *Buildings* for light agricultural *use* that involve the keeping of *livestock* shall be sited not less than

   i. 30 m from front and *exterior side lot lines*;

   ii. 15 m from rear and *interior side lot lines*;

   iii. 30.5 m from all standpipes, wells, other sources of potable water, and the natural boundaries of *watercourses, key ditches and constructed ditches.* (Bylaw 2650, 2014)

c) All other *buildings* for light agricultural shall be sited not less than

   i. 9 m from front, rear, and exterior *lot lines*;

   ii. 4.5 m from *interior lot* lines;

   iii. 15 m from *watercourses, key ditches and constructed ditches.* (Bylaw 2650, 2014)

9.4.7 Conditions of Use

All *accessory residential buildings* shall

a) not contain a *kitchen* or any *habitable space*;

b) be limited to one washroom with a maximum floor area of 10 sq m, which must not contain a bathtub and which must be located on the ground floor;

c) if designed and used for the storage or parking of *vehicles* on the ground floor, be designed and constructed with access to

   i. the ground floor being limited to one door, which must provide access to and through the *vehicle* storage or parking area;

   ii. the upper *storey* being limited to the interior of the *building*.

9.5 RR-5 Rural Residential Cluster Housing

9.5.1 Intent

The intent of the Rural Residential Cluster Housing (RR-5) Zone is to provide for the clustering of *residential* single *family lots* on land outside the Agricultural Land Reserve, consistent with the ***Official Community Plan***, 70% of which are at least 0.4 ha in area, where an adequate water supply has been provided.

9.5.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Single-Family Dwelling*	▪ *Secondary Suite* ▪ *Garden Suite* ▪ *Bed and Breakfast* ▪ *Home-Based Business* ▪ *Accessory Residential Buildings* and *Uses* ▪ *Boarding*

9.5.3 Site Requirements

a) In any subdivision, the minimum *lot area* is 0.2 ha and at least 70% of the *lots* shall have an area of at least 0.4 ha.

b) Minimum *lot width* is one-fourth the least depth of the site.

9.5.4 Permitted Lot Coverage

The maximum *lot coverage* is 11%.

9.5.5 Permitted Height

a) The maximum *height* for a *single-family dwelling* is the lesser of 2 ½ storeys and 10 m.

b) The maximum *height* for *accessory residential buildings* and *structures* is 5.0 m.

9.5.6 Siting

All *residential buildings* shall be sited not less than

a) 7.5 m from front, rear, and *exterior side lot lines*;

b) 3 m from *interior side lot lines*;

c) 15 m *watercourses, key ditches and constructed ditches.* (Bylaw 2650, 2014)

9.5.7 Conditions of Use

All *accessory residential buildings* shall

a) not contain a *kitchen* or any *habitable space*;

b) be limited to one washroom with a maximum floor area of 10 sq m, which must not contain a bathtub and which must be located on the ground floor;

c) if designed and used for the storage or parking of *vehicles* on the ground floor, be designed and constructed with pedestrian access to

   i. the ground floor being limited to one door which must provide access to and through the *vehicle* storage or parking area;

   ii. the upper *storey* being limited to the interior of the *building*.

10 RESIDENTIAL

10.1 RS Large Lot Residential

10.1.1 Intent

The intent of the Large *Lot* Residential (RS) Zone is to provide for single *family* residential homes on *lots* at least 0.2 ha in area which are expected in the long term to be urban in character.

10.1.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Single-Family Dwelling* ▪ Light *Agriculture* *(Bylaw 2782, 2017)*	▪ *Secondary Suite* ▪ *Garden Suite* ▪ *Home-Based Business* ▪ *Accessory Residential Buildings* and *Uses* ▪ *Boarding*

10.1.3 Site Requirements

a) Minimum *lot area* shall be 0.2 ha.

b) Minimum *lot width* shall be one-fourth the least depth of the *lot*.

10.1.4 Dimensions of Buildings and Structures (Bylaw 2837, 2019)

a) The maximum lot coverage is 30%;

b) The height of a principal building shall not exceed

i. 9.0 m for a building with a roof slope of 1:4 or more; or

ii. 7.4 for a building with a roof slope less than 1:4.

10.1.5 Siting

a) *Principal buildings* shall not be sited less than

iii. 7.5 m from front and *rear lot lines*

iv. 1.5 m from *interior side lot lines*

v. 4 m from *exterior side lot lines*

vi. 15 m from *watercourses, key ditches and constructed ditches.* (Bylaw 2650, 2014)

b) *Buildings* and *structures* for light agricultural *use* that involve the keeping of *livestock* shall not be sited less than

i. 22 m from front and *exterior side lot lines*;

ii. 6 m from rear and *interior side lot lines*;

iii. 30.5 m from all standpipes, wells, other sources of potable water, and the natural boundaries of *watercourses, key ditches and constructed ditches.* (Bylaw 2650, 2014)

10.1.6 Conditions of Use

a) Light agricultural *uses* involving the keeping of *livestock* shall be permitted only on *lots* 0.4 ha or greater.

10.2 R-3 Urban Residential 3 (Bylaw 2986, 2024)

10.2.1 Intent

The intent of the Urban Residential 3 (R-3) Zone is to provide for development of up to three *dwelling units* on a lot within the urban containment boundary, in a variety of building forms.

10.2.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Single-Family Dwelling* ▪ *Duplex* ▪ *Townhouse* ▪ *Apartment*	▪ *Garden Suite* ▪ *Home-Based Business* ▪ *Accessory Residential Buildings* and *Uses* ▪ *Boarding*

10.2.3 Lot Requirements

a) The minimum *lot area* for subdivision shall be 1,215 sq m. (Bylaw 2972, 2024)

b) The minimum *lot width* for subdivision shall be 12 m. (Bylaw 2972, 2024)

c) The maximum permitted *impervious surface* allowance is 70% of the lot area.

10.2.4 Permitted Density

a) The maximum permitted number of *dwelling units* is three.

10.2.5 Dimensions of Buildings and Structures

a) The maximum permitted *gross floor area* is 232 sq m.

b) For a *single-family dwelling* or *duplex*, up to 25 sq m of *gross floor area* per *dwelling unit* can be excluded from the maximum *gross floor area* for a garage or *carport*.

c) Up to 4 sq m of *gross floor area* per *dwelling unit* can be excluded from the maximum *gross floor area* for space dedicated for residential storage, provided it is a contiguous partitioned space designed for the purpose of storage and located inside the *dwelling unit* and within 4 m of its principal entrance.

d) The maximum *lot coverage* is 50%.

e) The height of a *principal building* shall not exceed the lesser of 10 m and three storeys.

f) The depth of a *principal building* shall not exceed 22 m.

g) The surface of the first floor is not more than 0.8 m above the average grade at any building elevation facing a street, except that where the property is located in the flood plain or has a flood covenant registered on the property title the surface of the first floor may be adjusted to meet the flood proofing requirements.

10.2.6 Siting

Principal buildings shall not be sited less than

a) 5.5 m from front lot line, but may be reduced to 4 m where parking is provided behind the principal building.

b) 6 m from rear lot lines.

c) 1.2 m from interior side lot lines.

d) 1.8 m from exterior side lot lines.

10.3 R-4 Urban Residential 4 (Bylaw 2986, 2024)

10.3.1 Intent

The intent of the Urban Residential 4 (R-4) Zone is to provide for development of up to four *dwelling units* on a lot within the urban containment boundary, in a variety of building forms.

10.3.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Single-Family Dwelling* ▪ *Duplex* ▪ *Townhouse* ▪ *Apartment*	▪ *Secondary Suite* ▪ *Garden Suite* ▪ *Home-Based Business* ▪ *Accessory Residential Buildings and Uses* ▪ *Boarding*

10.3.3 Lot Requirements

a) The minimum lot area for subdivision shall be 1,215 sq m. (Bylaw 2972, 2024)

b) The minimum lot width for subdivision shall be 12 m. (Bylaw 2972, 2024)

c) The maximum permitted impervious surface allowance is 70% of the lot area.

10.3.4 Permitted Density

The maximum permitted number of *dwelling units* is four

10.3.5 Dimensions of Buildings and Structures

a) For a *duplex, townhouse*, or *apartment* use, at least one *dwelling unit* must contain at least three bedrooms.

b) The maximum permitted floor-area ratio is:

i. 0.50 where one or two *dwelling units* are provided

ii. 0.70 where three or four *dwelling unit*s are provided

c) For a *single-family dwelling* or *duplex*, up to 25 sq m of gross floor area per *dwelling unit* can be excluded from the maximum gross floor area for a garage or carport.

d) Up to 4 sq m of gross floor area per *dwelling unit* can be excluded from the maximum gross floor area for space dedicated for residential storage, provided it is a contiguous partitioned space designed for the purpose of storage and located inside the *dwelling unit* and within 4 m of its principal entrance.

e) The maximum lot coverage is 40%.

f) The height of a principal building shall not exceed the lesser of 10 m and three storeys.

g) The depth of a principal building shall not exceed 22 m.

h) The surface of the first floor is not more than 0.8 m above the average grade at any building elevation facing a street, except that where the property is located in the flood plain or has a flood covenant registered on the property title the surface of the first floor may be adjusted to meet the flood proofing requirements.

10.3.6 Siting

Principal buildings shall not be sited less than

a) 5.5 m from front lot line, but may be reduced to 4 m where parking is provided behind the principal building.

b) 6 m from rear lot lines.

c) 1.2 m from interior side lot lines

d) 3 m from exterior side lot lines.

10.4 R-6 Urban Residential 6 (Bylaw 2986, 2024)

10.4.1 Intent

The intent of the Urban Residential 6 (R-6) Zone is to provide for development of up to six *dwelling unit*s on a lot, within the urban containment boundary and that is close to frequent transit, in a variety of building forms.

10.4.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Single-Family Dwelling* ▪ *Duplex* ▪ *Townhouse* ▪ *Apartment*	▪ *Secondary Suite* ▪ *Garden Suite* ▪ *Home-Based Business* ▪ *Accessory Residential Buildings* and *Uses* ▪ *Boarding*

10.4.3 Lot Requirements

a) Minimum *lot area* for subdivision shall be 1,215 sq m. (Bylaw 2972, 2024)

b) Minimum *lot width* for subdivision shall be 12 m. (Bylaw 2972, 2024)

c) The maximum permitted impervious surface allowance is 70% of the lot area.

10.4.4 Permitted Density

a) The maximum permitted number of *dwelling unit*s is five. A maximum of six dwelling units is permitted, on the condition that at least one *dwelling unit* meets the applicable adaptable housing requirements in the BC Building Code.

10.4.5 Dimensions of Buildings and Structures

a) For a *duplex*, *townhouse*, or *apartment use*, at least two *dwelling units* must contain at least three bedrooms.

b) The maximum permitted floor-area ratio is:

i. 0.55 where one or two *dwelling units* are provided

ii. 0.80 where three, four, five or six *dwelling units* are provided

c) For a *single-family dwelling* or *duplex*, up to 25 sq m of *gross floor area* per *dwelling unit* can be excluded from the maximum gross floor area for a garage or carport.

d) Up to 4 sq m of *gross floor area* per *dwelling unit* can be excluded from the maximum *gross floor area* for space dedicated for residential storage, provided it is a contiguous partitioned space designed for the purpose of storage and located inside the *dwelling unit* and within 4 m of its principal entrance.

e) Up to 25 sq m of gross floor area per *dwelling unit* can be added to the maximum gross floor area where at least one parking space for that *dwelling unit* is provided below the surface of the first floor.

f) The maximum lot coverage is 50%.

g) The height of a principal building shall not exceed the lesser of 10 m and three storeys.

h) The depth of a principal building shall not exceed 22 m.

i) The surface of the first floor is not more than 0.8 m above the average grade at any building elevation facing a street, except that where the property is located in the flood plain or has a flood covenant registered on the property title the surface of the first floor may be adjusted to meet the flood proofing requirements.

10.4.6 Siting

Principal buildings shall not be sited less than

a) 5.5 m from front lot line, but may be reduced to 4 m where parking is provided behind the principal building.

b) 6 m from rear lot lines.

c) 1.2 m from interior side lot lines.

d) 3 m from exterior side lot lines

10.5 RM-1 Multi-Family Residential 1

10.5.1 Intent

The intent of the Multi-*Family* Residential 1 (RM-1) Zone is to designate land suitable for comprehensively planned moderate density housing developments which incorporate a high level of design.

10.5.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Townhouse*	▪ *Home-Based Business* ▪ *Accessory Residential Buildings* and *Uses*

10.5.3 Permitted Density

The maximum *floor-area ratio* shall be 0.55.

10.5.4 Site Requirements

a) Minimum *lot area* shall be 0.4 ha.

b) Minimum *lot width* shall be 30 m.

c) Minimum *lot depth* shall be 30 m.

10.5.5 Dimensions of Buildings and Structures

a) The maximum *lot coverage* is 40%.

b) *Principal buildings* shall not exceed a *height* of 10.0 m.

10.5.6 Siting

Principal buildings shall not be sited less than

a) 7.5 m from front and *rear lot lines*

b) 1.5 m from *interior side lot lines*

c) 4.5 m from *exterior side lot lines*

10.5.7 Conditions of Use

A *carport* or garage for at least one *vehicle* shall be provided for each *dwelling unit*.

10.6 RM-2 Multi-Family Residential 2

10.6.1 Intent

The intent of the Multi-*Family* Residential 2 (RM-2) Zone is to designate land suitable for comprehensively planned *townhouse* and low-density *apartment* developments that incorporate a high level of design.

10.6.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Townhouse* ▪ *Apartment*	▪ *Home-Based Business* ▪ *Accessory Residential Buildings* and *Uses*

10.6.3 Permitted Density

The maximum *floor-area ratio* shall be 0.55.

10.6.4 Site Requirements

a) Minimum *lot area* shall be 3,035 sq m.

b) Minimum *lot width* shall be 30 m.

c) Minimum *lot depth* shall be 30 m.

10.6.5 Dimensions of Buildings and Structures

a) The maximum *lot coverage* is 40%.

b) *Principal buildings* shall not exceed a *height* of 10.0 m.

10.6.6 Siting

a) *Principal buildings* shall not be sited less than

i. 3.0 m from front or *exterior side lot lines*;

ii. 5.5 m from *rear lot lines,* except on *corner lots* where the rear-facing wall contains no windows to a habitable room, the setback may be reduced to 3.6 m;

iii. 7.5 m from *interior side lot lines*, except where interior-side-facing walls contain no windows to a habitable room, the setback may be reduced to 3.6 m.

b) *Accessory buildings* and *structures* shall be sited

i. not less than 3 m from any rear or *interior side lot line*

10.7 RM-3 Multi-Family Residential 3

10.7.1 Intent

The intent of the Multi-*Family* Residential 3 (RM-3) Zone is to designate land suitable for comprehensively planned developments consisting of a majority of *apartment* development with some *dwelling units* having individual access at ground level.

10.7.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Townhouse* (Bylaw 2722, 2016)	▪ *Home-Based Business* ▪ *Accessory Residential Buildings* and *Uses*

10.7.3 Permitted Density

The maximum *floor-area ratio* shall be 0.55.

10.7.4 Site Requirements

Minimum *lot area* shall be 0.4 ha.

10.7.5 Dimensions of Buildings and Structures

a) The maximum *lot coverage* is 40%.

b) *Principal buildings* shall not exceed a *height* of 13.0 m.

10.7.6 Siting

a) *Principal buildings* shall not be sited less than

   i. 7.5 m from front or *exterior side lot lines*;

   ii. 7.5 m from rear and *interior lot lines*, except on *corner lots* where the rear-facing wall contains no windows to a habitable room, this setback may be reduced to 3.6 m.

b) *Accessory buildings* and *structures* shall be sited

   i. not less than 3 m from any rear or *interior side lot line*

10.8 RM-4 Multi-Family Residential 4

10.8.1 Intent

The intent of the Multi-*Family* Residential 4 (RM-4) Zone is to designate land suitable for comprehensively planned developments consisting of mid- and high-rise *apartment buildings* that incorporate a high level of design.

10.8.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Apartment*	▪ *Home-Based Business* ▪ *Accessory Residential Buildings* and *Uses*

10.8.3 Permitted Density

The maximum *floor-area ratio* shall be 3.

10.8.4 Site Requirements

a) Minimum *lot area* shall be 0.4 ha.

b) Minimum *lot width* shall be 40 m.

10.8.5 Dimensions of Buildings and Structures

a) The maximum *lot coverage* is 40%.

b) The *height* of *buildings* and other *structures* shall be restricted as follows:

   i. The *principal building* shall not exceed 40 m in *height*.
   ii. *Accessory buildings* shall not exceed 4.5 m in *height*.

c) The maximum width of the horizontal façade of a *principal building* facing a street shall not exceed 15% of the perimeter of the *lot*.

10.8.6 Siting

Principal buildings shall not be sited less than

a) 6.0 m from a front *lot line* and a *rear lot* line

b) 6.0 from an exterior side *lot* line

c) 3.5 m from an *interior side lot line*

10.8.7 Conditions of Use

Amenities and common facilities including saunas, tennis courts, swimming pools, gymnasiums, racquetball or squash clubs, games or hobby rooms, and similar areas primarily for the *use* of residents of the *building* may be excluded from *gross floor area* calculations for the purpose of *floor-area ratio* limitations, provided that the total area of such amenities and facilities does not exceed 20% of the *gross floor area*.

10.9 RM-5 Multi-Family Residential 5

10.9.1 Intent

The intent of the Multi-*Family* Residential 5 (RM-5) Zone is to designate land suitable for comprehensively planned developments consisting of high-rise *apartment buildings* that incorporate a high level of design.

10.9.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Apartment*	▪ *Home-Based Business* ▪ *Accessory Residential Buildings* and *Uses*

10.9.3 Permitted Density

The maximum *floor-area ratio* shall be 3.25.

10.9.4 Site Requirements

a) Minimum *lot area* shall be 0.4 ha.

b) Minimum *lot width* shall be 40 m.

10.9.5 Dimensions of Buildings and Structures

a) The maximum *lot coverage* is 50%.

b) The *height* of *buildings* and other *structures* shall be restricted as follows:

   i. The *principal building* shall not exceed 40 m in *height*.
   ii. *Accessory buildings* shall not exceed 4.5 m in *height.*

c) The maximum width of the horizontal façade of a *principal building* facing a street shall not exceed 15% of the perimeter of the *lot*.

10.9.6 Siting

a) The *principal building* or *structure* shall not be sited less than 6.0 m from all *lot lines*.

b) The upper storeys of *buildings* shall be sited so that not more than 12 m in length of the walls of the upper storeys of adjacent *structures*, including *structures* on adjacent *lots*, are less than 20 m apart, and that all portions of such upper storeys are at least 12 m apart.

10.9.7 Conditions of Use

Amenities and common facilities including saunas, tennis courts, swimming pools, gymnasiums, racquetball or squash clubs, games or hobby rooms, and similar areas primarily for the *use* of residents of the *building* may be excluded from *gross floor area* calculations for the purpose of *floor-area ratio* limitations, provided that the total area of such amenities and facilities does not exceed 20% of the *gross floor area*.

10.10 RMH Residential Mobile Home

10.10.1 Intent

The intent of the Residential Mobile Home Zone is to accommodate mobile homes within a mobile home park.

10.10.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Mobile Home*	▪ *Home-Based Business* ▪ *Accessory Residential Buildings* and *Uses*

10.10.3 Lot Requirements

Minimum *lot area* shall be 9 ha.

10.10.4 Permitted Density

The maximum number of mobile homes per ha is 17.

10.10.5 Dimensions of Buildings and Structures

a) The maximum *lot coverage* is 35%.

b) The maximum height for principal buildings is 9 m.

10.10.6 Siting

a) *Mobile homes* and *accessory residential buildings* shall be sited not less than
   i) 7.5 m from front and rear lot lines;
   ii) 1.5 m from interior side lot lines;
   iii) 4.5 m from exterior side lot lines.

10.10.7 Conditions of Use

a) Section 4.12, Siting for Buildings Adjacent to Highway and CPR Line, shall not apply to mobile homes.

b) Notwithstanding Section 4.13, accessory residential buildings and structures are limited to one per mobile home.

11 COMMERCIAL

11.1 C-1 Highway Commercial

11.1.1 Intent

The intent of the Highway Commercial (C-1) Zone is to provide for a mix of commercial and related *uses* oriented to vehicular access as part of a comprehensive development plan.

11.1.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Retail Use* ▪ *Retail Outlet* ▪ *Indoor Recreation* ▪ *Commercial School* ▪ *Hotel* ▪ *Liquor Retail* ▪ *Office* ▪ *Theatre Use* ▪ *Personal Service* ▪ *Restaurant* ▪ *Veterinary Services* ▪ *Dog Daycare* ▪ *Vehicle Dealership* ▪ *Car Wash* ▪ *Vehicle Repair* (Bylaw 2972, 2024)	▪ *Amusement Arcade* ▪ *Drive-through Restaurant* ▪ *Drive-through Business* ▪ *Gas Bar* ▪ *Beverage Container Return Facility* ▪ *Liquor Retail Accessory* to *Hotel Use* ▪ *Liquor-Primary Establishment - Minor Accessory* to *Hotel Use*

11.1.3 Permitted Density

a) The maximum *floor-area ratio* for *hotels* is 1.5.

b) The maximum *floor-area ratio* for all other *uses* is 0.5.

11.1.4 Site Requirements

Minimum *lot area* shall be 2.5 ha.

11.1.5 Permitted Lot Coverage

The maximum *lot coverage* is 50% for *buildings*.

11.1.6 Permitted Height

a) The maximum *height* for all *principal buildings* is 12 m.

b) The maximum *height* of *accessory buildings* is 5 m.

11.1.7 Siting

a) All *buildings* shall be sited not less than 3.0 m from all *lot lines*.

b) Notwithstanding subsection 11.1.7 a), no *building* shall be located closer to a *residential* zone than

i. 7.5 m for a 2-*storey* or 12-metre-high *building*

ii. 25 m for a 3- or more *storey building*

c) Where a *lot line* abuts the Agricultural Land Reserve, the minimum setback for principal and *accessory buildings* shall be 15 m.

d) Where a *lot line* abuts Lougheed Highway, the minimum setback for all *buildings* shall be 7.5 m.

e) *Vehicle repair* and *car wash uses* shall not be located closer than 20 m from a zone that permits *residential use*.

11.1.8 Conditions of Use

a) A fully or semi-automatic *car wash* must be wholly contained in a *building*.

b) The maximum amount of site area devoted to *vehicle dealerships*, whether on a single *lot* or on two or more adjacent *lots*, shall be 1 ha, with the exception of the following property: (Bylaw 2670, 2014)

PID: 017-828-601

Lot A Except: Firstly; Part Subdivided by Plan LMP45462, Secondly; Part Subdivided by Plan BCP16025, Thirdly; Part Parcel A (Statutory Right of Way Plan BCP24939) Fourthly; Part Parcel B (Statutory Right of Way Plan BCP24939) Fifthly; Part Subdivided by Plan BCP50365 District Lot 223, 224, 246 and 286 Group 1 New Westminster District Plan LMP4786

c) Vehicle repair as a principal use is permitted only on lots that are not located adjacent to lots that are zoned residential or mixed-use or are not located across a road (excluding a provincial highway) from properties that are zoned residential or mixed-use. (Bylaw 2972, 2024)

11.1.9 Site Specific Provisions

d) In the case of Lot A except: Part Subdivided by Plan BCP18702; District Lots 223 and 224 Group 1 NWD Plan BCP 18701, one *child daycare* operation as a *principal use* shall be permitted provided that the *child daycare* is located at least 375 m from the Lougheed Highway, and provided that an outdoor, fenced playground of a minimum of 540 sq m is located adjacent to the *child daycare.* (Bylaw 2766, 2017)

e) In the case of Lot A except: Part Subdivided by Plan BCP18702; District Lots 223 and 224 Group 1 NWD Plan BCP 18701, *retail* sales of *cannabis* is permitted as a *principal use* in Unit 725.

11.2 C-2 Neighbourhood Centre Commercial

11.2.1 Intent

The intent of the Neighbourhood Centre Commercial (C-2) Zone is to provide for range of *retail uses* and services on large sites that serves as a transition between *vehicle*-oriented *uses* along the Lougheed Highway and the mixed, high-density *uses* on Harris Road.

11.2.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Retail Use* ▪ *Indoor Recreation* ▪ *Commercial School* ▪ *Office* ▪ *Theatre Use* ▪ *Personal Service* ▪ *Restaurant* ▪ *Veterinary Services* ▪ *Dog Daycare* ▪ *Liquor Retail* ▪ *Micro-brewery* (Bylaw 2722, 2016)	▪ *Drive-through Restaurant* ▪ *Drive-through Business*

11.2.3 Site Requirements

Minimum *lot area* shall be 6,000 sq m.

11.2.4 Permitted Lot Coverage

The maximum *lot coverage* is 60% for *buildings*.

11.2.5 Permitted Height

The maximum *height* of all *buildings* is 12 m.

11.2.6 Siting

a) All *buildings* shall be sited not less than

   i. 1.0 m from front and *exterior side lot lines*

   ii. 3.0 m from interior side and *rear lot lines*.

b) Notwithstanding subsection 11.2.6 a), where a *lot line* abuts the Lougheed Highway, the minimum setback for all *buildings* shall be 7.5 m.

11.2.7 Conditions of Use

a) Despite any other provision of this bylaw, the *uses* indicated on the *lots* with the following legal descriptions are permitted, subject to all other applicable regulations in this zone:

Permitted Use	Location
Place of Worship	Strata *Lot* 5, 6 & 12 Section 25 Block 6 North Range 1 East New Westminster District Strata Plan LMS148
Liquor-Primary Establishment—Major	Strata *Lots* 7, 8, 9 & 10 Section 25 Block 6 North Range 1 East New Westminster District Strata Plan LMS148
Vehicle-Body Repair	Strata *Lot* 14, 15 Section 25 Block 6 North Range 1 East New Westminster District Strata Plan LMS148 *Lot* 1 Section 25 Block 6 North Range 1 East New Westminster District Plan 87261
Beverage Container Return Facility as *principal use*	*Lot* 1 Section 25 Block 6 North Range 1 East New Westminster District Plan 87261
Retail Outlet	Strata *Lot* 1 Section 25 Block 6 North Range 1 East New Westminster District Strata Plan LMS148
Retail Sale of Cannabis	Lot 1 Except: Part Subdivided by Plan 81502 Section 25 Block 6 North Range 1 East New Westminster District Plan 80739 – 19150 Lougheed Highway – limited to Unit 112

b) *Liquor retail uses* must be located no less than 200 m from any liquor-primary establishment in the C-2 Zone.

11.3 C-3 Community Commercial

11.3.1 Intent

The intent of the Community Commercial (C-3) Zone is to provide convenience retail service for the surrounding community.

11.3.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Retail Use* ▪ *Indoor Recreation* ▪ *Office* ▪ *Personal Service* ▪ *Restaurant* ▪ *Dog Daycare* ▪ *Government Service* ▪ *Micro-brewery* (Bylaw 2722, 2016)	▪ *Residential Use*

11.3.3 Permitted Density

The maximum *floor-area ratio* is 1.0.

11.3.4 Site Requirements

a) Minimum *lot area* shall be 1,000 sq m.

b) Minimum *lot width* shall be 25% of the *lot depth*.

11.3.5 Permitted Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* is 60%.

11.3.6 Permitted Height

The maximum *height* for all *buildings* is the lesser of 12 m and 3 storeys.

11.3.7 Siting

a) All *buildings* shall be sited not less than

   i. 1.0 m from front and *exterior side lot lines*

   ii. 3 m from rear and *interior side lot lines*

b) Notwithstanding subsection 11.3.7 a), no *building* shall be located closer to a *residential* zone than 6.0 m.

11.3.8 Conditions of Use

a) An *accessory residential use* shall not exceed one *dwelling unit* per parcel.

b) Despite any other provision of this bylaw, the *uses* indicated on the *lots* with the following legal descriptions are permitted, subject to all other applicable regulations in this zone:

Permitted Use	Location
Car Wash	*Lot* 1 District *Lot* 261 Group 1 New Westminster Plan 82822
Place of Worship	*Lot* 1 District *Lot* 283 Group 1 New Westminster District Plan LMP6956
Vehicle Repair	*Lot* A District *Lot* 283 Group 1 New Westminster District Plan LMP29280 *Lot* 1 District *Lot* 283 Group 1 New Westminster District Plan 84019

11.4 C-4 Local Commercial

11.4.1 Intent

The intent of the Local Commercial (C-4) Zone is to provide for the accommodation of small-scale *professional offices* on major arterial roadways in the established urban area to satisfy the limited commercial needs of local residents.

11.4.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Office* (Bylaw 2633, 2013) ▪ *Child Daycare*	▪ *Residential Use*

11.4.3 Site Requirements

a) For *lots* that abut a *residential* zone:

i. Minimum *lot area* shall be 668 sq m.

ii. Minimum *lot width* is 20 m.

iii. Minimum *lot depth* is 33.5 m.

b) For *lots* that abut a commercial zone:

i. Minimum *lot area* shall be 500 sq m.

ii. Minimum *lot width* is 25% of the *lot depth.*

11.4.4 Permitted Lot Coverage

The maximum *lot coverage* for *buildings* is 40%.

11.4.5 Permitted Height

a) The maximum *height* for *principal buildings* is 9.0 m.

b) The maximum *height* for *accessory residential buildings* is the lesser of 5.0 m and 1½ storeys.

11.4.6 Siting

a) For *lots* that abut a *residential* zone:

i. All *buildings* shall be sited not less than:

7.5 m from	front, rear, and *exterior side lot lines*
1.8 m from	*interior side lot lines*

ii. All parking areas shall be sited not less than 3.8 from *interior lot lines*.

b) For *lots* that abut a commercial zone, all *buildings* shall be sited not less than

   i. 6 m from the *rear lot line*;

   ii. 1 m from the interior side, exterior side, and *front lot lines*.

11.4.7 Conditions of Use

a) *Accessory residential use* is limited to the proprietor of the premises and the proprietor's *family* within a *building* used for *professional offices*, provided that access to the *dwelling unit* is provided from the *building* exterior.

b) Garbage and recycling storage areas shall be wholly enclosed within a *building*.

c) Required off-street parking and loading spaces may be located within the front and exterior *side yards* provided they are screened from view from public areas.

11.5 C-5 Gas Station Commercial

11.5.1 Intent

The intent of the *Gas Station* Commercial (C-5) Zone is to provide for the sale of gasoline along with a limited amount of convenience retail sales and a *car wash*.

11.5.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Gas Station*	▪ *Car Wash* ▪ *Retail Use* ▪ *Restaurant*, including a drive-through

11.5.3 Site Requirements

a) The minimum *lot area* shall be 1,400 sq m.

b) The minimum *lot width* shall be 33% of the *lot depth*.

11.5.4 Permitted Lot Coverage

The maximum *lot coverage* is 30%.

11.5.5 Permitted Height

The maximum *height* for all *buildings* and *structures* is 6 m.

11.5.6 Siting

a) All *buildings* and *structures,* including gas pump islands and canopies, shall be sited not less than

   i. 12.0 m from front and *exterior side lot lines*

   ii. 4 m from rear and *interior side lot lines*

b) Notwithstanding subsection 11.5.6 a), no *building* or *structure* shall be located closer to a *residential* zone than 6.0 m.

11.5.7 Conditions of Use

Land, *building,* and *structures* in this zone shall be subject to the following:

a) A *gas station use*:

   i. Shall not be permitted on any *lot* designated as Town Centre in the ***Official Community Plan*** or on any *lot* that abuts Harris Road, except where such a *use* existed prior to July 28, 1998;

ii. Shall provide on the site a *fence* within a buffer strip not less than 3 m wide along any portion of a *lot* that abuts a *residential* or agricultural zone, designed and maintained in accordance with Section 6;

iii. Shall have all servicing and servicing equipment, other than that normally carried out on a pump island, entirely enclosed within a *building*;

iv. Shall not have the exterior storage of any materials, garbage, or *recyclable material* or containers for garbage or *recyclable material*, other than in an enclosed storage area designed and maintained in accordance with Section 6;

v. Shall be subject to the following requirements:

- No more than two curb crossings shall be permitted on any one side of a *gas station*'s site.
- No curb crossing shall exceed 9 m in width measured along the curb.
- No curb crossing shall be located less than 9 m measured along the curb from any intersection of the boundaries of the site with a street.

b) A *restaurant use* shall be contained entirely within the *building*, using the same entrance, and having the floor space integrated into and forming part of any *accessory* commercial *use* associated with a *gas station use*.

11.6 C-6 Neighbourhood Pub Commercial

11.6.1 Intent

The intent of the Neighbourhood Pub Commercial (C-6) Zone is to provide for the establishment of *liquor-primary establishments—minor*.

11.6.2 Permitted Uses

Principal Uses	Accessory Uses
Liquor-Primary Establishment—Minor	*Liquor Retail*

11.6.3 Site Requirements

a) The minimum *lot area* shall be 1,500 sq m.

b) The minimum *lot width* shall be 33% of the *lot depth*.

11.6.4 Permitted Lot Coverage

The maximum *lot coverage* is 50%.

11.6.5 Permitted Height

The maximum *height* for all *buildings* and *structures* is 12 m.

11.6.6 Siting

a) All *buildings* shall be sited not less than

i. 3 m from front and interior and *exterior side lot lines*

ii. 6 m from *rear lot line*

b) Despite subsection 11.6.6 a), the following minimum setbacks apply to the following *lot*:

Location	Siting
Lot 7 District *Lot* 254 Group 1 New Westminster District Plan BCP28560	▪ 1.0 m from front and *exterior side lot lines* ▪ 1.2 m from *interior side lot lines* ▪ 6.0 from *rear lot line*

11.6.7 Conditions of Use

Land, *building,* and *structures* in this zone shall be subject to the following:

a) A *liquor-primary establishment - minor use*

i. shall, except for off-street parking and loading *use,* be entirely enclosed within a *building*;

ii. shall provide a *fence* within a *landscaping buffer* not less than 3 m wide along any portion of a *lot* that abuts a *residential* zone, designed and maintained in accordance with Section 6;

iii. shall not have the exterior storage of any materials, garbage, or *recyclable material* or containers for garbage or *recyclable material*, other than in an enclosed storage area designed and maintained in accordance with Section 6;

iv. may provide an outdoor *patio* area at grade, which shall be screened in accordance with Section 6 to provide a buffer from *residential uses*.

b) A *restaurant use* shall be contained entirely within the *building*, using the same entrance, and having the floor space integrated into and forming part of a *liquor-primary establishment - minor use*.

c) A *liquor retail use*

i. shall be located within the *building* accommodating the *liquor-primary establishment - minor use*;

ii. shall not exceed 40% of the *gross floor area* of that *building*.

12 MIXED USE

12.1 TC Town Centre Commercial

12.1.1 Intent

The intent of the Town Centre Commercial (TC) Zone is to provide for all types of retail, general business, and *residential uses* customarily associated with the central business districts of urban areas in an environment oriented toward pedestrian needs, and to exclude commercial and other *uses*, other than parking facilities, that do not make intensive *use* of the site or that create breaks in business frontage.

12.1.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Retail Use* ▪ *Child Daycare* ▪ *Cultural Facility* ▪ *Commercial School* ▪ *Hotel* ▪ *Theatre Use* ▪ *Office* ▪ *Personal Service* ▪ *Restaurant* ▪ *Indoor Recreation* ▪ *Apartment*	▪ *Amusement Arcade* ▪ *Home-Based Business*

12.1.3 Permitted Density

The maximum *floor-area ratio* is 2.0.

12.1.4 Site Requirements

a) Minimum *lot area* shall be 2,000 sq m.

b) The minimum *lot width* is 25% of the *lot depth*.

12.1.5 Permitted Lot Coverage

a) The maximum *lot coverage* for *buildings* including non-landscaped roofs over parking *structures* is 60%.

b) The maximum *lot coverage* for *buildings* and landscaped roofs over parking *structures* is 90%.

12.1.6 Permitted Height

a) The maximum *height* for all *buildings* is the lesser of 16 m and 4 storeys.

b) The minimum *height* for all *buildings* is the greater of 8 metres and 2 storeys, except for Lot 7 of Block 13 of Section 36, Block 12 of Section 36 Block 6 North Range 1 East New Westminster District Plan 13846, where the minimum *height* is 5 metres. (Bylaw 2532, 2012)

12.1.7 Siting

All *buildings* shall be sited not less than 6 m from the *rear lot line* adjacent to a zone permitting *residential use*, unless the *lot* abuts an existing *lane* or *lane* being dedicated concurrently with the construction of the *building.*

12.1.8 Conditions of Use

a) Land, *building,* and *structures* in this zone shall be subject to the following:

i. Commercial *uses* are limited to the first two storeys of any *building,* except for Plan BCS 3929, where commercial uses are permitted on the first three storeys. (Bylaw 2532, 2012)

ii. Except for entrances, parking and passageways, the first floor street side of a mixed use *building*(s) shall be used only for commercial purposes. This applies to one frontage only on a multiple frontage site.

iii. Where parking facilities are located on the first floor of a mixed-use *building*, a maximum of 50% of the total floor area of the first floor may be used for *parking spaces*, entrance, and passageways; the remaining area must be used for commercial purposes.

b) Despite Section 12.1.6, the *height* of *buildings* on *Lot* 1, Plan BCP33918 shall not exceed 38 m.

c) Despite Section 12.1.2, *townhouse use* is permitted on Plan BCS2789.

d) Except for entrances, parking, and passageways, the first floor of a mixed-use *building* shall be used only for commercial purposes. This applies to one frontage only on a multiple frontage site.

12.2 MC Mainstreet Commercial

12.2.1 Intent

The intent of the Mainstreet Commercial (MC) Zone is to provide for a limited range of retail and business services to the surrounding community that also attract visitors.

12.2.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Retail Use* ▪ *Child Daycare* ▪ *Dog Daycare* ▪ *Personal Services* ▪ *Restaurant* ▪ *Office* ▪ *Indoor Recreation* ▪ *Cultural Facility* ▪ *Apartment* **(Bylaw 2440,2009)** ▪ *Townhomes* **(Bylaw 2440,2009)** ▪ *Chapel* **(Bylaw 2580,2012)**	▪ N/A

12.2.3 Site Requirements

a) Minimum *lot area* shall be 450 sq m.

b) The minimum *lot width* is 25% of the *lot depth*.

12.2.4 Permitted Lot Coverage

The maximum *lot coverage* is 95%, except for a *cultural facility use,* which shall not exceed *lot coverage* of 90%.

12.2.5 Permitted Height

The maximum *height* for all *buildings* is 12 m or 3 storeys.

12.2.6 Siting

a) All *buildings* shall be sited not less than

i. 1.0 m from *front, interior* and *exterior side lot lines*;

ii. 6 m from *rear lot lines*, but this may be reduced to 1 m if the *building* abuts a *lane*.

b) All *accessory buildings* shall be sited not less than 1.0 m from front and *exterior side lot lines*.

12.2.7 Conditions of Use

a) *Retail use* in this zone shall not include

   i. second-hand stores

   ii. pawnshops **(prohibited everywhere)**

b) *Office use* shall not be permitted on the ground floor of a *building*.

c) Despite any other provision of this bylaw, off-street parking shall not be required for commercial uses in this zone.

d) Except for entrances and passageways, the first floor street side of a mixed use building(s) shall be used only for commercial purposes. (Bylaw 2440, 2009)

e) Despite 12.2.2, apartment and *townhouse* uses are not permitted on Lot 4, 5, 6 and 9 Plan BCP28560 (Bylaw 2440, 2009)

f) *Chapel* use is limited to Lot 6, BCP Plan 28560, District Lot 254, Group 1, New Westminster District. (Bylaw 2591, 2013)

13 INDUSTRIAL

13.1 I-1 General Industrial

13.1.1 Intent

The intent of the General Industrial (I-1) Zone is to provide for a mix of *general industrial uses* with a limited range of compatible *uses*.

13.1.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *General Industrial* ▪ *Retail Use* Limited to Sale of *Landscaping* Supplies ▪ Parking of *Commercial Vehicles* ▪ Off-Street Parking ▪ *Recycling Depot* ▪ *Vehicle Body Repair* (Bylaw 2658, 2014)	▪ *Caretaker Unit* ▪ *Office* ▪ *Retail Use* ▪ Indoor and Outdoor Storage ▪ *Warehouse*

13.1.3 Site Requirements

Minimum *lot area* shall be 1.7 ha.

13.1.4 Permitted Height

a) The *height* of a *principal building* or *structure* shall not exceed 12 m.

b) The maximum *height* for *accessory buildings* is 6.0 m.

13.1.5 Siting

All *buildings* and *structures* shall be sited not less than

a) 6 m from a front or *exterior side lot line*, except that where a front or *exterior side lot line* abuts the Lougheed Highway, the required setback is 9 m. Where a front or *exterior side lot line* abuts either the Fraser River or the Pitt River for *buildings* and *structures* on parcels not having highway access, the distance shall be measured from the high water mark;

b) 6 m from a *rear lot line*, except that where a *lot* abuts a *lot* in a *residential*, agricultural, or institutional zone the required setback is 9 m. Where a *rear lot line* abuts either the Fraser River or the Pitt River, no setback is required from that *lot line*;

c) 3 m from an *interior side lot line*, except where a *lot* abuts a *lot* in a *residential*, agricultural, or institutional zone the required setback is 9 m.

13.1.6 Conditions of Use

a) A permitted *use* shall not discharge or emit across a *lot line* any odorous, toxic, or noxious matter or vapours, heat, glare, radiation, or electrical interference, airborne dust, noise, or recurrently generated ground vibration.

b) All *uses* shall be conducted entirely within an enclosed *building*, except for outdoor storage, parking, and loading facilities.

c) Storage of any material capable of being borne above, across, or below a land or water surface due to the effects of weather is permitted only within an enclosure.

d) Sales and display areas for an *accessory retail use* shall be located in the *principal building* and shall not exceed 20% of the *gross floor area* of the business.

e) Despite any other provision of this bylaw, the *uses* indicated on the *lots* with the following legal descriptions are permitted, subject to all other applicable regulations in this zone:

Permitted Use	Location
Recycling Depot , including the collection and processing of *food waste* and *yard waste*	*Lot* 2 Section 16 Block 6 North Range 1 East New Westminster District Plan LMP30869 *Lot* 1 Section 16 Block 6 North Range 1 East New Westminster District Plan BCP21881 Part 2.54 Acres (Reference Plan 6505) of Parcel "F" (Reference Plan 6505) Section 16 Block 6 North Range 1 East New Westminster District

13.2 I-2 Light Industrial Warehouse

13.2.1 Intent

The intent of the Light Industrial Warehouse (I-2) Zone is to accommodate *warehouse* and compatible ancillary *uses* that utilize the presence of the Lougheed Highway and the CP intermodal yard.

13.2.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Warehouse*	▪ *Office Uses*

13.2.3 Site Requirements

Minimum *lot area* shall be 8.4 ha.

13.2.4 Permitted Height

a) The *height* of a *principal building* or *structure* shall not exceed 12 m.

b) The maximum *height* for *accessory buildings* is 6.0 m.

13.2.5 Siting

All *buildings* and *structures* shall be sited not less than

a) 6 m from a front and 9 m from an *exterior side lot line*

b) 6 m from a *rear lot line*

c) 3 m from an *interior side lot line*

13.2.6 Conditions of Use

a) Areas for the storage of goods, materials, or supplies and the parking of trucks and trailers associated with *warehouse* operations shall

   i. not abut the Lougheed Highway

   ii. not exceed the area of the *lot* occupied by *principal buildings*

b) Garbage and recycling containers shall not be located in the area abutting the Lougheed Highway.

13.3 I-3 Light Industrial Business Park

13.3.1 Intent

The intent of the Light Industrial Business Park (I-3) Zone is to designate areas which, due to their proximity to the waterfront area, can provide a high-quality setting for light-impact industrial *uses*, *offices,* and service *uses* and can serve as a transition between industry and nearby commercial, *residential*, institutional, recreational, or agricultural *uses*.

13.3.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Light Industrial* ▪ *Indoor Recreation* ▪ *Commercial Schools* ▪ *Vehicle body Repair* (Bylaw 2658, 2014) ▪ *Micro-brewery* (Bylaw 2722, 2016) ▪ *Restaurant* (Bylaw 2762, 2017) ▪ *Child Daycare* (Bylaw 2762, 2017) ▪ *Office* (Bylaw 2762, 2017) ▪ *Retail* (Bylaw 2762, 2017) ▪ *Personal Service* (Bylaw 2762, 2017) ▪ *Dog Daycare* (Bylaw 2762, 2017) ▪ *Government Service* (Bylaw 2762, 2017)	▪ *Office* ▪ *Caretaker Unit* ▪ *Restaurant* ▪ *Retail Use* ▪ *Child Daycare accessory* to industrial and/or business park *use*

13.3.3 Permitted Density

The maximum *floor-area ratio* is 1.0.

13.3.4 Site Requirements

a) Minimum *lot area* shall be 2,000 sq m.

b) Minimum *lot width* shall be 30 m.

c) Minimum *lot depth* shall be 30 m.

13.3.5 Permitted Height

a) The *height* of a *principal building* or *structure* shall not exceed 12 m.

b) The maximum *height* for *accessory buildings* is 6.0 m.

13.3.6 Siting

All *buildings* and *structures* shall be sited not less than

a) 7.5 m from a front, rear, or *exterior side lot line*;

b) 6 m from an *interior side lot line*, except that where an *interior side lot line* abuts land designated commercial or industrial, the required setback may be reduced to 3 m.

13.3.7 Off-Street Parking and Loading

a) No loading space shall be located closer than 9 m to any other *lot* in any *residential*, institutional or agricultural zone unless wholly within a *building* or unless screened by a masonry wall not less than 2.5 m in *height*.

b) Loading areas shall not be located within any required front or exterior *side yard* or any required yard adjacent to *residential* development.

c) Areas for parking of trucks associated with the *uses* and operations allowed on a *lot* may be provided in excess of those required by this bylaw, provided that

   i. the number of *parking spaces* does not exceed the number of loading spaces or the number of shipping/receiving doors

   ii. the *parking spaces* are not visible from the *roads* and highways abutting the *lot*

13.3.8 Landscaping

All developed portions of the *lot* not covered by *buildings* and *structures* or paved areas shall be landscaped

a) along the developed sides of the *lot* that abut an arterial *road*, by means of a continuous landscape strip not less than 6 m wide;

b) along all developed sides of the *lot* that abut all other highways, by means of a continuous landscape strip not less than 3 m wide;

c) by means of a continuous landscape strip of 6 m along all *lot lines* that abut *residential* development.

13.3.9 Conditions of Use

a) Garbage and recycling containers shall not be located within any required front or exterior *side yard* or any required yard adjacent to *residential* development.

b) Garbage and recycling containers shall be screened to a *height* of at least 2.5 m and not more than 4.1 m by *buildings*, a landscape screen, a solid decorative *fence*, or a combination thereof and shall be set back a minimum of 3 m from any *lot line* adjoining a *lot* zoned for *residential*, agricultural, or institutional *use*.

c) All mechanical, electrical, or other service equipment located outside or on the roof of a *building* shall be screened from adjacent *lots* and streets by ornamental *structures*, *landscaping,* or other means providing an effective visual screen.

d) *Child daycare* centres shall be located on a *lot* such that they have direct access to an open space and play area within the *lot*.

e) The maximum *height* of lighting fixtures shall be 7.3 m. Light standards within parking areas shall be located within curbed planted islands and set back at least 1 m from curbs to avoid potential contact with *vehicles*. The lights shall be located and directed in such a way as to avoid glare outside *lot lines*.

f) Sales and display areas for *accessory retail* or wholesale *uses* shall be located in the *principal building* and shall not exceed 20% of the *gross floor area* of the industrial *use*.

g) Areas for the display and storage of goods, materials, or supplies and areas for the parking of trucks and trailers associated with the *uses* and operations on the *lot* shall:

   i. not be located in the front or *side yard*;

   ii. not exceed the area of the *lot* covered by *principal buildings*;

   iii. be completely screened to a *height* of 2.5 m and not more than 4.1 m by *buildings*, a landscape screen, solid decorative *fence* or a combination thereof. No display or storage of material shall exceed a *height* of 2.5 m within 5 m of the screen and in no case shall such displayed or stored materials exceed a *height* of 3.5 m.

h) Despite Section 3.4 or any other provision of this bylaw, the uses indicated on the *lots* with the following legal descriptions are permitted, subject to all other application regulations in this zone: (Bylaw 2823, 2019)

Permitted Use	**Location (Legal Description)**
• *Processing, drying*, storing, packaging, distribution or testing but not the retail sale of *cannabis for medical purposes* (Bylaw 2823, 2019)	• Building 500 PID: 028-360-494 Parcel D Except Parcel 'C' (Bylaw Plan 46568) and of Parcel 'C' (Bylaw Plan 46568) Sec. 12, Block 5, North Range 1 East New Westminster District
• Biotechnology (Bylaw 2823, 2019)	PID: 025-907-867 Lot 2 Section 12 Block 5 North Range 1 East New Westminster District Plan BCP9735; Except: Part Dedicated Road on Plan BCP41323
• Production Studio (Bylaw 2823, 2019)	PID: 025-907-867 Lot 2 Section 12 Block 5 North Range 1 East New Westminster District Plan BCP9735; Except: Part Dedicated Road on Plan BCP41323

• Processing, drying, storing, packaging, distribution, testing of *hemp* with *cannabidiol* (Bylaw 2823, 2019)	• Unit 110 Building 100 PID: 028-360-494 Parcel D Except Parcel 'C' (Bylaw Plan 46568) and of Parcel 'C' (Bylaw Plan 46568) Sec. 12, Block 5, North Range 1 East New Westminster District
• *Processing, drying*, storing, packaging, distribution, testing and the retail sale of *hemp* without *cannabidiol* (Bylaw 2823, 2019)	• Units 703 & 704, Building 700 PID: 025-907-867 Lot 2 Section 12 Block 5 North Range 1 East New Westminster District Plan BCP9735; Except: Part Dedicated Road on Plan BCP41323 • Unit 110 Building 100 PID: 028-360-494 Parcel D Except Parcel 'C' (Bylaw Plan 46568) and of Parcel 'C' (Bylaw Plan 46568) Sec. 12, Block 5, North Range 1 East New Westminster District

i) *Restaurant* Use shall be limited to a total of nine restaurants, on any of these four parcels:

Civic Address	Legal Description
19055 Airport Way	PID: 025-907-867 Lot 2 Section 12 Block 5 North Range 1 East New Westminster District Plan BCP9735 EXCEPT: Part Dedicated Road on Plan BCP41323
19100 Airport Way	PID: 028-360-4940 Parcel A (being a consolidation of Lots A & B, see CA1783946) Section 13 Block 5 North Range 1 East New Westminster District Plan BCP5764
19265 Airport Way	PID: 031-463-088 Lot 2 District Lot 254 Group 1 New Westminster District Plan EPP80530
19300 Airport Way	PID: 031-463-070 LOT 1 District Lot 254 Group 1 New Westminster District Plan EPP80530

j) *Micro-brewery* Use:

i. shall be limited to areas that are within 150 metres from the property corners at Fraser Way and Harris Road and 150 metres of the eastern property line north of Airport Way;
ii. Tasting areas, excluding patios outside of buildings, shall not exceed 20% of the *gross floor area* of the industrial use;
iii. Each micro-brewery shall have access to two 15 minute time-durated parking spaces.

k) *Child Daycare* Use:

i. shall provide direct access to an outdoor play area of at least seven square metres per child where care is provided to more than 8 children;
ii. be limited to one facility per building.

l) The following principal uses shall not exceed 15 percent in total of the gross total floor area on each parcel:

Child Daycare;	*Commercial Schools;*
Dog Daycare;	*Government Service;*
Indoor Recreation;	*Micro-brewery;*
Office;	*Personal Service;*
Retail;	*Restaurant;*
	Vehicle Body Repair.

m) Each *retail* use shall be limited to 1,200 square metres of *gross floor area*.

n) *Drive-through restaurant* or *drive-through businesses* are not permitted.

13.4 I-4 Industrial Storage

13.4.1 Intent

The intent of the Industrial Storage (I-4) Zone is to accommodate large transportation facilities such as railway yards, truck terminals and compatible ancillary *uses*.

13.4.2 Permitted Uses

Principal Uses	Accessory Uses
▪ Truck and Rail Terminals ▪ Transportation Depot ▪ Indoor and Outdoor Storage ▪ Off-Street Parking ▪ *Commercial Vehicle* Parking	▪ *Office Uses* ▪ *Caretaker Unit*

13.4.3 Site Requirements

Minimum *lot area* shall be 8.25 ha.

13.4.4 Permitted Height

a) The *height* of a *principal building* or *structure* shall not exceed 12 m.

b) The maximum *height* for *accessory buildings* is 6.0 m.

13.4.5 Siting

All *buildings* and *structures* shall be sited not less than

a) 6 m from a front or *exterior side lot line*, except that where a front or *exterior side lot line* abuts a provincial highway, the minimum setback shall be 9 m;

b) 6 m from a *rear lot line*;

c) 3 m from an *interior side lot line*.

13.5 I-5 Airport

13.5.1 Intent

The intent of the *Airport* (AP) Zone is to designate lands suitable for *airport uses* that are governed under the federal jurisdiction.

13.5.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Airport* Passenger and Freight Terminals, Taxiways, and Runways ▪ *Aviation Enterprises* ▪ Aircraft Servicing and Maintenance ▪ *Government Service* ▪ *Agriculture*	▪ *Restaurant* ▪ Car Rentals ▪ *Outdoor Recreation*

13.5.3 Definitions

AVIATION ENTERPRISE means an enterprise or other entity providing goods or services exclusively or primarily to the aviation or aeronautics industries, or requiring location at an *airport*, including but not limited to the following:

a) Aerial photography services

b) Air cargo handling facilities

c) Aircraft manufacturing, repair, modification and testing

d) Sale of aircraft, aircraft parts, and other aviation-related products

e) Aircraft leasing and rentals

f) Aviation-related consulting and information services

g) Aviation and aeronautics research and development

h) Flight training schools

i) Continuing and post-secondary education **(Bylaw 2591, 2013)**

j) Aviation museums

k) Private clubs and organizations related solely to *airport* activities

13.5.4 **Site Specific Provisions -** *(Bylaw 2971, 2024)*

(a) In the case of Lot 1 Sections 2 and 11 Block 5 North Range 1 East New Westminster District Plan BCP9734, light industrial is permitted as a principal use. All light industrial uses shall be sited not less than 7.5 m from the front lot line and 3 m from all other lot lines.

(b) In the case of Lot 2 Sections 9, 10, 11 and 14 Block 5 North Range 1 East New Westminster District Plan BCP9734:

i. In the terminal building addressed as 1000 – 18799 Airport Way, office, retail, and personal service are permitted as accessory uses.

ii. In the building addressed as 170 – 18799 Airport Way, banquet facility is permitted as an accessory use.

14 OUTDOOR RECREATION

14.1 OR-1 Outdoor Recreation 1

14.1.1 Intent

The intent of the *Outdoor Recreation* 1 (OR-1) Zone is to permit *golf course uses* and indoor tourist accommodation.

14.1.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Golf Course* ▪ *Hotel*	Uses associated with *golf courses*, including ▪ Clubhouses ▪ *Banquet Facilities* ▪ *Restaurant* ▪ *Retail Use* ▪ *Caretaker Unit* ▪ *Golf Course* Maintenance and Storage Facilities ▪ *Offices*

14.1.3 Permitted Density

The maximum density for a *hotel* shall be 12 accommodation units per ha.

14.1.4 Site Requirements

Minimum *lot area* shall be 8 ha.

14.1.5 Permitted Lot Coverage

The maximum *lot coverage* is 15%.

14.1.6 Permitted Height

The maximum *height* for any *building* or *structure* is 12.0 m.

14.1.7 Siting

a) *Principal buildings* used in conjunction with a *golf course* shall be sited not less than

   i. 7.5 m from front, rear, and *exterior side lot lines*;

   ii. 10% of the average width of the *lot* up to a maximum of 3 m but not less than 1.5 m from an *interior side lot line*.

b) A *hotel* shall be sited not less than

   i. 6.0 m from any *lot line*

   ii. 6.0 m from the high-water mark of any *watercourse* or drainage ditch

14.1.8 Conditions of Use

The *gross floor area* of a *caretaker unit* shall not exceed 100 sq m and not more than one unit shall be permitted per *golf course*.

14.2 OR-2 Outdoor Recreation 2

14.2.1 Intent

The intent of the *Outdoor Recreation* 2 (OR-2) Zone is to provide for the development and regulation of low-intensity commercial uses, which are of a character designed to ensure compatibility with adjacent or nearby recreational, *residential* or agricultural areas and which acknowledge limitations on infrastructure.

14.2.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Marina* Facilities ▪ *Indoor Recreation* ▪ *Outdoor Recreation* ▪ *Hotel* ▪ *Vehicle Storage Facility* ▪ *Retail* ▪ *Personal Service* ▪ Commercial Indoor Storage Facility ▪ *Dog Daycare* ▪ *Veterinary Service*	▪ *Office* ▪ *Caretaker Unit* ▪ *Restaurant*

14.2.3 Definitions

a) Vehicle Storage Facility means the indoor or outdoor storage and *accessory* sales, rentals and service of recreational vehicles, automobiles, boats and excludes the storage of any vehicle that is not insured with a storage policy or a vehicle that is incapable of moving under its own power or is reduced to parts (including the frame or parts of the vehicle).

b) Commercial Indoor Storage Facility means a completely enclosed *building* or series of completely enclosed *building*s consisting of separate storage units which are rented to customers having exclusive and independent access to their respective units for the storage of *residential*, recreational or commercial goods.

14.2.4 Permitted Density

The maximum *floor-area ratio* is 0.4.

14.2.5 Site Requirements

a) Minimum *lot area* shall be 8 ha.

b) The minimum *lot width* is 33% of the *lot depth.*

14.2.6 Permitted Lot Coverage

The maximum *lot coverage* for *buildings* is 40%.

14.2.7 Permitted Height

The maximum *height* for all *buildings* is the lesser of 12.0 m and 3 storeys.

14.2.8 Siting

a) All *buildings* shall be sited not less than 9.0 m from all *lot lines*.

b) No setback is required on any portion of a *lot* abutting a dyke or water surface area used for gaining access to *structures* on the water surface.

14.2.9 Conditions of Use

a) A *Marina Use*:

i. shall only have the floats and docks for the purposes of accessing and mooring of recreational boats ;

ii. shall not include any construction of boats, *or use* of moored boats for *residential use*;

iii. shall have all repair, servicing, or storage located within an enclosed *building*, except for boat storage, moored boats, parking or loading facilities.

b) A *Restaurant use* shall be limited to being integrated into and forming part of any *accessory* commercial *use* associated with a *Marina* Facility *Use*.

c) Floating boat shelters are prohibited.

d) Retail sales are limited to the following:

i) sale of marine and fishing supplies and a convenience store with a maximum total *gross floor area* of 140 sq m;

ii) Plant nurseries and garden centres.

e) *Hotel use* shall not exceed 20 accommodation units.

f) *A commercial indoor storage facility:*

i) *shall not include Storage Containers;*

ii) *For buildings located adjacent to lot lines, loading areas shall not face neighbouring residential or agricultural properties.*

g) Vehicle Storage facility:

i) All stored vehicles must be located at least 9 m from all lot lines except for storage areas abutting a dyke right-of-way.

14.2.10 Landscaping and Screening

A landscape buffer is required for all land abutting the agricultural land reserve in accordance with the ***Landscaped Buffer Specifications*** of the Agricultural Land Commission.

15 PUBLIC AND INSTITUTIONAL

15.1 P-1 Community Assembly

15.1.1 Intent

The intent of the Community Assembly (P-1) Zone is to provide educational, recreational, cultural, institutional, and civic services that are essential and beneficial to the community as a whole.

15.1.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Government Service* ▪ *Cultural Facility* ▪ *Community Service* ▪ *Indoor Recreation* ▪ *Outdoor Recreation* ▪ *School* ▪ *College* ▪ *Child Daycare* ▪ Off-Street Parking	▪ *Caretaker Unit* ▪ *Concession* ▪ *Retail Use*

15.1.3 Permitted Lot Coverage

All *buildings* and *structures* together shall not exceed a *lot coverage* of 40%.

15.1.4 Permitted Height

All *buildings* shall not exceed a *height* of 12.0 m.

15.1.5 Siting

All *buildings* and *structures* shall be sited not less than

a) 7.5 m from front or *rear lot lines*

b) 3.0 m from *interior side lot lines*

c) 4.5 m from *exterior side lot lines*

d) Setback requirements shall not apply to *accessory structures* provided that the *structure* is locate next to a lot that is owned by the municipality or is also zoned P-1. (Bylaw 2797, 2018)

15.1.6 Conditions of Use

a) Only one *Caretaker Unit* is permitted per *lot*.

b) Despite Section 15.1.2 or any other provision of this bylaw, the *use* indicated on the *lot* with the following legal description is permitted, and is subject to all other applicable regulations in this zone:

Permitted Use	Location
Accessory Restaurant	*Lot* 258 Plan 48668
Office *Personal Service* *(Bylaw 2591, 2013)*	Lot 2, Plan BCP 33918, 12047 Harris Road

15.2 P-2 Assembly

15.2.1 Intent

The intent of the Assembly (P-2) Zone is to provide assembly space for cultural, religious, and other social *uses* that reflect the community needs.

15.2.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Place of Worship* ▪ *Community Service* ▪ *Child Daycare* ▪ *Indoor Recreation* ▪ *Outdoor Recreation*	▪ *Caretaker Unit*

15.2.3 Permitted Density

The maximum *floor-area ratio* shall be 0.5.

15.2.4 Site Requirements

The minimum *lot area* shall be 800 sq m.

15.2.5 Permitted Lot Coverage

All *buildings* and *structures* together shall not exceed a *lot coverage* of 40%.

15.2.6 Permitted Height

All *buildings* shall not exceed a *height* of 9.0 metres except that *places of worship* shall not exceed a *height* of 12.0 m.

15.2.7 Siting

All *buildings* and *structures* shall be sited not less than

a) 7.5 m from front or *rear lot lines*

b) 4.5 m from side *lot lines*

15.2.8 Conditions of Use

Only one *caretaker unit* is permitted per *lot*, and the unit shall be located within the *principal building*.

15.3 P-3 River

15.3.1 Intent

The intent of the River (P-3) Zone is to restrict the *use* of water areas to low-intensity *uses accessory* to the permitted *use* of adjacent upland *lots*, and to limit the extent of *buildings* and *structures* on and in the water. The *use* of water areas for boat sheds and the mooring or storage of floating homes and live-aboard vessels is not permitted within the *City*'s boundaries.

15.3.2 Permitted Uses

Principal Uses	Accessory Uses
▪ Floats and docks used to provide water access to and from adjacent upland *lots* ▪ Mooring buoys ▪ Canoeing and recreational *use* of other non-motorized vessels	▪ N/A

15.3.3 Dimensions of Structures

a) Dock *structures* and floats may not extend more than 15 m from the centre line of the river as measured from the natural boundary.

b) No section of private float or wharf shall exceed a width of 2.4 metres or a length of 30 m. (Bylaw 2797, 2018)

15.3.4 Conditions of Use

Private floats and wharves shall be used for the purposes of private access only and no commercial or industrial activity or *use* shall take place thereon, excepting access from Lot 1, Plan 59960.

16 COMPREHENSIVE DEVELOPMENT

16.1 CD-A Comprehensive Development A (deleted by Bylaw 2986, 2024)

16.2 CD-B Comprehensive Development B (deleted by Bylaw 2986, 2024)

16.3 CD-C Comprehensive Development C (deleted by Bylaw 2986, 2024)

16.4 CD-D Comprehensive Development D (deleted by Bylaw 2986, 2024)

16.5 CD-E Comprehensive Development E

16.5.1 Intent

The intent of the Comprehensive Development E (CD-E) Zone is to facilitate a comprehensively planned development on *Lot* 1 Plan BCP32780 in the form of senior-citizen housing, senior-citizen recreation facilities, and related *personal service* facilities that incorporate a high level of design.

16.5.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Congregate Care Facility* ▪ *Assisted Living* ▪ *Apartment*	▪ *Community Service* ▪ *Personal Service* ▪ *Home-Based Business* ▪ *Accessory Buildings* and *Uses*

16.5.3 Permitted Density

a) The *floor-area ratio* shall not exceed 2.0.

b) Despite Section 2.3, all *building* areas with ceilings more than 1.2 m in *height*, both above and below the ground, and measured to the extreme outer limits, shall be included in *gross floor area* for the purpose of calculating the *floor-area ratio*, with the exception of the following:

i. Covered parking areas;

ii. *Building*-related mechanical and electrical services, stairways, and elevator shafts;

iii. Lockers, laundry rooms and entrance lobbies;

iv. *Balconies*, canopies, and other physical extensions of a similar nature;

v. *Patios* and roof gardens;

vi. Amenity rooms such as recreation facilities, games and hobby rooms, and similar areas.

16.5.4 Site Requirements

a) Minimum *lot area* shall be 0.4 ha.

b) Minimum *lot width* shall be 40 m.

16.5.5 Dimensions of Buildings and Structures

a) All *buildings* and *structures* together shall not exceed a *lot coverage* of 75%.

b) *Principal buildings* shall not exceed the lesser of 4 storeys and 15 m in *height*.

16.5.6 Siting

A *building* or *structure* shall be sited not less than

a) 2.4 m from front or *exterior side lot lines*

b) 1.5 m from rear or *interior side lot lines*

16.5.7 Conditions of Use

a) *Personal service* establishments are limited to hairdressing and beauty salons.

b) *Dwelling units* shall have a floor area of not less than

i. 20 sq m for *assisted living* units

ii. 40 sq m for bachelor or senior citizen *dwelling units*

iii. 50 sq m for one *bedroom* units

iv. 60 sq m for two *bedroom* units

c) Despite Section 7, off-street *parking spaces* are not required for *assisted living* units in this zone and 0.25 spaces are required per senior citizen *dwelling unit*.

16.6 CD-F Comprehensive Development F (deleted by Bylaw 2986, 2024)

16.7 CD-G Comprehensive Development G

16.7.1 Intent

The intent of the Comprehensive Development G (CD-G) Zone is to permit comprehensively planned *townhouse* developments on Plan BCS619.

16.7.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Townhouse*	▪ *Home-Based Business* ▪ *Accessory Buildings* and *Uses*

16.7.3 Site Requirements

Minimum *lot area* shall be 9,900 sq m.

16.7.4 Dimensions of Buildings and Structures

a) All *buildings* and *structures* together shall not exceed a *lot coverage* of 40%.

b) The *height* of a *principal building* shall not exceed the lesser of 15.0 m and four storeys.

c) The *height* of an *accessory building* shall not exceed 4.5 m and the *height* of an *accessory building* for off-street parking shall not exceed a *height* of 4 m.

16.7.5 Siting

a) *Principal buildings* shall be sited as follows:

i. Not less than 1.5 m nor more than 3.0 m from front or *exterior side lot lines* provided that this setback is to a covered, unenclosed *porch* a minimum of 1.8 m in depth abutting a right-of-way;

ii. 6.0 m from *rear lot lines* adjacent to a *residential* or commercial zone, except that for end units where the wall facing the right-of-way side contains no windows to a habitable room, this required setback may be reduced to 3.0 m.

b) *Accessory buildings* and *structures* shall be sited as follows:

i. No closer than a *principal building* on the same *lot* to any front or *exterior side lot line*;

ii. Not less than 0.6 m from any rear or *interior side lot line,* provided that no flammable liquids etc. are stored within said *accessory building* or *structure*, otherwise a minimum setback of 1.5 m is required.

16.8 CD-H Comprehensive Development H

16.8.1 Intent

The intent of the Comprehensive Development H (CD-H) Zone is to provide for inclusive *residential* developments that combine town homes with single-*family residential* and *duplex* dwellings in the immediate vicinity of the waterfront and commercial village within Plans BCS1295, BCS1647, BCS2799, BCS2455, and BCS3529.

16.8.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Single-Family Dwelling* ▪ *Duplex* ▪ *Townhouse*	▪ *Home-Based Business* ▪ *Bed and Breakfast* ▪ *Accessory Buildings* and *Uses*

16.8.3 Site Requirements

a) The maximum permitted *height* of *principal buildings* in this zone is as follows:

i. *Single-family dwelling* 10.0 m

ii. *Duplex* 12.0 m

iii. Multi-*family residential* 12.0 m

b) The following minimum *lot widths*, *lot depths,* and *corner lot widths* apply in this zone:

Lot Use	Minimum Lot Width	Minimum Corner Lot Width	Minimum Lot Depth
Single-family dwelling	7.9 m	10.1 m	25.5 m
Duplex (per unit)	9.7 m	11.9 m	24.4 m
Townhouse (per unit)	9.7 m	11.9 m	24.4 m

16.8.4 Dimensions of Buildings and Structures

a) The following minimum *lot areas* apply in this zone:

i. *Single-family dwelling* 241.5 sq m

ii. *Duplex* 237.8 sq m

iii. *Townhouse* 237.8 sq m

b) The maximum permitted *height* of an *accessory building* is 4.0 m.

c) The maximum permitted coverage of a *lot* in this zone, expressed as a percentage of the area of the *lot*, by all *buildings* and *structures* on the *lot*, is as follows:

i. *Single-family dwelling use* 60%

ii. *Duplex residential use* 95%

iii. Multi-*family residential use* 95%

16.8.5 Siting

a) Each *building* in this zone shall be located on a *lot* in accordance with the following minimum setbacks from the indicated *lot* boundaries:

Building Use	Front Lot Line	Rear Lot Line	Interior Line	Exterior Line
Single-family dwelling	4.5 m	6.0 m	1.2 m	3.0 m
Duplex	4.5 m	6.0 m	1.0 m	1.0 m
Townhouse	4.5 m	6.0 m	1.0 m	1.0 m

b) Where a *lot* is adjacent to a public walkway or a *lane*, the minimum *exterior side lot line* setback is 0.0 m (zero point zero metres).

c) Notwithstanding subsection 16.8.5 a), a front *porch* or veranda attached to a *single-family dwelling* may encroach 2 m into the *front yard*, provided the front *porch* or veranda is set back from the *front lot line* by at least 2.5 m. A front *porch* or veranda may encroach 0.6 m into the exterior *side yard* of a *single-family dwelling*, provided the front *porch* or veranda is set back from the exterior side property line by at least 2.4 m.

d) Not less than 50% of the width of that part of a *single-family dwelling* adjacent to the *front lot line* shall be located within 5 m of the *front lot line*.

e) *Accessory buildings* shall be sited in accordance with the following minimum setbacks from the indicated *lot* boundaries:

Rear Lot Line	Interior Line	Exterior Line
0.9 m	0.9 m	3.2 m

f) All *accessory building* must be located entirely in the *rear yard*.

16.8.6 Conditions of Use

a) Despite the rest of this bylaw, no off-street parking shall be required for a *bed and breakfast* or home occupation use.

b) Off-street parking required for multi-*family* and *duplex residential uses* may be satisfied by the provision of on-site *tandem parking spaces*.

16.9 CD-I Comprehensive Development I (deleted by Bylaw 2986, 2024)

16.10 CD-J Comprehensive Development J (deleted by Bylaw 2986, 2024)

16.11 CD-K Comprehensive Development K (Bylaw 2588, 2014)

16.11.1 Intent

The intent of the Comprehensive Development K (CD-K) Zone is to permit comprehensively planned *townhouse* developments on Lots 25 and 26 Section 1 Block 5 North Range 1 East New Westminster District Plan 25019 and Lot 178, Section 1 Block 5 North Range 1 East New Westminster District Plan 46124.

16.11.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Townhouse*	▪ *Home-Based Business* ▪ *Accessory Buildings* and *Uses*

16.11.3 Site Requirements

a) Minimum *lot area* shall be 8,000 square metres.

b) Minimum *lot width* shall be at least one-fourth the least depth of the site.

16.11.4 Dimensions of Buildings and Structures

a) The maximum *lot coverage* is 45%.

b) Principal *buildings* shall not exceed the lesser of 9.0m and two storeys.

16.11.5 Siting

a) Principal *buildings* shall not be sited less than:

i. 6.0 m from a *front lot line*;

ii. 3.5 m from a *rear lot line*;

iii. 3.5 m from an interior side lot line.

16.11.6 Permitted Density

a) The maximum density is 40 *dwelling unit*s.

16.12 CD-L Comprehensive Development L (Bylaw 2661, 2014)

16.12.1 Intent

The intent of the Comprehensive Development L (CD-L) Zone is to permit a comprehensively planned townhouse development on the following legal parcel described as:

PID: 024-861-081

Lot 1 District Lot 254 & 282 Group 1 New Westminster District Plan BCP50931

16.12.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Townhouse*	▪ *Home-Based Business* ▪ *Accessory Buildings* and *Uses* ▪ *Amenity Space*

16.12.3 Site Requirements

a) Minimum *lot area* shall be 4.0 ha.

b) Minimum *lot width* shall be 200 m.

16.12.4 Dimensions of Buildings and Structures

a) The maximum *lot coverage* is 37%.

b) *Principal buildings* shall not exceed the lesser of 11.0 m and three storeys.

16.12.5 Conditions of Use

a) A detached *amenity building* not to exceed 465 m^2 is permitted. The height of such building is not to exceed 8.5 m.

16.12.6 Siting

a) Principal *buildings* shall not be sited less than:
   i. 7.5 m from a *front lot line*;
   ii. 7.5 m from a *rear lot line*;
   iii. 4.5 m from an *interior lot line*.

b) A front *porch* or *deck* attached to the *principal building* may encroach 2.4 m into the *front yard.*

c) A *deck* attached to the *principal building* may encroach 1.0 m into the *interior side yard* setback, provided the *deck* is setback at least 3.5 m from the *interior side lot line*.

16.12.7 Permitted Density

a) The maximum density is 220 *dwelling unit*s.

16.13 CD-M Comprehensive Development M (Bylaw 2714, 2016)

16.13.1 Intent

The intent of the Comprehensive Development M (CD-M) Zone is to allow the property line to follow the natural contours of the land on the following legal parcels described as:

PID: 027-626-253
Lot A Section 11, Township 40, New Westminster District Plan BCP 37859; AND

PID: 027-626-261
Lot B Section 11, Township 40, New Westminster District Plan BCP 37859.

16.13.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Single Family Dwelling* ▪ *Light Agriculture*	▪ *Secondary Suite* ▪ *Garden Suite* ▪ *Bed & Breakfast* ▪ *Home-Based Business* ▪ *Accessory Residential Buildings* and *Uses* ▪ *Accessory Agricultural Buildings and Uses* ▪ *Boarding*

16.13.3 Site Requirements

a) Minimum *lot area* for Lot A shall be 7,033 sq. m;

b) Minimum *lot area* for Lot B shall be 12,943 sq. m.

16.13.4 Permitted Lot Coverage

The maximum *lot coverage* is 10%.

16.13.5 Permitted Height

a) The maximum *height* for a single-family dwelling is the lesser of 2 ½ storeys and 10 m;

b) The maximum *height* for *accessory residential building* and structures is 5.0 m;

c) The maximum *height* for *light agricultural buildings and structures* is 10 m;

16.13.6 Siting

a) All residential buildings shall be sited not less than:

   i. 7.5 m from *front, rear* and *exterior side lot lines*;

   ii. 3 m from *interior side lot lines*;

   iii. 15 m from *watercourses, key ditches and constructed ditches*.

b) *Buildings* for *light agricultural* use that involve the keeping of *livestock* shall be sited not less than:

   i. 30 m from *front* and *exterior side lot lines*;

   ii. 15 m from *rear* and *interior side lot lines*;

   iii. 30.5 m from all standpipes, wells, other sources of potable water, and natural boundaries of *watercourses, key ditches* and *constructed ditches*.

c) All other buildings for light agricultural use shall be sited not less than

   i. 9 m from *front, rear* and *exterior side lot lines*;

   ii. 4.5 m from *interior side lot lines*;

   iii. 15 m from *watercourses, key ditches* and *constructed ditches.*

16.13.7 Conditions of Use

All *accessory residential buildings* shall:

a) Not contain a *kitchen* or any *habitable space*;

b) Be limited to one washroom with a maximum floor area of 10 sq m, which must not contain a bathtub and which must be located on the ground floor;

d) If designed and used for the storage or parking of *vehicles* on the ground floor, be designed and constructed with access to:

   i. The ground floor being limited to one door, which must provide access to and through the *vehicle* storage or parking area;

   ii. The upper story being limited to the interior of the *building*.

16.14 CD-N Comprehensive Development N (Bylaw 2894, 2021)

16.14.1 Intent

The intent of the Comprehensive Development N (CD-N) Zone is to permit compact single family residential, bare land strata lots on the following legal parcel:

PID: 005-741-033

Lot 1 Section 36 Block 6 North Range 1 East New Westminster District Plan 59310

16.14.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Single Family Dwelling*	▪ *Home-Based Business* ▪ *Accessory Residential Buildings* and *Uses*

16.14.3 Site Requirements

a) Minimum bare land strata *lot area* shall be 248 sq. m;

b) Minimum bare land strata *lot width* shall be 10 m;

c) Minimum bare land strata *lot depth* shall be 22 m.

16.14.4 Permitted Density

b) The maximum number of bare land strata lots is 6;

b) The maximum floor-area ratio on each bare land strata lot is 0.65.

16.14.5 Permitted Lot Coverage

a) The maximum lot coverage on each bare land strata lots is 50%;

b) The maximum lot coverage on the entire development is 30%.

16.14.6 Permitted Height

The maximum permitted height for principal buildings is 2 storeys and 7 m.

16.14.7 Siting

b) From external lot boundaries, all buildings shall be sited not less than
   iv) 7.0 m from front lot line;
   v) 3.0 m from interior side lot lines;
   vi) 5.0 m from rear lot line.

c) From internal strata lot boundaries, all buildings shall be sited not less than
   i) 4.5 m from front lot line;

ii) 1.2 m from interior side lot lines;

iii) 3.0 m from rear lot line.

d) A covered porch, deck or patio attached to the principal building may encroach 1.0 m into the rear yard.

16.14.8 Conditions of Use

a) A carport or garage for at least two vehicles shall be provided for each *dwelling unit*;

b) At least three visitor parking spaces are required to be maintained, for use by the entire development

16.15 CD-O Comprehensive Development O (Bylaw 2855, 2020)

16.15.1 Intent

The intent of the Comprehensive Development O (CD-O) Zone is to permit a comprehensively planned townhouse development on the following legal parcel described as:

PID: 006-935-079
Lot 29 District Lot 283 Group 1 New Westminster District Plan 33922

16.15.2 Permitted Uses

Principal Uses	Accessory Uses
• *Townhouse*	• *Home-Based Business* • *Accessory Buildings and Uses*

16.15.3 Permitted Density

a) The maximum number of units is 4;

b) The maximum floor-area ratio is 0.70.

16.15.4 Permitted Lot Coverage

a) The maximum lot coverage is 35%.

16.15.5 Permitted Height

a) The maximum permitted height for principal buildings is 3 storeys and 9.5 m.

16.15.6 Siting

a) Principal buildings shall be sited not less than

b) 7.5 m from front and rear lot lines;

c) 1.5 m from interior side lot lines;

d) 2.5 m from exterior side lot lines;

16.15.7 Conditions of Use

a) A carport or garage for at least two vehicles shall be provided for each *dwelling unit*.

b) At least four visitor parking spaces are required to be maintained, for use by the entire development.

16.16 CD-P Comprehensive Development P (deleted by Bylaw 2986, 2024)

16.17 CD-Q Comprehensive Development Q (Bylaw 2927, 2022)

16.17.1 Intent

The intent of the Comprehensive Development Q (CD-Q) Zone is to permit rental apartments with child daycare on the ground floor on the following parcel:

PID: 027-242-269
Lot 2 Section 1 Block 5 North Range 1 East New Westminster District Plan BCP32780

16.17.2 Permitted Uses

Principal Uses	***Accessory Uses***
• *Apartment* • *Child Daycare*	• *Home-Based Business* • *Accessory Buildings and Uses*

16.17.3 Permitted Density

a) The maximum number of *dwelling units* is 115.
b) The maximum *floor-area ratio* is 2.0.

16.17.4 Permitted Lot Coverage

a) The maximum *lot coverage* is 40%.

16.17.5 Permitted Height

a) The maximum permitted *height* for *principal buildings* is 6 storeys and 22 m.

16.17.6 Siting

a) *Principal buildings* shall not be sited less than
   i. 4.5 m from *front lot line*;
   ii. 6 m from *rear lot line*;
   iii. 5.5 m from *interior side lot lines*;

16.17.7 Conditions of Use

a) Despite any other provision of this bylaw, the following parking requirements apply:
   i. Minimum 94 vehicle parking spaces, including 6 accessible spaces;
   ii. Minimum 69 Class 1 bicycle storage spaces;
   iii. Minimum 6 Class 1 cargo bicycle storage spaces;
   iv. Minimum 12 Class 2 bicycle storage spaces;
   v. Minimum 7 accessible scooter parking spaces;

vi. At least 50% of Class 1 bicycle storage spaces to have electric charging capability;
vii. All vehicle parking spaces contained within an underground parkade to be equipped with an outlet capable of providing minimum Level 2 or equivalent charging for electric vehicles

b) All *dwelling units* in this zone are required to be under *residential rental tenure*.

17 AUTHORIZATION

ZONING BYLAW
BYLAW NO. 2505, 2011

A Bylaw to adopt a new Zoning Bylaw
for the City of Pitt Meadows

WHEREAS, Section 903 of the Local Government Act provides that the Council may adopt, by Bylaw a Land Use Bylaw;

AND WHEREAS, it is deemed desirable to adopt a new Land Use Bylaw for the City of Pitt Meadows;

NOW THEREFORE, the City Council of The Corporation of the City of Pitt Meadows in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as the **"City of Pitt Meadows Zoning Bylaw No. 2505, 2011"**.

2. That City of Pitt Meadows Land Use Bylaw 1250 and all amendments thereto are hereby repealed.

3. Dewdney Alouette Regional District Zoning Bylaw 311-1982 for Electoral Area 'A' and all amendments thereto are hereby repealed.

4. That the document attached hereto as Schedule "A" is hereby adopted as the Land Use Bylaw for The Corporation of the City of Pitt Meadows.

READ a FIRST and SECOND time the 6th day of September, 2011.

PUBLIC HEARING held the 20th day of September, 2011.

READ a THIRD time the 20th day of September, 2011.

ADOPTED the 4th day of October, 2011.

Mayor (Don MacLean)

Corporate Officer (Laurie Darcus)

CERTIFIED to be a true and correct copy of the *"City of Pitt Meadows Zoning Bylaw No. 2505, 2011"*, Adopted the 4th day of October, 2011.

Corporate Officer

SCHEDULE A

CITY OF PITT MEADOWS ZONING MAP

SCHEDULE B
HOUSING AGREEMENT
LAND TITLE ACT
FORM C
(Section 219.81)
Province of
British Columbia

GENERAL INSTRUMENT – PART 1 (This area for Land Title Office use)

1. **APPLICATION**: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)
   The City of Pitt Meadows,
   12007 Harris Road,
   Pitt Meadows, British Columbia,
   V3Y 2B5 465-5454

2. **PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND**:* (PID) (Legal Description)

3. **NATURE OF INTEREST**:*

Description	Document Reference	Person Entitled to Interest
Section 219 Covenant (of Land Title Act)	Entire Document	Transferee

4. **TERMS:** Part 2 of this instrument consists of (select one only)
   (a) File Standard Charge Terms ❑ D.F. No.
   (b) Express Charge Terms ■ Annexed as Part 2
   (c) Release ❑ There is no Part 2 of this instrument

A selection of (a) includes any additional or modified terms referred to in item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

5. **TRANSFEROR(S)**:*

6. **TRANSFEREE(S)**: (including postal address(es) and postal code(s)*
   THE CITY OF PITT MEADOWS
   12007 Harris Road, Pitt Meadows, B.C., V3Y 2B5

7. **ADDITIONAL OR MODIFIED TERMS:*** **N/A**

8. **EXECUTION(S)**:** This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

	EXECUTION DATE	
Officer Signature(s)	*Y M D*	*Transferor(s) Signatures (s)*

OFFICER CERTIFICATION: Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C.1979, c.116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.

** If space insufficient, continue executions on additional page(s) in Form D.

LAND TITLE ACT
FORM D
EXECUTIONS CONTINUED

EXECUTION DATE

Officer Signatures	Y M D	Transferor/ Borrower/Party Signatures (s)
		THE CITY OF PITT MEADOWS, by its authorized signatory(ies):
_____ (as to both signatures)		_____ Name:
		_____ Name:

OFFICER CERTIFICATION: Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C.1979, c.116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.

** If space insufficient, continue executions on additional page(s) in Form D

HOUSING AGREEMENT

THIS AGREEMENT dated for reference _____, is

BETWEEN:

("Owner")

AND:

CITY OF PITT MEADOWS, a Municipal Corporation pursuant to the laws of British Columbia and having an address of 12007 Harris Road, Pitt Meadows, BC V3Y 2B5

("City")

GIVEN THAT:

A. The *City* may, pursuant to Section 905 of the ***Local Government Act*****,** enter into a housing agreement with an owner of land that includes terms and conditions regarding the occupancy of *dwelling unit*s located on the lands of the Owner;

B. The Owner is the registered owner in fee simple of land in the City of Pitt Meadows legally described as _____(the "Land") which land is within the Agricultural Land Reserve;

C. The ***Agricultural Land Commission Act*** prohibits the *City* from approving more than one residence on a parcel of land in the Agricultural Land Reserve unless the additional residences are necessary for farm use;

D. The zoning bylaw of the *City* permits the use of the Land for *migrant farm worker housing*, if the Owner enters into a housing agreement; and

E. The Owner has represented to the *City* that the residential uses permitted under this Agreement are necessary for the farm use of the Land, and has requested the *City* to permit the development of the Land for *migrant farm worker housing*, in exchange for covenants of the Transferor to be contained in a housing agreement;

This Agreement is evidence that in consideration of $2.00 paid by the *City* to the Owner (the receipt of which is acknowledged by the Owner), the Owner covenants and agrees with the *City*, in accordance with section 905 of the ***Local Government Act***, as follows:

1. Interpretation

In this Agreement, the following words and terms have the following meanings:

"*Migrant farm worker housing*" means sleeping accommodation for a *seasonal agricultural worker,* located on a farm.

"*Seasonal agricultural worker*" means a person employed on a farm for at least 35 hours per week and at least 16 weeks in a calendar year, and occupying *migrant farm worker housing* on that farm.

"Farm" means a parcel or group of parcels each of which is assessed as a farm under the ***Assessment Act,*** and managed as a single agricultural enterprise.

2. Use of Migrant Farm Worker Housing

a) The Owner covenants and agrees that

i) no *building* on the Land constructed or used for *migrant farm worker housing* shall be occupied by more than 40 persons;

OR, for farm operations comprising at least 40.5 ha,

ii) no *building* on the Land constructed or used for *migrant farm worker housing* shall be occupied by more than 150 persons;

OR, for farm operations comprising at least 405 ha,

iii) no *building* on the Land constructed for *migrant farm worker housing* shall be occupied by more than 250 persons;

iv) *migrant farm worker housing* on the Land shall be occupied only by *seasonal agricultural worker*s;

v) no *migrant farm worker housing* on the Land shall be occupied by any person unless the Land is assessed as a "farm" under the Assessment Act, according to the most recent records of the B.C. Assessment Authority;

vi) on every day during which any *migrant farm worker housing* on the Land is occupied, the Owner must ensure that there is available by telephone twenty-four hours a day, a person fluent in the English language who may answer inquiries from the *City* as to the occupancy; and

vii) the owner must make reasonable efforts to ensure that every *building* on the Land constructed for *migrant farm worker housing* is inspected by an Inspector recommended by the Western Agriculture Labour Initiative and certified as being in compliance with the ***Guidelines for the Provision of Housing for Seasonal Agricultural Workers in BC*** as amended or replaced from time to time.

b) For certainty, the Owner must not permit any *migrant farm worker housing* on the Land to be occupied for any tourist accommodation or *bed and breakfast* use, or for any *residential* occupancy other than the occupancy of a *seasonal agricultural worker.*

c) The Owner must provide to the *City* on each anniversary of the date of initial occupancy of the *migrant farm worker housing*, and in addition within two business days of being requested to do so by the *City* and each time there is a change in the contact information required to be provided, a statutory declaration in the form attached as Schedule A, containing all of the information indicated in the declaration.

3. Specific Performance

The Owner agrees that the *City* is entitled to obtain an order for specific performance of this Agreement and a prohibitory or mandatory injunction in respect of any breach by the Owner of this Agreement. The Owner agrees that this is reasonable given the public interest in restricting the occupancy of the Land in accordance with this Agreement.

4. Notice of Housing Agreement

The Owner acknowledges and agrees that

a) this Agreement constitutes a housing agreement entered into under section 905 of the ***Local Government Act***;

b) the *City* is required to file a notice of housing agreement in the Land Title Office against title to the Land; and

c) once such a notice is filed, this Agreement binds all persons who acquire an interest in the Land.

5. Removal or Alteration of Migrant Farm Worker Housing

a) The Owner covenants to remove from the Land any *building* containing any *migrant farm worker housing*, or convert such *building* to the satisfaction of the *building official* of the *City* so that it contains no *migrant farm worker housing*, at such time as the *migrant farm worker housing* is no longer necessary for *farm* use of the Land. The work shall be completed by December 31 of the second year following the year in which the last statutory declaration required by this Agreement was provided.

[delete (b) and (c) if the number of persons accommodated does not exceed 40]

b) The Owner covenants to remove from the Land any *building* containing any *migrant farm worker housing*, or convert such *building* to the satisfaction of the *building official* of the *City*, in the event that any of the conditions precedent to the use of the Land for *migrant farm worker housing* to accommodate more than 40 *seasonal agricultural workers* under the *City*'s zoning bylaw are no longer satisfied, such that the Land accommodates only the number of *seasonal agricultural workers* that the bylaw permits.

c) As security for the performance of the Owner's obligations under subsection (a) and (b), the Owner has provided to the *City* security in the amount of $25,000 plus $150 per occupant in excess of 40 persons, which security may be retained by the *City* and applied by the *City* to the cost of performing the Owner's obligations on default of the Owner, following ten days' written notice to comply from the *City*, and the Owner irrevocably invites the *City* onto the Lands for the purpose of performing the Owner's obligations under subsections (a) and (b).

The *City* must return the security to the Owner when the Owner has performed its obligations under subsection (a), and must return any unused portion of the security if the *City* has performed the Owner's obligations on default. If the security is insufficient to reimburse the *City*'s costs of performing the Owner's obligations on default, the Owner must pay the shortfall to the *City* on demand and the *City* may recover any unpaid amount as a contract debt.

6. No Effect on Laws or Powers

This Agreement does not

a) affect or limit the discretion, rights, duties or powers of the *City* under any enactment or at common law, including in relation to the use or subdivision of the Land;

b) impose on the *City* any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;

c) affect or limit any enactment relating to the use or subdivision of the Land; or

d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Land.

7. Notice

Any notice which may be or is required to be given under this Agreement must be in writing and either be delivered or sent by facsimile transmission. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery. Any notice which is sent by fax transmission is to be considered to have been given on the first business day after it is sent. If a party changes its address or facsimile number, or both, it must promptly give notice of its new address or facsimile number, or both, to the other party as provided in this section.

8. Indemnity

The Owner indemnifies and saves harmless the *City* from any claim for damage of any kind alleged to arise from the construction, erection, maintenance, operation or occupancy of the *migrant farm worker housing* permitted on the Land by the *City*'s bylaws, from any breach of this Agreement by the Owner, or from any failure or alleged failure of the *City* to monitor or enforce the Owner's compliance with this Agreement or the bylaws of the *City* respecting *migrant farm worker housing*.

9. Limitation on Owner's Obligations

The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Land.

10. Waiver

An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach. A waiver of a breach of this Agreement does not operate as a waiver of any other breach of this Agreement.

11. Further Acts

The Owner shall do everything reasonably necessary to give effect to the intent of this Agreement, including execution of further instruments.

12. Severance

If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

13. No Other Agreements

This Agreement is the entire agreement between the parties regarding its subject and it terminates and supersedes all other agreements and arrangements regarding its subject.

14. Amendment

This Agreement may be discharged, amended or affected only by an instrument duly executed by both the Owner and the *City*.

15. Enurement

This Agreement binds the parties to it and their respective successors, heirs, executors and administrators. Reference in this Agreement to the "*City*" is a reference also to the elected and appointed officials, employees and agents of the *City*.

16. Deed and Contract

By executing and delivering this Agreement each of the parties intends to create both a contract and a deed executed and delivered under seal.

SCHEDULE "A"

CANADA	)	IN THE MATTER OF A HOUSING AGREEMENT with the City of Pitt Meadows dated _____, 20__ ("Housing Agreement")
PROVINCE OF BRITISH COLUMBIA	)	

I, [insert name], of [insert civic address of Farm Land], Pitt Meadows, British Columbia, do solemnly declare that:

1. I am the Registered Owner of the land legally described as [insert legal description] (the "Farm Land") or, in the case of a corporate owner, I am an authorized signatory of the owner, and make this declaration to the best of my personal knowledge.

2. This declaration is made pursuant to the Housing Agreement in respect of the Farm Land.

3. The Farm Land is assessed as "farm land" under the *Assessment Act*.

4. The Farm Land is used for a horticulture or berry enterprise.

5. The proposed dates of the occupancy of *migrant farm worker housing* on the Land are from _____ to _____.

6. There is available on the Land at all times a person who is fluent in English and authorized to answer inquiries from the City of Pitt Meadows regarding the occupancy of the *migrant farm worker housing*. That person's name is _____ and their contact telephone number is _____.

7. Every person who I propose to accommodate or continue to accommodate in the *migrant farm worker housing* has been hired through the Migrant Agricultural Farm Worker Program or the Pilot Project for Occupations Requiring Lower Levels of Formal Training. The number of Migrant Farm Workers that has been approved for this farm enterprise under those programs is _____.

8. Every person who I propose to accommodate or continue to accommodate in the *migrant farm worker housing* is employed at least thirty-five hours a week and at least __ weeks per year in the farm enterprise conducted on the Farm Land.

9. The *migrant farm worker housing* complies in all respects with the zoning and *building* regulations of the City of Pitt Meadows and is covered by property insurance.

10. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and pursuant to the *Canada Evidence Act*.

SWORN BEFORE ME at _____, in the Province of British Columbia, this ____ day of _____, 20___.	)))) Signature of person making declaration)
_____ A Commissioner for Taking Affidavits for British Columbia	)

SCHEDULE C
FIELDSTONE PARCEL MAP FOR CD ZONE

(deleted by Bylaw 2986, 2024)