City of Pitt Meadows
Zoning Bylaw No. 2505, 2011

Adopted October 4\textsuperscript{th}, 2011
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<td>February 20, 2018</td>
<td>Infill Regulation Changes</td>
<td>2, 4, 5, 6, 10</td>
</tr>
</tbody>
</table>
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.

<table>
<thead>
<tr>
<th>Bylaw Number</th>
<th>Adoption Date</th>
<th>Type</th>
<th>Section Amended</th>
</tr>
</thead>
<tbody>
<tr>
<td>2762, 2017</td>
<td>May 22nd, 2018</td>
<td>Text Amendment to I-3 Zone</td>
<td>13.3.2, 13.3.9</td>
</tr>
<tr>
<td>2814, 2018</td>
<td>Oct. 2, 2018</td>
<td>Text Amendment for Cannabis Production</td>
<td>3.4 f), New 5.17, 8.1.8, 8.2.8, 8.3.8</td>
</tr>
<tr>
<td>2797, 2018</td>
<td>November 13, 2018</td>
<td>Various text amendments</td>
<td>2.3, 4, 6</td>
</tr>
<tr>
<td>2817, 2019</td>
<td>April 2, 2019</td>
<td>Adding legal descriptions to Principal Uses</td>
<td>13.3.9</td>
</tr>
<tr>
<td>2823, 2019</td>
<td>July 23, 2019</td>
<td>Hemp &amp; Cannabis Definitions &amp; Principal Uses</td>
<td>2.3 c) &amp; 13.3</td>
</tr>
<tr>
<td>2837, 2019</td>
<td>October 1, 2019</td>
<td>Various text amendments</td>
<td>1.4, 8 and 10</td>
</tr>
</tbody>
</table>
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:

<table>
<thead>
<tr>
<th>Zone Designation</th>
<th>Short Form</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Agricultural</td>
<td>A-1</td>
</tr>
<tr>
<td>Large Lot Agricultural</td>
<td>A-2</td>
</tr>
<tr>
<td>Agricultural and Farm Industrial</td>
<td>A-3</td>
</tr>
<tr>
<td>Agricultural and Golf Course</td>
<td>A-4</td>
</tr>
<tr>
<td>Agricultural and Wildlife Management</td>
<td>A-5</td>
</tr>
<tr>
<td>Estate Lot Rural Residential</td>
<td>RR-1</td>
</tr>
<tr>
<td>Large Lot Rural Residential</td>
<td>RR-2</td>
</tr>
<tr>
<td>Medium Lot Rural Residential</td>
<td>RR-3</td>
</tr>
<tr>
<td>Small Lot Rural Residential</td>
<td>RR-4</td>
</tr>
<tr>
<td>Rural Residential Cluster Housing</td>
<td>RR-5</td>
</tr>
<tr>
<td>Large Lot Residential</td>
<td>RS</td>
</tr>
<tr>
<td>Medium Lot Residential</td>
<td>R-1</td>
</tr>
<tr>
<td>Small Lot Residential</td>
<td>R-2</td>
</tr>
<tr>
<td>Duplex Residential</td>
<td>RD</td>
</tr>
<tr>
<td>Multi-Family Residential 1</td>
<td>RM-1</td>
</tr>
<tr>
<td>Multi-Family Residential 2</td>
<td>RM-2</td>
</tr>
<tr>
<td>Multi-Family Residential 3</td>
<td>RM-3</td>
</tr>
<tr>
<td>Multi-Family Residential 4</td>
<td>RM-4</td>
</tr>
<tr>
<td>Multi-Family Residential 5</td>
<td>RM-5</td>
</tr>
<tr>
<td>Highway Commercial</td>
<td>C-1</td>
</tr>
<tr>
<td>Neighbourhood Centre Commercial</td>
<td>C-2</td>
</tr>
<tr>
<td>Community Commercial</td>
<td>C-3</td>
</tr>
<tr>
<td>Local Commercial</td>
<td>C-4</td>
</tr>
<tr>
<td>Zoning Category</td>
<td>Code</td>
</tr>
<tr>
<td>-------------------------------------</td>
<td>------</td>
</tr>
<tr>
<td>Gas Station Commercial</td>
<td>C-5</td>
</tr>
<tr>
<td>Neighbourhood Pub Commercial</td>
<td>C-6</td>
</tr>
<tr>
<td>Town Centre Commercial</td>
<td>TC</td>
</tr>
<tr>
<td>Mainstreet Commercial</td>
<td>MC</td>
</tr>
<tr>
<td>General Industrial</td>
<td>I-1</td>
</tr>
<tr>
<td>Light Industrial Warehouse</td>
<td>I-2</td>
</tr>
<tr>
<td>Light Industrial Business Park</td>
<td>I-3</td>
</tr>
<tr>
<td>Industrial Storage</td>
<td>I-4</td>
</tr>
<tr>
<td>Airport</td>
<td>I-5</td>
</tr>
<tr>
<td>Outdoor Recreation 1</td>
<td>OR-1</td>
</tr>
<tr>
<td>Outdoor Recreation 2</td>
<td>OR-2</td>
</tr>
<tr>
<td>Community Assembly</td>
<td>P-1</td>
</tr>
<tr>
<td>Assembly</td>
<td>P-2</td>
</tr>
<tr>
<td>River</td>
<td>P-3</td>
</tr>
<tr>
<td>Comprehensive Development A</td>
<td>CD-A</td>
</tr>
<tr>
<td>Comprehensive Development B</td>
<td>CD-B</td>
</tr>
<tr>
<td>Comprehensive Development C</td>
<td>CD-C</td>
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<tr>
<td>Comprehensive Development D</td>
<td>CD-D</td>
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<tr>
<td>Comprehensive Development E</td>
<td>CD-E</td>
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<tr>
<td>Comprehensive Development F</td>
<td>CD-F</td>
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<tr>
<td>Comprehensive Development G</td>
<td>CD-G</td>
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<tr>
<td>Comprehensive Development H</td>
<td>CD-H</td>
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<tr>
<td>Comprehensive Development I</td>
<td>CD-I</td>
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<td>Comprehensive Development J</td>
<td>CD-J</td>
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<tr>
<td>Comprehensive Development K</td>
<td>CD-K</td>
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<tr>
<td>Comprehensive Development L</td>
<td>CD-L</td>
</tr>
<tr>
<td>Comprehensive Development M</td>
<td>CD-M</td>
</tr>
</tbody>
</table>

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:
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.

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.

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 and 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 buildings 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 intersection or junction of two or more roads, excluding lanes (see Diagram 2.1).
CRAFTS AND TEACHING means a home-based business involving traditional crafts and handicrafts as an extension of a hobby and instruction in the arts on a one-to-one basis by a resident of the dwelling unit where the home-based business takes place.

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.

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 dwelling units, each having its principal entrance facing a fronting or flanking street, connected with a common wall separating rooms other than garages and carports, where the length of the common wall is not less than 50% of the average building depth, and does not include a building containing two dwelling units separated vertically, or a single-family dwelling containing a secondary suite.

DWELLING UNIT means accommodation providing sleeping, washrooms, and kitchens to be used permanently or semi-permanently for a household, but does not include a motor home or a room in a hotel.

EXTERIOR SIDE LOT LINE means a lot line that abuts a road and is not a front lot line.
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.
GARDEN SUITE means a dwelling unit that is separate from and accessory to a single-family dwelling on the same lot and is located in a detached accessory building in the rear yard, but excludes mobile homes.

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.

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.

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 watercourses, 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 domestic animals kept or dealt with for commercial purposes; includes cattle, goats, horses, mules, pigs, sheep, fur bearing animals, and poultry; excludes animals normally kept within a *dwelling unit* as household pets. (Bylaw 2662, 2014) (Bylaw 2697, 2015)

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** means a *dwelling unit* for which a *building* permit was issued prior to any other *dwelling unit* on a site, or a *dwelling unit* which occupies either the entirety of a *building* or a larger *gross floor area* of the *building* than another *dwelling unit* in the same *building*.

**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 BUSINESS OFFICE means the use of a home office by a resident where the business is carried out entirely within the dwelling unit.

RESIDENTIAL REGISTERED OFFICE means the use of a home office by a resident as the administrative premises of a business, where any other use related to the business is carried out entirely off the premises.

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 second dwelling unit that is contained entirely within a single-family dwelling and is separated from the principal dwelling unit. (Bylaw 2612, 2013)

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.

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.

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.
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, and repair of motor vehicles, and excludes vehicle-body repair.

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.

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.

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 vehicles, except as follows:
### Allowable Circumstances

<table>
<thead>
<tr>
<th>1) Those required for the operation of a business that is a permitted use</th>
<th>Conditions Applicable to These Circumstances</th>
</tr>
</thead>
<tbody>
<tr>
<td>If stored completely inside a building or walled or fenced area; and</td>
<td>In such case the wrecked vehicles shall be completely enclosed within a building or walled or fenced area; and</td>
</tr>
<tr>
<td>shall not be visible from outside the building or the walled or fenced area in which the wrecked vehicles are stored; and</td>
<td></td>
</tr>
<tr>
<td>if stored within the walled or fenced area, shall not exceed five in number at any time.</td>
<td></td>
</tr>
</tbody>
</table>

| 2) The keeping of one wrecked vehicle | If stored completely inside a building used for residential or accessory residential purposes |

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

1. 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;

2. Commercial telephone and internet sex services;

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

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

5. Retail hydroponics supply stores;

6. 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;

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

8. Scrap-metal salvage;

9. Petroleum or chemical refineries;

10. Sour gas plants;

11. Concrete batch plants;

12. 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 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 and subject to the Agricultural Land Reserve Use, Subdivision and Procedure Regulation (Bylaw 2814, 2018)

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, and 2 m from any building.

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 Single Family and Duplex Zones
The following projections shall be permitted in residential zones and site-specific zones that permit single-family dwellings, except CD zones unless otherwise specifically permitted: (Bylaw 2782, 2017)

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 1.5 m into the front, rear and exterior side yards except in the R-1 and R-2 zones where a second storey deck or balcony may not project into the rear yard; (Bylaw 2782, 2017)

ii. up to 0.6 m into the interior side yard.

e) Patios may be located within the rear yard but not closer than

i. 3.0 m to a public road
ii. 1.2 m to the side or rear lot lines

4.5 Projections into Yards in Townhouse Zones

The following projections shall be permitted in the residential zones and in site-specific zones that permit townhouses:

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

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 A, RR, R, RS, and RD and Residential CD and RM Zones, unless otherwise specified.

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
   i. 3.0 m from a road and
   ii. 1.2 m from the rear and side lot lines. (Bylaw 2580, 2012)

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 and structures includes swimming pools, is 2 m. (Bylaw 2797, 2018)
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 single-family residential zones, duplex zones, and multiple-family residential zones, vehicles, boats, and equipment parked or stored outdoors on any lot at any time shall be limited to the following (Bylaw 2797, 2018):

a) Not more than one recreational vehicle per dwelling unit

b) Not more than one commercial vehicle owned by the occupant, not exceeding a gross vehicle weight of 4,600 kg (Bylaw 2797, 2018); 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

a) All home-based businesses shall:

i. Not produce noise, vibration, smoke, dust, odours, heat, glare, electrical, or radio disturbance detectable beyond the property boundary;

ii. Maintain the privacy and enjoyment of adjacent residences and the character of the neighbourhood;

iii. Comply with the British Columbia Building Code for interior or exterior alterations, additions, or renovations to accommodate the home-based business;

iv. Not generate pedestrian or vehicular traffic to a greater extent than is normal in the zone in question;

v. Not manufacture materials or equipment outdoors;

vi. Be carried out wholly within a dwelling unit and there shall be no outdoor storage of goods and equipment; except that within the A zones it may be carried out wholly within an accessory building and crafts and teaching home-based businesses in any permitted zone may be carried out within an accessory building;

vii. Not display any stock in trade, except for articles actually produced and advertised on the premises;

viii. Not employ more than two persons at least one of whom must, unless otherwise specified, reside in the dwelling unit;

ix. Be limited to a maximum of two business clients on the premises at any one time;

x. Obtain a business license from the City;

xi. In the case of home-based businesses in the Agricultural Land Reserve, be limited to a floor area of 100 sq m.

xii. Not involve the cultivation or manufacturing of a controlled substance.

b) A home-based business licence may only be issued where the activities of the home-based business are within one of the following categories:

i. Crafts and teaching

ii. Residential registered office

iii. Residential business office

iv. Personal services

v. Child-care program
c) **All crafts and teaching home-based businesses** shall:
   i. Be permitted only in the agricultural zones and all **single family residential and duplex** zones;
   ii. Be carried out only by members of the household residing in the **dwelling unit**;
   iii. Be carried out wholly within the **dwelling unit or an accessory building**;
   iv. Occupy a floor area not exceeding 20% of the **gross floor area of the dwelling unit** up to a maximum of 50 sq m.

d) **All residential registered office home-based businesses** shall:
   i. Be permitted only in the agricultural zones and all **residential and duplex** zones;
   ii. Be conducted only by members of the household residing in the **dwelling unit**;
   iii. Be conducted wholly within the **dwelling unit**, with the work or trade taking place off the premises;
   iv. Be limited to a registered or records **office** for a business otherwise conducted entirely off the premises;
   v. Occupy no more than 20% of the **gross floor area of the dwelling unit** up to a maximum of 50 sq m;
   vi. Not involve the storage of goods or equipment or the parking of **commercial vehicles** on the premises.

e) **All residential business office home-based businesses** shall:
   i. Be permitted only in the agricultural zones and all **residential** zones;
   ii. Be conducted only by members of the household residing in the **dwelling unit**;
   iii. Be located wholly within the **dwelling unit**;
   iv. Occupy no more than 20% of the **gross floor area of the dwelling unit** up to a maximum of 50 sq m;
   v. Not involve the storage of goods or equipment or the parking of **commercial vehicles** on the premises.

f) **All personal services home-based businesses** shall:
   i. Be permitted only in the agricultural zones and all **single-family residential and duplex** zones;
ii. Occupy no more than 20% of the gross floor area of the dwelling unit up to a maximum of 50 sq m;

iii. Where massage therapy is provided, be conducted only by members of the Massage Therapists’ Association of British Columbia.

g) All personal services home-based businesses involving dog-grooming shall:
   i. Be permitted only in the agricultural zones and all single family residential and duplex zones;
   ii. Occupy no more than 20% of the gross floor area of the dwelling unit up to a maximum of 50 sq m;
   iii. Be limited to a maximum of two dogs on the premises at any one time exclusive of the owner’s dogs.

h) All child-care program home-based businesses shall:
   i. Be permitted only in the agricultural zones and all single family residential zones;
   ii. Have a maximum capacity of eight children;
   iii. Have an outdoor activity area;
   iv. Not involve any variation of the residential character of the dwelling unit or its accessory structures;
   v. Be limited to the principal building;
   vi. Not be permitted in a secondary suite, duplex or a garden suite;
   vii. Be exempt from Table 7.1 with respect to on-site parking requirements for child care, and any on-site parking spaces provided in addition to required spaces for residential use of the premises shall be located in a permitted driveway and not in any required yard.

5.4 Secondary Suites

a) All secondary suites shall:
   i. Be permitted as an accessory use only within a principal single-family residential building in the A-1 and A-2 zones and all RR, RS, and R-1 zones;
   ii. Be completely enclosed within the same building as the principal dwelling unit and not in an accessory building;
   iii. Be integrated with the principal dwelling unit so as not to externally appear as a separate dwelling unit apart from having an independent entrance;
iv. Have a gross floor area of at least 33.0 sq m and not more than the lesser of 90 sq m and 40% of the total floor area of the building in which it is contained; (Bylaw 2532, 2012)

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. All home-based business uses other than child-care programs may be carried out within a secondary suite.

iii. Boarding is not permitted in a secondary suite.

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

v. A secondary suite is not permitted on a lot that contains a garden suite.

vi. One additional on-site parking space must be provided for the exclusive use of the occupants of the secondary suite, and the required on-site parking space for the secondary suite shall not impede access to the primary residential use parking. (Bylaw 2782, 2017)

### 5.5 Garden Suites

a) One garden suite is permitted on lots having areas of at least 557 sq m within RR, RS and R-1 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 connected to municipal water, sewer and drainage utilities if within the urban boundary;

iv. be located within the rear yard with:

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Distance/Measurement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum distance from the <em>single-family dwelling</em></td>
<td>2.4 m</td>
</tr>
<tr>
<td>Minimum interior side yard setback</td>
<td>1.5 m</td>
</tr>
<tr>
<td>Minimum exterior side yard setback* (see <strong>Exception</strong>)</td>
<td>3.0 m</td>
</tr>
<tr>
<td>Minimum rear yard setback * (see <strong>Exception</strong>)</td>
<td>2.4 m</td>
</tr>
<tr>
<td>* <strong>Exception</strong>: Minimum exterior side yard setback or rear yard setback on <em>lots</em> where the <em>garden suite</em> will have direct <em>lane or road</em> access and where a <em>garden suite</em> is built above a garage</td>
<td>4.5 m</td>
</tr>
<tr>
<td>Unobstructed pathway provided between the <em>front lot line</em> and the <em>garden suite</em></td>
<td>At least 1.5 m wide</td>
</tr>
</tbody>
</table>

v. be limited to a *height* of 4.0 m, except in the RR and RS zones 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;

vi. be limited to a *gross floor area* of not less than 33 sq m and not more than the lesser of 90 sq m and 10% of the *lot area*. In this instance, *gross floor area* shall include any *basement* area; (Bylaw 2723, 2016)

vii. be freestanding and not attached to an *accessory building* or *accessory structure*, except as permitted above a garage in section v. above; (Bylaw 2723, 2016)

viii. not contain a rooftop *balcony, deck or patio*; (Bylaw 2723, 2016)

ix. be provided one off-street *parking space* in addition to the two (2) off-street *parking spaces* required for the *single-family dwelling*;

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 *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)

b) One garden suite may be permitted in the A-1 and A-2 zones on lots greater than or equal to 8094 sq m if approved by the Agricultural Land Commission as a non-farm use, provided that the garden suite shall:

i. be limited to lots occupied by a farm house and that the farm house 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 connected to municipal water and obtain approval from Fraser Health Authority for the septic system;

iv. 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 watercourse and drainage ditch setback | 15.0 m |
| Unobstructed pathway provided between the access of the property and the garden suite | At least 1.5 m wide |

v. be limited to a height of 6.0 m including if within an accessory farm residential building, or 9.0 m if within an agricultural building; (Bylaw 2723, 2016)

vi. be limited to a gross floor area of not less than 33 sq m and not more than 90 sq m, or if within an agricultural building to not more than 20% of the gross floor area, whichever is less. In this instance, gross floor area shall include any basement area; (Bylaw 2723, 2016)

vii. not be attached to an accessory farm residential building or structure unless the garden suite occupies the second storey above a one storey garage or is contained with an agricultural building; (Bylaw 2723, 2016)

viii. not contain a rooftop balcony, deck or patio; (Bylaw 2723, 2016)

ix. be occupied by the registered owner of the lot on which the garden suite is situated unless the registered owner resides in the farm house 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 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)

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 and R-1 zones
iii. One person in R-2 Zone

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 subject to the following:

a) The mobile home may only be occupied by:
   i. The father, mother, father-in-law, mother-in-law, son, daughter, grandparent, brother, sister, or grandchild of the owner providing a letter from a medical practitioner certifies that the additional dwelling unit is essential to provide general health care for the owner or a member of the owner’s immediate family and the owner is resident on the property;
   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 berry or horticultural 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 4.05 ha.

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 40 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

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 where all of the products offered for sale are not produced on the farm operation on which the retail sales are taking place and at least 50% of any retail sales area must be used for the sale of farm products produced on the farm operation on which the retail sales are taking place.

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
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 and recycling containers that are 1 cubic m in capacity or larger 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 of 2.0 m and to a height that is equivalent to the height of the container.

b) All 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
Retaining Wall on Lower Subject Property
6.7 Impervious Surface

The maximum permitted *impervious surface* allowance in the RS, R-1, R-2 and RD residential zones is 70% of the lot area. (Bylaw 2782, 2017)
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 parking 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, 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**

<table>
<thead>
<tr>
<th>Use</th>
<th>Number of Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential Uses</strong></td>
<td></td>
</tr>
<tr>
<td>Single-Family Dwelling</td>
<td>2 per dwelling unit</td>
</tr>
<tr>
<td>Duplex</td>
<td>2 per dwelling unit</td>
</tr>
<tr>
<td>Townhouse</td>
<td>1.75 per dwelling unit</td>
</tr>
<tr>
<td>Apartment (not in TC, MC)</td>
<td>1.3 per bachelor unit or 1-bedroom unit</td>
</tr>
<tr>
<td></td>
<td>1.5 per 2-bedroom or more unit</td>
</tr>
<tr>
<td>Apartment (in TC, MC)</td>
<td>1.2 per bachelor unit or 1-bedroom unit</td>
</tr>
<tr>
<td></td>
<td>1.5 per 2-bedroom or more units</td>
</tr>
<tr>
<td>Congregate Care Facility</td>
<td>0.5 per suite</td>
</tr>
<tr>
<td>Assisted Living</td>
<td>0.25 per suite</td>
</tr>
<tr>
<td>Secondary Suite</td>
<td>1 per suite</td>
</tr>
<tr>
<td>Garden Suite</td>
<td>1 per suite</td>
</tr>
<tr>
<td>Boarding</td>
<td>1 per sleeping unit</td>
</tr>
<tr>
<td>Bed and Breakfast</td>
<td>1 per sleeping unit</td>
</tr>
<tr>
<td>Home-Based Business</td>
<td>1 per business</td>
</tr>
<tr>
<td><strong>Commercial Uses</strong></td>
<td></td>
</tr>
<tr>
<td>Professional Office</td>
<td>1 per 45 sq m gfa</td>
</tr>
<tr>
<td>Medical Office</td>
<td>1 per 30 sq m gfa</td>
</tr>
<tr>
<td>Office</td>
<td>1 per 45 sq m gfa</td>
</tr>
<tr>
<td>Retail Use</td>
<td>1 per 30 sq m gfa</td>
</tr>
<tr>
<td>Liquor Retail</td>
<td>1 per 30 sq m gfa</td>
</tr>
<tr>
<td>Farm Retail Sales</td>
<td>1 per 20 sq m gfa</td>
</tr>
<tr>
<td>Retail Outlet</td>
<td>1 per 40 sq m gfa</td>
</tr>
<tr>
<td>Commercial School</td>
<td>1 per 93 sq m gfa</td>
</tr>
<tr>
<td>Theatre Use</td>
<td>1 per 5 seats of capacity</td>
</tr>
<tr>
<td>Hotel</td>
<td>1 per sleeping unit (plus parking for other uses)</td>
</tr>
<tr>
<td>Service Type</td>
<td>Required Space</td>
</tr>
<tr>
<td>-----------------------------------</td>
<td>-------------------------</td>
</tr>
<tr>
<td>Personal Service</td>
<td>1 per 45 sq m gfa</td>
</tr>
<tr>
<td>Veterinary Service</td>
<td>1 per 45 sq m gfa</td>
</tr>
<tr>
<td>Dog Daycare</td>
<td>1 per 93 sq m gfa</td>
</tr>
<tr>
<td>Child Daycare</td>
<td>1 per 93 sq m gfa</td>
</tr>
<tr>
<td>Restaurant</td>
<td>1 per 5 seats of capacity</td>
</tr>
<tr>
<td>Liquor-Primary Establishment—Minor</td>
<td>1 per 5 seats of capacity</td>
</tr>
<tr>
<td>Liquor-Primary Establishment—Major</td>
<td>1 per 5 seats of capacity</td>
</tr>
<tr>
<td>Vehicle Dealership</td>
<td>1 per 45 sq m gfa of sales and showroom area</td>
</tr>
<tr>
<td>Vehicle Repair</td>
<td>3 per service bay</td>
</tr>
<tr>
<td>Gas Station</td>
<td>1 per 45 sq m gfa</td>
</tr>
<tr>
<td>Car Wash</td>
<td>1 per wash bay</td>
</tr>
</tbody>
</table>

### Industrial Uses

<table>
<thead>
<tr>
<th>Use Type</th>
<th>Required Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Industrial</td>
<td>1 per 100 sq m gfa</td>
</tr>
<tr>
<td>Light Industrial</td>
<td>1 per 100 sq m gfa</td>
</tr>
<tr>
<td>Warehouse</td>
<td>1 per 200 sq m gfa</td>
</tr>
<tr>
<td>Research Establishment</td>
<td>1 per 100 sq m gfa</td>
</tr>
<tr>
<td>Landscaping Retail</td>
<td>1 per 100 sq m gfa</td>
</tr>
</tbody>
</table>

### Civic, Cultural, Recreational Uses

<table>
<thead>
<tr>
<th>Use Type</th>
<th>Required Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>Government Services</td>
<td>1 per 45 sq m gfa</td>
</tr>
<tr>
<td>Community Services</td>
<td>1 per 10 sq m gfa or 1 per 10 seats, whichever is greater</td>
</tr>
<tr>
<td>Cultural Facility</td>
<td>1 per 45 sq m, or 1 per 5 seats where occupancy is determined by seating</td>
</tr>
<tr>
<td>Place of Worship</td>
<td>1 per 10 sq m gfa</td>
</tr>
<tr>
<td>School (Elementary/Middle)</td>
<td>1 per classroom plus 9 for drop-off plus 2 spaces for bus loading</td>
</tr>
<tr>
<td>School (Secondary)</td>
<td>5 per classroom plus 2 spaces for bus loading</td>
</tr>
<tr>
<td>Indoor Recreation</td>
<td>1 per 10 sq m gfa or 1 per 10 seats, whichever is greater</td>
</tr>
<tr>
<td>Outdoor Recreation</td>
<td>1 per 5 seats of capacity</td>
</tr>
<tr>
<td>sports fields</td>
<td>15 per field (if not located adjacent to school/sport facility)</td>
</tr>
<tr>
<td>tennis/ball courts</td>
<td>2 per court (if not located adjacent to school/sport facility)</td>
</tr>
<tr>
<td>Golf Course</td>
<td>8 per hole (includes associated uses)</td>
</tr>
<tr>
<td>Driving Range</td>
<td>1 per tee</td>
</tr>
<tr>
<td>Marina</td>
<td>1 per 2 moorages (plus parking for other uses)</td>
</tr>
</tbody>
</table>
c) 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. Any additional parking spaces that are required for garden suites, secondary suites, and home-based businesses shall be surfaced with permeable material.

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>
<thead>
<tr>
<th>Parking Angle (in degrees)</th>
<th>Width of Parking Space</th>
<th>Length of Parking Space</th>
<th>Width of Manoeuvring Aisles</th>
</tr>
</thead>
<tbody>
<tr>
<td>90</td>
<td>2.6 m</td>
<td>5.5 m</td>
<td>7.0 m, or 6.5 m if in building</td>
</tr>
<tr>
<td>60</td>
<td>2.6 m</td>
<td>5.5 m</td>
<td>5.5 m one-way traffic</td>
</tr>
<tr>
<td>45 (and less)</td>
<td>2.6 m</td>
<td>5.5 m</td>
<td>4.0 m one-way traffic</td>
</tr>
<tr>
<td>180 (parallel)</td>
<td>2.6 m</td>
<td>6.7 m</td>
<td>3.8 m one-way traffic</td>
</tr>
</tbody>
</table>

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, bed and breakfast, and *townhouse residential*. *Tandem parking* is permitted provided:

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

ii. in *apartment* developments, the total number of *tandem parking spaces* does not exceed 50% of the total number of *parking spaces* provided;

iii. in *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 Parking Requirements

a) For the purposes of this section, **Class 1** and **Class 2** bicycle parking 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 parking 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 **parking spaces** shall be provided as specified in Table 7.3:

<table>
<thead>
<tr>
<th>Type of Use</th>
<th>Class 1 (Residents, Employees)</th>
<th>Class 2 (Patrons, Visitors, Couriers)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartment Residential</td>
<td>0.5 per dwelling unit</td>
<td>minimum 6 spaces for developments greater than or equal to 20 units</td>
</tr>
<tr>
<td>Assisted Housing</td>
<td>0.1 per dwelling unit</td>
<td>–</td>
</tr>
<tr>
<td>Office</td>
<td>1 per 750 sq m gfa</td>
<td>minimum 6 spaces for developments greater than or equal to 2,000 sq m gfa</td>
</tr>
<tr>
<td>Commercial Store</td>
<td>1 per 750 sq m gfa</td>
<td>minimum 6 spaces for developments greater than or equal to 100 sq m gfa</td>
</tr>
<tr>
<td>Restaurant</td>
<td>1 per 250 sq m gfa</td>
<td></td>
</tr>
<tr>
<td>Indoor Recreation</td>
<td>15% of required auto spaces to be divided between long term (employees) and short term (visitors) as determined by the City</td>
<td></td>
</tr>
<tr>
<td>Hotel</td>
<td>1 per 30 sleeping units</td>
<td>–</td>
</tr>
<tr>
<td>Industrial</td>
<td>10% of required vehicle spaces</td>
<td>–</td>
</tr>
</tbody>
</table>

d) **Class 1 Bicycle Parking**

i. **Class 1** bicycle parking 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 parking 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 parking shall be securely anchored to the floor with each bicycle parking space having the following minimum dimensions:

<table>
<thead>
<tr>
<th>Bicycle stall</th>
<th>1.8 m length x 0.6 m width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access aisle</td>
<td>1.2 m clearance</td>
</tr>
<tr>
<td>Headroom</td>
<td>1.9 m vertical clearance</td>
</tr>
</tbody>
</table>

vi. A maximum of 40% of the provided bicycle parking 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:

<table>
<thead>
<tr>
<th>Length</th>
<th>1.8 m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Width</td>
<td>0.6 m at door and 0.2 m at the opposite end</td>
</tr>
<tr>
<td>Height</td>
<td>1.2 m</td>
</tr>
</tbody>
</table>

e) Class 2 Bicycle Parking

i. Class 2 bicycle parking 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 parking 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.
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

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture</td>
<td>Additional Farm House</td>
</tr>
<tr>
<td>Farm House</td>
<td>Migrant Farm-Worker Housing</td>
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<td>Kennel</td>
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<td></td>
<td>Farm Retail Sales</td>
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<td></td>
<td>Bed and Breakfast</td>
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<tr>
<td></td>
<td>Accessory Farm Residential Buildings and Structures</td>
</tr>
<tr>
<td></td>
<td>Accessory Agricultural Buildings and Structures</td>
</tr>
<tr>
<td></td>
<td>Boarding</td>
</tr>
<tr>
<td></td>
<td>Licensed Winery, Brewery, Distillery, Meadery or Cidery Lounge (Bylaw 2722, 2016)</td>
</tr>
</tbody>
</table>

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 requirements of the (RS) Large Lot Residential Zone.

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) Agricultural 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)
8.2 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

<table>
<thead>
<tr>
<th>Principal Uses</th>
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<tbody>
<tr>
<td>Agriculture</td>
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<td></td>
<td>Licensed Winery, Brewery, Distillery, Meadery or Cidery Lounge Bylaw 2722, 2016</td>
</tr>
</tbody>
</table>

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) Agricultural 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

<table>
<thead>
<tr>
<th>Principal Uses</th>
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<tbody>
<tr>
<td>Agriculture</td>
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<td>Farm House</td>
<td>Farm Retail Sales</td>
</tr>
<tr>
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</tr>
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</tr>
</tbody>
</table>

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) Agricultural 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

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

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:

<table>
<thead>
<tr>
<th>setback</th>
<th>from</th>
<th>location</th>
</tr>
</thead>
<tbody>
<tr>
<td>30 m</td>
<td>front, rear, and exterior lot lines</td>
<td></td>
</tr>
<tr>
<td>15 m</td>
<td>interior lot lines</td>
<td></td>
</tr>
<tr>
<td>15 m</td>
<td>Watercourses, key ditches and constructed ditches *</td>
<td></td>
</tr>
<tr>
<td>30 m</td>
<td>residential buildings on adjacent lots</td>
<td></td>
</tr>
</tbody>
</table>

ii. For the growing of mushrooms:

<table>
<thead>
<tr>
<th>setback</th>
<th>from</th>
<th>location</th>
</tr>
</thead>
<tbody>
<tr>
<td>30 m</td>
<td>* front, rear, and exterior lot lines</td>
<td></td>
</tr>
<tr>
<td>7.5 m</td>
<td>interior lot lines</td>
<td></td>
</tr>
<tr>
<td>15 m</td>
<td>Watercourses, key ditches and constructed ditches *</td>
<td></td>
</tr>
</tbody>
</table>

iii. For the keeping of more than six swine and associated manure storage:

<table>
<thead>
<tr>
<th>setback</th>
<th>from</th>
<th>location</th>
</tr>
</thead>
<tbody>
<tr>
<td>60 m</td>
<td>front, rear, and exterior lot lines</td>
<td></td>
</tr>
<tr>
<td>30 m</td>
<td>interior lot lines</td>
<td></td>
</tr>
<tr>
<td>30 m</td>
<td>Watercourses, key ditches and constructed ditches *</td>
<td></td>
</tr>
<tr>
<td>90 m</td>
<td>residential buildings on adjacent lots</td>
<td></td>
</tr>
</tbody>
</table>

iv. For all other agricultural buildings and structures:

<table>
<thead>
<tr>
<th>setback</th>
<th>from</th>
<th>location</th>
</tr>
</thead>
<tbody>
<tr>
<td>9 m</td>
<td>front, rear, and exterior lot lines</td>
<td></td>
</tr>
<tr>
<td>4.5 m</td>
<td>interior lot lines</td>
<td></td>
</tr>
<tr>
<td>15 m</td>
<td>watercourses and key ditches*</td>
<td></td>
</tr>
<tr>
<td>6 m</td>
<td>* constructed ditches*</td>
<td></td>
</tr>
</tbody>
</table>

* (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

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture</td>
<td>Farm retail sales</td>
</tr>
<tr>
<td>Wildlife Management</td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Single-Family Dwelling</td>
<td>• Secondary Suite</td>
</tr>
<tr>
<td>• Light Agriculture</td>
<td>• Garden Suite</td>
</tr>
<tr>
<td></td>
<td>• Bed and Breakfast</td>
</tr>
<tr>
<td></td>
<td>• Home-Based Business</td>
</tr>
<tr>
<td></td>
<td>• Farm Retail Sales</td>
</tr>
<tr>
<td></td>
<td>• Accessory Residential Buildings and Uses</td>
</tr>
<tr>
<td></td>
<td>• Accessory Agriculture Buildings and Uses</td>
</tr>
<tr>
<td></td>
<td>• Boarding</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Permitted Use</th>
<th>Location</th>
</tr>
</thead>
</table>
| 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

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Dwelling</td>
<td>Secondary Suite</td>
</tr>
<tr>
<td>Light Agriculture</td>
<td>Garden Suite</td>
</tr>
<tr>
<td></td>
<td>Bed and Breakfast</td>
</tr>
<tr>
<td></td>
<td>Home-Based Business</td>
</tr>
<tr>
<td></td>
<td>Accessory Residential Buildings and Uses</td>
</tr>
<tr>
<td></td>
<td>Boarding</td>
</tr>
</tbody>
</table>

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 2½ 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

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Dwelling</td>
<td>Secondary Suite</td>
</tr>
<tr>
<td>Natural Resource</td>
<td>Garden Suite</td>
</tr>
<tr>
<td>Light Agriculture</td>
<td>Bed and Breakfast</td>
</tr>
<tr>
<td></td>
<td>Home-Based Business</td>
</tr>
<tr>
<td></td>
<td>Accessory Residential Buildings and Uses</td>
</tr>
<tr>
<td></td>
<td>Boarding</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Dwelling</td>
<td>Secondary Suite</td>
</tr>
<tr>
<td>Light Agriculture</td>
<td>Garden Suite</td>
</tr>
<tr>
<td></td>
<td>Bed and Breakfast</td>
</tr>
<tr>
<td></td>
<td>Home-Based Business</td>
</tr>
<tr>
<td></td>
<td>Accessory Residential Buildings and Uses</td>
</tr>
<tr>
<td></td>
<td>Accessory Agriculture Buildings and Uses</td>
</tr>
<tr>
<td></td>
<td>Boarding</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Dwelling</td>
<td>Secondary Suite</td>
</tr>
<tr>
<td></td>
<td>Garden Suite</td>
</tr>
<tr>
<td></td>
<td>Bed and Breakfast</td>
</tr>
<tr>
<td></td>
<td>Home-Based Business</td>
</tr>
<tr>
<td></td>
<td>Accessory Residential Buildings and Uses</td>
</tr>
<tr>
<td></td>
<td>Boarding</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Dwelling</td>
<td>Secondary Suite</td>
</tr>
<tr>
<td>Light Agriculture</td>
<td>Garden Suite</td>
</tr>
<tr>
<td>(Bylaw 2782, 2017)</td>
<td>Home-Based Business</td>
</tr>
<tr>
<td></td>
<td>Accessory Residential Buildings and Uses</td>
</tr>
<tr>
<td></td>
<td>Boarding</td>
</tr>
</tbody>
</table>

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-1 Medium Lot Residential

10.2.1 Intent

The intent of the Medium Lot Residential (R-1) Zone is to provide for relatively low-density urban development with single-family or duplex dwellings, allowing for secondary suites and garden suites.

10.2.2 Permitted Uses

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Dwelling</td>
<td>Secondary Suite</td>
</tr>
<tr>
<td>Duplex</td>
<td>Garden Suite</td>
</tr>
<tr>
<td></td>
<td>Home-Based Business</td>
</tr>
<tr>
<td></td>
<td>Accessory Residential Buildings and Uses</td>
</tr>
<tr>
<td></td>
<td>Boarding</td>
</tr>
</tbody>
</table>

10.2.3 Permitted Density (Bylaw 2621, 2013)

a) The maximum permitted gross floor area is 232 sq m or a floor space ratio of 0.48 for lots in excess of 409 sq m, whichever is greater;

b) The maximum permitted gross floor area is 232 sq m or a floor area ratio of 0.52 for lots of 409 sq m or less, whichever is greater;

c) A maximum of 46 sq m for a garage or a carport may be excluded in the calculation;

d) The gross floor area of the second storey does not exceed 80% of the gross floor area of the first storey of the principal dwelling (including all attached and detached garages and carports). Notwithstanding, existing principal buildings constructed prior to September 13, 2013 are exempt from this requirement except for proposed major additions which increase the gross floor area by 50% or more; (Bylaw 2782, 2017) (Bylaw 2797, 2018)

e) The second storey is set back a minimum of 1.2 m from both the front and at least one side wall of the first storey over a minimum of 60% of the entire length of the building wall of the first storey;

10.2.4 Site Requirements

a) Single-Family Dwelling
   i. Minimum lot area shall be 409 sq m.
   ii. Minimum lot width shall be 12 m, except in the case of a corner lot the minimum lot width shall be 15 m.
b) Duplex
   i. Minimum lot area shall be 660 sq m.
   ii. Minimum lot width shall be 20 m.
   iii. Minimum lot depth shall be 30 m.
   iv. Only permitted on a corner or through lot. (Bylaw 2782, 2017)

10.2.5 Dimensions of Buildings and Structures (Bylaw 2621, 2013)

a) The maximum lot coverage is 40%.

b) The depth of a principal building shall not exceed 18.3 m.

c) The height of a principal building shall not exceed:
   i. 2 storeys and 9.0 m for a building with a roof slope of 1:4 or more; or (Bylaw 2782, 2017)
   ii. 2 storeys and 7.4 m for a building with a roof slope less than 1:4. (Bylaw 2782, 2017)

d) The surface of the first floor is not more than 0.8 meters 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) 7.5 m from front and rear lot lines

b) 1.5 m from interior side lot lines

c) 3.8 m from exterior side lot lines

10.2.7 Conditions of Use

a) For a duplex, a carport or garage for at least one vehicle shall be provided for each dwelling unit;

b) The City recognizes that there are duplexes in lawful existence that are not on corner or through lots on the date of adoption of Bylaw No. 2782, 2017 and that these duplexes are granted legal non-conforming status and may continue to be used as duplex in the event of damage or destruction. (Bylaw 2782, 2017)
10.3 R-2 Small Lot Residential

10.3.1 Intent
The intent of the Small Lot Residential (R-2) zone is to provide for moderate-density, compact lots that accommodate single-family homes.

10.3.2 Permitted Uses

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>▪ Single-Family Dwelling</td>
<td>▪ Home-Based Business</td>
</tr>
<tr>
<td></td>
<td>▪ Accessory Residential Buildings and Uses</td>
</tr>
<tr>
<td></td>
<td>▪ Boarding</td>
</tr>
</tbody>
</table>

10.3.3 Permitted Density  (Bylaw 2621, 2013)

a) The maximum permitted gross floor area is 232 sq m or a floor space ratio of 0.48 for lots in excess of 409 sq m, whichever is greater;
b) The maximum permitted gross floor area is 232 sq m or a floor space ratio of 0.52 for lots of 409 sq m or less, whichever is greater;
c) A maximum of 46 sq m for a garage or a carport may be excluded in the calculation;
d) The gross floor area of the second storey does not exceed 80% of the gross floor area of the first storey (including all attached and detached garages and carports). Notwithstanding, existing principal buildings constructed prior to September 13, 2013 are exempt from this requirement except for proposed major additions which increase the gross floor area by 50% or more; (Bylaw 2782, 2017)
e) The second storey is set back a minimum of 1.2 m from both the front and at least one side wall of the first storey over a minimum of 60% of the entire length of the building wall of the first storey.

10.3.4 Site Requirements

a) Minimum lot area shall be 350 sq m.
b) Minimum lot width shall be 11 m.

10.3.5 Dimensions of Buildings and Structures  (Bylaw 2621, 2013)

a) The maximum lot coverage is 50%.
b) The depth of a principal building shall not exceed 18.3 m.
c) The height of a principal building shall not exceed:
   i. 2 storeys and 9.0 m for a building with a roof slope of 1:4 or more; or (Bylaw 2782, 2017)
ii. 2 storeys and 7.4 m for a building with a roof slope less than 1:4. (Bylaw 2782, 2017)

d) 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

a) Principal buildings shall not be sited less than

i. 5.5 m from a front lot line; (Bylaw 2782, 2017)

ii. 1.5 m from an interior lot line; (Bylaw 2782, 2017)

iii. 3 m from an exterior side lot line;

iv. 6 m from a rear lot line.

b) Bay windows, hutches, fireplaces, and chimneys (whether enclosed or unenclosed) that form part of the principal building may project for a distance of 0.6 m into the rear yard.

c) Despite Section 10.3.6 a) or any other provision of this bylaw, the principal buildings shall be sited not less than 4.75 m from the rear lot line for Lot 37, Block A of Section 1, Block 5 North, Range 1 East, New Westminster District Plan 35611. (Bylaw 2591, 2013)
10.4 RD Duplex Residential

10.4.1 Intent

The intent of the Duplex Residential (RD) Zone is to provide for two-family residential development on larger lots in urban residential areas.

10.4.2 Permitted Uses

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Dwelling</td>
<td>Secondary Suite</td>
</tr>
<tr>
<td>Duplex</td>
<td>Home-Based Business</td>
</tr>
<tr>
<td></td>
<td>Accessory Residential Buildings and Uses</td>
</tr>
</tbody>
</table>

10.4.3 Site Requirements

a) Minimum lot area shall be 790 sq m.

b) Minimum lot width shall be 21 m.

c) Minimum lot depth shall be 30 m.

10.4.4 Dimensions of Buildings and Structures

a) The maximum lot coverage is 40%.

b) Principal buildings shall not exceed a height of 9.0 m.

10.4.5 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

10.4.6 Conditions of Use

a) For a duplex, a carport or garage for at least one vehicle shall be provided for each dwelling unit.
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

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Townhouse</td>
<td>Home-Based Business</td>
</tr>
<tr>
<td></td>
<td>Accessory Residential Buildings and Uses</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Townhouse</td>
<td>Home-Based Business</td>
</tr>
<tr>
<td>Apartment</td>
<td>Accessory Residential Buildings and Uses</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Townhouse (Bylaw 2722, 2016)</td>
<td>Home-Based Business</td>
</tr>
<tr>
<td></td>
<td>Accessory Residential Buildings and Uses</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartment</td>
<td>Home-Based Business</td>
</tr>
<tr>
<td></td>
<td>Accessory Residential Buildings and Uses</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartment</td>
<td>Home-Based Business</td>
</tr>
<tr>
<td></td>
<td>Accessory Residential Buildings and Uses</td>
</tr>
</tbody>
</table>

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.
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

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Retail Use</td>
<td>• Amusement Arcade</td>
</tr>
<tr>
<td>• Retail Outlet</td>
<td>• Drive-through Restaurant</td>
</tr>
<tr>
<td>• Indoor Recreation</td>
<td>• Drive-through Business</td>
</tr>
<tr>
<td>• Commercial School</td>
<td>• Vehicle Repair</td>
</tr>
<tr>
<td>• Hotel</td>
<td>• Gas Bar</td>
</tr>
<tr>
<td>• Liquor Retail</td>
<td>• Beverage Container Return Facility</td>
</tr>
<tr>
<td>• Office</td>
<td>• Liquor Retail Accessory to Hotel Use</td>
</tr>
<tr>
<td>• Theatre Use</td>
<td>• Liquor-Primary Establishment - Minor Accessory to Hotel Use</td>
</tr>
<tr>
<td>• Personal Service</td>
<td></td>
</tr>
<tr>
<td>• Restaurant</td>
<td></td>
</tr>
<tr>
<td>• Veterinary Services</td>
<td></td>
</tr>
<tr>
<td>• Dog Daycare</td>
<td></td>
</tr>
<tr>
<td>• Vehicle Dealership</td>
<td></td>
</tr>
<tr>
<td>• Car Wash</td>
<td></td>
</tr>
</tbody>
</table>

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

11.1.9 Site Specific Provisions

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)
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

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Retail Use</td>
<td>- Drive-through Restaurant</td>
</tr>
<tr>
<td>- Indoor Recreation</td>
<td>- Drive-through Business</td>
</tr>
<tr>
<td>- Commercial School</td>
<td></td>
</tr>
<tr>
<td>- Office</td>
<td></td>
</tr>
<tr>
<td>- Theatre Use</td>
<td></td>
</tr>
<tr>
<td>- Personal Service</td>
<td></td>
</tr>
<tr>
<td>- Restaurant</td>
<td></td>
</tr>
<tr>
<td>- Veterinary Services</td>
<td></td>
</tr>
<tr>
<td>- Dog Daycare</td>
<td></td>
</tr>
<tr>
<td>- Liquor Retail</td>
<td></td>
</tr>
<tr>
<td>- Micro-brewery (Bylaw 2722, 2016)</td>
<td></td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Permitted Use</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Place of Worship</td>
<td>Strata Lot 5, 6 &amp; 12 Section 25 Block 6 North Range 1 East New Westminster District Strata Plan LMS148</td>
</tr>
<tr>
<td>Liquor-Primary Establishment—Major</td>
<td>Strata Lots 7, 8, 9 &amp; 10 Section 25 Block 6 North Range 1 East New Westminster District Strata Plan LMS148</td>
</tr>
<tr>
<td>Vehicle-Body Repair</td>
<td>Strata Lot 14, 15 Section 25 Block 6 North Range 1 East New Westminster District Strata Plan LMS148</td>
</tr>
<tr>
<td>Beverage Container Return Facility as principal use</td>
<td>Lot 1 Section 25 Block 6 North Range 1 East New Westminster District Plan 87261</td>
</tr>
<tr>
<td>Retail Outlet</td>
<td>Strata Lot 1 Section 25 Block 6 North Range 1 East New Westminster District Strata Plan LMS148</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>▪ Retail Use</td>
<td>▪ Residential Use</td>
</tr>
<tr>
<td>▪ Indoor Recreation</td>
<td></td>
</tr>
<tr>
<td>▪ Office</td>
<td></td>
</tr>
<tr>
<td>▪ Personal Service</td>
<td></td>
</tr>
<tr>
<td>▪ Restaurant</td>
<td></td>
</tr>
<tr>
<td>▪ Dog Daycare</td>
<td></td>
</tr>
<tr>
<td>▪ Government Service</td>
<td></td>
</tr>
<tr>
<td>▪ Micro-brewery (Bylaw 2722, 2016)</td>
<td></td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Permitted Use</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Car Wash</td>
<td>Lot 1 District Lot 261 Group 1 New Westminster Plan 82822</td>
</tr>
<tr>
<td>Place of Worship</td>
<td>Lot 1 District Lot 283 Group 1 New Westminster District Plan LMP6956</td>
</tr>
<tr>
<td>Vehicle Repair</td>
<td>Lot A District Lot 283 Group 1 New Westminster District Plan LMP29280</td>
</tr>
<tr>
<td></td>
<td>Lot 1 District Lot 283 Group 1 New Westminster District Plan 84019</td>
</tr>
</tbody>
</table>
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

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office (Bylaw 2633, 2013)</td>
<td>Residential Use</td>
</tr>
<tr>
<td>Child Daycare</td>
<td></td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Distance</th>
<th>From</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>7.5 m</td>
<td>front, rear, and exterior side lot lines</td>
<td></td>
</tr>
<tr>
<td>1.8 m</td>
<td>interior side lot lines</td>
<td></td>
</tr>
</tbody>
</table>

   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

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>▪ Gas Station</td>
<td>▪ Car Wash</td>
</tr>
<tr>
<td></td>
<td>▪ Retail Use</td>
</tr>
<tr>
<td></td>
<td>▪ Restaurant, including a drive-through</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Liquor-Primary Establishment—Minor</td>
<td>Liquor Retail</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Location</th>
<th>Siting</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 7 District Lot 254 Group 1</td>
<td>• 1.0 m from front and exterior side lot lines</td>
</tr>
<tr>
<td>New Westminster District Plan</td>
<td>• 1.2 m from interior side lot lines</td>
</tr>
<tr>
<td>BCP28560</td>
<td>• 6.0 from rear lot line</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>▪ Retail Use</td>
<td>▪ Amusement Arcade</td>
</tr>
<tr>
<td>▪ Child Daycare</td>
<td>▪ Home-Based Business</td>
</tr>
<tr>
<td>▪ Cultural Facility</td>
<td></td>
</tr>
<tr>
<td>▪ Commercial School</td>
<td></td>
</tr>
<tr>
<td>▪ Hotel</td>
<td></td>
</tr>
<tr>
<td>▪ Theatre Use</td>
<td></td>
</tr>
<tr>
<td>▪ Office</td>
<td></td>
</tr>
<tr>
<td>▪ Personal Service</td>
<td></td>
</tr>
<tr>
<td>▪ Restaurant</td>
<td></td>
</tr>
<tr>
<td>▪ Indoor Recreation</td>
<td></td>
</tr>
<tr>
<td>▪ Apartment</td>
<td></td>
</tr>
<tr>
<td>▪ Amusement Arcade</td>
<td></td>
</tr>
<tr>
<td>▪ Home-Based Business</td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail Use</td>
<td>N/A</td>
</tr>
<tr>
<td>Child Daycare</td>
<td></td>
</tr>
<tr>
<td>Dog Daycare</td>
<td></td>
</tr>
<tr>
<td>Personal Services</td>
<td></td>
</tr>
<tr>
<td>Restaurant</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td></td>
</tr>
<tr>
<td>Indoor Recreation</td>
<td></td>
</tr>
<tr>
<td>Cultural Facility</td>
<td></td>
</tr>
<tr>
<td>Apartment (Bylaw 2440,2009)</td>
<td></td>
</tr>
<tr>
<td>Townhomes (Bylaw 2440,2009)</td>
<td></td>
</tr>
<tr>
<td>Chapel (Bylaw 2580,2012)</td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Industrial</td>
<td>Caretaker Unit</td>
</tr>
<tr>
<td>Retail Use Limited to Sale of Landscaping Supplies</td>
<td>Office</td>
</tr>
<tr>
<td>Parking of Commercial Vehicles</td>
<td>Retail Use</td>
</tr>
<tr>
<td>Off-Street Parking</td>
<td>Indoor and Outdoor Storage</td>
</tr>
<tr>
<td>Recycling Depot</td>
<td>Warehouse</td>
</tr>
<tr>
<td>Vehicle Body Repair (Bylaw 2658, 2014)</td>
<td></td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Permitted Use</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recycling Depot, including the collection and processing of food waste and yard waste</td>
<td>Lot 2 Section 16 Block 6 North Range 1 East New Westminster District Plan LMP30869</td>
</tr>
<tr>
<td></td>
<td>Lot 1 Section 16 Block 6 North Range 1 East New Westminster District Plan BCP21881</td>
</tr>
<tr>
<td></td>
<td>Part 2.54 Acres (Reference Plan 6505) of Parcel “F” (Reference Plan 6505) Section 16 Block 6 North Range 1 East New Westminster District</td>
</tr>
</tbody>
</table>
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

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>warehouse</td>
<td>Office Uses</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Light Industrial</td>
<td>Office</td>
</tr>
<tr>
<td>Indoor Recreation</td>
<td>Caretaker Unit</td>
</tr>
<tr>
<td>Commercial Schools</td>
<td>Restaurant</td>
</tr>
<tr>
<td>Vehicle body Repair (Bylaw 2658, 2014)</td>
<td>Retail Use</td>
</tr>
<tr>
<td>Micro-brewery (Bylaw 2722, 2016)</td>
<td>Child Daycare accessory to industrial and/or business park use</td>
</tr>
<tr>
<td>Restaurant (Bylaw 2762, 2017)</td>
<td></td>
</tr>
<tr>
<td>Child Daycare (Bylaw 2762, 2017)</td>
<td></td>
</tr>
<tr>
<td>Office (Bylaw 2762, 2017)</td>
<td></td>
</tr>
<tr>
<td>Retail (Bylaw 2762, 2017)</td>
<td></td>
</tr>
<tr>
<td>Personal Service (Bylaw 2762, 2017)</td>
<td></td>
</tr>
<tr>
<td>Dog Daycare (Bylaw 2762, 2017)</td>
<td></td>
</tr>
<tr>
<td>Government Service (Bylaw 2762, 2017)</td>
<td></td>
</tr>
</tbody>
</table>

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)

<table>
<thead>
<tr>
<th>Permitted Use</th>
<th>Location (Legal Description)</th>
</tr>
</thead>
</table>
| • *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)

• Processing, drying, storing, packaging, distribution, testing and the retail sale of hemp without 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

• 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:**

   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. be limited to no more than three restaurants per lot.

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 meters 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

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>▪ Truck and Rail Terminals</td>
<td>▪ Office Uses</td>
</tr>
<tr>
<td>▪ Transportation Depot</td>
<td>▪ Caretaker Unit</td>
</tr>
<tr>
<td>▪ Indoor and Outdoor Storage</td>
<td></td>
</tr>
<tr>
<td>▪ Off-Street Parking</td>
<td></td>
</tr>
<tr>
<td>▪ Commercial Vehicle Parking</td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Airport Passenger and Freight Terminals, Taxiways, and Runways</td>
<td>• Restaurant</td>
</tr>
<tr>
<td>• Aviation Enterprises</td>
<td>• Car Rentals</td>
</tr>
<tr>
<td>• Aircraft Servicing and Maintenance</td>
<td>• Outdoor Recreation</td>
</tr>
<tr>
<td>• Government Service</td>
<td></td>
</tr>
<tr>
<td>• Agriculture</td>
<td></td>
</tr>
</tbody>
</table>

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 Requirements

*Deleted*  *(Bylaw 2591, 2013)*
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

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>▪ Golf Course</td>
<td>Uses associated with golf courses, including</td>
</tr>
<tr>
<td>▪ Hotel</td>
<td>▪ Clubhouses</td>
</tr>
<tr>
<td></td>
<td>▪ Banquet Facilities</td>
</tr>
<tr>
<td></td>
<td>▪ Restaurant</td>
</tr>
<tr>
<td></td>
<td>▪ Retail Use</td>
</tr>
<tr>
<td></td>
<td>▪ Caretaker Unit</td>
</tr>
<tr>
<td></td>
<td>▪ Golf Course Maintenance and Storage Facilities</td>
</tr>
<tr>
<td></td>
<td>▪ Offices</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Marina Facilities</td>
<td>Office</td>
</tr>
<tr>
<td>Indoor Recreation</td>
<td>Caretaker Unit</td>
</tr>
<tr>
<td>Outdoor Recreation</td>
<td>Restaurant</td>
</tr>
<tr>
<td>Hotel</td>
<td></td>
</tr>
<tr>
<td>Vehicle Storage Facility</td>
<td></td>
</tr>
<tr>
<td>Retail</td>
<td></td>
</tr>
<tr>
<td>Personal Service</td>
<td></td>
</tr>
<tr>
<td>Commercial Indoor Storage Facility</td>
<td></td>
</tr>
<tr>
<td>Dog Daycare</td>
<td></td>
</tr>
<tr>
<td>Veterinary Service</td>
<td></td>
</tr>
</tbody>
</table>

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 buildings 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

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Government Service</td>
<td>Caretaker Unit</td>
</tr>
<tr>
<td>Cultural Facility</td>
<td>Concession</td>
</tr>
<tr>
<td>Community Service</td>
<td>Retail Use</td>
</tr>
<tr>
<td>Indoor Recreation</td>
<td></td>
</tr>
<tr>
<td>Outdoor Recreation</td>
<td></td>
</tr>
<tr>
<td>School</td>
<td></td>
</tr>
<tr>
<td>College</td>
<td></td>
</tr>
<tr>
<td>Child Daycare</td>
<td></td>
</tr>
<tr>
<td>Off-Street Parking</td>
<td></td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Permitted Use</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory Restaurant</td>
<td>Lot 258 Plan 48668</td>
</tr>
<tr>
<td>Office</td>
<td>Lot 2, Plan BCP 33918, 12047 Harris Road</td>
</tr>
<tr>
<td>Personal Service</td>
<td>(Bylaw 2591, 2013)</td>
</tr>
</tbody>
</table>
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

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Place of Worship</td>
<td>Caretaker Unit</td>
</tr>
<tr>
<td>Community Service</td>
<td></td>
</tr>
<tr>
<td>Child Daycare</td>
<td></td>
</tr>
<tr>
<td>Indoor Recreation</td>
<td></td>
</tr>
<tr>
<td>Outdoor Recreation</td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Floats and docks used to provide water access to and from adjacent upland lots</td>
<td>N/A</td>
</tr>
<tr>
<td>- Mooring buoys</td>
<td></td>
</tr>
<tr>
<td>- Canoeing and recreational use of other non-motorized vessels</td>
<td></td>
</tr>
</tbody>
</table>

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

16.1.1 Intent

The intent of the Comprehensive Development A (CD-A) Zone is to provide for medium-density single-family residential dwellings in the established single-family residential areas on Plan BCP2211, BCP2213, BCP8952, BCS1257, and BCP19060.

16.1.2 Permitted Uses

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Dwelling</td>
<td>Home-Based Business</td>
</tr>
<tr>
<td></td>
<td>Accessory Buildings and Uses</td>
</tr>
</tbody>
</table>

16.1.3 Site Requirements

a) Minimum lot area shall be 360 sq m.

b) Minimum lot width shall be 13.0 m.

c) Minimum lot depth shall be 21.5 m.

16.1.4 Dimensions of Buildings and Structures

a) All buildings and structures together shall not exceed a lot coverage of 50%.

b) Principal buildings shall not exceed a height of 9.0 m.

16.1.5 Siting

a) Principal buildings shall not be sited less than

i. 3 m from a front lot line, except that a garage or other parking structure shall be sited not less than 5.5 m from a front lot line;

ii. 3 m from a rear lot line;

iii. 1.2 m from an interior side lot line;

iv. 1.2 m from an exterior side lot line.

b) A covered porch at the front entrance of a dwelling and a garage may project into the front and/or exterior side yard by up to 1.2 m provided that such a projection is limited to 50% of the length and/or width of the building.

c) A covered porch on the rear elevation of a dwelling may project into the required rear yard by up to 1.0 m provided that such a projection is limited to 40% of the width of the building.
16.1.6 Density

The density shall not exceed 18 *dwelling units* per ha.
16.2 CD-B Comprehensive Development B

16.2.1 Intent

The intent of the Comprehensive Development B (CD-B) Zone is to provide for compact single-family residential developments with a minimum lot area of 212 sq m on Plan BCP189301 and on lots 1 to 13 within Plan BCP5959.

16.2.2 Permitted Uses

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Dwelling</td>
<td>Home-Based Business</td>
</tr>
<tr>
<td></td>
<td>Accessory Buildings and Uses</td>
</tr>
</tbody>
</table>

16.2.3 Site Requirements

a) Minimum lot area shall be 212 sq m.

b) Minimum lot width shall be 8.86 m.

c) Minimum lot depth shall be 24.0 m.

16.2.4 Dimensions of Buildings and Structures

a) All buildings and structures together shall not exceed a lot coverage of 50%.

b) Principal buildings shall not exceed a height of 10.0 m.

16.2.5 Siting

a) Principal buildings shall not be sited less than

i. 5.5 m from a front lot line, except that a garage or other parking structure shall be sited not less than 6.0 m from a front lot line;

ii. 6.0 m from a rear lot line;

iii. 1.2 m from an interior side lot line;

iv. 1.8 m from an exterior side lot line.

b) A covered porch

i. at the front entrance of a dwelling and a garage may project into the front and/or exterior side yard by up to 1.2 m provided that such a projection is limited to 50% of the length and/or width of the building;

ii. on the rear elevation of a dwelling may project into the required rear yard by up to 1.0 m provided that such a projection is limited to 50% of the width of the building.
16.2.6 Density

The density shall not exceed 45 *dwelling units* per ha.
16.3 CD-C Comprehensive Development C

16.3.1 Intent

The intent of the Comprehensive Development C (CD-C) Zone is to maintain and preserve existing small lot residential developments in established neighbourhoods on Lots 1 and 2 on Plan BCP22471 and Lots A and B on Plan BCP13697.

16.3.2 Permitted Uses

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Dwelling</td>
<td>Home-Based Business</td>
</tr>
<tr>
<td></td>
<td>Accessory Buildings and Uses</td>
</tr>
</tbody>
</table>

16.3.3 Site Requirements

a) Minimum lot area shall be 357 sq m.
b) Minimum lot width shall be 11.5 m.
c) Minimum lot depth shall be 29.0 m.

16.3.4 Dimensions of Buildings and Structures

a) All buildings and structures together shall not exceed a lot coverage of 50%.
b) Principal buildings shall not exceed a height of 9.0 m or two storeys from the established grade.

16.3.5 Siting

a) Principal buildings shall not be sited less than
   i. 7.5 m from a front lot line
   ii. 7.0 m from a rear lot line
   iii. 1.8 m from an interior side lot line
   iv. 1.5 m from an exterior side lot line

b) A covered front porch at the front entrance of a dwelling and a garage may project into the front and/or exterior side yard by up to 1.2 m provided that such a projection is limited to 50% of the length and/or width of the building.

16.3.6 Density

The density shall not exceed 28 dwelling units per ha.
16.3.7 Conditions of Use

a) Each dwelling unit shall be provided with an outdoor living area as follows:
   i. Located immediately adjacent to and with direct access from the dwelling unit;
   ii. With a total area not less than 40% of the gross floor area of the dwelling unit or 70 sq m, whichever is greater;
   iii. Screened or landscaped so as to be clearly defined and related visually and physically to the dwelling unit and designed to function as an extension of the living environment of the dwelling.
16.4  CD-D Comprehensive Development D

16.4.1 Intent

The intent of the Comprehensive Development D (CD-D) Zone is to maintain and preserve existing compact single-family developments on Plans BCP33705, BCP33705, and BCP 33705, and Lots 1, 2, and 3 within Plan BCP25747, excluding all parkland areas.

16.4.2 Permitted Uses

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Single-Family Dwelling</td>
<td>- Secondary Suite</td>
</tr>
<tr>
<td></td>
<td>- Home-Based Business</td>
</tr>
<tr>
<td></td>
<td>- Accessory Buildings and Uses</td>
</tr>
</tbody>
</table>

16.4.3 Permitted Density

The density shall not exceed 25 units per ha.

16.4.4 Site Requirements

a) Minimum lot area shall be 260 sq m.

b) Minimum lot width shall be 12.8 m.

c) Minimum lot depth shall be 19.2 m.

16.4.5 Dimensions of Buildings and Structures

a) All buildings and structures together shall not exceed a lot coverage of 55% or a maximum floor-area ratio of 0.7.

b) Principal buildings shall not exceed a height of the lesser of 10.0 m and 2 ½ storeys.

16.4.6 Siting

a) Principal buildings shall not be sited less than

i. 3.0 m from a front lot line, provided that any portion of the building designed or used as a garage has at least a 5.5 m setback;

ii. 2.4 m from a rear lot line for up to 57% of the lot width and 5.91 m for the remainder of the lot width;

iii. 1.2 m from an interior side lot line;

iv. 2.5 m from an exterior side lot line.

b) A covered front porch at the front entrance of a dwelling and a garage may project into the front and/or exterior side yard by up to 1.2 m provided that such a projection is limited to 50% of the length and/or width of the building.
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

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Congregate Care Facility</td>
<td>Community Service</td>
</tr>
<tr>
<td>Assisted Living</td>
<td>Personal Service</td>
</tr>
<tr>
<td>Apartment</td>
<td>Home-Based Business</td>
</tr>
<tr>
<td></td>
<td>Accessory Buildings and Uses</td>
</tr>
</tbody>
</table>

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

16.6.1 Intent

The intent of the Comprehensive Development F (CD-F) Zone is to permit compact single-family residential dwellings on all lots within Plan BCP13342 and Plan BCP25421.

16.6.2 Permitted Uses

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>▪ Single-Family Dwelling</td>
<td>▪ Home-Based Business</td>
</tr>
<tr>
<td></td>
<td>▪ Accessory Buildings and Uses</td>
</tr>
</tbody>
</table>

16.6.3 Site Requirements

Land may only be subdivided as shown in Schedule D and Schedule E.

16.6.4 Dimensions of Buildings and Structures

a) All buildings and structures together shall not exceed a lot coverage of 50%.

b) The height of a principal building shall not exceed the lesser of 9.0 m and 2 storeys.

16.6.5 Siting

a) A principal building shall be sited not less than 3.0 m from a front lot line provided that any portion of the building designed or used as a garage must be sited not less than 6.0 m from the front lot line.

b) A minimum setback of 5.5 m from a rear lot line is required for all lots, with the exception of Lots 36, 43, 44, and 45 shown on Schedule E, where buildings and structures may be located as little as 3.0 m from the rear lot line for up to 40% of the lot width.

c) A covered rear porch on the rear elevation of a dwelling may project into the required rear yard by up to 1.0 m provided that such a projection is limited to 40% of the width of the building.

d) On Lots 1, 23, 24, 34, and 49 shown on Schedule E, all buildings must be sited a minimum of 2.5 m from the exterior side lot line for 75% of the length of the building face and a minimum of 2.0 m for no more than 25% of the length of the building face.

e) On Lots 13 and 34, all buildings must be sited a minimum of 2.5 m from the exterior side lot line for 75% of the length of the building face and a minimum of 2.0 m for no more than 40% of the length of the building face. A setback of at least 1.2 m is required from an interior side lot line for a principal building.

f) Accessory buildings and accessory structures shall not exceed a lot coverage of 50%.
16.6.6 Conditions of Use

a) Each dwelling shall be provided with an enclosed attached garage no greater than 56 sq m in floor area that can accommodate a minimum of two and a maximum of three vehicles.

b) Each dwelling unit shall be provided with an outdoor living area that

i. shall abut the dwelling unit;

ii. shall be directly accessible from the dwelling unit;

iii. shall have a total area not less than 40% of the gross floor area of the dwelling unit or 70 sq m, whichever is greater.
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

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Townhouse</td>
<td>Home-Based Business</td>
</tr>
<tr>
<td></td>
<td>Accessory Buildings and Uses</td>
</tr>
</tbody>
</table>

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  

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Dwelling</td>
<td>Home-Based Business</td>
</tr>
<tr>
<td>Duplex</td>
<td>Bed and Breakfast</td>
</tr>
<tr>
<td>Townhouse</td>
<td>Accessory Buildings and Uses</td>
</tr>
</tbody>
</table>

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:  

<table>
<thead>
<tr>
<th>Lot Use</th>
<th>Minimum Lot Width</th>
<th>Minimum Corner Lot Width</th>
<th>Minimum Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family dwelling</td>
<td>7.9 m</td>
<td>10.1 m</td>
<td>25.5 m</td>
</tr>
<tr>
<td>Duplex (per unit)</td>
<td>9.7 m</td>
<td>11.9 m</td>
<td>24.4 m</td>
</tr>
<tr>
<td>Townhouse (per unit)</td>
<td>9.7 m</td>
<td>11.9 m</td>
<td>24.4 m</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Building Use</th>
<th>Front Lot Line</th>
<th>Rear Lot Line</th>
<th>Interior Line</th>
<th>Exterior Line</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family dwelling</td>
<td>4.5 m</td>
<td>6.0 m</td>
<td>1.2 m</td>
<td>3.0 m</td>
</tr>
<tr>
<td>Duplex</td>
<td>4.5 m</td>
<td>6.0 m</td>
<td>1.0 m</td>
<td>1.0 m</td>
</tr>
<tr>
<td>Townhouse</td>
<td>4.5 m</td>
<td>6.0 m</td>
<td>1.0 m</td>
<td>1.0 m</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Rear Lot Line</th>
<th>Interior Line</th>
<th>Exterior Line</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.9 m</td>
<td>0.9 m</td>
<td>3.2 m</td>
</tr>
</tbody>
</table>

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

16.9.1 Intent

The intent of the Comprehensive Development I (CD-I) Zone is to provide for medium-density single-family residential dwellings in the vicinity of the waterfront and commercial village on Plans BCP13012, BCP28584, and BCP13014, excluding parkland.

16.9.2 Permitted Uses

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Dwelling</td>
<td>Home-Based Business</td>
</tr>
<tr>
<td></td>
<td>Secondary Suite</td>
</tr>
<tr>
<td></td>
<td>Garden Suite</td>
</tr>
<tr>
<td></td>
<td>Off-Street Parking</td>
</tr>
</tbody>
</table>

16.9.3 Site Requirements

a) Minimum lot area shall be 241.5 sq m.
b) Minimum lot width shall be 7.9 m.
c) Minimum lot depth shall be 25.5 m.

16.9.4 Dimensions of Buildings and Structures

a) All buildings and structures together shall not exceed a lot coverage of 60%.
b) Principal buildings shall not exceed a height of 10.0 m.

16.9.5 Siting

a) Principal buildings shall not be sited less than
   i. 4.5 m from a front lot line, provided that the garage or other parking structure shall be sited not less than 5.5 m from a front lot line;
   ii. 6.0 m from a rear lot line;
   iii. 1.2 m from an interior lot line;
   iv. 3.0 m from an exterior lot line.

b) A front porch or veranda attached to the principal building may encroach 2 m into the front yard, provided that the porch or veranda is set back at least 2.5 m from the front lot line. A front porch or veranda may encroach 0.6 m into the exterior side yard provided the porch or veranda is set back at least 2.4 m from the exterior side lot line.
c) *Accessory buildings and accessory structures* shall be located entirely in the *rear yard* and sited not less than

i. 0.9 m from a rear or *interior side lot line*

ii. 3.2 m from an *exterior side lot line*

**16.9.6 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*. 
16.10 CD-J Comprehensive Development J

16.10.1 Intent

The intent of the Comprehensive Development J (CD-J) Zone is to provide for comprehensively planned development consisting of small single-family residential lots adjacent to the golf course, agricultural land, and highway commercial and residential uses on all lots and land within Plan LMS4208.

16.10.2 Permitted Uses

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Dwelling</td>
<td>Home-Based Business</td>
</tr>
<tr>
<td></td>
<td>Off-Street Parking</td>
</tr>
<tr>
<td></td>
<td>Accessory Buildings and Uses</td>
</tr>
</tbody>
</table>

16.10.3 Site Requirements

a) Minimum lot area shall be 280 sq m.
b) Minimum lot width shall be 13.0 m.c) Minimum lot depth shall be 20.0 m.

16.10.4 Dimensions of Buildings and Structures

a) All buildings and structures together shall not exceed a lot coverage of 50% or a floor-area ratio of 0.6.
b) Principal buildings shall not exceed a height of 9.0 m.

16.10.5 Siting

a) Principal buildings shall not be sited less than
   i. 3 m from a front lot line, except that the garage or other parking structure shall be sited not less than 5.5 m from a front lot line;
   ii. 4.5 m from a rear lot line;
   iii. 1.2 m from an interior lot line;
   iv. 2.5 m from an exterior lot line.

b) A covered front porch at the front entrance may project 1.2 m into the front or exterior side yard provided that the projection is limited to 50% of the width or length respectively of the principal building.
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

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Townhouse</em></td>
<td><em>Home-Based Business</em></td>
</tr>
<tr>
<td></td>
<td><em>Accessory Buildings and Uses</em></td>
</tr>
</tbody>
</table>

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 units.
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

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Townhouse</td>
<td>Home-Based Business</td>
</tr>
<tr>
<td></td>
<td>Accessory Buildings and Uses</td>
</tr>
<tr>
<td></td>
<td>Amenity Space</td>
</tr>
</tbody>
</table>

16.12.3 Site Requirements
a) Minimum \textit{lot area} shall be 4.0 ha.

b) Minimum \textit{lot width} shall be 200 m.

16.12.4 Dimensions of Buildings and Structures
a) The maximum \textit{lot coverage} is 37%.

b) \textit{Principal buildings} shall not exceed the lesser of 11.0 m and three storeys.

16.12.5 Conditions of Use
a) A detached \textit{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 \textit{buildings} shall not be sited less than:
   i. 7.5 m from a \textit{front lot line};
   ii. 7.5 m from a \textit{rear lot line};
   iii. 4.5 m from an \textit{interior lot line}.

b) A front \textit{porch} or \textit{deck} attached to the \textit{principal building} may encroach 2.4 m into the front yard.

c) A \textit{deck} attached to the \textit{principal building} may encroach 1.0 m into the \textit{interior side yard} setback, provided the \textit{deck} is setback at least 3.5 m from the \textit{interior side lot line}. 
16.12.7 Permitted Density

a) The maximum density is 220 dwelling units.
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

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Dwelling</td>
<td>Secondary Suite</td>
</tr>
<tr>
<td>Light Agriculture</td>
<td>Garden Suite</td>
</tr>
<tr>
<td></td>
<td>Bed &amp; Breakfast</td>
</tr>
<tr>
<td></td>
<td>Home-Based Business</td>
</tr>
<tr>
<td></td>
<td>Accessory Residential Buildings and Uses</td>
</tr>
<tr>
<td></td>
<td>Accessory Agricultural Buildings and Uses</td>
</tr>
<tr>
<td></td>
<td>Boarding</td>
</tr>
</tbody>
</table>

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.
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.

[Signature]

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(page and paragraph) Section 219 Covenant Entire Document Transferee
   (of Land Title Act)

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. TRANSFEE(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
   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

CITY OF PITT MEADOWS
ZONING BYLAW 2505, 2011

SCHEDULE B—HOUSING AGREEMENT  PAGE B-1
92494v38
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 units 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 workers;

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”

IN THE MATTER OF A HOUSING AGREEMENT with the City of Pitt Meadows dated ________, 20__

("Housing Agreement")

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

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