



## **Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 432**

### **Bylaw No. 3249-2022**

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

**1 Abbotsford Zoning Bylaw, 2014 is amended by**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

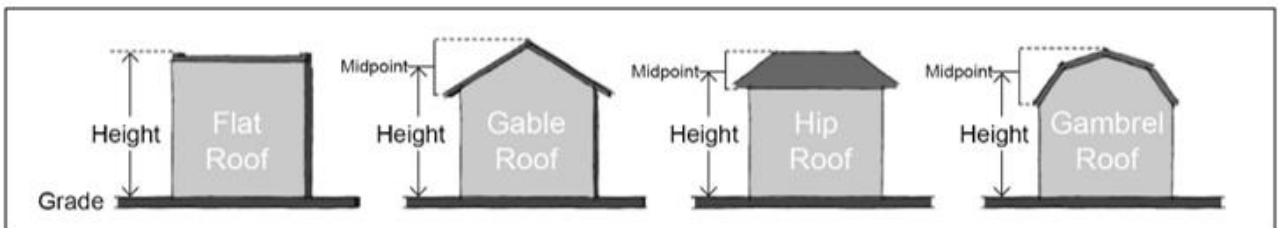
“**Habitable Area**” means an area used for any or a combination of living, sleeping or food preparation by one or more persons,;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**“Residential Rental Tenure”** means

(a) occupancy of a Dwelling Unit or Sleeping Unit under a rental agreement that complies with the [Residential Tenancy Act](#), or

(b) occupancy of a Dwelling Unit or Sleeping Unit owned or operated by a government agency or non-profit housing provider registered under the [Societies Act](#);

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

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

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

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

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

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

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

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

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

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

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

**“Townhouse”** means residential Buildings, or portions of Buildings, consisting of three or more Dwelling Units on a Lot, where each Dwelling Unit has direct ground level access, or indirect ground level access by way of a staircase shared by not more than two Dwelling Units on the same storey;,

**(aa) adding the following definitions:**

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

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

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

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

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

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

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

**4 Section 140.2.3 is repealed and the following substituted:**

#### **Emergency Shelter**

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

**5 Section 140.2.4 is repealed and the following substituted:**

#### **Soil Extraction**

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

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

**7 Section 140.2.7 is repealed and the following substituted:**

#### **Supported Housing**

.7 (a) Supported Housing is permitted in an Apartment or Dormitory in all zones, except on a Lot where Agricultural Use is permitted or on a Lot in the Agricultural Land Reserve, unless specifically provided for in this Bylaw, and shall:

(i) be subject to the regulations outlined in the RMM zone; and

(ii) be subject to a Housing Agreement that specifies the terms and conditions regarding eligibility, occupancy and other provisions as set out in the *Local Government Act*.

(b) Supported Housing is permitted in a Single Detached Dwelling in all residential zones, except on a Lot within an Agricultural zone or in the Agricultural Land Reserve, unless specifically provided for in this Bylaw, and shall:

(i) be subject to a Housing Agreement that specifies the terms and conditions regarding eligibility, occupancy and other provisions as set out in the *Local Government Act*,

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

**8 Section 140.2.8 is repealed and the following substituted:**

**.8 Home Child Care, Major**

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

**9 Section 140.2.9 is repealed and the following substituted:**

**.9 Home Child Care, Minor**

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

**10 Section 140.2.10 is repealed and the following substituted:**

**.10 Home Occupation in an Accessory Dwelling Unit**

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

**11 Section 140.2 is amended by adding the following section:**

**.11 Urban Beekeeping**

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

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

**13 Section 140.3 is repealed and the following substituted:**

**140.3 Uses with Specific Regulations**

**.1 Bed and Breakfast**

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

**.2 Boarding**

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



- iii. be limited to two boarders per Sleeping Unit; and
- iv. not be operated where there is a Bed and Breakfast.

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

### **.3 Boarding House**

- a. Where permitted, a Boarding House in the SRH, RS1, RS3, RS3-A, RS3-i, RS3-ig, RS5 or RS5-A zone shall:
  - i. be subject to a business licence;
  - ii. not be operated where there is a Bed and Breakfast, Coach House, Garden Suite, Secondary Suite, Residential Care, Supported Housing or a Home Occupation on the Lot;
  - iii. be restricted to a maximum of six persons within the Single Detached Dwelling;
  - iv. be limited to two persons per Sleeping Unit; and
  - v. have no indication that the Building is used for a purpose other than a residential use.

### **.4 [N/A]**

### **.5 Home Occupation**

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

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

- xi. not generate significant vehicular traffic impacts within the neighbourhood;
- xii. be carried out exclusively by a Resident of the principal Dwelling Unit in which the Home Occupation - Level 4 is located, and by not more than two non-Resident employees; and
- xiii. have a maximum of one sign, with a maximum area of 1.2 m<sup>2</sup>.

**.6 Mobile Food Vendors**

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

**.7 Non-Permanent Commercial**

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

**.8 Secondary Suites**

- a. Where permitted, a Secondary Suite in the A1, A2, A3, A5, RR, CR, SR, SRH, RS3, RMF, N30, N32, N55, N80 or N83 zone shall:
  - i. comply with the Accessory Uses and Conditions of Use in the applicable zone.
- b. Where permitted, a Secondary Suite in all other zones, except where registered prior to the date of the adoption of Bylaw No. 3249-2022, shall:
  - i. be limited to one such Use per Lot and to a maximum floor area of 100 m<sup>2</sup>;
  - ii. be located on a Lot, other than a Panhandle Lot, with a minimum Front Lot Line length of 12.0 m;
  - iii. be located on a Lot with a minimum Lot size of 400 m<sup>2</sup>;
  - iv. be located on a Collector Road or Local Road;
  - v. not be located on a Lot on a cul-de-sac bulb;
  - vi. not be located on a Lot in a bare land strata (except where road infrastructure meets City bylaw standards); and
  - vii. not be operated where there is a Residential Care, Boarding House, Supported Housing, Home Child Care (Major or Minor), Coach House, Garden Suite, or Bed and Breakfast on the Lot.

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

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

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

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

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

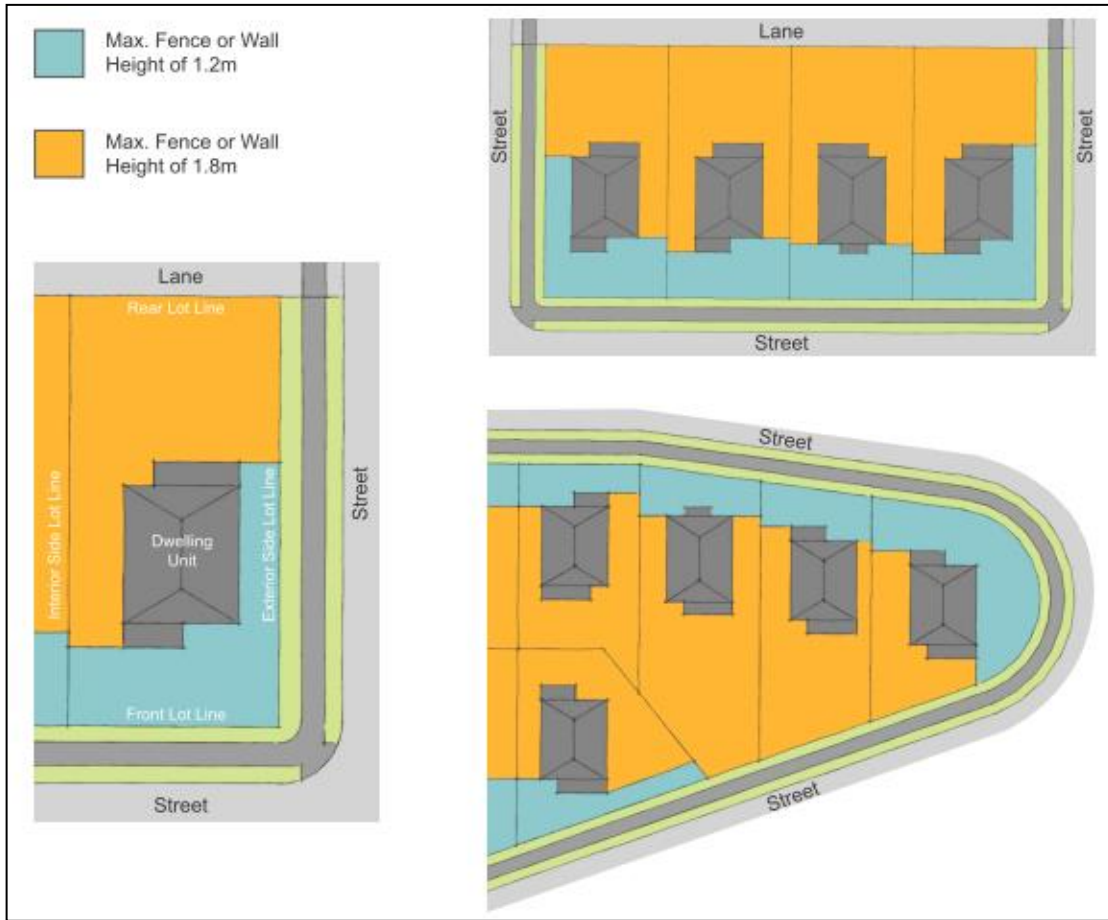
**19 Section 140.5.1 [Secondary Suites, Coach Houses and Garden Suites Exempt from Unit Density] is renumbered as section 140.4.10.**

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

**.2 Fences and Walls**

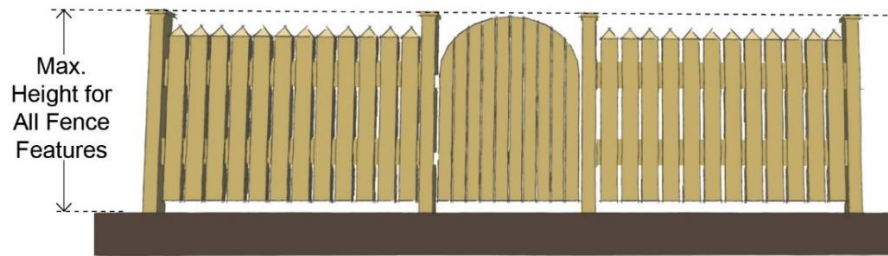
- a. In any zone in which a Single Detached Dwelling, Duplex, Rowhouse, Townhouse or Apartment is a Principal Use, except A, I, RR, CR, SR, and C zones, no fence or wall shall:
  - i. exceed the maximum Height indicated in Figure 3 for the portion of the Lot on which it is located; and
  - ii. obstruct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

**Figure 3 – Fence or Wall Height**



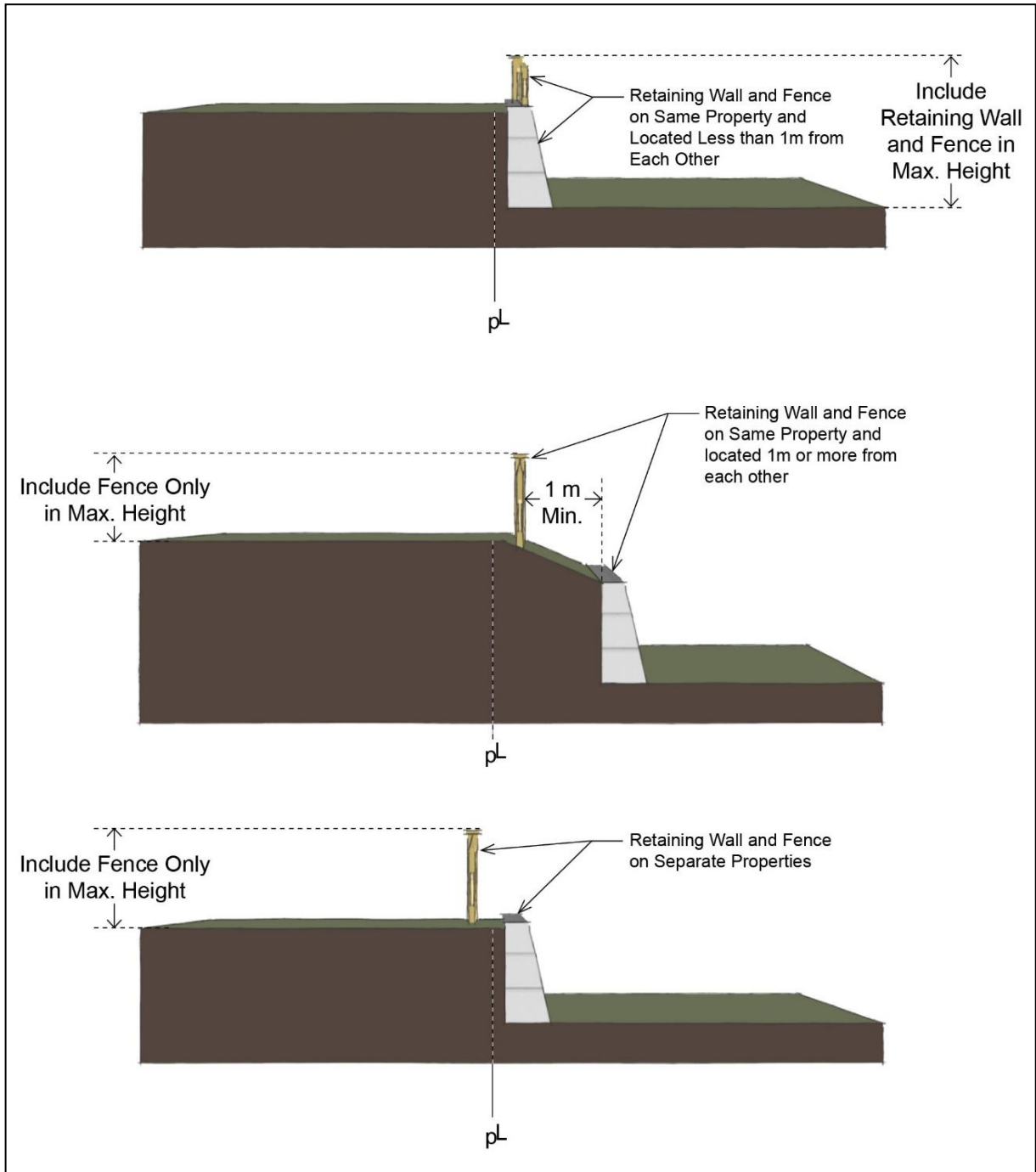
- d. The Height of fences and walls shall be measured from Existing Grade at the base of the fence or wall to the top of the fence or wall, as shown in Figure 4.

**Figure 4 – Fence Height**



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

Figure 5 – Fence and Retaining Wall



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

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

**37 Section 150.2.1 is amended by**

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

**(b) adding the following paragraph:**

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

**38 Section 150.2.4 is amended by adding “greater than 6.5 m<sup>2</sup> in size, with at least one length or width dimension of 2.5 m or greater,” after “den”.**

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

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

**40 Section 150.3 [Location of Parking Spaces] is repealed and the following substituted:****150.3 Required Off-Street Parking**

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

**Table 1 - Required Off-Street Parking**

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



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

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

Commercial Vehicle Repair/Sales/Leasing	See "Manufacturing"
Commercial Vehicle Stop	See "Retail"
Courier and Delivery	See "Manufacturing"
Crematorium	See "Assembly"
Data Centre	See "Manufacturing"
Freight Handling Facility	1 space per 100 m <sup>2</sup> of Office 1 space for every vehicle owned, leased or operated by the business
Landscape Supply	See "Retail"
Manufacturing	1 space per 100 m <sup>2</sup> of Gross Floor Area 1 space per 40 m <sup>2</sup> of Gross Floor Area used for Office, retail sale, rental or display of goods
Microbrewery	See "Manufacturing"
Pawn Shop	See "Auction"
Printing Services	See "Manufacturing"
Recreational Vehicle Sales/Leasing/Repair/ Rental	See "Manufacturing"
Recycling Depot	See "Retail"
Self-Storage	1 space per 800 m <sup>2</sup> of Gross Floor Area
Trade School	See "Manufacturing"
Warehousing	1 space per 200 m <sup>2</sup> of Gross Floor Area 1 space per 40 m <sup>2</sup> of Gross Floor Area used for Office, retail sale, rental or display of goods
<b>Institutional</b>	
Assembly	1 spaces per 10 m <sup>2</sup> of Gross Floor Area
Civic Use (excluding schools, hospitals and offices)	1 space per 33 m <sup>2</sup> of Gross Floor Area
Congregate Care	0.5 spaces per Sleeping Unit 0.75 spaces per Dwelling Unit
Hospitals	1 space per 90 m <sup>2</sup> of Gross Floor Area of all floors in all Buildings on a Lot
Post-Secondary Institution	10 spaces for every classroom (excludes ancillary rooms such as libraries, cafeterias, kitchens) 1 space per 40 m <sup>2</sup> of Gross Floor Area for offices 1 space for every 10 m <sup>2</sup> of Gross Floor Area for associated gymnasium or theatre
Schools - Elementary	1 space for every classroom (excludes ancillary rooms such as libraries, cafeterias, kitchens) 9 spaces for drop-off 1 space for every 10 m <sup>2</sup> of Gross Floor Area for associated gymnasium and theatre 2 spaces for the loading and unloading of buses
Schools - Middle	1.5 spaces for every classroom (excludes ancillary rooms such as libraries, cafeterias, kitchens) 9 spaces for drop-off 1 space for every 10 m <sup>2</sup> of Gross Floor Area for associated gymnasium and theatre 2 spaces for the loading and unloading of buses

Schools - Secondary	<p>3 spaces for every classroom (excludes ancillary rooms such as libraries, cafeterias, kitchens)</p> <p>1 space for every 10 m<sup>2</sup> of Gross Floor Area for associated gymnasium and theatre</p> <p>2 spaces for the loading and unloading of buses</p>
---------------------	--

**41 Section 150.4 [Shared Parking] is repealed and the following substituted:**

**150.4 Off-Street Bicycle Parking**

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

**Table 2 - Required Off-Street Bicycle Parking**

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

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

- d. be well-lit.

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

**150.5 Reductions to Required Off-Street Parking**

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

**Figure 1 – Historic Downtown Abbotsford**



**.3 Primary Transit Corridor**

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

**.4 Residential Rental Tenure Incentive**

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

**.5 Manufacturing and Warehousing**

- a. Off-street parking requirements may be reduced by a maximum of 20% where individual tenant space has a Gross Floor Area of 6,500 m<sup>2</sup> or greater for Manufacturing or Warehousing Use.

**43 Sections 150.6 is repealed and the following substituted:**

**150.6 Electric Vehicle Parking Requirements**

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

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

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

**150.7 Accessible Parking**

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

**Table 3 - Required Accessible Parking Spaces**

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

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



**150.8 Siting Provisions**

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

**Table 4 – Setback Provisions**

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

### 150.9 Parking Dimensions, Layout and Maneuvering Aisles

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

**Table 5 – Parking Space Dimensions**

Types of Vehicle	Parking Angles in Degrees	Width (m) of Parking Space	Length (m) of Parking Space	Minimum Maneuvering Aisle Width (m)	Vertical Clearance (m)	Traffic Flow
Standard	90°	2.7	5.5	6.5	2.1	one- or two-way traffic
Accessible		4.1	5.5		2.1	
Bus		4.3	12.2		3.7	
Standard	60°	2.7	6.2	5.5	2.1	one-way traffic
Accessible		4.1	6.2		2.1	
Bus		4.3	12.2		3.7	
Standard	45°	2.7	5.8	4.0	2.1	one-way traffic
Accessible		4.1	5.8		2.1	
Bus		4.3	12.2		3.7	
Standard	30°	2.7	5.5	4.0	2.1	one-way traffic
Accessible		4.1	5.5		2.1	
Bus		4.3	12.2		3.7	
Standard	Parallel	2.7	6.7	3.8	2.1	one-way traffic
Accessible		4.1	5.5		2.1	
Bus		4.3	12.2		3.7	
Standard	Parallel	2.7	6.7	6.0	2.1	two-way traffic
Accessible		4.1	5.5		2.1	
Bus		4.3	12.2		3.7	

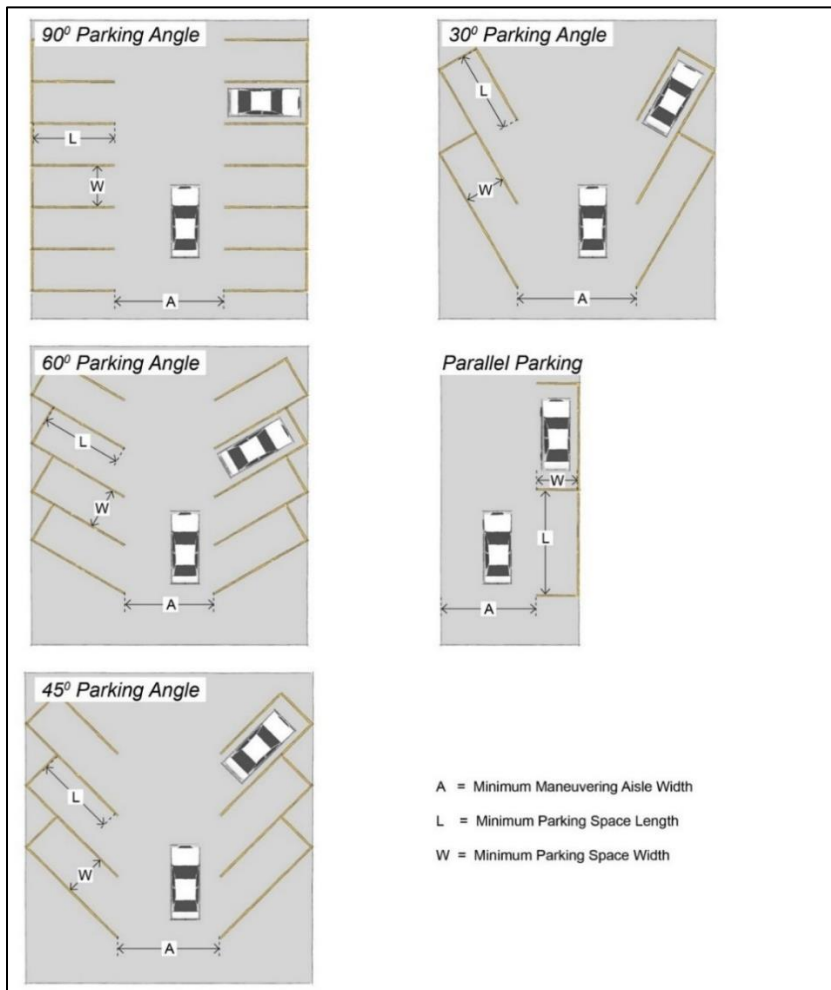
- a. Where required parking is being provided in a parking structure (parkade or underground);
  - i. 0.6 m additional width is required for parking stalls adjacent to a wall of a dead-end aisle;
  - ii. 0.2 m additional width is required for parking stalls adjacent to a wall that is not a dead-end aisle;
  - iii. a maximum 0.15 m encroachment of a structural column into a Parking Space is allowed if the encroachment does not interfere with the vehicle door opening actions; and
  - iv. up to 10% of required Parking Spaces may be tandem, provided that each tandem stall pair belongs to the same real estate entity.
- b. For a Parking Space adjacent to a fence, wall or similar Structure a minimum width of 2.9 m is required.
- c. For a Parking Space within a garage, the width and length of the Parking Space, as required in accordance with the minimum standards, shall be measured from the inside of the finished



walls, and the Parking Space shall be clear of any protrusions or encroachments along its entire width and length.

- i. For single-wide parking stalls (including tandem) within a garage, a minimum width of 2.9 m is required.
  - d. A driveway must meet the minimum Parking Space dimensions to be considered a Parking Space.
  - e. Where parking is required for a Home Occupation, and there is also a Secondary Suite associated with the Single Detached Dwelling, it shall not be provided in tandem with the residential Uses.
  - f. Where a parking area contains 10 or more consolidated Parking Spaces, a maximum of 25% of the total parking requirement may be provided as small car spaces given that;
    - i. the minimum width is 2.5 m;
    - ii. the minimum length is 4.9 m, except 6.7 m for parallel parking;
    - iii. the Maneuvering Aisle that provides access is 7.1 m wide; and
    - iv. each small car Parking Space shall be clearly marked as "Small Car Only".
- .2** All Parking Spaces shall have unobstructed vehicular access by means of a Maneuvering Aisle and be designed in single-loaded or double-loaded modules in accordance with the angled parking arrangements outlined in Table 5 and illustrated in Figure 2.
- .3** Where an aisle provides access to Parking Spaces set at different angles on one or both sides of the aisle, the widest required minimum Maneuvering Aisle width shall be provided.
- .4** Where angled parking is provided on one side of a two-way traffic aisle, the minimum Maneuvering Aisle width (A) shall be 6.5 m.

**Figure 2 – Parking Angles**



### **150.10 Location of Parking Spaces**

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

### **150.11 Shared Parking**

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

### **150.12 Parking Area Design**

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

### **150.13 Pedestrian Walkways**

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

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

## **150.14 Off-Street Loading Space Regulations**

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

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

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

### **47 Section 350.6.1(b) is repealed.**

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

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

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

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

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

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

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

- .5 Lock-off Unit

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

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

**55 Section 770.6.2 is repealed and the following substituted:**

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

**56 Section 770.6.4 is repealed and the following substituted:**

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

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

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

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

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

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

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

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

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

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

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

#### **Commencement**

65 (1) In this section,

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


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

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


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

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

READ A FIRST TIME on April 25, 2022,  
READ A SECOND TIME on April 25, 2022,  
PUBLIC HEARING HELD on May 9, 2022,  
READ A THIRD TIME on May 9, 2022,  
APPROVED BY THE MINISTER OF TRANSPORTATION AND INFRASTRUCTURE on May 13, 2022,  
ADOPTED on June 27, 2022

DocuSigned by:  
  
D39E90D103DA42C...  
Henry Braun

Mayor  
July 1, 2022 | 5:20 AM PDT

DocuSigned by:  
  
13473CB0B57A4F2...  
Robin Charl

Deputy City Clerk  
June 29, 2022 | 10:34 AM PDT

## SCHEDULE 1

### 440 – Rowhouse Residential Zone (RMR)

# RMR

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

#### 440.1 Permitted Uses

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

#### 440.2 Site Specific Permitted Uses

n/a

#### 440.3 Development Regulations (Lots with Rear Lane Access)

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

## 440 – Rowhouse Residential Zone (RMR)

# RMR

.10 Height (maximum)	<ul style="list-style-type: none"> <li>a. Principal Building – 11 m or three storeys, whichever is less</li> <li>b. Accessory Building or Structure – 4.5 m</li> </ul>
----------------------	--

### 440.4 Development Regulations (Lots without Rear Lane Access)

Development Regulations Table for RMR Zone without Rear Lane Access	
Column I	Column II
.1 Density (minimum and maximum)	a. Floor Space Ratio – 0.5 to 1.5
.2 Minimum Setback (Front Lot Line)	<ul style="list-style-type: none"> <li>a. Principal Building – 3.0 m, except 6.0 m where a garage faces the Front Lot Line</li> <li>b. Accessory Building or Structure – no less than the actual Setback of the Principal Building</li> </ul>
.3 Maximum Setback (Front Lot Line)	a. Principal Building 6.0 m
.4 Minimum Setback (Rear Lot Line)	<ul style="list-style-type: none"> <li>a. Principal Building – 6.0 m</li> <li>b. Accessory Building or Structure – 1.0 m</li> </ul>
.5 Minimum Setbacks (Interior Side Lot Line)	<ul style="list-style-type: none"> <li>a. Principal Building – 1.2 m, except 0.0 m from an Interior Side Lot Line shared with an attached Rowhouse Dwelling Unit</li> <li>b. Accessory Building or Structure – 1.0 m</li> </ul>
.6 Minimum Setbacks (Exterior Side Lot Line)	<ul style="list-style-type: none"> <li>a. Principal Building – 3.0 m</li> <li>b. Accessory Building or Structure – 1.2 m</li> </ul>
.7 Minimum Setbacks (between buildings)	a. Principal Building and Accessory Building or Structure – 1.5 m
.8 Lot coverage (maximum)	a. 65%
.9 Height (maximum)	<ul style="list-style-type: none"> <li>a. Principal Building – 11 m or three storeys, whichever is less</li> <li>b. Accessory Building or Structure – 4.5 m</li> </ul>

### 440.5 Site Specific Development Regulations

n/a

### 440.6 Subdivision Regulations (Lots with Rear Lane Access)

Subdivision Regulations Table for RMR Zone with Rear Lane Access	
Column I	Column II
.1 Lot size (minimum)	<ul style="list-style-type: none"> <li>a. End Lot – 180 m<sup>2</sup></li> <li>b. Internal Lot – 140 m<sup>2</sup></li> <li>c. Corner Lot – 235 m<sup>2</sup></li> </ul>
.2 Lot Width (minimum)	<ul style="list-style-type: none"> <li>a. End Lot – 5.7 m</li> <li>b. Internal Lot – 4.5 m</li> <li>c. Corner Lot – 7.5 m</li> </ul>



## 440 – Rowhouse Residential Zone (RMR)

# RMR

.3 Lot Depth (minimum)	a. End Lot – 32.0 m b. Internal Lot – 32.0 m c. Corner Lot – 32.0 m
---------------------------	---

### 440.7 Subdivision Regulations (Lots without Rear Lane Access)

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

### 440.8 Landscaping

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

### 440.9 Off-Street Parking

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

### 440.10 Conditions of Use

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

## SCHEDULE 2

### 387 – Coach House Residential Zone (RCH)

# RCH

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

#### 387.1 Permitted Uses

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

#### 387.2 Site Specific Development Regulations

n/a

#### 387.3 Development Regulations

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

## 387 – Coach House Residential Zone (RCH)

# RCH

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

### 387.4 Subdivision Regulations

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

### 387.5 Landscaping

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

## 387 – Coach House Residential Zone (RCH)

# RCH

### 387.6 Off-Street Parking

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

### 387.7 Conditions of Use

- .1 A Coach House:
- a. be limited to one such Use per Lot;
  - b. be limited to a maximum floor area not greater than the total floor area of the detached garage, or 55 m<sup>2</sup>, whichever is less, and for the purpose of calculation, floor area shall exclude cantilevered portions up to a maximum length of 3.0 m and a maximum projection of 1.0 m;
  - c. be located on the same Lot as the Principal Building;
  - d. be located on a Lot other than a Panhandle or Through Lot;
  - e. not be on a Lot in a bare land strata (except where road infrastructure meets City bylaw standards);
  - f. not be located between the Principal Building and the Front Lot Line;
  - g. not be operated where there is a Residential Care or Boarding Use on the Lot;
  - h. be permitted where all the vehicular access for the required off street parking for Principal and Accessory Uses is provided off the municipal lane.
- .3 In the case of a Coach House constructed on the Interior Side Lot Line – Coach House side, the Coach House shall be simultaneously designed and constructed in conjunction with a second Coach House located on the Interior Side Lot Line – Coach House Side of an adjacent Lot utilizing a party wall agreement.
- .4 A Principal Building consisting of more than one Storey shall have reduced massing at the uppermost Storey, to be achieved as follows:
- a. The Gross Floor Area of the uppermost Storey shall not exceed 80% of the Gross Floor Area of the Storey immediately below;
  - b. The front or one or more side Building Face(s) of the uppermost Storey shall be recessed by a minimum of 1.2 m from the Building Face(s) of the Storey immediately below;
    - i. For the purpose of measuring the recessed area of the uppermost Storey, structural supports of covered verandahs, porches, patios and entranceways shall be considered part of the Building Face(s); and
  - c. The rear Building Face of the uppermost Storey shall not project beyond the rear Building Face of the storey immediately below, except for permitted projections into Setbacks as specified in Section 140; and
  - d. Any portion of floor area above which there is a vertical distance that exceeds 4.3 m, measured from the surface of the floor to the underside of the ceiling, shall be counted twice in the calculation of Gross Floor Area.

## SCHEDULE 3

### 436 – Multiplex Residential Zone (RMX)

# RMX

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

#### 436.1 Permitted Uses

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

#### 436.2 Site Specific Permitted Uses

n/a

#### 436.3 Development Regulations

Development Regulations Table for RMX Zone	
Column I	Column II
.1 Density (minimum and maximum)	a. Floor Space Ratio – 0.5 to 1.5 b. Maximum of four Dwelling Units
.2 Minimum Setback (Front Lot Line)	a. Principal Building – 3.0 m, except 6.0 m where a garage faces a Front Lot Line b. Accessory Building or Structure – no less than the actual Setback of the Principal Building
.3 Minimum Setback (Rear Lot Line)	a. Principal Building – 4.5 m, except when adjacent to a lane, then 3.0 m or 6.0 m where a garage faces a Rear Lot Line. b. Accessory Building or Structure – no less than the actual Setback of the Principal Building
.4 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building and Accessory Building or Structure – 1.8 m, except when adjacent to a lane, then 3.0 m or 6.0 m where a garage faces an Interior Side Lot Line.
.5 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 3.0 m, except 6.0 m where a garage faces an Exterior Side Lot Line b. Accessory Building or Structure – no less than the actual Setback of the Principal Building
.6 Minimum Setbacks (between buildings)	a. Between Principal Buildings on the same lot – 9.0 m, except i. 6.0 m where the front or rear elevation of a Principal Building

## 436 – Multiplex Residential Zone (RMX)

# RMX

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

### 436.4 Site Specific Development Regulations

n/a

### 436.5 Subdivision Regulations

n/a

### 436.6 Landscaping

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

### 436.7 Off-Street Parking

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

### 436.8 Conditions of Use

.1 Each Dwelling Unit must be provided with access to on-site common or private outdoor amenity area consisting of at least 10.0 m<sup>2</sup> per Dwelling Unit located outside of the Interior Side Lot Line setback. The outdoor amenity area must:

- a. be located at ground level and not have slope greater than 5%
- b. provide for greenery, recreational space, or other leisure activities normally carried out outdoors

.2 Any Dwelling Unit with vehicle access from a Street shall:

- a. Have a driveway limited to 4.0 m in width; and
- b. Have a maximum garage width of 4.0 m, measured between the interior faces of the side walls of the garage.



## 436 – Multiplex Residential Zone (RMX)

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

DRAFT

**RMX**