

**CITY OF BURNABY**

**BYLAW NO. 14720**

A BYLAW to amend Bylaw No. 4742, being  
Burnaby Zoning Bylaw 1965

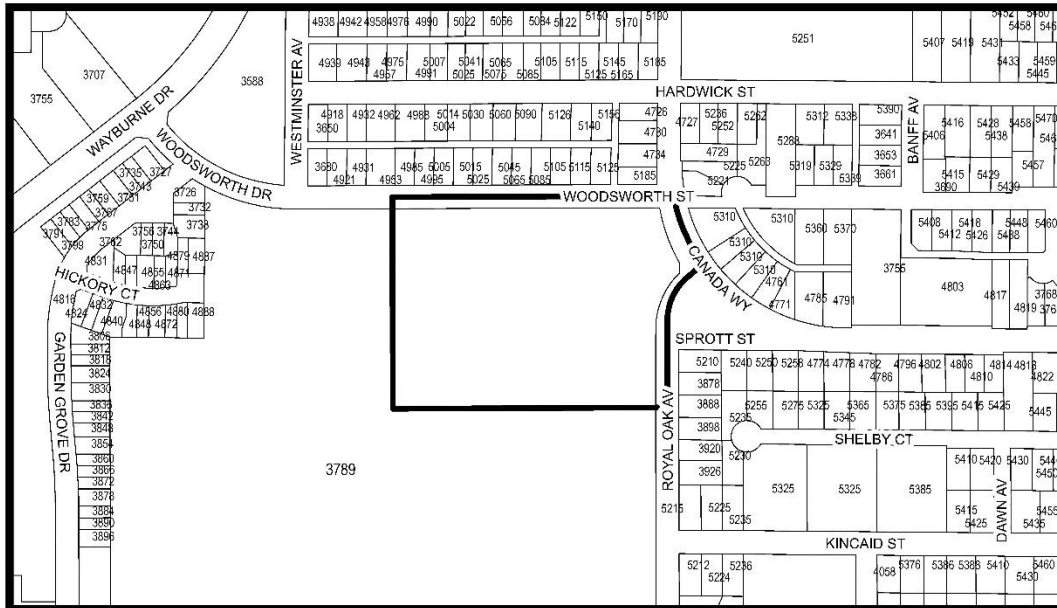
The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 34, 2024.**
2. The Map (hereinafter called “Map ‘A’”), attached to and forming an integral part of Bylaw No. 4742, being “Burnaby Zoning Bylaw 1965”, and designated as the Official Zoning Map of the City of Burnaby, is hereby amended according to the Map (hereinafter called “Map ‘B’”), marginally numbered REZ. 4494 annexed to this Bylaw, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said Map ‘B’; and the various boundaries and districts shown upon said Map ‘B’ respectively are an amendment of and in substitution for the respective districts, designated and marked on said Map ‘A’ insofar as the same are changed, modified or varied thereby, and the said Map ‘A’ shall be deemed to be and is hereby declared to be amended accordingly and the said Map ‘B’ is hereby declared to be and shall form an integral part of said Map ‘A’, as if originally incorporated therein and shall be interpreted accordingly.
3. Any development on the lands rezoned by this Bylaw shall be in conformity with the development guidelines set out in Appendix A annexed to this Bylaw.



**REZ.24-07**



**LEGAL:** Portion of Lot 1 District Lot 73, 74 and 81 Group 1 New Westminster District Plan LMP36185



THE AREA(S) SHOWN ABOVE OUTLINED IN BLACK ( ——— ) IS (ARE) REZONED

**FROM:** P4 Cemetery District

**TO:** CD Comprehensive Development District (based on P4 Cemetery District as a guideline, and in accordance with the development guidelines provided in Appendix A attached to the Rezoning Bylaw for REZ #24-07)

	PLANNING AND DEVELOPMENT DEPARTMENT	
Date: Nov 26 2024	<h2 style="margin: 0;">OFFICIAL ZONING MAP</h2>	
Scale: 1:5,000	Map "B" No. REZ. <b>4494</b>	
Drawn By: RW		

## APPENDIX A

### Development Guidelines

REZ #24-07  
Portion of 3789 Royal Oak Ave.

#### 1.0 Permitted Uses:

- a) Cemeteries.
- b) Chapels.
- c) A dwelling or dwelling unit for a caretaker, watchman or other person similarly employed.
- d) Accessory building and uses.
- e) Crematoria, subject to the below Comprehensive Development Conditions and Development Requirements.

#### 2.0 Setbacks and size:

Use	Required minimum Setback from any lot in an A, R or RM District	Required minimum setback from any lot line	Maximum Number of Furnaces
Crematoria	74 m	30 m	3

#### 3.0 Location:

The location of any new Crematoria shall be generally in accordance with the location shown on Schedule A to this Appendix A. The location of the Crematoria as shown on Schedule A is to be considered diagrammatic and the final location, including minor adjustments, will be established through future Preliminary Plan Approval.

#### 4.0 Height of Buildings

The height of a building shall not exceed 12.0 m (39.37 ft.) nor 2 storeys.

#### 5.0 Yards

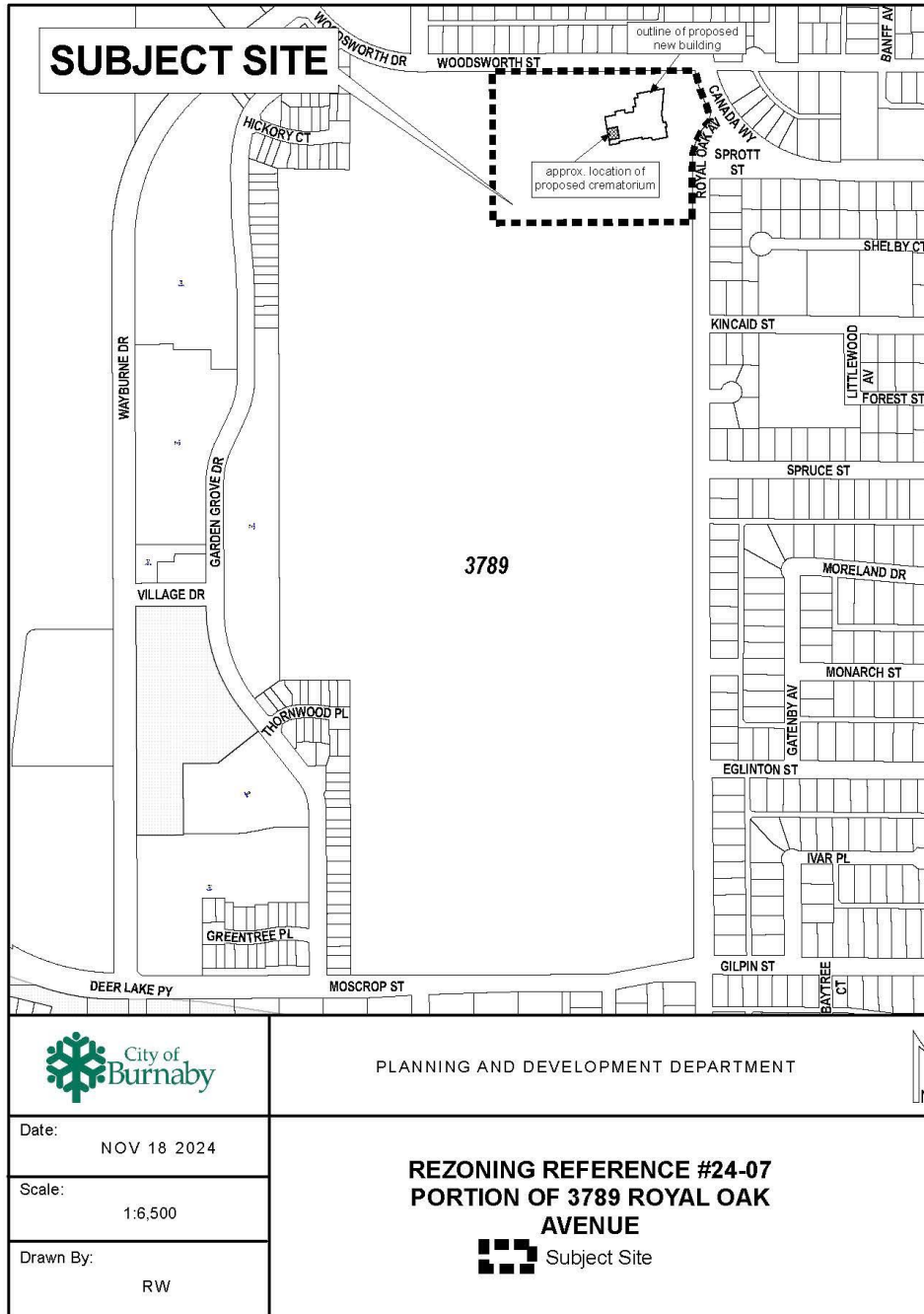
Front, side and rear yards shall be provided of not less than 9.0 m (29.53 ft.)

#### 6.0 Setbacks

A setback of at least 18.0 m (59.06 ft.) shall be provided for all uses where the lot abuts a lot in an R or RM District.

#### 7.0 Off-street vehicle parking shall be provided and maintained in accordance with Schedule VIII of the City of Burnaby Zoning Bylaw.

- 8.0** Notwithstanding section 800.8 of Schedule VIII of the City of Burnaby Zoning Bylaw, the following parking spaces equipped with an energized outlet capable of providing Level 2 charging of higher, with or without an electric vehicle energy management system are required:
- a) A minimum of Fifteen (15) parking spaces
- 9.0** Off-street bicycle parking and end-of-trip facilities shall be provided and maintained in accordance with Schedule X of the City of Burnaby Zoning Bylaw.
- 10.0** Notwithstanding section 1000.5 of Schedule X of the City of Burnaby Zoning Bylaw, the following bicycle parking spaces are required:
- a) A minimum of seventeen (17) Class A bicycle parking spaces.
  - b) A minimum of fifteen (15) Class B bicycle parking spaces.
- 11.0** Notwithstanding section 1000.9, the following end of trip facilities are required:
- a) A minimum of 1 toilet, 1 sink and 1 shower in a private and secure change room directly adjacent to any provided Class A bike parking spaces.
- 12.0 Other**  
The proposed development is subject to all other applicable regulations of the City of Burnaby Zoning Bylaw.



Attachment 2, Schedule A to Appendix A