

CITY OF BURNABY

BYLAW NO. 14792

A BYLAW to amend
Burnaby Zoning Bylaw

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 2, 2026.**

2. Burnaby Zoning Bylaw 1965, as amended, is further amended:

(a) at the Table of Contents, under Section 400. INDUSTRIAL DISTRICTS, by adding the following after 408. Advanced Technology Research District (M8) (M8a):

“409. Employment District (E1)

410. Industrial District (I1)(I1a)”

(b) at the Table of Contents, under Section 500. PUBLIC AND INSTITUTIONAL DISTRICTS, by adding the following after 512. Utility Corridor District (P12):

“513. Interim Parks, Open Spaces and Natural Areas District (PM1)(PM1a)

514. Interim Institutional District (PM2)(PM2a)”

(c) at the Table of Contents, under Section 600. AGRICULTURAL DISTRICTS, by adding the following after 603. Truck Gardening District (A3):

“604. Interim Agricultural District (AM1)”

(d) at Section 3, by adding the following definitions in alphabetical order:

“***AFTERCARE AND REHABILITATION CENTRE***” means facilities for the operation of inpatient rehabilitation and/or aftercare programs, including those

focused on substance abuse, addiction and mental health treatment.

“AGRICULTURE” means the use of land, buildings, and structures for any of the following:

- (a) growing, producing, raising or keeping animals, plants, mushrooms, or their primary products, but does not include landscaping or the breeding of pets or operating a kennel;
- (b) nurseries and greenhouses;
- (c) cannabis production;
- (d) licensed alcohol production; and
- (e) farm activities that enable the above uses, including:
 - (i) clearing, draining, irrigating, or cultivating land;
 - (ii) using farm machinery, equipment, devices, materials, and structures;
 - (iii) applying fertilizers, manure, pesticides, biological control agents, including ground and aerial spraying; and
 - (iv) storage of agricultural products and the products of on-farm processing.

“AGRICULTURAL LIQUID WASTE” means any waste by-product of farming that has less than 20% solids, and includes agricultural wastewater and silage juices, but does not include:

- a) food waste that is diverted from residential, commercial or institutional sources; or
- b) waste materials derived from non-agricultural operations.

“AGRICULTURAL PROCESSING” means the collection, storage, grading, crating, packing, preparing, preserving, processing, packaging, and/or distribution of farm products, excluding processing of agricultural compost.

“AGRICULTURAL SOLID WASTE” means any waste by-product of farming, including manure, used mushroom growing medium, and agricultural vegetation waste, that has 20% or more solids and will not flow when piled, but excludes:

- (a) food waste diverted from residential, commercial, or institutional sources;
- (b) waste materials derived from non-agricultural operations; or
- (c) wood waste derived from land clearing, construction, or demolition.

“AGRI-TOURISM” means agriculture-related tourism activities such as agricultural heritage exhibits, farm tours, agricultural educational activities, tractor rides, petting zoos, harvest festivals, corn mazes, and similar activities that promote or market farm operations and products produced on the agricultural land where the activities occur.

“ASSISTED LIVING RESIDENCE” means housing providing hospitality services and assisted living services to 3 or more adults that require a supportive living environment but can live independently, as defined and registered under the Community Care and Assisted Living Act, as amended or replaced from time to time.

“AUTOBODY REPAIR SERVICE” means a service specializing in routine maintenance and/or repair and restoration of vehicles damaged in a collision, but excluding the manufacture, assembly, or body building of motor vehicles and manufacturing of parts.

“CATERING ESTABLISHMENT” means a business that stores, prepares, cooks and delivers food and beverages exclusively for off-site consumption.

“CEMETERY” means lands approved and designated as a place of internment for buried or cremated human remains under the *Cremation, Internment and Funeral Services Act*, as amended or replaced from time to time, and including

accessory buildings, structures and uses, such as crematoria, columbaria, interment facilities, mausoleums, chapels, and reception centres.

“CHANNELIZED STREAM” means a stream that has been historically altered (e.g. diverted, dredged, dyked, or straightened). These streams form a natural part of the drainage pattern, have been modified to accommodate development or agriculture, and exclude constructed ditches.

“CONFINED LIVESTOCK AREA” means an outdoor, non-grazing, non-crop area where livestock, farmed game or poultry are confined by fences, structures or topography, including feed lots, exercise yards, holding areas, poultry ranges, paddocks, corrals, outdoor riding arenas and turnout pens, but excluding seasonal feeding areas.

“COMMISSARY KITCHEN” means a commercial kitchen space that is shared by multiple food businesses for large-scale professional food preparation, processing, cooking and storage purposes.

“CONGREGATE HOUSING” means housing in which individuals reside in units within a building that offers access to communal spaces and varying levels of support services, including group homes, assisted living residences, and residential care facilities, but excludes supportive housing.

“CORRECTIONAL AND PAROLE FACILITIES” means facilities operated by B.C. Corrections or the Correctional Service of Canada intended for the incarceration, detention and treatment of criminal offenders or the supervision of offenders under conditional release into the community, including prisons,

detention centres, healing lodges and treatment centres specifically for criminal offenders, community residential facilities and parole offices.

“CREMATORIA” means facilities or parts thereof fitted with appliances for the purpose of cremating human or animal remains, which may or may not be situated within a cemetery.

“DANGEROUS GOODS” means any product, substance or organism included in the classes listed in the Schedule to the Transportation of Dangerous Goods Act, 1992, c. 34, as amended or replaced from time to time.

“DITCH” means a constructed watercourse designed for the purpose of draining water from an area. They are characterized as being straight, lacking headwaters, and not part of a natural or historic drainage pattern.

“FARM PRODUCT” means a commodity or good derived from the cultivation or husbandry of land, plants, or animals (except pets and exotic animals) that are grown, reared, raised or produced on a farm.

“FARM RETAIL SALES” means the retail sale of farm products on a property with a principal agriculture use.

“FREIGHT DEPOT OR TERMINAL” means a facility intended to receive and store goods in bulk for the purposes of distribution and shipping by truck or rail, including administrative offices and other related accessory buildings and structures.

“HERITAGE ADAPTIVE USE” means the use of a building or structure listed on the Community Heritage Register located on publicly-owned or publicly-leased

and operated lands for various community-serving or commercial uses, including dwelling unit(s) for artist-in-residence, housing or caretaker suites, visitor accommodation, and/or non-profit office space.

“INDUSTRIAL, LIGHT” means industries involving the manufacturing, processing, or handling of goods and materials generally intended for end-users/consumers that produce fewer or limited external and environmental impacts—including noise, vibration and emissions—compared to heavy industrial uses and that may be sited proximate to residential or other sensitive uses with minimal conflict. Light industrial uses include small-batch food, beverage, and household goods manufacturers; maintenance, cleaning, and repair services and workshops; and assembly and packaging of general-purpose consumer goods.

“INDUSTRIAL PORT OR HARBOUR USE” means infrastructure and uses that support industrial maritime and seafaring operations, including cargo and goods transport, but excluding marinas or similar facilities for the mooring, operation and support of personal, pleasure and recreational watercraft.

“MARINA” means a facility for the long-term mooring of pleasure and recreational boats and other watercraft, including related uses and facilities such as administrative offices, cafeteria services, recreational lounges, repair stations, launching ramps, piers and wharves, boat hoists, and recreational, yacht and boating clubs.

“MARINE MOORING FACILITY” means facilities for the mooring, docking and operations of commercial water-based craft such as sea-planes, water taxis, and similar craft.

“NATURAL AREAS” means an area of public or private land that is undeveloped and predominantly characterized by naturally-occurring vegetation, water and

landforms that may accommodate limited forms of human recreation and leisure activity, including nature trails and developed paths.

“NURSERIES AND GREENHOUSES” means structures or buildings used to grow plants in a controlled environment for commercial purposes.

“OPEN SPACE” means outdoor areas with pedestrian public access, such that it is intended for public use and the physical conditions permit foot traffic, including community gardens, green space, green connectors, plazas, trail corridors, stream corridors with public access and other protected areas with public access.

“PARK” means an area of public space set aside for human recreation, leisure activities, community use, or the protection of ecosystems and natural habitats, and may include natural, semi-natural, landscaped, and built recreational features.

“PARKING FACILITY” means lands, buildings or structures for the temporary or short-term parking and storage of motor vehicles or active transportation devices such as bicycles, electric bicycles and scooters, but excluding vehicle repair, servicing or fleet storage. These facilities may be available to the public or as an accommodation to clients, customers or employees and may be located above, below or at grade.

“POST-SECONDARY INSTITUTION” means an educational institution or service, usually providing specialized post-secondary training, courses and programs, that are authorized by the *College and Institute Act*, *University Act*, or other Provincial statutes.

“PRODUCTION AND REHEARSAL STUDIO” means a premises used for the production of film, video, television, or radio programs or sound recordings or for the rehearsal of dance, music, performing arts or drama, which does not involve the presence of an audience.

“RECYCLING AND WASTE PROCESSING FACILITY” means a facility that accepts and processes materials, for recycling, waste disposal, reuse or composting, including common household goods or industrial, trades, and construction waste materials.

“RELIGIOUS ASSEMBLY” means a building used for the regular assembly of persons for religious worship and related activities.

“RESIDENTIAL CARE FACILITY” means a facility providing housing, meals, care, and supervision for those individuals who are unable to make, on their own behalf, decisions that are necessary to live safely, as licensed under the *Community Care and Assisted Living Act*, as amended or replaced from time to time.

“SALVAGE YARD” means an outdoor facility for the storing, wrecking, crushing and piling of vehicles, machinery and other heavy or large equipment which is otherwise considered not useable.

“SEASONAL FEEDING AREAS” means an area, other than a confined livestock area, confined poultry area, grazing area or temporary holding area, used for forage or other crop production, and used seasonally for feeding livestock or poultry that are sustained primarily by supplemental feed.

“STREAM” means a watercourse or source of water supply, whether usually containing water or not, including a pond, lake, river, creek, brook, ditch, spring or wetland that is integral to a stream and provides fish habitat or water, food, and nutrients downstream.

“TOP OF BANK” means:

(a) the point closest to the boundary of the active floodplain of a stream where a break in the slope of the land occurs such that the grade beyond the break is flatter than 3:1 at any point for a minimum distance of 15 metres measured perpendicularly from the break; and

(b) for a floodplain area not contained in a ravine, the edge of the active floodplain of a stream where the slope of the land beyond the edge is flatter than 3:1 at any point for a minimum distance of 15 metres measured perpendicularly from edge.

“TRANSITIONAL HOUSING” means temporary housing to support individuals transitioning from unsafe housing situations, or from a health or correctional facility, to live independently.

“UTILITY SERVICES” means public or private utility services, including but not limited to the use of land, buildings, or structures for:

- (a) telecommunications, including antenna developments;
- (b) generation, transmission or distribution of electricity;
- (c) distribution of gas, steam or other forms of energy, including district energy systems; and
- (d) collection, distribution, storage or treatment of water or sewage.

“WORKS YARD” means the use of a premises for the maintenance, repair, and storage of vehicles, equipment, supplies or materials of a public utility, government agency, or private business that conducts off-site construction, industrial trade, or similar services. Includes administrative offices and other related accessory buildings and structures such as repair and maintenance bays, fueling and charging infrastructure, and storage facilities.

“ZONING DISTRICT, BASE” means the primary zoning district applied to a lot, which establishes the fundamental range of permitted uses, height, siting, and development regulations applicable to the lot.

“ZONING DISTRICT, OVERLAY” means a second zoning district that may be applied to a lot (in addition to the base zoning district), which provides for additional or alternative uses, height, or regulations on the lot, in accordance with the provisions of this Bylaw.”

- (e) at Section 3, by repealing the definition of “ANIMAL CARE” and replacing it with the following:

“ANIMAL CARE” means businesses focused on improving the health and wellness of domestic pets, including veterinary hospitals and clinics, pet spa and grooming businesses, training and boarding facilities, shelters, and other similar businesses.”

- (f) at Section 3, by repealing the definition of “ARTIST STUDIO” and replacing it with the following:

“ARTIST STUDIO OR WORKSHOP” means workspace for artists to create, develop, and store physical art pieces and related tools, materials and equipment, including ancillary gallery and exhibition space and sales for art pieces.”

- (g) at Section 3, by repealing the definition of “CIVIC FACILITY” and replacing it with the following:

“CIVIC FACILITY” means a use for public functions, including but not limited to government offices, community centres, public recreation facilities, public

cultural facilities, public libraries, courts of law, and other civic centres, including facilities and lands intended as a base of operations for emergency services, such as police, fire, and ambulance services.”

- (h) at Section 3, by repealing the definition of "COMMERCIAL KITCHEN" and replacing it with the following:

“**COMMERCIAL KITCHEN**” means a facility equipped for the preparation, cooking, and storage of food on a larger scale for commercial purposes, primarily for off-site consumption, and which may support a catering establishment, commissary kitchen, or other food business or non-profit initiatives. A commercial kitchen is typically equipped with professional-grade appliances, ventilation systems, food storage areas, and sanitation features.”

- (i) at Section 3, by repealing the definition of “COMMUNITY GARDEN” and replacing it with the following:

“**COMMUNITY GARDEN**” means land used for the recreational growing of plants, especially fruits, vegetables, herbs and other edible plants for local consumption.”

- (j) at Section 3, by repealing the definition of “DWELLING UNIT” and replacing it with the following:

“**DWELLING UNIT**” means one or more habitable rooms constituting one self-contained unit with a separate entrance, which is occupied or intended to be occupied as a residence by one family only. A dwelling unit shall not contain more than one cooking facility.”

- (k) at Section 3, by repealing the definition of “EDUCATIONAL SERVICES” and replacing it with the following:

“**EDUCATIONAL SERVICES**” means services that provide training, instruction, and education, including private schools, public schools, commercial schools, post-secondary institutions (e.g. colleges and universities), vocational institutions, trade schools, and other facilities dedicated to academic, technical, or professional education, but excluding dormitories.”

- (l) at Section 3, by repealing the definition of “GROUP HOME” in its entirety and replacing it with the following:

“**GROUP HOME**” means housing accommodating between three to ten residents, that is operated in a primary dwelling unit, with a maximum of 20 residents per lot, containing no uses other than group home, and is regulated under the *Community Care and Assisted Living Act*, as amended or replaced from time to time.”

- (m) at Section 3, by repealing the definition of “LANDSCAPING” and replacing it with the following:

“**LANDSCAPING**” means the planting of lawns, shrubs and trees, primarily for shade, privacy, recreational and/or ornamental purposes, and the addition of fencing, walks, drives, or other structures and materials as used in landscape architecture.”

- (n) at Section 3, by repealing the definition of “SUPPORTIVE HOUSING” and replacing it with the following:

“**SUPPORTIVE HOUSING**” means affordable rental housing that provides housing stability support for those at risk of or experiencing homelessness as regulated by the *Residential Tenancy Act*, and related regulations, as amended or replaced from time to time.”

- (o) at Section 5.1 by repealing the rows for Schedule Numbers IV, V, and VI and replacing them with the following:

“Schedule Number IV INDUSTRIAL AND BUSINESS CENTRE (M, E, I, and B)

Schedule Number V PUBLIC AND INSTITUTIONAL (P and PM)

Schedule Number VI AGRICULTURAL (A and AM)”

(p) at Section 6.2, by repealing subsection (1) and replacing it with the following:

“(1) No principal or accessory building or structure shall be located in any required front, street, side or rear yard, with the exception of fences and retaining walls and as otherwise provided for in this Bylaw.

(q) at Section 6.2, by repealing subsection (2) and marking it as “Repealed”.

(r) at Section 6.2, by repealing subsection (4) and replacing it with the following:

(4) No outdoor play area shall be located in any required front yard in the C, CM, M, E, or I Districts where child care facilities are permitted.”

(s) at Section 6.4, by repealing subsection (2) and replacing it with the following:

“(2) Except in the C2, CM, R, RM6, E, I, P11, PM, and AM Districts, the height of a principal building shall be measured from the front average elevation to the highest point of the structure, subject to the applicable exceptions in subsections (3) and (4); and where no front yard setback is required the height shall be measured from the curb.

(t) at Section 6.4, by repealing subsection (6) and replacing it with the following:

“(6) Except in the R, CM, E, I, PM, and AM Districts, the height of a detached accessory building shall be measured from the calculated average natural grade of all sides of the building to the highest point of the structure, subject to the applicable exceptions in subsections (3) and (4), except that the height of a detached garage or carport may be measured from the finished grade at the point used for vehicular access.”

(u) at Section 6.4.1, by repealing the heading and replacing it with the following:

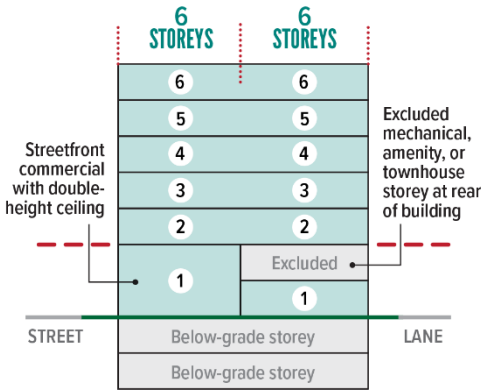
“6.4.1 Height of Buildings in the R (Except R1), CM, E, I, and PM Districts”

(v) at Section 6.4.1.1, by repealing subsection (1) and replacing it with the following:

“(1) In the R, CM, E, I, and PM Districts, excluding the R1 District, the height of a building is equal to the number of storeys contained between the roof of the building and the floor of the first storey, as measured through the vertical cross section(s) of the building containing the greatest number of storeys.”

(w) at Section 6.4.1.1, by repealing subsection (3)(c) and the associated diagram and replacing it with the following:

“(c) one of two storeys containing townhouse dwellings and/or communal uses, such as circulation, mechanical, or amenity space, where the total floor-to-ceiling height of the two storeys combined does not exceed the floor-to-ceiling height of an adjacent single-storey ground-level commercial unit within the same building; and



”

(x) at Section 6.4.1.1, by repealing subsection (3)(d) and replacing it with the following:

“(d) mezzanines in first storey R and CM District commercial and live-work units provided they are not considered a storey under the British Columbia Building Code. For clarity, mezzanines located in residential dwelling units or above the first storey in commercial and live-work units will be counted as a storey for the purpose of calculating building height.”

(y) at Section 6.4.1.1, by repealing subsection (4) and marking it as “Repealed”.

(z) at Section 6.4.1.3, by repealing subsection (1) and replacing it with the following:

“(1) In the R5, R6, R7, and R8 Districts, the height of a building or separate portions of the same building that are eligible to be 12 storeys or taller (both referred to as “building components” for the purpose of this section) can be increased or decreased by way of height averaging, subject to the following:

(a) Only those proposed building components that are permitted to a height of 12 storeys or taller are eligible for height averaging and shall be used to calculate the average height for the site.

(b) The average height of the building components must not exceed the maximum base height for the applicable zoning district.

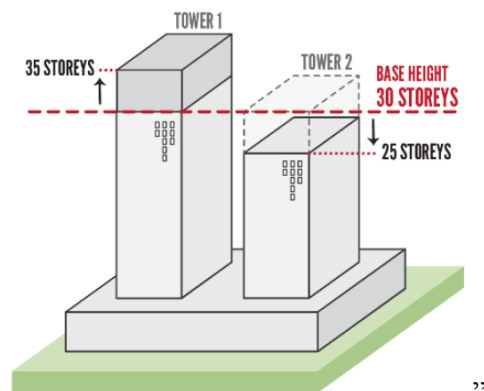
(c) The maximum number of additional storeys for the applicable zoning district shall not exceed that set out in Row B of Table 6.4.1.2.

(d) The floorplate of a building component receiving additional height cannot exceed the floorplate of the building component(s) offsetting that height, excluding the area of elevator cores.

(e) Eligible buildings are restricted to:

- (i) the same lot;
- (ii) contiguous lots that form one development site; or
- (iii) sites approved as part of a master plan.

- (f) Eligible building components are restricted to full, contiguous storey floorplates. Portions of a storey are not eligible for height averaging.



- (aa) at Section 6.4.1.4, by repealing the opening paragraph of subsection (1) and replacing it with the following:

“(1) On sites that have a CM District base zoning district with an R5, R6, R7, or R8 District overlay zoning district, an increase to the maximum building height is permitted where voluntary commercial storeys are provided in addition to the minimum commercial storey requirements, subject to the following:”

- (bb) at Section 6.6, by repealing subsections (1)(d) and (1)(e) and marking them as “Repealed”.

- (cc) at Section 6.6, by repealing the heading for subsection (3) and replacing it with the following:

“(3) Non-Residential Districts (C, CM, M, E, I, P, and PM):”

(dd) at Section 6.6 by repealing subsection (3)(d) and replacing it as follows:

“(d) Notwithstanding Section 6.6(1)(b), a street canopy attached to a building in a C, CM, M, E, I, P, or PM District that:

- (i) has a front yard setback of less than 2.0 m (6.56 ft.), and,
- (ii) is lawfully non-conforming with respect to the front yard setback

may project over the front lot line with the approval of the Director Engineering if it is constructed with a building permit and projects no more than 1.5 m (4.92 ft.) into the road allowance and has a minimum height clearance of 2.7 m (8.86 ft.) from ground level to the lowest point of the canopy.”

(ee) at Section 6.7, by repealing the heading and replacing it with the following:

“6.7 Temporary Buildings and Parking Areas”

(ff) at Section 6.7, by repealing the opening paragraph of subsection (1) and replacing it with the following:

“(1) Temporary buildings and/or parking areas may only be erected or established on a lot for the following purposes and for the following time periods:”

(gg) at Section 6.7, by repealing subsection (3) and replacing it with the following:

“(3) The Director Planning and Building may grant minor variances to the siting and off-street vehicle parking requirements of this Bylaw for a temporary building and/or parking area.”

(hh) at Section 6.7.1, by repealing the opening paragraph of subsection (1) and replacing it with the following:

“(1) A secondary suite may be permitted as an accessory use to a primary

dwelling unit in an R1, RM6, A, or AM District, subject to the following conditions:”

(ii) at Section 6.8, by repealing subsection (2) and replacing it with the following:

“(2) The premises may be used as an artist studio for small-batch crafting-related activities but shall not be used for welding or any other manufacturing or light industrial use, and the home occupation carried on therein shall not produce noise, vibration, smoke, dust, odour, litter or heat other than that normally associated with a dwelling unit nor shall it create or cause any fire hazard, electrical interference, excessive pedestrian or vehicular traffic in the common areas or parking areas of a multi-family building or traffic congestion on the street.”

(jj) at Section 6.8, by repealing subsection (5) and replacing it with the following:

“(5) No commodity produced off-site shall be sold on the premises.”

(kk) at Section 6.8, by repealing subsection (7) and replacing it with the following:

“(7) No person who is not a resident in the dwelling shall perform any work for the home occupation at the residential location, except that one non-resident employee is permitted for a home-based child care facility.”

(ll) at Section 6.8, by adding the following after subsection (7):

“(8) On-site sales and client services shall be limited to a maximum of one customer and one customer vehicle at any one time.”

(mm) at Section 6.8A, by repealing the opening paragraph of subsection (1) and replacing it with the following:

“(1) In all districts where permitted, other than the R1 District, a home-based

child care facility shall be permitted only”.

(nn) at Section 6.10, by repealing subsection (1) and replacing it with the following:

“(1) No primary dwelling unit in the R1, A, or AM Districts shall contain less than 56 m² (602.80 sq.ft.) of floor area. A secondary suite shall contain at least 32.52 m² (350 sq.ft.) of floor area.”

(oo) at Section 6.10, by repealing the opening paragraph of subsection (2.1) and replacing it with the following:

“(2.1) Notwithstanding subsection (2) of this section, the minimum floor area of a dwelling unit in the P11e District, or a rental unit in the RM, C, CM, E, P11, PM, and R Districts other than the R1 District, and all of their sub-districts, and the Comprehensive Development District, or portion thereof, based on the above noted Districts, shall be as follows:”

(pp) at Section 6.12, by repealing subsection 1(e) and (f) and replacing them with the following:

“(e) An uncovered patio or terrace, which may be open or enclosed, in any yard in an A, AM, R or RM District subject to the fence height limitations as specified in Section 6.14.2 of this Bylaw. The provision of an awning or similar temporary covering for such a terrace shall be permitted.

(f) Arbors and trellises, fish ponds, ornaments, flag poles, or similar landscape features, provided the height complies with the height requirements prescribed for fences within the zoning district in which it is located.”

(qq) at Section 6.12, by repealing the closing paragraph and replacing it with the following:

“For lots in C1, C2, C4, C7, CM, E, I, and PM Districts, street canopies that do not exceed 2.0 m (6.56 ft.) in depth may project into the required front yard.”

(rr) at Section 6.14.2, by repealing subsection (1)(b) and replacing it with the following:

“(b) In all zoning districts, except A, C4, M, E, and I Districts, fences not exceeding 1.8 m (5.91 ft.) in height may be located anywhere on a lot to the rear of a required front yard.”

(ss) at Section 6.14.2, by repealing subsection (1)(c) and replacing it with the following:

“(c) In A, C4, M, E, and I Districts, fences not exceeding 2.4 m (7.87 ft.) in height may be located anywhere on a lot to the rear of a required front yard.”

(tt) at Section 6.14.2, by repealing subsection (1)(d) and replacing it with the following:

“(d) Notwithstanding paragraph (c) of Section 6.14.2(1), in M, E, and I Districts, any fence located outside of the required yards shall not exceed the maximum height prescribed for principal buildings within the zoning district in which it is located.”

(uu) at Section 6.14.2, by repealing subsection (3) and replacing it with the following:

“(3) Notwithstanding subsection (1), and subject to the vision clearance provisions of Section 6.13, open mesh and chain link type fences erected on cemeteries, public parks, schools, and in the M, E, I, P, or PM Districts shall not exceed a height of 3.5 m (11.48 ft). The addition of barbed wire, razor wire, or similar materials with sharp projections to such fences

shall be permitted in the M, E, and I Districts, and for correctional institutions permitted in the P7 and PM2 Districts.”

(vv) at Section 6.14.2, by repealing subsection (5) and replacing it with the following:

“(5) Barbed wire, razor wire, or similar materials with sharp projections shall not be used in the construction of a fence, except for correctional institutions permitted in the P7 and PM2 Districts, or in the M, E, and I Districts.”

(ww) at Section 6.15, by repealing subsections (1)(a) to (d) and replacing them with the following:

“(1) Lots and Required Yards:

(a) In R, RM, C5, P, and PM Districts, any part of a lot not used for building, parking or loading facilities or outdoor recreation or, in the case of a lot in the P4 or P12 District, not used for any permitted use, shall be fully and suitably landscaped and properly maintained.

(b) In C1, C4, M, E, and I Districts, all those portions of a required front yard not used for permitted parking or display areas shall be fully and suitably landscaped and properly maintained.

(c) In all zoning districts where the side line of a lot abuts a lot in an A, AM, R or RM District, or is separated by a street or lane therefrom, all those portions of a required side yard not used for permitted parking or outdoor play area shall be fully and suitably landscaped and properly maintained.

(d) Where the rear line of a lot in an M, E, or I District abuts a lot in an A, AM, R or RM District, or is separated by a lane therefrom, the

required rear yard shall be fully and suitably landscaped and properly maintained.”

(xx) at Section 6.15, by repealing subsection (2)(b)(i) and replacing it with the following:

- (i) In A, AM, C4, CM, M, E, and I Districts, any part of a lot used or intended to be used as an outside storage area shall be enclosed by screening on any side not facing directly upon the principal building on the lot, and no material shall be piled to extend above such screening in A, AM, C4, CM, M1, M4, or E Districts. In the case of M2, M3, M6, or I Districts, material may be piled to a maximum height of 3.5 m (11.48 ft.).”

(yy) at Section 6.15, by repealing subsection (3)(a) and replacing it with the following:

- “(a) Except in the R1 District, any parking area, loading area or display yard shall be separated from an adjoining street, or from a directly abutting lot in an A, AM, R1 or RM District, by a fully and suitably landscaped and properly maintained strip of not less than 1.8 m (5.91 ft.) in width.”

(zz) at Section 6.15, by repealing subsections (3)(b)(i) to (iii) and replacing them with the following:

- “(i) where any parking or loading area abuts a lot in an A, AM, R, or RM District, or is separated therefrom by a street or lane, except however, that where a parking area abuts a lane, the screening along the lane shall be not less than 800 mm (2.62 ft.) nor more than 1 m (3.28 ft.) in height for a distance of not less than 6.0 m (19.69 ft.) from all points of ingress and egress to and from such parking area;
- (ii) where any display yard, industrial fueling installation, or public

utility installation abuts a lot in an A, AM, R, or RM District, or is separated therefrom by a lane; and

(iii) where any storage tank or equipment, listed in Sections 6.27(22) and 6.27(23) of this Bylaw, is located outside of an enclosed building, in the R, RM, C, CM, M, E, I, B, and P, and PM Districts.”

(aaa) at Section 6.20, by repealing the opening paragraph of subsection (3) and replacing it with the following:

“(3) In addition to the exclusions listed in Section 6.20(1), for the purpose of calculating gross floor area in districts other than the R1, A, and AM1 Districts, the following shall be excluded:”

(bbb) at Section 6.20.1, by repealing the opening paragraph and replacing it with the following:

“For single family and duplex dwellings, except in the R1 and AM1 Districts, gross floor area for any portion of a building, with the exception of staircases, where the height from the floor to the ceiling directly above exceeds 4.5 m (14.8 ft.) shall be calculated in accordance with the following:”

(ccc) by repealing Section 6.26 in its entirety and marking it “Repealed”.

(ddd) at Section 6.27, by repealing the opening paragraph and replacing it with the following:

“In R, C, CM, M, E, I, B, P9, and PM Districts, all permitted uses other than the following uses must only be carried out within a completely enclosed building:”

(eee) at Section 6.27, by repealing subsection (2) and replacing it with the following:

“(2) Service stations.”

(fff) at Section 6.27, by repealing subsections (10) and (11) and replacing them with the following:

“(10) Works yards.

(11) Utility installations.”

(ggg) at Section 6.27, by repealing subsection (13) replacing it with the following:

“(13) Car wash establishments and facilities.”

(hhh) at Section 6.27, by repealing subsection (19) replacing it with the following:

“(19) Marine mooring facilities.”

(iii) at Section 6.27, by adding the following after subsection (26):

“(27) Recycling centres

(28) Outdoor animal care play areas

(29) Towing and impound lot”

(jjj) at Section 6.28, by repealing the opening paragraph replacing it with the following:

“In all districts, their sub-districts, and the CD Comprehensive Development Districts, or portion thereof, temporary uses may be permitted, by the issuance of a temporary use permit under s. 493 of the *Local Government Act*, subject to the following conditions:”

(kkk) at Section 6.28, by repealing subsection (2) replacing it with the following:

“(2) It shall not be permitted in small-scale multi-unit housing, a rowhouse dwelling, a multiple family dwelling, or a multi-family flex unit;”

(lll) at Section 6.28, by repealing subsection (5) and replacing with the following:

“(5) It shall be limited to the uses permitted in the M, E, and I Districts, excluding business and professional offices, cafes or restaurants, indoor athletic recreational uses, indoor go-cart tracks, and indoor pistol and rifle ranges, on a property that is designated Industrial;”

(mmm) at Section 6.29, by repealing the opening paragraph of subsection (1) and replacing it with the following:

“(1) Short-term rental is permitted as an accessory use to small-scale multi-unit housing, rowhouse dwellings, town house dwellings, multiple family dwellings and live-work units in all districts, all of their sub-districts, and the Comprehensive Development District, or portion thereof, where these residential uses are permitted, subject to the following conditions:”

(nnn) at Section 6.29, by repealing subsection (1)(c) and replacing it with the following:

“(c) in a primary dwelling unit that contains a secondary suite, short-term rental shall only be permitted in the primary dwelling unit if the secondary suite is occupied and rented to a long-term tenant for a period of 30 consecutive days or more.”

(ooo) by adding the following after Section 6.31:

“6.32 Base and Overlay Zoning Districts:

Where a lot is zoned to include an overlay zoning district, the base zoning district continues to apply except as modified, supplemented, or expanded by the overlay zoning district, in accordance with the following regulations. For the purposes of this section, a building “abutting a street” includes any building that fronts a public street or is separated from it only by a setback, landscaped area, or surface parking area on the same lot.

6.32.1 Height

- (1) Subject to subsection (2), the maximum permitted building height is determined by:
 - (a) the permitted height of the base or overlay R District present on the lot; or
 - (b) where there is no R District, by the base or overlay zoning district with the greatest allowable height.
- (2) Where the base or overlay zoning district is the R1 District and no dwelling units are provided on a lot, the least permissive R1 District height shall apply.

6.32.2 Lot Line Setbacks and Lot Coverage

- (1) Required setbacks from property lines for a given use shall be determined by the zoning district containing that use.
- (2) Where a lot contains uses permitted in both the base and overlay zoning districts, the most permissive setback regulations shall apply.
- (3) Required lot coverage and impervious surface area shall be determined by the base or overlay zoning district with the greatest allowable lot coverage and impervious surface area.

6.32.3 Permitted Uses

- (1) A lot may contain uses permitted in the base and/or overlay zoning districts, except as otherwise provided for in this Bylaw and subject to the other conditions set out in this Section 6.32.

6.32.4 CM District Conditions

- (1) The following is required on lots with a CM District base and an R District overlay:

- (a) A minimum of 60% of the ground level gross floor area of all buildings on the lot abutting a street must contain non-residential CM District use(s), which may include associated supporting service areas such as storage, mechanical rooms, circulation, or other spaces directly related to or necessary for the operation of the non-residential use. The remainder of the ground level storey may be used for other permitted base or overlay district uses, including residential amenity space or ground-oriented residential dwelling units.
- (b) On CM2 District lots, all buildings required to have ground level commercial uses referred to in paragraph (a) require a second commercial storey in any other above-grade portion of the building, of which a minimum of 60% of the gross floor area of the storey must contain non-residential CM2 District use(s), subject to the same conditions of use set out in paragraph (a).

6.32.5 E District Conditions

- (1) The following is required on lots with an E1 District base and an R District overlay:

- (a) Residential use is limited to purpose-built rental housing.
- (b) A minimum of 80% of the ground level gross floor area of all buildings on the lot must contain non-residential E1 District use(s), which may include associated supporting service areas such as storage, mechanical rooms, circulation, or other spaces directly related to or necessary for the operation of the non-residential use. The remainder of the ground level storey may be used for other permitted base or overlay district uses, including residential amenity space or ground-oriented residential dwelling units.

(2) The following is required on lots with an E1 District base and a CM1 District overlay:

- (a) A minimum of 60% of the ground level gross floor area of all buildings on the lot abutting a street must contain non-residential CM District use(s), which may include associated supporting service areas such as storage, mechanical rooms, circulation, or other spaces directly related to or necessary for the operation of the non-residential use. The remainder of the ground level storey may be used for other permitted base or overlay district uses.
- (b) An E1 District principal use must be present on the lot.

6.32.6 PM District Conditions

(1) The following is required on lots with a PM2 District base and an R District overlay:

- (a) A minimum of 5% of the gross floor area of the lot must

contain non-residential PM2 District principal use(s), which may include associated supporting service areas such as storage, mechanical rooms, circulation, or other spaces directly related to or necessary for the operation of the non-residential use. The remainder may be used for other permitted base or overlay district uses.

- (2) Where residential dwelling units are provided, a minimum portion must be non-market rental housing in accordance with the following:
- (a) Non-market rental housing units are required in addition to any required inclusionary rental units on lots with R5, R6, R7, and R8 overlays.
 - (b) Non-market rental housing units must be provided at the percentage of total dwelling units set out in the table in Section 1100.1(1) for the applicable City of Burnaby quadrant, including on lots with an R1, R2, R3 or R4 overlay and where the residential dwelling units provided are all rental units.
 - (c) The maximum rental rate for non-market rental housing units required under this section 6.32.6 must be below the rental rate for market rental units and be subject to a Housing Agreement.
 - (d) Non-market rental housing units required under this section 6.32.6 are not eligible community benefit bonus housing under section 1200.1 of this Bylaw.”

(ppp) by repealing Section 400 and replacing it with the following:

“400. INDUSTRIAL DISTRICTS (M,E, and I)

Subject to all other provisions of this Bylaw, on any lot, in any district designated as an M, E, or I District, the following regulations shall apply:”

(qqq)by repealing Section 500 and replacing it with the following:

“500. PUBLIC AND INSTITUTIONAL DISTRICTS (P and PM)

Subject to all other provisions of this Bylaw, on any lot, in any district designated as a P or PM District, the following regulations shall apply:”

(rrr) by repealing Section 600 and replacing it with the following:

“600. AGRICULTURAL DISTRICTS (A and AM)

Subject to all other provisions of this Bylaw, on any lot, in any district designated as an A or AM District, the following regulations shall apply:”

(sss) at Section 700.1, by repealing subsections (3) to (5) and replacing them with the following:

- “(3) Uses permitted in P1, P2, P3, P4, P5, P6, P7, P8, P9, P10, P11, PM1, and PM2 Districts including Districts with an “a”, “e”, “f”, “r”, or “e/r” suffix.
- (4) Uses permitted in the M1, M2, M3, M4, M5, M6, M7, M8, E1, I1, B1 and B2 Districts including Districts with an “a”, “k”, “l”, or “r” suffix.
- (5) Uses permitted in the A1, A2, A3, and AM1 Districts.”

(ttt) at Section 800.4, by repealing the description for subsection (1a) under the “USE” column and replacing it with the following:

- “(1a) Small-scale multi-unit housing, rowhouse dwellings, or group homes.”

(uuu) at Section 800.4, by repealing the description for subsection (5), under the “USE” column and replacing it with the following:

“(5) Senior Citizens housing and assisted living residences”

(vvv) at Section 800.4, by repealing the description for subsection (5.2), under the “USE” column and replacing it with the following:

“(5.2) Supportive housing”

(www) at Section 800.4, by repealing the description for subsection (6), under the “USE” column and replacing it with the following:

“(6) Residential care facilities, children’s institutions, and rest homes”

(xxx) at Section 800.4, by repealing the description for subsection (8), under the “USE” column and replacing it with the following:

“(8) Places of public worship and religious assembly”

(yyy) at Section 800.4, by repealing the description for subsection (13), under the “USE” column and replacing it as follows:

“(13) Places of public assembly and entertainment, including arenas, armouries, art galleries, assembly halls, auditoriums, clubs, lodges and fraternal buildings not providing overnight accommodation, coliseums, community centres, convention halls, dance halls, exhibition halls, funeral parlours and undertaking establishments, gaming facilities and gaming houses, gymnasiums, meeting halls, museums, public libraries, stadiums, theatres and similar uses.”

(zzz) at Section 800.4, by repealing the description for subsection (14), under the “USE” column and replacing it with the following:

“(14) Recreation and fitness uses, including golf facilities, fitness and health facilities, steam baths, roller rinks, curling rinks, skating rinks, swimming pools, trampoline centres and similar uses.”

(aaaa) at Section 800.4, by repealing the description for subsection (17), under the “USE” column and replacing it with the following:

“(17) Business administrative and professional offices, including medical or dental offices, clinics, health care facilities, and other principal office uses.”

(bbbb) at Section 800.4, by repealing the description for subsection (23), under the “USE” column and replacing it with the following:

“(23) Manufacturing and industrial buildings and uses, research and development facilities and laboratories (not located in the PM1 District), servicing and repair establishments and other similar uses, including contractor services and commercial kitchens.”

(cccc) at Section 800.4, by repealing the description for subsection (40), under the “USE” column and replacing it with the following:

“(40) Works yard, transportation facility, salvage yard, storage yards, junk yards and automobile wrecking yards.”

(dddd) at Section 800.4, by repealing subsection (41), under the “USE” column and replacing it with the following:

“(41) Artist studio or workshop, and production and rehearsal studios”

(eeee) at Section 800.4.3, by repealing the opening paragraph and replacing it with the following:

“Off-street vehicle parking spaces provided in accordance with

section 800.4 for the purpose of accommodating the vehicles of clients, customers, employees, members, residents, visitors or tenants of a principal building or use, may be provided:”

(ffff) at Section 800.5, by repealing subsection (1) and replacing it with the following:

“(1) All provided off-street vehicle 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 principal building or use for which the parking area is provided, and such parking area shall not be used for off-street loading, driveways, access or egress, commercial repair work, display, sale or storage of goods of any kind.”

(gggg) at Section 800.5, by repealing subsection (3) and replacing it with the following:

“(3) Notwithstanding Section 800.5 (1), parking spaces provided for a residential use shall be used solely for the parking of private non-commercial vehicles.”

at Section 800.5A, by repealing the opening paragraph of subsection (1) and replacing it with the following:

“(1) Shared use of off-street vehicle parking spaces provided for any non-residential use, residential visitor use, or sleeping units or studio units in a dormitory, may be permitted where:”

(hhhh) at Section 800.6, by repealing subsection (2) in its entirety and replacing it with the following:

“(2) No parking area shall be located within the following

required yards:

- (a) A side yard which adjoins a flanking street on a corner lot containing a residential use, provided that in no case need the setback for such parking area exceed a distance of 4.5 m (14.76 ft.).
- (b) A side yard in a C, CM, P or PM District which is separated by a street from a lot containing a residential use, provided that in no case need the setback for such parking area exceed a distance of 4.5 m (14.76 ft.).
- (c) Any yard in an E, I, or M District which abuts a lot containing a residential use, or is separated by a street or lane therefrom.”

(iii) at Section 800.8, by repealing the opening paragraph in subsection (1A) and replacing it with the following:

“(1A) Subject to subsection 800.8(1B), parking spaces provided on a lot for non-residential use pursuant to Sections 800.3.1(2) and 800.4 shall include an energized outlet capable of providing Level 2 charging or higher charging level for an electric vehicle in accordance with the following:”

(jjj) at Section 800.9, by repealing the opening paragraph in subsection (1) and replacing it with the following:

“(1) The following minimum number of car wash facilities shall be provided where residential off-street vehicle parking spaces are provided in any district, with the exception of non-market rental housing:”

(kkkk) under Schedule IV, by adding as Section 409. EMPLOYMENT DISTRICT (E1) and Section 410. INDUSTRIAL DISTRICT (I1) the schedules attached to Schedule “A” of this Bylaw;

(llll) under Schedule V, by adding as Section 513. INTERIM PARKS, OPEN SPACES AND NATURAL AREAS DISTRICT (PM1) and Section 514. INTERIM INSTITUTIONAL DISTRICT (PM2) the schedules attached to Schedule “B” of this Bylaw; and

(mmmm) under Schedule VI, by adding as Section 604. INTERIM AGRICULTURE (AM1) the schedule attached to Schedule “C” of this Bylaw.

Read a first time this	day of	, 2026
Read a second time this	day of	, 2026
Public Hearing held	day of	, 2026
Read a third time this	day of	, 2026
Reconsidered and adopted this	day of	, 2026

MAYOR

CORPORATE OFFICER

P:\42000 BYLAWS\42000-10 REZONING BYLAW TEXT AMENDMENTS, BY NUMBER\14792. BURNABY ZONING BYLAW 1965 AMENDMENT NO. 2,
2026 NEW ZONING DISTRICTS FINAL.DOC

Schedule “A” to Bylaw 14792

409. EMPLOYMENT DISTRICT (E1)**409.1 Intent**

The intent of the Employment District is to support compatible light industrial, commercial, and private recreational uses that minimize conflict with neighbouring residential areas and provide creative employment opportunities. Limited residential opportunities may be available for affordable rental housing within 200 m of a SkyTrain station.

409.2 Permitted Uses**409.2.1 E1 District**

Use	Conditions
Principal	
Animal Care	409.3
Artist Studio or Workshop	-
Assembly and Entertainment	409.3
Cannabis Processing Facility	409.3
Child Care Facility	-
Commercial Kitchen	-
Contractor Service	-
Emergency Shelter	6.25
Fleet Dispatch Centre	-
Health Care Facility	-
Industrial Fueling Station	409.3
Light Industrial	-
Office	-
Nurseries and Greenhouses	409.3
Production and Rehearsal Studio	-
Recreation and Fitness	409.3
Recycling Centre	-
Research and Development	-
Residential Sales Centre	-
Service Station	409.3
Storage Yard	-
Towing and Impound Lot	-

Trade School	-
Transportation Facility	-
Utility Services	-
Vehicle, Boat and Trailer dealership	-
Warehouse, Packaging and Distribution Facilities	-
Wholesale Facility	-
Works Yard	-
Secondary	
Educational Services	-
Energy Generation	-
Live-Work Units	409.3
Mobile Retail and Restaurant	-
Multiple Family Dwellings	409.3
Personal and Business Services	409.3
Restaurant	-
Retail	409.3
Storage Facility	409.3
Accessory	
Showroom or Display Area	409.3
Other Accessory Buildings, Structures, and Uses	6.6, 409.3

409.3 Conditions of Use

Use	Conditions
Principal Uses	
All Uses	<ol style="list-style-type: none"> 1. All permitted principal uses involving the manufacturing, warehousing or storage of Dangerous Goods shall be authorized by and in compliance with a permit issued by the Waste Management Branch of the Ministry of Environment. 2. No outdoor storage areas shall be located within any required street yard setback. 3. Screening of not less than 1.8 m in height shall be provided and properly maintained along any boundary of a lot where outdoor works, storage of vehicles or materials, or other similar outdoor activities occurs.
Animal Care	<ol style="list-style-type: none"> 1. Screening of not less than 1.8m in height shall be provided and properly maintained along any boundary of the lot where breeding and kennel uses occur. 2. Animal care facilities boarding animals overnight shall be located a minimum of 25 m from a residential use measured from building face to building face. 3. Uses operating a kennel must abide by the provisions of the Burnaby Kennel Regulation Bylaw 1960, as amended or replaced from time to time.
Assembly and Entertainment	<ol style="list-style-type: none"> 1. Not permitted on the ground-level storey. 2. Nightclubs not permitted.
Cannabis Processing Facility	<ol style="list-style-type: none"> 1. All cannabis production, processing, and storage must take place inside a wholly enclosed building or structure. 2. Any building used for cannabis production or processing must be equipped with an air filtration system that prevents the escape of cannabis odours to the outdoors and the system must be maintained to function properly over time. 3. The City may request an Air Quality Management Plan prepared by a registered professional and a third-party review of this plan at any time.
Industrial Fueling Station	<ol style="list-style-type: none"> 1. Screening of not less than 1.8 m in height shall be provided and properly maintained along any boundary of the lot which abuts a lot with a residential use or is separated therefrom by a lane. 2. Fuel service pumps or pump islands shall be located not closer than 4.5 m to any property line, with the exception of electric vehicle charging infrastructure. 3. All service areas shall be paved with a permanent surface of asphalt or concrete, and any unpaved areas of the lot shall be suitably landscaped and maintained and separated from the paved areas by a curb or other barrier.

Nurseries and Greenhouses	<ol style="list-style-type: none"> 1. Must be enclosed within a building or structure. 2. Keeping of livestock and the growing of mushrooms or other products in a manure-based medium not permitted.
Recreation and Fitness	<p>Indoor pistol and rifle ranges may only be established subject to the following conditions:</p> <ul style="list-style-type: none"> • Compliance with all Federal and Provincial regulations governing the development of indoor pistol and rifle ranges. • Compliance with the applicable regulations of the Fire Services Act and the Burnaby Noise or Sound Abatement Bylaw. • Shall require contracting the services of an acoustic engineer to ensure that the design of the building will limit the intensity of the noise level at all times to a maximum decibel level as indicated in the Burnaby Noise or Sound Abatement Bylaw, measured at the outer surface of the perimeter walls of the indoor pistol and rifle range and at the upper surface of the floor assembly above. • Shall be located 60 m or more from a lot with a principal residential use, measured directly from property line to property line.
Service Station	<ol style="list-style-type: none"> 1. Screening of not less than 1.8 m in height shall be provided and properly maintained along any boundary of the lot which abuts a lot with a residential use or is separated therefrom by a lane. 2. Fuel service pumps or pump islands shall be located not closer than 4.5 m to any property line, with the exception of electric vehicle charging infrastructure. 3. For gasoline service stations, oil change establishments, and carwash facilities, the service area shall be paved with a permanent surface of asphalt or concrete, and any unpaved areas of the lot shall be suitably landscaped and maintained and separated from the paved areas by a curb or other barrier.

Secondary Uses	
Live Work Units	<ol style="list-style-type: none"> 1. The residential portion of a live-work unit is only permitted in conjunction with a principal use and may not exceed a floor area of 112 m² per dwelling unit, which must be clearly identified on the Building Permit application. 2. The residential portion of a live-work unit must be located above the associated principal use(s) and is not permitted on the ground level. 3. The designated residential portion must be used solely for residential purposes and the remainder of the unit must be used for work purposes. Neither shall be converted to other uses. 4. An indoor or outdoor amenity space for common use by multiple live-work unit residents may be permitted as part of the building design.
Multiple Family Dwelling	<ol style="list-style-type: none"> 1. Multiple family dwellings must be: <ul style="list-style-type: none"> • restricted to residential rental tenure; • located on lots within 200 m of a SkyTrain station; • apartment dwelling forms; and • located above a principal use, and not on the ground level. 2. Multiple family dwellings must contain a minimum percentage of non-market rental housing units based on the minimum percentage for required inclusionary rental units set out in the table in Section 1100.1(1) for the applicable quadrant. The maximum rental rate for non-market rental housing units must be below the rental rate for market rental units, if any, in the multiple family dwelling.
Personal and Business Services	Limited to 250 m ² in floor area.
Retail	<ol style="list-style-type: none"> 1. Each liquor store must be located not less than 1.0 km away from another liquor store within the City of Burnaby. 2. Each cannabis store must be located not less than 1.0 km away from another cannabis store within the City of Burnaby.
Storage Facility	<ol style="list-style-type: none"> 1. Not permitted within 400 m of a SkyTrain Station. 2. Must be located above the ground-level storey, with the exception of an associated entrance.
Accessory Uses	
Accessory Buildings, Structures, and Uses	The manufacturing or processing of items related to the principal use are a permitted accessory use, with the exception of heavy industrial uses.
Showroom or Display Area	For each separate unit occupied by a principal use, accessory showroom or display area uses are permitted in an area not exceeding 50% of the total floor area occupied by the unit.

409.4 Built Form and Siting

Regulations		E1
Height		
Maximum Height	8 storeys	
Minimum Lot Line Setbacks		
Street Yard ^{.1}	Front: 6.0 m Flanking: 4.5 m	
Lane Yard ^{.2}	3.0 m	
Interior Side Yard ^{.2,3}	3.0 m	
Interior Rear Yard ^{.2}	3.0 m	

^{.1} Where a lot is separated by a street from a lot outside of the E1 District with a residential use, such front yard shall be not less than 9.0 m and such flanking yard shall be not less than 6.0 m.

^{.2} Where a lot abuts a lot outside of the E1 District with a residential use or is separated by a lane therefrom, a lot line setback shall be provided of not less than 6.0 m.

^{.3} An interior side yard may be reduced to 0.0 m, provided it does not abut a lot outside of the E1 District with a residential use and provided that the other side yard has a width of not less than 6.0 m.

409.5 Additional Regulations

(1) Additional zoning regulations may apply, including, but not limited to, those found in:

- (a) Section 6: Supplementary Regulations
- (b) Schedule 8: Off-Street Parking
- (c) Schedule 9: Off-Street Loading
- (d) Schedule 10: Off-Street Bicycle Parking and End of Trip Facilities

410. INDUSTRIAL DISTRICT (I1)

410.1 Intent

The intent of the Industrial District is to provide for industrial uses that vary in scale and intensity, including manufacturing and processing of raw and finished materials, distribution, warehousing and compatible supporting commercial and accessory uses.

Industrial I1a Sub-District: The I1a Sub-District is further intended to provide for heavy industrial uses and similar uses that are subject to specific siting requirements to minimize nuisances (e.g. noise, unsightliness, fumes and vapours, dust, odour, vibrations) and to separate these uses from sensitive uses including residential, childcare and educational service uses.

410.2 Permitted Uses

410.2.1 I1 District

Use	Conditions
Principal	
Animal Care	410.3
Cannabis Processing Facility	410.3
Cannabis Production Facility	410.3
Commercial Kitchen	-
Contractor Service	-
Emergency Shelter	6.25
Fleet Dispatch Centre	-
Industrial Fueling Station	410.3
Light Industrial	-
Marine Mooring Facility	-
Nurseries and Greenhouses	410.3
Production and Rehearsal Studio	-
Recycling Centre	-
Research and Development	-
Service Station	410.3
Storage Yard	-
Towing and Impound Lot	-
Trade School	-
Transportation Facility	-

Utility Services	-
Vehicle, Boat and Trailer Dealership	-
Warehouse, Packaging and Distribution Facilities	-
Wholesale Facility	-
Works Yard	-
Secondary	
Artist Studio or Workshop	410.3
Child Care Facility	-
Energy Generation	-
Mobile Retail and Restaurant	-
Office	410.3
Personal and Business Services	410.3
Restaurant	410.3
Retail	410.3
Storage Facility	410.3
Accessory	
Office	410.3
Showroom or Display Area	410.3
Other Accessory Buildings, Structures, and Uses	6.6

410.2.2 I1a Sub-District

Use	Conditions
Principal	
Principal uses permitted in the I1 District	410.3
Crematoria	410.3
Heavy Industrial	-
Industrial Port or Harbour Use	-
Freight Depot and Terminal	-
Recycling and Waste Processing Facility	-
Salvage Yard	-

Secondary	
Secondary uses permitted in the I1 District	410.3
Accessory	
Accessory uses permitted in the I1 District	410.3

410.3 Conditions of Use

Use	Conditions
All Uses in the I1 District and I1a Sub-District	
All Uses	<ol style="list-style-type: none"> 1. All permitted principal uses involving the manufacturing, warehousing or storage of Dangerous Goods must be authorized by and in compliance with a permit issued by the Waste Management Branch of the Ministry of Environment. 2. No outdoor storage areas shall be located within any required street yard setback. 3. Screening of not less than 1.8 m in height shall be provided and properly maintained along any boundary of a lot where outdoor works, storage of vehicles or materials, or other similar outdoor activities occurs.
Principal Uses in the I1 District	
Animal Care	<ol style="list-style-type: none"> 1. Screening of not less than 1.8 m in height shall be provided and properly maintained along any boundary of the lot where breeding and kennel uses occur. 2. Animal care facilities boarding animals overnight shall be located a minimum of 25 m from a residential use measured from building face to building face. 3. Uses operating a kennel must abide by the provisions of the Burnaby Kennel Regulation Bylaw 1960, as amended or replaced from time to time.
Cannabis Production and Cannabis Processing Facilities	<ol style="list-style-type: none"> 1. All cannabis production, processing, and storage must take place inside a wholly enclosed building or structure. 2. Any building used for cannabis production or processing must be equipped with an air filtration system that prevents the escape of cannabis odours to the outdoors and the system must be maintained to function properly over time. 3. The City may request an Air Quality Management Plan prepared by a registered professional and a third-party review of this plan at any time.

<p>Industrial Fueling Station</p>	<ol style="list-style-type: none"> 1. Screening of not less than 1.8 m in height shall be provided and properly maintained along any boundary of the lot which abuts a lot with a residential use or is separated therefrom by a lane. 2. Fuel service pumps or pump islands shall be located not closer than 4.5 m to any property line, with the exception of electric vehicle charging infrastructure. 3. All service areas shall be paved with a permanent surface of asphalt or concrete, and any unpaved areas of the lot shall be suitably landscaped and maintained and separated from the paved areas by a curb or other barrier.
<p>Nurseries and Greenhouses</p>	<ol style="list-style-type: none"> 1. Must be enclosed within a building or structure. 2. Keeping of livestock and the growing of mushrooms or other products in a manure-based medium is not permitted.
<p>Service Station</p>	<ol style="list-style-type: none"> 1. Screening of not less than 1.8 m in height shall be provided and properly maintained along any boundary of the lot which abuts a lot with a residential use or is separated therefrom by a lane. 2. Fuel service pumps or pump islands shall be located not closer than 4.5 m to any property line, with the exception of electric vehicle charging infrastructure. 3. For gasoline service stations, oil change establishments, and carwash facilities, the service area shall be paved with a permanent surface of asphalt or concrete, and any unpaved areas of the lot shall be suitably landscaped and maintained and separated from the paved areas by a curb or other barrier.
<p>Principal Uses in the I1a Sub-District</p>	
<p>All Principal Uses</p>	<p>Except for crematoria and permitted I1 District principal uses, all principal uses shall be sited a minimum of 100 m from the following sensitive uses:</p> <ul style="list-style-type: none"> • Residential uses on R, CM, E, or PM District lots; • Educational Service Uses limited to private and public primary and secondary schools; and • Child care facilities, <p>with the minimum 100 m measured as follows:</p> <ul style="list-style-type: none"> • where the principal use(s) are completely enclosed within one or more buildings, the measurement shall be taken from the nearest building face to the property line where the sensitive use is located; • where the principal use(s) consist of both indoor (i.e. enclosed) and screened outdoor uses, the measurement shall be taken from the nearest building face or screening boundary to the property line where the sensitive use is located; and • where the principal use(s) consist entirely of screened outdoor uses, the measurement shall be taken from the nearest screening boundary to the property line where the sensitive use is located.

Crematoria	<ol style="list-style-type: none"> 1. A crematorium may only operate within a completely enclosed building and may not operate as part of a cemetery in the Industrial (I1a) Sub-District. 2. A crematoria use may include administrative offices but may not include chapels, meeting rooms or other spaces for the assembly or gathering of persons. 3. Buildings with crematoria use must be located a minimum of 150 m from the following sensitive uses: <ul style="list-style-type: none"> • Residential uses on R, CM, E, or PM District lots • Educational Services, limited to private and public primary and secondary schools • child care facilities, with the minimum 150 m measured from the building face in which the crematorium is located, to the property line of the site where the sensitive use is located.
Secondary Uses	
Artist Studio or Workshop	Must be located above the ground-level storey, with the exception of an associated entrance.
Office	Secondary office use must be located above the ground-level storey, with the exception of an associated entrance.
Personal and Business Services	Limited to 250 m ² in floor area.
Restaurant	<ol style="list-style-type: none"> 1. Limited to 250 m² in floor area, with the exception of uses that are attached to and operate in conjunction with a principal use. 2. Each liquor store must be located not less than 1.0 km away from another liquor store within the City of Burnaby. 3. Each cannabis store must be located not less than 1.0 km away from another cannabis store within the City of Burnaby.
Retail	
Storage Facility	<ol style="list-style-type: none"> 1. Not permitted within 400 m of a SkyTrain Station. 2. Must be located above the ground-level storey, with the exception of an associated entrance.
Accessory Uses	
Office	<ol style="list-style-type: none"> 1. Office use as an accessory use is permitted to be located on the ground level. 2. For each separate unit occupied by a principal use, accessory office uses are permitted in an area not exceeding 40% of the total floor area occupied by the unit.
Showroom or Display Area	For each separate unit occupied by a principal use, accessory showroom or display area uses are permitted in an area not exceeding 50% of the total floor area occupied by the unit.

410.4 Built Form and Siting

Regulations	I1
Height	
Maximum Height	4 storeys
Minimum Lot Line Setbacks	
Street Yard ¹	Front: 6.0 m Flanking: 4.5 m
Lane Yard ²	3.0 m
Interior Side Yard ^{2,3}	3.0 m
Interior Rear Yard ²	3.0 m

- ¹ Where a lot is separated by a street from a lot outside of the I1 District with a residential use, such front yard shall be not less than 9.0 m and such flanking yard shall be not less than 6.0 m.
- ² Where a lot abuts a lot outside of the I1 District with a residential use or is separated by a lane therefrom, a lot line setback shall be provided of not less than 6.0 m.
- ³ An interior side yard may be reduced to 0.0 m, provided it does not abut a lot outside of the I1 District with a residential use and provided that the other side yard has a width of not less than 6.0 m.

410.5 Additional Regulations

- (1) Additional zoning regulations may apply, including, but not limited to, those found in:
- (a) Section 6: Supplementary Regulations
 - (b) Schedule 8: Off-Street Parking
 - (c) Schedule 9: Off-Street Loading
 - (d) Schedule 10: Off-Street Bicycle Parking and End of Trip Facilities

Schedule B” to Bylaw 14792

513. INTERIM PARKS, OPEN SPACES AND NATURAL AREAS DISTRICT (PM1)

513.1 Intent

The intent of this district is to preserve and enhance public areas of ecological, historic, and recreational value to the community, with opportunities for limited recreational and cultural amenities, including parks, plazas, greenways, public trails, and other related civic facilities and supporting uses.

PM1a Sub-District: The intent of this sub-district is to retain natural areas that are important for the environment or wildlife. These lands are often shaped by geological processes and include waterways, ravines, and forests. Public access may be limited for preservation purposes.

513.2 Permitted Uses

513.2.1 PM1 District

Use	Conditions
Principal	
Assembly and Entertainment	-
Child Care Facility	-
Civic Facility	-
Educational Services	513.3
Emergency Shelter	6.25
Golf Facility	-
Heritage Adaptive Use	513.3
Park	-
Parking Facility	-
Marina	-
Natural Area	-
Recreation and Fitness	-
Secondary	
Active Mobility Hub	-
Community Garden	-
Energy Generation	-
Health Care Facility	-
Mobile Retail and Restaurant	-
Personal and Business Services	-
Restaurant	-
Retail	513.3
Utility Services	-

Use	Conditions
Accessory	
Research and Development	513.3
Other Accessory Buildings, Structures, and Uses	6.6

513.2.2 PM1a Sub-District

Use	Conditions
Principal	
Natural Area	-
Park	-
Secondary	
Civic Facility	-
Emergency Shelter	6.25
Parking Facility	-
Accessory	
Research and Development	513.3
Utility Services	-
Other Accessory Buildings, Structures, and Uses	6.6

513.3 Conditions of Use

Use	Conditions
Principal Uses in the PM1 District	
Educational Services	Principal educational services in the PM1 District exclude commercial schools.
Heritage Adaptive Use	Visitor accommodation is limited to bed-and-breakfast establishments, short-term rental establishments, guest houses or boutique hotels that accommodate a maximum of 10 people at a time.
Secondary Uses in the PM1 District	
Retail	Retail uses are limited to food retail, gift shops, fitness and recreational goods, or arts and culture stores and similar businesses.
Accessory Uses in the PM1 District and PM1a Sub-District	
Research and Development	Facilities must be used only for research and development, including advancing environmental stewardship, of an existing feature or condition that is located on the subject site.

513.4 Built Form and Siting

Regulations	PM1
Height	
Maximum Height	Unrestricted
Minimum Lot Line Setbacks for Buildings	
Street Yard ^{.1}	6.0 m
Lane Yard ^{.1}	6.0 m
Interior Side Yard	6.0 m
Interior Rear Yard	6.0 m

^{.1} The street yard or lane yard setback may be reduced to 0.0 m subject to submission of a circulation plan, prepared by a registered professional engineer and approved by the General Manager of Planning and Development, that demonstrates there is sufficient public right-of-way to meet pedestrian and vehicle circulation, maneuvering, vision clearance, and access needs.

513.5 Additional Regulations

- (1) Additional zoning regulations may apply, including, but not limited to, those found in:
- (a) Section 6: Supplementary Regulations
 - (b) Schedule 8: Off-Street Parking
 - (c) Schedule 9: Off-Street Loading
 - (d) Schedule 10: Off-Street Bicycle Parking and End of Trip Facilities

514. INTERIM INSTITUTIONAL DISTRICT (PM2)

514.1 Intent

The intent of this district is to support primarily public institutional, cultural, recreational, educational, and other public and community-serving uses at various scales and intensities.

PM2a Sub-District: The intent of this sub-district is to identify lands for existing or potential future school use.

514.2 Permitted Uses

514.2.1 PM2 District

Use	Conditions
Principal	
Principal uses permitted in the PM1 District	513.3, 514.3
Cemetery	514.3
Correctional and Parole Facilities	-
Crematoria	514.3
Health Care Facility	-
Hospital	-
Office	-
Religious Assembly	-
Research and Development	-
Social Service Centre	-
Transportation Facility	-
Utility Services	-
Works Yard	-
Principal Institutional Residential Uses	
Aftercare and Rehabilitation Centre	-
Congregate Housing	-
Dormitory	514.3
Non-Market Rental Housing	-
Supportive Housing	-
Transitional Housing	-
Secondary	
Secondary uses permitted in the PM1 District	514.3
Animal Care	514.3
Artist Studio or Workshop	-
Financial Institution	-

Use	Conditions
Production and Rehearsal Studio	-
Recreation and Fitness	-
Retail	-
Visitor Accommodation	514.3
Accessory	
Home Occupation	6.8
Other Accessory Buildings, Structures, and Uses	6.6

514.2.2 PM2a Sub-District

Use	Conditions
Principal	
Public School or Private School	-
Accessory	
Accessory Buildings, Structures, and Uses	6.6

514.3 Conditions of Use

Use	Conditions
Principal Uses	
All Principal Uses	All principal uses are only permitted on publicly-owned or publicly-leased and operated lands with the exception of the following: <ul style="list-style-type: none"> • Assembly and Entertainment • Child Care Facility • Cemetery • Crematoria • Social Service Centre • Educational Services • Health Care Facility • Religious Assembly • Permitted Institutional Residential Uses
PM1 District Principal Uses	All PM1 District principal uses are subject to the conditions of use set out in the PM1 District, except where otherwise noted in the PM2 District.
Cemetery	All structures and buildings must be sited a minimum of 3 m from any lot line.
Crematoria	Crematoria, whether a standalone facility or located within a cemetery, must be located a minimum of 150 m from the following sensitive uses: <ul style="list-style-type: none"> • Residential uses on R, CM, E, or PM District lots;

Use	Conditions
	<ul style="list-style-type: none"> • Educational Services, limited to private and public primary and secondary schools; and • child care facilities, with the minimum 150 m measured from the building face in which the crematorium is located, to the property line of the site where the sensitive use is located.
Dormitory	Dormitories must be situated within 800 m of the boundaries of the lots and premises owned or occupied by the institution which it serves.
Secondary Uses	
All Secondary Uses	In the PM2 District, all secondary uses are permitted on publicly- or privately-owned, leased, and operated lands unless otherwise stated.
Animal Care	Keeping or boarding of animals overnight, with the exception of animals receiving medical care, is not permitted.
Visitor Accommodation	Only permitted as a secondary use to post-secondary institution, civic facility, and hospital uses.

514.4 Built Form and Siting

Regulations	PM2
Height	
Maximum Height, except as noted below	8 storeys
Maximum Height for Cemeteries	4 storeys
Maximum Height for Institutional Residential Uses	6 storeys
Maximum Height for Post-Secondary Institutions	12 storeys
Maximum Height for Hospitals	20 storeys
Minimum Lot Line Setbacks	
Street Yard ^{.1}	2.0 m
Lane Yard ^{.1}	1.2 m
Interior Side Yard ^{.2}	0.0 m
Interior Rear Yard	3.0 m

^{.1} The street yard or lane yard setback may be reduced to 0.0 m subject to submission of a circulation plan, prepared by a registered professional engineer and approved by the General Manager of Planning and Development, that demonstrates there is sufficient public right-of-way to meet pedestrian and vehicle circulation, maneuvering, vision clearance, and access needs.

^{.2} Where the interior side yard abuts a lot with a residential use, the setback along the shared property line shall be the lesser of the required setback of the abutting lot along the shared property line and 3.0 m.

514.5 Additional Regulations

- (1) Additional zoning regulations may apply, including, but not limited to, those found in:
- (a) Section 6: Supplementary Regulations
 - (b) Schedule 8: Off-Street Parking
 - (c) Schedule 9: Off-Street Loading
 - (d) Schedule 10: Off-Street Bicycle Parking and End of Trip Facilities

Schedule “C” to Bylaw 14792

604. INTERIM AGRICULTURE DISTRICT (AM1)

604.1 Intent

The intent of this district is to provide for agricultural and other secondary and accessory uses on lands within and outside of the Agricultural Land Reserve.

Notwithstanding any other provisions of this bylaw, all lands within the Provincial Agricultural Land Reserve (ALR) are subject to the *Agricultural Land Commission Act*, associated regulations and orders of the Agricultural Land Commission (ALC).

604.2 Permitted Uses ¹

604.2.1 AM1 District

Use	Conditions
Principal	
Agriculture ²	604.3
Community Garden	-
Park	604.3
Secondary	
Agri-tourism	604.3
Animal Care	604.3
Assembly and Entertainment	604.3
Retail	604.3
Accessory	
Agricultural Processing	604.3
Boarding Use	-
Home Occupation	6.8, 6.8A
Restaurant	604.3
Retail	604.3
Short-Term Rental	6.29, 604.3
Single Family Dwelling	604.3
Other Accessory Buildings, Structures, and Uses	6.6, 604.3

¹ Permitted uses vary for ALR and non-ALR lots.

² Agriculture is considered a principal use if it occupies at least 30% of the lot area, as demonstrated by an agriculture plan, in form and content satisfactory to the City, that: (a) identifies the type, location and dimensions of the agricultural use; (b) outlines measures for protecting the long-term agricultural viability of the lot; and (c) for an ALR lot, confirms compliance with the *Agricultural Land Commission Act*, associated regulations and orders of the ALC.

604.3 Conditions of Use ⁻¹

Use		Conditions
All Permitted Uses		
All Uses		All uses within the ALR are subject to the <i>Agricultural Land Commission Act</i> , associated regulations, and orders.
Principal Uses		
Agriculture		<ol style="list-style-type: none"> Structures used for the housing of livestock are subject to the provisions of Section 6.18 Fraser River Flood Plain, where applicable. All hives or structures used for beekeeping: <ul style="list-style-type: none"> must meet the screening and setback requirements in Section 6.30(1)(c); and on lots outside of the ALR with an area of less than 2,000 m², not more than two beehives and two nucleus colonies are permitted, which shall be located in the rear yard. Structures used for the keeping of farm animals for domestic or commercial purposes, including barns, shelters, cages, hatcheries, milking facilities, horse facilities, and aquaculture buildings but excluding structures for the keeping of pigeons or poultry for domestic purposes, shall be located no less than 10 m from all lot lines. The following agriculture uses and agricultural structures shall be located not less than 24 m from all lot lines: <ul style="list-style-type: none"> mushroom growing in a manure-based medium; cannabis production facility; and silos, incinerators, and storage of agricultural by-products and waste materials, including manure.
Park	ALR	Park uses permitted by the <i>Agricultural Land Commission Act</i> and associated regulations.
	Non-ALR	No conditions.
Secondary Uses		
Agri-tourism	ALR	<ol style="list-style-type: none"> Agri-tourism activities must be conducted on lots that are classified as a farm under the <i>Assessment Act</i>. No permanent facilities shall be constructed or erected in connection with an agri-tourism activity.

Use		Conditions
		3. Visitor accommodation in relation to agri-tourism is not a permitted use.
	Non-ALR	Not permitted on lots outside of the ALR.
Animal Care	ALR	Not permitted on lots in the ALR.
	Non-ALR	<ol style="list-style-type: none"> Limited to kennels, wildlife refuges, and sheltering of abandoned livestock. Other animal care uses and services are permitted only when included as accessory to the operation of a kennel or other permitted principal use. A maximum of 5 dogs or livestock is permitted. Kennels, including all buildings, structures, cages, pens, or runs used for such purposes, must be located a minimum of 24 m from all lot lines and a minimum of 9 m from a dwelling on the same lot. Structures used for the sheltering of abandoned livestock shall be located not less than 10 m from all lot lines.
Assembly and Entertainment	ALR	<ol style="list-style-type: none"> Limited to events, and no permanent facilities shall be constructed or erected in connection with events. Events must be conducted on lots that are classified as a farm under the <i>Assessment Act</i>. The scale, duration and frequency of Assembly and Entertainment uses are subject to the <i>Agricultural Land Commission Act</i> and associated regulations.
	Non-ALR	Not permitted on lots outside of the ALR.
Retail	ALR	Not a permitted secondary use. See Conditions of Use – Accessory Uses.
	Non-ALR	<ol style="list-style-type: none"> Limited to farm retail sales. Farm stands up to 30 m² are permitted for the sale of farm products produced on site or elsewhere in the Province.
Accessory Uses		
Agricultural Processing	ALR	<ol style="list-style-type: none"> Alcohol production facilities and all other agricultural processing are subject to the <i>Agricultural Land Commission Act</i>, associated regulations and orders. Abattoirs shall be located not less than 150 m from a residential use on another lot. The maximum lot coverage of an agricultural processing use is 2000 m², inclusive of indoor and outdoor areas.

Use		Conditions
	Non-ALR	<ol style="list-style-type: none"> 1. Abattoirs and alcohol production facilities are not permitted on lots outside of the ALR. 2. For all other agricultural processing, at least 10% of the agricultural product being processed must be: <ul style="list-style-type: none"> • produced on the lot where it is being processed, with the remaining percentage produced elsewhere in the Province; or • feed required for farm use on the lot.
Restaurant	ALR	Limited to the operation of a food and beverage service lounge associated with a permitted alcohol production facility on site, where the lounge must not exceed 125 m ² of gross floor area and 125 m ² of outdoor space.
	Non-ALR	Not permitted on lots outside of the ALR.
Retail	ALR	<ol style="list-style-type: none"> 1. Limited to farm retail sales. 2. Where 100% of retail sales consist of farm products produced on the property, the maximum lot coverage of a retail sales area is 2000 m², inclusive of indoor and outdoor areas. 3. If selling farm products not produced on the property, total retail floor area is restricted to 300 m², inclusive of indoor and outdoor areas, and at least 50% of the total retail floor area must be dedicated to the sale of farm products produced either on the property or by a cooperative association to which the owner of the property belongs.
	Non-ALR	See Conditions of Use – Secondary Uses.
Short-Term Rental	ALR	Not permitted on lots in the ALR.
	Non-ALR	See Section 6 Supplementary Regulations – 6.29.
Single Family Dwelling		A maximum of one single family dwelling is permitted on a lot, which may contain one secondary suite.
Other Accessory Buildings, Structures, and Uses		The storage, processing, and/or sale of peat is restricted to peat removed in the preparation of land for cultivation or during the construction of permitted structures.

¹ Conditions vary for ALR and non-ALR lots.

604.4 Built Form and Siting

In addition to the below regulations, see 604.3 Conditions of Use for setback, separation, and/or lot coverage conditions for specific uses.

Regulations		AM1
Minimum Lot Width by Subdivision ^{1,2}		
Outside the Agricultural Land Reserve	37 m	
Within the Agricultural Land Reserve	114 m	
Minimum Lot Size by Subdivision ^{1,2}		
Outside the Agricultural Land Reserve	5,000 m ²	
Within the Agricultural Land Reserve	220,000 m ²	
	Single Family Dwelling and Accessory Buildings	Structures Required for Farm Operations
Maximum Lot Coverage		
Total of All Buildings	250 m ²	Unrestricted
Total Detached Accessory Buildings	60 m ²	
Maximum Gross Floor Area		
Total of All Buildings ³	500 m ²	Unrestricted
Maximum Height		
Principal Building	10.5 m 2.5 storeys	15 m
Accessory Building	4.0 m 1 storey	
Minimum Lot Line Setbacks		
Street Yard ^{4,5}	Min: 3.0 m Max: 9.0 m	3.0 m
Lane Yard ⁵	1.5 m	1.5 m
Interior Side Yard ⁶	1.5 m	1.5 m
Interior Rear Yard ⁶	1.5 m	1.5 m

¹ Where a lot is partially within and partially outside of the ALR, the minimum lot width and lot size requirements by subdivision shall be the greater of requirements between lots outside the ALR and within the ALR.

² Minimum lot width and lot size requirements do not apply in the case of consolidation of two or more lots.

³ Excludes crawlspaces and attics.

⁴ Maximum setback requirement to be determined from at least one street yard.

⁵ The street yard or lane yard setback may be reduced to 0.0 m subject to submission of a circulation plan, prepared by a registered professional engineer and approved by the General Manager of Planning and Development, that demonstrates there is sufficient road or lane allowance to meet pedestrian and vehicle circulation, maneuvering, vision clearance, and access needs.

⁶ Where the interior side yard and/or rear yard abuts a lot with a residential use that is not in the AM1 District, the setback along the shared property line shall be the lesser of the required yard setback of the abutting lot along the shared property line and 3.0 m.

604.4.1 Setbacks: Riparian Areas

	Separation Distance		
	Stream	Channelized Stream	Ditch
Seasonal feeding areas, agricultural solid waste field storage facility with more than 2 weeks storage time, confined livestock area with more than 10 agricultural units ⁻¹	30 m	30 m	30 m
Agricultural solid waste storage facility, agricultural liquid waste storage facility, chemical storage, compost storage, composting, incinerator, silo, wood waste storage, mushroom barn, confined livestock area with less than 10 agricultural units ⁻¹	15 m	15 m	15 m
All other farm buildings and structures	15 m	10 m	5.0 m

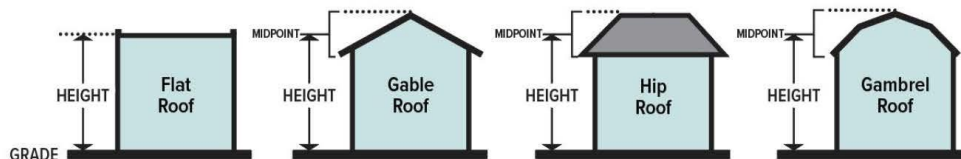
⁻¹ One (1) agricultural unit is equal to the live weight of 455 kg of livestock, poultry, or farmed game or any combination of them equaling 455 kg.

604.5 Measurements and Calculations

604.5.1 Height

The height of all buildings shall be measured from the front average elevation, as defined by the lower of the average natural grade or finished grade along the exterior of the building facing the front lot line, to the midpoint of a sloped roof or the highest point of a flat roof. The midpoint of a sloped roof is considered to be one half of the vertical distance of a sloped roof structure measured from the top plate of the uppermost storey to the highest point of the roof.

Diagram: Height Measurement



- (2) The height of a detached garage or carport shall be measured from the finished grade at the point used for vehicular access. If for topographical reasons a private garage or carport cannot be constructed at the side or rear of the principal building, such garage or carport may be constructed in an excavation in a front yard, provided that no part of such structure shall extend more than 1.2 m above the surface of the surrounding ground at any point other than the driveway, nor be less than 1.2 m from the front property line.

604.6 Additional Regulations

Additional zoning regulations may apply, including, but not limited to, those found in:

- (a) Section 6: Supplementary Regulations
- (b) Schedule 8: Off-Street Parking
- (c) Schedule 9: Off-Street Loading
- (d) Schedule 10: Off-Street Bicycle Parking and End of Trip Facilities