5. Specific Use Regulations

5.1 Application

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

5.1.2 Where these regulations may be in conflict with any **zone** or general development regulations, these specific **use** regulations take precedence.

5.2 Home Businesses and Home-Based Businesses

5.2.1 All **home businesses** and **home-based businesses** shall:

a) be considered **secondary uses** and will have a fixed expiry date specified in the required business license;

b) not be located in conjunction with a **minor** or **major community care facility**;

c) not produce noise, vibration, smoke, dust, odours, heat, glare, electrical or radio disturbance detectable beyond the property boundary;

d) maintain the privacy and enjoyment of **adjacent** residences and the character of the neighbourhood;

e) comply with the *Building Code* for interior or exterior alterations, additions or renovations to accommodate the **home business** or **home-based business**;

f) not generate pedestrian or vehicular traffic to a greater extent than is normal in the **zone** in question; and

g) not manufacture materials or equipment outdoors.

5.2.2 All **home businesses** and **home-based businesses** shall not have any external displays, advertisements or signage, except for the following:

a) **businesses** located outside of the **City Centre** may have one non-illuminated identification sign that indicates the name of the **business**. The sign shall not exceed 0.2 m^2 and shall be placed within or flat against the main front wall of the **dwelling unit**;

b) **businesses** located with the **City Centre** may have one non-illuminated identification sign that indicates the name of the **business**. The sign shall not exceed 0.1 m^2, and shall be placed within or flat against the main front wall of the **dwelling unit** or an entry feature such as a gate, garden wall, steps or **fence**.

5.2.3 A **home business** licence may only be issued where the activities of the **home business** fall under one of the following categories:

a) licensed crafts and teaching;

b) licensed residential registered office;

c) licensed residential business office; or

d) child care program.

5.2.4 All **licensed crafts and teaching** shall:

a) be carried out only by members of the **household** residing in the **dwelling unit**;

b) only involve one non-resident for each member of the **household** teaching or doing a craft (i.e., one on one);

c) be carried out wholly within the **dwelling unit** or a **building**;

d) not store goods or equipment outdoors; and

e) not display or sell stock in trade, excepting articles actually produced on the **premises**.

5.2.5 All **licensed residential registered offices** shall:

a) be occupied and used only by members of the **household** residing in the **dwelling unit**;

b) be located wholly within the **dwelling unit**, with the required work or trade taking place elsewhere (i.e., off **premises**);

c) be limited to an **office** of record for a **business** otherwise carried on entirely off the **premises**;

d) not involve the storage of goods or equipment; and

e) not permit **commercial vehicles** to be stored or parked on the property.

5.2.6 All **licensed residential business offices** shall:

a) be occupied and used only by members of the **household** residing in the **dwelling unit**;

b) be located wholly within the **dwelling unit**;

c) be limited to a **business office** carried on entirely within the **dwelling unit** by a resident;

d) not involve the storage of goods or equipment; and

e) not permit **commercial vehicles** to be stored or parked on the property.

5.2.7 All **child care programs** that are **home businesses** shall:

[Bylaw 9699, Jun 19/17]

a) have an outdoor **child care** space area; and

b) not involve any variation of the residential character of the **dwelling unit** or its **accessory structures**.

5.2.8 All **child care programs** that are **home businesses** are not required to:

a) obtain a business license from the **City**;

b) provide on-site parking in accordance with Table 7.7.2.3 with respect to **child care**.

5.2.9 Where the **child care program** that is a **home business** provides on-site parking in addition to the required residential **parking spaces**, the on-site parking shall be located in a permitted driveway and not in any required **yard**.

5.2.10 A **child care program** that is a **home business** may be licensed under the *Community Care and Assisted Living Act.*

5.2.11 All **home-based businesses** shall:

a) be located in the **City Centre** only;

b) be carried out only by members of the **household** residing in the **dwelling unit**;

c) be limited to a maximum of three clients on the **premises** at any one time;

d) be carried out wholly within the **dwelling unit** and there shall be no **outdoor storage** of goods and equipment;

e) not display any stock in trade, except for articles actually produced and advertised on the **premises**;

f) have private exterior entrances if located on the ground floor or a street fronting unit;

g) be situated at-**grade**, if fronting a public **road**, or in a purpose-built "flexible work" **building**; and

h) be entered by the public without passing through a shared corridor or lobby, unless all the **home-based businesses** share a corridor or lobby in a purpose-built **home-based business building**.

5.3 Live/Work Dwellings

5.3.1 All **live/work dwellings** shall:

a) be carried out only by members of the **household** residing in the **dwelling unit** and up to one non-resident employee;

b) be constructed in a mixed commercial/residential unit and the **commercial use** must be clearly designated through unit design (e.g., typically at-**grade** with living space above);

c) present an attractive mixed **use** image from the **building** exterior (e.g., identifiable architectural treatment to differentiate from residential **use**);

d) be situated at-**grade** fronting a **road** with a private exterior **access** or in a purpose-built flexible work **building**;

e) have no limit on the number of clients;

f) provide on-site parking as per the applicable residential use, plus 0.5 **parking spaces** per **live/work dwelling unit** to be designated and located as visitor parking or as directed by the **City**;

g) be permitted a permanent or temporary display and sale of artworks and goods produced on the **premises**; *[Bylaw 9490, Mar 21/16]*

h) not produce noise, vibration, smoke, dust, odours, heat, glare, electrical or radio disturbance detectable beyond the property boundary; and

i) be a mixed **use** character with retail display windows and shop entries at-**grade** and residential features above (e.g., **balconies**).

j) not be permitted outdoor manufacturing or **outdoor storage**. *[Bylaw 9490, Mar 21/16]*

5.3.2 The work area of a **live/work dwelling** shall be calculated as residential space unless a covenant is registered on the title of the **lot** restricting the work area to **commercial uses** in perpetuity.

5.4 Secondary Suites

5.4.1 The following regulations and prohibitions apply to every **secondary suite** permitted in a **zone**: *[Bylaw 9865, Jun 18/18]*

a) the **secondary suite** must be completely enclosed within the same **building** as the **principal dwelling unit** in **single detached housing**, completely contained within the same **dwelling unit** in **small-scale multi-unit housing**, or completely contained within

the same **dwelling unit** or **strata lot** in **two-unit housing**, **three-unit housing** or **town housing**, and not in a **detached accessory building**; *[Bylaw 10573, Jun 24/24]*

b) no more than one **secondary suite** shall be permitted per **principal dwelling unit** in **single detached housing**, per **dwelling unit** in **small-scale multi-unit housing**, or per **dwelling unit** or **strata lot** in **two-unit housing**, **three-unit housing** or **town housing**; *[Bylaw 10573, Jun 24/24]*

c) *[Bylaw 10631, Mar 24/25]*

d) a **City** water meter must be installed on the **lot** on which the **secondary suite** is located; *[Bylaw 9865, Jun 18/18]*

e) the **secondary suite** must have a minimum **floor area** of at least 33.0 m^2 in a **single detached housing** unit; *[Bylaw 10139, Apr 20/20]*

f) the **secondary suite** must have a minimum **floor area** of at least 25.0 m^2 in **town housing** and **small-scale multi-unit housing**; *[Bylaw 10573, Jun 24/24]*

g) a **secondary suite** is permitted in a maximum of 50% of the total units in **town housing**; *[Bylaw 9886, Sep 4/18]*

h) the **secondary suite** must not exceed the lesser of 40% of the total **floor area** of the **dwelling unit** in which it is contained or 120 m^2; *[Bylaw 10139, Apr 20/20]*

i) **home business uses** (i.e., **licensed crafts and teaching**; **licensed residential registered office** and **licensed residential business office**), but not **child care programs**, may be carried out within a **secondary suite**; *[Bylaw 9865, Jun 18/18]*

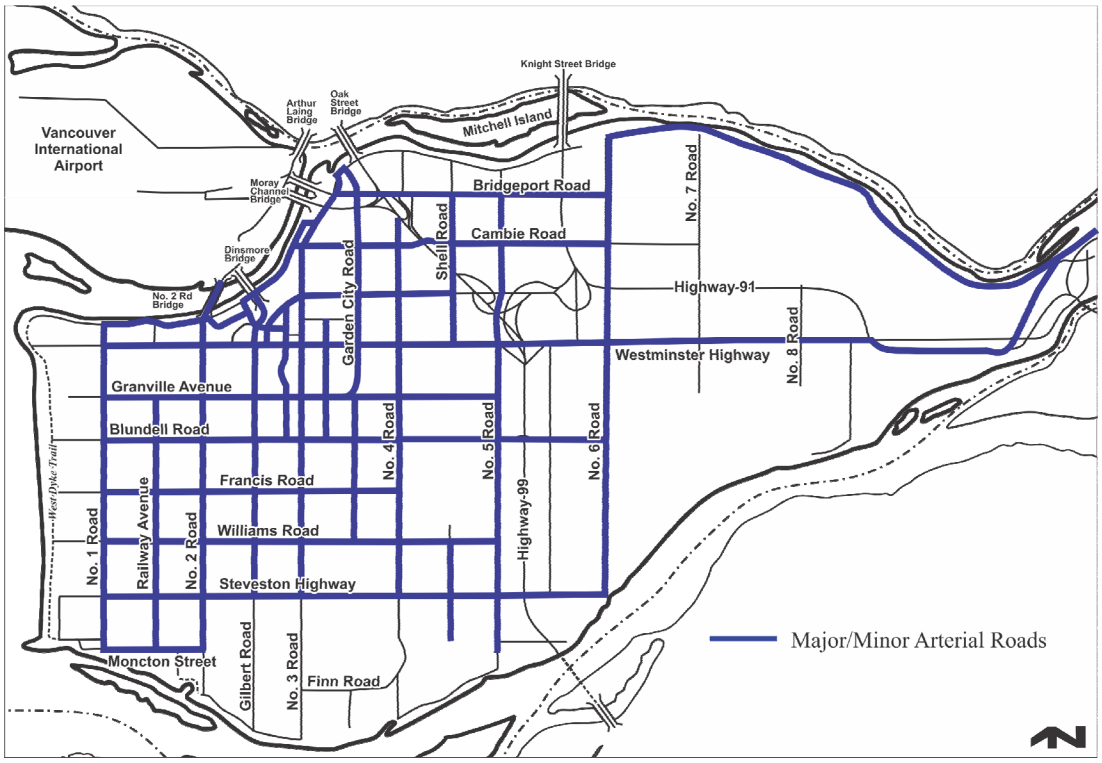
j) **boarding and lodging** and **minor community care facilities** are not permitted in a **secondary suite**; *[Bylaw 9865, Jun 18/18]*

k) a **secondary suite** is not permitted in conjunction with a **bed and breakfast**; *[Bylaw 9865, Jun 18/18]*

l) the **building** must be inspected by the **City** for compliance with the *Building Code*, this bylaw and other applicable enactments; *[Bylaw 9865, Jun 18/18]*

m) in **zones** that permit **single detached housing**, **two-unit housin**g, **three-unit housing** or **town housing**, where a **secondary suite** is on a **lot** fronting an **arterial road** as shown in Diagram 1 below, one additional on-site **parking space** must be provided for the exclusive use of each **secondary suite** (except where the minimum number of **parking spaces** required is subject to the requirements for **small-scale multi-unit housing**); *[Bylaw 10573, Jun 24/24]*

Diagram 1: **Arterial Roads** where Additional On-Site **Parking Space** Required for **Secondary Suites** in **Zones** that Permit **Single Detached Housing**, **Two-Unit Housing**, **Three-Unit Housing** or **Town Housing** *[Bylaw 10573, Jun 24/24]*



n) where an additional on-site **parking space** for a **secondary suite** is required, the required on-site **parking spaces** for the **principal dwelling unit** in **single detached housing**, **two-unit housing** and **three-unit housing** may be provided in a **tandem arrangement** with one **parking space** located behind the other; *[Bylaw 9976, Feb 19/19]*

o) where the required on-site **parking spaces** for the **principal dwelling unit** in **town housing** are provided in a side-by-side, non-**tandem arrangement**, an additional on-site **parking space** for a **secondary suite** is not required. *[Bylaw 9886, Sep 4/18]*

p) internal access must be maintained between the **secondary suite** and the **principal dwelling unit** in **single detached housing** or between the **secondary suite** and the associated **dwelling unit** in **two-unit housing**, **three-unit housing**, **town housing** and **small-scale multi-unit housing**, except for a locked door; and *[Bylaw 10573, Jun 24/24]*

q) the **secondary suite** is not permitted to be stratified. *[Bylaw 9865, Jun 18/18]*

5.5 Bed and Breakfast *[Bylaw 8672, Jan 24/11]*

5.5.1 A **bed and breakfast use** is permitted only in a **single detached housing dwelling unit** or in a **small-scale multi-unit housing dwelling unit** where the **lot** contains a maximum of one **dwelling unit**. *[Bylaw 10573, Jun 24/24]*

5.5.2 A **bed and breakfast use** is not permitted in a **single detached housing dwelling unit** or on a lot that contains a **secondary suite**, a **granny flat**, or a **coach house,** or a **boarding and lodging**, **minor community care facility, agri-tourist accommodation**, or **child care home business use**. *[Bylaw 9647, May 8/17]*

5.5.3 A **bed and breakfast use** is permitted only in a **single detached housing dwelling unit** or a **small-scale multi-unit housing dwelling unit** that is the **principal residence** of the **operator**, where the **operator** is an individual and not a corporation. *[Bylaw 10573, Jun 24/24]*

5.5.3A. A **bed and breakfast use** is permitted only in a **single detached housing dwelling unit** or a **small-scale multi-unit housing dwelling unit** where the **operator** is the **individual registered owner** of the **dwelling** or the **individual registered owner's family member**. *[Bylaw 10573, Jun 24/24]*

5.5.4 No facilities or equipment used for the preparation of food shall be installed or provided in a room used for **bed and breakfast guest** accommodation.

5.5.5 A **bed and breakfast use** is limited to a maximum of three **guest** rooms unless otherwise provided in this bylaw.

5.5.5A. **Bed and breakfast use** of a **single detached housing dwelling unit** or a **small-scale multi-unit housing dwelling unit** is limited to accommodation of a maximum of 6 **guests** at one time. *[Bylaw 10573, Jun 24/24]*

5.5.6 A room used for **bed and breakfast guest** accommodation shall not be equipped, furnished or used to provide accommodation for more than two **guests**.

5.5.7 A room used for **bed and breakfast guest** accommodation shall have a **floor area** of not less than 9.75 m^2.

[Bylaw 9723, Jul17/17]

5.5.8 A **vehicle parking space** provided in respect of a **guest** room may be provided in a **tandem arrangement** with another such **parking space** or a space required in respect of the residential **use** of the **building**.

5.5.9 Each **bed and breakfast use** must be no less than 500 m apart, measured from the centre point of each **lot**. *[Bylaw 9692, May 8/17]*

5.6 Minor Community Care Facilities

5.6.1 A **minor community care facility** that houses 7 to 10 persons is required to be located a minimum of 200.0 m, **lot** to **lot**, from any other **minor community care facility** that houses up to 10 persons.

5.6.2 In accordance with the Licensed Group Home Protocol Agreement between the **City** of Richmond and the Vancouver Coastal Health (Richmond), notice of a proposed **minor community care facility** that houses 7 to 10 persons shall be mailed or otherwise delivered by the **City** to **owners** of all parcels within 50.0 m or five home radius, whichever is the greater, of the proposed facility. The notice shall invite these **owners** to submit comments to the **City** on the proposal and to attend an informal neighbourhood meeting hosted by the **City**.

5.6.3 In the case of **two-unit housing** and **small-scale multi-unit housing**, a **minor community care facility** shall be permitted in a maximum of one **dwelling unit** on a **lot** (e.g., not in both **dwelling units** on both sides of a duplex). *[Bylaw 10573, Jun 24/24]*

5.6.4 The above noted special regulation does not apply to **child care**.

5.7 Dormitories

5.7.1 A **dormitory** may contain communal dining facilities but may not contain cooking facilities within the **dormitory's sleeping units**.

5.8 Hotels and Motels

5.8.1 A **hotel** or a **motel** shall not be used as **dwelling units** for permanent residents.

5.9 Greenhouse & Plant Nurseries

5.9.1 In order for **business** to qualify as a **greenhouse & plant nursery**, the main part of the **business** must be plant-related.

5.9.2 Any **landscaping** material sales in a **greenhouse & plant nursery** must be a minor accessory component only, and must occupy no greater than 10% of the **site** area to a maximum of 2,000.0 m².

5.10 Roadside Stands and Farm-Based Wineries *[Bylaw 8860, Feb 20/12]*

5.10.1 A **roadside stand** that is used for farm retail sales shall:

a) have an interior **floor area** of not more than 93.0 m², except for **sites** zoned **Roadside Stand** (CR) which shall have an interior **floor area** of not more than 190.0 m²; and

b) have a **use** which is accessory to the **use** of the **farm operation** upon which the **roadside stand** is situated.

5.10.2 Farm retail sales at a **roadside stand** are permitted if:

a) all the farm product offered for sale is produced on the farm on which the retail sales are taking place; or

b) at least 50% of the retail sales is limited to the sale of farm products produced on the farm on which the retail sales are taking place.

5.10.3 The total area, both indoors and outdoors, used for the retail sales of all products shall not exceed 300.0 m².

5.10.4 The **floor area** of all **farm-based winery buildings** and **structures** shall not exceed the lesser of: *[Bylaw 8860, Feb 20/12]*

a) 1,000.0 m²; or *[Bylaw 8860, Feb 20/12]*

b) a maximum **floor area ratio** of 0.05. *[Bylaw 8860, Feb 20/12]*

5.11 Parks

5.11.1 Special **commercial uses** such as the selling of food, alcohol and merchandise by non-**city** vendors and special events, such as related to the Olympics or community centres, are permitted in a **park** if approved by the **City**.

5.12 Recycling Drop-Offs and Hazardous Recycling Sites

5.12.1 Recyclable material that is left at a **recycling drop-off** shall be periodically removed and taken to larger, permanent **recycling depots** for final recycling.

5.12.2 Materials stored at a **hazardous recycling site** shall be:

a) limited to domestic products; and

b) stored temporarily.

5.13 Uses Permitted in All Zones

5.13.1 Canada Line corridors, stations or related transit **uses** shall be permitted in all **zones**.

5.13.2 **Urban services** and utility service infrastructure such as poles, wires, traffic controls, telephone booths, bus benches and shelters, underground utility systems, electrical transformer stations and municipal utility operations, are permitted in all **zones**.

5.13.3 **Residential sales centres** shall be permitted in all **zones** except in the **agricultural** & **golf zones** and in any **site specific zones** that permit **farm business**. The following conditions apply:

a) a **residential sales centre** may operate on a **site** while the **owner** constructs or supervises construction of **buildings** within the **development**, and must be removed when occupancy has been granted for the **development**;

b) **residential sales centres** may only be used to market an existing or proposed **development** that is actively being sold;

c) on-site parking shall be provided in accordance with the **office** general parking requirements of Section 7.0 whether the **residential sales centre** is located in the **City Centre** or elsewhere;

d) the **residential sales centre** shall comply with the **setback**, **yard**, **floor area ratio** and other regulations of the **zone** in which it is located.

5.13.4 **Agriculture** is permitted as a **secondary use** in all **zones** (i.e., it occurs in conjunction with a **principal use**, for example **single detached housing**) in order to encourage and accommodate community gardens, green roofs, vertical farming and other forms of urban **agriculture**. The following conditions apply in certain instances with respect to **agriculture** being permitted as a **secondary use** in all **zones**:

a) There may be covenants or caveats registered on the title of the land which could restrict the type of **agriculture** permitted (e.g., prohibition on the raising of chickens, rabbits or other domesticated animals). Property **owners** and tenants are advised to check their current certificate of title for any covenants or caveats which may be registered and affect the use of the **site**.

b) Only properties which are assessed as a “farm” under the *Assessment Act* are permitted to raise livestock.

c) A **medical cannabis production facility**, **non-medical cannabis production facility**, and **cannabis research and development facility** is not permitted. *[Bylaw 9838, Jun 18/18]*

5.13.5 **Parks** owned by the **City** shall be permitted in all **zones**.

5.13.6 **Amenity space** and **community amenity space** are permitted in all **zones** where these are permitted as an additional **floor area ratio** in the permitted **density** and are not listed as a permitted **use** in these **zones**.

5.13.7 Wind turbines shall be allowed in all **zones** subject to: *[Bylaw 8904, Jun18/12]*

a) the maximum **height** for **accessory structures** in that **zone**; *[Bylaw 8904, Jun18/12]*

b) the accessory structure and/or principal building yards and setbacks in that zone; *[Bylaw 8904, Jun18/12]*

c) **landscaping** or other specific provisions in the **zone**; and *[Bylaw 8904, Jun18/12]*

d) appropriate safety and noise attenuation measures. *[Bylaw 8904, Jun18/12]*

5.13.8 **Telecommunications antennas** shall be allowed in all **zones** subject to: *[Bylaw 8904, Jun18/12]*

a) freestanding towers or antennas not exceeding the specified maximum **height** for **accessory structures** in that **zone** or 15.0 m, whichever is greater; *[Bylaw 8904, Jun18/12]*

b) **building**-mounted antennas may extend not more than 3.0 m above the maximum **building height** for that **zone** provided that the roof of the **building** is at or within 3.0 m of the maximum **building height** for that **zone**; *[Bylaw 8904, Jun18/12]*

c) all antennas and towers meeting the **accessory structure** and/or **principal building yards** and **setbacks** in that **zone**; *[Bylaw 890, Jun18/12]*

d) **landscaping** or other specific provisions in the **zone**; and *[Bylaw 8904,Jun18/12]*

e) compliance with any covenants or caveats registered on the title of the land which could restrict the installation of **telecommunications antennas**, including airport maximum height covenants (Property **owners** and tenants are advised to check their current certificate of title for any covenants or caveats which may be registered and affect the use of the **site**.). *[Bylaw 8904, Jun18/12]*

5.14 Garage Sales

5.14.1 A maximum of three **garage sales** are permitted to be conducted on a **site** in a calendar year and each separate sale shall be limited to a maximum duration of two consecutive days between the hours of 8:00 am and 6:00 pm the same day.

5.14.2 Only the occupants of the **dwelling** shall operate the **garage sale**.

5.14.3 There shall not be **outdoor storage** or display of **garage sale** items between non-consecutive days.

5.14.4 Garage sales are permitted in all standard **residential zones** and **site specific residential zones**.

5.15 Affordable Housing

5.15.1 Where an **owner** pays into the **affordable housing reserve** in accordance with this bylaw, as amended or replaced from time to time, the sum shall be determined as listed below: *[Bylaw 10260, Nov 15/21]*

a) Where an amendment to this bylaw was considered by **Council** on or before September 24, 2016, and where an **owner** pays into the **affordable housing reserve**

according to the **density bonusing** provisions of this bylaw**,** the following sums shall be used: *[Bylaw 10260, Nov 15/21]*

[Bylaw 10260, Nov 15/21]

Zone	Sum Per Buildable Square Foot of Permitted **Principal Building**
RS2/A-K	$1.00
RC2	$1.00
ZS21	$1.00
ZS22	$1.00
RI2	$2.00
RTL2	$2.00
RTL4	$2.00
RTM2	$2.00
RTM3	$2.00
RTH1	$2.00
RTH2	$2.00
RTH3	$2.00
RTH4	$2.00
RTP1	$2.00
RTP2	$2.00
RTP3	$2.00
RTP4	$2.00
RAL2	$4.00
RAM2	$4.00
RAM3	$4.00
RAH1	$4.00
RAH2	$4.00
CDT2	$4.00
RCL2	$4.00
ZHR6	$4.00
ZR7	$2.00
ZMU19	$4.00
ZMU20	$4.00
ZMU21	$4.00

Zone	Sum Per Buildable Square Foot of Permitted **Principal Building**
ZMU22	$4.00
ZMU24	$4.00
ZMU26	$4.00
ZMU32	$4.00
ZT70	$2.00
ZS23	$1.00
ZLR26	$2.00 for **housing, town**, $4.00 for **housing, apartment**
ZD5	$2.00 *[Bylaw 9551, Nov 13/18]*
ZT80	$2.00 *[Bylaw 9563, Jul 27/20]*

[Bylaw 10260, Nov 15/21]

b) Where an amendment to this bylaw is considered by **Council** after September 24, 2016 and on or before July 24, 2017, and where an **owner** pays into the **affordable housing reserve** according to the **density bonusing** provisions of this bylaw, the following sums shall be used: *[Bylaw 10260, Nov 15/21]*

Zone	Sum Per Buildable Square Foot of Permitted **Principal Building**
RS2/A-K	$2.00
RC2	$2.00
ZS21	$2.00
ZS22	$2.00
RI2	$4.00
RTL2	$4.00
RTL4	$4.00
RTM2	$4.00
RTM3	$4.00
RTH1	$4.00
RTH2	$4.00
RTH3	$4.00
RTH4	$4.00
RTP1	$4.00
RTP2	$4.00

[Bylaw 10260, Nov 15/21]

Zone	Sum Per Buildable Square Foot of Permitted **Principal Building**
RTP3	$4.00
RTP4	$4.00
RAL2	$6.00
RAM2	$6.00
RAM3	$6.00
RAH1	$6.00
RAH2	$6.00
CDT2	$6.00
RCL2	$6.00
ZHR6	$6.00
ZR7	$4.00
ZMU19	$6.00
ZMU20	$6.00
ZMU21	$6.00
ZMU22	$6.00
ZMU24	$6.00
ZMU26	$6.00
ZT70	$4.00
ZS23	$4.00
ZLR26	$4.00 for **housing, town**, $6.00 for **housing, apartment**
ZS28	$2.00 *[Bylaw 9661, Mar 26/18]*
ZT82	$4.00 *[Bylaw 9731, Feb 8/21]*
ZT81	$4.00 *[Bylaw 9667, Feb 27.23]*

[Bylaw 10260, Nov 15/21]

c) Where an amendment to this bylaw is considered by **Council** after July 24, 2017 and on or before October 18, 2021, and where an **owner** pays into the **affordable housing reserve** according to the **density bonusing** provisions of this bylaw**,** the following sums shall be used: *[Bylaw 10260, Nov 15/21]*

Zone	Sum Per Buildable Square Foot of Permitted **Principal Building**
RS2/A-K	$4.00

[Bylaw 10260, Nov 15/21]

[Bylaw 10260, Nov 15/21]

Zone	Sum Per Buildable Square Foot of Permitted **Principal Building**
RC2	$4.00
ZS21	$4.00
ZS22	$4.00
RI2	$8.50
RTL2	$8.50
RTL4	$8.50
RTM2	$8.50
RTM3	$8.50
RTH1	$8.50
RTH2	$8.50
RTH3	$8.50
RTH4	$8.50
RTP1	$8.50
RTP2	$8.50
RTP3	$8.50
RTP4	$8.50
RDA	$8.50 *[Bylaw 9975, Feb 19/19]*
RTA	$8.50 *[Bylaw 9976, Feb 19/19]*
RAL2	$10.00 for wood frame construction $14.00 for concrete construction
RAM2	$10.00 for wood frame construction $14.00 for concrete construction
RAM3	$10.00 for wood frame construction $14.00 for concrete construction
RAH1	$10.00 for wood frame construction $14.00 for concrete construction
RAH2	$10.00 for wood frame construction $14.00 for concrete construction
CDT2	$10.00 for wood frame construction $14.00 for concrete construction
RCL2	$14.00
ZHR6	$14.00

[Bylaw 10260, Nov 15/21]

Zone	Sum Per Buildable Square Foot of Permitted **Principal Building**
ZR7	$8.50
ZMU19	$8.50 for **housing, town** $10.00 for **housing, apartment**
ZMU20	$10.00 for wood frame construction $14.00 for concrete construction
ZMU21	$10.00 for wood frame construction $14.00 for concrete construction
ZMU22	$10.00 for wood frame construction $14.00 for concrete construction
ZMU24	$10.00 for wood frame construction $14.00 for concrete construction
ZMU26	$10.00 for wood frame construction $14.00 for concrete construction
ZT70	$8.50
ZT86	$8.50 *[Bylaw 9932, Jul 25/22]*
ZS23	$4.00
ZLR26	$8.00 for **housing, town** $10.00 for **housing, apartment**
ZMU33	$10.00 for wood frame construction $14.00 for concrete construction
CDT1	$8.00 for **housing, town** $14.00 for **housing, apartment**
ZT87	$4.00 *[Bylaw 10152, Dec 14/20]*
ZS30	$4.00 *[Bylaw 10287, Mar 28/22]*
RCD	$8.50 *[Bylaw 10197, Sep 12/22]*
ZD7	$8.50 *[Bylaw 10271, Oct 10/23]*
ZT88	$8.50 *[Bylaw 10156, Nov 27/23]*
ZT94	$8.50 *[Bylaw 10254, Jul 8/24]*

d) Where an amendment to this bylaw is considered by **Council** after November 15, 2021, and where an **owner** pays into the **affordable housing reserve** according to the **density bonusing** provisions of this bylaw**,** the following sums shall be used: *[Bylaw 10260, Nov 15/21]*

i) Inside **City Centre**: *[Bylaw 10260, Nov 15/21]*

[Bylaw 10260, Nov 15/21]

Zone	Sum Per Buildable Square Foot of Permitted **Principal Building**
RS2/A-K	$12.00
RC2	$12.00
RI2	$18.00
RTL2	$18.00
RTL4	$18.00
RTM2	$18.00
RTM3	$18.00
RTH1	$18.00
RTH2	$18.00
RTH3	$18.00
RTH4	$18.00
RTP1	$18.00
RTP2	$18.00
RTP3	$18.00
RTP4	$18.00
RDA	$18.00
RTA	$18.00
RAL2	$25.00
RAM2	$25.00
RAM3	$25.00
RAH1	$25.00
RAH2	$25.00
CDT2	$25.00
RCL2	$25.00
ZHR6	$14.00
ZR7	$8.50

Zone	Sum Per Buildable Square Foot of Permitted **Principal Building**
ZMU19	$8.50 for **housing, town** $10.00 for **housing, apartment**
ZMU20	$10.00 for wood frame construction $14.00 for concrete construction
ZMU21	$10.00 for wood frame construction $14.00 for concrete construction
ZMU22	$10.00 for wood frame construction $14.00 for concrete construction
ZMU24	$10.00 for wood frame construction $14.00 for concrete construction
ZMU26	$10.00 for wood frame construction $14.00 for concrete construction
ZT70	$8.50
ZS23	$4.00
ZLR26	$8.00 for **housing, town** $10.00 for **housing, apartment**
ZMU33	$10.00 for wood frame construction $14.00 for concrete construction
CDT1	$25.00
ZT87	$4.00
ZT103	$18.00 *[Bylaw 10465, Jun 10/24]*

[Bylaw 10260, Nov 15/21]

ii) Outside **City Centre**: *[Bylaw 10260, Nov 15/21]*

Zone	Sum Per Buildable Square Foot of Permitted **Principal Building**
RS2/A-K	$8.00
RC2	$8.00
ZS21	$8.00
ZS22	$8.00
RI2	$12.00
RTL2	$12.00
RTL4	$12.00
RTM2	$12.00
RTM3	$12.00

[Bylaw 10260, Nov 15/21]

[Bylaw 10260, Nov 15/21]

Zone	Sum Per Buildable Square Foot of Permitted **Principal Building**
RTH1	$12.00
RTH2	$12.00
RTH3	$12.00
RTH4	$12.00
RTP1	$12.00
RTP2	$12.00
RTP3	$12.00
RTP4	$12.00
RDA	$12.00
RTA	$12.00
RAL2	$15.00
RAM2	$15.00
RAM3	$15.00
RAH1	$15.00
RAH2	$15.00
CDT2	$15.00
RCL2	$15.00
ZHR6	$14.00
ZR7	$8.50
ZMU19	$8.50 for **housing, town** $10.00 for **housing, apartment**
ZMU20	$10.00 for wood frame construction $14.00 for concrete construction
ZMU21	$10.00 for wood frame construction $14.00 for concrete construction
ZMU22	$10.00 for wood frame construction $14.00 for concrete construction
ZMU24	$10.00 for wood frame construction $14.00 for concrete construction
ZMU26	$10.00 for wood frame construction $14.00 for concrete construction
ZT70	$8.50
ZS23	$4.00

Zone	Sum Per Buildable Square Foot of Permitted **Principal Building**
ZLR26	$8.00 for **housing, town** $10.00 for **housing, apartment**
ZMU33	$10.00 for wood frame construction $14.00 for concrete construction
ZMU40	$10.00 for wood frame construction $14.00 for concrete construction
CDT1	$15.00
ZT87	$4.00

[Bylaw 10260, Nov 15/21]

e) Where an **owner** pays into the **affordable housing reserve** according to the **density bonusing** provisions of this bylaw, the following sums shall be used: *[Bylaw 10573, Jun 24/24]*

Zone	Sum Per Buildable Square Foot of Permitted **Principal Building**
RSM/S	$12.00
RSM/M	$12.00
RSM/L	$12.00
RSM/XL	$12.00

[Bylaw 10573, Jun 24/24]

For the purposes of Section 5.15.1, buildable square foot means the maximum **floor area ratio** and excludes the items not included in the calculation of **density** (e.g., **enclosed parking**; unenclosed **balconies**; common stairwells and common elevator shafts; etc.). *[Bylaw 10260, Nov 15/21]*

For the purposes of Section 5.15.1(c) and (d), concrete construction includes steel construction. *[Bylaw 10260, Nov 15/21]*

5.15.2 If an **owner** elects to pay an amount into the **affordable housing reserve** pursuant to this Zoning Bylaw 8500, as amended or replaced from time to time: *[Bylaw 8882, May 22/12]*

a) 70 per cent of the amount shall be deposited to the Affordable Housing Reserve Fund created by Reserve Fund Establishment Bylaw No. 7812; and *[Bylaw 8882, May 22/12]*

b) 30 per cent of the amount shall be deposited to the Affordable Housing Operating Reserve Fund created by Affordable Housing Operating Reserve Fund Establishment Bylaw No. 8206, *[Bylaw 8882, May 22/12]*

unless **Council** directs otherwise prior to the date of the **owner's** payment, in which case the payment shall be deposited as directed by **Council**. *[Bylaw 8882, May 22/12]*

[Bylaw 8882, May 22/12]

5.16 Child Care and Other Community Amenities

5.16.1 Where an **owner** pays into the **child care reserve fund** according to the **density bonusing** provisions of this bylaw, the following sums shall be used:

Zone	Sum Per Buildable Square Foot of Permitted **Principal Building**
CDT1	$0.80
CDT3	$4.00
RCL3	$4.00
ZMU19	$1.00 *[Bylaw 8580, Jan 24/11]*

5.16.2 Where an **owner** pays into alternative funds for a community amenity (e.g., community recreation, **library and exhibit**, heritage) according to the **density bonusing** provisions of this bylaw, the following sums shall be used:

Zone	Sum Per Buildable Square Foot of Permitted **Principal Building**
CDT1	$0.80
CDT3	$4.00
RCL3	$4.00
ZMU19	$0.75 *[Bylaw 8580, Jan 24/11]*

5.16.3 For the purposes of Section 5.16.1 and Section 5.16.2, buildable square foot is the maximum **floor area ratio** and excludes the items not included in the calculation of **density** (e.g., **enclosed parking**; unenclosed **balconies;** common stairwells and common elevator shafts; etc.).

5.16.4 If an **owner** elects to pay an amount into the **child care reserve fund** pursuant to this Zoning Bylaw 8500, as amended or replaced from time to time: *[Bylaw 10095, Nov 18/19]*

a) 70 per cent of the amount shall be deposited to the Child Care Development Reserve Fund created by Reserve Fund Establishment Bylaw No. 7812; and *[Bylaw 10095, Nov 18/19]*

b) 30 per cent of the amount shall be deposited to the Child Care Operating Reserve Fund created by Child Care Operating Reserve Fund Establishment Bylaw No. 8877, *[Bylaw 10095, Nov 18/19]*

unless **Council** directs otherwise prior to the date of the **owner's** payment, in which case the payment shall be deposited as directed by **Council**. *[Bylaw 10095, Nov 18/19]*

5.17 Noise Sensitive Areas

5.17.1 In areas subject to aircraft noise, the development permit application shall require evidence demonstrating that the aircraft noise levels comply with the requirements of the **Official Community Plan** (and any applicable area plan or sub-area plans).

5.17.2 The required evidence may take the form of:

a) a report; or

b) recommendations prepared by persons trained in acoustics and in current techniques of noise measurement; or

c) both a) and b)

5.17.3 The aircraft noise level measured is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

The aircraft noise levels in those portions of the **dwelling units** listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the **dwelling units**.

Portions of the **Dwelling unit**	Noise Levels (decibels)
Bedrooms	35
Living room, recreation rooms	40
Kitchen, bathroom, hallways and utility rooms	45

5.17.4 In areas subject to vehicular traffic or railway noise, the development permit application may require evidence demonstrating how the **development** will address and alleviate vehicular traffic and railway noise to the satisfaction of the **City**.

5.17.5 The required evidence may take the form of:

a) a report; or

b) recommendations prepared by persons trained in acoustics and in current techniques of noise measurement; or

c) both a) and b).

5.18 Commercial Vehicle Parking and Storage *[Bylaw 8582, Apr. 19/10]*

5.18.1 **Commercial vehicle parking and storage** shall not be located closer than 20.0 m to a **residential zone** or a **site specific zone** that permits residential **uses**. *[Bylaw 8582, Apr. 19/10]*

5.19 Capstan Station *[Bylaw 8839, Mar 12/12]*

5.19.1 Where an **owner** pays into the **Capstan station reserve** according to the **density bonusing** provisions of this bylaw: *[Bylaw 8839, Mar 12/12]*

a) An **owner** shall pay the sum to the **City** for deposit into the **Capstan station reserve** prior to Building Permit issuance for the **site**; *[Bylaw 8839, Mar 12/12]*

b) the number of **dwelling units** to which payment applies shall be the total number of **dwelling units** authorized on the **site** by the Building Permit; and *[Bylaw 8839, Mar 12/12]*

c) the sum payable shall be $7,800 per **dwelling unit**, adjusted annually beginning at the end of September 2011 by any increase in the CPI Inflation Index as at the end of September 2010, wherein CPI Inflation Index shall mean for the purposes of this bylaw the All-items Consumer Price Index for British Columbia, not seasonally adjusted, as published by Statistics Canada (or its successor government department or agency), or such substitute index as is formally designated by the Government of Canada or, if no index is published or designated by the Government of Canada in substitution therefore, such substitute index as the **City** considers, in its discretion, most closely approximating the All-items Consumer Price Index for British Columbia. Whenever the Official Time Base (currently 2002 = 100) is changed or a substitute index is designated, historical value will be rebased through the use of a conversion factor as published by the

Government of Canada or, in the absence of such publication, such conversion factor shall be the conversion factor that the **City** considers, in its discretion, best achieves comparability. *[Bylaw 8839, Mar 12/12]*

5.20 Short Term Rental of Dwelling Units *[Bylaw 9647, May 8/17]*

5.20.1 No person shall use or permit to be used any **dwelling unit**, or portion thereof, for accommodation for a period of less than ninety (90) days unless such **dwelling unit** forms part of a **hotel** or a **motel**, or is used for **boarding and lodging**, **agri-tourist accommodation**, **community care facility**, **dormitory,** or **bed and breakfast** use in compliance with all applicable bylaws. *[Bylaw 10665, Jun 9/25]*

5.21 Cannabis Production and Cultivation in the Agricultural Land Reserve *[Bylaw 10062, Sep 3/19]*

5.21.1 Subject to the limitations set out in Sections 4 and 8 of the *Agricultural Land Reserve Use Regulation* (as amended), the production and cultivation of cannabis and any related accessory **uses** is prohibited in the **Agricultural Land Reserve**. *[Bylaw 10062, Sep 3/19]*

5.21.2 Subject to the limitations set out in Sections 4, 8 and 11(1) and (2) of the *Agricultural Land Reserve Use Regulation* (as amended), the storing, packing, preparing and processing of cannabis is prohibited in the **Agricultural Land Reserve**. *[Bylaw 10062, Sep 3/19]*

5.21.3 Any lawful production and cultivation of cannabis and any related accessory **uses** in the **Agricultural Land Reserve** that cannot be prohibited in accordance with Sections 4 and 8 of the *Agricultural Land Reserve Use Regulation* (as amended), are subject to the following regulations: *[Bylaw 10062, Sep 3/19]*

a) Production and cultivation of cannabis outdoors or in any **building** or **structure** must be **setback** a minimum of: *[Bylaw 10062, Sep 3/19]*

i) 30 m to any **lot line**; *[Bylaw 10062, Sep 3/19]*

ii) 60 m to any **lot line** that **abuts** or is **adjacent** to land zoned anything other than Agriculture (AG1); and *[Bylaw 10062, Sep 3/19]*

iii) 150 m measured from the **lot line** of a **site** zoned School & Institutional Use (SI) or Assembly (ASY). *[Bylaw 10062, Sep 3/19]*

5.21.4 Any lawful storing, packing, preparing and processing of cannabis that cannot be prohibited in accordance with Sections 4, 8, and 11(1) and (2) of the *Agricultural Land Reserve Use Regulation* (as amended), are subject to the following regulations: *[Bylaw 10062, Sep 3/19]*

a) Storing, packing, preparing and processing of cannabis outdoors or in any **building** or **structure** must be **setback** a minimum of: *[Bylaw 10062, Sep 3/19]*

i) 30 m to any **lot line**; *[Bylaw 10062, Sep 3/19]*

ii) 60 m to any **lot line** that **abuts** or is **adjacent** to land zoned anything other than Agriculture (AG1); and *[Bylaw 10062, Sep 3/19]*

iii) 150 m measured from the **lot line** of a **site** zoned School & Institutional Use (SI) or Assembly (ASY). *[Bylaw 10062, Sep 3/19]*

5.21.5 For the use of storing, packing, preparing and processing of cannabis that cannot be prohibited in accordance with Sections 4, 8, and 11(1) and (2) of the *Agricultural Land Reserve Use Regulation* (as amended), the maximum **floor area** for the **use** of storing, packing, preparing and processing of cannabis shall not exceed 15% of the total area designated for production and cultivation of cannabis (in a **building** or **structure** or outside) up to a maximum of 100 m^2 (1,076 ft^2). *[Bylaw 10062, Sep 3/19]*