



THE CORPORATION OF THE DISTRICT OF BURNABY

BY-LAW NO. 3416

A BY-LAW to amend By-law No. 1991

WHEREAS pursuant to the provisions of the Town Planning Act, the Council of The Corporation of the District of Burnaby, requested the Burnaby Town Planning Commission to recommend appropriate regulations governing the use of land for the purpose of erecting multiple dwellings thereon.

AND WHEREAS the Council has referred applications received for amendment to the land zoning regulations, to the Town Planning Commission for report.

AND WHEREAS the Commission has recommended to the Council that the undernoted regulations apply to all multiple dwellings erected within the various zones within the Municipality, with the exception of the areas contained within the Commercial zones, and that the following amendments be made with respect to the zoning of lands.

AND WHEREAS the Council deems it desirable to adopt the recommendations of the Commission.

AND WHEREAS the Council has, pursuant to Section 10 of the Town Planning Act held a hearing thereon, after giving notice of the time and place of such hearing in manner and form provided by the said Act.

NOW THEREFORE the Council of The Corporation of the District of Burnaby ENACTS as follows:

1. Section 2 of Burnaby Town Planning By-law 1948, being By-law No. 1991, shall be and is hereby amended by deleting the definition "PARKING SPACE" and by substituting therefor the following:

"Parking Space" shall mean an area of not less than two hundred (200) square feet, exclusive of driveway or aisles, giving access thereto, accessible from a street or lane, either inside a building or in the existing rear yard, used or intended to be used exclusively for the storage or parking of private passenger automobiles."

2. Paragraph (aa) of Section 13 shall be and is hereby amended by adding thereto, the following:

"Provided that the following regulations shall apply:

- (a) The minimum depth of each front yard and each rear yard shall be twenty (20) feet.
- (b) A side yard of not less than six (6) feet shall be provided, which shall be increased by three (3) feet for each storey above the second storey. On a corner site, the side yard on a flanking street or lane need not exceed six (6) feet.
- (c) Save and except in respect to a hotel, boarding or lodging house, every site upon which an apartment house is to be erected shall be subject to the following regulation in relation to the number of housekeeping units which may be placed upon such site: No greater number of housekeeping units shall be placed in any building erected on any such site than can be obtained (fractions being disregarded) by dividing the total area in square feet of such site by nine hundred (900).
- (d) Every site upon which an apartment house is to be erected shall be subject to the following regulations in relation to the number of off-street parking spaces to be provided: Off-street parking spaces for private automobiles shall be provided for not less than seventy-five per cent of the tenancy of the apartment building.
- (e) Where a multiple family dwelling cannot obtain connection to a Municipal sewer system, the number of housekeeping units in such multiple dwelling shall not exceed four (4), provided, that on the site there can be constructed a septic tank and a sub-irrigation sewage disposal system complying in all respects with the Burnaby Sanitary By-law 1920, and amendments thereto."

Notwithstanding the foregoing conditions and the conditions as contained in Section 10, Paragraph (k), Council may at its discretion, withhold their approval of a proposed apartment site if in their opinion, operation of an apartment business on such site would prove detrimental to the present use of surrounding property.

3. The Schedules to Burnaby Town Planning By-law 1948, shall be and are hereby amended as follows:

SCHEDULE 4  
LOCAL COMMERCIAL ZONES

shall be and is hereby amended by adding thereto as Paragraph (28) the following:

"(28) All that area comprised of Lots 10, 11 and 12, S.D. "B", Block 4, District Lot 38, Map 2545."

SCHEDULE 5

LIGHT INDUSTRIAL ZONE

North Area

shall be and is hereby amended by adding thereto the following:

"All that area comprising Block 14, District Lot 44, Map No. 3049."

SCHEDULE 6

HEAVY INDUSTRIAL ZONE

East Heavy Industrial Zone

shall be and is hereby amended by adding thereto the following:

"All that area bounded on the north by the north property line of Lot 4, Block 23, District Lot 1, Map 4231, produced westerly to meet the Great Northern Railway right-of-way, bounded on the west and south by the north boundary of the Great Northern Railway right-of-way, and bounded on the east by the North Road."

North-East Heavy Industrial Zone

shall be and is hereby amended by adding thereto as Paragraph (f) the following:

"(f) All that area comprising Lots 1, 2, and 3, District Lot 142, Map

4. This By-law may be cited for all purposes as "BURNABY TOWN PLANNING BY-LAW 1948, AMENDMENT BY-LAW No. 8, 1953."

DONE AND PASSED in Open Council on the Seventh (7th) day of December, A. D. 1953.

RECONSIDERED AND FINALLY PASSED on the Fourteenth (14th) day of December, A. D. 1953.



*W. H. Seamus*

R E E V E

*Charles B. Brown*

C L E R K

I, Charles B. Brown, Clerk of The Corporation of the District of Burnaby do hereby certify the foregoing to be a true copy of a By-law passed by the Council for The Corporation of the District of Burnaby on the 14th day of December, A. D. 1953.

*Charles B. Brown*

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Clerk.

THE CORPORATION OF THE DISTRICT  
OF BURNABY

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BY-LAW NO. 3416

"BURNABY TOWN PLANNING BY-LAW 1948  
AMENDMENT BY-LAW NO. 8, 1953."

DATED: DECEMBER 14, 1953. 1