

THE CORPORATION OF THE DISTRICT OF BURNABY

BY-LAW NO. 6564

A BY-LAW to amend By-Law No. 4742, being
"Burnaby Zoning By-Law 1965"

WHEREAS it is deemed desirable and expedient to amend "Burnaby Zoning By-Law 1965" as hereinafter set forth.

AND WHEREAS Council has held a public hearing thereon after duly giving notice of the time and place of such hearing.

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

1. This By-law may be cited as "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 63, 1974".

2. Section 7.3(2) of By-Law No. 4742 is amended by adding the following as clause (g):

"7.3(2) (g) In the case of a neighbourhood public house development, the submission of the results of a survey expressing the views of the residents within a six-block radius of the proposed site."

3. Section 301.1 of By-Law No. 4742 is amended by adding thereto the following as Item (10):

"301.1 (10) Neighbourhood public houses, subject to the following conditions:

(a) Compliance with the Government Liquor Act and regulations passed pursuant thereto governing the issuing of general licences (neighbourhood public houses)

(b) No side yard shall be required, except that:

(i) in the case of a corner lot, the side yard adjoining the flanking street shall be not less than 10 feet in width,

(ii) where a lot abuts a lot in an A, R, RM or P5 District, or is separated by a street or lane therefrom, a side yard shall be provided of not less than 20 feet in width.

- (c) Screening of not less than 6 feet in height shall be provided and properly maintained along any boundary of the lot which abuts a lot in an A, R, RM or P5 District, or is separated therefrom by a lane.
- (d) Any part of a lot not used for building, parking or loading facilities shall be fully and suitably landscaped and properly maintained.
- (e) Compliance with all of the other regulations, unless expressly modified herein, governing development in a Neighbourhood Commercial District (C1)."

4. Section 302.1 of By-Law No. 4742 is amended by adding the following as Item (12):

"302.1 (12) Neighbourhood public houses, subject to the provisions of section 301.1(10) and in compliance with all of the other regulations, unless expressly modified therein, governing development in a Community Commercial District (C2)."

5. Section 303.1 of By-Law No. 4742 is amended by adding the following as Item (22):

"303.1 (22) Neighbourhood public houses, subject to the following conditions:

- (a) Compliance with the Government Liquor Act and regulations passed pursuant thereto governing the issuance of general licences (neighbourhood public houses), and
- (b) Provided that such use is included as part of a comprehensive development project subject to the provisions of the CD (Comprehensive Development) District."

6. Item (19) of section 800.4 of By-Law No. 4742 is repealed and the following substituted therefor:

<u>USE</u>	<u>REQUIRED PARKING SPACES</u>
"800.4 (19) Restaurants and eating establishments, lunch counters, tea rooms, diners, beer parlours, cocktail lounges, night clubs, neighbourhood public houses, and similar establishments for the sale and consumption of food or beverages on the premises.	1 for each 5 seats"

Read a first time this 20th day of May, 1975.

Read a second time this 20th day of May, 1975.

Read a third time this 20th day of May, 1975.

Reconsidered and adopted by an affirmative vote of at least two-thirds of all the members of the Council this 26th day of May, 1975.



Handwritten signature of the Mayor.

M A Y O R

Handwritten signature of the Deputy Clerk.

DEPUTY C L E R K