

THE CORPORATION OF THE DISTRICT OF BURNABY

BY-LAW NO. 7477

A BY-LAW to amend By-Law No. 4742, being the  
"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. 8, 1980".
2. The definitions of "Building", "Cellar" and "Storey" con-  
tained in section 3 of By-Law No. 4742 are repealed and the following  
substituted therefor:

" "BUILDING" means a structure, located on the  
ground, which is designed, erected or intended  
for the support, enclosure, or protection of  
persons or property.

"CELLAR" means that portion of a building between  
two floor levels which is partly or wholly under-  
ground and which has more than one half of its  
height, from finished ceiling, below average  
adjacent finished grade as determined by the  
Building Inspector. The height measured between  
floor and ceiling surfaces shall be not less than  
1900 mm(6.23 feet). No dwelling unit or house-  
keeping unit shall be permitted in a cellar.

"STOREY" means a habitable space between two  
floors, or between any floor and the upper surface  
of the floor next above, except that the topmost  
storey shall be that portion of a building included  
between the upper surface of the topmost floor and  
the ceiling above. A basement shall be considered  
a storey."

3. Section 3 of By-Law No. 4742 is further amended by adding  
the following definitions:

" "DWELLING", DUPLEX" means a two-family dwelling  
wherein the two dwelling units are placed one  
above the other.

"DWELLING, SEMI-DETACHED" means a two-family dwelling  
wherein the two dwelling units are placed side by side."

4. Section 4.1 is repealed and the following substituted therefor:

" 4.1 Application

Within The Corporation of the District of Burnaby no land, buildings or structures, regardless of the form of ownership or tenure, including the surface of water, shall hereafter be used or occupied, and no building or structure or part thereof shall be erected, moved, altered or enlarged, unless in conformity with this By-law, and the contrary shall be unlawful."

5. By-Law No. 4742 is further amended by adding the following as 6.19:

" 6.19 Development Under The Strata Titles Act:

Where a parcel of land is divided into strata lots under the Strata Titles Act, such parcel and any buildings which occupy it shall conform in all respects with the bulk regulations of this by-law."

6. Section 101.2 is repealed and the following substituted therefor:

" 101.2 Height of Buildings:

The height of a building shall not exceed 9.8 m (32.12 feet) or 2½ storeys."

7. Section 102.2 is repealed and the following substituted therefor:

" 102.2 Height of Buildings:

The height of a building shall not exceed 9.8 m (32.12 feet) or 2½ storeys."

8. Section 103.2 is repealed and the following substituted therefor:

" 103.2 Height of Buildings:

The height of a building shall not exceed 9.8 m (32.12 feet) or 2½ storeys."

9. Clause (2) of section 104.1 is repealed and the following substituted therefor:

"(2) Semi-detached or duplex dwellings with a maximum gross floor area of 116m<sup>2</sup> (1247.30 square feet) per dwelling unit."

10. Section 104.2 is repealed and the following substituted therefor:

"104.2 Height of Buildings:

- (1) The height of a single family dwelling shall not exceed 9.8 m (32.12 feet) or 2½ storeys.
- (2) The height of a duplex dwelling shall not exceed 9.0 m (29.53 feet) or 2 storeys.
- (3) The height of a semi-detached dwelling shall not exceed 5.5 m (18 feet) or 1 storey."

11. Clause (2) of section 105.1 is repealed and the following substituted therefor:

- " (2) Semi-detached or duplex dwellings with a maximum gross floor area of 116m<sup>2</sup> (1247.30 square feet) per dwelling unit."

12. Section 105.2 is repealed and the following substituted therefor:

"105.2 Height of Buildings:

- (1) The height of a single family dwelling shall not exceed 9.8 m (32.12 feet) or 2½ storeys.
- (2) The height of a duplex dwelling shall not exceed 9.0 m (29.53 feet) or 2 storeys.
- (3) The height of a semi-detached dwelling shall not exceed 5.5 m (18 feet) or 1 storey."

Read a first time this 3rd day of MARCH 1980.

Read a second time this 3rd day of MARCH 1980.

Read a third time this 3rd day of MARCH 1980.

Reconsidered and adopted this 10th day of MARCH 1980.



M A Y O R



C L E R K