

THE CORPORATION OF THE DISTRICT OF BURNABY

BY-LAW NO. 7580

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 hearing as prescribed by section 720 of the Municipal Act, R.S.B.C. 1979.

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. 49, 1980".

2. Section 5.1 of By-Law No. 4742 is amended by adding the following thereto:

"5.1	DISTRICT TITLE	SHORT DESIGNATION
	Residential	R9 "

3. By-Law No. 4742 is further amended by adding the following section:

"109. RESIDENTIAL DISTRICT (R9)

This District provides for the inclusion of compact single family dwellings in the mature and developing residential areas of the municipality.

109.1 Uses Permitted:

- (1) Single family dwellings
- (2) Home occupations
- (3) Accessory buildings and uses

109.2 Height of Buildings:

The height of a building shall not exceed 9.3m (32.12 feet) nor 2½ storeys.

109.3 Lot Area and Width:

- (1) Each lot for a single family dwelling shall have an area of not less than 372m<sup>2</sup> (4,000 square feet) and a width of not less than 12.2m (40 feet).

(2) Notwithstanding anything in this section contained, existing lots of record may be subdivided in accordance with the following provisions:

(a) In cases where existing lots of less than 372m<sup>2</sup> (4,000 square feet) in area, and less than 12.2m (40 feet) in width, give evidence in a block front of a historic small lot settlement pattern; any existing lot of record in that block front may be subdivided into two lots, each with a width compatible with the prevailing lot width in the block front.

(b) An existing lot of record located in an existing R4 or R5 Residential District which meets the required standards to experience two family dwelling development, may be subdivided into two single family residential lots in accordance with the following table:

<u>Existing Zoning</u>	<u>Minimum Lot Area</u>	<u>Minimum Lot Width</u>
R4	400m <sup>2</sup> (4,305.7 sq. ft.)	11m (36.09 ft.)
R5	335m <sup>2</sup> (3,600 sq. ft.)	9.25m (30.35 ft.)

109.4 Lot Coverage:

The maximum coverage shall be 35 per cent of the lot area.

109.5 Front Yard:

A front yard shall be provided of not less than 6.0m (19.69 feet) in depth.

109.6 Side Yards:

(1) A side yard shall be provided on each side of the building of not less than 1.2m (3.94 feet) in width, except that where the width of the lot is reduced below 12.2m (40 feet), the required side yard on each side of the building may be reduced to a minimum of 10 per cent of the lot width, provided that the minimum side yard on any one side shall be not less than 900 mm (2.95 feet).

(2) In the case of a corner lot the side yard adjoining the flanking street shall be not less than 2.4m (7.87 feet) in width, except that where the width of the lot is reduced below 12.2m (40 feet), the required side yard adjoining the flanking street may be reduced to a minimum width of 1.8m (5.91 feet) provided that for every unit of length reduction in required side yard width the required front yard shall be increased by such unit of length.

109.7 Rear Yard:

A rear yard shall be provided of not less than 7.5m (24.61 feet) in depth.

109.8 Off-Street Parking:

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this by-law.

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

Read a second time this 24th day of NOVEMBER 1980.

Read a third time this 24th day of NOVEMBER 1980.

Reconsidered and adopted this 1st day of DECEMBER 1980.



M A Y O R



C L E R K