

THE CORPORATION OF THE DISTRICT OF BURNABY

BYLAW NO. 9189

A BYLAW to amend Bylaw No. 4742, being
Burnaby Zoning Bylaw 1965

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

1. This Bylaw may be cited as BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 31, 1989.
2. Section 3 of Burnaby Zoning Bylaw 1965 is amended by
repealing the definition "block front" and substituting therefor
the following:

"'block front' means the frontage of private property
along one side of a street between intersecting or
intercepting streets or between a street and a railroad
right-of-way or a street end."
3. Section 6.12(2) of the said Bylaw is repealed and the
following substituted therefor:

"(2) Exceptions to Front Yard Requirements:
In A or R Districts when at least 50 percent of the
frontage of lots in a single zoning district in any
one block front, excluding the corner properties, is
improved with permitted principal buildings and all of
such buildings have front yards that are less than the
minimum front yard requirement for the district, then
all new buildings in the same zoning district in the
block front may provide a front yard with a depth
equal to the average existing front yard depth in the
block front, except that no front yard shall be less
than 6.0 m (19.69 feet) in depth."

4. Section 104.3 of Schedule No. 1 of the said Bylaw is amended:

- (a) by renumbering section 104.3(3) to be 104.3(4); and
- (b) by adding thereto, immediately after subsection (2) thereof, the following subsection:

"(3) R4 Single Family - Small. Notwithstanding section 104.3(2), where 30 percent or more of the existing lots with the zoning designations R4, R5 and R9 in the block front have a width of 13.72 m (45 feet) or less, each lot for a single family dwelling shall have an area of not less than 399.47 m² (4,300 sq.ft.) and a width of not less than 10.97 m (36 feet)."

5. Section 104.6 of Schedule No. 1 of the said Bylaw is amended by adding thereto, immediately after subsection (2), the following subsection:

"(3) A lot created under section 104.3(3) (R4 Single Family - Small) shall be provided with a side yard on each side of the building that is not less than 1.22 (4 feet) in width and, in the case of a corner lot, the side yard adjoining the flanking street shall be not less than 1.83 m (6 feet) in width."

6. Section 105.3 of Schedule No. 1 of the said Bylaw is amended:

- (a) by renumbering section 105.3(3) to be 105.3(4); and
- (b) by adding thereto, immediately after subsection (2) thereof, the following subsection:

"(3) R5 Single Family - Small. Notwithstanding section 105.3(2), where 30 percent or more of the existing lots with the zoning designations R4, R5 and R9 in the block front have a width of 13.72 m

(45 feet) or less, each lot for a single family dwelling shall have an area of not less than 335 m² (3,600 sq.ft.) and a width of not less than 9.14 m (30 feet)."

7. Section 105.6 of Schedule No. 1 of the said Bylaw is amended by adding thereto, immediately after subsection (2), the following subsection:

"(3) A lot created under section 105.3(3) (R5 Single Family - Small) shall be provided with a side yard on each side of the building that is not less than 1.22 (4 feet) in width and, in the case of a corner lot, the side yard adjoining the flanking street shall be not less than 1.83 m (6 feet) in width."

8. Section 109.3(2) of Schedule No. 1 of the said Bylaw is repealed and subsection (3) is renumbered to be section 109.3(2).

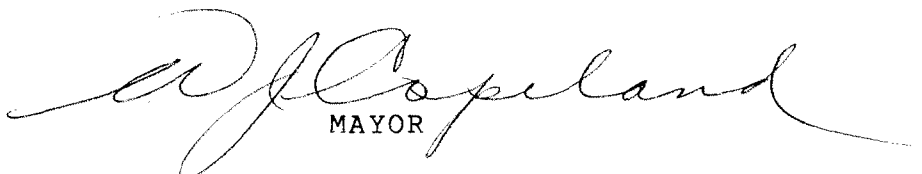
9. Section 8 of this Bylaw shall come into force on the 1st day of November, 1989.

Read a first time this 23rd day of MAY 1989

Read a second time this 26th day of JUNE 1989

Read a third time this 26th day of JUNE 1989

RECONSIDERED AND ADOPTED THIS 10th day of JULY 1989


MAYOR


DEPUTY MUNICIPAL CLERK