



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7833 (RZ 04-262818)  
7280, 7300, 7304, AND 7320 GARDEN CITY ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning and Development Bylaw 5300 is amended by replacing Section 291.128.4 with the following:

**291.128.4 MINIMUM SETBACKS FROM PROPERTY LINES**

**.01 Public Road:**

- a) Bennett Road: 4.57 m (15 ft.)
- b) Sills Avenue: 4.57 m (15 ft.)
- c) Turnill Street: 4.57 m (15 ft.)
- d) All Other Roads: 6 m (20 ft.)
- e) Notwithstanding the limitations imposed above:
  - (i) Cantilevered roofs may project into the **public road** setback for a distance of not more than 1 m (3.3 ft.);
  - (ii) With the exception of .01(b) above, porches, balconies, and bay windows forming parts of the principal **building** may project into the **public road** setback for a distance of not more than 1 m (3.3 ft.), and entry stairs may project into the **public road** setback for a distance of not more than 2 m (6.5 ft.); and
  - (iii) Gateways, pergolas, and similar landscape **structures** that do not form part of the principal **building** shall be no closer to a **property line** than 2 m (6.5 ft.).

- .02 Side & Rear Property Lines:** 3 m (9.8 ft.), EXCEPT THAT bay windows, entry stairs, and cantilevered roofs forming part of the principal **building** may project into the **side and rear yards** for a distance of not more than 1.0 m (3.3 ft.).

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/128)**.

P.I.D. 012-031-381  
Lot 6 Except: Firstly: South 43 feet; Secondly: Part Dedicated Road on Plan LMP54490;  
Block A Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 003-678-491  
Lot 94 Section 15 Block 4 North Range 6 West New Westminster District Plan 50239

P.I.D. 004-029-810  
Lot 95 Section 15 Block 4 North Range 6 West New Westminster District Plan 50239

P.I.D. 001-953-095  
The South Half of Lot 7 Block "A" Section 15 Block 4 North Range 6 West New  
Westminster District Plan 1207

- 3. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7833"**.

FIRST READING

OCT 25 2004

A PUBLIC HEARING WAS HELD ON

NOV 15 2004

SECOND READING

NOV 15 2004

THIRD READING

NOV 15 2004

OTHER REQUIREMENTS SATISFIED


FEB 17 2005

ADOPTED

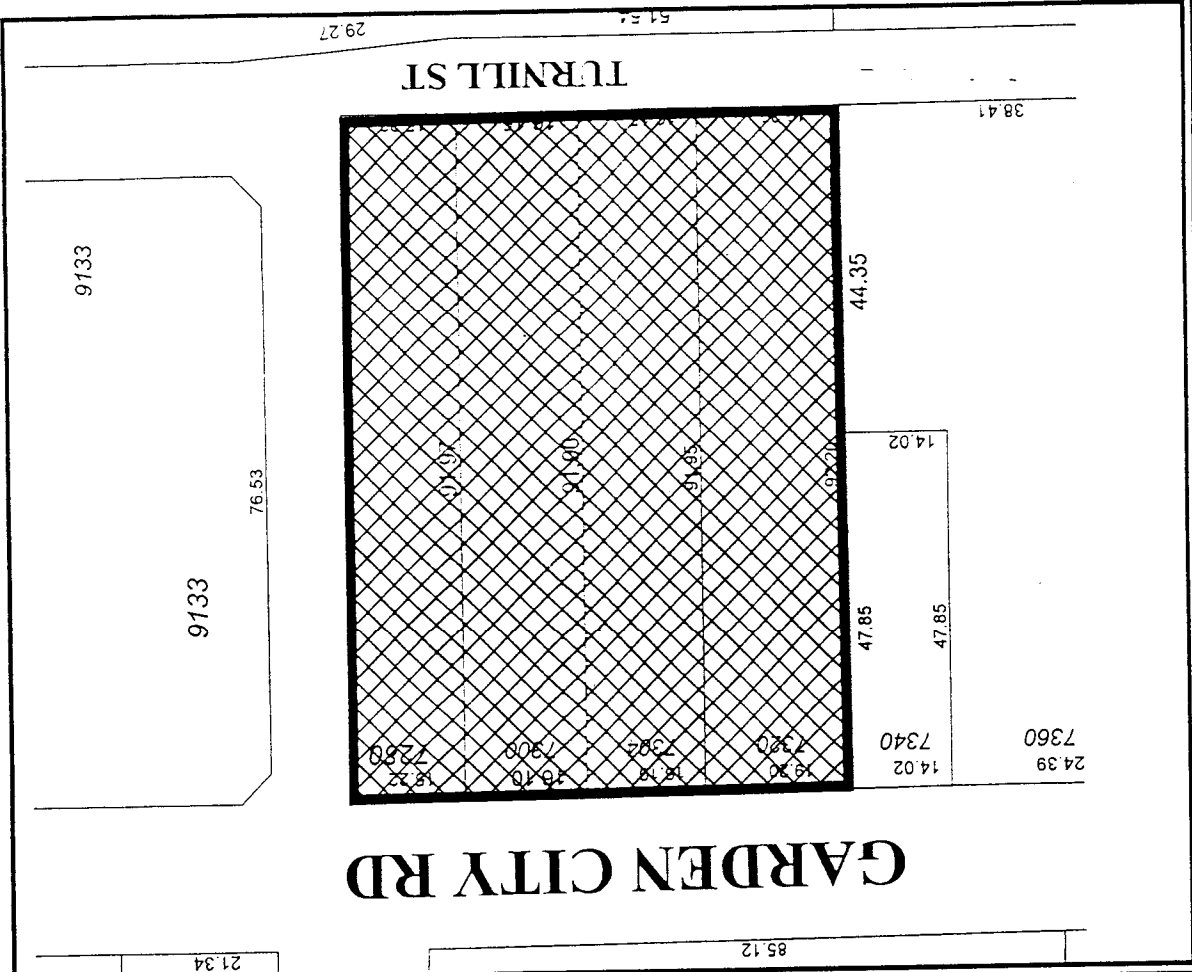
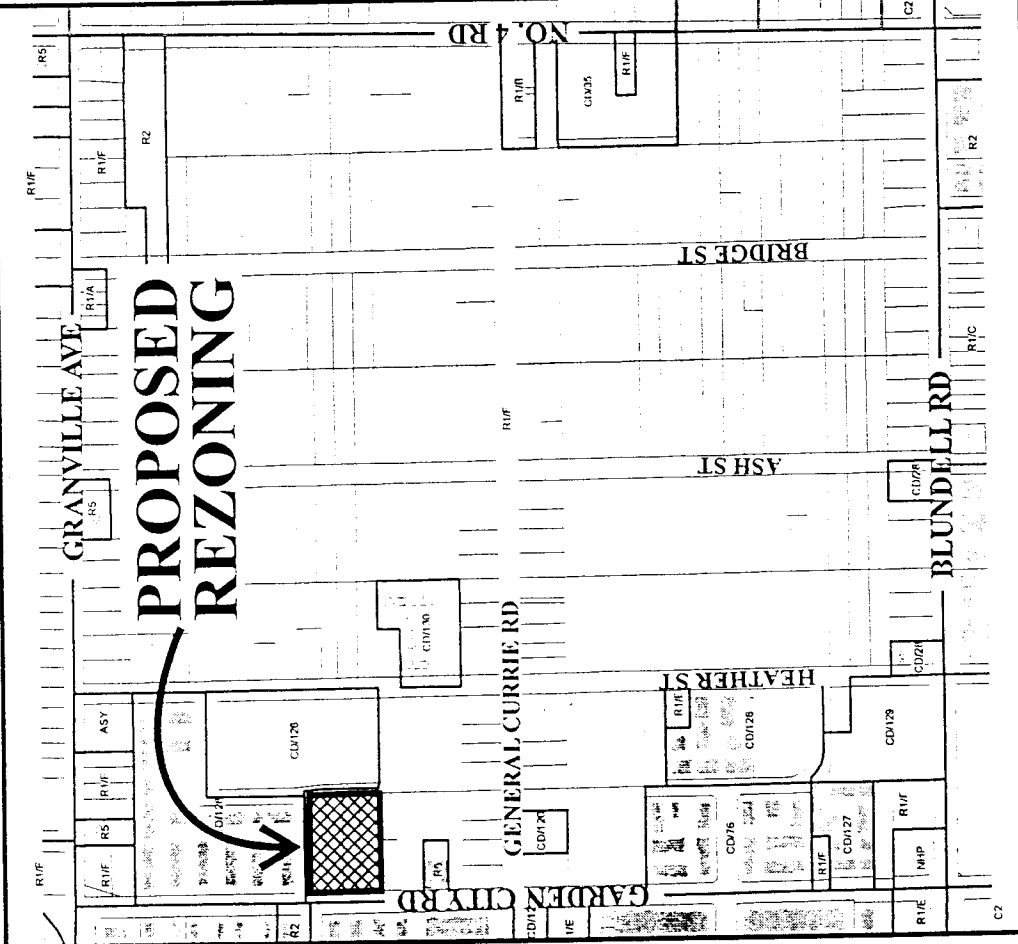
CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK



# City of Richmond



Original Date: 02/10/04  
 Revision Date: 10/04/04  
 Note: Dimensions are in METRES

## RZ 04-262818

