

CITY OF RICHMOND

BYLAW 7030

**RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7030 (RZ 99-162581)
11300, 11320, 11340, 11360 AND 11460 STEVESTON HIGHWAY**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by inserting as Section 291.34 thereof the following:

“291.34 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/34)”

The intent of this zoning district is to provide for clean industrial uses together with independent offices and a limited amount of low-density commercial, shopping, personal service and business uses.

291.34.1 PERMITTED USES

LIGHT INDUSTRY;
CUSTOM WORKSHOPS, TRADES & SERVICES;
RECREATION FACILITY;
OFFICE;
FOOD CATERING ESTABLISHMENT;
COMMUNITY USE;
CARETAKER RESIDENTIAL ACCOMMODATION, limited to one such unit per lot;
RETAIL TRADE & SERVICES, but excluding gas station;
EDUCATIONAL INSTITUTION;
ANIMAL HOSPITAL or CLINIC;
STUDIO for artist, display, dance, radio, television or recording;
AUTOMOBILE PARKING;
ACCESSORY USES, BUILDINGS & STRUCTURES.

291.34.2 PERMITTED DENSITY

- .01 Maximum **Floor Area Ratio:** 0.60
- .02 Maximum Size of **Retail Trade & Services Area:** 6,333 m² (68,170 ft²) of **gross leasable floor area** in the entire zone (exclusive of parts of the **building** which are **used** for off-street parking purposes).

291.34.3 MAXIMUM LOT COVERAGE: 50%

291.34.4 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 Road Setbacks: 6 m (19.685 ft.).

291.34.5 MAXIMUM HEIGHTS

- .01 **Buildings:** 12 m (39.370 ft.).
- .02 **Structures:** 20 m (65.617 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/34)**.

P.I.D. 002-731-525

Lot C Except: Firstly, Parcel 3 (Bylaw Plan 64838), Secondly, Part in Plan LMP26614 Section 1 Block 3 North Range 6 West New Westminster District Plan 15390

P.I.D. 003-521-478

Lot B Except: Firstly, Parcel 2 (Bylaw Plan 64838), Secondly, Part in Plan LMP26614 Section 1 Block 3 North Range 6 West New Westminster District Plan 15390

P.I.D. 000-448-991

Lot "A" Except: Firstly, Parcel 1 (Bylaw Plan 64838), Secondly, Part in Plan LMP26614 Section 1 Block 3 North Range 6 West New Westminster District Plan 15390

P.I.D. 000-638-862

Lot 5 Except: Firstly, Parcel "D" (Bylaw Plan 64838), Secondly, Part in Plan LMP26614 Section 1 Block 3 North Range 6 West New Westminster District Plan 1602

P.I.D. 000-638-919

Lot 4 Except: Firstly, Parcel "E" (Bylaw Plan 64838), Secondly, Part in Plan LMP 26614 Section 1 Block 3 North Range 6 West New Westminster District Plan 1602

3. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7030"**.

FIRST READING

JUN 2 5 1999

A PUBLIC HEARING WAS HELD ON

JUL 1 9 1999

SECOND READING

JUL 1 9 1999

THIRD READING

JUL 1 9 1999

MINISTRY OF TRANSPORTATION AND HIGHWAYS APPROVAL

NOV 2 4 1999

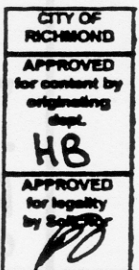
OTHER REQUIREMENTS SATISFIED

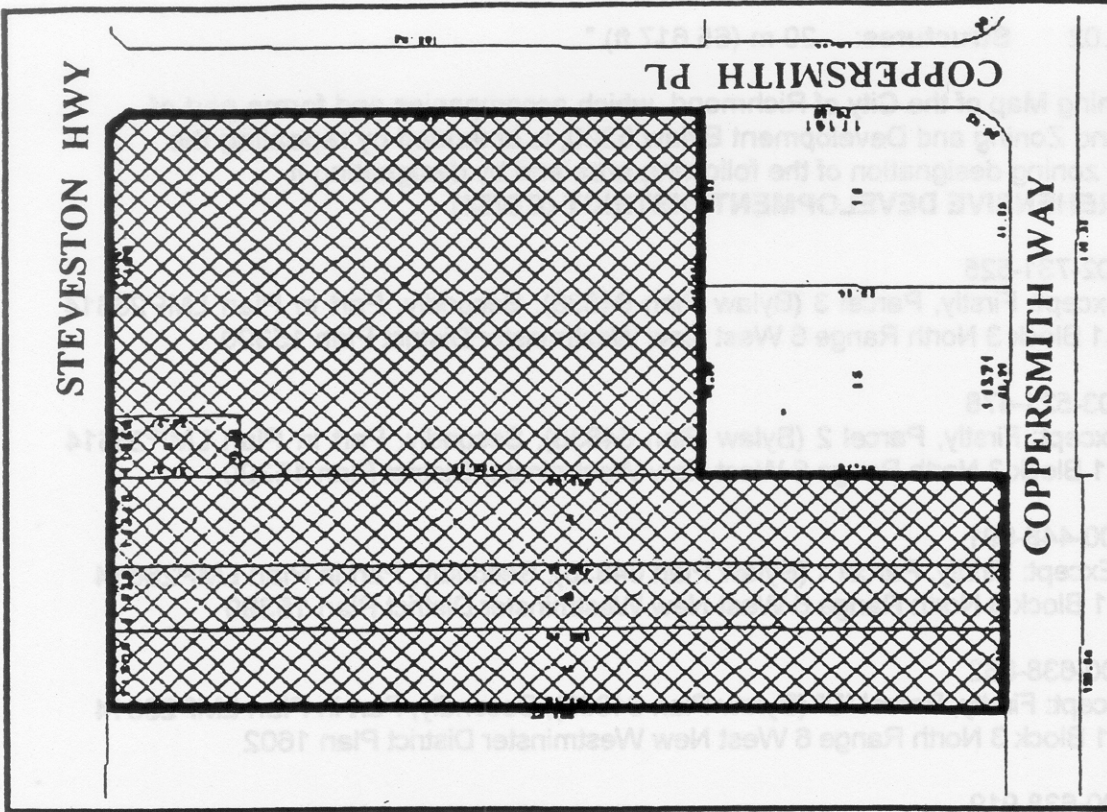
APR 4 2000

ADOPTED

MAYOR

CITY CLERK



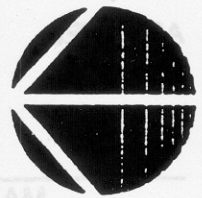


Original Date: 04/01/99

Revision Date: 07/13/99

Note: Dimensions are in METRES

RZ 99-162581



APPENDIX PM 6.1

City of Richmond

