



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9253 (RZ 07-394294)
3868, 3880 and 3900 Steveston Highway**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following section:

“22.36 Neighbourhood Commercial (ZC36) – Steveston

22.36.1 Purpose

The **zone** provides for a limited range of retail and services to the surrounding community.

22.36.2 Permitted Uses

- animal grooming
- child care
- education, commercial
- government service
- health service, minor
- office
- recreation, indoor
- restaurant
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal
- veterinary service

22.36.4 Permitted Density

1. The maximum **floor area ratio** is 0.50.

22.36.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 35% for **buildings**.

22.36.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 3.0 m, provided that an adequate transition is made if the **front yard** and **exterior side yard** is greater on **adjacent** and/or **abutting developments**.
2. The minimum **interior side yard** and **rear yard** is 3.0 m.

22.36.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m.
2. The maximum **height** for **accessory structures** is 9.0 m.

22.36.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

22.36.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

22.36.10 On-Site Parking & Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

22.36.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."

- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“NEIGHBOURHOOD COMMERCIAL (ZC36) – STEVESTON”**.

P.I.D. 028-268-741

LOT A SECTION 3 BLOCK 3 NORTH RANGE 7 WEST AND SECTION 34 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN BCP45233

P.I.D. 013-604-082

PARCEL "B" (BYLAW PLAN 41546) BLOCK 72 SECTION 3 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 249

P.I.D. 006-329-896

LOT 125 SECTION 34 BLOCK 4 NORTH RANGE 7 WEST AND OF SECTION 3 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 42106

- 3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9253”**.

FIRST READING

JUN 22 2015

A PUBLIC HEARING WAS HELD ON

JUL 20 2015

SECOND READING

JUL 20 2015

THIRD READING

JUL 20 2015

OTHER CONDITIONS SATISFIED

JUN 20 2016

ADOPTED

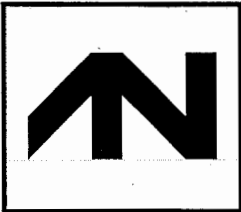
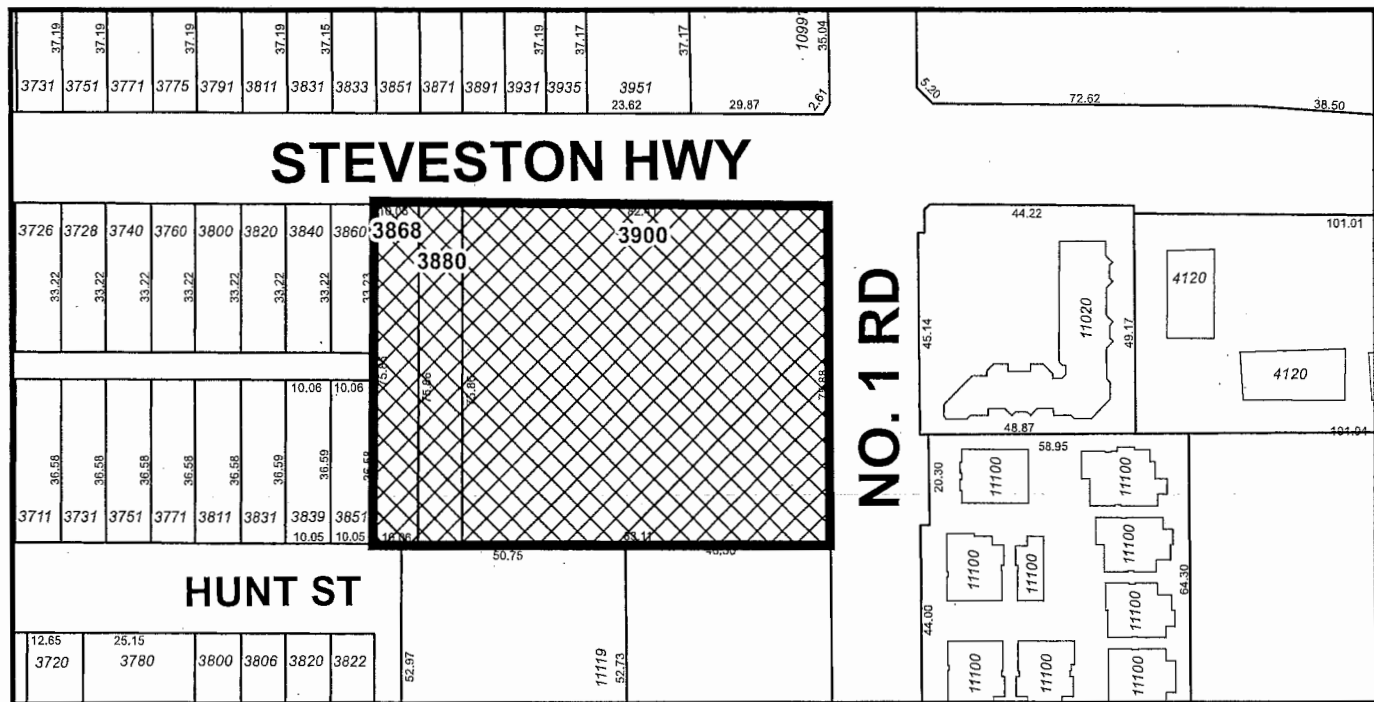


MAYOR

CORPORATE OFFICER



City of Richmond



RZ 07-394294

Original Date: 12/13/07
 Revision Date: 05/12/15
 Note: Dimensions are in METRES