

TABLE OF CONTENTS

PART 1	SHORT TITLE	1-1
PART 2	INTERPRETATION	2-1
PART 3	BASIC PROVISIONS.....	3-1
PART 4	PROCEDURES.....	4-1
PART 5	GENERAL REGULATIONS	5-1
PART 6	SUBDIVISION.....	6-1
PART 7	OFF-STREET PARKING AND LOADING	7-1
PART 8	AGRICULTURAL AND RESOURCE ZONES	8-1
PART 9	THIS SECTION IS INTENDED FOR USE AT A FUTURE DATE	
PART 10	LOW-DENSITY RESIDENTIAL ZONES	10-1
PART 11	THIS SECTION IS INTENDED FOR USE AT A FUTURE DATE	
PART 12	MEDIUM- AND HIGH-DENSITY RESIDENTIAL ZONES	12-1
PART 13	MIXED-USE ZONES.....	13-1
PART 14	THIS SECTION IS INTENDED FOR USE AT A FUTURE DATE	
PART 15	COMMERCIAL ZONES	15-1
PART 16	SERVICE COMMERCIAL ZONES	16-1
PART 17	SERVICE STATION ZONES	17-1
PART 18	BUSINESS ENTERPRISE ZONE.....	18-1
PART 19	INDUSTRIAL ZONES.....	19-1
PART 20	INSTITUTIONAL ZONES	20-1
PART 21	COMPREHENSIVE DEVELOPMENT ZONES	21-1
PART 22	LEGACY ZONES.....	22-1
	SCHEDULES	

TABLE OF CONTENTS

	PAGE
Part 1 Short Title	1-1
101 Citation	1-1
 Part 2 Interpretation	 2-1
201 Definitions	2-1
202 Interpretation	2-23

TABLE OF CONTENTS

PAGE

Part 3 Basic Provisions.....	3-1
301 Application	3-1
302 Zones	3-1
303 Permitted Uses of Land, Buildings and Structures	3-3
304 Buildings and Structures	3-3
305 Off-Street Parking and Loading Spaces.....	3-3
306 Enforcement	3-3
307 Transitional and Repeal Provisions	3-4
308 Effective Date	3-4

TABLE OF CONTENTS

PAGE

Part 4 Procedures 4-1

401 Temporary Use Permits 4-1

TABLE OF CONTENTS

PAGE

Part 5 General Regulations	5-1
501 Non-Conforming Use.....	5-1
502 Uses Permitted in All Zones.....	5-1
503 Uses Prohibited in All Zones	5-2
504 Temporary Building	5-3
505 Landscaping	5-4
506 Landscaping Requirements for Development in Northeast Coquitlam	5-4
507 Common Amenity Area Standards.....	5-4
508 Accessory Use	5-5
509 Residential and Commercial Waste and Recycling Area Requirements	5-8
510 Uses That May Be Unenclosed	5-10
SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES	5-10
511 Non-Conforming Size, Shape or Siting	5-10
512 Buildings Per Lot	5-11
513 No Building Over Lot Line	5-11
514 Siting Exceptions	5-11
515 Height Exceptions.....	5-14
516 Landscape Screens, Fences and Retaining Walls.....	5-15
517 Future Streets	5-17
518 Building Line on Major Arterial Streets	5-17
519 Flood Protection and Slope Control Measures	5-18
520 Satellite Dishes	5-22
521 Conformance with the Sign Bylaw	5-23
522 Minimum Dwelling Unit Size	5-23

TABLE OF CONTENTS

	PAGE
523 Riparian Areas Protection Regulation	5-23
524 Maximum Floor Area for Principal Buildings Containing a Single Principal Dwelling Unit.....	5-31
525 Maximum Floor Area for Beverage Container Return Centre.....	5-32
526 Size and Location of Accessory Liquor Store	5-32
527 Limiting Distances for Certain Uses.....	5-32
528 Permitted Locations for Cannabis Retail	5-33
529 Enclosed Balconies.....	5-33
530 Permitted Locations for Grocery Store with Wine on the Shelf.....	5-34

TABLE OF CONTENTS

	PAGE
Part 6 Subdivision.....	6-1
601 Strata Lots.....	6-1
602 Minimum Lot Area	6-1
603 Minimum Lot Width	6-1
604 Minimum Lot Size	6-2
605 Road Widening Impact on Existing Buildings and Lots.....	6-2

TABLE OF CONTENTS

	PAGE
Part 7 Off-Street Parking and Loading	7-1
701 This section is intended for use at a future date.....	7-1
702 This section is intended for use at a future date.....	7-1
703 Non-Conformity in Off-Street Parking or Loading Spaces	7-1
704 Location of Accessory Off-Street Parking.....	7-1
705 Minimum Design Standards for Off-Street Parking.....	7-2
706 Number of Required Off-Street Parking Spaces.....	7-5
707 Minimum Design Standards for Off-Street Accessible Parking Spaces	7-8
708 Number of Required Off-Street Accessible Parking Spaces	7-9
709 Minimum Standards for Off-Street Loading Spaces	7-10
710 Number of Required Accessory Off-Street Loading Spaces	7-10
711 Off-Street Bicycle Parking	7-12
712 Off-Street Bicycle Parking Minimum Design Standards	7-13
713 Off-Street Parking Management for the Evergreen Line Core and Shoulder Station Areas	7-14
714 Requirements for Electric Vehicle Charging Infrastructure.....	7-15
715 Waste Management and Recycling Services Requirements	7-15
716 Shared Parking for the Evergreen Line Core and Shoulder Station Areas	7-16

TABLE OF CONTENTS

	PAGE
Part 8 Agricultural and Resource Zones	8-1
801 A-3 Agricultural and Resource.....	8-1

TABLE OF CONTENTS

	PAGE
Part 10 Low-Density Residential Zones.....	10-1
1001 RS-2 Rural Residential.....	10-1
1002 R-1 Small-Scale Residential.....	10-5
1003 R-2 Compact Small-Scale Residential	10-11
1004 R-3 Transitional Small-Scale Residential	10-17
1005 R-4 Intensive Small-Scale Residential.....	10-21
1006 RTM-1 Street-Oriented Village Home Residential.....	10-25
1007 RT-2 Townhouse Residential.....	10-31
1008 RMH-1 Mobile Home Park	10-35

TABLE OF CONTENTS

	PAGE
Part 12 Medium- and High-Density Residential Zones.....	12-1
1201 RM-1 Two Storey Low Density Apartment Residential	12-1
1202 RM-2 Three Storey Medium Density Apartment Residential	12-5
1203 RA-1 Medium-Density Residential.....	12-9
1204 RA-2 Transit-Oriented Medium-Density Residential	12-15
1205 RA-3 High-Density Residential.....	12-21

TABLE OF CONTENTS

	PAGE
Part 13 Mixed-Use Zones	13-1
1301 MU-1 Medium-Density Mixed-Use	13-1
1302 MU-2 High-Density Mixed-Use	13-7
1303 MU-3 Transit-Oriented Mixed-Use	13-13
1304 MU-4 Urban Centre Mixed-Use	13-19

TABLE OF CONTENTS

	PAGE
Part 15 Commercial Zones	15-1
1501 C-1 Local Commercial.....	15-1
1502 C-2 General Commercial	15-5
1503 C-6 Casino Commercial	15-9

TABLE OF CONTENTS

	PAGE
Part 16 Service Commercial Zones	16-1
1601 CS-1 Service Commercial.....	16-1

TABLE OF CONTENTS

	PAGE
Part 17 Service Station Zones.....	17-1
1701 SS-1 Service Station Residential	17-1

TABLE OF CONTENTS

	PAGE
Part 18 Business Enterprise Zone	18-1
1801 B-1 Business Enterprise	18-1

TABLE OF CONTENTS

	PAGE
Part 19 Industrial Zones	19-1
1901 M-1 General Industrial	19-1
1902 M-2 Industrial Business.....	19-5

TABLE OF CONTENTS

	PAGE
Part 20 Institutional Zones.....	20-1
2001 P-1 Civic Institutional.....	20-1
2002 P-2 Special Institutional	20-5
2003 P-3 Special Recreational.....	20-9
2004 P-4 Special Care Institutional.....	20-13
2005 P-5 Special Park.....	20-17

TABLE OF CONTENTS

	PAGE
Part 21 Comprehensive Development Zones.....	21-1
2100 Definitions.....	21-1
2101 CD-1 Comprehensive Development Zone - 1.....	CD1-1
2102 CD-2 Comprehensive Development Zone - 2.....	CD2-1
2103 CD-3 Comprehensive Development Zone - 3.....	CD3-1
2104 CD-4 Comprehensive Development Zone - 4.....	CD4-1
2105 CD-5 Comprehensive Development Zone - 5.....	CD5-1
2106 CD-6 Comprehensive Development Zone - 6	CD6-1
2107 CD-7 Comprehensive Development Zone - 7.....	CD7-1
2108 CD-8 Comprehensive Development Zone - 8.....	CD8-1
2109 CD-9 Comprehensive Development Zone - 9.....	CD9-1
2110 CD-10 Comprehensive Development Zone - 10.....	CD10-1
2111 CD-11 Comprehensive Development Zone - 11.....	CD11-1
2112 CD-12 Comprehensive Development Zone - 12.....	CD12-1
2113 CD-13 Comprehensive Development Zone - 13.....	CD13-1
2114 CD-14 Comprehensive Development Zone - 14.....	CD14-1
2115 CD-15 Comprehensive Development Zone - 15.....	CD15-1
2116 CD-16 Comprehensive Development Zone - 16.....	CD16-1
2117 CD-17 Comprehensive Development Zone - 17.....	CD17-1
2118 CD-18 Comprehensive Development Zone - 18.....	CD18-1
2119 CD-19 Comprehensive Development Zone - 19.....	CD19-1
2120 CD-20 Comprehensive Development Zone - 20.....	CD20-1
2121 CD-21 Comprehensive Development Zone - 21.....	CD21-1
2122 CD-22 Comprehensive Development Zone - 22.....	CD22-1
2123 CD-23 Comprehensive Development Zone - 23.....	CD23-1
2124 <i>This section is intended for use at a future date</i>	

TABLE OF CONTENTS

	PAGE
2125 CD-25 Comprehensive Development Zone - 25.....	CD25-1
2126 CD-26 Comprehensive Development Zone - 26.....	CD26-1
2127 CD-27 Comprehensive Development Zone - 27.....	CD27-1
2128 CD-28 Comprehensive Development Zone - 28.....	CD28-1
2129 CD-29 Comprehensive Development Zone - 29.....	CD29-1
2130 CD-30 Comprehensive Development Zone - 30.....	CD30-1
2131 CD-31 Comprehensive Development Zone - 31.....	CD31-1
2132 CD-32 Comprehensive Development Zone - 32.....	CD32-1
2133 CD-33 Comprehensive Development Zone - 33.....	CD33-1
2134 CD-34 Comprehensive Development Zone - 34.....	CD34-1
2135 <i>This section is intended for use at a future date</i>	
2136 CD-36 Comprehensive Development Zone - 36.....	CD36-1
2137 CD-37 Comprehensive Development Zone - 37.....	CD37-1
2138 CD-38 Comprehensive Development Zone - 38.....	CD38-1
2139 <i>This section is intended for use at a future date</i>	
2140 CD-40 Comprehensive Development Zone - 40.....	CD40-1
2141 <i>This section is intended for use at a future date</i>	
2142 CD-42 Comprehensive Development Zone - 42.....	CD42-1
2143 <i>This section is intended for use at a future date</i>	
2144 CD-44 Comprehensive Development Zone - 44.....	CD44-1
2145 <i>This section is intended for use at a future date</i>	
2146 CD-46 Comprehensive Development Zone - 46.....	CD46-1
2147 CD-47 Comprehensive Development Zone - 47.....	CD47-1
2148 <i>This section is intended for use at a future date</i>	
2149 <i>This section is intended for use at a future date</i>	

TABLE OF CONTENTS

	PAGE
2150 CD-50 Comprehensive Development Zone - 50.....	CD50-1
2151 <i>This section is intended for use at a future date</i>	
2152 <i>This section is intended for use at a future date</i>	
2153 CD-53 Comprehensive Development Zone - 53.....	CD53-1
2154 CD-54 Comprehensive Development Zone - 54.....	CD54-1
2155 <i>This section is intended for use at a future date</i>	
2156 CD-56 Comprehensive Development Zone - 56.....	CD56-1

TABLE OF CONTENTS

	PAGE
Part 22 Legacy Zones.....	22-1
2201 Definitions.....	22-1
2202 Interpretation	22-3
2203 RS-1 One-Family Residential.....	22-5
2204 RS-3 One-Family Residential.....	22-9
2205 RS-4 One-Family Compact Residential	22-13
2206 RT-1 Infill Residential	22-17
2207 RT-3 Multiplex Residential.....	22-27
2208 RM-3 Multi-Storey Medium Density Apartment Residential	22-31
2209 RM-4 Multi-Storey High Density Apartment Residential	22-37
2210 RM-4A Multi-Storey High-Density Apartment Residential	22-41
2211 RM-5 Multi-Storey High Density Apartment Residential	22-45
2212 RM-6 Multi-Storey High Density Apartment Residential	22-51

TABLE OF CONTENTS

SCHEDULES

SCHEDULE A	ZONING MAPS
<i>SCHEDULE B</i>	<i>REMOVED by Bylaw No. 5449, 2025</i>
SCHEDULES C & D	HIGHLIGHTED AREAS EXEMPT FROM SECTIONS 2203(11)(a), 2204(11)(a) and 2206(11)(a)
SCHEDULE E	CONDITIONS TO SECURE AFFORDABLE HOUSING AND CASH-IN-LIEU PAYMENT PROVISIONS
SCHEDULE F	LOTS WITH DENSITY EXCEPTIONS
SCHEDULE G	DESIGNATED 200-YEAR FLOODPLAIN OF THE BRUNETTE, COQUITLAM, FRASER AND PITT RIVERS
SCHEDULE H	NORTHEAST COQUITLAM LANDSCAPING AREA
<i>SCHEDULES I & J</i>	<i>REMOVED by Bylaw No. 4498, 2014</i>
<i>SCHEDULE K</i>	<i>REMOVED by Bylaw No. 5345, 2023</i>
SCHEDULE L	BURIAN DRIVE OVERLAY ZONE
<i>SCHEDULE M</i>	<i>REMOVED by Bylaw No. 5449, 2025</i>
<i>SCHEDULE N</i>	<i>REMOVED by Bylaw No. 5449, 2025</i>
SCHEDULE O	EVERGREEN LINE CORE AND SHOULDER STATION AREAS MAPS 1 & 2
SCHEDULE P	CITYWIDE HEIGHT LIMITS
SCHEDULE Q	MAXIMUM FLOOR AREA FOR PRINCIPAL BUILDINGS CONTAINING A SINGLE PRINCIPAL DWELLING UNIT
SCHEDULE R	NEIGHBOURHOOD ATTACHED RESIDENTIAL (NAR) STREET AND LANE CLASSIFICATIONS
<i>SCHEDULE S</i>	<i>REMOVED by Bylaw No. 5504, 2026</i>
<i>SCHEDULE T</i>	<i>REMOVED by Bylaw No. 5521, 2026</i>