

PART 3 BASIC PROVISIONS

301 Application

This bylaw applies to all land within the geographical boundaries of the *City*.

302 Zones

(1) Zones

The *City* is divided into zones with the following zone designations and their short form equivalents.

<u>Short Form</u>	<u>Zone Designation</u>
A-3	<i>Agricultural and Resource</i>
RS-1	<i>One-Family Residential</i>
RS-2	<i>One-Family Suburban Residential</i>
RS-3	<i>One-Family Residential</i>
RS-4	<i>One-Family Compact Residential</i>
RS-5	<i>One-Family Compact (Strata lot) Residential</i>
RS-6	<i>One-Family (Strata lot) Residential</i>
RS-7	<i>Small Village Single Family Residential</i>
RS-8	<i>Large Village Single Family Residential</i>
RS-9	<i>Large Single Family Residential</i>
RS-10	<i>Executive Single Family Residential</i>
RS-11	<i>Estate Single Family Residential</i>
RTM-1	<i>Street-Oriented Village Home Residential</i>
RT-1	<i>Two-Family Residential</i>
RT-2	<i>Townhouse Residential</i>
RT-3	<i>Triplex and Quadruplex Residential</i>
RM-1	<i>Two Storey Low Density Apartment Residential</i>
RM-2	<i>Three Storey Medium Density Apartment Residential</i>
RM-3	<i>Multi-Storey Medium Density Apartment Residential</i>
RM-4	<i>Multi-Storey High Density Apartment Residential</i>
RM-5	<i>Multi-Storey High Density Apartment Residential</i>
RM-6	<i>Multi-Storey High Density Apartment Residential</i>
RMH-1	<i>Mobile Home Park</i>
C-1	<i>Local Commercial</i>
C-2	<i>General Commercial</i>
C-3	<i>Medical Commercial</i>
C-4	<i>Town Centre Commercial</i>
C-5	<i>Community Commercial</i>
C-6	<i>Casino Commercial</i>
C-7	<i>Transit Village Commercial</i>

<u>Short Form</u>	<u>Zone Designation</u>
CS-1	Service <i>Commercial</i>
CS-2	Limited <i>Commercial</i>
CS-4	<i>Cabaret Commercial</i>
SS-1	Service Station Residential
SS-2	Service Station <i>Commercial</i>
SS-3	Service Station Repair
B-1	Business Enterprise
M-1	General <i>Industrial</i>
M-2	<i>Industrial Business</i>
P-1	<i>Civic Institutional</i>
P-2	Special Institutional
P-3	Special Recreation
P-4	Special Care Institutional
P-5	Special Park
CD-1	Comprehensive Development

(2) Area and Location of Zones

The area and location of the zones described above are as shown on Schedule A, "Zoning Maps of the *City of Coquitlam*", which is attached to and forms an integral part of this bylaw.

(3) Boundaries of Zones

The boundaries of the zones:

- (a) are located as shown on Schedule A which form an integral part of this bylaw; and
- (b) when shown following a highway, creek or railway right-of-way, are located along the centre line of the highway, creek or railway right-of-way;
- (c) when any road or *lane* is cancelled, it is deemed to have the same zoning as the abutting land. When different zones govern abutting lands, the centre of the road or *lanes* is deemed to be the zone boundary. If the road or *lane* is consolidated with an adjoining *lot*, the zone applicable to that *lot* is deemed to apply to the closed road or *lane*.
- (d) when shown not following a legally defined line or a line described in paragraph (b) above, are to be determined by scaling from Schedule A.

303 Permitted Uses of Land, Buildings and Structures

Land, including the surface of water, *buildings*, and *structures* must not be used except as permitted in this bylaw, and in conformity with the provisions of this bylaw.

304 Buildings and Structures

Buildings and structures must not be constructed, reconstructed, altered, moved or extended except in conformity with the provisions of this bylaw.

305 Off-Street Parking and Loading Spaces

Off-street parking spaces and off-street loading spaces must be provided in conformity with the *off-street parking space* and off-street loading space requirements of this bylaw.

306 Enforcement

(1) Inspection

The *General Manager Planning and Development*, the *Building Inspector*, or any other employee of the *City* under the direction of either of them is hereby authorized to enter at all reasonable times upon any premise to ascertain whether the regulations and provisions of this Bylaw are being or have been complied with.

(2) Offence

Every *person* who violates any provision of this bylaw or who causes, suffers or permits any contravention of its regulations, is deemed to be guilty of a contravention of this bylaw and is liable to the penalties imposed.

(3) Violation Notice/Order to Remedy

Where a *building*, part of a *building*, or any *use* of a *building* or land contravenes this bylaw, the *Bylaw Enforcement Officer* or the *General Manager Planning and Development* may give the owner, agent or other *person* responsible for the violation written notice specifying the violation, ordering that the violation cease, and requiring that remedial measures be taken or work be done in the time and manner specified by the notice. If the notice is given but not complied with, the *Bylaw Enforcement Officer* or the *General Manager Planning and Development* may arrange to remedy the violation, and the resulting costs will be recoverable by the *City* by summary process of law in any court of competent jurisdiction. If the payment of the assessed costs is in default, a charge will be placed against the *lot* and these costs, when certified by the *Manager Financial Services*, will be entered into the Collector's Roll and collected in the same manner as the taxes shown on the Roll.

(4) Demolition or Repair

The *Council* may, in accordance with the provisions of the *Local Government Act*, authorize the demolition, the removal or the bringing up to standard of any

building, structure or thing, in whole or in part, that is in contravention of this bylaw.

(5) Penalties

Every *person* who violates the provisions of this bylaw or permits an act or thing to be done in contravention of this bylaw, or fails to comply with any order, direction or notice given under this bylaw, is, on conviction, guilty of an offence punishable on summary conviction and liable to a fine not exceeding \$2,000 and not less than \$100 per day for continuing offenses and costs, and in default of payment thereof, forthwith or within such time as the presiding Provincial Court Judge directs, the fine imposed will be recoverable under the provisions of the *Offence Act*.

307 Transitional and Repeal Provisions

- (1) This bylaw will apply only to rezoning applications received after the date of third reading of the same. Any application pending on or before the date of third reading of this bylaw will be governed by the terms and conditions of the *City of Coquitlam Zoning Bylaw 1928, 1971* and any amendments thereto;
- (2) Each Zoning Bylaw amendment processed under the authority of paragraph (1) of this section may be subsequently altered by the *General Manager Planning and Development* to the extent necessary to make the same consistent with the format and text of and to allow for the incorporation of such amendment into this bylaw following its final adoption, provided such alterations do not affect the substance of the Zoning Bylaw amendment;
- (3) Save and except to the extent that the *City of Coquitlam Zoning Bylaw No. 1928, 1971* and all amendments thereto continue pursuant to this section, the same are hereby repealed in their entirety and this bylaw substituted in their place.

308 Effective Date

This bylaw comes into force and takes effect on the date it is finally adopted.