

CITY OF PORT COQUITLAM

OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW, 2024

Bylaw No. 4361

The Council of the Corporation of the City of Port Coquitlam enacts as follows:

1. CITATION

This Bylaw is cited as “Official Community Plan Bylaw, 2013, No. 3838, Amendment Bylaw, 2024, No. 4361”.

2. ADMINISTRATION

2.1 That Section 7 Policies, Subsection 7.3 Policies for Industrial Lands and Development is amended by adding the following as clause 6:

“Consider opportunities for intensification of industrial activities, where contextually appropriate and where any additional non-industrial uses are limited, industrial serving and supportive of the primary industrial function.”

2.2 Section 8 - Implementation, Subsection 8.2 OCP Designations and Permitted Zones is amended by removing the existing table and replacing with the following:

Permitted Zones \ OCP Designations	A-1 Agricultural	RS1 Residential Single Dwelling	RS2 Residential Single Dwelling 2	RS3 Residential Single Dwelling 3	RS4 Residential Single Dwelling 4	RD Duplex	Rtn1 Townhouse 1	Rtn2 Townhouse 2	Rtn3 Townhouse 3	RRh Rowhouse	RA1 Apartment 1	RA2 Apartment 2	NC Neighbourhood Commercial	CC Community Commercial	RC Commercial Recreation	DC District Commercial	SSC Service Station Commercial	M1 General Industrial	M2 Heavy Industrial	M3 Light Industrial	M4 Intensive Light Industrial	P1 Civic Institutional	P2 Institutional	P3 Parks and Open Space	P4 Utilities	P5 Institutional Facility	CD Comprehensive Development
R Residential																											
RSL Small Lot Residential																											
RT Townhouse																											
A Apartment																											
AH High-Density Apartment																											
RC Comprehensive Residential																											
L Local Commercial																											
N Neighbourhood Commercial																											
D Downtown Commercial																											
CH Highway Commercial																											
MC Marine Commercial																											
MT Marine Traditional																											
IL Light Industrial																											
IG General Industrial																											
IH Heavy Industrial																											
P Park and Recreation																											
PR Park Reserve																											
S School																											
I Institutional																											
A Agricultural																											
Frequent Transit Development																											

2.3 Section 9 Development Permit Areas, Subsection 9.7, Industrial, is amended in:

- a) Part 1 Boundaries, is amended by adding a new zone “M4 Intensive Light Industrial” to the list following ‘M3 (Light Industrial)’; and
- b) Part 3 Guidelines, is amended by adding the following as objective a) and re-numbering the remaining objectives:
 - “a) Consider opportunities for intensification of industrial activities, where contextually appropriate and where any additional non-industrial uses are limited, industrial serving and supportive of the primary industrial function of the site.”

READ A FIRST TIME this _____ day of _____, 2024

READ A SECOND TIME this _____ day of _____, 2024

Mayor

Corporate Officer