

CITY OF PORT COQUITLAM
ZONING AMENDMENT BYLAW, 2024

Bylaw No. 4362

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

1. CITATION

This Bylaw is cited as “Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2024, No. 4362”.

2. ADMINISTRATION

- 2.1 4. INDUSTRIAL ZONES, Section 4.1 ZONE INTENT, Table 4.1 LIST OF INDUSTRIAL ZONES AND INTENT is amended by adding the following to the bottom of the list:

Zone	Intent of Zone
M4 Intensive Light Industrial	To accommodate and regulate light industrial in an intensive multi-story building format that includes a provision for commercial indoor storage and office uses of an industrial nature when these uses are conducted above a secondary story and when the lower floors are being used for light industrial uses.

- 2.2 4. INDUSTRIAL ZONES, Section 4.2 SUBDIVISION REGULATIONS, Table 4.2 INDUSTRIAL ZONES SUBDIVISION REGULATIONS is amended by adding the following to the bottom of the table:

Zone	Minimum Lot Area	Minimum Lot Width	Minimum Lot Frontage	Minimum Lot Depth
M4	930m ²	30m	18m	28m

- 2.3 4. INDUSTRIAL ZONES, Section 4.3 PERMITTED USES, Table 4.3 INDUSTRIAL ZONES PERMITTED USES and Notes to Table 4.3 is removed and replaced with the following:

Use	Zone			
	M1	M2	M3	M4
Advanced technology industries	■ Note 18		■ Note 2 Note 18	■ Note 2 Note 18
Auctions	■ Note 18		■ Note 2 Note 18	■ Note 2 Note 18
Automobile, light truck, boat, motorsport vehicle and motorcycle repair, servicing, salvage and parts sales	■ Note 2	■ Note 2		
Bus and truck terminals	■	■		
Cannabis production facility		S Note 19		
Commercial indoor recreation	■ Note 13 Note 14		■ Note 13 Note 14 Note 25	■ Note 13 Note 14 Note 25
Commercial indoor storage	■	■	S Note 20	■ Note 28
Container return depots	■	■		
Dispatch services	■			
Machinery and equipment repair	■ Note 2	■ Note 2	■ Note 2	■ Note 2
Manufacturing and processing	■ Note 2	■ Note 2	■ Note 2	■ Note 2
Medical waste processing	■ Note 16	■ Note 16		
Office	S Note 4		■ Note 5	■ Note 29
Packaged liquor sales	■ Note 22/23		■ Note 22/23	■ Note 22/23
Parks and playgrounds	■	■	■	■
Pet daycare facilities			■	■
Production studios	■ Note 18		■ Note 2 Note 18	■ Note 2 Note 18
Restaurants	■ Note 3	■ Note 3	■ Note 3	■ Note 3
Retail sale, rental and repair of trucks, machinery and equipment for commercial and industrial purposes	■	■		
Retail sales and rental of boats and recreational vehicles	■			
Retail sale of building supplies	■	■		
Retail sale of industrial supplies	■		■ Note 2	■ Note 2

Use	Zone			
	M1	M2	M3	M4
Trade Contractors	■ Note 18		■ Note 18	■ Note 18
Trade, technical and vocational schools	■		■ Note 2	■ Note 2
Utilities	■			
Vehicle washing	■			
Warehousing, Storage and Transshipment	■ Note 6	■	■ Note 2	■ Note 2
Wholesale sales	■	■	■ Note 2	■ Note 2
Wine and beer making	■		■ Note 2	■ Note 2
Accessory caretaker	■ Note 7	S Note 7		■ Note 7
Accessory display	■ Note 8 Note 10 Note 12 Note 17	■ Note 8	■ Note 8 Note 12	■ Note 8 Note 12
Accessory embalming services	S Note 24			
Accessory group child care (school age)	■ Note 27		■ Note 27	■ Note 27
Accessory office uses	■ Note 4 Note 10	■ Note 9	■ Note 11	■ Note 11
Accessory lounge endorsement area	■ Note 21 Note 23		■ Note 21 Note 23	■ Note 21 Note 23
Accessory outside storage			■ Note 15	
Accessory packaged liquor sales	■ Note 22 Note 23		■ Note 22 Note 23	■ Note 22 Note 23
Accessory pet grooming services			■	■
Accessory repair of boats and recreational vehicles	■			
Accessory retail sales	■ Note 10 Note 12		■ Note 12 Note 13	■ Note 12 Note 13
Accessory retail sales of automobiles and light trucks	■ Note 26			
Accessory retail sales of landscape supplies	■	■		
Accessory retail sales of motorcycles and motorsport vehicles	■			

Notes to Table 4.3

- Note 1. The symbol ■ indicates that the use is permitted in the zone in question. The symbol S indicates that the use is permitted in the zone at a specified location.
- Note 2. In the M1 and M2 zones, manufacturing, processing, and automobile, light truck, boat, motorsport vehicle and motorcycle repair, servicing, salvage and parts sales uses must be conducted indoors. In the M3 and M4 zones, all uses except park uses must be conducted indoors.
- Note 3. a) A maximum 75m² in interior floor area except that on Lot 3, Section 18, NWD, Plan LMP1496 Exc. Plan LMP22527 (1320 Kingsway Avenue), one restaurant is permitted to be 140m² and, for clarification, any additional restaurant on this property is limited to 75m² in interior floor area; and,
b) At Lot A, Section 17 & 18, Block 6 North, Range 1 East, NWD, Plan BCP 19376 (1161 Kingsway Avenue) a restaurant is not a permitted use.
- Note 4. Office uses in M1 zones are limited to the following uses at the following locations:
a. Offices for governments, utility administration, engineers, architects, landscape architects or surveyors up to 130m² in total interior floor area on Lot 1, Section 18, NWD, Plan 80790 Exc. Plan LMP10241, (1180 Kingsway Avenue); and
b. Offices at Lot 32, DL 288, NWD, Plan NWS3194 (1833 Coast Meridian Road).
- Note 5. Office uses in M3 zones are limited to offices for governments, utility administration, engineers, architects, landscape architects or surveyors and must occupy a minimum interior floor area of 140m².
- Note 6. Storage uses in M1 zones are limited to 25% of lot area for outdoor storage and loading areas.
- Note 7. Accessory caretaker residential uses are permitted only where:
a. Accessory to a commercial indoor storage use in the M1 and M4 zone; and
b. Accessory to an industrial use at Unit 2107, 1225 Kingsway Avenue.
An accessory caretaker residential use is limited in interior floor area to the lesser of 140m² and 33% of the floor area occupied by a business and, in a M4 zone, must be located above the first floor of a building.
- Note 8. Accessory display areas of goods produced on site are limited in floor area to 20% of the floor area of occupied by a business.

- Note 9. Accessory office uses in the M2 zone are permitted only in connection with a use preceding that use category in the table and are limited to 30% of the floor area of a business. In the M2 zone, accessory office use is permitted in a stand-alone building with a maximum floor area of 60m² that is accessory to an outdoor storage use.
- Note 10. In the M1 zone, the total combined floor areas used for accessory display, accessory office and accessory retail sales must not exceed 50% of the floor area occupied by a business.
- Note 11. Accessory office uses in M3 and M4 zones are limited to 60% of the floor area occupied by a business and must be located in the same premise as the industrial use to which they are accessory.
- Note 12. In the M1, M3 and M4 zones, the total combined floor areas used for accessory retail sales and accessory display are limited to 20% of the floor area occupied by a business.
- Note 13. Accessory retail sales are not permitted for a commercial indoor recreation use in an industrial zone.
- Note 14. Not more than two commercial indoor recreation facilities are permitted within a building. The total floor area where food and beverage service accessory to a commercial indoor recreation facility is permitted must not exceed 10% of the interior floor area occupied by a business and the business must not be licenced to serve alcoholic beverages. Accessory child minding and accessory personal services with a floor area not exceeding 10m² for patrons of the facility are permitted uses within the commercial indoor recreation facility.
- Note 15. Accessory outside storage use is limited to lots zoned M3 and located at 550, 551, 570, 573 Sherling Place and 548, 572 Nicola Place. Accessory outside storage is permitted only where:
- The stored materials are located on the same property as the industrial use to which they are accessory and directly related to the industrial use;
 - The outside storage is not located in any front or side setback area;
 - The total outside storage area is less than 15% of the lot area;
 - The height of stored material does not exceed 2.5m; and
 - The outside storage area is screened from any abutting streets, parks or other public lands by a wall, landscape screen or fence at least 2m high.
- Note 16. Medical waste treatment in M1 and M2 zones is limited to 1000m² of floor area, 5000 kg per day of waste originating in British Columbia, and 15,000 kg of on-site storage capacity, and connection of floor drains to the City storm sewer is prohibited.

- Note 17. Not more than 25% of the area of a lot in the M1 zone may be used for outdoor display of goods for sale except that on Lot 3, Block 6N, Section 18, Range 1E, NWD, Plan LMP27965 (1462 Mustang Place) not more than 50% of the lot area may be used for outdoor display of goods for sale.
- Note 18. At least 40% of the floor area occupied by a business must be used for laboratory, storage, manufacturing or production for advanced technology industry, auction, production studio, and trade contractor uses.
- Note 19. Cannabis production facilities are limited to one such premises at the following locations:
- a. 1425 Kebet Way, with a maximum floor area in use for cannabis production purposes of 750 m²;
 - b. 1840 Broadway Street, with a maximum floor area in use for cannabis production purposes of 1070 m² and in a building that fronts Langan Avenue at the north part of the property;
For clarification, no on-site retail sale of cannabis product is permitted at a cannabis production facility.
- Note 20. A commercial indoor storage use in the M3 zone is limited to a maximum site area of 2000 m² and a maximum floor area of 6000 m² within a building located in the north-west portion of the property at 585 Seaborne Avenue. A building containing a commercial indoor storage use may be up to 15m in height and must provide a minimum of 15 parking spaces for the use.
- Note 21. A lounge endorsement area is only permitted where accessory to a liquor manufacturing use. The lounge endorsement area is limited to a maximum of 75 seats or patrons capacity and a maximum interior floor area of 90m², excluding floor area used to accommodate a kitchen or sanitary facilities.
- Note 22. Packaged liquor sales use in the M1, M3 and M4 zones is only permitted where accessory to a liquor manufacturing use and is limited to the sale of liquor products manufactured on the premises, not more than 10% of the total floor area of the premises used for liquor manufacturing, and a maximum interior floor area of 25 m².
- Note 23. The total combined floor area used for the lounge endorsement area, tasting room and packaged liquor sales in the M1, M3 and M4 zones is limited to 25% of the floor area occupied by the liquor manufacturing business.
- Note 24. An embalming service use accessory to a storage use is permitted at 2645 Kingsway Avenue.
- Note 25. A commercial indoor recreation use is not a permitted use at 577 Nicola Avenue.

- Note 26. Automobile and light truck sales use in M1 zone is only permitted where accessory to an automobile and light truck repair, servicing or salvage use and is limited to automobiles and light trucks which have been rebuilt or modified on site. Automobile and light trucks must be stored indoors and may not be located in an accessory display area.
- Note 27. Accessory group child care (school age) licensed under the Child Care Licensing Regulation is permitted only where accessory to a commercial indoor recreation use.
- Note 28. Commercial indoor storage uses in an M4 zone are only permitted above the second storey of a building, with the exception of a reception area no greater than 250 m² and an access elevator.
- Note 29. Office uses in M4 zones must be conducted above the second storey and are limited to offices for courier and dispatch services, government and utility administration, engineers, architects, landscape architects and surveyors, data processing and related services, waste management and environmental services, film, digital media and broadcasting, event planning, staging and interior design, driving school, and fulfillment services.

2.4 INDUSTRIAL ZONES, Section 4.4 REGULATIONS, Table 4.4 INDUSTRIAL ZONES REGULATIONS is amended by adding the following to the bottom of the table:

Zone	Building Height	Lot Coverage	Front Setback	Interior Side Setback	Exterior Side Setback	Rear Setback	Impervious Surface
M4	-	-	6 m	3 m Note 2; Note 4; Note 5	6 m Note 2; Note 4; Note 5	3 m Note 2; Note 5	80%

2.5 INDUSTRIAL ZONES, Section 4.4 REGULATIONS, Table 4.4 INDUSTRIAL ZONES REGULATIONS is amended by replacing Note 2 and Note 4 in the Notes to Table 4.4 with the following:

- “Note 2. In M3 and M4 zones all rear and side setbacks from streets other than Provincial Highways must be at least 6m
- Note 4. In M2, M3 and M4 zones one side setback may be eliminated if the other is at least 6m in width.”

2.6 INDUSTRIAL ZONES, Section 4.5 ADDITIONAL REGULATIONS is amended by replacing clause 3 and 5 after OFF-STREET PARKING AND LOADING with the following:

- READ A FIRST TIME this _____ day of _____, 2024
- READ A SECOND TIME this _____ day of _____, 2024

Corporate Officer