

CITY OF PORT COQUITLAM
ZONING AMENDMENT BYLAW, 2025

Bylaw No. 4404

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, 2025, No. 4404”.

2. ADMINISTRATION

2.1 Section I Definitions is amended as follows:

2.1.1 Replace the definition of Agriculture with the following:

Agriculture means a use defined as a farm use in the *Agricultural Land Commission Act*, whether in the Agricultural Land Reserve or not, excluding any cannabis production use unless this use takes place outdoors in a field or is located inside a structure that has a base consisting entirely of soil.

2.1.2 Insert the definition of City as follows:

City means the Corporation of the City of Port Coquitlam.

2.1.3 Insert the definition of Bylaw Enforcement Officer as follows:

Bylaw Enforcement Officer means any person employed by the City or appointed by City Council to enforce the City’s bylaws and includes members of the Royal Canadian Mounted Police.

2.1.4 Replace the definition of Boarding with the following:

Boarding means the use of a dwelling unit for the provision of rooming accommodation for a period of 90 consecutive days or more, with or without meals, to persons other than members of the family occupying the dwelling unit as a residence.

2.1.5 Replace the definition of Farm residence accessory facility with the following:

Farm residence accessory facility means an accessory building or structure such as a detached garage or carport, greenhouse, pergola, workshop, shed, or sunroom, or an improvement associated with a farm residence such as ornamental landscaping, an artificial pond, swimming pool, or tennis court.

- 2.1.6 Replace the definition of Impervious surface area with the following:

Impervious surface area means any hard-surfaced, man-made area that does not readily absorb or retain rainwater, including but not limited to roofs, driveways, parking spaces, patios, sidewalks, grouted pavers or those with joints filled with polymeric or poly sand, sport courts, ornamental pools, swimming pools or any other hard surface. For clarity, green roofs and driveways, parking spaces and patios constructed of gravel, ungrouted pavers less than 0.37m² in size, grasscrete or similar porous materials, do not constitute impervious surfaces.

- 2.1.7 Replace the definition of Rowhouse with the following:

Rowhouse means the residential use of a building containing four or more principal dwelling units each having a private entrance from the exterior of the building, a private outdoor space, and being separated from the other dwelling units by vertical walls only.

- 2.1.8 Replace the definition of Single residential with the following:

Single residential means the residential use of a building containing only one principal dwelling unit.

- 2.1.9 Replace the definition of Short-term rental accommodation with the following:

Short-term rental accommodation means the use of a principal residence for the provision of rooming accommodation for a period of less than 90 consecutive days in exchange for a fee, with or without meals, to persons other than members of the family occupying the dwelling unit as a residence.

- 2.1.10 Replace the definition of Townhouse with the following:

Townhouse means the residential use of a building containing multiple principal dwelling units each having a private entrance from the exterior of the building, private outdoor space, and sharing common walls.

- 2.1.11 Replace the definition of Triplex with the following:

Triplex means the residential use of a building containing three principal dwellings each having a private entrance from the exterior of the building and, if the building contains secondary suites, having each principal dwelling and associated secondary suite being separated from the other dwelling units by vertical walls only.

- 2.1.12 Insert the definition of Type 1 agricultural structure as follows:

Type 1 agricultural structure means the farm use of a building or structure or use as a farm education and research facility, but excludes a type 2 agricultural structure.

2.1.13 Insert the definition of Type 2 agricultural structure as follows:

Type 2 agricultural structure means the farm use of a building or structure for the keeping of swine or fur bearing animals or the production of cannabis.

2.2 Section II Zones and Zone Regulations is amended as follows:

2.2.1 Replace subsection 8 with the following:

Where a table in this Bylaw specifies a building height, no building or structure may be constructed that exceeds the height specified for the zone in which the building or structure is located, other than communications antennas and towers, flagpoles, elevator penthouses, stair towers, guardrails, and rooftop-mounted mechanical equipment that is visually screened.

2.3 Section II Zones and Zone Regulations, Part 1. Agricultural Zones is amended as follows:

2.3.1 Replace subsection 1.4 with the following:

1.4. REGULATIONS

Table 1.4: Agricultural Zones Regulation

Building or Structure	Building Height	Lot Coverage	Floor Area	Setback				
				Front	Interior Side	Exterior Side	Rear	Other
Farm residence	11 m	10%	500m ² Note 5	7.5 m	1.8 m	3.5 m	7.5 m	-
Type 1 agricultural structure	1 storey	35%/75% Note 1	Note 2	7.5 m	1.8 m	7.5 m	7.5 m	Note 3
Type 2 agricultural structure	1 storey	20%		30 m	15 m	30 m	15 m	Note 3 Note 4

Notes to Table 1.4

Note 1. The lot coverage for all Type 1 agricultural structures may be increased by up to 40%, up to a maximum of 75%, for greenhouses.

Note 2. The floor area of a farm education and research facility is limited to 100 m².

Note 3. Agricultural structures must be sited:

- A minimum of 30 m from all sand points, wells and streams;
- For a type 2 agricultural structure, at least 45 m from lots in a residential zone; and
- Or a Type 2 agricultural structure that involves a cannabis production facility, at least 150 m from all lots zoned P1 – Civic Institutional or P2 – Parks and Natural Area or designated in the Official Community Plan as Park or Park Reserve.

- Note 4. The production surface area in a structure for cannabis production with a base consisting entirely of soil is limited to 200 m².
- Note 5. Floor area comprising a crawl space for a farm residence may be excluded from the floor area calculation.

1.5 ADDITIONAL REGULATIONS

1. A farm residence and all farm residence accessory facilities must be located within the farm home plate.
2. The area of the farm home plate is limited to the greater of 10% of the lot area or 1000 m² up to a maximum of 2000 m².
3. A farm residence must be entirely located within an area no more than 50 m from the front lot line or the exterior side lot line, whichever provides access to the farm residence.
4. Farm residence accessory facilities on lots with a lot width of more than 33 m must be entirely located within an area no more than 60 m from the front lot line or the exterior side lot line, whichever provides access to the farm residence.
5. Within a farm residence, portions of floor other than stairwells that are more than 4.3 m measured from the floor to the ceiling shall be counted twice in the calculation of the floor area ratio.
6. Cooking and sanitary facilities in a Type 1 or Type 2 agricultural structure cannot be located above the first storey of the building or in a mezzanine, and, in the case of sanitary facilities, are limited to one sink and a one toilet unless it can be demonstrated to the satisfaction of the building official that additional facilities are required for specific farm purposes.
7. A crawl space shall not include any windows or external door openings.

- 2.4 Section II Zones and Zone Regulations, Part 2. Residential Zones is amended as follows:

- 2.4.1 Replace Note 3 in the Notes to Table 2.4 with the following:

In the calculation of floor area ratio in RS and RRh zones:

- a. Up to 46 m² of floor area may be excluded for an attached garage or carport per single residential use or per rowhouse dwelling unit;
- b. Up to 23 m² of floor area may be excluded for an attached garage or carport per accessory dwelling unit or per principal dwelling unit for a duplex or triplex use;
- c. Up to 90 m² of floor area may be excluded for the dwelling unit of an Accessory Dwelling Unit;
- d. Floor area comprising a crawl space may be excluded;

- e. In RS zones portions of floor area other than stairwells that a more than 4.3 m measured from the floor to the ceiling shall be counted twice.

2.4.2 Delete Regulation 1 of 2.5 Additional Regulations Driveway Access and replace with the following:

Vehicle access to a lot in RS zones for parking and garage access purposes is restricted to a lane where the lot abuts a lane opened for and in vehicular use by the public.

2.5 Section II Zones and Zones Regulations, Part 3. Commercial Zones is amended as follows:

2.5.1 Delete civic address “1360 Kingsway Avenue” and replace with “Building 5, 1320 Kingsway Avenue” in Note 7.a. in the Notes to Table 3.3.

2.6 Section II Zones and Zones Regulations, Part 5. Institutional and Park Zones is amended as follows:

2.6.1 Table 5.3: Institutional and Park Zones Permitted Uses is amended as follows:

Use	Zone	
	P1	P3
Accessory liquor lounge	▪ Note 11	▪ Note 11

2.6.2 Replace Note 11 in the Notes to Table 5.3 with the following:

An accessory liquor lounge in the P1 or P3 zone is permitted when combined with a restaurant or accessory restaurant use.

2.7 Section II Zones and Zones Regulations, Part 6. Comprehensive Development Zones is amended as follows:

2.7.1 Delete 6.20.3 1. in CD20 Comprehensive Development Zone 20 and renumber subsequent regulations accordingly.

2.8 Section III Supplementary Regulations is amended as follows:

2.8.1 Insert item d. of Screening, Landscaping, Outdoor Storage and Fences 4-2 as follows:

All parking areas, loading areas and outdoor display areas must be separated from any abutting street or lot designated for residential use in the Official Community Plan by a landscaped area not less than 2 m wide.

2.8.2 Insert item e. to Screening, Landscaping, Outdoor Storage and Fences 4-2 as follows:

Parking and loading areas must be separated from abutting lots designated for residential use in the Official Community Plan, and from lanes separating the areas from such lots, by a landscape screen of at least 2 m high.

- 2.8.3 Delete Screening, Landscaping, Outdoor Storage and Fences 4-2 and 4-3 and reorder subsequent notes accordingly.

- 2.8.4 Replace Screening, Landscaping, Outdoor Storage and Fences 4-6 (formerly 4-8) with the following:

That portion of a fence, wall, landscape screen or any other landscaping that is located within a triangular area measured 5 m each way from the point of intersection of a street or lane with any other street or lane must not exceed a height of 1 m. For clarity, parking spaces and outdoor storage are not permitted within this area.

- 2.8.5 Delete 14-8 d) and replace with the following:

6.0 m of a principal dwelling located on the same lot as measured from the exterior face of any wall or structure of either building, except for projections permitted in Section II of this Bylaw.

- 2.8.6 Insert f) to Accessory Dwelling Unit 14-8 as follows:

A triangular area measured 5m each from the point of intersection of any lane with any street or other lane.

- 2.8.7 Replace 14-9 c) with the following:

Exterior stair cases providing access to upper storeys or access between storeys.

- 2.7 Section IV is Enforcement is inserted as follows after Section III and the subsequent sections and table of contents are renumbered accordingly:

SECTION IV ENFORCEMENT

1. The provisions of this Bylaw may be enforced by any Bylaw Enforcement Officer.
2. Any Bylaw Enforcement Officer may enter, in accordance with the *Community Charter*, on or into any property subject to this Bylaw in order to inspect and determine whether all regulations, restrictions and requirements are being met.
3. No person shall obstruct a Bylaw Enforcement Officer who is conducting an inspection or enforcement action in relation to this Bylaw.

- 2.9 Section VII [formerly V] Schedule A - Zoning Map is amended as follows:

2.9.1 The zone of the parcel identified as

Civic Address: NONE
Legal Description: LOT 28 OF DISTRICT LOT 231 GROUP 1 AND OF
THE FRACTIONAL SECTION 19 BLOCK 6
NORTH RANGE 1 EAST NEW WESTMINSTER
DISTRICT PLAN 69963
PID: 001-974-050

is amended

From: A (Agriculture)
To: P1 (Civic Institutional)

2.9.2 The zone of the parcel known as

Civic Address: NONE
Legal Description: LOT 12 SECTION 18 BLOCK 6 NORTH RANGE 1
EAST NEW WESTMINSTER DISTRICT PLAN
LMP5051
PID: 017-846-528

is amended

From: A (Agriculture)
To: P1 (Civic Institutional)

2.9.3 The zone of the parcel known as

Civic Address: NONE
Legal Description: DISTRICT LOT 7311, NEW WESTMINSTER
DISTRICT
PID: 012-816-361

is amended

From: A (Agriculture)
To: P1 (Civic Institutional)

2.9.4 The zone of the parcel known as

Civic Address: NONE
Legal Description: PARCEL A, BLOCK 6N, RANGE 1E, NEW
WESTMINSTER DISTRICT, PLAN 14789F
PID: 003-034-399

is amended

From: A (Agriculture)
To: P1 (Civic Institutional)

2.9.5 The zone of the parcel known as

Civic Address: NONE
Legal Description: NWP846RX
PID: 013-182-331

is amended

From: Multiple zoning designations
To: P1 (Civic Institutional)

2.9.6 The zone of the parcel known as

Civic Address: NONE
Legal Description: LOT H, BLOCK 6N, SECTION 9,16, RANGE 1E,
NEW WESTMINSTER DISTRICT, PLAN NWP8989
PID: 011-369-396

is amended

From: A (Agriculture)
To: P1 (Civic Institutional)

2.9.7 The zone of the parcel known as

Civic Address: NONE
Legal Description: PARCEL "J" (REFERENCE PLAN 9831) LOT 31
SECTION 9 BLOCK 6 NORTH RANGE 1 EAST
NEW WESTMINSTER DISTRICT PLAN 4318
PID: 011-070-366

is amended

From: A (Agriculture)
To: P1 (Civic Institutional)

2.9.8 The zone of the parcel known as

Civic Address: NONE
Legal Description: LOT 23 EXCEPT: PART DEDICATED ROAD ON
PLAN LMP5051, SECTIONS 17, 18 AND 19
BLOCK 6 NORTH RANGE 1 EAST NEW
WESTMINSTER DISTRICT PLAN 66549
PID: 003-891-232

is amended

From: M2 (Heavy Industrial)

To: P1 (Civic Institutional)

2.9.9 The zone of the parcel known as

Civic Address: NONE
Legal Description: PARCEL 2, DISTRICT LOT 231, NEW
WESTMINSTER DISTRICT, PLAN NWP69614
PID: 001-677-900

is amended

From: M1 (General Industrial)
To: P3 (Parks and Natural Areas)

2.9.10 The zone of the parcel known as

Civic Address: NONE
Legal Description: DISTRICT LOT 7313 GROUP 1 NEW
WESTMINSTER DISTRICT
PID: 001-724-495

is amended

From: M2 (Heavy Industrial)
To: P1 (Parks and Natural Areas)

2.9.11 The zone of the parcel known as

Civic Address: NONE
Legal Description: LOT 5, DISTRICT LOT 380, NEW WESTMINSTER
DISTRICT, PLAN NWP1106, EXCEPT: FIRSTLY:
PT SUBDIVIDED BY PL NWP2392 SECONDLY:
PCL "B" (REFERENCE PL NWP21658)
PID: 011-993-979

is amended

From: A (Agriculture)
To: P3 (Parks and Natural Areas)

2.9.12 The zone of the parcel known as

Civic Address: NONE
Legal Description: PARCEL 1, DISTRICT LOT 380, NEW
WESTMINSTER DISTRICT, PLAN LMP36959,
GROUP 1, DEDICATED AS HIGHWAY ON PL
39103
PID: 024-052-990

is amended

From: A (Agriculture)
To: P3 (Parks and Natural Areas)

2.9.13 The zone of the parcel known as

Civic Address: 1269 RIVERSIDE DRIVE [Terry Fox Park]
Legal Description: PARCEL 2, BLOCK 6N, SECTION B6N, RANGE
1E, NEW WESTMINSTER DISTRICT, PLAN
LMP33923
PID: 024-052-990

is amended

From: P1 (Civic Institutional)
To: P3 (Parks and Natural Areas)

2.9.14 The zone of the parcel known as

Civic Address: No address
Legal Description: BCP30589
PID: No PID

is amended

From: P1 (Civic Institutional)
To: P3 (Parks and Natural Areas)

2.9.15 The zone of the parcel known as

Civic Address: 1282 LYNWOOD AVENUE
Legal Description: PARCEL 517, SECTION 7, TOWNSHIP 40, NEW
WESTMINSTER DISTRICT, PLAN NWP66660,
PART SW 1/4
PID: 003-892-743

is amended

From: P1 (Civic Institutional)
To: P3 (Parks and Natural Areas)

2.9.16 The zone of the parcel known as

Civic Address: NONE
Legal Description: LOT 325, SECTION 6/7, TOWNSHIP 40, NEW
WESTMINSTER DISTRICT, PLAN NWP49145,
EXCEPT PLAN 75780, 86586
PID: 006-399-975

is amended

From: Multiple zoning designations

To: P3 (Parks and Natural Areas)

2.9.17 The zone of the parcel known as

Civic Address: 2773 SHAUGHNESSY STREET [Lions
Park/Railside]
Legal Description: LOT A, DISTRICT LOT 379, NEW WESTMINSTER
DISTRICT, PLAN NWP15873
PID: 003-127-664

is amended

From: P1 (Civic Institutional)
To: P3 (Parks and Natural Areas)

2.9.18 The zone of the parcel known as

Civic Address: 2781 SHAUGHNESSY STREET [Lions
Park/Railside]
Legal Description: LOT A, DISTRICT LOT 379, NEW WEST
DISTRICT, PLAN NWP15873
PID: 003-127-664

is amended

From: P1 (Civic Institutional)
To: P3 (Parks and Natural Areas)

2.9.19 The zone of the parcel known as

Civic Address: 2265 PRAIRIE AVENUE [Shaughnessy Park]
Legal Description: PARCEL B, DISTRICT LOT 380, NEW
WESTMINSTER DISTRICT, PLAN NWP65646
PID: 003-657-442

is amended

From: P3 (Parks and Natural Areas)
To: P1 (Civic Institutional)

2.9.20 The zone of the parcel known as

Civic Address: 940 PRAIRIE AVENUE
Legal Description: LOT 438, SECTION 6, TOWNSHIP 40, NEW
WESTMINSTER DISTRICT, PLAN NWP53887
PID: 005-180-104

is amended

From: P1 (Civic Institutional)

To: P3 (Parks and Natural Areas)

2.9.21 The zone of the parcel known as

Civic Address: NONE
Legal Description: BLOCK 6N, RANGE 1E, NEW WESTMINSTER
DISTRICT, PLAN BCP9506
PID: No PID

is amended

From: P1 (Civic Institutional)
To: P3 (Parks and Natural Areas)

2.9.22 The zone of the parcel known as

Civic Address: NONE
Legal Description: LOT 100, DISTRICT LOT 379, NEW
WESTMINSTER DISTRICT, PLAN NWP58743,
EXCEPT PLAN 68311
PID: 000-734-926

is amended

From: P1 (Civic Institutional)
To: P3 (Parks and Natural Areas)

2.9.23 The zone of the parcel known as

Civic Address: 2611 MCALLISTER AVENUE
Legal Description: LOT 99, DISTRICT LOT 379, NEW
WESTMINSTER DISTRICT, PLAN NWP58743
PID: 000-734-918

is amended

From: P1 (Civic Institutional)
To: P3 (Parks and Natural Areas)

2.9.24 The zone of the parcel known as

Civic Address: NONE
Legal Description: DISTRICT LOT 380, NEW WESTMINSTER
DISTRICT, PLAN BCP36658, GROUP 1,
DEDICATED PARK
PID: No PID

is amended

From: RS2 (Residential Small Scale 2)
To: P3 (Parks and Natural Areas)

2.9.25 The zone of the parcel known as

Civic Address: NONE
Legal Description: LOT 3, BLOCK 6N, RANGE 1E, NEW
WESTMINSTER DISTRICT, PLAN EPP27932
PID: 029-139-601

is amended

From: RS2 (Residential Small Scale 2)
To: P3 (Parks and Natural Areas)

2.9.26 The zone of the parcel known as

Civic Address: 2012 SASKATCHEWAN AVENUE
Legal Description: PARCEL H, DISTRICT LOT 340, NEW
WESTMINSTER DISTRICT, GROUP 1, (PLAN
WITH FEE DEPOSITED 25132E) EXC PT
SUBDIVIDED BY PL 71468
PID: 003-802-604

is amended

From: RS2 (Residential Small Scale 2)
To: P3 (Parks and Natural Areas)

2.9.27 The zone of the parcel known as

Civic Address: NONE
Legal Description: NWP2111
PID: 012-545-031

is amended

From: Multiple
To: P3 (Parks and Natural Areas)

2.9.28 The zone of the parcel known as

Civic Address: NONE
Legal Description: NWP2111
PID: 012-545-023

is amended

From: RS2 (Residential Small Scale 2)

To: P3 (Parks and Natural Areas)

2.9.29 The zone of the parcel known as

Civic Address: NONE
Legal Description: PARCEL D, DISTRICT LOT 380, NEW
WESTMINSTER DISTRICT, PLAN NWP6234,
EXCEPTPLAN 69280
PID: 001-454-030

is amended

From: DC (District Commercial)
To: P3 (Parks and Natural Areas)

2.9.30 The zone of the parcel known as

Civic Address: NONE
Legal Description: LOT 246, SECTION 7, TOWNSHIP 40, NEW
WESTMINSTER DISTRICT, PLAN NWP38481
PID: 008-509-859

is amended

From: RS1 (Residential Small Scale 1)
To: P3 (Parks and Natural Areas)

2.9.31 The zone of the parcel known as

Civic Address: NONE
Legal Description: LOT 161, SECTION 6, TOWNSHIP 40, NEW
WESTMINSTER DISTRICT, PLAN NWP39730
PID: 008-651-060

is amended

From: RS1 (Residential Small Scale 1)
To: P3 (Parks and Natural Areas)

2.9.32 The zone of the parcel known as

Civic Address: NONE
Legal Description: LOT 161, SECTION 6, TOWNSHIP 40, NEW
WESTMINSTER DISTRICT, PLAN NWP39730
PID: 008-651-060

is amended

From: RS1 (Residential Small Scale 1)
To: P3 (Parks and Natural Areas)

2.9.33 The zone of the parcel known as

Civic Address: 1214 ELLIS DRIVE
Legal Description: LOT 211, SECTION 6, TOWNSHIP 40, NEW
WESTMINSTER DISTRICT, PLAN NWP34229
PID: 007-000-511
is amended

From: Multiple zoning designations
To: P3 (Parks and Natural Areas)

3.0 Section VII [formerly V] Schedule D – Prescribed is amended as follows:

2.9.34 Remove 2043, 2039, 2035, 2031, 2023, 2019, and 2015 Suffolk Ave from the Impacted Parcels designation within the 400 m prescribed bus stop area depicted on the map.

READ A FIRST TIME this	8 th day of	April, 2025
READ A SECOND TIME this	8 th day of	April, 2025
READ A THIRD TIME this	8 th day of	April, 2025
ADOPTED this	day of	, 2025

Mayor

Corporate Officer